

Inspection Report

Mr. John Doe

Property Address:

99 Sample St. Somewhere FL 12345



Maverick Inspection Services, LLC

Michael Vergara HI1344 P.O. Box 620508 Oviedo, FL 32762 321-303-4338

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Date: 3/23/2023	Time: 11:30 AM	Report ID: 5555555
Property:	Customer:	Real Estate Professional:
99 Sample St.	Mr. John Doe	Jane Someone
Somewhere FL 12345		Top Selling Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified and licensed contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified and licensed contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:: In Attendance:: Type of building:: Buyer, Buyer's Agent, Listing Agent Single Family (2 story)

Florida Office of Business & Proffesional

Regulation

License Number: : # HI1344

Approximate age of building:: Temperature at the time of inspection:: Weather conditions at the time of

Between 15 - 20 Years Old Between 51° - 70° F inspection::

Year Built: : 2005 Clear

Ground/Soil surface condition:: Rain with-in the last 3 days::

Damp Yes

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1. Roofing



<u>Please Note:</u> The home inspector shall:Observe the Roof coverings, Roof drainage systems, Flashing, Skylights, Chimneys, and Roof penetrations as well as signs of leaks or abnormal condensation on the building's roofing components. The home inspector shall also: Describe the type of roof covering materials and report the methods used to observe the roof. 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.

Styles & Materials

Roof Covering: Viewed Roof Covering From:

Architectural Shingles The Ground Level Modified bitumen Drone Inspection

		IN	NI	NP	RR
1.0	ROOF COVERINGS	•			•
1.1	ROOF SKYLIGHTS, CHIMNEYS AND ADDITIONAL ROOF PENETRATIONS	•			
1.2	ROOF FLASHING	•			•
1.3	ROOF EAVES, SOFFITS AND FASCIA	•			
1.4	ROOF DRAINAGE SYSTEMS	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0 (1)

• (Observation): The following photos present a view of the building's roof coverings at the time of inspection. The roof covering materials are made up of architectural shingle as well as modified bitumen in lower pitch areas. These were found in overall satisfactory condition. A defect was found of an improper repair found in the attic over the master bedroom by the rear gable. See next box.



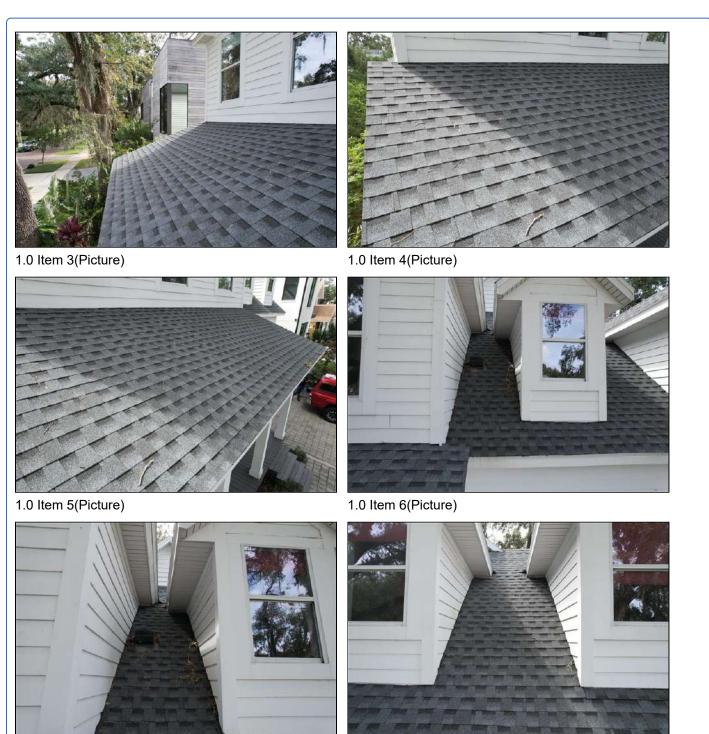


1.0 Item 1(Picture)

1.0 Item 2(Picture)

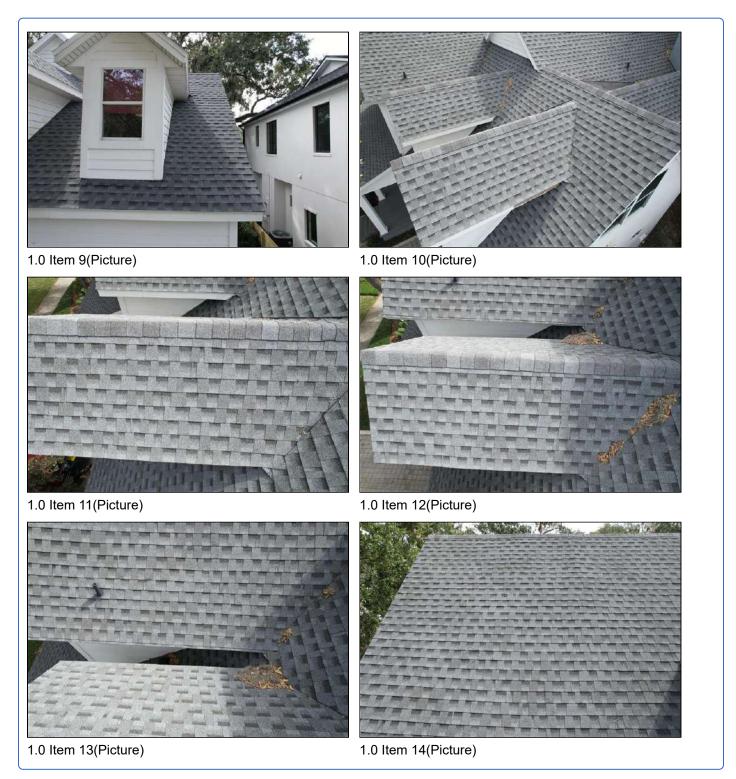
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1.0 Item 7(Picture)



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1.0 Item 8(Picture)



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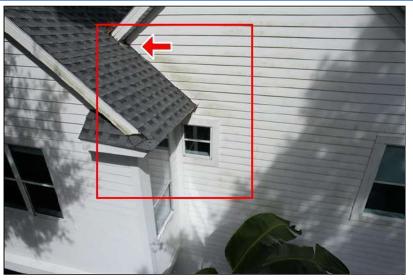


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1.0 (2)

 (Observation): Evidence of wood rot, previous water intrusion and an improper repair were found over the master bedroom attic at the time of inspection. Further evaluation by a licensed contractor is recommended. See section 5.5.



1.0 Item 41(Picture)

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- **1**.2
 - (Observation): Damaged siding and exposed roof flashing was found to the front corner over the left garage at the time of inspection. (See photos) This may have been caused by squirrels or other rodents and may be causing moisture intrusion to occur. Further evaluation and repair is recommended.



1.2 Item 1(Picture)

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1.2 Item 2(Picture)



1.2 Item 3(Picture)



• (**Deficiency**): Gutters and drain lines are recommended to prevent soil erosion or water intrusion from occurring. Install these as needed. Consult with a qualified professional.

