



# Inspection Report

**Mr. Home Buyer**

**Property Address:**  
1230 Any Street  
Pleasantville FL 99999



**Home Check Inspection Services LLC**

**Robert Bales HI4753  
5163 SW Hammock Creek Drive  
Palm City, Florida 34990  
772-521-1752**



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<b>Date:</b> 9/5/2012	<b>Time:</b> 09:30 AM	<b>Report ID:</b> 2012 Sample
<b>Property:</b> 1230 Any Street Pleasantville FL 99999	<b>Customer:</b> Mr. Home Buyer	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer's realtor

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 25 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear, Cloudy, Hot and Humid, Heavy Rain

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

No

**1. Roofing**

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.

**Styles & Materials**

**Roof Covering:**

Tile

**Viewed roof covering from:**

Walked roof

**Sky Light(s):**

None

**Chimney (exterior):**

N/A

		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings				•
1.2	Skylights, Chimneys and Roof Penetrations				•
1.3	Roof Drainage Systems	•			

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**IN NI NP RR**

**Comments:**

1.0 There is evidence that the roof has had previous repairs and there are still about a dozen areas that have either cracked tile or tiles that have slid out of position. This is common with tile roofs but I recommend that a licensed roofer repair the various areas in order to prevent future water damage.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



1.0 Picture 4



1.0 Picture 5

1.1 The flashing around this vent is leaking and causing water damage. I recommend a licensed roofer address this area immediately. Fortunately it was raining hard just prior to my inspecting the attic. Other than this leak I saw no others.



1.1 Picture 1



1.1 Picture 2

1.2 As noted above the vent opening is in need of repair.

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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.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of 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 a representative number of windows; 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.

Styles & Materials

Siding Style:

Batten

Siding Material:

Wood

Exterior Entry Doors:

Fiberglass

Insulated glass

Appurtenance:

Patio

Driveway:

Asphalt

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)				•
2.2	Windows				•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias				•
2.6	Other				•

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IN NI NP RR

Comments:



2.1 There is wood rot at the base of the right front door. This is repairable by a local handy man but if left undone the rot will advance.

The weather strip on the front door is not tight which will possibly allow insects to enter. Easily repaired by a handy man.

The sliding door in the master bathroom is not opening and the handle is missing. This door could be an exit in the event of a fire therefore I recommend it be repaired.

The screen door located here is not self closing and should be repaired since it is a safety hazard considering the access to the pool young children being able to enter.



2.1 Picture 1



2.1 Picture 2



2.1 Picture 3



2.1 Picture 4

2.2 There is an insulated window in the master bedroom that is fogged most likely from a broken seal. The consequences are insignificant other than appearance in Florida.

The right rear window in the master bedroom is not sealing properly on the right side. This possibly will allow insects to enter. This is most likely an easy repair by a handy man.

Both windows in the garage are not working properly or closing.



2.2 Picture 1

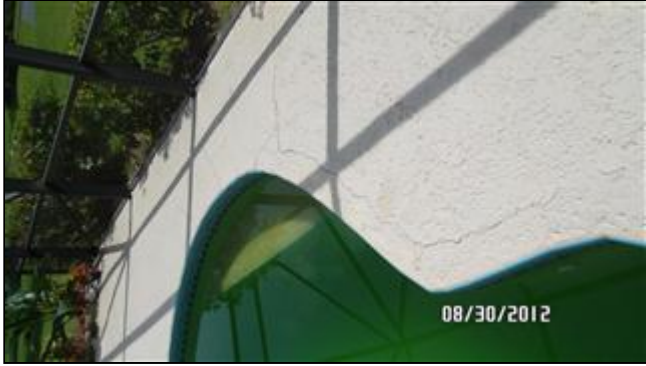


2.2 Picture 2



2.2 Picture 3

2.3 There are multiple cracks in the cement patio surrounding the pool and a crack down the pool wall. It is impossible to say if any of these cracks are active or not. I suggest they be patched or painted and observed over time. If they are inactive the deck can be resurfaced and look like new. I spoke with the pool service man while he was there today and he confirmed that without an exhaustive pool inspection it should be watched to determine if you are losing water.



