



Blue Heron Home Inspections
1208 Western Pine Circle
Sarasota, FL 34240
Inspector: Joe Cockey 941-350-7415
Confidential & Prepared for client only

Home Inspection Report



305 Paradise Lane
Sarasota, FL 34234

**SAMPLE
REPORT**

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Fountain: Safety concern. **Safety concern; possible drowning hazard.**



Bathroom

2. 2nd floor main Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround **Replace caulking**
3. 1st floor Master Bathroom Faucets/Traps: Delta fixtures with a PVC trap **Rust from cold facet stem. Plumber should further evaluate.**



Kitchen

4. 1st Floor Kitchen Cooking Appliances: Whirlpool **Anti-tip mechanism is missing on stove, this is a safety concern, this prevents a child from accidentally pulling the stove over**
5. 1st Floor Kitchen Disposal: In-Sinkerator **Garbage disposal blades are completely worn, recommend having replaced by General Contractor or plumber**

**SAMPLE
REPORT**

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

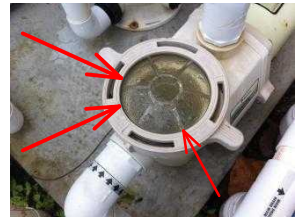
Exterior

1. Entry Doors: Fiberglass **A small drilled hole is in the lower portion of the front door. I would recommend it being repaired or replaced.**



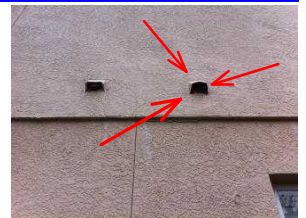
Pool

2. Behind home Swimming Pool Pump Motor: Air in pump, should have repaired **Air in pool pump. This could burn up the pump, should have fixed by certified pool technician.**



Laundry Room/Area

3. 1st Floor Laundry Room/Area Dryer Vent: Rigid metal, Metal flex **Vent is not free to open, stucco is impeding it from proper operation.**



**SAMPLE
REPORT**

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**SAMPLE
REPORT**

Inspection Agreement

Inspection Agreement

Inspector Name Joe Cockey
Company Name Blue Heron Home Inspections
Company Address 1208 Western Pine Circle
Company City State Zip Sarasota FL 34240

Client Name:
Address:
City, State Zip:
Property Address: 305 Paradise Lane
City State Zip Sarasota, FL 34234

(An Inspection Agreement identical to this will be emailed in advance)

THIS AGREEMENT IS A LEGALLY BINDING CONTRACT. READ THE TERMS CAREFULLY AND SEEK THE ADVICE OF AN ATTORNEY, SHOULD YOU WISH TO DO SO, BEFORE SIGNING.

Section 1. Purpose of the Agreement.

At Client's request, Blue Heron Home Inspections, LLC ("BHHI") will conduct a property inspection (the "Inspection") of _____ (the "Property") in accordance with the standards of practice of The Florida Association of Building Inspectors (FABI), available on request or on the web at www.fabi.org. As described below, the Inspection Report has clearly defined limitations and is not a substitute for the Transfer Disclosure Statement, which the Seller may be required to provide by civil code. Client understands that the Inspection and the Inspection Report do not, in any way, constitute a/an: (1) Guarantee, (2) Warranty of Merchantability or fitness for a particular purpose, (3) Express or implied warranty, or (4) Insurance Policy. Additionally, neither the Inspection nor the Inspection Report are intended, understood, nor agreed to be a substitute for any real estate transfer disclosures which may be required by law.

Section 2. The Inspection

a. No Warranties: The Inspection is performed by a professionally trained and certified generalist in a matter of hours and is intended to be exclusively for informational purposes of the Client. BHHI makes no warranties, express or implied, and any such warranty is specifically excluded and disclaimed.

b. What is included in the Inspection: Blue Heron Home Inspections, LLC agrees to perform a limited visual inspection of the Property's structure and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of the Inspection. The Inspection will include all areas of the Property accessible to the Inspector except for those areas and systems excluded below. The Inspection specifically includes those systems and components expressly identified in the Inspection Report.

c. What is excluded from the Inspection: Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other thing, or those areas/items which have been excluded by the Standards of Practice of The Florida Association of Building Inspectors and/or by agreement of the parties is not included in the Inspection.

d. Limitations of the Inspection: The Inspection Report is not intended to be a report concerning the structural integrity of the home. Maintenance and other items may be discussed but are expressly excluded from the Inspection and will NOT form a part of the Inspection Report. The Inspection does not include any destructive testing or dismantling. THIS IS NOT A MOLD INSPECTION.

