



Real Estate Inspection Report



1234 Anywhere Dr
Marco Island, FL 34145



Eyezon Home Inspectors

Prepared for: Mr & Mrs Somebody
1234 Anywhere Dr

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Introduction

To our client,

We would like to thank you for choosing Eyezon Home Inspectors to perform your personalized real estate property inspection. In the following pages you will find a comprehensive inspection report with a break-down of all required areas including photographs of particular areas that may or may not require immediate attention. This will be very helpful for you to use as a reference and hopefully aid you in making your real estate purchase decision. To make the Inspection Report easy to read and understand, we have placed photographs in both the Body and Summary sections of the report. The Summary section you will find located at the end of the inspection report and it will contain ALL of the MARGINAL and DEFECTIVE items found. If you have any questions or concerns after reading the report, PLEASE don't hesitate to call or email our office.

Again, Thank You!

We appreciate your business.

Sincerely,
Bradley MacFarland, CPI

Eyezon Home Inspectors
brad@eyezonhomeinspectors.com
239-776-8066

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

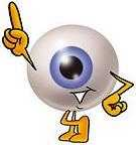
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General Information

Property Information

Property Address **1234 Anywhere Dr**
City **Marco Island** State **FL** Zip **34145**
Contact Name **John Doe**

Client Information



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General Information (Continued)

Client Name **Mr & Mrs Somebody**
Phone **239-555-5555** Fax .
E-Mail **Somebody@aol.cm**

Inspection Company

Inspector Name **Bradley MacFarland**
Company Name **Eyezon Home Inspectors**
Address **Eyezon Home Inspectors**
City **Naples** State **Florida** Zip **34120**
Phone **239-776-8066** Fax .
E-Mail **brad@eyezonhomeinspectors.com**
File Number **M120718M**
Amount Received **\$550.00**

Conditions

Others Present **Seller representative, Buyer's Agent and Buyer** Property Occupied **Vacant**
Estimated Age **1988** Entrance Faces **West**
Inspection Date **01/32/2020**
Start Time **10:00** End Time **3:00**
Electric On **Yes**
Gas/Oil On **Not Applicable**
Water On **Yes**
Temperature **75**
Weather **Sunny** Soil Conditions **Dry**
Space Below Grade **None**
Building Type **Single family** Garage **Attached**
Sewage Disposal **Septic** How Verified **Multiple Listing Service**
Water Source **Central** How Verified **Multiple Listing Service**
Additions/Modifications **N/A**
Permits Obtained **NOTE; Permit information is outside the scope of a Home Inspector or Home Inspection Report in the State of Florida. Further investigation by yourself, your real estate attorney or your Realtor is recommended.** How Verified **N/A**



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Lots and Grounds

Note: Wood and vinyl sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 6 ft from foundation is always recommended. Irrigation wells, pumps, equipment, underground piping and sprinkler head functions are outside the scope of a home inspection per State of Florida SOP for Home Inspectors

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1. Defective

Driveway: **Stamped Concrete - Uneven settling, Heaves in concrete causing trip hazard, Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor**



2. Marginal, Defective Walks: **Concrete - Soil erosion noted along edge of concrete slab on side of garage, slab is cracked, this should be replaced to prevent further undermining of surface and causing more damage to slab**



3. Acceptable

Porch: **Travertine tile**

4. Acceptable

Lanai **Textured Concrete**



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Lots and Grounds (Continued)

5. Marginal

Grading: **Minor slope - Soil erosion along sides of a/c slab , recommend adding fill and or grass to prevent further erosion or undermining possibly causing damage to exterior equipment**



6. Acceptable

Swale: **Adequate slope and depth for drainage**

7. Acceptable, Marginal

Vegetation: **Sand/dirt, Weeds, Grass, trees and shrubs - several areas of lawn are brown or just dirt due to lack of water/maintenance**

8. Defective

Lawn Sprinklers: **Front and back yard - Inoperative at time of inspection, tested using manual mode of timer. Timer not tested, pump zone start relay appears to be defective and was making a loud buzzing noise. Sprinkler line(s) and or head damage noted, I recommend a qualified irrigation contractor go through entire sprinkler system, evaluate and or repair all that is needed for proper operation, adjust/repair all sprinkler heads, and educate the new homeowner of proper operation.**





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Exterior Surface and Components

Note: Wood and vinyl sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 6 ft from foundation is always recommended.