2.3 Picture 1



2.3 Picture 2

2.4 Vegetation around the house should not touch the house. The area immediately in front of utilities should be clear 30" wide by 36" deep in order to provide adequate access.



2.4 Picture 1

**2.5** There are several areas where the fascia board is rotted. These are simple repairs for your handy man.



2.5 Picture 1



2.5 Picture 2



2.5 Picture 3





2.5 Picture 4



2.5 Picture 5

2.6 The half wall by the garage is rotted and could simply be removed.



2.6 Picture 1

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.

**3. Garage**

**Styles & Materials**

**Garage Door Type:**  
One automatic

**Garage Door Material:**  
Wood

**Auto-opener Manufacturer:**  
CHAMBERLAIN

		IN	NI	NP	RR
3.0	Garage Ceilings				•
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			

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IN NI NP RR

**Comments:**

**3.0** Multiple areas on the ceiling in the garage and throughout the house show signs of attempts to repair where the joint tape has been removed. If you choose to hire a painter he could address these.



3.0 Picture 1

**3.2** The small rise in the garage floor is a trip hazard that should be highlighted by paint in my opinion.



3.2 Picture 1

3.3 The garage door has moisture damage on the lowest panel in particular but the door could still provide several years of service.



3.3 Picture 1

3.5 The garage door opener functional properly but the lock on the right side facing out was troublesome.



3.5 Picture 1



**4. Interiors**

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 treatments.

**Styles & Materials**

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Carpet  
Tile

**Interior Doors:**

Hollow core  
Wood

**Window Types:**

Thermal/Insulated  
Casement

**Window Manufacturer:**

CARADCO

**Cabinetry:**

Wood  
Laminate

**Countertop:**

Laminate  
Tile  
Corian

		IN	NI	NP	RR
4.0	Ceilings				•
4.1	Walls				•
4.2	Floors				•
4.3	Steps, Stairways, Balconies and Railings			•	
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)				•
4.6	Windows (representative number)				•

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**IN NI NP RR**

**Comments:**

4.0 The ceilings showed signs of previous water damage and repairs. There were other areas repaired from removing various fixtures.



4.0 Picture 1



4.0 Picture 2



4.0 Picture 3



4.0 Picture 4

4.1 For the most part the walls were in pretty good condition and most flaws will be repaired by a painter. This area in the master bathroom showed a repair from a previous leak most likely from the roof.



4.1 Picture 1



4.1 Picture 2

4.2 There appears to be a large stain or spill in the foyer closet.



4.2 Picture 1

4.5 The door to the master bathroom does not close due to it hitting the door stop. Another handy man job.

The door knob to the master closet is loose.

The pocket door in the foyer bathroom is not latching.

The carpet is preventing the cabana closet door from functioning. The door simply needs to be raised or shortened.

There is a twisted door in the foyer preventing it from shutting properly.



4.5 Picture 1



4.5 Picture 2



4.5 Picture 3



4.5 Picture 4



4.5 Picture 5

4.6 As previously mentioned several windows are not working properly.

The window crank in the dining room need to be re-secured.



4.6 Picture 1

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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.

**5. Structural Components**

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.

**Styles & Materials**

**Foundation:**

Poured concrete

**Method used to observe Crawlspace:**

No crawlspace

**Floor Structure:**

Slab

**Wall Structure:**

2 X 4 Wood

**Ceiling Structure:**

2X4

**Roof Structure:**

Engineered wood trusses

Plywood

Sheathing

**Roof-Type:**

Hip

**Method used to observe attic:**

Walked

**Attic info:**

Pull Down stairs

Light in attic

No Storage

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)	•			
5.2	Columns or Piers			•	
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic	•			

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**IN NI NP RR**

**Comments:**

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.

**6. Plumbing System**

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.

