

Inspect It Right

Home Inspection Report



123 MAIN STREET, ANYTOWN USA
Inspection prepared for: JOHN DOE
Inspection Date: 1/1/2010 Time: 10:00 AM
Age: 2001 Size: 2754 Sq Ft
Weather: PT CLOUDY

Inspector: David Semmel
Florida Home Inspector License - HI334 InterNACHI Membership - #09051201
American Inspectors Society - # 0904 - 11376

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A building inspection is a non-invasive visual examination of a dwelling, performed for a fee, which is designed to identify observed material defects within specific components of the dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the building, as identified and agreed to by the Client and Inspector, prior to the inspection process. Inspection was performed for the client noted above and can not be transfers to any other person and/or entity.

Congratulations on buying your new home.

The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming.

What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damaged caused by termite infestation, for example.
4. Safety hazards. Such as a lack of GFCI-protection.

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). 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. Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

INTRODUCTION, SCOPE, & COMPLIANCE STATEMENT INTRODUCTION:

The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the National Association of Certified Home Inspectors. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and it is part of the report. The cost estimates and video are not part of the bargained-for report.

SCOPE:

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee, or insurance by INSPECT IT RIGHT, LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

TO BE CONCISE, the following phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property:

EX- EXCLUDED FROM REPORT: Denoted that the system was not present at the time of the inspection.

NI- NOT INSPECTED: Denotes that the system was not inspected and/or that the system could not be inspected due to no power or water to the home or system was not properly installed.

RM- RECOMMEND MAINTIANENCE: Denotes a system or component that should receive normal maintenance, repair, or adjustment in order to function properly.

CN- CORRECTION NEEDED: Denotes a system or component that is deficient and/or at the end of its service life, and needs corrective action by a professional. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations are recommended to be made prior to closing or purchasing the property.

PF- PERFORMING INTENDED FUNCTION: At the time of the inspection the unit and/or system was performing as intended.

By allowing us to complete and receive payment for your inspection you agree that you have read and understand the terms and limitations of the visual home inspection. And that we do not portray ourselves as an expert in any field, but we give an overall general condition of the home at the time of the inspection.

INSPECTION DETAIL

EX NI RM CN PF

1. Construction Yr

2001

2. Home Type

Home Type: Single family home

3. Total Square feet under Roof

Total Square Feet: 2700-2800 sq ft
Total Living Square Feet: 1900-2000 sq ft

4. Structure Type

Structure Type: Concrete block

5. House Faces

House faces: West

6. Occupancy

Occupancy: Occupied - Furnished: Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings.

7. Attendance

Buyer Agent present

8. Weather

Weather: Partly Cloudy
Temperature: 72 degrees

9. Rain within the last 3 days

No

10. Payment for Inspection

Inspection Fee - \$ 000.00
Payment due - Please call office to setup payment arrangements

Checks can be mailed to:
Inspect It Right
1500 Beville Road
Suite 606-253
Daytona Beach, FL 32114

PLUMBING

We are not professional plumbers. Feel free to hire one prior to closing.

All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 5 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

EX- Excluded from Report, NI- Not Inspected, RM- Recommend Maintenance, CN- Correction Needed, PF- performing Intended Function

EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1. Sinks

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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2. Countertop/Cabinet

Countertop Type(s): Laminate • Composite

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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3. Bath Tub

Types of Tubs: Metal, Fiberglass

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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4. Shower

Shower wall: Ceramic tile

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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5. Commodes

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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6. Drainage System

Drainage Type: PVC

Drainage Leaks: No active leaks at the time of the inspection

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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7. Distribution System

Distribution Type: Copper

Distribution Leaks: No active leaks at the time of the inspection.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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8. Water Pressure

Water pressure: Good

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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9. Exterior Spigot

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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10. Main Shut-off Valve

Shut-off Locations: Front yard • Garage wall

APPLIANCES

We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances. If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

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EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. Dishwasher

Model: Maytag

Observations:

1.1. Damage to the handle of the dishwasher. Door can still be opened with missing handle.



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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2. Range/Oven

Model: General Electric

Unit Type: Free Stand - Electric

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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3. Venthood

Model: General Electric

Vent type: Vented to the exterior

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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4. Refrigerator

Model: Whirlpool

Temperature: Freezer Temp: 12 Degrees Refrigerator Temp: 42 Degrees

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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5. Garbage Disposal

Model: Badger

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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6. Clothes Washer

Model: Maytag

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7. Clothes Dryer

Model: Maytag

Type: Electrical Unit

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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8. Water Heater

Model: A.O. Smith

Water Heater Size: 55 Gallons, Electric Unit

Water Heater Age: 2001

Life expectancy: With proper maintenance a water heater will typically last 8-12 years.

