



# Residential Inspection Report

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**Inspection Date:**

Tuesday, August 1, 2023

**Prepared For:**

Anywhere Florida

**Prepared By:**

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**Report Number:**

Sample report

**Inspector:**

Jerry Pyle



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# Report Overview

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions and color codes have been used in this summary section.

<b>Major Concern:</b> a system or component which is considered significantly deficient or damaged. Significant deficiencies should to be corrected by qualified tradesman/specialist and are likely to involve significant expense.
<b>Safety Issue:</b> denotes a condition that is unsafe and in need of prompt attention. May or may not be a significant expense.
<b>Deferred Cost Item:</b> denotes a system or component that is old and is near, at, or beyond its normal life expectancy and shows indication that it may require replacement soon and is likely to involve a significant expense.
<b>Repair:</b> denotes a system or component which may be damaged, missing, or inoperative and which needs corrective action to assure proper and reliable function.
<b>Improve:</b> denotes typical homeowner type improvements which are recommended but could be deferred.
<b>Specialist Needed:</b> further evaluation by a licensed specialist in the building trades is needed ( <i>preferably prior to end of the inspection contingency period in the sales contract</i> ).

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements. Multiple conventions are listed in cases where repairs may overlap one or more of the above conventions. Repair cost estimates are rough estimates only.

- For the purpose of this report, it is assumed that the house faces North. The home was furnished at the time of inspection (i.e. some areas not totally accessible for inspection).

## **IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY**

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The following is a synopsis of the potentially significant defects that should be budgeted for over the short term (*highlighted in color*). Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the main body of this report for further details on these and other recommendations. Note: any repair cost estimates shown are order of magnitude estimates only. They pertain to some of the more significant observations (i.e. major concerns, safety issues, and deferred cost items) listed in this report. This is not an all-inclusive list of future repair costs, nor does it address general annual maintenance (*refer to end of report for helpful tips*). It is further recommended that qualified, licensed contractors/trades specialists be consulted for specific quotations or for any listed further evaluations. You may find that some contractor estimates vary dramatically from these figures, and from each other. Contractors may uncover 'hidden' defects not apparent at the time of the inspection, resulting in these additional costs.

### **MAJOR CONCERN'S**

## **FOUNDATION, BASEMENT AND CRAWLSPACE**

---

- \* Foundation is becoming exposed due to the wash away of ground near home. This is being caused by the lack of gutters. Recommend gutters be attached to home to help prevent further washout.

## **WALL CLADDING**

---

- \* Stucco cracks are present throughout exterior. Stucco cracks are a result of typical shrinkage and setting and are not considered a structural defect. However, all stucco cracks require sealing to prevent water intrusions. Water intrusions will exasperate conditions and cause additional failures and damage in the future.
- \* Exterior paint appears to beyond its serviceable life expectancy. Recommend repainting as soon as possible.
- \* Exterior paint appears to beyond its serviceable life expectancy. Recommend repainting as soon as possible.

## **VEGETATION**

---

- \* Palm tree in front yard is dead and in need of removal.

## **WATER CLOSET/ TOILET**

---

- \* Water closet (toilet) is loose to floor in master bathroom. Mold or further damage may be present in areas that are not visible to inspector. Requires further evaluation and repair by a licensed contractor.

### **SAFETY ISSUES**

### **MINOR CONCERN'S**

## WALL CLADING

---

\* Stucco cracks are present throughout exterior. Stucco cracks are a result of typical shrinkage and setting and are not considered a structural defect. However, all stucco cracks require sealing to prevent water intrusions. Water intrusions will exasperate conditions and cause additional failures and damage in the future.

## FIXTURES

---

\* Although still operational ceiling fans on rear patio are corroded and in need of repair.

## COOLING EQUIPMENT

---

\* Overflow valve for a/c is full of water. Clogged overflow pipe is in need of cleaning by a certified HVAC technician.

### **REPAIR ITEMS**

### **IMPROVEMENT ITEMS**



## THE SCOPE OF THE INSPECTION

All components designated for inspection in the [InterNACHI](#) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The goal is to identify major defects or adverse conditions that could result in injury or lead to costs that would significantly affect the evaluation of the property, and/or to alert you to the need for a specialist evaluation. We evaluate conditions, systems, and components, and report on their current condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at some point in time. We do take into consideration when a structure (e.g. house, condominium, garage, etc.) was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster or drywall around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and sticking (i.e. difficult to open, painted shut, etc.) windows. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to comment on termites or other wood damaging insects, dry rot, fungus, or mold/mildew, but may alert you to its presence (*you should refer to your WDO inspection report, if applicable*). Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind (*Note: defective items noted within this report may not be covered by a third party home warranty*). This inspection does not include checking for compliance with building codes (*unless it is a safety concern*). The older a building is, the more likely that it does not meet today's building codes. If you want a 'code inspection' you'll need to talk to the local building department since they're the only people with the authority to do a code compliance inspection. If you find codes, specifications or standards referenced in this report you should realize that they're only provided as a reference source for opinions; they are not intended to imply that this code was in place at the time of construction, nor that this is a code compliance inspection. Not all code related issues can or will be disclosed in this report. We offer no warranty as to code compliance. Please refer to the [Inspection Agreement](#) contract and the [Standards of Practice](#) for a more complete explanation of the scope of the inspection.