**Styles & Materials**

<p><b>Water Source:</b> Well</p>	<p><b>Water Filters:</b> (We do not inspect filtration systems)</p>	<p><b>Plumbing Water Supply (into home):</b> PVC</p>
<p><b>Plumbing Water Distribution (inside home):</b> Copper</p>	<p><b>Washer Drain Size:</b> 2" Diameter</p>	<p><b>Plumbing Waste:</b> PVC</p>
<p><b>Water Heater Power Source:</b> Electric</p>	<p><b>Water Heater Capacity:</b> 50 Gallon (2-3 people)</p>	<p><b>Manufacturer:</b> RUUD</p>
<p><b>Water Heater Location:</b> Main Floor</p>		

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems				•
6.1	Plumbing Water Supply, Distribution System and Fixtures				•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•	
6.5	Main Fuel Shut-off (Describe Location)			•	
6.6	Sump Pump			•	

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**IN NI NP RR**

**Comments:**

6.0 There is an area that may have been used for the hot water tank prior to having the garage built in 2000. This is unsightly but could be covered or filled.

There should be a raised area in the dishwasher drain line above the disposal to prevent contaminated water from re-entering the dishwasher.



6.0 Picture 1



6.0 Picture 2



6.1 The water filtration system is non functioning. You may wish to replace it.

The plumbing under the foyer bathroom sink is leaking due to the sink collar. Water damage will compound problems here if not taken care of.

The shower head is missing in the foyer bath.

The water filter under the kitchen sink is dated 6-24-1999, I believe it is time for a change.

The left sink in the master bath is leaking from the stopper collar. The washer is probably bad.

The packing nut on the hot water valve for the washing machine is leaking. All of these small leaks can easily be repaired.

In the master bathroom the toilet stopper is distorted and leaks wasting water.

Another minor leak is found under the food disposer.

You will find the master shower is missing the shower head and there are old mounts from a flexible system. There is also a broken tile here.



6.1 Picture 1



6.1 Picture 2



6.1 Picture 3



6.1 Picture 4



6.1 Picture 5



6.1 Picture 6



6.1 Picture 7



6.1 Picture 8



6.1 Picture 9



6.1 Picture 10



6.1 Picture 11



6.1 Picture 12

6.3 The main water shut off is located by the well pump.

6.5 The main water shut off valve is at the well.



6.5 Picture 1

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.

**7. Electrical System**

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.

**Styles & Materials**

**Electrical Service Conductors:**

Below ground  
Aluminum  
220 volts

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

Sylvania

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage				•
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				•
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)				•
7.6	Location of Main and Distribution Panels	•			
7.7	Smoke Detectors		•		
7.8	Carbon Monoxide Detectors		•		

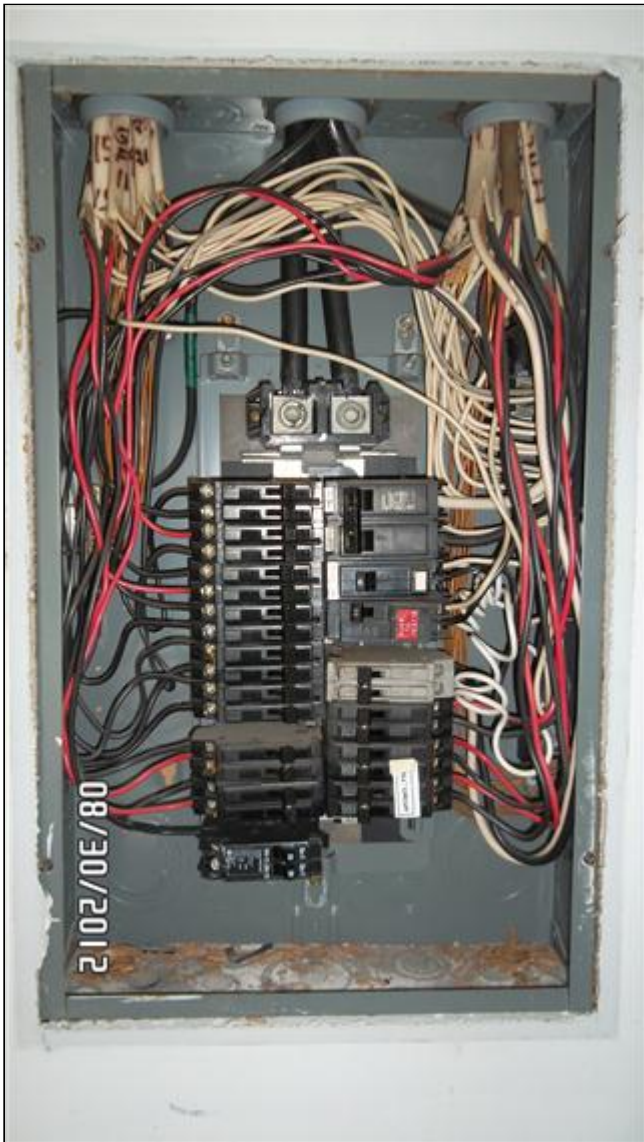
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IN NI NP RR