The following areas/items, systems and components are among those expressly excluded from the Inspection:

Inspection Agreement (Continued)

Code of Zoning Violations / Permit Research / Building value appraisal / ADA compliance / Repair cost estimates / System or component installation, adequacy, efficiency and/or life expectancy / Latent or concealed defects / Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing / Termites or other Wood Destroying Organisms, dry rot or fungus or the damage from or relating to the proceeding, or rodent or other pests / Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or indoor air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards / hot tubs / saunas / steam-baths / fountains or other types of or related systems or components / water-softener or purifiers / private water or sewage systems / radio controlled devices / telephone and cable television wiring and service / automatic gates / elevators / lifts / dumbwaiters / thermostatic or time clock controls / radiant heat systems / furnace heat exchanger / solar heating systems / heat pump recovery units / gas appliances such as fire pits / barbecues, heaters, lamps / main gas shut off valve / gas leaks / seismic or hurricane safety / flood zone determinations / previous flood history / boundaries / easement or right of way / freestanding appliances and buildings and sheds / security, fire safety, sprinkler, low voltage and landscape lighting systems / personal property / items specifically noted as excluded in the inspection report / odors & notice or any adverse conditions that may affect the desirability of the property proximity or railroad tracks or airplane routes / unique/ technically complex systems or components. If inspection is desired of any of the areas/items, systems or components listed above, Client should contact the appropriate experts and seek specialist advice.

Section 3. The Inspection Report.

The written report to be prepared by BHHI shall be considered the final and exclusive findings by the company of the structure. Oral statements made by the Inspector prior or subsequent to the issuance of the written Inspection Report are not part of the Inspection Report and Client shall not rely on any oral statements made by the Inspector prior to, during, or after the Inspection concerning the Property. BHHI reserves the right to modify the Inspection Report for a period of three (3) business days after initial delivery of the report to the Client.

Section 4. Waiver & Limitation of Liability; Not an Agreement to Insure.

It is agreed that BHHI, its employees, officers, owners, and agents are not in any way insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of these services. It is not the intention nor agreement of the parties that BHHI assume responsibility or be liable for: (1) any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) any liability on the part of BHHI by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of BHHI by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of BHHI, or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for this inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be exhaustive, complete and exclusive.

Section 5. Dispute(s).

Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against BHHI, or its officers, agents or employees, must be brought within one (1) year from the date of the Inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is further agreed that any dispute, controversy, interpretation or claim,

Inspection Agreement (Continued)

including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this Agreement or arising out of, from or related to, the Inspection or Inspection Report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services Inc. The decision of the arbitrator appointed there under shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. If any portion of this Agreement is found to be invalid or unenforceable by the arbitrator, or any court, the remaining terms shall remain in force between the parties. It is agreed and understood that the arbitrator, in rendering any decision, is to apply the laws of the State of Florida. Client understands and agrees that in any such arbitration, all of the limitations of liability provisions of this agreement shall apply. It is also further agreed that BHHI shall not be held liable and shall be held harmless for any repairs or modifications to areas of concern identified during the Inspection or in the Inspection Report.

Section 6. Entire Agreement.

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever. BY AFFIXING MY SIGNATURE BELOW, I CONFIRM THAT I HAVE HAD AN OPPORTUNITY TO READ THIS AGREEMENT, CONSULT WITH AN ATTORNEY, AND THAT I UNDERSTAND AND AGREE THE TERMS SET FORTH ABOVE.

