

Inspection Report

123 Sample Report, Orlando, Florida 32819



Inspection Date April 19, 2019
Client Jane Doe
Inspector Owen Thompson
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InterNACHI NACHI18102708, FLdbpr HI10888



Clear Choice Home Inspection Service, LLC

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General Information

- # Of Stories: 2
- Cooling System: Central
- Foundation Design: Slab on grade
- Ground Conditions: Wet
- Heating System: Electric
- House Faces: West
- Method To Inspect Attic: Inside attic
- Occupancy: Vacant
- Present During Inspection: Buyer's agent, Buyer
- Recent Rain (3 Days): Yes
- Sewer System: Septic system
- Square Footage: 3212
- Style Of Home: Colonial
- Temperature: 72
- Water Source: Public
- Weather Conditions: Windy, Rain
- Year Built: 1988

CLEAR CHOICE HOME INSPECTION

Scope of Inspection

- The inspection is limited to visible and accessible components and areas only.
- No guarantees or warranties are provided in connection with the home inspection.
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property
- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- An inspection does not determine the market value of the property or its marketability.
- An inspection will not identify concealed or latent defects.
- An inspection will not determine the suitability of the property for any use.
- This home inspection is being conducted in accordance with the American Society of Home Inspectors guidelines.
- An inspection does not determine the insurability of the property
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.
- This home inspection is being conducted in accordance with the state Standard of Practice guidelines
- An inspection does not include items not permanently installed.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
- Some items or areas may not be inspected if they are blocked by furniture or stored items.

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.



Excellent

No material issues have been found. One or more cosmetic issues may have been observed.



Not working

Was not working at the time of the inspection.



OK

The item is working, but has at least one concern that is beyond cosmetic.



Safety Hazard

Has conditions that make operation of the item unsafe and is in need of prompt attention.



Poor

Is operating, but has at least one major concern with its operation.



Not Inspected

Was not inspected. The reason is typically indicated.

Roof

Descriptions:

Roof Material

- Roof Material: Gable or hip, Asphalt Shingle

Disclaimers:

- The home inspector shall observe Roof covering, Roof drainage systems, flashings, skylights, chimneys, roof penetrations and signs of leaks or abnormal condensation on building components. The home inspector shall describe the type of roof covering materials and report the methods used to observe the roofing. The home inspector is not required to walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors

Concerns and Observations:

- ✓ Roof Flashing
- ✓ Roof Material

In Working Order

Roof

Location Exterior: Roof View



In Working Order

Roof

Location Exterior: Roof View





In Working Order

Roof

Location Exterior: Roof View



Insulation and Ventilation

Descriptions:

Concerns and Observations:

✓ Attic Ventilation

In Working Order

Ventilation

Location Exterior: Roof View



✓ Insulation

In Working Order

Insulation

Location Attic



✓ Kitchen / Bath Exhaust

In Working Order

Bathroom Exhaust

Location 1st Bathroom



Building Structure

Descriptions:

Roof Structure

- Roof Pitch: Medium

Concerns and Observations:

⊖ Foundation Wall

Possible Concern

Signs of mildew

Location Exterior: Ground View

Suggested Action Recommend pressure washing area



In Working Order

Foundation Wall

Location Exterior: Ground View



In Working Order

Foundation Wall

Location Exterior: Ground View

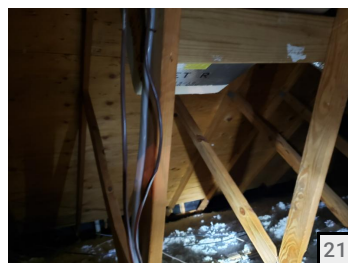
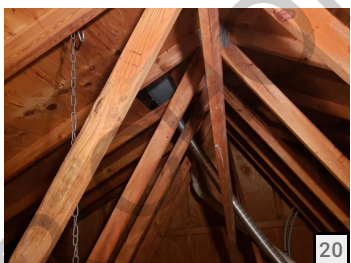


