



GREAT CHOICE INSPECTIONS.

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## HOME INSPECTION IB36

1229 Avondale Ln  
West Palm Beach, FL 33409

Lionel & Sylvie Sevrain

05/10/2025



Inspector

Gustavo Pereira

LICENSE HI16471

(561)816-1612

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Agent

Christie Di Lemme

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# SUMMARY

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## RECOMMENDATION

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- ⊖ 1.1.1 General Information - Inspectors Present at Inspection: Gustavo Pereira #HI16471
- ⊖ 1.2.1 General Information - Property Type: Single Family
- ⊖ 1.3.1 General Information - Stories: Stories 2
- ⊖ 1.4.1 General Information - Square Footage: 2,803 Sqft
- ⊖ 1.5.1 General Information - Weather: Sunny
- ⊖ 1.6.1 General Information - Temperature: 80 degrees Fahrenheit
- ⊖ 1.7.1 General Information - Number of Bathrooms: Two
- ⊖ 1.8.1 General Information - Number of Bedrooms: Three
- ⊖ 1.9.1 General Information - Approximate Age: 1999 Based on listing
- ⊖ 1.10.1 General Information - Occupancy: The home was occupied
- ⊖ 1.11.1 General Information - Furnished: Yes
- ⊖ 1.12.1 General Information - Soil Condition: Dry
- ⊖ 1.14.1 General Information - People Present: Homeowner
- ⊖ 2.1.1 ROOF - Method of Inspection: DRONE
- ⊖ 2.2.1 ROOF - Type of Covering: Concrete tiles noted
- ⊖ 2.3.1 ROOF - General Condition: ALL REPORTS INSURANCE DISCLAIMER
- ⊖ 2.3.2 ROOF - General Condition: Shingles, flashing & vents OK
- ⊖ 2.3.3 ROOF - General Condition: Roof exterior structure OK
- ⊖ 2.5.1 ROOF - Combustion Vents: VENT CONDITION
- ⊖ 2.5.2 ROOF - Combustion Vents: Combustion OK

# 1: GENERAL INFORMATION

1.1	Inspectors Present at Inspection
1.2	Property Type
1.3	Stories
1.4	Square Footage
1.5	Weather
1.6	Temperature
1.7	Number of Bathrooms
1.8	Number of Bedrooms
1.9	Approximate Age
1.10	Occupancy
1.11	Furnished
1.12	Soil Condition
1.13	Utilities
1.14	People Present
1.15	Building Permits
1.16	Flood
1.17	Hurricane
1.18	IMPORTANT HOUSE INFORMATION

## Observations

1.1.1 Inspectors Present at Inspection  
**GUSTAVO PEREIRA #HI16471**

 Recommendation

1.2.1 Property Type  
**SINGLE FAMILY**

 Recommendation

1.3.1 Stories  
**STORIES 2**

The building has 2 stories

 Recommendation

1.4.1 Square Footage  
**2,803 SQFT**

 Recommendation

1.5.1 Weather  
**SUNNY**

 Recommendation

1.6.1 Temperature  
**80 DEGREES FAHRENHEIT**

 Recommendation

1.7.1 Number of Bathrooms  
**TWO**

 Recommendation

1.8.1 Number of Bedrooms  
**THREE**

 Recommendation

1.9.1 Approximate Age  
**1999 BASED ON LISTING**

 Recommendation

1.10.1 Occupancy  
**THE HOME WAS OCCUPIED**

 Recommendation

1.11.1 Furnished  
**YES**

 Recommendation

1.12.1 Soil Condition  
**DRY**

 Recommendation

1.14.1 People Present  
**HOMEOWNER**

 Recommendation

## 2: ROOF

2.1	Method of Inspection
2.2	Type of Covering
2.3	General Condition
2.4	Number of Layers
2.5	Combustion Vents
2.6	Roll ing
2.7	Skylight Condition
2.8	Chimney Condition
2.9	Chimney Crown
2.10	Chimney Flue
2.11	Chimney bracing
2.12	Cricket
2.13	Chimney Flashing

### Information

#### Standards of Practice ROOF

##### Roof

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

A. observed indications of active roof leaks.

IV. The inspector is not required to:

walk on any roof surface. Predict the service life expectancy. inspect underground downspout diverter drainage pipes. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. Move insulation. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the inspector's opinion, to be unsafe. Walk on any roof areas if doing so might, in the inspector's opinion, cause damage. perform a water test. warrant or certify the roof. Confirm proper fastening or installation of any roof-covering material.