**In Attendance**  
Nobody

**Structure Type**  
Residential

**Age of building**  
15-20 years

**Temperature**  
Above 85 degrees

**Weather**  
Sunny and dry

**Ground conditions**  
Normal

# 1. 1. Structure

## DESCRIPTION OF 1. STRUCTURE

---

Foundation:	Slab
Floor Structure:	Slab
Wall Structure:	Masonry
Ceiling Structure:	Truss
Roof Structure:	Trusses
Roof Type	Gable

## 1.1 LIMITATIONS

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces (e.g. drywall, paneling, etc.) cannot be inspected.
- Crawlspace that are not accessible or have limited access (<2 ft. of headroom) or that may contain hazardous materials or other potentially hazardous conditions to the inspector are not entered.
- Attic load bearing components (e.g. trusses, ceiling joists, etc.) covered with insulation cannot be traversed (i.e. walked upon). Thus, attics are typically inspected only at the access points (i.e. scuttle openings).
- Furniture and/or stored items may restrict access and the inspection to some areas in and around the home (e.g. *home furnishings*).
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a professional home inspection.

Please also refer the [Inspection Agreement](#) contract for a detailed explanation of the scope of this inspection.

## 1.2 FOUNDATION, BASEMENT AND CRAWLSPACE

---

Comments: INSPECTED-defective



Foundation is becoming exposed due to the wash away of ground near home. This is being caused by the lack of gutters. Recommend gutters be attached to home to help prevent further washout.

## 1.3 COLUMNS OR PIERS

---

Comments: Not Present

## **1.4 WALLS**

---

Comments: INSPECTED

## **1.5 FLOORS**

---

Comments: INSPECTED

## **1.6 CEILINGS**

---

Comments: INSPECTED

## **1.7 ROOF STRUCTURE AND ATTIC**

---

Comments: INSPECTED

Note: It is not plausible for an inspector to be able to inspect 100% of an attic space and its structure. As a minimum, areas within three feet of the fascia are not accessible. Due to conditions limiting the inspectors access or safety the inspector as an estimate was able to inspect 80-100%.

## 2. 2. Exterior

### DESCRIPTION OF 2. EXTERIOR

---

Wall Covering:	Stucco
Eaves, Soffits, and Fascias:	Aluminum
Exterior Doors:	Metal
Window/Door Frames and Trim:	Aluminum
Entry Driveways:	Pavers
Entry Walkways and Patios:	Pavers
Porches, Decks, Steps, Railings:	Concrete covered or enclosed
Overhead Garage Door(s):	Steel
Surface Drainage:	Graded Away From House
Retaining Walls:	None
Fencing:	None

### Exterior of Home



Exterior Front



Exterior Right



Exterior Rear



Exterior Left

### 2.1 LIMITATIONS

---

This is a visual inspection limited in scope by (but not restricted to) the following conditions:



- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawall's, break walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

## 2.2 WALL CLADDING

Comments: INSPECTED-defective



Stucco cracks are present throughout exterior. Stucco cracks are a result of typical shrinkage and setting and are not considered a structural defect. However, all stucco cracks require sealing to prevent water intrusions. Water intrusions will exasperate conditions and cause additional failures and damage in the future.



Exterior paint appears to beyond its serviceable life expectancy. Recommend repainting as soon as possible.

## 2.3 TRIM & FLASHING

---

Comments: INSPECTED

## 2.4 EXTERIOR DOORS

---

Comments: INSPECTED

## 2.5 WINDOWS (AS SEEN FROM EXTERIOR)

---

Comments: INSPECTED

## 2.6 PORCHES, DECKS, BALCONIES, STEPS AND RAILING

---

Comments: INSPECTED

## 2.7 DRIVEWAYS

---

Comments: INSPECTED

## 2.8 VEGITATION

---

Comments: INSPECTED-defective



Palm tree in front yard is dead and in need of removal.

## 2.9 EAVES, SOFFITS AND FASCIA

---

Comments: INSPECTED

## 2.10 ADDITONAL BUILDINGS ON PROPERTY

---

Comments: Not Present

## 2.11 IRRIGATION

---

Comments: INSPECTED-operational



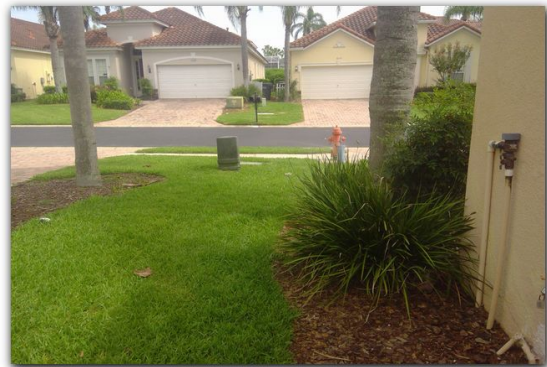
Zone 1



Zone 2



Zone 3



Zone 4



## 3. 3. Roofing

### DESCRIPTION OF 3. ROOFING

Roof Covering:	Ceramic Tile
Roof Flashing's:	Metal
Chimneys:	None
Roof Drainage System:	None
Skylights:	None
Method of Inspection:	From ladder (Material may be damaged if walked)

### Roofing Pictures







### 3.1 LIMITATIONS

---

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- ❖ Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- ❖ Evidence of prior leaks may be disguised by interior finishes.
- ❖ Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- ❖ Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- ❖ Roof inspection may be limited by access, condition, weather, or other safety concerns.

