

Home Inspection Report



1212 Nowhere Street, Yourtown, USA 00000

John Smith

Friday August 12th, 2005

Pasqua Building Inspections, Inc
6341 Raleigh Street, Hollywood, FL, 33024
www.pasquainspections.com
(954) 981-2365

RE:1212 Nowhere Street,Yourtown,USA 00000,

Dear John Smith,

Thank you for allowing Pasqua Building Inspections to be part of your real estate transaction. The following information is provided to you as a reference:

Inspection Date: Friday August 12th, 2005

Weather: Clear

Building Type: Single Family, One Story

Approximate Age: 4 Years

Occupancy: Occupied

This report conforms to the national standards of practice of the American Society of Home Inspectors (ASHI) and is a visual inspection of the readily accessible areas and components of the home at time of inspection. This inspection is not a code compliance review or permit verification. For complete information about the scope and limitations of this report, refer to your Inspection Agreement, which is part of this report.

The following explanation of the report is provided to assist you when reviewing the report.

This report is divided into sections (eg., Electrical System, Roof, Plumbing System, etc.) that relate to a particular system, component or location of the property. In addition each section is divided into three subsections: Identification, Defects and Solutions and Related Information.

IDENTIFICATION: The components and/or materials that were present are listed under this heading. The listed components were inspected/observed by the inspector unless otherwise noted in *RELATED INFORMATION*. In addition, the inspected items were observed to be in functional condition unless otherwise noted in *DEFECTS AND SOLUTIONS*.

DEFECTS AND SOLUTIONS: Descriptions of any visible and readily accessible defects that are in need of corrective action are provided under this heading. When possible, corresponding information on the probable solution to the defects will also be provided. This information is reiterated in the summary section of the report.

RELATED INFORMATION: The information under this heading contains maintenance concerns, clarifications and further descriptions of the components and materials identified in this section. In addition, the components that were present but not inspected are identified and the reason for not inspecting the component is provided under this heading.

Again, thank you for selecting Pasqua Building Inspections for your inspection needs. Please feel free to call us with any questions or concerns that you may have regarding your home or this inspection report.

Sincerely,

Scott Pasqua

Report Index

Inspection Conditions	2
Site	4
Exterior Surfaces	5
Roof System	6
Structure	8
Insulation and Ventilation	9
Electrical System	10
Plumbing System	11
Heating - Air Conditioning	13
Interior	15
Kitchen and Appliances	17
Picture Addendum	18

Inspection Conditions

Client & Site Information:

File #: 123456
Date of Inspection: Friday May 20th, 2005
Time of Inspection: 12:00 PM
Client Name: John Smith
Inspection Site: 1212 Nowhere Street, Yourtown, USA 00000

Climactic Conditions:

Weather: Clear
Outside Temps: 80-90 Degrees F

Building Characteristics:

Estimated Age Of House: 18
Building Type: Single Family, One Story
House Occupied? Occupied
Client Present: No

Utility Services:

Water Source: Public

Sewage Disposal: Public

Utilities Status : All utilities on

Payment Information:

Total Fee: \$300.00

Paid By: Check

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Site

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

IDENTIFICATION:

*The following components of the **Site** were observed/inspected, unless otherwise stated in the **Related Information** section below. The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Driveway:	Pavers
Walks:	Concrete
Patio:	Concrete
Lawn Sprinklers:	Present: Inspected

Exterior Surfaces

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

IDENTIFICATION:

*The following components of the **Exterior** were observed/inspected, unless otherwise stated in the **Related Information** section below. The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Siding:	Stucco
Fascia:	Wood Fascia
Soffits:	Stucco Soffits

DEFECTS AND SOLUTIONS:

*The following **Exterior** defects below are in need of corrective action. We strongly recommend all repairs are performed by licensed contractors.*

The wood fascia is deteriorated in area(s) as indicated with "F" on the roof diagram.(refer to Wood Destroying Organisms Report)Repair or replace the affected areas.

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Exterior Surfaces** section, including maintenance concerns, and/or the condition of the components, and the components that were or were not inspected.*

Trim the trees and shrubbery away from the house to prevent physical damage and moisture concerns.

Roof System

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

IDENTIFICATION:

*The following components of the **Roof System** were observed/inspected, unless otherwise stated in the **Related Information** section below. The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Design:	Pitched
Covering:	Tile
Roof Access:	Roof Walked
Flashing:	Vent Flashing, Roof Vent, Wall Flashing, Valley Flashing
Roof Age:	3-6 Years
Life Expectancy When New:	Tile 15-20 Years
Gutters And Downspouts:	Downspouts, Gutters

DEFECTS AND SOLUTIONS:

*The following **Roof** defects below are in need of corrective action. We strongly recommend all repairs are performed by licensed contractors.*

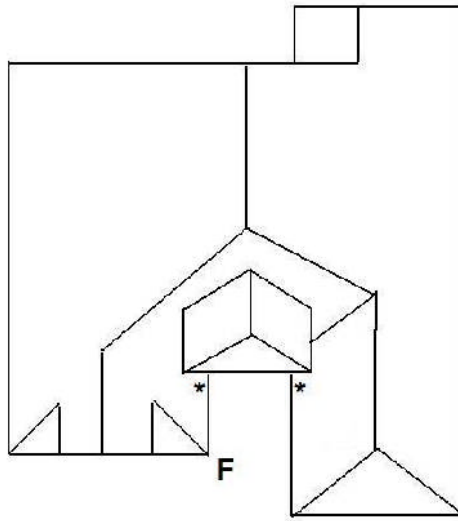
The roof is leaking in area(s) as indicated with "*" on the roof diagram. Recommend repairs by a licensed roofing contractor.