**Comments:**



7.1 Review the Four point inspection regarding the Sylvania sub-panel



7.1 Picture 1

7.2 There are multiple junction boxes that are not covered in the attic. For safety purposes these should be covered.



7.2 Picture 1



7.2 Picture 2

7.3 Master bathroom bulbs are missing or bad.

Unknown purpose for 2 of 3 switches. Usually this is to control an outlet but I was unable to determine.

The hall light is not working and neither is the laundry light or the light on the kitchen hood above the range.



7.3 Picture 1



7.3 Picture 2



7.3 Picture 3



7.3 Picture 4

7.4 Outlet next to the range is reversed polarity so a GFCI will not work even if installed.



7.4 Picture 1

7.5 There are numerous duplex outlets both inside and out that are not protected by GFCIs. This is a shock hazard and should be addressed by a licensed electrician. Of particular note are the ones in the two bathrooms which have a GFI breaker in the garage and it works in the garage but not in the bathrooms because the outlets are wired improperly. Kitchen outlets are not protected either.



7.5 Picture 1



7.5 Picture 2

7.6 The main circuit breaker shut off



7.6 Picture 1



7.6 Picture 2



7.6 Picture 3

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.

**8. Heating / Central 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.

**Styles & Materials**

<b>Heat Type:</b> Forced Air	<b>Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> CARRIER	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Types of Fireplaces:</b> Propane gas logs vented	<b>Operable Fireplaces:</b> None	<b>Number of Woodstoves:</b> None
<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer:</b> LENNOX
<b>Number of AC Only Units:</b> One		

		IN	NI	NP	RR
8.0	Normal Operating Controls	•			
8.1	Automatic Safety Controls	•			
8.2	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.3	Presence of Installed Heat Source in Each Room	•			
8.4	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)				•
8.5	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.6	Gas/LP Firelogs and Fireplaces				•
8.7	Cooling and Air Handler Equipment				•
8.8	Normal Operating Controls	•			
8.9	Presence of Installed Cooling Source in Each Room	•			

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**IN NI NP RR**

**Comments:**



8.4 The gas fireplace chimney is not finished and is dumping into the attic which created a serious fire hazard. I suggest you remove the fireplace since the roof has been repaired.



8.4 Picture 1



8.4 Picture 2

8.6 The fireplace is dangerous as stated elsewhere.

8.7 The A/C system as a whole is at the end of its life expectancy. You may wish to have the air handler cleaned since it appears to have been neglected for some time. There is also only about a 6 degree temperature differential between intake and output temperatures. I recommend you have at least one more servicing of the system if you plan to use it for a while.



8.7 Picture 1



8.7 Picture 2



8.7 Picture 3

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.

**9. Insulation and Ventilation**

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.

**Styles & Materials**

**Attic Insulation:**

Batt  
Fiberglass

**Ventilation:**

Turbines

**Exhaust Fans:**

Fan only

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Unknown

**Floor System Insulation:**

NONE

		IN	NI	NP	RR
9.0	Insulation in Attic				•
9.1	Ventilation of Attic and Foundation Areas				•
9.2	Venting Systems (Kitchens, Baths and Laundry)				•
9.3	Ventilation Fans and Thermostatic Controls in Attic			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Comments:**

**9.0** There is R19 insulation in the attic but a few spots have voids.



9.0 Picture 1



9.0 Picture 2

**9.1** As previously mentioned the one attic vent has an active leak.

**9.2** Range hood vent is not vented to the exterior as previously mentioned.

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.