Hot water temperature at the time of the inspection was - 130 Degrees.

Observations:

8.1. Water temperature is set excessively high. Hot water temperature above 125 degrees can lead to scalding very quickly. Recommend setting water temperature between 115 - 120 degrees.

ELECTRICAL

We are not electricians. Feel free to hire an electrician prior to closing.

If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1. Electrical Panel

Main panel box location: South exterior of home : Panel box Manufacturer: Square D
Sub Panel Box Location: Garage : Sub panel box Manufacturer: Square D
Main Supply Type: Aluminum • Distribution Supply Type: Copper

2. Main Breaker

House main beaker: 200 amp

EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. Electrical Service

Type of Service to House: Under Ground

EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. Switches/Fixtures

EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Outlets

Location of GFCI outlets: Kitchen, Bathrooms, Garage, Exterior Outlets

EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. Wiring

EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. Exhaust Fans

Type of fans: Bathroom exhaust fans vent to the exterior

MAIN HEATING/AIR CONDITIONING

We are not HVAC professionals. Feel free to hire one prior to closing.

We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine cooling supply adequacy or distribution balance. We do not operate the cooling system when the outside temperature is too cool, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

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1. Exterior - AC Compressor Unit

Compressor Type: Heat pump system

Age of Unit: 2001

The compressor is located on the exterior east.

- The ambient air test was performed by using thermometers at the registers of the air conditioning system to determine if the difference in temperatures of the cool and return air are between 16 degrees and 22 degrees which indicates that the unit is cooling as intended. The cool air temperature on your system read 58 Degrees, and the return air temperature was 72 Degrees. This indicates that the unit is not cooling properly and a licensed HVAC contractor is recommended to inspect for the cause and/or problem that is preventing system from cooling properly.

Observations:

- Rust along the housing of the exterior air conditioning unit (Condenser).
- The air conditioning system was cooling at a 14 degrees difference between the return air and cold air temperatures. Recommend servicing and inspection by a licensed HVAC professional.



Rust along exterior unit

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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2. Interior Air Handler Unit

Location: Garage

Age of Unit: 2001

Type: Electric forced hot air

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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3. Condensation Drain

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4. Refrigerant Lines

Observations:

- Deterioration to the insulation along the low pressure line at the exterior unit.


 5. *Thermostat*

Type of Thermostat: Digital - programmable type.
Thermostat located: hallway

 6. *Registers*
 7. *Filters*

Filter replaced at base of air handler
Filter size: 20 x 20 x 1

 8. *Duct Work*
 9. *Notes*

Notes:

- With proper maintenance a split package unit typically last 10 -15 years.
- Due to the age of the split package system it is recommended that the system is inspected and serviced by a licensed HVAC professional. Although the unit was cooling, it did not appear to cool as efficient as this system should be cooling at.

INTERIOR

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke. We are not certified chimney professionals. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.com.

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EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1. Windows

Window Type: Single Hung - Single Pane • Solid - Single Pane

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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2. Doors

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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3. Walls/ Ceilings / Floors

Note: There are cosmetic deficiencies inside the home (typical). Cosmetic deficiencies are not included inside the report. Cosmetic deficiencies are things like but limited to missing and/or poorly installed trim, minor damage to the walls and/or doors, poorly painted areas and minor damage to flooring material.

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4. Skylights

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5. Fireplace

No fireplace installed within the home

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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6. Door Bell

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7. Smoke Detectors

Observations:

7.1. Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace batteries twice a year.

ATTIC

The inspector shall inspect all visible insulation and vapor retarders in unfinished spaces. The inspector will also inspect all visible and accessible ventilation of attics and mechanical ventilation systems. Inspector will comment on visible and accessible areas of absence of insulation in unfinished spaces at conditioned surfaces. The inspector is NOT required to disturb insulation. Attic access can be limited by excessive insulation covering rafters or if inspector deems accessing the attic to be unsafe.

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EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1. Attic Access

Accessed by: Pull Down Ladder in garage
 Attic Access: Limited Accessibility - Attic area above the main house was not accessible

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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2. Insulation

Materials: Fiberglass batt insulation • Blown in cellulose insulation noted.