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Roof** section, including maintenance concerns, and/or the condition of the components, and the components that were or were not inspected.*

Trim the tree adjacent to and overhanging the roof to prevent physical damage and moisture concerns. This issue may also allow easy access for insects and/or rodents.

ROOF DIAGRAM



Structure

IDENTIFICATION:

*The following components of the **Structure** were observed/inspected, unless otherwise stated in the **Related Information** section below. The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

**Exterior
Walls:**

Masonry Exterior Walls

**Roof
Framing:**

Roof Trusses, Sheathing

**Beams and
Girders:**

Wood Beam

**Columns,
Posts, and
Piers:**

Metal Posts

Floors:

Slab On Grade

Insulation and Ventilation

IDENTIFICATION:

*The following components of the **Insulation and Ventilation** were observed/inspected, unless otherwise stated in the **Related Information** section below. The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Attic Insulation:	Fiberglass Batts
Attic Ventilation:	Soffit Vents, Ridge Vent
Attic Access(ID):	Walked/Crawled In Attic
Approx. Insulation Depth:	8-9 inches

Electrical System

Any electrical repairs attempted by anyone other than a licensed electrician should be avoided, no matter how trivial the repair may seem. Aluminum branch wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

IDENTIFICATION:

*The following components of the **Electrical System** were observed/inspected, unless otherwise stated in the **Related Information** section below. The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Type and Amperage:	Underground Service, Main Panel -Circuit Breakers, 200 Amp
Main Panel Location :	South Exterior
Sub Panel Location:	Garage
Entrance Cables:	Copper
Branch Circuit Wiring(ID):	Copper
Misc. Electrical:	Light Fixtures, Exterior Light Fixtures, Exterior Outlets, Ceiling Fans, Dimmer Switches, GFCI Outlets/Breakers, Doorbell, Switches.
Ground	Driven Rod(s)

DEFECTS AND SOLUTIONS:

*The following **Electrical System** defects below are in need of corrective action. We strongly recommend all repairs are performed by licensed contractors.*

1. There were double tapped breakers present in the main panel. Have the circuits separated by a licensed electrician, and allow for corrections as needed.
2. A globe for an exterior light was broken or missing at the exterior. Allow for repairs or replacements as needed.
3. The master bedroom ceiling fan is not grounded. Ground the fan for safety reasons.

Plumbing System

Water quality or hazardous materials (lead) testing is available from Pasqua Building Inspections for an additional fee. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

IDENTIFICATION:

*The following components of the **Plumbing System** were observed/inspected, unless otherwise stated in the **Related Information** section below. The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Supply Piping:	Copper Supply Piping
Drain Waste/Vent Material:	PVC Drain
Plumbing Fixtures:	Toilets, Bath Tub, Sinks, Shut Off Valves, Shower Stall, Hose Bibbs, Faucets, Laundry Tub
Water Heater Type:	Electric
Water Heater Capacity:	40 Gallons
Water Heater Age:	Original
Life Expectancy When New:	10-14 Years

DEFECTS AND SOLUTIONS:

*The following **Plumbing System** defects below are in need of corrective action. We strongly recommend all repairs are performed by licensed contractors.*

1. The master bathroom tub faucet has hot/cold reverse. The hot water is on the right side as opposed to the left. Correct as necessary.
2. The master bathroom toilet is running. Repair or replace the flush valve assembly.

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Plumbing System** section, including maintenance concerns, and/or the condition of the components, and the components that were or were not inspected.*

1. The water heater has a proper temperature reading of 112 degrees.
2. The shower stall was moisture tested and found to be "leak free" at time of inspection. The shower stall was filled with approximately 2" of water, and the surrounding walls and ceilings below (where applicable) were moisture tested dry unless stated otherwise.

Heating - Air Conditioning

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

IDENTIFICATION:

*The following components of the **Heating - Air Conditioning** were observed/inspected, unless otherwise stated in the **Related Information** section below. The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

HEATING SYSTEM:

System Type: Electric Resistance

Approximate Age: Original

Life Expectancy When New: 10-14 Years

AIR CONDITIONING:

System Type: Central Air Conditioning, Split System, 3 Ton Unit

Approximate Age: Original

Life Expectancy When New: 10-14 Years

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Heating - Air Conditioning** section, including maintenance concerns, and/or the condition of the components, and the components that were or were not inspected.*

1. AC return air temperatures = 75 degrees. AC register temperatures = 60 degrees. This would be considered a proper temperature differential reading of 14 to 21 degrees.
2. Heating return air temperatures = 75 degrees. Heating register temperatures = 88 degrees. This would be considered a proper temperature differential.
3. Change or wash the filter depending on the type, located at the return every month to promote clean and efficient operation.