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Entire building Exterior Surface

1. **Acceptable** Type: **CBS**
2. **Acceptable** Trim: **Concrete, Foam**
3. **Marginal** Fascia: **Wood - Slight wood rot/water damage noted in a couple areas**
4. **Acceptable** Soffits: **Stucco with vent screens**
5. **Acceptable** Door Bell: **Button tested**
6. **Acceptable, Marginal** Entry Doors: **Wood - Wear noted, typical for age of wood door. needs caulked and re-painted**
7. **Acceptable** Patio Door: **French with full view glass**
8. **Acceptable** Windows: **Aluminum crank, Non-opening**
9. **Not Present** Window Screens: **Several (almost ALL) windows are missing screens, check with homeowner if screens being stored or are actually missing**
10. **Marginal** Exterior Lighting: **Surface mount, Surface mounted lamps, Hanging entry - Loose light fixture , not secured to electrical box**



11. **Defective** Exterior Electric Outlets: **110 VAC - Inoperative at time of inspection, Outlets have visible corrosion, Loose or missing moisture cover**



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Exterior Surface and Components (Continued)

Exterior Electric Outlets: (continued)



12. **Acceptable**

Hose Bibs: **Gate**

Pool

Eyezon Home Inspectors will not inspect any underground equipment, pipes or structures, including pool equipment. It is unknown if any pool or underground equipment leak. Pool inspections are visual only. A licensed pool company is recommended to go through and evaluate complete system, label all valves and educate new homeowner of how system works.

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Behind home Swimming Pool

1. **Marginal, Defective** Type: In ground with spa - **Blower for spa jets does not work, pump air jet adjustment cap on spa deck is missing. Appears that individual pump timers for spa and pool are tied into one main timer. Did not locate child safety screens for pool deck protection. Check with current owner if possible. A licensed pool company is recommended to go through and evaluate complete system and specify what all needs repaired for proper operation**



2. Current Status: **Partially Functional**



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Pool (Continued)

3. **Acceptable, Marginal** Liner: Diamond Brite/PebbleTech - Appeared to be blotches or irregularities on pool lining surface, this may just be spots of dirt or debris and may just need good cleaning or chemical staining, further examination by a qualified pool tech is recommended as this is outside the scope of a Florida Licensed Home Inspector. Rust or water stains noted at spa jets on bottom of spa surface.



4. **Defective** Pool Light Submersed - Pool and spa light did not come with switch, Water/rust stains noted at bottom of pool light. Further evaluation by a qualified pool tech is recommended

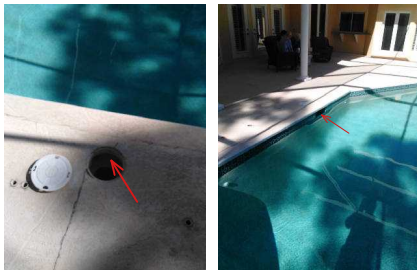


5. **Acceptable** Deck: Textured concrete - Settlement cracks noted, recommend sealing all cracks to prevent moisture intrusion

6. **Acceptable** Coping: Concrete

7. **Acceptable** Drainage: Bottom main

8. **Marginal** Skimmer: Functioning - Missing skimmer flapper door, flapper door should be in place to prevent larger objects such as pool toys (balls) from entering skimmer and possibly blocking suction pump which would damage the pool pump itself





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Pool (Continued)

9. Marginal

Pump Motor: **Century** - Ground wire on pump is not connected, Air bubbles noted in the pumps strainer pot or filter basket this is generally caused from one of three things on the suction side of the pump. One - the pool water level being too low therefore sucking air through the strainer. Two - the rubber O ring in the pump connector coupler being bad or not correctly in place. Three - the clear plastic view cover on the strainer pot not secured tightly. Further evaluation recommended.



10. Acceptable

Filter: **Hayward**

11. Acceptable, Marginal Shut-off Valve: **Ball valves** - No valve's are labeled for user to know what function they serve, Handle broken



12. Acceptable

Back Wash Valve: **Ball valves**

13. Marginal, Defective Heater: **Rheem** - Not properly grounded, missing ground wire, Would not function, power light came on but did not appear to be heating. Further evaluation by a licensed pool tech is recommended.



