

Visual Property Inspection

**123 MAIN ST
Naples, FL 34109**

**Prepared for :
SAMPLE**



**Inspected by :
PILLAR TO POST**

Scope & Goal of the Inspection

Scope and Goal of Inspection

Thank you for selecting our company to conduct your home inspection. We are pleased to provide our local customers with a home inspection service that brings to the buying or selling of a home unmatched quality, precision, integrity and professionalism.

SCOPE OF THE INSPECTION

This is a general inspection done under the standards of the American Society of Home Inspectors of which we are in good standing. It is a visual inspection only. No destructive testing or dismantling of building components is performed. A general inspection is different than a specialized inspection which involves individual trades, each requiring hours of testing. The general home inspection is a fraction of the costs of comprehensive specialized inspections and is completed generally within a few hours. Representative samples of building components are viewed in areas that are accessible at the time of the inspection. The inspection should not be considered a guarantee or warranty of any kind.

GOAL OF THE INSPECTION

It is the goal of the inspection to put a home buyer in a better position to make a buying decision and a home seller in a better position to sell his home.

Our goals are to:

- Find major and significant issues within the property.*
- Provide a clear understanding about the condition of the home.*
- Identify visual defects or improper conditions that need immediate attention.*
- Provide an educational experience for peace of mind on a home purchase.*

We visually examine the accessible portions of the structural components, roofing, exterior components, electrical, cooling and heating, plumbing and interior components, including appliance systems, within the normal scope of their operation. This does not mean that they are in perfect condition, but rather are functional or have met a reasonable standard. Unexpected repairs should still be anticipated.

CODES OR WORKMANSHIP

Code violations, workmanship, quality of materials and the method of installation of any component is not a part of this inspection. Knowledge of continually changing codes and the diverse perception of quality, workmanship and installation procedure make judgments difficult and often controversial.

Minor or cosmetic issues may be included, but they are not the focus of the inspection. All homes will have some minor cosmetic imperfections, and normal wear is to be expected. Most houses need repairs of one type or another, even if only minor. Buyers and sellers of houses often have different perspectives on this issue. Some of the reported findings may be of the type you would be inclined to live with under normal circumstances.

SUMMARY REPORT

The summary report, titled Report Commentary, is located in the back of this inspection report. The items listed in the Report Commentary are the items of greatest and/or most immediate concern. We recommend that they be addressed for safety, damage, operational, and/or service-life reasons. Other issues of varying criticality, general comments, maintenance recommendations and limitations are also listed throughout the report. The Report Commentary should not be used as the complete report and should not be substituted for reading the entire report.

Scope & Goal of the Inspection

What Really Matters

The home buying process can be quite stressful. A home inspection is supposed to give you peace of mind, but can sometimes have the opposite effect. You will be asked to absorb a lot of information in a short time. This includes a written report, photographs, and what the inspector says during the inspection. If you ordered additional testing such as air quality or radon tests, you will receive additional lab results. All of this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. So what should you do?

Relax. Most of the comments on our home inspection report are likely aesthetic issues or minor imperfections. These are nice to know about, however, the issues that really matter will fall into four categories:

- 1. Minor defects that lead to major defects. A roof leak, for example.*
- 2. Safety hazards, such as exposed electric wires.*
- 3. Defects that may hinder your ability to finance, legally occupy or insure the home.*
- 4. Major defects. An example of this would be a structural failure.*

Anything in these categories should be addressed. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 1 and 2). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect so keep things in perspective. We recommend you consider the facts carefully before revoking your purchase offer over things that shouldn't matter.

Please Note: This report may recommend improvements in safety, stability, energy efficiency, etc. based on today's standards which can be in excess of minimum requirements set forth in current building codes and are often in excess of building code requirements that were not in place at the time of original construction.