CLIENT(S): _____

BLUE HERON HOME INSPECTIONS, LLC

Signature of client(s)

By: _____

Signature Joseph H. Cockey, Inspector

Printed Name: _____

Printed Name: _____

**SAMPLE
REPORT**

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 305 Paradise Lane
City Sarasota State FL Zip 34234
Contact Name
Phone
Fax

Client Information

Client Name
Client Address
City State Zip
Phone
Fax

Inspection Company

Inspector Name Joe Cockey
Company Name Blue Heron Home Inspections
Address 1208 Western Pine Circle
City Sarasota State FL Zip 34240
Phone 941-350-7415
Fax
E-Mail Joe@BlueHeronhi.com
File Number J00001

Conditions

Others Present Home Owner Property Occupied Occupied
Estimated Age 6 years Entrance Faces North
Inspection Date 1/4/2013
Start Time 9:30 am End Time 2:30 pm
Electric On Yes
Gas/Oil On Not Applicable
Water On Yes
Temperature 61 degrees
Weather Cloudy Soil Conditions Damp
Space Below Grade None
Building Type Single family Garage Attached
Sewage Disposal City How Verified Visual Inspection

**SAMPLE
REPORT**

General Information (Continued)

Water Source City How Verified Visual Inspection
 Additions/Modifications Pool, spa and cage
 Permits Obtained Building How Verified Owner

Lots and Grounds

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Acceptable 2. Acceptable 3. Acceptable 4. Acceptable 5. Acceptable 6. Acceptable 7. Acceptable 8. Acceptable 9. Acceptable 10. Marginal | Driveway: Concrete
Walks: Concrete
Steps: Concrete
Patio: Travertine stone
Grading: Flat
Vegetation: Shrubs/Weeds, Trees
Exterior Surface Drain: Surface drain
Fences: Vinyl
Lawn Sprinklers: Front, sides, and back
Fountain: Safety concern. Safety concern; possible drowning hazard. |
|---|--|



Exterior

The home inspector shall observe: Wall cladding, flashing, and trim; Entryway doors and all of the windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and all windows that are easily accessible; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Entire house Exterior Surface

SAMPLE REPORT

Exterior (Continued)

1. Acceptable Type: Concrete block with stucco 2nd floor, rear bedroom below window, crack should be sealed and painted.



2. Acceptable Trim: Wood
 3. Acceptable Fascia: Vinyl
 4. Acceptable Soffits: Vinyl
 5. Acceptable Door Bell: Hard wired
 6. Defective Entry Doors: Fiberglass **A small drilled hole is in the lower portion of the front door. I would recommend it being repaired or replaced.**



7. Acceptable Patio Door: Metal sliding
 8. Acceptable Windows: Aluminum single hung
 9. Acceptable Storm Windows: None
 10. Acceptable Window Screens: Vinyl mesh
 11. Acceptable Exterior Lighting: Surface mount
 12. Acceptable Exterior Electric Outlets: 110 VAC GFCI
 13. Acceptable Hose Bibs: Gate

Pool

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. A child can drown in the time it takes to answer a phone. A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Behind home Swimming Pool

SAMPLE REPORT

Pool (Continued)

1. Acceptable Type: Concrete shell w/Pebble Tech



2. Current Status: Operational

3. Acceptable Deck: Travertine decking

4. Acceptable Coping: Travertine

5. Acceptable 2 Anti-vortex drains: 2 anti vortex drains

6. Acceptable Skimmer: Crack, should be repaired

7. Defective Pump Motor: Air in pump, should have repaired **Air in pool pump. This could burn up the pump, should have fixed by certified pool technician.**



8. Acceptable Filter: Cartridge **Recommend cleaning monthly and replacing as needed.**

9. Acceptable Shut-off Valve: Present

10. Acceptable Heater: Gas heater Gas propane tank buried in side yard near pool equipment

11. Acceptable Gauges and Controls: Adequate pressure

12. Acceptable Ladder/Steps: Steps are marked

13. Acceptable Pool Lanai: Vinyl mesh windows



14. Acceptable Bonded Pump has grounding wire and on GFI

Roof

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

SAMPLE REPORT

Roof (Continued)

Main Roof Surface

1. Method of Inspection: On roof
2. Acceptable Unable to Inspect: 75%
3. Acceptable Material: Cement tile 15-20 roof tiles like representative shown. Monitor and have roof company evaluate.