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3. Truss & Rafter

Truss Attachment: Single Strap

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4. Sheathing

Type of Sheathing Plywood

Observations:

4.1. Water staining along the south slope of the garage. This area can be seen from the attic access in the garage. It appears that staining is due to a possible flashing issue. Recommend contacting a roofing contractor to determine the best repair options and cost of repairs.



Water staining and wood rot



Exterior view of damage area

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5. Attic Ventilation

Types of ventilation: Ridge vent • Soffit vents

Observations:

5.1. Scattered nails of the ridge vent are not sealed in. Not having nails sealed can cause nails to become loose and leak. Recommend sealing in the current nails and/or have the nails replaced with vents screws.



EXTERIOR

We are not exterior experts. Feel free to hire an exterior contractor prior to closing.

Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided. We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

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EX NI RM CN PF

1. Exterior Wall

Materials: Framed Structure • Siding: Stucco

2. Slab Foundation

3. Sidewalks/Walkway

Materials: Concrete sidewalk

4. Patio/Porch

5. Patio Enclosure

6. Sprinkler System

Observations:

6.1. The rain sensor along the north exterior eave is not set properly. Unit currently can not collect rain to control the irrigation system. This will allow sprinkler system to turn on during rain storms and could lead to fines from the city.

7. Water Drainage (Foundation area only)

8. Storm Shutters

Type of Shutters: No storm shutters present at the time of the inspection.

ROOF

We are not professional roofers. Feel free to hire one prior to closing.

We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

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EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1. Roof

Inspected From: Walked on surface of the roof • Type of Roof: Hip
 Roof Covering Type: Architectural asphalt shingles
 Age of Roof: 10-12 Years Old
 Life expectancy: With proper maintenance architectural shingles typically last 25-30 years

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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2. Flashing

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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3. Eaves & Facia

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4. Gutters

Gutter Installation: Full system installed

Observations:

- 4.1. Gutters and/or downspouts drain on the foundation of the house. Recommend installing splash blocks or extensions to carry water away from the foundation a minimal of 3- 4 feet.
- 4.2. Scattered gutter seams are leaking. This can lead to and has caused wood rot along the wood fascia board.
- 4.3. Damage to the south endcap of the rear patio gutter.



Leaky gutter seam



Damage south endcap

PARKING/GARAGE

We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall. We do not pressure test the garage door openers.

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EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1. Driveway

Driveway material: Concrete

EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Parking

Type of Parking: Garage

EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Garage Door

Type of Garage Door: Single car - Metal door • 2-car - metal door

Observations:

3.1. South track along the 2-car garage door has a loose bracket at the base of the track. Recommend tightening bolt along the wall.



EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Garage Door Opener

Installed Garage Door Opener: Chain drive opener noted.

Observations:

4.1. Garage vehicle door auto-reverse is set too high. Recommend adjusting pressure to allow door to reverse at less pressure.

POOL

We do not evaluate pool chemical levels as part of our inspection service. Inspection includes a visual inspection of visible and accessible pool surfaces, walks, patios, decks, pool pump and components. It is always recommended for you to have a pool specialist evaluate all pool systems before the close of escrow, and you should be aware of local ordinances governing pool safety.

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EX	NI	RM	CN	PF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1. Gate & Fence Condition

Materials: Screen enclosure

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2. Filter

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3. Skimmer and Basket

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4. Pool Heater

Materials: No heating system present

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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5. Lights

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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6. Pumps

Observations:

6.1. Minor leak at the lid on the top of the pool pump. This is allowing air into the pool pump and could be due to a worn gasket at the lid. Service from a pool professional is recommended.



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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7. Pool Structure

Type: In ground
Materials: gunite

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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8. Tile

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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9. Timer

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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10. Water Condition

Observations:

10.1. Chemical levels are not taken at the time of the inspection. Recommend taking a sample of the pool water to a local pool supply company to determine chemical levels.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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11. Electrical

CONCLUSION

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

PRE-CLOSING WALK THROUGH:

The walkthrough prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walkthrough. Defects or problems that were not found during the home inspection may be discovered during the walkthrough. Client should be thorough during the walkthrough. Any defect or problem discovered during the walkthrough should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases INSPECT IT RIGHT,LLC of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walkthrough. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.

In closing, if our service has far exceeded your expectations we would appreciate referring our services to your friends and families. We look forward in servicing their inspections needs as we did for you.

Thank you,
David Semmel
Owner/Lead Inspector

EX NI RM CN PF