Property & Site

Property & Site

Conditions

- Rain Property Faces: North Property is Vacant

Building (as per county records)

- Single Family Home First floor Second floor Third floor
Age of Home 2017

Driveway

- Concrete Pavers Asphalt Gravel/Dirt Typical Cracking

Walkway/Path

- Concrete Pavers Stone Asphalt Gravel/Dirt
 Typical Cracking

Patio / Porch

- Screen enclosed

EXTERIOR

Foundation

Slab on Grade Wood Pilings Not Visible Stilt Home

Structure Material

CBS Structure Wood Frame Brick Stone

STRUCTURAL COMPONENT INSPECTION

- *This is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building.*
- *Structural components concealed behind finished surfaces can not be inspected.*
- *The inspection does not include an assessment of geological conditions and/or site stability.*
- *If there are power or manual roll up shutters, they will be tested. Hurricane panels and folding shutters are not tested.*

Wall Surface Material

Stucco Wood Siding Vinyl Siding Brick Veneer Stone Veneer Minor Cracks

Exterior Receptacle(s)

GFCI Protected Tested Not Tested

Door(s)

Hardware Functioning Properly

GARAGE / CARPORT

Garage type

- Attached Detached Carport

Vehicle Door

- Automatic/with auto stop Tested Not Tested

Garage Access Door into the House

- Hardware Functioning Properly

Issues found:

-The dead bolt hole was too shallow, preventing the dead bolt from extending all the way.

CARBON MONOXIDE DETECTORS

It is highly recommended that carbon monoxide detectors be installed in the garage and interior of house. Check that all the carbon monoxide detectors are installed correctly and operational from the day you own the property. Check their operation quarterly to promote safety.

Floor

- Typical Cracking

There are apparent floor cracks, but they are considered typical due to normal settling and movement.

Light Fixtures/Switches

- Tested Not Tested

Issues found:

-The light switch for the garage light fixture was installed behind the door.

Receptacle

- GFCI Protected Tested Not Tested

ROOF STRUCTURE

Roof Overview

ROOF INSPECTION

- This is visual information only. Roof life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only.
- Roof inspection may be limited by the type of roof coverings, access, roof condition, weather, etc.
- This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, etc. It is impossible for anyone to detect a leak except as it is occurring or by a water test which is not within the scope of this inspection.
- Tile roofs are only as good as the waterproof membrane beneath it, which cannot be examined without removing the tile. Dismantling of building materials is beyond this inspection.
- Interior finishes may disguise evidence of prior leakage.

Roofing System

- Inspected By: Walk On Sloped Flat

Main Roof Covering

- Cement Tile BEGINNING of Life Cycle

Issues found:

- There was a cracked tile at the front of the garage.
- There were several slipped tiles at the back of the home.

Roof Flashing

- No Damage Noticed

Gutter and Down Spouts

- No Damage Noticed

Fascia

- No Damage Noticed

Soffit and Soffit Vents

- No Damage Noticed

ROOF STRUCTURE

Roof/Gutter Photo(s)



Cracked Tile



Slipped Tiles

ATTIC

Attic Overview

ATTIC AND INSULATION

- The inspection performed is a visual inspection. It is impossible to view all areas of the attic as some areas cannot be accessed due to the nature of one or more of the following: construction, inadequate clearance, insulation, duct work. If you are concerned about those unseen areas, have them further investigated when better access is available which may require moving ducts and insulation.
- We will not attempt to enter an attic with less than thirty-six inches of clearance or is blocked by A/C ductwork or personal storage items.
- Insulation and ventilation type and levels in concealed areas, such as exterior walls and sub-floors, cannot be determined. No destructive tests are performed.
- Any estimates of insulation R-values or depths are rough average values.

Limitations

- Insulation Obstructing View or Access Stored Items

Method of Inspection

- Inspected by entering

Issues found:

-The attic ladder was in need of adjustment.