The roof of the home was inspected and reported on with the above referenced information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings, roof penetrations and skylights can appear to be leak free during our inspection and during dry and clear weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot.

Please also be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed and qualified contractors be used in further inspections or repair issues as it relates to the comments in this inspection report.

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2. Exterior



Please Note: The home inspector shall: Observe the wall cladding, flashing, and trim, entryway doors and a representative number of windows, garage door operators, decks, balconies, stoops, steps, areaways, porches and applicable railings, vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials, operate all entryway doors and a representative number of windows, garage doors (either manually or by using permanently installed controls for any garage door operator), report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing, and probe exterior wood components where deterioration is suspected. The home inspector is not required to: Observe storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, fences, presence of safety glazing in doors and windows, garage door operator remote control transmitters, geological conditions, soil conditions, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), detached buildings or structures, or presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or any object or debris that obstructs access or visibility.

Styles & Materials

Exterior Siding Styles: Exterior Siding Materials: Exterior Entry Doors:

Lap Composite board Fiberglass

Single pane

Appurtenance: Driveway:

Covered porch Brick

Sidewalk Extra Info : Pavers

Deck Patio

		IN	NI	NP	RR
2.0	VIEW AND CONDITION OF EXTERIOR ELEVATIONS	•			
2.1	EXTERIOR WALL CLADDING, FLASHING AND TRIM	•			•
2.2	EXTERIOR DOORS	•			•
2.3	EXTERIOR WINDOWS	•			•
2.4	DECKS, BALCONIES, STEPS, AREAWAYS, SIDEWALKS, DRIVEWAYS, PORCHES, PATIO COVER AND APPLICABLE RAILINGS	•			•
2.5	VEGETATION, GRADING, DRAINAGE, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•			•
2.6	CRAWLSPACE			•	
2.7	ADDITIONAL BUILDING(S) ON PROPERTY			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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Comments:

2.0

• (Observation): View of the exterior elevations at the time of inspection.





2.0 Item 2(Picture)

2.0 Item 1(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

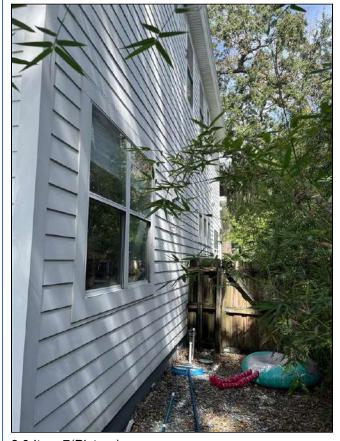
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2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)

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2.0 Item 9(Picture)





2.0 Item 11(Picture)

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2.1 (1)

• **(Observation):** The home has some siding that is beginning to show signs of cracks in small areas. Sealing and painting is recommended.





2.1 Item 1(Picture)

2.1 Item 2(Picture)





2.1 Item 3(Picture)

2.1 Item 4(Picture)





2.1 Item 5(Picture)

2.1 Item 6(Picture)

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2.1 (2)

• **(Observation):** Seal any holes from the exterior to prevent issues with moisture or pests.



2.1 Item 9(Picture)

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• **(Observation):** Wood rot and corrosion was found to the rear garage door at the time of inspection. The bottom hinge was also missing. Repair this item.



2.2 Item 1(Picture)

2.2 Item 2(Picture)





2.2 Item 3(Picture)

2.2 Item 4(Picture)



2.2 Item 5(Picture)

2.3

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• (Observation): The rear kitchen window was found to have a gap beneath the window at the time of inspection. This may at times allow for moisture issues depending and wind and rain. No moisture was present to the interior area of the window at the time of inspection. Further evaluation is recommended. Repair this item.





2.3 Item 1(Picture)

2.3 Item 2(Picture)





2.3 Item 3(Picture)

2.3 Item 4(Picture)





2.3 Item 5(Picture)

2.3 Item 6(Picture)

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2.3 Item 7(Picture)



2.3 Item 8(Picture)

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• (Observation): The front driveway pavers appear to have begun to buckle. This was noticed at the time of inspection. Further evaluation and repair is recommended. The back patio has a small paver area that is also showing signs of lifting. Repair this item.





2.4 Item 1(Picture)

2.4 Item 2(Picture)



2.4 Item 3(Picture)

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2.4 Item 4(Picture)



2.4 Item 5(Picture)

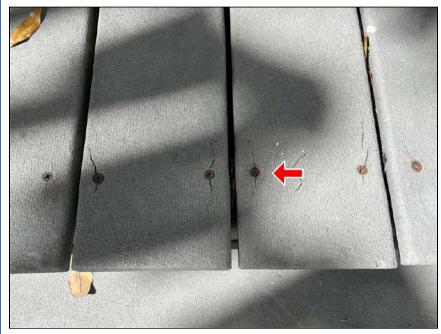
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- **2.4** (2)
 - (Observation): The rear deck was found to have an uneven plane, which may indicate lifting by tree roots. The deck has wood rot or damage to some areas. Corrosion was found to some screws. Repair this item.



2.4 Item 6(Picture)

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2.4 Item 7(Picture)

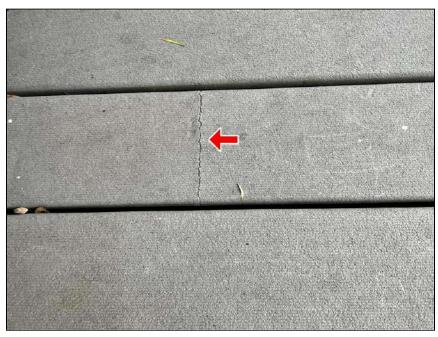




2.4 Item 8(Picture)

2.4 Item 9(Picture)

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2.4 Item 10(Picture)

2.5 (1)

(Deficiency): (Vegetation Overgrown) Vegetation was found coming close to contact with the building. This
could either allow for pest issues to develop, moisture issues to develop or damage to the building. I also
noticed the possibility of tree roots lifting the deck as well as affecting pool plumbing equipment. I
recommend cutting back all vegetation to prevent any of these types of issues. Further evaluation is
recommended by a licensed arborist. Further evaluation is recommended by qualified contractors for the
deck and pool equipment.





2.5 Item 1(Picture)

2.5 Item 2(Picture)

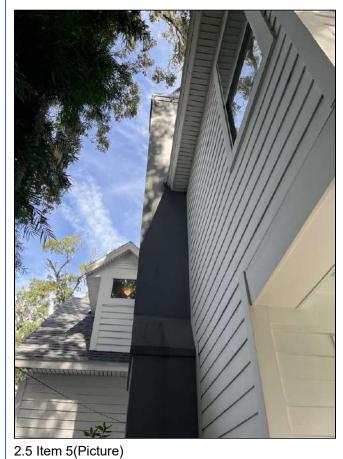
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2.5 Item 3(Picture)



2.5 Item 4(Picture)





2.5 Item 6(Picture)

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2.5 Item 7(Picture)



2.5 Item 8(Picture)

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• (Observation): The fence and gate have damage to areas. Repair this item.