**10. Built-In Kitchen Appliances**

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.

**Styles & Materials**

**Dishwasher Brand:**

FRIGIDAIRE

**Disposer Brand:**

BADGER

**Exhaust/Range hood:**

VENTED

Serial # : Fujioh

**Range/Oven:**

FRIGIDAIRE

**Built in Microwave:**

NONE

**Trash Compactors:**

NONE

		IN	NI	NP	RR
10.0	Dishwasher	•			
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)				•
10.3	Trash Compactor			•	
10.4	Food Waste Disposer				•
10.5	Microwave Cooking Equipment			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Comments:**

**10.2** The range hood vent is not vented to the exterior, it is dumping moisture into the attic which will promote mold and moisture damage. I suggest you either not use it or have it vented properly.



10.2 Picture 1



10.2 Picture 2

10.4 The food waste disposer is heavily rusted and has a minor leak in the mounting.



10.4 Picture 1

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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.



## General Summary



### Home Check Inspection Services LLC

5163 SW Hammock Creek Drive  
Palm City, Florida 34990  
772-521-1752

#### Customer

Mr. Home Buyer

#### Address

1230 Any Street  
Pleasantville FL 99999

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.0 Roof Coverings

#### Repair or Replace

There is evidence that the roof has had previous repairs and there are still about a dozen areas that have either cracked tile or tiles that have slid out of position. This is common with tile roofs but I recommend that a licensed roofer repair the various areas in order to prevent future water damage.

1. Roofing



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



1.0 Picture 4



1.0 Picture 5

1.1 Flashings

Repair or Replace

The flashing around this vent is leaking and causing water damage. I recommend a licensed roofer address this area immediately. Fortunately it was raining hard just prior to my inspecting the attic. Other than this leak I saw no others.

## 1. Roofing



1.1 Picture 1



1.1 Picture 2

### 1.2 Skylights, Chimneys and Roof Penetrations

#### Repair or Replace

As noted above the vent opening is in need of repair.

## 2. Exterior



### 2.1 Doors (Exterior)

#### Repair or Replace

There is wood rot at the base of the right front door. This is repairable by a local handy man but if left undone the rot will advance.

The weather strip on the front door is not tight which will possibly allow insects to enter. Easily repaired by a handy man.

The sliding door in the master bathroom is not opening and the handle is missing. This door could be an exit in the event of a fire therefore I recommend it be repaired.

The screen door located here is not self closing and should be repaired since it is a safety hazard considering the access to the pool young children being able to enter.



2. Exterior



2.1 Picture 1



2.1 Picture 2



2.1 Picture 3



2.1 Picture 4

2.2 Windows

Repair or Replace

There is an insulated window in the master bedroom that is fogged most likely from a broken seal. The consequences are insignificant other than appearance in Florida.

The right rear window in the master bedroom is not sealing properly on the right side. This possibly will allow insects to enter. This is most likely an easy repair by a handy man.

Both windows in the garage are not working properly or closing.

**2. Exterior**

2.2 Picture 1



2.2 Picture 2



2.2 Picture 3

**2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings****Repair or Replace**

There are multiple cracks in the cement patio surrounding the pool and a crack down the pool wall. It is impossible to say if any of these cracks are active or not. I suggest they be patched or painted and observed over time. If they are inactive the deck can be resurfaced and look like new. I spoke with the pool service man while he was there today and he confirmed that without an exhaustive pool inspection it should be watched to determine if you are losing water.

2. Exterior 



2.3 Picture 1



2.3 Picture 2

2.4 **Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Repair or Replace**

Vegetation around the house should not touch the house. The area immediately in front of utilities should be clear 30" wide by 36" deep in order to provide adequate access.



2.4 Picture 1

2.5 **Eaves, Soffits and Fascias**

**Repair or Replace**

There are several areas where the fascia board is rotted. These are simple repairs for your handy man.