### 3.2 FLASHINGS

---

Comments: INSPECTED-Limited

Due to the shape and orientation of the roof Inspector could not visually inspect all flashing.

### 3.3 SKYLIGHTS AND ROOF PENITRATIONS

---

Comments: INSPECTED

### 3.4 ROOF DECKING

---

Comments: INSPECTED

### 3.5 ROOF DRAINAGE SYSTEMS

---

Comments: INSPECTED

## 4. 4. Insulation / Ventilation

### DESCRIPTION OF 4. INSULATION / VENTILATION

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Attic Insulation:	Blown Fiberglass
Crawl Space Insulation:	Other
Vapor Retarders:	Other
Roof Ventilation:	Gable Vents • Roof Vents
Crawl Space Ventilation:	No Ventilation Found

### Picture of Insulation in Attic



### 4.1 LIMITATIONS

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The inspection does not include the presence, extent, and type of insulation and vapor barriers in the exterior walls which are typically not readily visible. If you wish to know more about the 'tightness' or energy efficiency of the home you should have a specialist further evaluate the home (e.g. energy rater).
- Insulation/ventilation type and levels in concealed areas cannot be determined (e.g. *vaulted ceilings, covered walls, etc.*). Furthermore, insulation and vapor barriers are not disturbed (*i.e. not walked on or moved*) and no intrusive or destructive tests (*such as cutting openings in walls to look for insulation*) are performed.
- Potentially hazardous materials such as [Asbestos](#), [Vermiculite](#), and Urea Formaldehyde Foam Insulation ([UFFI](#)) will be brought to your attention if present but these materials cannot be positively identified without a more detailed inspection and laboratory analysis. This is beyond the scope of the

- inspection.
- Any estimates of insulation R values or depths are rough average values; insulation types and depths typically vary in attic spaces.

Please also refer to the Inspection Agreement contract for a detailed explanation of the scope of this inspection.

## 4.2 INSULATION IN ATTIC

---

Comments: INSPECTED

### Insulation on horizontal areas



## 4.3 VENTILATION OF ATTIC

---

Comments: INSPECTED

## 4.4 VENTING SYSTEMS

---

Comments: INSPECTED



## 5. 5. Electrical

### DESCRIPTION OF 5. ELECTRICAL

<b>Size of Electrical Service:</b>	150 Amp
<b>Service Drop:</b>	Underground
<b>Service Entrance Conductors:</b>	Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	Other
<b>Service Grounding:</b>	Copper
<b>Sub-Panel(s):</b>	None visible
<b>Distribution Wiring:</b>	Copper
<b>Wiring Method:</b>	Non-Metalic Cable 'Romex'
<b>Switches &amp; Receptacles:</b>	Grounded
<b>Ground Fault Circuit Interrupters:</b>	Bathroom(s) • Exterior • Garage • Kitchen
<b>Smoke Detectors:</b>	Present

### Service Disconnect



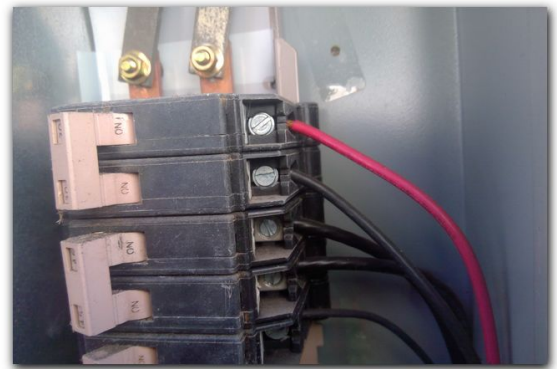
Disconnect with cover



Disconnect without Cover



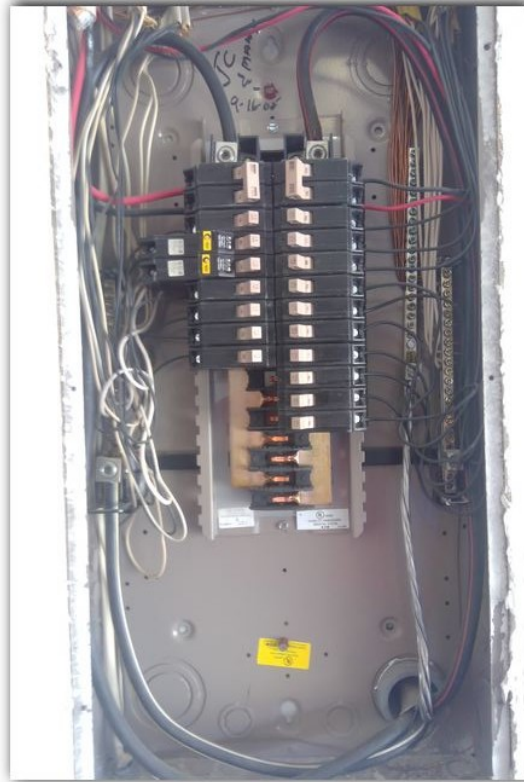
**Main Feed Wires**



**Distribution Wiring**



**Distribution Panel W/Cover**



**Distribution Panel W/O Cover**

## 5.1 LIMITATIONS

---

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- ❖ Electrical components concealed behind finished surfaces are not inspected.
- ❖ Only a representative sampling of outlets and light fixtures were tested.
- ❖ Furniture and/or storage restricted access to some electrical components which may not be inspected.
- ❖ The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

## 5.2 SERVICE ENTRANCE

---

Comments: INSPECTED

## 5.3 GROUNDING

---

Comments: INSPECTED

## 5.4 SERVICE DISCONNECT PANEL

---

Comments: INSPECTED

## 5.5 DISTRIBUTION PANEL

---

Comments: INSPECTED

## 5.6 FIXTURES

---

Comments: INSPECTED-defective



Although still operational ceiling fans on rear patio are corroded and in need of repair.