4. Type: Hip
5. Approximate Age: 6 years
6. Acceptable Flashing: Aluminum
7. Acceptable Valleys: Tile
8. Acceptable Plumbing Vents: PVC
9. Acceptable Gutters: Aluminum
10. Acceptable Downspouts: Aluminum
11. Acceptable Leader/Extension: Some were missing

Garage/Carport

Attached, front Garage

1. Type of Structure: Attached Car Spaces: 3
2. Acceptable Garage Doors: Aluminum hurricane reinforced
3. Acceptable Door Operation: Mechanized
4. Acceptable Door Opener: Lift Master
5. Acceptable Exterior Surface: Concrete block with stucco
6. Acceptable Roof: Cement tile
7. Acceptable Roof Structure: 2x4 Truss
8. Acceptable Service Doors: Wood
9. Acceptable Ceiling: Drywall and paint
10. Acceptable Walls: Drywall and paint
11. Acceptable Floor/Foundation: Monolithic poured slab
12. Acceptable Hose Bibs: None
13. Acceptable Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI
14. Acceptable Smoke Detector: None
15. Acceptable Heating: None
16. Acceptable Windows: None
17. Acceptable Gutters: Aluminum
18. Acceptable Downspouts: Aluminum
19. Acceptable Leader/Extensions:

**SAMPLE
REPORT**

Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1. Service Size Amps: 150 amps Volts: 220-240 VAC
 2. Acceptable Service: Aluminum
 3. Acceptable 120 VAC Branch Circuits: Copper
 4. Acceptable 240 VAC Branch Circuits: Copper
 5. Acceptable Conductor Type: Non-metallic sheathed cable
 6. Acceptable Ground: Rod in ground only
 7. Acceptable Smoke Detectors: Hard wired & battery back up
-
- Garage, East wall Electric Panel
8. Acceptable Manufacturer: Cutler-Hammer 2 - 150 amp panels
 9. Maximum Capacity: 150 amps
 10. Acceptable Main Breaker Size: 2 - 150 amp panels
 11. Acceptable Sub panel (sz & location): 80 amps, near pool equipment
 12. Acceptable Breakers: Copper
 13. Acceptable AFCI: 110 volt, Bedrooms
 14. Acceptable GFCI: Kitchen, Bathrooms, outside
 15. Is the panel bonded? Yes

**SAMPLE
REPORT**

Structure

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

- | | |
|---------------|--|
| 1. Acceptable | Structure Type: Masonry |
| 2. Acceptable | Foundation: Poured slab |
| 3. Acceptable | Differential Movement: No movement or displacement noted |
| 4. Acceptable | Beams: Bonded wood |
| 5. Acceptable | Bearing Walls: Block, Frame |
| 6. Acceptable | Joists/Trusses: 2x4 |
| 7. Acceptable | Floor/Slab: Poured slab |
| 8. Acceptable | Stairs/Handrails: Wood stairs with wood handrails |
| 9. Acceptable | Subfloor: Concrete |

Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

West, East Attic _____

1. Method of Inspection: From scuttle access standing on ladder

Attic (Continued)

- 2. Acceptable Unable to Inspect: 80%
- 3. Acceptable Roof Framing: 2x4 Truss
- 4. Acceptable Sheathing: Plywood
- 5. Acceptable Ventilation: Ridge and soffit vents
- 6. Acceptable Insulation: Loose, Fiberglass
- 7. Acceptable Insulation Depth: 14"+
- 8. Acceptable Wiring/Lighting: 110 VAC lighting circuit
- 9. Acceptable Moisture Penetration: None noted
- 10. Acceptable Bathroom Fan Venting: Electric fan

Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

#1 AC Unit AC System

- 1. Acceptable A/C System Operation: Appears serviceable Bushes should be trimmed; they interfere with the efficiency of the AC condensers.



- 2. Acceptable Condensate Removal: PVC
- 3. Acceptable Exterior Unit: Pad mounted, Strapped down
- 4. Manufacturer: Lennox
- 5. Model Number: 13HPD-048-230-01 Serial Number: 5806D03859
- 6. Area Served: 1st floor Approximate Age: 6 years
- 7. Fuel Type: 120-240 VAC Temperature Differential: 17
- 8. Type: Central AC & Heat pump Capacity 4 ton
- 9. Acceptable Visible Coil: Aluminum
- 10. Acceptable Refrigerant Lines: Serviceable condition

SAMPLE REPORT

Air Conditioning (Continued)

- 11. Acceptable Electrical Disconnect: Breaker disconnect
- #2 AC Unit AC System
- 12. Acceptable A/C System Operation: Appears serviceable Just for your information: AC units located upstairs.