- ✓ Rafter
- ✓ Roof Sheathing

In Working Order

Sheathing

Location Attic



- ✓ Roof Structure
- ✓ Slab
- ✓ Truss

In Working Order

Truss

Location Attic



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Building Exterior

Descriptions:

Siding

- Material: Stucco

Gutter

- Material: Aluminum

Disclaimers:

- The home inspector shall observe wall cladding, flashings, trim, eaves, soffits, and fascias. The home inspector shall describe wall cladding materials and probe exterior wood components where deterioration is suspected. The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Concerns and Observations:

- ✓ Downspout
- ✓ Eave

In Working Order

Eaves

Location Exterior: Roof View



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- ✓ Exhaust Vent
- ✓ Exterior Trim

In Working Order

Trim

Location Exterior: Roof View



- ✓ Gutter
- ✓ Siding

In Working Order

Concrete stucco

Location Exterior: Roof View



Landscaping and Hardscaping

Descriptions:

Concerns and Observations:

- ✓ Drainage and Grading

Minor Concern

Vegetation in contact with home

Location Exterior: Ground View

Impact Can result in mildew

Suggested Action Vegetation should be at least 12 inches away from the house



In Working Order

Drainage/Grading

Location Exterior: Ground View



✓ Driveway

Minor Concern

Concrete is settling with minor cracks

Location	Exterior: Ground View
Impact	The cracks may allow for water intrusion.
Suggested Action	Seal the crack(s) with weather-resistant pliable concrete sealer
Estimated Repair Cost	\$\$\$ (1000-3000)



Observation to Monitor

Asphalt is cracking

Location	Exterior: Ground View
Impact	The crack allows water intrusion, which may cause the surrounding surfaces to also deteriorate possibly requiring a complete driveway replacement
Suggested Action	Sealcoat the driveway with an oil-based asphalt sealer and consult with a sealcoating contractor for a regular maintenance program based on the traffic and weather conditions
Estimated Repair Cost	\$\$\$ (1000-3000)
Other Information	All asphalt surfaces, that are not regularly sealcoated, dry out and fissure



✓ Landscape Feature

Observation to Monitor

Shrubby is in contact with home or siding

Location Exterior: Ground View

Impact The shrubbery provides an environment where moisture and/or insects could intrude

Suggested Action Regularly trim the shrubbery to achieve a clearance of at least 6 - 8 feet

Estimated Repair Cost \$ (0-500)



Observation to Monitor

Shrubby is in contact with home or siding

Location Exterior: Ground View

Impact The shrubbery provides an environment where moisture and/or insects could intrude

Suggested Action Regularly trim the shrubbery to achieve a clearance of at least 6 - 8 feet

Estimated Repair Cost \$ (0-500)



In Working Order

Landscape

Location Exterior: Ground View



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- Patio and walkway

Moderate Concern

Paver or brick has significant settling

Location Exterior: Ground View

Impact The settling may allow moisture intrusion further damaging surrounding material

Suggested Action Remove the pavers, repair the base and reinstall the pavers



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Balconies, Decks and Porches

Descriptions:

Balcony, Deck or Porch

- Material: Wood, Concrete
- Type: Porch

Concerns and Observations:

✓ Balcony, Deck or Porch

In Working Order

Front porch

Location Exterior: Ground View



In Working Order

Patio/Porch

Location Exterior: Ground View





Room Components

Descriptions:

Window

- Window Glass Type: Double pane

Exterior door

- Materials: Metal, Wood

Disclaimers:

- The home inspector shall observe entryway doors a representative number of windows, doors, garage door operators, walls, ceiling, and floors, steps, stairways, balconies, and railings;. The home inspector shall operate all entryway doors and a representative number of windows, operate garage doors manually or by using permanently installed controls for any garage door operator, and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The home inspector shall report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, presence of safety glazing in doors and windows, garage door operator remote control transmitters, paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting, draperies, blinds, or other window treatments