Sheathing/Roof Deck

- OSB Board Truss Rafters

Insulation

- Batt Fiberglass Estimated Depth: 12+ inches

Light Fixtures/Switches

- Tested Not Tested

Ventilation

- Soffit Roof ridge Gable end

ELECTRICAL SYSTEM

Electrical Overview

Power Off Upon Arrival

This is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, alarm systems, TV cable, or timers. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- *Electrical components concealed behind finished surfaces could not be inspected.*
- *Only built in light fixtures are tested.*
- *We can not move furniture and/or personal items that restrict access to any electrical components.*
- *This inspection does not verify code violations, wiring size, voltage/amp usage or drop for any circuitry.*
- *This inspection is cursory in scope and intent. A more extensive, critical and analytical evaluation would require the services of a state licensed electrician.*

ENERGY SAVINGS SUGGESTIONS

- *Use of the ceiling fans creates air movement that usually allows you to set the thermostat at a more energy efficient setting.*
- *This home could be hooked up to the Florida Power and Light peak power time "savings program."*
- *On the interior, use drapes, blinds or other treatments to reduce heat gain.*
- *On the exterior of the home, use solar reflective film, awnings or shutters to help block the sun's heat.*
- *If your A/C unit is more than 10 years old, it could be doubling your cooling costs in comparison to the newest high efficiency systems.*
- *You can visit FPL.com/inhome or call 1-800-DIAL-FPL for a free "Walk-Thru Energy Audit."*

Service Entrance / meter

- East / Overhead Entrance Cable: Aluminum Grounding not Visible
 120/240V System

Main Disconnect

- Breaker Disconnect Rating: 200 amps Disconnect location: at panel

Distribution Panel

- Location: Garage Room for Expansion Panel Rating: 200 amps

Breaker

Brand Name: Square D

NOTE: We do not determine the accuracy of circuit labeling or perform a load calculation. Permanent labeling helps with breaker identification. Do not cover or paint the panel covers. Provide and maintain clearance for service, maintenance, and emergency access.

Fixtures

- Tested Missing Fixtures Damaged Fixtures

ELECTRICAL SYSTEM

Smoke Detectors

- Installed Not Installed Fire Sprinklers Installed

The home was inspected for the presence of smoke detectors.

- It is recommended that smoke detectors be installed in all sleeping areas in the home.*
- Any existing smoke detectors were not tested during the inspection.*
- For occupant safety, it is recommended to test all smoke detectors when you move into the home and replace any that are suspect.*

Receptacles

- Three prong grounded type Two prong

NOTE: A representative number of outlets were tested to gain an overall impression of the system. We endeavor to test as many as we can as we work our way through the home. However, some outlets are not tested, such as those that are inaccessible and those that would require us to unplug the homeowner's equipment.

Circuit Wire

- Copper Aluminum (STRANDED) Aluminum (SINGLE STRAND)

Electrical Photo(s)



Main Electrical Disconnect



Open Electrical Panel

A/C SYSTEM

A/C System Overview

A/C SYSTEM INSPECTION

This is a visual inspection only. Air conditioning and heating systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection. This inspection does not evaluate design.*
- The location of an air handler in an attic may restrict access to the cooling coil and drain pan.*
- Excessive heat in the attic may have prevented a lengthy inspection of the air handler or ductwork.*
- This inspection is cursory in scope and intent. Only remedial temperature tests were performed in an effort to validate operation.*
- This inspections does not attempt to evaluate concealed components such the heat coils, fans, interior of ducts, electronic air-cleaners, humidifiers and dampers.*
- If you question the efficiency of the system, a more extensive, critical and analytical evaluation by a state licensed heating and air conditioning technician is recommended prior to closing.*

A/C System #1

- 4.0 Ton Unit Split System Handler Location: Laundry Room BEGINNING of Life Cycl
 Humidistat Present Programmable thermostat

Date of manufacture: 2017

The average life expectancy of an A/C condenser unit in SW Florida, from the date of installation, is about 12-14 years if properly maintained and serviced by a licensed HVAC technician. This report reflects whether the equipment was working at the time of inspection.

Temperature Differential #1

- Tested with IR Thermometer Tested with Probe Thermometer
Degrees: 73/56 Temperature Difference in Degrees: 17

An industry standard temperature differential of 14 -22 degrees indicates the A/C system is functioning as designed.