## 5.7 RECEPTACLES AND SWITCHES

---

Comments: INSPECTED

## 5.8 GFCI (GROUND FAULTCIRCUIT INTERRUPTERS)

---

Comments: INSPECTED

## 5.9 SMOKE/CARBON MONOXIDE DETECTORS

---

Comments: INSPECTED

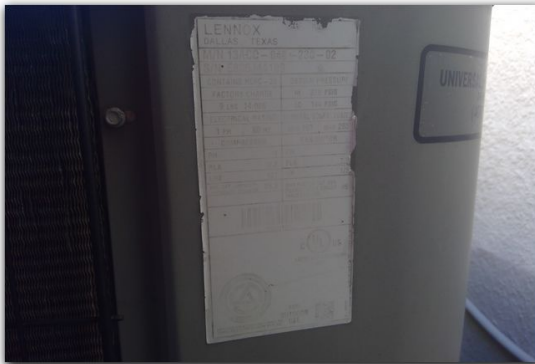
Note: Smoke detectors/carbon monoxide detectors are not tested for function. All detectors should be replaced if older than five years of age.

## 6. 6. HVAC (HEATING & COOLING)

### DESCRIPTION OF 6. HVAC (HEATING & COOLING)

Heating Energy Source:	Gas
Heating System Type:	Forced Air Furnace
Cooling Energy Source:	Electricity
Cooling System Type:	Central Air
Heat Distribution Methods:	Ductwork
Other Components:	None

### HVAC System One



**Mfg Date of Compressor 2005**



**Overall Pic of Compressor**



**Mfg Date of Air Handler 2005**



**Overall Pic of Air Handler**

Note: The typical life expectancy of the average system is 12-16 years. However, many homeowners will replace their systems after 10 years to achieve a higher efficiency rating. If you system is over 12 years it should be considered at the end of its life expectancy and replaced.



## 6.1 LIMITATIONS

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- We do not activate or operate heating and/or cooling systems that do not respond to normal controls (*i.e. thermostat*) or has been shut down.
- The efficiency of the heating supply or distribution balance is not determined (*this is beyond the scope of the inspection*).
- The interior condition of exhaust pipes and/or flues cannot be inspected without dismantling and thus is beyond the scope of the inspection.
- Furnace heat exchangers and/or evaporative coils within forced air HVAC systems are not inspected (*this would generally require dismantling of the equipment which is beyond the scope and should only be performed by a licensed HVAC technician*).
- Solar space heating equipment/systems are not inspected. You should have them inspected by a specialist.
- Heating equipment controls and/or gauges are not dismantled for any reason.
- A check of the system pressure, current draws and/or any other technical HVAC (Heating/Ventilation/Air Conditioning) system checks are beyond the scope of the inspection.
- Window mounted air conditioning units are not inspected since these are considered portable units.
- Air conditioning systems are not activated when outside air temperature is below 50 degrees F (*or has been in the last 24 hrs*) to prevent damage to the equipment.
- Potentially hazardous materials such as [Asbestos](#), wrapping over ductwork cannot be positively identified without a more detailed inspection and laboratory analysis. This is beyond the scope of the inspection. However, we will alert you to the presence of the material (typically found in older homes).

Please also refer to the [Inspection Agreement](#) contract for a detailed explanation of the scope of this inspection.

## 6.2 HEATING EQUIPMENT

---

Comments: INSPECTED-operational

### Heating System One Temperature



**Heat Supply Temperature**



**Return Air temperature**



**Picture of Coils**

### **6.3 COOLING EQUIPMENT**

---

Comments: INSPECTED-operational

#### **Cooling System One Temperature**



**Cool Supply Temperature**



**Return Air temperature**



Overflow valve for a/c is full of water. Clogged overflow pipe is in need of cleaning by a certified HVAC

technician.

## 6.4 THERMOSTAT

---

Comments: INSPECTED-operational

## 6.5 AIR FILTER

---

Comments: INSPECTED

## 6.6 DISTRIBUTION SYSTEM (DUCTS)

---

Comments: INSPECTED

### Ductwork



## 6.7 APPLIANCE VENTING

---

Comments: INSPECTED



# 7. 7. Plumbing

## DESCRIPTION OF 7. PLUMBING

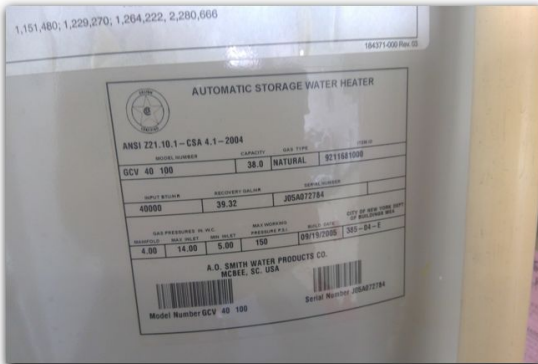
<b>Water Supply Source:</b>	Public Water Supply
<b>Service Pipe to House:</b>	PVC/CPVC
<b>Main Water Valve Location:</b>	Exterior Right
<b>Interior Supply Piping:</b>	CPVC
<b>Waste System:</b>	Public Sewer
<b>Drain, Waste, &amp; Vent Piping:</b>	PVC
<b>Water Heater:</b>	Gas