2.5 Item 9(Picture)



2.5 Item 10(Picture)



2.5 Item 11(Picture)

2.5 Item 12(Picture)

The exterior of the home was inspected and reported on with the above referenced information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed due to weather conditions, vegetation, and other unforeseen issues.

Please also be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed and qualified contractors be used in further inspections or repair issues as it relates to the comments in this inspection report.

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3. Garage

<u>Please Note:</u> The home inspector shall: Observe the walls entryway doors and a representative number of windows, garage door operators, stoops, steps with respect to their effect on the condition of the building. The home inspector shall: Operate all entryway doors and a representative number of windows, garage doors (either manually or by using permanently installed controls for any garage door operator), report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing, and probe interior wood components where deterioration is suspected. The home inspector is not required to: Observe storm doors, screens, shutters, awnings, and similar seasonal accessories or garage door operator remote control transmitters. The home inspector is not required to: Move personal items, panels, furniture, equipment, vehicles, tools or any object, material or debris that obstructs access or visibility.

Styles & Materials

Garage Door Type: Garage Door Material:

Two automatic Metal

		IN	NI	NP	RR
3.0	GARAGE CEILINGS	•			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•			•
3.2	GARAGE FLOOR	•			
3.3	GARAGE DOOR (S)	•			•
3.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

3.1 (1)

• (Observation): View of the garage walls at the time of inspection.





3.1 Item 1(Picture)

3.1 Item 2(Picture)

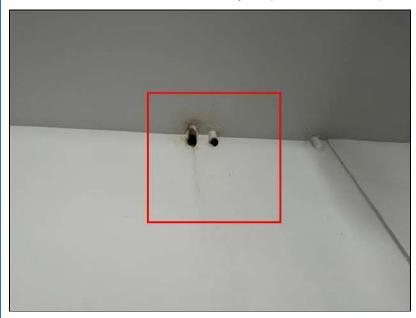
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3.1 Item 3(Picture)

3.1 (2)

• (Observation): Moisture stains or staining of some sort were found to fixtures at the top of the garage wall over the water heater at the time of inspection. No active moisture appeared to be present. Have a qualified contractor evaluate and identify if repair is needed. Repair as needed.



3.1 Item 4(Picture)

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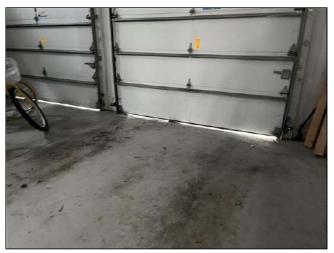


3.1 Item 5(Picture)

3.3

• (Observation): The garage bay doors have gaps that need to be corrected. This may be a simple replacement of weatherproofing that is needed. Repair this item.





3.3 Item 1(Picture)

3.3 Item 2(Picture)

The garage of the home was inspected and reported on with the above referenced information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed due to obstructions or other unforeseen issues.

Please also be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed and qualified contractors be used in further inspections or repair issues as it relates to the comments in this inspection report.

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4. Interiors

Wood



<u>Please Note:</u> The home inspector shall: Observe walls, ceiling, and floors, steps, stairways, balconies, and railings, counters and a representative number of installed cabinets, as well as a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors and report any visual 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 paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting, draperies, blinds, or other window treatments.

Styles & Materials			
Ceiling Materials:	Wall Material:	Floor Covering(s):	
Drywall	Drywall	Tile	
		Carpet	
Interior Doors:	Window Types:	Cabinetry:	
Hollow core	Single-hung	Wood	

		IN	NI	NP	RR
4.0	VIEW AND CONDITION OF INTERIOR ROOMS	•			•
4.1	CEILINGS	•			
4.2	WALLS	•			•
4.3	FLOORS	•			
4.4	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			
4.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
4.6	DOORS CONDITION	•			
4.7	WINDOWS CONDITION	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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Comments:

4.0

• **(Observation):** The following photos present a view of the interior rooms of the home and their condition at the time of inspection. A thermal scan was performed. With the exception of the attic over the master bedroom, no evidence of active moisture was visible at the time of inspection. See section 4.1 and 5.5. for master bedroom attic observations.



1 OK 88 = 0

4.0 Item 1(Picture)

4.0 Item 2(Picture)



4.0 Item 3(Picture)

4.0 Item 4(Picture)

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4.0 Item 5(Picture)



4.0 Item 6(Picture)



4.0 Item 7(Picture)



4.0 Item 8(Picture)

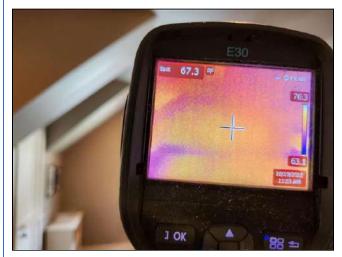


4.0 Item 9(Picture)



4.0 Item 10(Picture)

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4.0 Item 11(Picture)



4.0 Item 12(Picture)



4.0 Item 13(Picture)



4.0 Item 14(Picture)



4.0 Item 15(Picture)



4.0 Item 16(Picture)

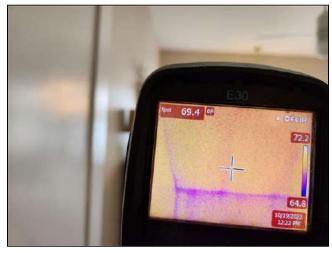
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4.0 Item 17(Picture)



4.0 Item 18(Picture)



4.0 Item 19(Picture)



4.0 Item 20(Picture)



4.0 Item 21(Picture)



4.0 Item 22(Picture)

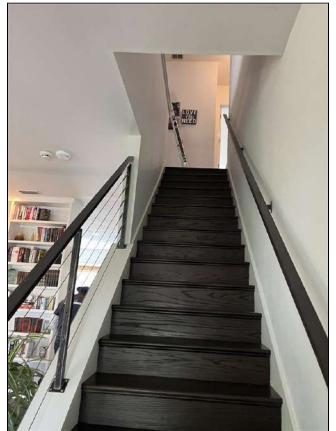
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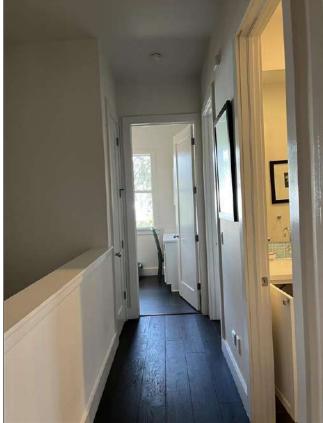
4.0 Item 23(Picture)



4.0 Item 24(Picture)



4.0 Item 25(Picture)



4.0 Item 26(Picture)

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4.0 Item 27(Picture)



4.0 Item 28(Picture)



4.0 Item 29(Picture)



4.0 Item 30(Picture)

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4.0 Item 31(Picture)

4.1

- (Observation): The master bedroom ceiling was noticed to have a slightly different drywall texture then the rest of the rooms. This usually indicates repairs of some sort have taken place. When I inspected the attic over the rear master bedroom wall, I found moisture stains to the drywall as well as to wood to trusses and the gable. I also found evidence of wood rot at the roof deck at a section of this area. No active moisture was visible to the walls beneath this area at the time of inspection. This does not mean that the leak is no longer active. The attic over this area had a strong musky smell.
- Due to the presence of these items, I recommend further evaluation by a qualified contractor. The attic structures as well as exterior walls should be part of this evaluation.