#### ROOF

**As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof.**

### Observations



2.1.1 Method of Inspection

DRONE

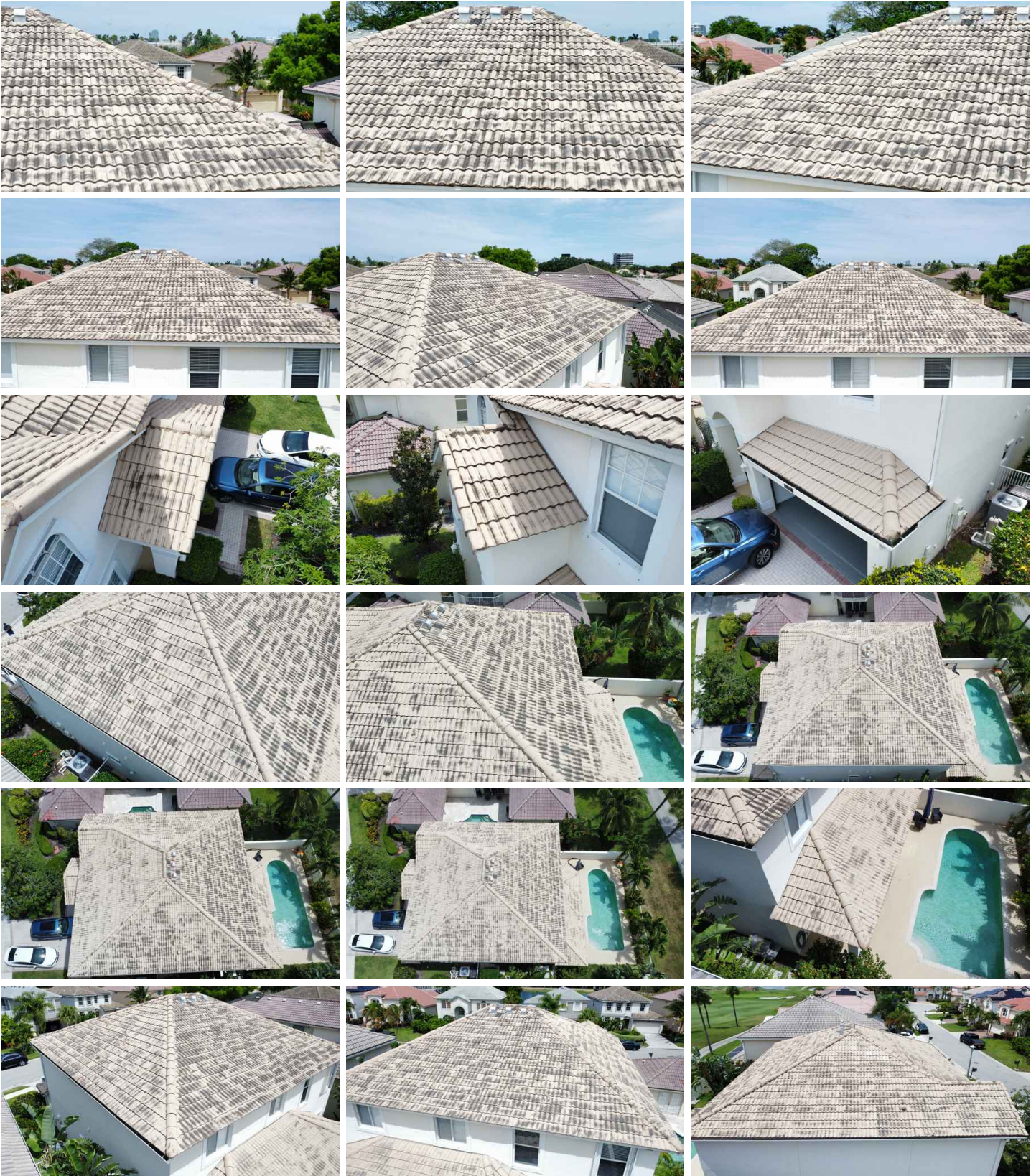
The Inspector inspected the roof and its components from the ground with a Drone