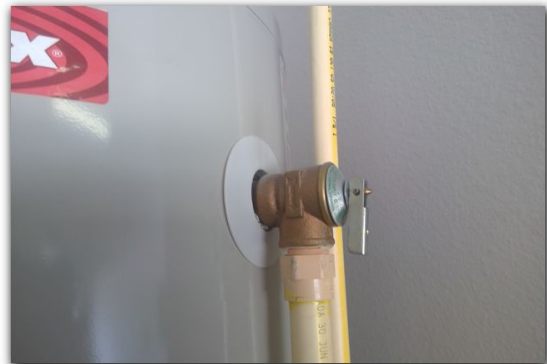
**Overall of Water Heater**



**Service Pipes**



**Manufacture Date**



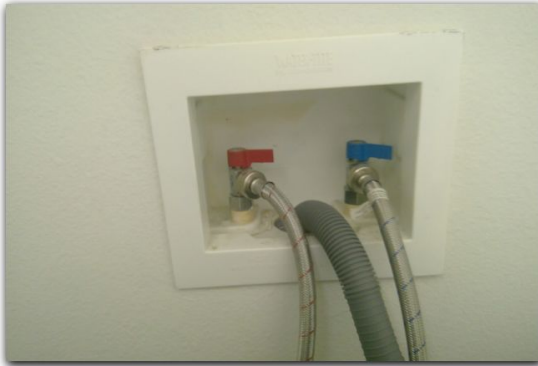
**Pressure Relief Valve**



**Drain Pipes in Residence**



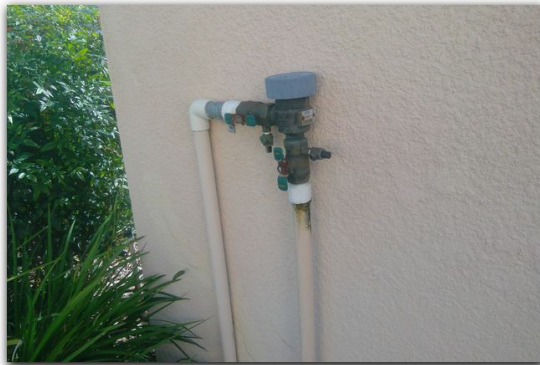
**Distribution Pipes**



**Washer Drain**



**Main Shut Off**



**Back Flow Preventer**



**Water temperature**

## 7.1 LIMITATIONS

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- 'Winterized' plumbing systems cannot be operated and tested for leaks (*this includes both water supply and drain lines*). We recommend the home (or building) be 'de-winterized' prior to inspection.
- Activation or operation of a water heater that does not respond to normal controls (*i.e. thermostat*) or has been shut down.
- Portions of the plumbing system concealed by finishes and/or stored items (*e.g. below sinks, behind walls, etc.*), below the structure, or beneath the ground surface are not inspected.
- Water quality is not determined in this report (*refer to the well and septic evaluation report, if applicable*).
- Water conditioning systems (*e.g. softeners, iron extractors, filtrations systems, etc.*), solar water heaters, fire and lawn sprinkler systems are not inspected.
- The location of private wells and waste disposal systems are not verified and are not inspected (*Note: Sellers are usually responsible for this*).
- Pools (above or below ground) and/or hot tub inspections are outside the scope of this inspection. We recommend you have a specialist evaluate them.
- Overflow drains (*e.g. basement floor drains*) are not tested.
- Hose bibs are not tested during the winter months or when outside temperatures are below freezing.

Please also refer to the [Inspection Agreement](#) contract for a detailed explanation of the scope of this inspection.