Concerns and Observations:

✓ Cabinet

In Working Order

Cabinet

Location Kitchen



✓ Ceiling

Observation to Monitor

Ceiling Drywall wall is cracking

Location	Attached Garage
Impact	The cracking may worsen causing Drywall to separate
Suggested Action	Have assessed by a Drywall professional



✓ Closet

In Working Order

Closet

Location	1st Bedroom
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✓ Countertop

In Working Order

Countertops

Location Kitchen



✓ Exterior door

In Working Order

Front Door

Location Exterior: Ground View



⚠ Floor

Major Concern

Concrete is cracking with evidence of moisture intrusion

Location Attached Garage

Impact

Moisture in the basement could cause damage to the flooring and can possibly create an environment conducive to mold growth

Suggested Action

Repair by a licensed waterproofing contractor



Minor Concern

Concrete garage floor has minor cracking

Location	Attached Garage
Impact	May further damage due to water or salt runoff from vehicles
Suggested Action	Fill the crack with expandable moisture resistant caulking
Estimated Repair Cost	\$\$ (500-1000)



In Working Order

Laminate

Location	Dining Room, Hallway and Stairs, Living Room, 3rd Bedroom, 4th Bedroom
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In Working Order

Laminate

Location Living Room, 1st Bedroom, 2nd Bedroom



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65



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In Working Order

Tile

Location Kitchen, 1st Bathroom, 1st Bedroom, 2nd Bathroom



✓ Garage door opener

In Working Order

Garage Motor

Location Attached Garage



In Working Order

Garage Opener

Location Attached Garage



- ✓ Interior Door
- ✓ Overhead Door

In Working Order

Garage Door

Location Exterior: Ground View

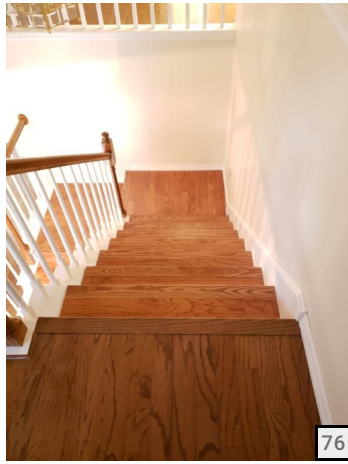


- ✓ Stair

In Working Order

Stairway

Location Hallway and Stairs



✓ Vanity

In Working Order

Vanity

Location Partial Bathroom, 1st Bathroom, 2nd Bathroom



In Working Order

Vanity

Location Partial Bathroom

⊖ Wall

Moderate Concern

Moisture

Location Attached Garage

Impact

May cause paint to bubble and further damage may result such as mildew/mold growth

Suggested Action

Have evaluated and repair by a general contractor.



Cosmetic

Drywall Crack

Location Laundry Room / Mudroom
Suggested Action Patch and repaint



✓ Window

In Working Order

Exterior Windows

Location Exterior: Ground View





In Working Order

Interior Windows

Location Living Room



In Working Order

Interior Windows

Location Living Room, 1st Bathroom, 2nd Bedroom, 3rd Bedroom, 4th Bedroom





Appliances

Descriptions:

Oven/Range

- Energy Source: Electric

Disclaimers:

- The home inspector shall observe and operate the basic functions of the following kitchen appliances: permanently installed dishwasher, through its normal cycle; range, cook top, and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; and permanently installed microwave oven. The home inspector is not required to observe clocks, timers, selfcleaning oven function, thermostats for calibration or automatic operation, or non builtin appliances or refrigeration units. The home inspector is not required to operate appliances in use or any appliance that is shut down or otherwise inoperable.
- The appliances are checked for general condition as a courtesy to our clients. No warranty or guarantee is implied as to the functionality of all the individual features and functions of the appliances.