A/C SYSTEM

A/C Photo(s)



A/C Condenser



A/C Condenser Label

PLUMBING

Plumbing Overview

PLUMBING INSPECTION

The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure such as drain and vent lines, and beneath the yard were not inspected.

- No excessive force will be used to test a valve. Stop valves at faucets and toilets are not tested because if a valve has not been used for an extended period of time, it may begin to leak after use/testing.
- The inspector can not light gas pilot lights.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Water Supply/Shut-off Valve

Water Turned Off Upon Arrival

Water Shutoff Location At the Well Equipment

Water Treatment/Softener System

Tested Not Tested

Issues found:

-Cord protector on the well pressure switch was not secured properly.

The average life expectancy of a water softener system, from the date of installation, is approximately 15 years if properly maintained and serviced. This report reflects whether the equipment was working at the time of inspection.

Hose Faucet(s)

Tested Not Tested

Distribution Piping (Pipes that supply water)

Pex & CPV

Other pipe(s) present: PVC

Waste Drainage (waste pipes)

PVC

Hot Water Tank

Electric

Est. Capacity I.G.: 50

Location: Laundry

BEGINNING of Life Cycle

Date of Manufacture: 2017

Water Temperature (Degrees F): 119

PLUMBING

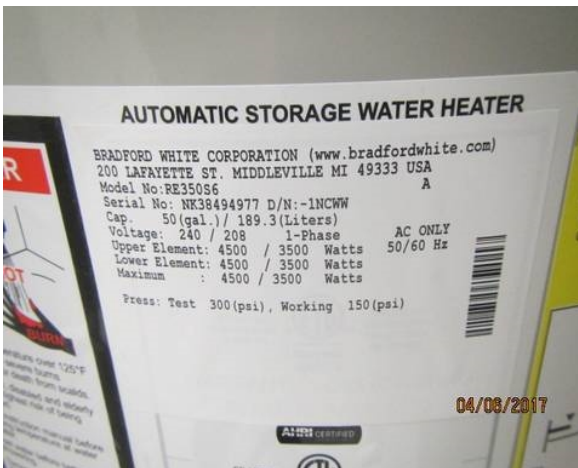
Plumbing Photo(s)



Well Equipment



Water Heater



Water Heater Label



Cord Protector Not Secured Properly @ Well Pressure Switch

BATHROOMS

Receptacles

GFCI Protected Tested Not Tested

Lighting Fixtures/Switches

Tested Not Tested

Issues found:

-One of the bulbs was out in the guest bathroom light fixture.

Door

Hardware Functioning Properly

Exhaust Fan

Tested Not Tested

Sink

Tested Not Tested

Faucet

Tested Not Tested Water Flow: Normal Water Flow: Low
 Water Flow: None

Counter

Granite Missing Caulk/Grout

Toilet

Tested Not Tested Missing Caulk/Grout

Shower

Tested Not Tested Missing Caulk/Grout

Cabinetry

Missing Caulk/Grout Normal Wear Relative to the Age of the Cabinets

Issues found:

-Sealant missing along the back side of the cabinet in the guest bathroom.

KITCHEN

Light Fixtures/Switches

Tested Not Tested

Receptacle

GFCI Protected Tested Not Tested

Sink

Tested Not Tested

Faucet

Tested Not Tested

Counter

Granite Missing Caulk/Grout

Cabinetry

Normal wear relative to the age of the cabinets.

Appliances - General

The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode. This visual inspection does not warranty the future operation or performance of any appliance. As with any mechanical equipment, breakdown or failure can occur at any time for reasons undetectable by a visual inspection and no life expectancy is expressed or implied.

Dishwasher

WHIRLPOOL Tested ON/OFF Not Tested

Refrigerator

WHIRLPOOL Tested Not Tested

Stove/Range/Cooktop

WHIRLPOOL Tested ON/OFF Built in Oven Not Tested

Microwave

WHIRLPOOL Tested ON/OFF Not Tested

INTERIOR LIVING SPACES

Dining, Living, Family
Rooms Foyer, Hallway,
Stairway

Interior Living Space Overview

INTERIOR INSPECTION

Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal, window treatments, carpet, floor coverings and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.