14. Marginal

Gauges and Controls: **Hayward**, Functioning - Broken cover, Damaged needs replaced



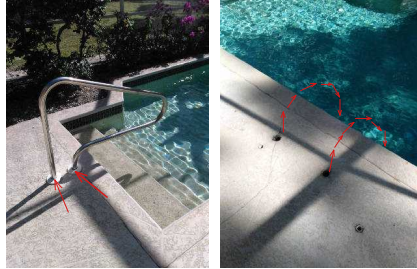


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Pool (Continued)

15. Not Present, Marginal Ladder/Steps: Stainless steel hanging, Built in step with handrail - Hanging steps have been removed. built in step handrail is loose, needs to be secured



16. Marginal Pool Enclosure: Screen cage - Screen cage tension cables are loose and should be tightened. These cables help prevent the cage from moving in windy or bad weather conditions, when this happens it also stretches the screens causing them to become loose or torn. Pool cage door latch requires adjustment to open and close properly. Evidence of water leak noted at cage frame and gutter connection. Dry day unable to verify



Roof

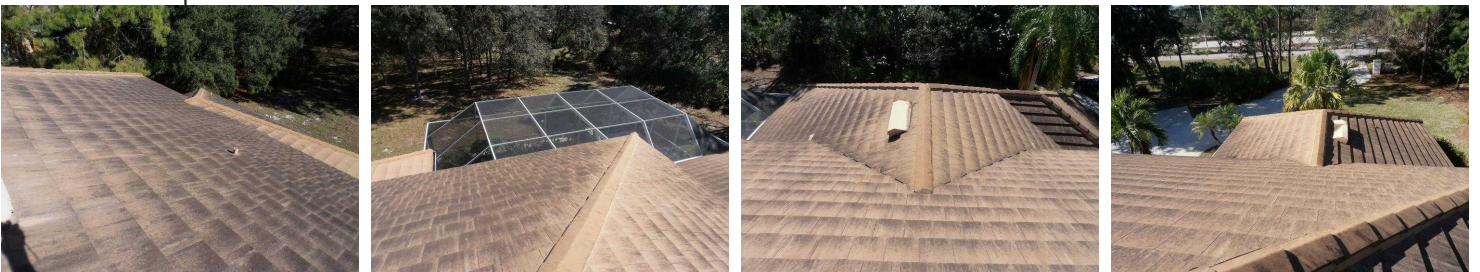
I always recommend trimming tree limbs 6 ft. away from roof and cleaning debris off of roof and out of gutters at least a couple times a year to help prevent pre-mature wear and assure proper water discharge off of the roof and away from structure.

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Main Roof Surface

1. Method of Inspection: On roof





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Roof (Continued)

Method of Inspection: (continued)



2. **Acceptable**

Material: **Cement tile** - **Trees and shrubs should be trimmed back and off roof to prevent unnecessary or premature damage to roofing material**



3. Type: **Hip**

4. Approximate Age: **2013**

5. **Acceptable** Flashing: **Peel and stick, Lead, Galvanized**

6. **Acceptable** Valleys: **Rolled roof material**

7. **Acceptable** Plumbing Vents: **Lead boots, PVC**

8. **Acceptable, Marginal** Gutters: **Aluminum, Boxed** - **Gutters have some debris (pine needles) in them. Periodic cleaning to maintain proper water flow is recommended, Dry day, unable to check for proper water flow, however no gutters were holding water when observed from roof**



9. **Acceptable**

Downspouts: **Aluminum**

10. **Marginal**

Leader/Extension: **Missing or damaged** - **Some splash blocks are missing. installing splash blocks or leaders to move water away from foundation.**





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Roof (Continued)

North side of home Chimney

11. **Acceptable** Chimney: **Block** - **Unable to view interior of chimney due to height, photo of clean out**



12. **Acceptable, Not Inspected** Flue/Flue Cap: **Metal** - **Metal cap slightly dented, cosmetic only, probably got dented in hurricane. Chimney lining could not be inspected due to rain cap**



13. **Acceptable** Chimney Flashing: **flashing covered up with stucco, and Cricket**

Garage/Carport

The garage door is one of the largest moving objects in a home. Improperly installed safety eyes on the garage door is a main cause of property damage and bodily injury. Testing and monitoring the garage door's operation regularly is an important task related to home maintenance. Inspection does not cover any damage concealed by rugs, mats(floor coverings), wall paneling, personal or stored items. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