Concerns and Observations:

✓ Dishwasher

In Working Order

Dishwasher

Location Kitchen



✓ **Garbage Disposal**

In Working Order

Garbage Disposal

Location Kitchen



✓ **Microwave Oven**

In Working Order

Microwave

Location Kitchen



✓ **Oven/Range**

In Working Order

Oven/Range

Location Kitchen



✓ Refrigerator

In Working Order

Refrigerator

Location Kitchen



Plumbing

Descriptions:

Water Pipe

- Water Distribution Piping Material: PVC
- Water Service Piping Material: CPVC

Water Heater

- Capacity: 50 gal
- Energy Source: Electricity
- Location: Attached Garage

Main water valve

- Location: Exterior: Ground View, Laundry Room / Mudroom

Water softener

- Location: Laundry Room / Mudroom

- Manufacturer Name: GE
- Type: Recovery
- Year Built: 2003

Disclaimers:

- The home inspector shall observe interior water supply and distribution system (including: piping materials, supports, and insulation), fixtures and faucets, functional flow, leaks, cross connections, interior drain, waste, and vent system (including traps, drain, waste, and vent piping), piping supports, pipe insulation, leaks, functional drainage, hot water systems (including water heating equipment), normal operating controls, automatic safety controls, chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and Sump pumps. The home inspector shall describe water supply and distribution piping materials, drain, waste, and vent piping materials, water heating equipment, and location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to state the effectiveness of antisiphon devices, determine whether water supply and waste disposal systems are public or private, operate automatic safety controls, operate any valve except water closet flush valves, fixture faucets, and hose faucets, observe water conditioning systems, fire and lawn sprinkler systems, onsite water supply quantity and quality, onsite waste disposal systems, foundation irrigation systems, spas, except as to functional flow and functional drainage, swimming pools, solar water heating equipment or observe the system for proper sizing, design, or use of proper materials.

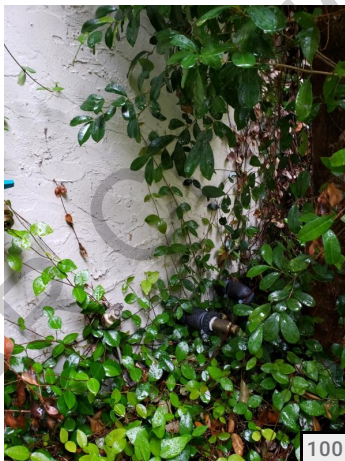
Concerns and Observations:

- ✓ **Cleanout**
- ✓ **Fuel Lines**
- ✓ **Hose Bibb**
- ✓ **Main fuel supply**
- ✓ **Main water valve**

In Working Order

Main Water Valve

Location Exterior: Ground View



In Working Order

Washing Machine Valves

Location Laundry Room / Mudroom



In Working Order

Water Heater Main Valve

Location Laundry Room / Mudroom



- ✓ Plumbing Vent
- ✓ Shower / Tub

In Working Order

Shower/Tub

Location 1st Bathroom, 2nd Bathroom



✓ Sink

In Working Order

Bathroom Sink

Location Partial Bathroom, 1st Bathroom, 2nd Bathroom



In Working Order

Kitchen Sink

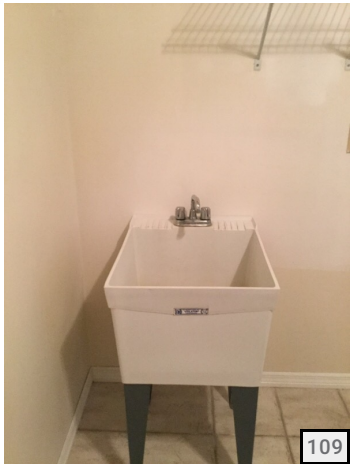
Location Kitchen



In Working Order

Utility Sink

Location Laundry Room / Mudroom



Stand-alone Shower

Moderate Concern

Moisture present in lower tiles

Location 1st Bathroom

Impact Moisture may leak into surrounding areas causing damage to floors and walls.