## **7.2 PLUMBING DRAIN AND WAISTE SYSTEM**

---

Comments: INSPECTED

## **7.3 WATER SUPPLY AND DISTRIBUTION SYSTEM**

---

Comments: INSPECTED

## **7.4 HOT WATER SYSTEM**

---

Comments: INSPECTED

## **7.5 MAIN SHUT OFF**

---

Comments: INSPECTED

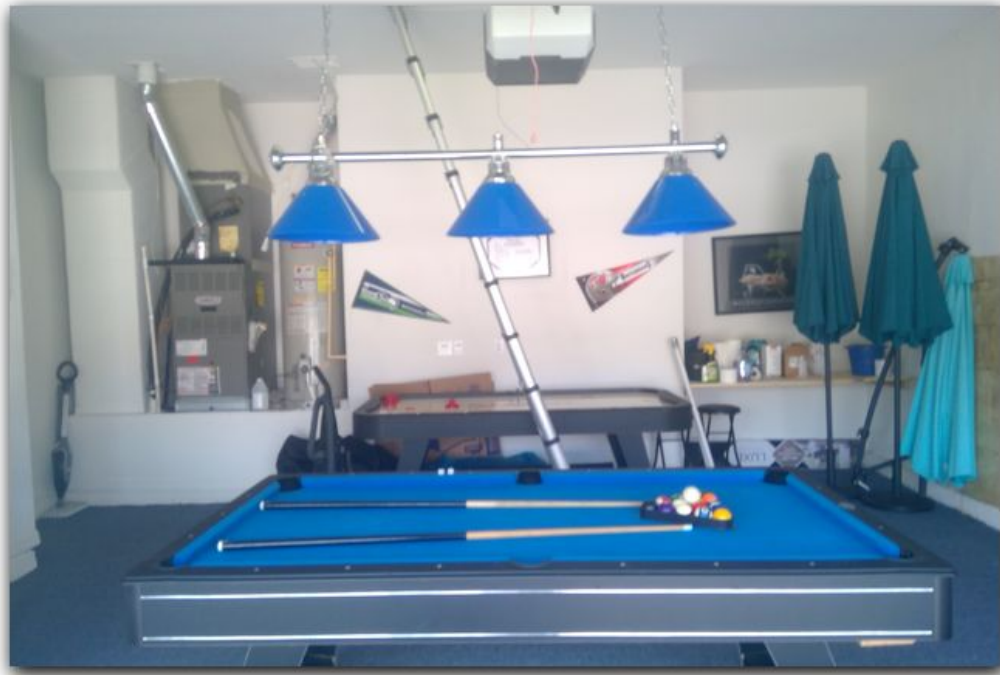
## 8. 8. Garage

### DESCRIPTION OF 8. GARAGE

---

Garage Type:	Integrated Garage
Garage Doors:	One
Garage Door Material(s):	Steel

### Overall of Garage Interior



### 8.1 LIMITATIONS

---

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces (e.g. framing) cannot be inspected.
- Stored items and/or automobiles within the garage may limit the inspection.
- Ancillary outbuildings and/or structures (e.g. pole barns, sheds, playground equipment, seawalls, etc.) are not inspected (*unless specifically requested by contract – Note: additional fees apply*).

Please also refer to the [Inspection Agreement](#) contract for a detailed explanation of the scope of this inspection.

### 8.2 WALLS

---

Comments: INSPECTED

### 8.3 FLOOR

---

Comments: INSPECTED-Limited

Garage floor could not be inspected properly due to stored materials.

### 8.4 CEILING

---

Comments: INSPECTED



### 8.5 FIRE RATED DOOR

---

Comments: INSPECTED

### 8.6 GARAGE DOOR

---

Comments: INSPECTED-operational

### 8.7 GARAGE DOOR OPENER AND SENSORS

---

Comments: INSPECTED-operational



## 9. 9. Interior Rooms

### DESCRIPTION OF 9. INTERIOR ROOMS

---

Wall and Ceiling Materials:	Drywall
Floor Surfaces:	Laminate • Tile
Window Type(s) & Glazing:	Single Pane
Doors:	Wood-Hollow Core
Bedroom Count:	3
Bathroom Count:	2

### Interior of Home



### 9.1 LIMITATIONS

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Home furnishing, personal stored items, appliances and/or wall hangings are not moved (*in most cases*) to permit inspection and may block defects. We recommend re-inspection of the property for all occupied homes upon vacancy or at 'final walk-thru' (*Note: additional fees may apply*).
- Window treatments, wallpaper, and other interior finish treatments are not the focus of this inspection (considered as cosmetic) and therefore not inspected.
- Attached wall coverings, ceiling coverings, and/or panels are not removed which may destroy the items being evaluated.
- The cosmetic condition of floors, walls, and ceiling coverings are not focused on in this report, but may be brought to your attention.
- Recreational facilities, alarms, intercoms, speaker systems, radio controlled devices, security devices are not inspected.
- An analysis of indoor air quality is not part of the inspection unless explicitly contracted-for and discussed in this or a separate report. Also excluded are the determination/testing of [molds](#), [mildew](#), [insects](#), and other flora or fauna and their consequent damage, toxicity, odors, waste products, and noxiousness (*although we*

*may alert you to their presence and make any follow-up recommendations).*

Please also refer to the Inspection Agreement contract for a detailed explanation of the scope of this inspection.

## **9.2 FLOORING**

---

Comments: INSPECTED

## **9.3 CEILING**

---

Comments: INSPECTED

## **9.4 WALLS**

---

Comments: INSPECTED

## **9.5 INTERIOR DOORS**

---

Comments: INSPECTED

## **9.6 STEPS AND STAIRWAYS**

---

Comments: INSPECTED

## **9.7 WINDOWS**

---

Comments: INSPECTED

## **9.8 CABINETS**

---

Comments: INSPECTED

## **9.9 MOULDING AND TRIM**

---

Comments: INSPECTED

# 10. 11. Kitchen / Appliances

## DESCRIPTION OF 11. KITCHEN / APPLIANCES

---

<b>Wall and Ceiling Materials:</b>	Drywall
<b>Floor Surfaces:</b>	Tile
<b>Kitchen Cabinets:</b>	Wood
<b>Countertop(s):</b>	Granite
<b>Appliances Tested:</b>	Electric Range • Microwave Oven • Dishwasher • Waste Disposer • Refrigerator • Clothes Dryer • Clothes Washer
<b>Dryer:</b>	Electric