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Front of home Garage

1. Type of Structure: **Attached** Car Spaces: **2**
2. **Acceptable** Garage Doors: **Insulated aluminum**





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Garage/Carport (Continued)

- 3. **Acceptable**
- 4. **Acceptable**
- 5. **Acceptable**
- 6. **Marginal**

Door Operation: **Mechanized**

Door Opener: **Lift Master**

Exterior Surface: **Stucco**

Service Doors: **Fiberglass with wood core - Entry door not rated for fire, door should be Solid Wood or Metal and preferably have a self closing hinge installed for safety reasons**



- 7. **Acceptable**
 - 8. **Acceptable**
 - 9. **Not Inspected**
 - 10. **Acceptable**
- Ceiling: **Paint**
Walls: **Paint**
House Vac
Floor/Foundation: **Poured concrete**



- 11. **Acceptable**
 - 12. **Acceptable, Not Inspected**
- Electrical: **110 VAC GFCI**
Windows: **Wood casement - The window will not open due to hurricane panel hardware installed**



Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, home audio and pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every 10 years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar and Garage outlet locations if not so equipped.



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Electrical (Continued)

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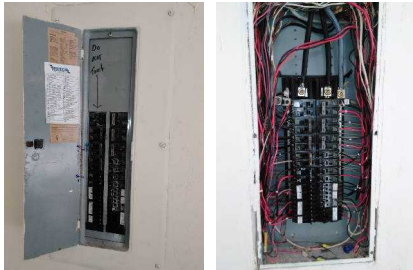
1. Service Size Amps: **200** Volts: **110-240 VAC**
2. **Acceptable** Service: **Under ground service entrance**



3. **Acceptable** 120 VAC Branch Circuits: **Copper**
4. **Acceptable** 240 VAC Branch Circuits: **Copper**
5. **Acceptable** Aluminum Wiring: **HVAC, Pool pump**
6. **Acceptable** Conductor Type: **Non-metallic sheathed cable**
7. **Acceptable** Ground: **Rod in ground**

Garage Electric Panel

8. **Acceptable** Manufacturer: **I-T-E** - **Photo showing inspection of open electrical panel**



9. Maximum Capacity: **200 Amps, At meter**
10. **Acceptable** Main Breaker Size: **200 Amps**
11. **Acceptable** Breakers: **Copper**
12. **Not Present** Fuses:
13. **Not Present** AFCI:
14. **Acceptable** GFCI: **At GFCI receptacles only**
15. Is the panel bonded? **Yes**



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Plumbing

Water heater, plumbing fixtures and connectors tested for functional operation at time of inspection only. Appliance thermostats, timers and other specialized features and controls are not tested. The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection. No life expectancy is expressed or implied, as any of these components can fail at anytime. NACHI SOP: The inspector shall run water in sinks, tubs and showers. NACHI SOP: The inspector is not required to operate any main, branch or fixture valves. If home is equipped with, I always suggest having the well equipment, water softening system and septic system inspected and or serviced by a professional company and educate the owner of condition and proper operation of such. Wells, Septic and Water conditioning/filtering systems are not within the scope of this inspection.

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1. **Acceptable**

Service Line: **PVC and copper**

2. **Acceptable**

Main Water Shutoff: **Side of garage - Location photo of Main water shut off**



3. **Acceptable**

Water Lines: **Copper**

4. **Acceptable**

Drain Pipes: **PVC**

5. **Acceptable**

Service Caps: **Accessible - Location of clean out/service cap**



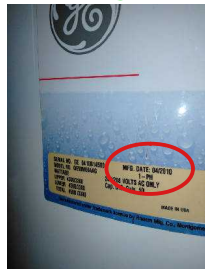
6. **Acceptable**

Vent Pipes: **PVC**

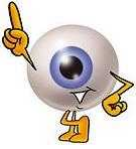
Garage Water Heater

7. **Acceptable**

Water Heater Operation: **Functional at time of inspection - Date code of 2010 on ID Plate, Water heater is nearing the end of it's design life, Manufacturers designed life expectancy is approx. 10 years**



8. Manufacturer: **General Electric**



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Plumbing (Continued)

9. Model Number: **GE50M06AAG** Serial Number: **0410B14500**
10. Type: **Electric** Capacity: **50 Gal.**
11. Approximate Age: **2010** Area Served: **Living area**
12. **Acceptable** TPRV and Drain Tube: **Copper**

Attic

Some attic areas are not accessible due to low clearance and insulation. Inaccessible areas, including areas covered by insulation, equipment or storage items which the inspector must move or deface will not be inspected and therefore no opinion will be rendered.