- 13. Acceptable Condensate Removal: PVC
- 14. Acceptable Exterior Unit: Pad mounted, Strapped down
- 15. Manufacturer: Lennox
- 16. Model Number: 13HPD-024-230-01 Serial Number: 5806D29486
- 17. Area Served: 2nd floor only Approximate Age: 6 years
- 18. Fuel Type: 120-240 VAC Temperature Differential: 18
- 19. Type: Central AC & Heat pump Capacity: 2 Ton
- 20. Acceptable Visible Coil: Aluminum
- 21. Acceptable Refrigerant Lines: Serviceable condition
- 22. Acceptable Electrical Disconnect: Breaker disconnect
- 23. Acceptable Exposed Ductwork: Foil, spring coil flex
- 24. Acceptable Blower Fan/Filters: Direct drive with disposable filter
- 25. Acceptable Thermostats: Programmable

Heating System

- #1 Unit, 2nd floor closet Heating System
- 1. Acceptable Heating System Operation: Adequate
- 2. Manufacturer: Lennox
- 3. Model Number: CB30M-51-4P Serial Number: 5806A24008
- 4. Type: Forced air Capacity: 8 KW
- 5. Area Served: 1st floor Approximate Age: 6 years
- 6. Fuel Type: Electric
- 7. Acceptable Blower Fan/Filter:
- 8. Acceptable Controls:
- #2 Unit, 2nd floor closet Heating System
- 9. Acceptable Heating System Operation: Adequate
- 10. Manufacturer: Lennox
- 11. Model Number: CB30M-21/26-4P Serial Number: 5805M18712
- 12. Type: Forced air Capacity: 5KW
- 13. Area Served: 2nd floor only Approximate Age: 6 years
- 14. Fuel Type: Electric
- 15. Acceptable Blower Fan/Filter:
- 16. Acceptable Controls:
- 17. Acceptable Thermostats: Programmable
- 18. Acceptable Fuel Tank: None
- 19. Tank Location: None
- 20. Suspected Asbestos: No

**SAMPLE
REPORT**

Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1. Acceptable Service Line: PVC and copper Arrows are pointing to where main water shut-off valve is located.



2. Acceptable Main Water Shutoff: Front of house
 3. Acceptable Water Lines: PVC and copper
 4. Acceptable Drain Pipes: PVC
 5. Acceptable Service Caps: Accessible
 6. Acceptable Vent Pipes: PVC
-
- Garage Water Heater
 7. Acceptable Water Heater Operation: Adequate
 8. Manufacturer: A.O. Smith
 9. Type: Electric Capacity: 50 Gal.
 10. Approximate Age: 6 years Area Served: Whole building
 11. Acceptable TPRV and Drain Tube: Properly routed, CFVC

SAMPLE REPORT

Bathroom

2nd floor main Bathroom

- 1. Acceptable Closet: None
- 2. Acceptable Ceiling: Drywall and paint
- 3. Acceptable Walls: Drywall and paint
- 4. Acceptable Floor: Ceramic tile
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Windows: Aluminum single hung
- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI
- 8. Acceptable Counter/Cabinet: Composite and wood
- 9. Acceptable Sink/Basin: Molded dual bowl
- 10. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
- 11. Marginal Tub/Surround: Fiberglass tub and ceramic tile surround Replace caulking



- 12. Acceptable Toilets: 1 1/2 Gallon Tank
- 13. Acceptable HVAC Source: Heating/ac register
- 14. Acceptable Ventilation: Electric ventilation fan and window

1st floor guest Bathroom

- 15. Acceptable Closet: None
- 16. Acceptable Ceiling: Drywall and paint
- 17. Acceptable Walls: Drywall and paint
- 18. Acceptable Floor: Ceramic tile
- 19. Acceptable Doors: Hollow wood
- 20. Acceptable Windows: None
- 21. Acceptable Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI
- 22. Acceptable Counter/Cabinet: Composite and wood
- 23. Acceptable Sink/Basin: Molded single bowl
- 24. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
- 25. Acceptable Tub/Surround: Fiberglass tub and ceramic tile surround
- 26. Acceptable Toilets: 1 1/2 Gallon Tank
- 27. Acceptable HVAC Source: Heating/ac register
- 28. Acceptable Ventilation: Electric ventilation fan