Interior

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

IDENTIFICATION:

*The following components of the **Interior** were observed/inspected, unless otherwise stated in the **Related Information** section below. The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Interior

Doors: Bifold Doors, Bypass Doors, Hollow Core Doors, Closet Doors, Shower Door

Exterior

Doors: **Entry Door, Sliding Glass Doors, Sliding** Screen Doors, Garage Overhead Door, Garage Personal Door

Window

Style: Single Hung, Fixed, Sliding

Window

Material: Aluminum

Wall/Ceiling

Material: Drywall

DEFECTS AND SOLUTIONS:

*The following **Interior** defects below are in need of corrective action. We strongly recommend all repairs are performed by licensed contractors.*

1. The entry door is deteriorated.(as per Wood Destroying Organisms Report).Repair or replace the deteriorated door.
2. The overhead garage door opener failed to reverse correctly when encountering an obstacle.Adjust or repair the auto reversing mechanism or replace the opener for safety reasons.

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Interior** section, including maintenance concerns, and/or the condition of the components, and the components that were or were not inspected.*

Various areas of the interior were obstructed by furniture, boxes, storage etc. It was not possible to observe all of the obstructed areas, and evaluate all of the doors, windows, and related components. We strongly recommend evaluating the obstructed areas during the final walkthrough, and immediately reporting any new findings to Pasqua Building Inspections, so an addendum can be made to the original report.

Kitchen and Appliances

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Portable dishwashers are not inspected, as they require connection to facilitate testing.

IDENTIFICATION:

*The following components of the **Kitchen and Appliances** were observed/inspected, unless otherwise stated in the **Related Information** section below. The inspected components were found to be functional at the time of inspection, unless stated otherwise in the **Defects and Solutions** section.*

Cooking Appliances:

Electric Cooktop, Electric Oven, Microwave Oven

Other Built In Appliances

Clothes Dryer, Dishwasher, Exhaust Fan/Hood, Refrigerator, Washing Machine, Garbage Disposal

RELATED INFORMATION:

*Described below in **Related Information** are further descriptions and clarifications of the components and materials identified in the **Kitchen and Appliances** section, including maintenance concerns, and/or the condition of the components, and the components that were or were not inspected.*

1. The clothes dryer has a proper temperature reading of 147 degrees.
2. The refrigerator has a proper temperature reading of 45 degrees. The freezer has a proper temperature reading of 9 degrees.

Picture Addendum

Photo # 1 VIEW OF ROOF SURFACE



Photo # 2 DETERIORATED FASCIA



Photo # 3 VIEW OF MAIN PANEL



Photo # 4 VIEW OF SUB PANEL



Picture Addendum(continued)

Photo # 5 ROOF LEAK AS OBSERVED FROM ATTIC



Photo # 6 ATTIC WAS ENTERED



SUMMARY

Sample Report
08/12/2005
John Smith
1212 Nowhere Street, Yourtown, USA 00000

A Summary of the defects in need of correction is provided below. The Summary section is limited to the defects identified under the Defects and Solutions heading of this report. For complete information about the condition of the components included in this inspection, refer to the appropriate sections of the report.

Please read the entire Inspection Report and call Pasqua Building Inspections with any questions or concerns you may have regarding the inspection services conducted or the inspection report.

The cost projections provided are the opinion of the inspector. The inspector is not a contractor and **the cost projections are not bids**. The projected repair costs provided are based upon a visual observation of accessible areas at time of the inspection and a general projection of fees charged. The actual charge will depend upon several factors, including the contractor, materials and equipment used. Additional factors affecting the projected costs are:

- 1) Conditions that were not visible or accessible at the time of the inspection but may be revealed through invasive actions;
- 2) Conditions that have changed since the time of the inspection;
- 3) Engineering designs and/or options provided by others;
- 4) Local requirements;
- 5) The personal preferences and choices of the parties responsible for the corrective actions, including the desired quality, aesthetics and budgetary concerns.

Homeowners and responsible parties should discuss firm proposals with at least three qualified, properly licensed contractors prior to performing any repairs and/or prior to closing, settlement or escrow.

Items Identified

Exterior Surfaces

The wood fascia is deteriorated in area(s) as indicated with "F" on the roof diagram.(refer to Wood Destroying Organisms Report)Repair or replace the affected areas.

Estimated cost of repairs:\$5000 to \$75.00

Roof System

The roof is leaking in area(s) as indicated with "*" on the roof diagram.Recommend repairs by a licensed roofing contractor.

Estimated cost of repairs:\$350.00 to \$500.00

Interior

1. The entry door is deteriorated.(as per Wood Destroying Organisms Report).Repair or replace the deteriorated door.
2. The overhead garage door opener failed to reverse correctly when encountering an obstacle.Adjust or repair the auto reversing mechanism or replace the opener for safety reasons.

Estimated cost of repairs:\$100.00 to \$200.00