4.1 Item 1(Picture)

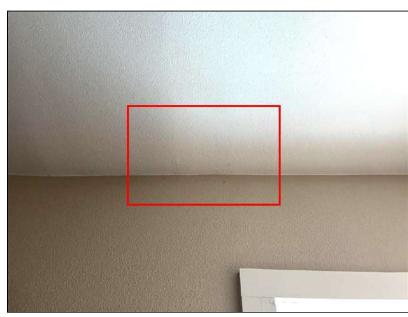
4.1 Item 2(Picture)

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4.1 Item 3(Picture)

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4.1 Item 4(Picture)



4.1 Item 5(Picture)

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4.1 Item 6(Picture)





4.1 Item 7(Picture)



4.1 Item 8(Picture)



4.1 Item 9(Picture)

4.1 Item 10(Picture)

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4.1 Item 11(Picture)

4.2 (1)

• **(Observation):** Some areas of the home were blocked by home owners belongings. Access to some of these areas limited our ability to visibly inspect areas.



4.2 Item 1(Picture)

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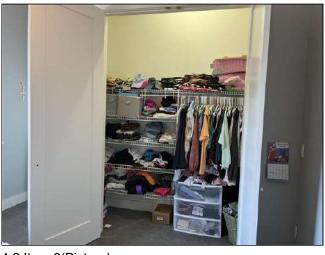
4.2 Item 2(Picture)





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4.2 Item 6(Picture)

4.2 (2)

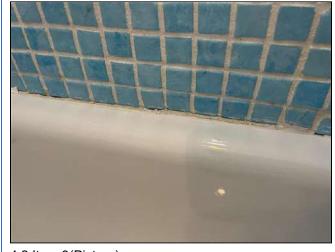
• (Deficiency): Upon inspecting the shower stalls and bath tub walls I noticed small grout cracks in areas. Repair as needed.





4.2 Item 7(Picture)

4.2 Item 8(Picture)





4.2 Item 9(Picture)

4.2 Item 10(Picture)

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• **(Observation):** The seals to the living room windows were found to be damaged at the time of inspection. Repair or replace these as needed.



4.7 Item 1(Picture)

4.7 Item 2(Picture)



4.7 Item 3(Picture)



4.7 Item 4(Picture)



4.7 Item 5(Picture)

4.7 Item 6(Picture)

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Doe

The interior materials and condition of the home were inspected and reported on with the above referenced information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed due to obstruction such as furniture, personal items and effects, and unforeseen issues issues and circumstances.

Please also be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed and qualified contractors be used in further inspections or repair issues as it relates to the comments in this inspection report.

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5. Structural Components



<u>Please Note:</u> The Home Inspector shall: Observe structural components including foundations, floors, walls, columns or piers, ceilings and roofs. The home inspector shall: Describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure and roof structure. The home inspector shall: Probe structural components where deterioration is suspected and enter under floor crawl spaces, basements, and attic spaces (except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected). The Home Inspector shall: Report the methods used to observe under floor crawl spaces and attics and 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Method used to observe Crawlspace: Floor Structure:

Poured concrete No crawlspace Slab

Wall Structure: Ceiling Structure: Roof Structure:

Masonry 2X4 Engineered wood trusses

2 X 4 Wood

Roof-Type:Method used to observe attic:Attic info:GableFrom entryAttic accessWalkedScuttle hole

		IN	NI	NP	RR
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES	•			
5.1	WALLS (Structural)	•			
5.2	COLUMNS OR PIERS	•			
5.3	FLOORS (Structural)	•			
5.4	CEILINGS (structural)	•			
5.5	ROOF STRUCTURE AND ATTIC	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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Comments:

5.1

• **(Observation):** Evidence of a subterranean termite monitoring system was found in place at the time of inspection. Consult the seller to identify if there is a bond in place and if it is transferrable.

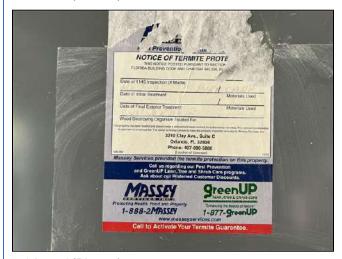


5.1 Item 1(Picture)

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5.1 Item 2(Picture)



5.1 Item 3(Picture)

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5.5 (1)
 (Observation): The following photos present a view of the attic at the time of inspection. See next section





5.5 Item 1(Picture)

5.5 Item 2(Picture)



5.5 Item 3(Picture)

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5.5 Item 4(Picture)



5.5 Item 5(Picture)

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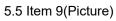


5.5 Item 7(Picture)



5.5 Item 8(Picture)

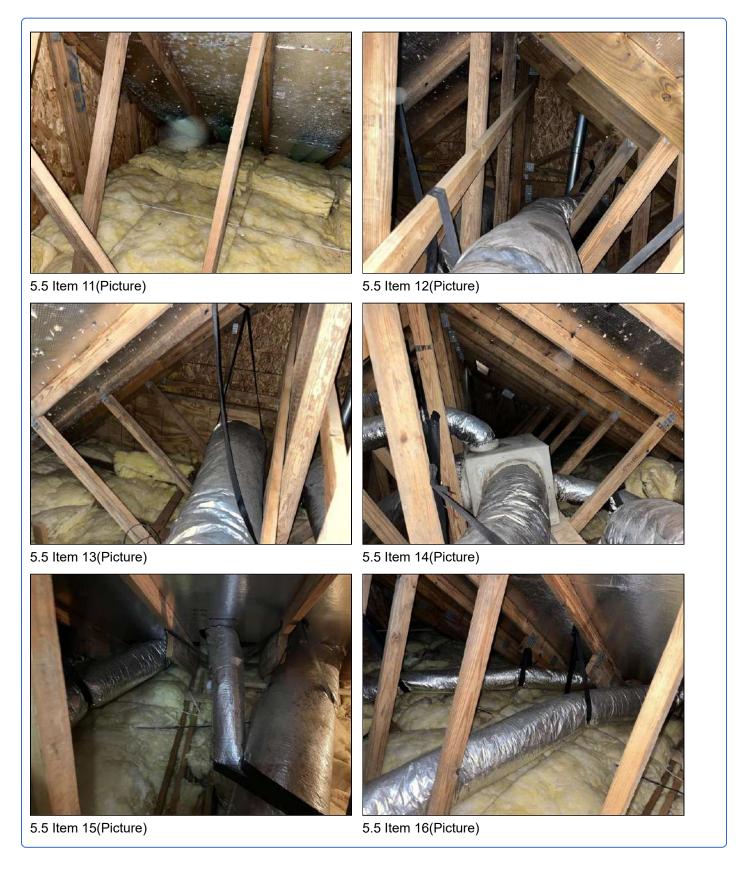






5.5 Item 10(Picture)

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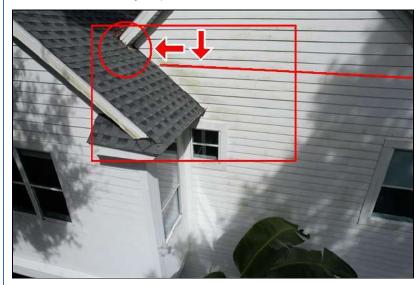
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5.5 Item 17(Picture)