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Garage Attic

1. Method of Inspection: **In the attic**



2. **Acceptable** Unable to Inspect: **Some of - Roof line, Safety and footing, Insulation, Limited access**



3. **Acceptable** Roof Framing: **2x6, 2x4 Truss**
4. **Acceptable** Sheathing: **Unknown, covered with spray foam insulation**



5. **Acceptable** Ventilation: **Roof and soffit vents - Metal roof vent appears to have been dented from storm but does not appear to effect function.**



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Attic (Continued)

6. **Acceptable**

Insulation: **Closed cell foam**



7. **Acceptable**

Insulation Depth: **6"**

8. **Acceptable**

Wiring/Lighting: **110 VAC lighting circuit**

9. **Not Present**

Moisture Penetration:

10. **Acceptable**

Bathroom Fan Venting: **Electric fan**



Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning / servicing before the heavy use or "HOT" season by a licensed A/C contractor is recommended to assure proper function, efficiency and life expectancy of the system(s). Manufacturers expected life expectancy with proper maintenance is 15-20 years. Coastal environments can drastically reduce life expectancy.

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Main #1 AC System

1. **Acceptable**

A/C System Operation: **Functioning at time of inspection**

2. **Acceptable**

Condensate Removal: **PVC**

3. **Acceptable**

Exterior Unit: **On concrete** - **Location and ID photo for condensing unit, 2012 mfg date (code) on outside condenser ID plate**





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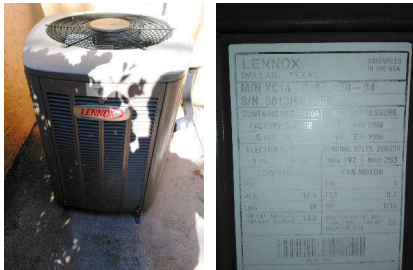
Air Conditioning (Continued)

- 4. Manufacturer: **Lennox**
- 5. Model Number: **XC13-047-230-02** Serial Number: **5812C05384**
- 6. Area Served: **Living area** Approximate Age: **2012**
- 7. Fuel Type: **220-240 VAC** Temperature Differential: **19 degree**
- 8. Type: **Central A/C** Capacity: **4 Ton**
- 9. **Acceptable** Visible Coil: **Copper core with aluminum fins**
- 10. **Acceptable** Refrigerant Lines: **Suction line and liquid line**
- 11. **Acceptable** Electrical Disconnect: **General Duty Pull**



Side of building AC System

- 12. **Acceptable** A/C System Operation: **Functioning at time of inspection**
- 13. **Acceptable** Condensate Removal: **PVC**
- 14. **Acceptable** Exterior Unit: **Concrete mounted**



- 15. Manufacturer: **Lennox**
- 16. Model Number: **XC14-018-230-04** Serial Number: **5813H11968**
- 17. Area Served: **Master** Approximate Age: **2013**
- 18. Fuel Type: **220-240 VAC** Temperature Differential: **20 degree**
- 19. Type: **Central A/C** Capacity: **1.5 Ton**
- 20. **Acceptable** Visible Coil: **Copper core with aluminum fins**
- 21. **Acceptable** Refrigerant Lines: **Suction line and liquid line**
- 22. **Acceptable** Electrical Disconnect: **General Duty Pull**



- 23. **Acceptable** Blower Fan/Filters: **Visually functional**



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Air Conditioning (Continued)

24. **Acceptable**

Thermostats: **Individual**



Fireplace/Wood Stove

Chimney flue inspection is limited due to height. The inspection covers only the visible portion of the flue. Most fireplaces in Florida are not often used and may have acquired cracks, obstructions or animals in flue. A full inspection of the chimney flue by a certified chimney company is recommended before using fireplace. (Safety Issue)

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Acceptable Functional with no obvious signs of defect.

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Marginal Item is not fully functional and requires repair or servicing.