### Kitchen Overall





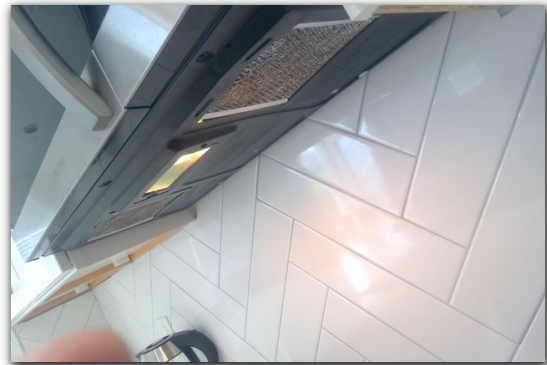
Dishwasher



Disposal



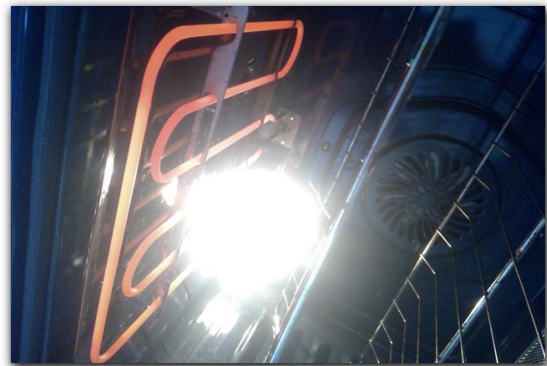
Cook top



Exhaust fan



Oven



Broiler



Refrigerator



Freezer



Microwave

## 10.1 LIMITATIONS

---

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.
- Programmable thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Stored items within cabinetry may hide additional defects (i.e. and may be labeled as not visible for inspection).
- Small household appliances or other non-built-in appliances are not inspected (e.g. portable dishwashers, non-built-in stoves, countertop microwaves, etc.).
- Laundry machines are not tested as these are considered 'portable' appliances. ☐ Central vacuum systems are not inspected.
- Timers and other specialized appliance features and/or controls are not inspected.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Information from manufacturer recalls or information contained in the [Consumer Protection](#) Bulletin is excluded from this report.

Please also refer to the [Inspection Agreement](#) contract for a detailed explanation of the scope of this inspection.

## 10.2 STOVE/COOKTOP

---

Comments: INSPECTED-operational

## 10.3 VENT HOOD

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Comments: INSPECTED-operational

## 10.4 MICROWAVE

---

Comments: INSPECTED-operational

## 10.5 DISPOSAL

---

Comments: INSPECTED-operational

#### **10.6 DISHWASHER**

---

Comments: INSPECTED-operational

#### **10.7 REFRIGERATOR**

---

Comments: INSPECTED-operational

#### **10.8 CABINETRY**

---

Comments: INSPECTED

#### **10.9 COUNTER TOPS**

---

Comments: INSPECTED

#### **10.10 SINK AND FAUCET**

---

Comments: INSPECTED

# 11. 12. Bathroom(s)

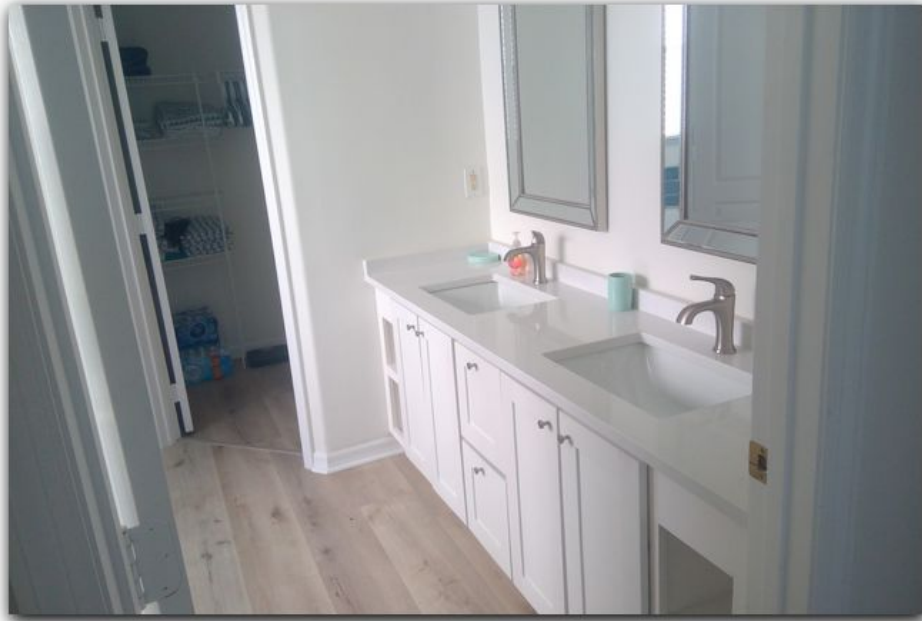
## DESCRIPTION OF 12. BATHROOM(S)

---

Wall and Ceiling Materials:  
Floor Surfaces:

Drywall  
Tile

### Bathroom Overall



## 11.1 LIMITATIONS

---

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces cannot be inspected.
- Steam rooms and/or saunas are not inspected (*beyond the scope*).
- Outhouses are not inspected.

Please also refer to the [Inspection Agreement](#) contract for a detailed explanation of the scope of this inspection.

## 11.2 VANITY(S)

---

Comments: INSPECTED

## 11.3 SHOWER/TUB/ENCLOSURE

---

Comments: INSPECTED



#### 11.4 WATER CLOSET/ TOILET

---

Comments: INSPECTED-defective



Water closet (toilet) is loose to floor in master bathroom. Mold or further damage may be present in areas that are not visible to inspector. Requires further evaluation and repair by a licensed contractor.