5.5 (2)

• **(Observation):** Wood rot, moisture stains, possible microbial growth, heavy musky odor were all noticed over the master bedroom at the time of inspection. Consult seller as to the cause of this issue. Further evaluation by a qualified contractor is recommended.



5.5 Item 18(Picture)

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5.5 Item 19(Picture)



5.5 Item 21(Picture)

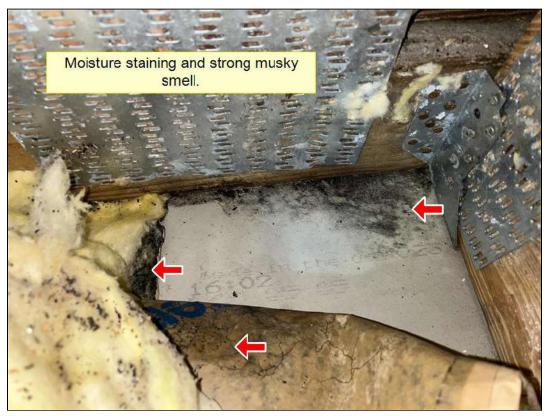


5.5 Item 20(Picture)

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5.5 Item 26(Picture)

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5.5 Item 27(Picture)



5.5 Item 28(Picture)

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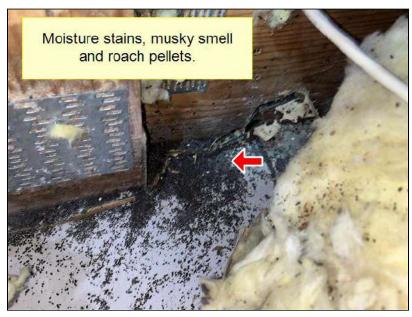


5.5 Item 29(Picture)



5.5 Item 30(Picture)

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5.5 Item 31(Picture)

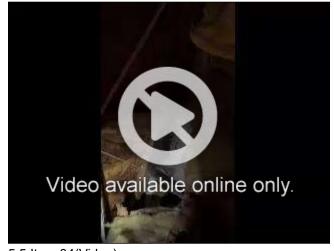


5.5 Item 32(Picture)

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5.5 Item 33(Picture)



5.5 Item 34(Video)

99 Sample St. Page 65 of 110



5.5 Item 35(Picture)



5.5 Item 36(Picture)

99 Sample St. Page 66 of 110



5.5 Item 37(Picture)





5.5 Item 38(Picture)

5.5 Item 39(Picture)



5.5 Item 40(Picture)

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Doe

The structural components of the home were inspected and reported on with the above referenced information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed due to weather conditions, vegetation, obstructions and other unforeseen issues.

Please also be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed and qualified contractors be used in further inspections or repair issues as it relates to the comments in this inspection report.

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6. Plumbing System



Please Note: The home inspector shall: Observe interior water supply and distribution systems including: piping materials, supports, and insulation, fixtures and faucets, functional flow, leaks, and cross connections. Interior drain, waste, and vent system, including: traps, drains, waste and vent piping, piping supports and pipe insulation, leaks and functional drainage. Hot water systems including: water heating equipment, normal operating controls, automatic safety controls, 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, drains, 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 anti-siphon 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, The home inspector is not required to: Observe water conditioning system, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site waste disposal systems (including septic tanks), foundation irrigation systems, spas, swimming pools, solar water heating equipment, or observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Water Filters: Plumbing Water Supply (into home):

Public None Pex CPVC

Plumbing Water Distribution (inside Washer Drain Size: Plumbing Waste:

home): 2" Diameter PVC

PEX CPVC

Water Heater Power Source: Water Heater Capacity:

Gas (quick recovery) Tankless

		IN	NI	NP	RR
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			•
6.4	MAIN FUEL SHUT OFF (Describe Location) FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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Comments:

6.1

• (Observation): The following photos present a view of the building's plumbing system at the time of inspection.



E30

\$000 83.7 9FL 91.7

91.7

73.5

10/15/2002
12.35 AM

6.1 Item 1(Picture)

6.1 Item 2(Picture)





6.1 Item 3(Picture)

6.1 Item 4(Picture)





6.1 Item 5(Picture)

6.1 Item 6(Picture)

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6.1 Item 7(Picture)



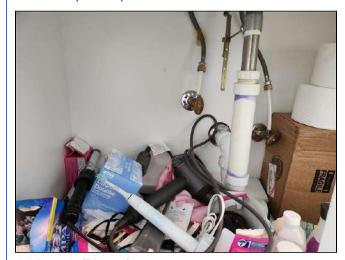
6.1 Item 8(Picture)



6.1 Item 9(Picture)



6.1 Item 10(Picture)



6.1 Item 11(Picture)



6.1 Item 12(Picture)

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6.1 Item 17(Picture)



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6.1 Item 18(Picture)

6.1 Item 23(Picture)



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6.1 Item 24(Picture)



6.1 Item 25(Picture)



6.1 Item 26(Picture)



6.1 Item 27(Picture)

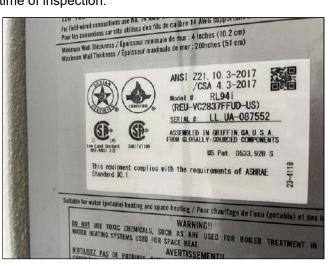


6.1 Item 28(Picture)

• (Observation): View of the water heater at the time of inspection.



6.2 Item 1(Picture)



6.2 Item 2(Picture)

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6.2 Item 3(Picture)

6.3 (1)

• (Observation): The water main shut off valve is located on the left exterior wall of the home. The main shut off at the meter, and the meter itself were not located. These were found for your neighbors homes, but the meter box for this home may be covered by grass or vegetation. Have this meter box found and exposed as well as evaluated.



6.3 Item 1(Picture)

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6.3 Item 2(Picture)



6.3 Item 3(Picture)

99 Sample St. Page 76 of 110

6.3 (2)
 (Observation): The shut off valves for the back flow were corroded at the time of inspection. Repair this



6.3 Item 4(Picture)



6.3 Item 5(Picture)

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• (Observation): The home has multiple gas meters for the various gas appliances. The main shut off to all the meters was found at the front left meter.