2. Exterior



2.5 Picture 1



2.5 Picture 2



2.5 Picture 3



2. Exterior



2.5 Picture 4



2.5 Picture 5

2.6 Other

Repair or Replace

The half wall by the garage is rotted and could simply be removed.



2.6 Picture 1

## 2. Exterior



## 3. Garage

### 3.0 Garage Ceilings

#### Repair or Replace

Multiple areas on the ceiling in the garage and throughout the house show signs of attempts to repair where the joint tape has been removed. If you choose to hire a painter he could address these.



3.0 Picture 1

## 4. Interiors

### 4.0 Ceilings

#### Repair or Replace

The ceilings showed signs of previous water damage and repairs. There were other areas repaired from removing various fixtures.

4. Interiors



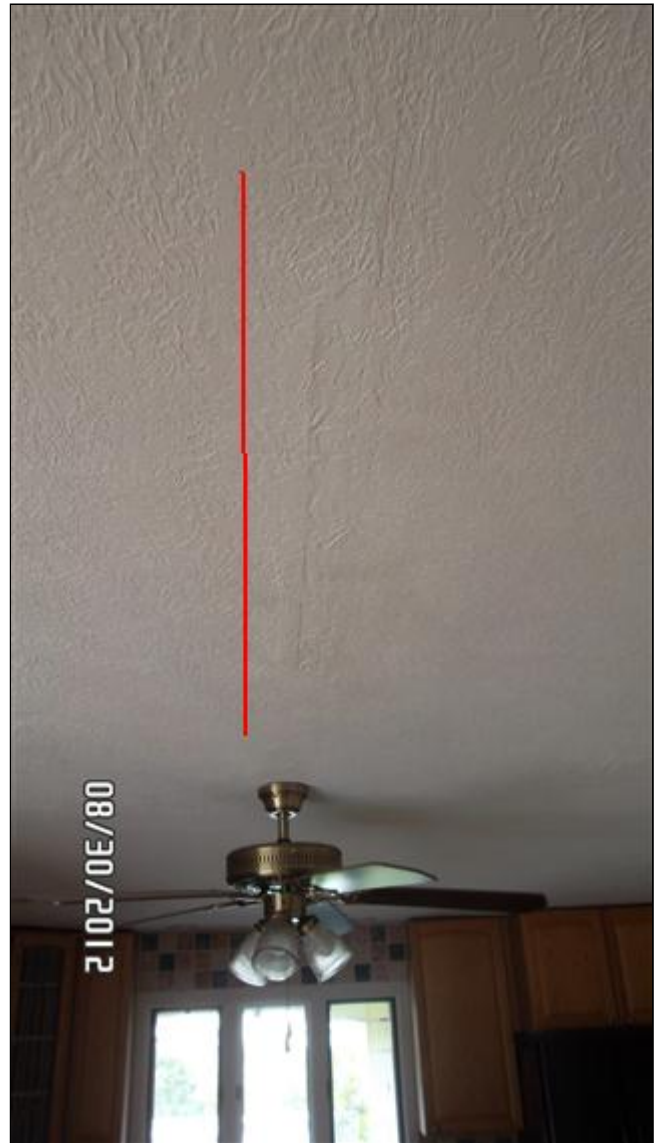
4.0 Picture 1



4.0 Picture 2



4.0 Picture 3



4.0 Picture 4

4.1 Walls  
Repair or Replace



## 4. Interiors

For the most part the walls were in pretty good condition and most flaws will be repaired by a painter. This area in the master bathroom showed a repair from a previous leak most likely from the roof.



4.1 Picture 1



4.1 Picture 2

### 4.2 Floors

#### Repair or Replace

There appears to be a large stain or spill in the foyer closet.



4.2 Picture 1

### 4.5 Doors (representative number)

#### Repair or Replace

The door to the master bathroom does not close due to it hitting the door stop. Another handy man job.

The door knob to the master closet is loose.

The pocket door in the foyer bathroom is not latching.

The carpet is preventing the cabana closet door from functioning. The door simply needs to be raised or shortened.