#### 11.5 VANITY TOPS

---

Comments: INSPECTED

#### 11.6 SINKS AND FAUCETS

---

Comments: INSPECTED

#### 11.7 LIGHTING

---

Comments: INSPECTED

#### 11.8 VENTILATION

---

Comments: INSPECTED



## 12. 13. Pool

### DESCRIPTION OF 13. POOL

---

Filter Type:	Pleated Cartridge
Heater Type:	Natural Gas
Enclosure Present:	Yes

### Overall picture of equipment



### 12.1 LIMITATIONS

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### 12.2 POOL ELECTRICAL

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### 12.3 POOL PUMP

---

Comments: INSPECTED



## 12.4 CLORINATOR

---

## 12.5 VALVES

---

## 12.6 FILTER AND HOUSING

---

## 12.7 HEATER

---

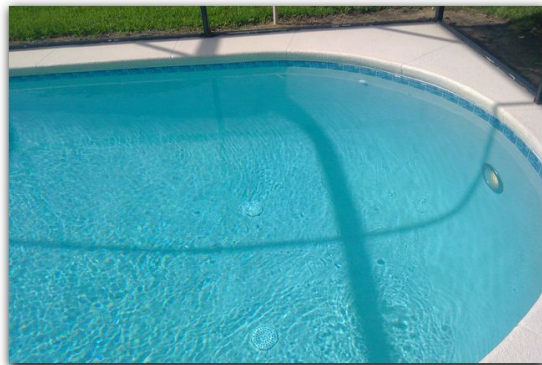
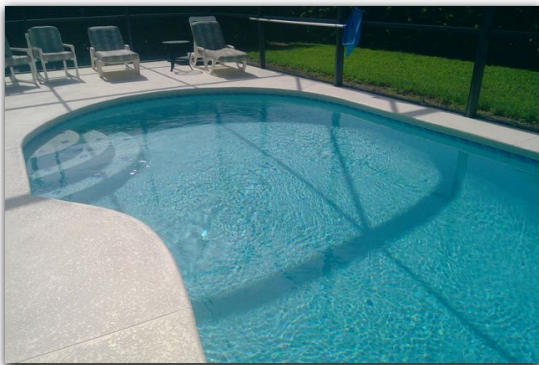
Comments: INSPECTED-operational



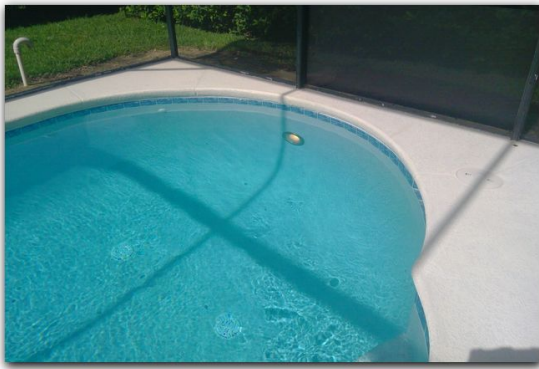
## 12.8 POOL WALL AND SURFACE

---

Comments: INSPECTED







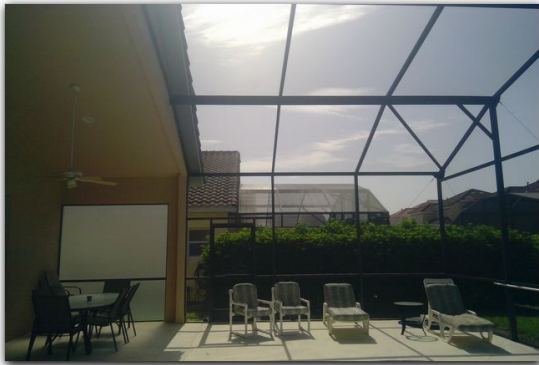
## 12.9 POOL AND SPA LIGHTS

---

## 12.10 FRAME ENCLOSURE

---

Comments: INSPECTED



## 12.11 SCREENING

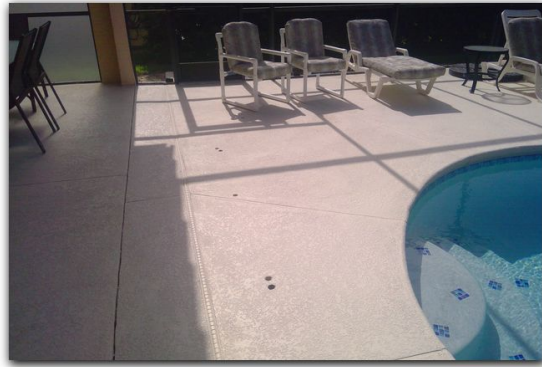
---

Comments: INSPECTED

## 12.12 DECKING

---

Comments: INSPECTED



### 12.13 CHILD & PET PROTECTIVE FENCING

---

### 12.14 SOLAR PANELS

---

Comments: Not Present



# 13. 14. Thermal Imaging

## DESCRIPTION OF 14. THERMAL IMAGING

---

Thermal info...

Logo

# Maintenance Advice

## UPON TAKING OWNERSHIP

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After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ☐ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas.
- ☐ Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

## REGULAR MAINTENANCE

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### EVERY MONTH

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- ☐ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.

- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ☐ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ☐ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors. ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

#### **ANNUALLY**

- ☐ Replace smoke detector batteries.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

## **PREVENTION IS THE BEST APPROACH**

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Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

***Scan our contact info for future reference directly into your smart-phone here >***