6.4 Item 1(Picture)

6.4 Item 2(Picture)





6.4 Item 3(Picture)

6.4 Item 4(Picture)





6.4 Item 5(Picture)

6.4 Item 6(Picture)

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6.4 Item 7(Picture)

6.4 Item 8(Picture)



6.4 Item 9(Picture)

The plumbing system of the home were inspected and reported on with the above referenced information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed due to weather conditions, vegetation, obstructions and other unforeseen issues. Washing machine drain line, for example, cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system.

Please also be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed and qualified contractors be used in further inspections or repair issues as it relates to the comments in this inspection report.

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7. Electrical System



Please Note: 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.

Styles & Materials

 Electrical Service Conductors:
 Panel capacity:
 Panel Type:

 Below ground
 200 AMP
 Circuit breakers

Electric Panel Manufacturer: Branch wire 15 and 20 AMP: Wiring Methods:

SQUARE D Copper Romex

		IN	NI	NP	RR
7.0	SERVICE ENTRANCE CONDUCTORS	•			
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•			
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•			
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
7.7	SMOKE DETECTORS	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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Comments:

7.1

• (Observation): A view of the building's main electrical panel(s) at the time of inspection.



7.1 Item 1(Picture)



7.1 Item 2(Picture)



7.1 Item 3(Picture)



7.1 Item 4(Picture)



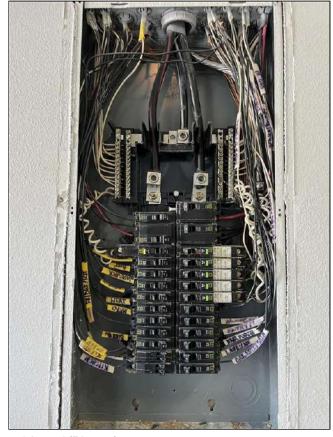
7.1 Item 5(Picture)

7.1 Item 6(Picture)

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7.1 Item 7(Picture)



7.1 Item 8(Picture)

• (Observation): A few light fixtures were not functioning at the time of inspection. Repair this item.



7.3 Item 1(Picture)

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7.3 Item 2(Picture)





7.3 Item 3(Picture)

7.3 Item 4(Picture)

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• **(Observation):** The main panel is located on the right exterior elevation. The distribution panel is located in the garage.





7.6 Item 1(Picture)

7.6 Item 2(Picture)

The electrical system of the home was inspected and reported on with the above referenced information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed due to weather conditions, vegetation, obstructions and other unforeseen issues. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible.

Please also be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed and qualified contractors be used in further inspections or repair issues as it relates to the comments in this inspection report.

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Heating / Central Air Conditioning



<u>Please Note:</u> The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Energy Source: Number of Heat Systems (excluding

Forced Air Gas wood):

One

Ductwork: Filter Type: Types of Fireplaces:

Insulated Disposable Conventional

Operable Fireplaces: Cooling Equipment Type: Cooling Equipment Energy Source:

One Air conditioner unit Electricity

Number of AC Only Units:

One

			NI	NP	RR
8.0	NORMAL OPERATING CONTROLS	•			
8.1	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•
8.2	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•			
8.3	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	•			
8.4	HEATING, COOLING AND AIR HANDLER EQUIPMENT	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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Comments:

8.1

• (Observation): The HVAC has a dampener system that I found not functioning properly at the time of inspection. The dampener is found at a duct in the attic and was buzzing, indicating the valve would not close. The valve eventually did function, but this will most likely need to be replaced. Further evaluation is recommended.





8.1 Item 1(Picture)

8.1 Item 2(Picture)



8.1 Item 3(Picture)

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8.2

• (Observation): The chimney and fireplace were found in satisfactory condition at the time of inspection.





8.2 Item 1(Picture)

8.2 Item 2(Picture)



8.2 Item 3(Picture)

8.2 Item 4(Picture)

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(Observation): The HVAC system was inspected and was found functioning at the time of inspection. Maintenance and servicing is recommended. Repair to the dampeners is recommended.



THURST BEAUTIFUL TO SERVICE A SERVIC

8.4 Item 1(Picture)

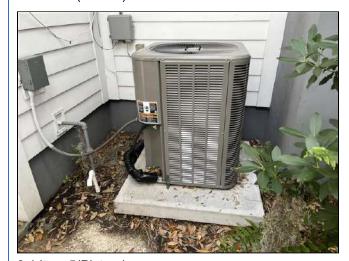
8.4 Item 2(Picture)





8.4 Item 3(Picture)

8.4 Item 4(Picture)





8.4 Item 5(Picture)

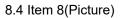
8.4 Item 6(Picture)

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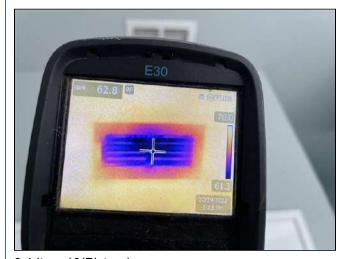
8.4 Item 7(Picture)





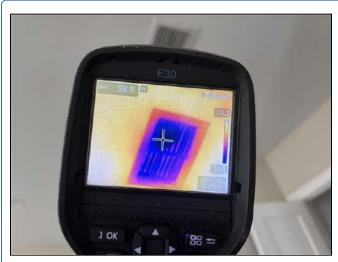


8.4 Item 9(Picture)



8.4 Item 10(Picture)

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8.4 Item 11(Picture)

The heating and cooling system of this home was inspected and reported on with the above referenced information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed due to weather conditions, vegetation, obstructions and other unforeseen issues. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover.

Please also be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed and qualified contractors be used in further inspections or repair issues as it relates to the comments in this inspection report.

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9. Insulation and Ventilation



<u>Please Note:</u> The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:Ventilation:Exhaust Fans:BattRidge ventsFan only

Fiberglass

R-30 or better

Dryer Power Source: Dryer Vent: Floor System Insulation:

220 Electric Metal NONE

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	•			
9.1	INSULATION UNDER FLOOR SYSTEM			•	
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			•	
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	•			•
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:



 (Observation): One of the bathroom fans was running loud at the time of inspection.
 The fan may need to be replaced or repaired in the near future.



9.4 Item 1(Picture)

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The insulation and ventilation of the home was inspected and reported on with the above referenced information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed due to weather conditions, vegetation, obstructions and other unforeseen issues. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected.

Please also be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed and qualified contractors be used in further inspections or repair issues as it relates to the comments in this inspection report.

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10. Built-In Kitchen Appliances



<u>Please Note:</u> 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, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in 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.

		IN	NI	NP	RR
10.0	DISHWASHER	•			
10.1	RANGES/OVENS/COOKTOPS	•			
10.2	RANGE HOOD	•			
10.3	TRASH COMPACTOR			•	
10.4	FOOD WASTE DISPOSER	•			
10.5	MICROWAVE COOKING EQUIPMENT	•			
10.6	REFRIGERATOR	•			
10.7	WASHER	•			
10.8	DRYER	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0

 (Observation): This appliance was inspected and tested, and was found in working condition at the time of inspection.