Suggested Action To be evaluated by a professional Tiler



In Working Order

Shower

Location 1st Bathroom



✓ Toilet

In Working Order

Toilet

Location Partial Bathroom



In Working Order

Toilet

Location 1st Bathroom



In Working Order

Toilet

Location 2nd Bathroom



✓ **Water Heater**

Old

Nearing the end of its useful life

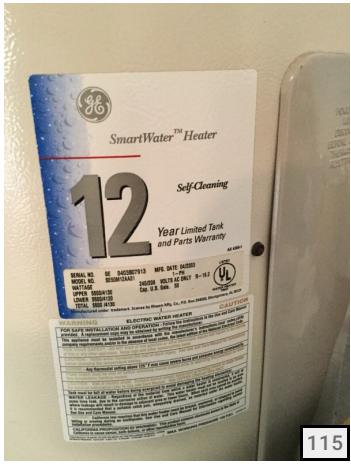
Location Attached Garage

Suggested Action Budget for a newer unit. In the interim, a higher level of maintenance can be expected

In Working Order

Manufacturer data plate

Location Attached Garage



In Working Order

Water Heater

Location Attached Garage



✓ **Water Pipe**

In Working Order

Pipe

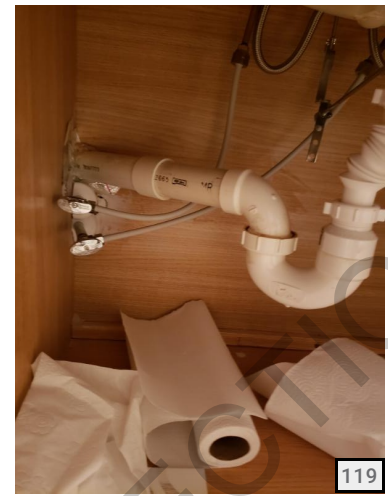
Location Kitchen, Laundry Room / Mudroom, Partial Bathroom, 1st Bathroom, 2nd Bathroom



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✓ Water softener

Electrical

Descriptions:

Electric Service Panel

- Location: Exterior: Ground View
- Panel Type: Circuit breakers
- Wiring Type - Main: Copper

Wiring

- Wiring Method: Conduit

Electric Service Panel

- Location: Attached Garage
- Manufacturer Name: Square D
- Panel Type: Circuit breakers
- Wiring Type - Main: Copper

Electrical service

- Location: Exterior: Ground View
- Rating: 240 Volts

Disclaimers:

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

Concerns and Observations:

✓ Door Bell

In Working Order

Front Door Bell

Location Exterior: Ground View



✓ Electric Service Panel

In Working Order

Electrical Service Panel

Location Attached Garage



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⚠ Electrical service

Safety Concern

Electrical panel have roots growing around

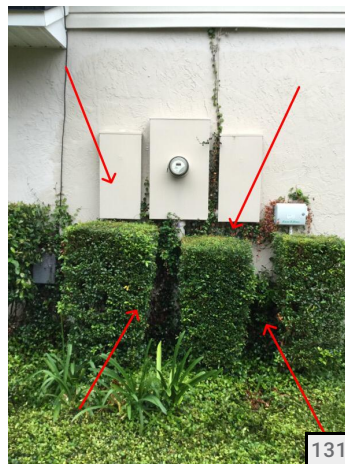
Location Exterior: Ground View

Impact Electrical shock

Suggested Action Recommend removing roots and Shrubs from electrical panel at least 12 inches away



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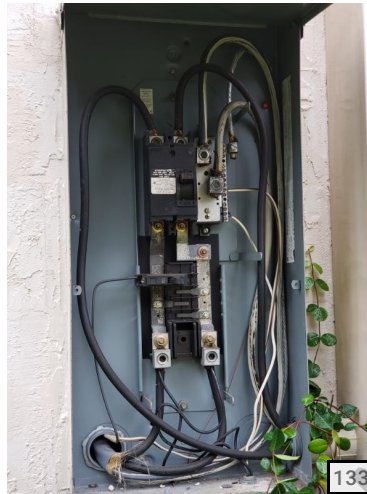