 Recommendation

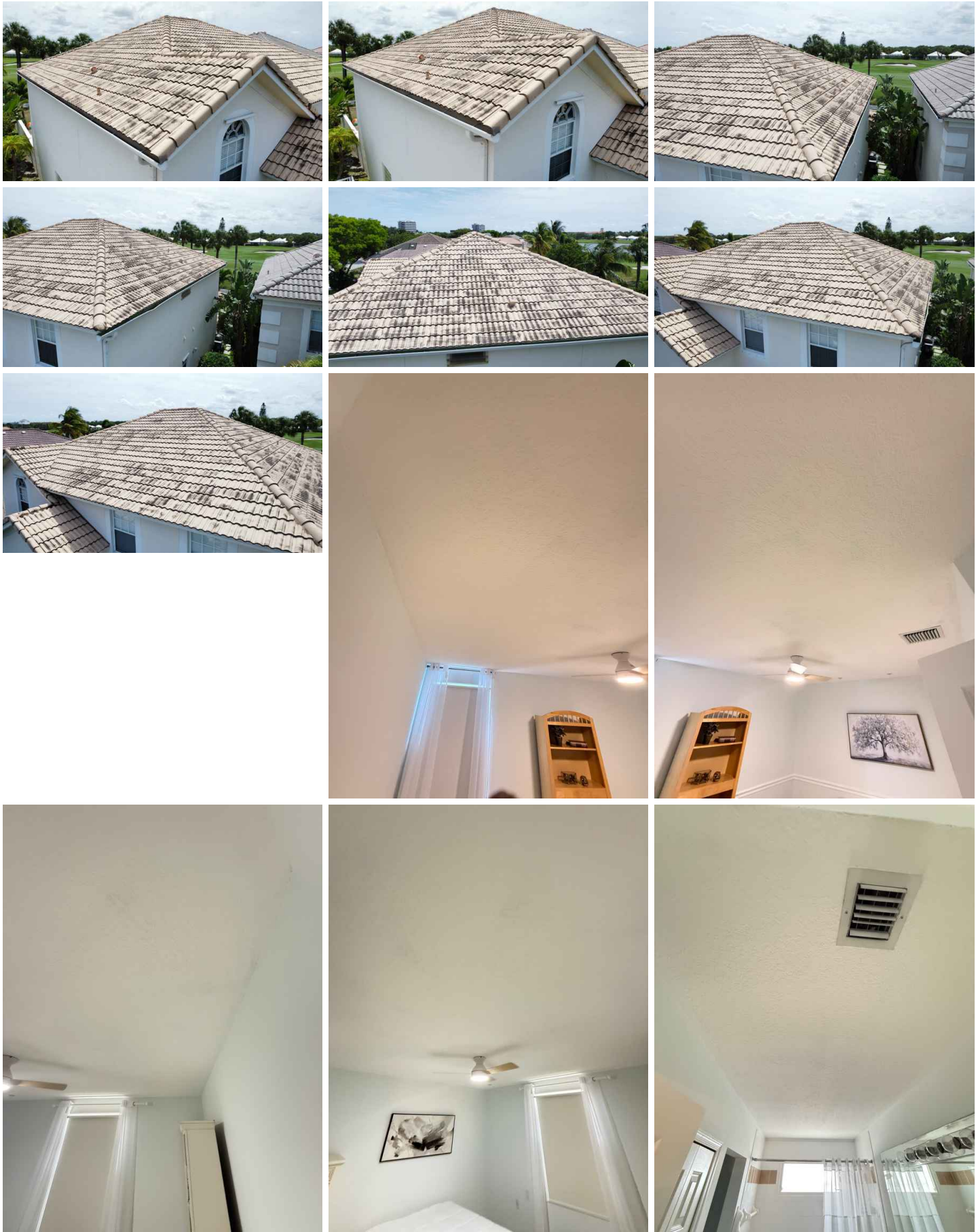
2.2.1 Type of Covering

CONCRETE TILES NOTED

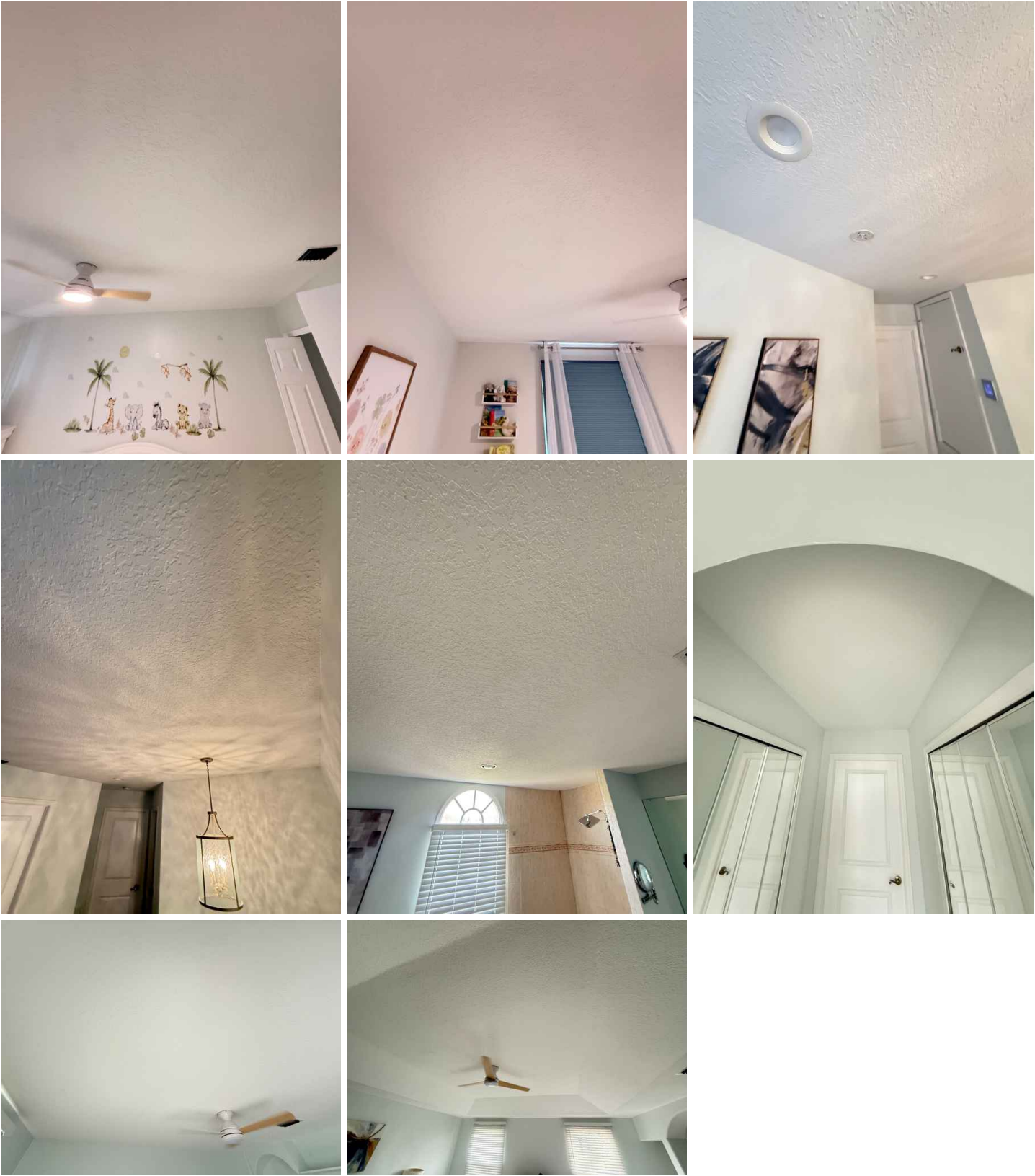
 Recommendation











2.3.1 General Condition

ALL REPORTS INSURANCE DISCLAIMER

 Recommendation

We do not inspect for the insurability of the home and roof whether it meets with your insurance companies underwriting approval. Our inspection is limited to the readily visible portions of the roof surface which typically prevents and/or excludes observation of such items as fastener intervals, complete and proper installation of underlayments, determining underlayments and materials, obscured flashings, and all such items including underlayments and materials are excluded from the inspection. Routine seasonal and annual maintenance, servicing, and inspections are encouraged and recommended to extend the service life of your roof. These inspections and servicing should be performed by qualified professionals or roofing contractors." ur inspection does not determine the age or life expectancy of a roof.Recommend your insurance company pre-approve the roof and related covered items before closing.

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#### 2.3.2 General Condition

### **SHINGLES, FLASHING & VENTS OK**

 Recommendation

The Inspector observed no deficiencies in the condition of the shingles, flashing and vents.

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#### 2.3.3 General Condition

### **ROOF EXTERIOR STRUCTURE OK**

 Recommendation

The inspector observed no deficiencies in the condition of the roof structure exterior. however the roof needs a pressure wash

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#### 2.5.1 Combustion Vents

### **VENT CONDITION**

 Recommendation

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#### 2.5.2 Combustion Vents

### **COMBUSTION OK**

Combustion Vents Ok

 Recommendation

### 3: COMMENTS

3.1	Comments
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#### Information

**Comments: Comments**

Roof Condition: At the time of the inspection, no signs of active roof leaks were observed. According to the seller, roof repairs were last completed on July 10, 2023, covering approximately 30% of the total roof surface, specifically on the rear section of the upper roof. Evidence of the repairs is visible . The repaired area appears to be in acceptable condition; however, ongoing monitoring and routine maintenance are recommended to ensure continued performance.



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# STANDARDS OF PRACTICE

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