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Family Room Fireplace

1. **Acceptable**

Fireplace Construction: **Block**



2. Type: **Wood burning**

3. **Acceptable**

Fireplace Insert: **Standard**



4. **Acceptable**

Smoke Chamber: **Fire Brick**

5. **Acceptable**

Flue: **Tile**



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Fireplace/Wood Stove (Continued)

6. Defective

Damper: **Metal** - **Damper latch is missing or broken, cannot secure damper in closed position to prevent conditioned air in home from escaping through chimney flue when not in use**



7. Acceptable

Hearth: **Raised, Tile**

Heating System

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy. According to ENERGY.GOV/Dept of Energy The "lifespan" of a central air conditioner is about 15 to 20 years.

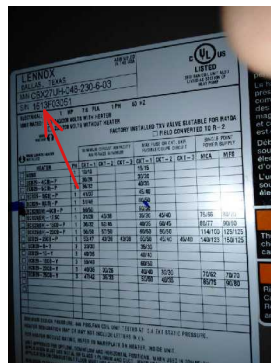
NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Main #1 Heating System

1. **Acceptable** Heating System Operation: **Appears functional** - **2013 mfg date (code) on air handler ID plate**

2. Manufacturer: **Lennox**



3. Model Number: **CBX27UH048230603** Serial Number: **1613F03051**

4. Type: **Forced air** Capacity: **208/240vac with electric strip**

5. Area Served: **Main house** Approximate Age: **2013**

6. Fuel Type: **Electric**

7. Unable to Inspect: **Some of duct due to limited or no access**

8. **Acceptable** Blower Fan/Filter: **Fan visually functional**

9. **Acceptable** Distribution: **Insulated stack, Insulflex duct**



Eyezon Home Inspectors

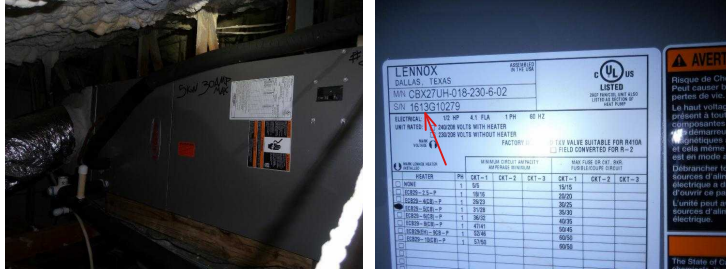
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Heating System (Continued)

Attic Heating System

10. **Acceptable**

Heating System Operation: **Appears functional** - **Location photo and ID information plate of Air Handler, 2013 mfg date (code) on air handler ID plate**



11. Manufacturer: **Lennox**

12. Model Number: **CBX27UH-018-230-6-02** Serial Number: **1613G10279**

13. Type: **Forced air** Capacity: **208/240vac with electric strip**

14. Area Served: **Master side of home** Approximate Age: **2013**

15. Fuel Type: **Electric**

16. Unable to Inspect: **Some of duct due to limited or no access**

17. **Acceptable** Blower Fan/Filter: **Visually functional**

18. **Acceptable** Distribution: **Insulflex duct, Insulated stack**

19. **Acceptable** Thermostats: **Programmable**



20. Suspected Asbestos: **No**

Laundry Room/Area

Appliances are tested for functional operation at time of inspection only. Appliances thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

No life expectancy is expressed or implied. I recommend dryer venting system be further inspected and or freshly cleaned to start fresh and then be cleaned at least once a year as a part of homes regular maintenance. Inspection does not cover any damage concealed by rugs, carpet, paneling or stored items. Typical wall/ceiling minor cracks/touchups are considered normal and are not listed in report.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.



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Laundry Room/Area (Continued)

Inside main Laundry Room/Area

1. **Acceptable** Closet: **Built in cabinets**
2. **Acceptable** Ceiling: **Paint**
3. **Acceptable** Walls: **Paint**



4. **Acceptable** Floor: **Tile**
5. **Acceptable** Doors: **Hollow wood, UPVC/Fiberglass**
6. **Acceptable** Electrical: **110 VAC lighting**
7. **Acceptable** HVAC Source: **Air exchange ventilation**
8. **Acceptable** Washer/Dryer **Matching Front Loaders, Whirlpool, Used appliances - Tested by running wash and rinse cycle for drain function and Hot and Cold function. Ran dryer for a minute to test for heat and venting ONLY**