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In Working Order

Service Panel

Location Exterior: Ground View

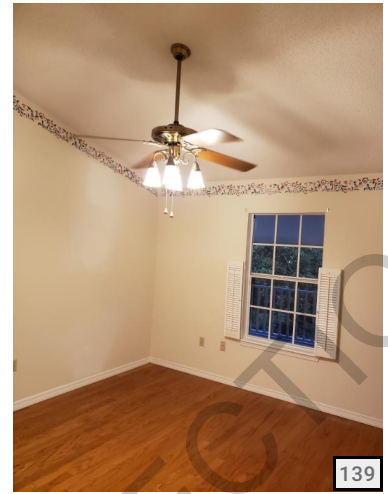


- ✓ GFCI
- ✓ Light Fixture

In Working Order

Fan/Light

Location Living Room, 1st Bedroom, 2nd Bedroom, 3rd Bedroom, 4th Bedroom



In Working Order

Light Fixture

Location 1st Bathroom



- ✓ Outlet
- ⚠ Smoke Alarm

Safety Concern

Missing

Location	1st Bedroom, 3rd Bedroom
Impact	Without one, smoke that may be an indicator of a fire can not be detected
Suggested Action	Install a smoke detector
Other Information	Smoke detectors should be located inside every sleep room, outside each sleeping area, and on every level of the home

Safety Concern

Missing

Location	2nd Bedroom, 4th Bedroom
Impact	Without one, smoke that may be an indicator of a fire cannot be detected
Suggested Action	Install a smoke detector
Other Information	Smoke detectors should be located inside every sleep room, outside each sleeping area, and on every level of the home

In Working Order

Smoke Alarm

Location Hallway and Stairs



- ✓ Switch
- ✓ Wiring

HVAC

Descriptions:

Thermostat

- Location: Hallway and Stairs

Furnace

- Location: Laundry Room / Mudroom

AC-Condenser

- Energy Source: Electric
- Manufacturer: Rheem
- Year Built: 2010

Furnace

- Location: Attic

Concerns and Observations:

AC-Condenser

Old

The SMALL AC-Condenser is nearing the end of its useful life, It's a 2002 unit.

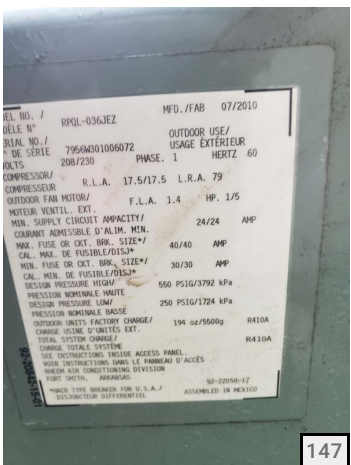
Location Exterior: Ground View
Suggested Action Budget for a newer unit. In the interim, a higher level of maintenance can be expected,



In Working Order

AC Label

Location Exterior: Ground View

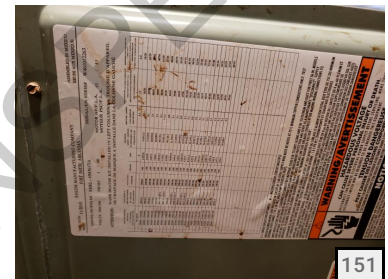
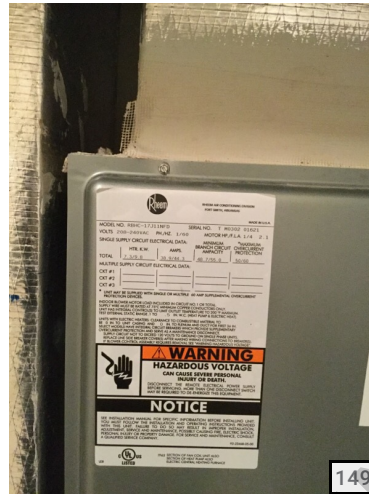