- Cracks in floor tiles are not commented on unless the tile is loose.
- Furniture, storage, appliances and/or wall hangings may restrict the inspection of the interior walls and floors.
- Sometimes windows can not be opened due to window treatments and/or furnishings that cannot be moved.
- We visually inspect for the tell tale signs of Chinese drywall. Drywall can be examined with XRF (X-Ray fluorescence) to evaluate in the drywall the chemical element Sr. Samples of drywall can be sent to a lab for testing. The general home inspection can not guarantee the source of all the drywall in the home.

Laundry area

- Washer Present Washer Hoses Connected Dryer Present
 Dryer Vent Connected Tested Not Tested GFCI Protected

Issue(s) found:

-There was no washer or dryer present at the time of inspection.

Windows

- Tested Not Tested

Lighting Fixtures

- Tested Not Tested Missing Bulbs

Issues found:

-One of the bulbs was out in the master bedroom.

Ceiling Fan

- Tested Not Tested Light Bulbs Not Functioning/Missing

Receptacles

- Tested Not Tested

Issues found:

-One of the living room receptacles had reversed polarity.

Doors

- Hardware Functioning Properly

Issues found:

-The den stationary door lock was difficult to operate.

-The south guest bedroom door rubs on the threshold, preventing the door from closing all the way.

INTERIOR LIVING SPACES

**Dining, Living, Family
Rooms Foyer, Hallway,
Stairway**

Sliding glass door

Tested Not Tested Hardware Functioning Properly



Report Commentary

123 MAIN ST, Naples, FL 34109

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 entire report.

1.0 GARAGE / CARPORT

1.1 Garage Access Door into the House

Issues found:

-The dead bolt hole was too shallow, preventing the dead bolt from extending all the way.

1.2 Light Fixtures/Switches

Issues found:

-The light switch for the garage light fixture was installed behind the door.

2.0 ROOF STRUCTURE

2.1 Main Roof Covering

Issues found:

-There was a cracked tile at the front of the garage.

-There were several slipped tiles at the back of the home.

3.0 ATTIC

3.1 Method of Inspection

Issues found:

-The attic ladder was in need of adjustment.

4.0 PLUMBING

4.1 Water Treatment/Softener System

Issues found:

-Cord protector on the well pressure switch was not secured properly.

5.0 BATHROOMS

5.1 Lighting Fixtures/Switches

Issues found:

-One of the bulbs was out in the guest bathroom light fixture.

5.2 Cabinetry

Issues found:

-Sealant missing along the back side of the cabinet in the guest bathroom.



Report Commentary

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 entire report.

6.0 Dining, Living, Family Rooms INTERIOR LIVING SPACES **Foyer, Hallway, Stairway**

6.1 Laundry area

Issue(s) found:

-There was no washer or dryer present at the time of inspection.

6.2 Lighting Fixtures

Issues found:

-One of the bulbs was out in the master bedroom.

6.3 Receptacles

Issues found:

-One of the living room receptacles had reversed polarity.

6.4 Doors

Issues found:

-The den stationary door lock was difficult to operate.

-The south guest bedroom door rubs on the threshold, preventing the door from closing all the way.

Home Warranty Companies

While our purpose is to provide a report based on results of our visual inspection, it does not eliminate the risk that a problem could be discovered at a later date. Since our inspection service does not offer a repair warranty, below is a list of companies that offer home warranty policies you may choose to consider.

American Home Guard

www.americanhomeguard.com

1-855-511-4242

American Home Shield

www.ahs.com

1-844-201-0874

Choice Home Warranty

www.choicehomewarranty.com

1-888-531-5403

Delta Home Protect

www.deltahomeprotect.com

1-877-449-3040

The Home Service Club

www.hscwarranty.com

1-800-601-1009

Secure Home warranty

www.securehomewarranty.com

1-888-825-2621

Select Home Warranty

www.selecthomewarranty.com

1-855-267-3532

Total Protect Home Warranty

www.totalprotect.com

1-866-607-9674