10.1

• (Observation): This appliance was inspected and tested, and was found in working condition at the time of inspection.





10.1 Item 1(Picture)

10.1 Item 2(Picture)

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10.1 Item 3(Picture)

10.1 Item 4(Picture)

 (Observation): This appliance was inspected and tested, and was found in working condition at the time of inspection.



10.2 Item 1(Picture)

10.4

 (Observation): This appliance was inspected and tested, and was found in working condition at the time of inspection.



10.4 Item 1(Picture)

10.5

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• (Observation): This appliance was inspected and tested, and was found in working condition at the time of inspection.





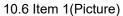
10.5 Item 1(Picture)

10.5 Item 2(Picture)

10.6

• (Observation): This appliance was inspected and tested, and was found in working condition at the time of inspection.







10.6 Item 2(Picture)

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10.6 Item 3(Picture)

10.6 Item 4(Picture)

 (Observation): This appliance was inspected and tested, and was found in working condition at the time of inspection.



10.7 Item 1(Picture)

10.8

• (Observation): This appliance was inspected and tested, and was found in working condition at the time of inspection.







10.8 Item 2(Picture)

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Doe

The built in appliances of the home were inspected and reported on with the above referenced information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed due to obstructions and other unforeseen issues.

Please also be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed and qualified contractors be used in further inspections or repair issues as it relates to the comments in this inspection report.

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11. Swimming Pools, Equipment and Safety

As a policy, we at Maverick Inspection Services, LLC recommend all homes with pools have a pool alarm installed. Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. *A child can drown in the time it takes to answer a phone*. A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A <u>pool alarm</u> with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: <a href="http://www.goodhousekeeping.com/product-reviews/home-products/pool-alarm-gate-reviews/best-pool-alarm-gate-reviews/best-pool-alarm-gate-reviews/home-products/pool-alarm-gate-reviews

	Styles & Materials	
Style:		Wall Material:
In ground	Rectangle	Concrete

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		IN	Yes	NI	NP	RR	No
11.0	OPERATIONAL CONDITION OF POOL	•					
11.1	POOL LINER CONDITION	•					
11.2	SURFACE WALLS AND FLOOR OF POOL	•					
11.3	PERMANENT ACCESSORIES CONDITION	•					
11.4	PUMPS FOR CIRCULATION OF WATER	•					
11.5	PUMPS FOR VACUUM OR CLEANING	•					
11.6	POOL HEATERS				•		
11.7	VERIFY THE ELECTRICAL OUTLET(S) AND ANY LIGHTING FOR POOL IS ON A GROUND FAULT CIRCUIT (GFCI)	•				•	
11.8	OVERFLOW SKIMMERS AND DRAINS	•					
11.9	CHEMICALS FOR POOL CAPABLE OF BEING STORED WITH A LOCK				•		
11.10	DOES POOL HAVE ANY RESCUE EQUIPMENT	•					•
11.11	DO STEPS OR LADDERS EXIST ON BOTH SIDES OF THE POOL	•	•				
11.12	IS THE POOL DEPTH MARKED ON OUTSIDE AREA OF POOL	•					•
11.13	IS THERE A DEPTH OF AT LEAST 8 FEET TO ALLOW SAFE DIVING	•					•
11.14	ARE THERE ANY OBSTRUCTIONS (WALLS, SHRUBS etc.) THAT WOULD PREVENT FULL VIEW OF POOL FROM HOME	•					•
11.15	IS THE POOL FENCED	•	•				
11.16	DOES FENCE HAVE A SELF CLOSING LATCH AND LOCK ON DOOR	•	•				
11.17	CAN FENCE BE CLIMBED BY THE USE OF PERSONAL ITEMS OR STRUCTURES AGAINST FENCE	•					•
11.18	DOES THE DOOR LATCH HEIGHT AND LOCATION ATTEMPT TO BE REASONABLY DIFFICULT FOR YOUNG CHILDREN TO REACH	•	•				
11.19	ELECTRIC LIGHTS SECURE	•	•				
11.20	IS THE WATER LEVEL WITHIN 2-6 INCHES FROM RIM TO ALLOW AN EASIER CLIMB OUT OF POOL	•	•				
11.21	DOES THE POOL DESIGN AT THE WATERS EDGE HAVE OBVIOUS PROTRUSIONS THAT COULD INJURE A SWIMMER	•					•
11.22	DOES THE SURFACE AROUND POOL ENCOURAGE DRAINAGE AWAY FROM POOL	•	•				
		IN	Yes	NI	NP	RR	No

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

Comments:

11.0

- **(Observation):** The pool filtration and cleaning systems were inspected and were found functioning at the time of inspection. However some defects were noticed:
- One of the plumbing lines was placed in front of the control panel door. Item 13(Picture)

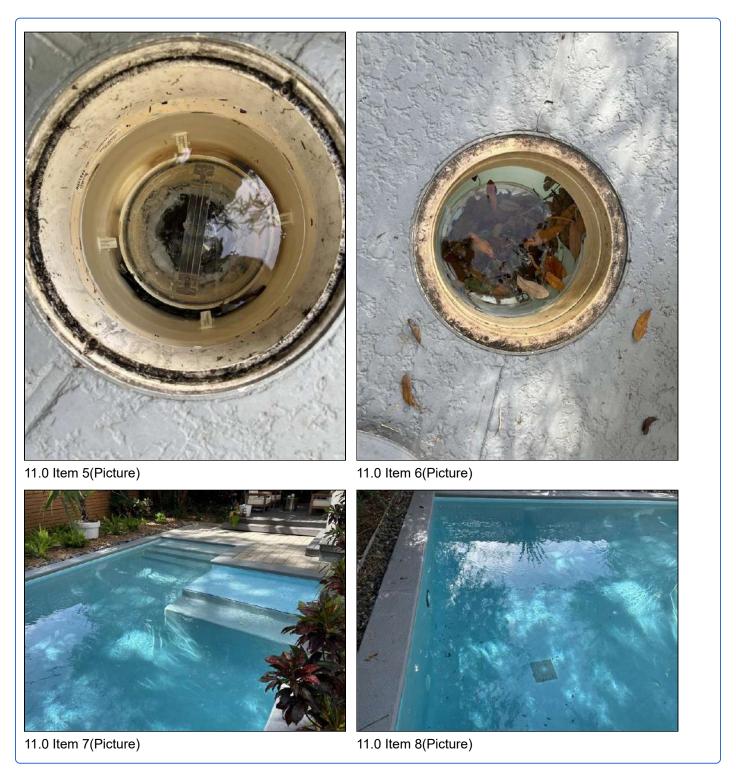
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- The filter is placed on pavers which appear to have settled putting strain on one of the pipes. Item 14(Picture)
- The GFCI in the panel was not functioning. This may be the GFCI for the pool light. The pool light was not functioning. This may at times be caused by a leak at the panel or at the pool light. Item 16(Picture)

Further evaluation is recommended. Repair these items.