- Air Handler
- Ductwork
- Furnace

In Working Order

Air-Handler

Location Attic, Laundry Room / Mudroom

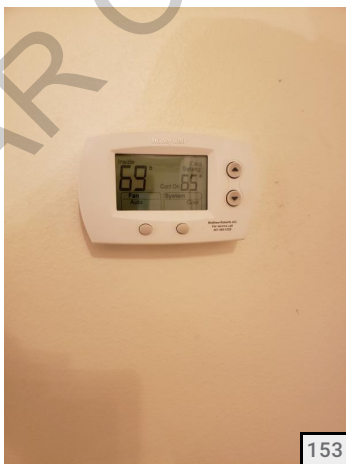


✓ Thermostat

In Working Order

Thermostat

Location Hallway and Stairs



Fireplace and Chimney

Descriptions:

Fireplace

- Location: Living Room

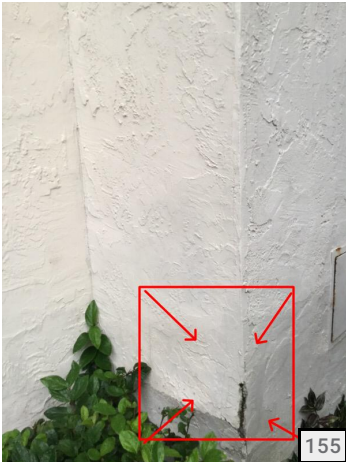
Concerns and Observations:

Chimney / Flue

Moderate Concern

Chimney chase mortar is loose or deteriorating

Location	Exterior: Ground View
Impact	The damage may worsen and would need more extensive repairs
Suggested Action	Have spot-pointed by a qualified brick mason or tuckpointing technician to maintain optimal performance going forward

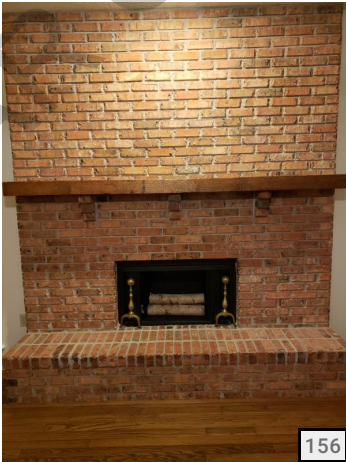


Fireplace

In Working Order

Fireplace

Location Living Room



Wind Mitigation

Descriptions:

Concerns and Observations:

- ✔ Window and Door Protection

In Working Order

7/16 Sheathing

Location Exterior: Ground View



In Working Order

Nail

Location Exterior: Ground View



In Working Order

Roof to Deck

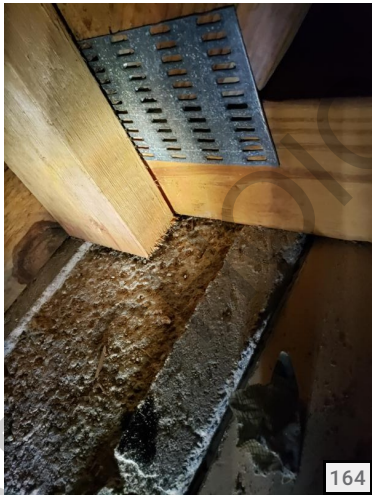
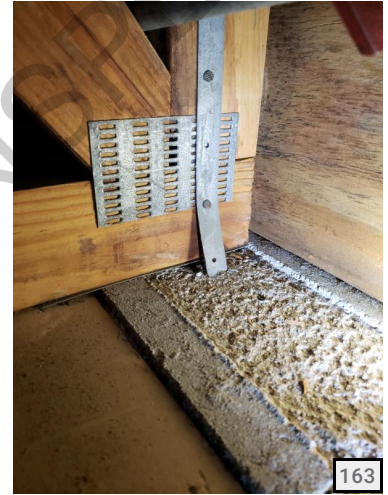
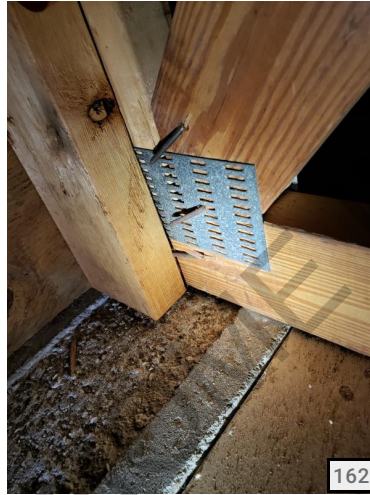
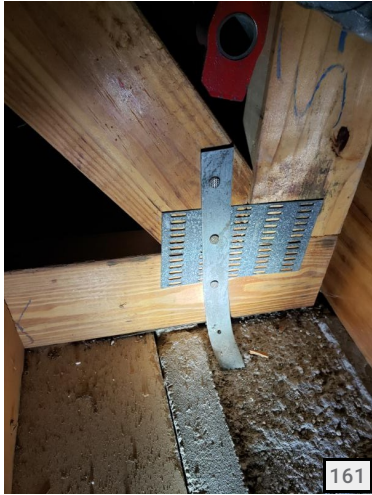
Location Exterior: Ground View



In Working Order

Roof to wall

Location Exterior: Ground View



Summary/Recommended Repair

This summary represents the full list of observations made at the time of the inspection. Note: This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your Florida real estate agent or an attorney.

These are items are not functioning as intended, posing a safety concern, and/or warranting further investigation by a specialist or subsequent observation.

Roof

None

Insulation and Ventilation

None

Building Structure

Possible Concern

Foundation Wall

1. Exterior: Ground View: Signs of mildew

Building Exterior

None

Landscaping and Hardscaping

Moderate Concern

Patio and walkway

2. Exterior: Ground View: Paver or brick has significant settling

Minor Concern

Drainage and Grading

3. Exterior: Ground View: Vegetation in contact with home

Driveway

4. Exterior: Ground View: Concrete is settling with minor cracks

Observation to Monitor

Driveway

5. Exterior: Ground View: Asphalt is cracking

Landscape Feature

6. Exterior: Ground View: Shrubbery is in contact with home or siding
7. Exterior: Ground View: Shrubbery is in contact with home or siding

Balconies, Decks and Porches

None

Room Components

Major Concern

Floor

8. Attached Garage: Concrete is cracking with evidence of moisture intrusion

Moderate Concern

Wall

9. Attached Garage: Moisture

Minor Concern

Floor

10. Attached Garage: Concrete garage floor has minor cracking

Cosmetic

Wall

11. Laundry Room / Mudroom: Drywall Crack

Observation to Monitor

Ceiling

12. Attached Garage: Ceiling Drywall wall is cracking

Appliances

None

Plumbing

Moderate Concern

Stand-alone Shower

13. 1st Bathroom: Moisture present in lower tiles

Old

Water Heater

14. Attached Garage: Nearing the end of its useful life

Electrical

Safety Concern

Electrical service

15. Exterior: Ground View: Electrical panel have roots growing around

Smoke Alarm

16. 1st Bedroom, 3rd Bedroom: Missing

17. 2nd Bedroom, 4th Bedroom: Missing

HVAC

Old

AC-Condenser

18. Exterior: Ground View: The SMALL AC-Condenser is nearing the end of its useful life, It's a 2002 unit.

Fireplace and Chimney

Moderate Concern

Chimney / Flue

19. Exterior: Ground View: Chimney chase mortar is loose or deteriorating

Wind Mitigation

None