1st floor Master Bathroom

- 29. Acceptable Closet: Single
- 30. Acceptable Ceiling: Drywall and paint
- 31. Acceptable Walls: Drywall and paint
- 32. Acceptable Floor: Ceramic tile
- 33. Acceptable Doors: Hollow wood
- 34. Acceptable Windows: Aluminum single hung
- 35. Acceptable Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI
- 36. Acceptable Counter/Cabinet: Composite and wood
- 37. Acceptable Sink/Basin: Molded dual bowl

SAMPLE REPORT

Bathroom (Continued)

38. Marginal Faucets/Traps: Delta fixtures with a PVC trap **Rust from cold facet stem. Plumber should further evaluate.**



39. Acceptable Tub/Surround: Fiberglass tub and ceramic tile surround
 40. Acceptable Shower/Surround: Tile floor and walls
 41. Acceptable Toilets: 1 1/2 Gallon Tank
 42. Acceptable HVAC Source: Heating/ac register
 43. Acceptable Ventilation: Electric ventilation fan and window

Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1st Floor Kitchen

1. Marginal Cooking Appliances: Whirlpool **Anti-tip mechanism is missing on stove, this is a safety concern, this prevents a child from accidentally pulling the stove over**
2. Acceptable Ventilator: Whirlpool
3. Marginal Disposal: In-Sinkerator **Garbage disposal blades are completely worn, recommend having replaced by General Contractor or plumber**
4. Acceptable Dishwasher: Whirlpool
5. Air Gap Present? Yes
6. Acceptable Refrigerator: Whirlpool
7. Acceptable Microwave: Whirlpool
8. Acceptable Sink: Corian
9. Acceptable Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI
10. Acceptable Plumbing/Fixtures: Copper, and PVC
11. Acceptable Counter Tops: Corian
12. Acceptable Cabinets: Wood and composite materials
13. Acceptable Pantry: Walk In and Large
14. Acceptable Ceiling: Drywall and paint
15. Acceptable Walls: Drywall and paint

SAMPLE REPORT

Kitchen (Continued)

- 16. Acceptable Floor: Ceramic tile
- 17. Acceptable Doors: None
- 18. Acceptable Windows: None
- 19. Acceptable HVAC Source: Heating/ac register

Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2nd floor, north Bedroom

- 1. Acceptable Closet: Walk In and Large
- 2. Acceptable Ceiling: Drywall and paint
- 3. Acceptable Walls: Drywall and paint
- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: Hollow wood, Bi-fold
- 6. Acceptable Windows: Aluminum single hung
- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 8. Acceptable HVAC Source: Heating/ac register
- 9. Acceptable Smoke Detector: Hard wired with battery back up
- 10. Acceptable Fan & light: Operational

2nd floor, south Bedroom

- 11. Acceptable Closet: Walk In and Large
- 12. Acceptable Ceiling: Drywall and paint
- 13. Acceptable Walls: Drywall and paint
- 14. Acceptable Floor: Carpet
- 15. Acceptable Doors: Hollow wood, Bi-fold
- 16. Acceptable Windows: Aluminum single hung
- 17. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 18. Acceptable HVAC Source: Heating/ac register
- 19. Acceptable Smoke Detector: Hard wired with battery back up
- 20. Acceptable Fan & light: Operational

1st floor, east Bedroom

- 21. Acceptable Closet: Large
- 22. Acceptable Ceiling: Drywall and paint
- 23. Acceptable Walls: Drywall and paint

SAMPLE REPORT

Bedroom (Continued)

- 24. Acceptable Floor: Carpet
- 25. Acceptable Doors: Hollow wood, Bi-fold
- 26. Acceptable Windows: Aluminum single hung
- 27. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 28. Acceptable HVAC Source: Heating/ac register
- 29. Acceptable Smoke Detector: Hard wired with battery back up
- 30. Acceptable Fan & light: Operational