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11.0 Item 15(Picture)



11.0 Item 16(Picture)



11.0 Item 17(Picture)

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11.0 Item 18(Picture)





11.0 Item 19(Picture)

11.0 Item 20(Picture)

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• (Deficiency): (Pool Light) The pool light nor the GFCI were functioning at the time of inspection. Repair this item.





11.7 Item 1(Picture)

11.7 Item 2(Picture)

<u>Please Note:</u> Maverick Inspection Services, LLC does not test water for bacteria or quality. Maverick Inspection Services, LLC does not test for pool leaks. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified and licensed contractor be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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Maverick Inspection Services, LLC

P.O. Box 620508 Oviedo, FL 32762 321-303-4338

Customer

Mr. John Doe

Address

99 Sample St. Somewhere FL 12345

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

General Summary

ROOF COVERINGS

Inspected, Repair or Replace

1.(1)

• (Observation): The following photos present a view of the building's roof coverings at the time of inspection. The roof covering materials are made up of architectural shingle as well as modified bitumen in lower pitch areas. These were found in overall satisfactory condition. A defect was found of an improper repair found in the attic over the master bedroom by the rear gable. See next box.

2.(2)

• **(Observation):** Evidence of wood rot, previous water intrusion and an improper repair were found over the master bedroom attic at the time of inspection. Further evaluation by a licensed contractor is recommended. See section 5.5.

ROOF FLASHING

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Inspected, Repair or Replace

4. (Observation): Damaged siding and exposed roof flashing was found to the front corner over the left garage at the time of inspection. (See photos) This may have been caused by squirrels or other rodents and may be causing moisture intrusion to occur. Further evaluation and repair is recommended.

ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

• (**Deficiency**): Gutters and drain lines are recommended to prevent soil erosion or water intrusion from occurring. Install these as needed. Consult with a qualified professional.

2. Exterior

General Summary

EXTERIOR WALL CLADDING, FLASHING AND TRIM

Inspected, Repair or Replace

5. (1)

• (Observation): The home has some siding that is beginning to show signs of cracks in small areas. Sealing and painting is recommended.

6.(2)

• (Observation): Seal any holes from the exterior to prevent issues with moisture or pests.

EXTERIOR DOORS

Inspected, Repair or Replace

7. (Observation): Wood rot and corrosion was found to the rear garage door at the time of inspection. The bottom hinge was also missing. Repair this item.

EXTERIOR WINDOWS

Inspected, Repair or Replace

6. (Observation): The rear kitchen window was found to have a gap beneath the window at the time of inspection. This may at times allow for moisture issues depending and wind and rain. No moisture was present to the interior area of the window at the time of inspection. Further evaluation is recommended. Repair this item.

DECKS, BALCONIES, STEPS, AREAWAYS, SIDEWALKS, DRIVEWAYS, PORCHES, PATIO COVER AND APPLICABLE RAILINGS

Inspected, Repair or Replace

9. (1)

• (Observation): The front driveway pavers appear to have begun to buckle. This was noticed at the time of inspection. Further evaluation and repair is recommended. The back patio has a small paver area that is also showing signs of lifting. Repair this item.

10.(2)

• (Observation): The rear deck was found to have an uneven plane, which may indicate lifting by tree roots. The deck has wood rot or damage to some areas. Corrosion was found to some screws. Repair this item.

VEGETATION, GRADING, DRAINAGE, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

11. (1)

• (Deficiency): (Vegetation Overgrown) Vegetation was found coming close to contact with the building. This could either allow for pest issues to develop, moisture issues to develop or damage to the building. I also noticed the possibility of tree roots lifting the deck as well as affecting pool plumbing equipment. I recommend cutting back all vegetation to prevent any of these types of issues. Further evaluation is recommended by a licensed arborist. Further evaluation is recommended by qualified contractors for the deck and pool equipment.

12. (2)

• (Observation): The fence and gate have damage to areas. Repair this item.

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3. Garage

General Summary

GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Inspected, Repair or Replace

13.(1)

• (Observation): View of the garage walls at the time of inspection.

14. (2)

• (Observation): Moisture stains or staining of some sort were found to fixtures at the top of the garage wall over the water heater at the time of inspection. No active moisture appeared to be present. Have a qualified contractor evaluate and identify if repair is needed. Repair as needed.

GARAGE DOOR (S)

Inspected, Repair or Replace

• (Observation): The garage bay doors have gaps that need to be corrected. This may be a simple replacement of weatherproofing that is needed. Repair this item.

4. Interiors

General Summary

VIEW AND CONDITION OF INTERIOR ROOMS

Inspected, Repair or Replace

• (Observation): The following photos present a view of the interior rooms of the home and their condition at the time of inspection. A thermal scan was performed. With the exception of the attic over the master bedroom, no evidence of active moisture was visible at the time of inspection. See section 4.1 and 5.5. for master bedroom attic observations.

WALLS

Inspected, Repair or Replace

17.(1)

• (Observation): Some areas of the home were blocked by home owners belongings. Access to some of these areas limited our ability to visibly inspect areas.

18. (2)

 (Deficiency): Upon inspecting the shower stalls and bath tub walls I noticed small grout cracks in areas. Repair as needed.

WINDOWS CONDITION

Inspected, Repair or Replace

• (Observation): The seals to the living room windows were found to be damaged at the time of inspection. Repair or replace these as needed.

5. Structural Components

General Summary

ROOF STRUCTURE AND ATTIC

Inspected, Repair or Replace

20.(1)

• (Observation): The following photos present a view of the attic at the time of inspection. See next section for master bedroom attic area defects.

21. (2)

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• (Observation): Wood rot, moisture stains, possible microbial growth, heavy musky odor were all noticed over the master bedroom at the time of inspection. Consult seller as to the cause of this issue. Further evaluation by a qualified contractor is recommended.

6. Plumbing System

General Summary

MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected, Repair or Replace

22.(1)

• (Observation): The water main shut off valve is located on the left exterior wall of the home. The main shut off at the meter, and the meter itself were not located. These were found for your neighbors homes, but the meter box for this home may be covered by grass or vegetation. Have this meter box found and exposed as well as evaluated.

23. (2)

• (Observation): The shut off valves for the back flow were corroded at the time of inspection. Repair this item.

7. Electrical System

General Summary

CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

• (Observation): A few light fixtures were not functioning at the time of inspection. Repair this item.

8. Heating / Central Air Conditioning

General Summary

DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

• (Observation): The HVAC has a dampener system that I found not functioning properly at the time of inspection. The dampener is found at a duct in the attic and was buzzing, indicating the valve would not close. The valve eventually did function, but this will most likely need to be replaced. Further evaluation is recommended.

HEATING, COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

• (Observation): The HVAC system was inspected and was found functioning at the time of inspection.

Maintenance and servicing is recommended. Repair to the dampeners is recommended.

9. Insulation and Ventilation

General Summary

VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

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• (Observation): One of the bathroom fans was running loud at the time of inspection. The fan may need to be replaced or repaired in the near future.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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