There is a twisted door in the foyer preventing it from shutting properly.

4. Interiors



4.5 Picture 1



4.5 Picture 2



4.5 Picture 3



4.5 Picture 4



4.5 Picture 5

4.6 Windows (representative number)

Repair or Replace

As previously mentioned several windows are not working properly.

The window crank in the dining room need to be re-secured.

## 4. Interiors



4.6 Picture 1

## 6. Plumbing System

### 6.0 Plumbing Drain, Waste and Vent Systems

#### Repair or Replace

There is an area that may have been used for the hot water tank prior to having the garage built in 2000. This is unsightly but could be covered or filled.

There should be a raised area in the dishwasher drain line above the disposal to prevent contaminated water from re-entering the dishwasher.



6.0 Picture 1



6.0 Picture 2

### 6.1 Plumbing Water Supply, Distribution System and Fixtures

#### Repair or Replace

The water filtration system is non functioning. You may wish to replace it.

The plumbing under the foyer bathroom sink is leaking due to the sink collar. Water damage will compound problems here if not taken care of.

The shower head is missing in the foyer bath.

The water filter under the kitchen sink is dated 6-24-1999, I believe it is time for a change.

The left sink in the master bath is leaking from the stopper collar. The washer is probably bad.

**6. Plumbing System**

The packing nut on the hot water valve for the washing machine is leaking. All of these small leaks can easily be repaired.

In the master bathroom the toilet stopper is distorted and leaks wasting water.

Another minor leak is found under the food disposer.

You will find the master shower is missing the shower head and there are old mounts from a flexible system. There is also a broken tile here.



6.1 Picture 1



6.1 Picture 2



6.1 Picture 3



6.1 Picture 4

6. Plumbing System



6.1 Picture 5



6.1 Picture 6



6.1 Picture 7



6.1 Picture 8



**6. Plumbing System**



6.1 Picture 9



6.1 Picture 10



6.1 Picture 11

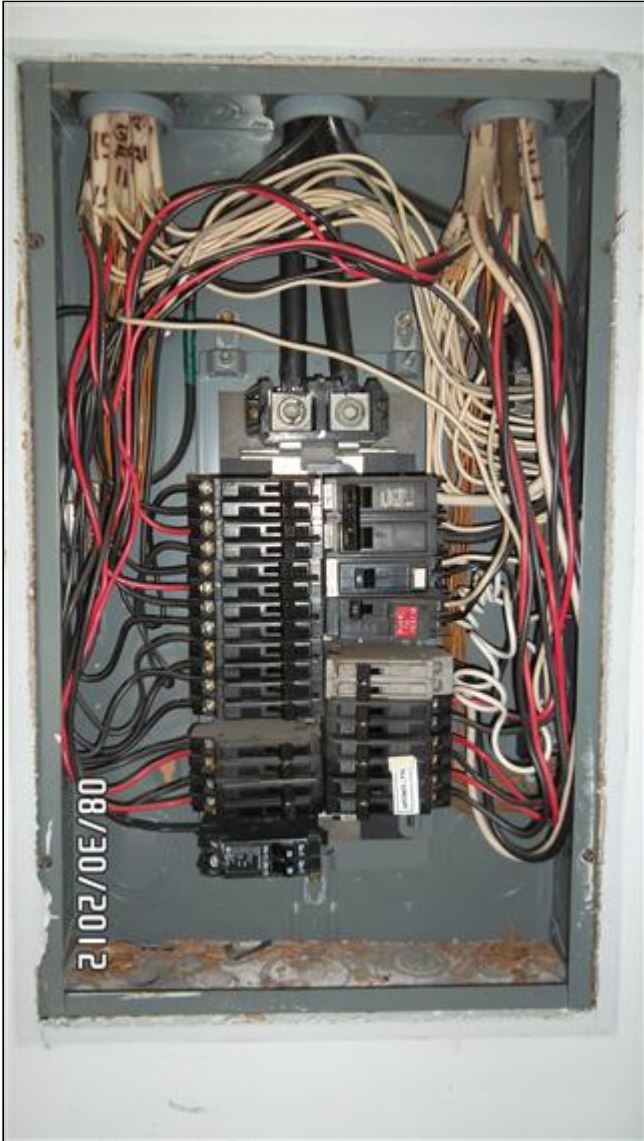


6.1 Picture 12

**7. Electrical System**

- 7.1 **Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**  
**Repair or Replace**  
Review the Four point inspection regarding the Sylvania sub-panel

7. Electrical System



7.1 Picture 1

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage  
Repair or Replace

There are multiple junction boxes that are not covered in the attic. For safety purposed these should be covered.