1st Floor Master Bedroom

- 31. Acceptable Closet: 2 - walk-in and large
- 32. Acceptable Ceiling: Drywall and paint
- 33. Acceptable Walls: Drywall and paint
- 34. Acceptable Floor: Carpet
- 35. Acceptable Doors: Hollow wood, Bi-fold
- 36. Acceptable Windows: Aluminum single hung
- 37. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 38. Acceptable HVAC Source: Heating/ac register
- 39. Acceptable Smoke Detector: Hard wired with battery back up
- 40. Acceptable Fan & light Operational

Living Space

2nd floor loft Living Space

- 1. Acceptable Closet: Large
- 2. Acceptable Ceiling: Drywall and paint
- 3. Acceptable Walls: Drywall and paint
- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: None
- 6. Acceptable Windows: None
- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 8. Acceptable HVAC Source: Heating/ac register
- 9. Acceptable Smoke Detector: Hard wired with battery back up
- 10. Acceptable Fan & light: Operational

Study Living Space

- 11. Acceptable Closet: None
- 12. Acceptable Ceiling: Drywall and paint
- 13. Acceptable Walls: Drywall and paint
- 14. Acceptable Floor: Tile
- 15. Acceptable Doors: French
- 16. Acceptable Windows: Aluminum single hung
- 17. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 18. Acceptable HVAC Source: Heating/ac register
- 19. Acceptable Smoke Detector: Hard wired with battery back up
- 20. Acceptable Fan & light: Operational

Family Room Living Space

SAMPLE
REPORT

Living Space (Continued)

21. Acceptable Closet: None



22. Acceptable Ceiling: Drywall and paint
 23. Acceptable Walls: Drywall and paint
 24. Acceptable Floor: Tile
 25. Acceptable Doors: Aluminum sliding
 26. Acceptable Windows: Aluminum single hung
 27. Acceptable Electrical: 110 VAC outlets and lighting circuits
 28. Acceptable HVAC Source: Heating/ac register
 29. Acceptable Smoke Detector: Hard wired with battery back up
 30. Acceptable Fan & light: Operational
 Dining Room, Florida room Living Space

31. Acceptable Closet: None



32. Acceptable Ceiling: Drywall and paint
 33. Acceptable Walls: Drywall and paint
 34. Acceptable Floor: Tile
 35. Acceptable Doors: Aluminum sliding
 36. Acceptable Windows: None
 37. Acceptable Electrical: 110 VAC outlets and lighting circuits
 38. Acceptable HVAC Source: Heating/ac register
 39. Acceptable Smoke Detector: Hard wired with battery back up
 40. Acceptable Large fan: Operational
 Breakfast nook off kitchen Living Space

41. Acceptable Closet: None

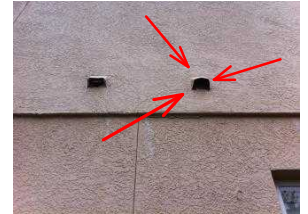
42. Acceptable Ceiling: Drywall and paint
 43. Acceptable Walls: Drywall and paint
 44. Acceptable Floor: Tile
 45. Acceptable Doors: None
 46. Acceptable Windows: Aluminum single hung
 47. Acceptable Electrical: 110 VAC outlets and lighting circuits
 48. Acceptable HVAC Source: Heating/ac register
 49. Acceptable Smoke Detector: None

SAMPLE REPORT

Laundry Room/Area

1st Floor Laundry Room/Area

- 1. Acceptable Closet: None
- 2. Acceptable Ceiling: Drywall and paint
- 3. Acceptable Walls: Drywall and paint
- 4. Acceptable Floor: Tile
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Windows: Aluminum single hung
- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits, 110 VAC/220 VAC
- 8. Acceptable Smoke Detector: Hard wired & battery back-up
- 9. Acceptable HVAC Source: Heating/ac register
- 10. Acceptable Laundry Tub: Plastic
- 11. Acceptable Laundry Tub Drain: PVC
- 12. Acceptable Washer Hose Bib: Multi-port
- 13. Acceptable Washer and Dryer Electrical: 110-240 VAC
- 14. Defective Dryer Vent: Rigid metal, Metal flex **Vent is not free to open, stucco is impeding it from proper operation.**



- 15. Acceptable Washer Drain: Wall mounted drain
- 16. Acceptable Smoke Detector: Hard wired with battery back up
- 17. Acceptable Fan & light: Operational

SAMPLE
REPORT