7.2 Picture 1



7.2 Picture 2



**7. Electrical System**

**7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Repair or Replace**

Master bathroom bulbs are missing or bad.

Unknown purpose for 2 of 3 switches. Usually this is to control an outlet but I was unable to determine.

The hall light is not working and neither is the laundry light or the light on the kitchen hood above the range.



7.3 Picture 1



7.3 Picture 2



7.3 Picture 3



7.3 Picture 4

**7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

**Repair or Replace**

Outlet next to the range is reversed polarity so a GFCI will not work even if installed.

## 7. Electrical System



7.4 Picture 1

### 7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

#### Repair or Replace

There are numerous duplex outlets both inside and out that are not protected by GFCIs. This is a shock hazard and should be addressed by a licensed electrician. Of particular note are the ones in the two bathrooms which have a GFI breaker in the garage and it works in the garage but not in the bathrooms because the outlets are wired improperly. Kitchen outlets are not protected either.



7.5 Picture 1



7.5 Picture 2

## 8. Heating / Central Air Conditioning

### 8.4 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

#### Repair or Replace

The gas fireplace chimney is not finished and is dumping into the attic which created a serious fire hazard. I suggest you remove the fireplace since the roof has been repaired.

**8. Heating / Central Air Conditioning**

8.4 Picture 1



8.4 Picture 2

**8.6 Gas/LP Firelogs and Fireplaces****Repair or Replace**

The fireplace is dangerous as stated elsewhere.

**8.7 Cooling and Air Handler Equipment****Repair or Replace**

The A/C system as a whole is at the end of its life expectancy. You may wish to have the air handler cleaned since it appears to have been neglected for some time. There is also only about a 6 degree temperature differential between intake and output temperatures. I recommend you have at least one more servicing of the system if you plan to use it for a while.

8. Heating / Central Air Conditioning



8.7 Picture 1



8.7 Picture 2



8.7 Picture 3



**9. Insulation and Ventilation**

**9.0 Insulation in Attic**

**Repair or Replace**

There is R19 insulation in the attic but a few spots have voids.



9.0 Picture 1



9.0 Picture 2

**9.1 Ventilation of Attic and Foundation Areas**

**Repair or Replace**

As previously mentioned the one attic vent has an active leak.

**9.2 Venting Systems (Kitchens, Baths and Laundry)**

**Repair or Replace**

Range hood vent is not vented to the exterior as previously mentioned.

**10. Built-In Kitchen Appliances**

**10.2 Range Hood (s)**

**Repair or Replace**

The range hood vent is not vented to the exterior, it is dumping moisture into the attic which will promote mold and moisture damage. I suggest you either not use it or have it vented properly.



10.2 Picture 1



10.2 Picture 2

## 10. Built-In Kitchen Appliances

### 10.4 Food Waste Disposer

#### Repair or Replace

The food waste disposer is heavily rusted and has a minor leak in the mounting.



10.4 Picture 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# INVOICE

Home Check Inspection Services LLC  
 5163 SW Hammock Creek Drive  
 Palm City, Florida 34990  
 772-521-1752  
 Inspected By: Robert Bales

Inspection Date: 9/5/2012  
 Report ID: 2012 Sample

<b>Customer Info:</b>	<b>Inspection Property:</b>
Mr. Home Buyer	1230 Any Street Pleasantville FL 99999
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			Tax \$0.00
			<b>Total Price \$410</b>

**Payment Method:** Check  
**Payment Status:** Partial payment received.  
**Note:** Thank You!

## Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.

Home Buyer

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