9. **Marginal** Laundry Tub: **PVC - No hot water only warm, requires further review**



10. **Acceptable** Laundry Tub Drain: **PVC**





Eyezon Home Inspectors

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Laundry Room/Area (Continued)

11. **Acceptable**

Washer Hose Bib: **Rotary**



12. **Acceptable**

Washer and Dryer Electrical: **110-240 VAC**

13. **Acceptable**

Dryer Vent: **Metal flex**

14. **Acceptable**

Washer Drain: **Wall mounted drain**

Bathroom

Inspection does not cover any damage concealed by rugs, carpet, wall paneling, personal or stored items. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report. Plumbing fixtures and connectors tested for functional operation at time of inspection only. No life expectancy is expressed or implied, as any of these components can fail at anytime. NACHI SOP: The inspector shall run water in sinks, tubs and showers.

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Pool bath Bathroom

1. **Acceptable**

Ceiling: **Paint**

2. **Acceptable**

Walls: **Paint and tile**



3. **Acceptable**

Floor: **Tile**

4. **Acceptable**

Doors: **Pocket slider, Metal with glass**

5. **Marginal**

Windows: **Wood casement - The window will not open, blocked with shutters or shutter hardware**





Eyezon Home Inspectors

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Bathroom (Continued)

- 6. **Acceptable**
- 7. **Acceptable**
- 8. **Acceptable**
- 9. **Acceptable**

Electrical: 110 VAC GFCI
Counter/Cabinet: Granite and wood
Sink/Basin: Porcelain coated, Under mount
Faucets/Traps: Glacier Bay fixture with PVC trap



10. **Acceptable, Marginal** Shower/Surround: Tile pan and tile surround - Cracked grout in corners of shower surround, this is typical of cement based grout being used for corner applications due to expansion and contraction. Recommend replacing with grout "caulk" to help prevent moisture intrusion. Grout caulk can be located in the tile section at most hardware stores



- 11. **Acceptable** Toilets: Pegasus
 - 12. **Acceptable** HVAC Source: Air exchange ventilation
 - 13. **Acceptable** Ventilation: Electric ventilation fan and window
- Guest/Hallway Bathroom

- 14. **Acceptable** Ceiling: Paint
- 15. **Acceptable** Walls: Paint and tile



- 16. **Acceptable** Floor: Tile
- 17. **Acceptable** Doors: Hollow wood
- 18. **Acceptable** Electrical: 110 VAC GFCI
- 19. **Acceptable** Counter/Cabinet: Granite and wood
- 20. **Acceptable** Sink/Basin: Porcelain coated, Under mount



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Bathroom (Continued)

21. **Acceptable**

Faucets/Traps: **Pegasus, PVC trap**



22. **Acceptable, Marginal**

Shower/Surround: **Tile pan and tile surround - Cracked grout in corners of shower surround, this is typical of cement based grout being used for corner applications due to expansion and contraction. Recommend replacing with grout "caulk" to help prevent moisture intrusion. Grout caulk can be located in the tile section at most hardware stores**



23. **Acceptable**

Toilets: **Kohler**

24. **Acceptable**

HVAC Source: **Air exchange ventilation**

25. **Acceptable**

Ventilation: **Electric ventilation fan**

Master Bathroom

26. **Acceptable**

Ceiling: **Paint**

27. **Acceptable**

Walls: **Paint and tile**



28. **Acceptable**

Floor: **Tile**

29. **Acceptable**

Doors: **Hollow wood, Pocket slider, Bi-fold**

30. **Acceptable**

Windows: **Glass block, Non-opening**

31. **Acceptable**

Electrical: **110 VAC GFCI**

32. **Acceptable**

Counter/Cabinet: **Granite and wood**

33. **Acceptable**

Sink/Basin: **Porcelain coated, Under mount**



Eyezon Home Inspectors

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Bathroom (Continued)

34. **Acceptable**

Faucets/Traps: **Glacier Bay** fixture with **PVC** trap



35. **Marginal, Defective**

Shower/Surround: **Tile** pan and **tile** surround - **Cracked grout in corners of shower surround, this is typical of cement based grout being used for corner applications due to expansion and contraction. Recommend replacing with grout "caulk" to help prevent moisture intrusion. Grout caulk can be located in the tile section at most hardware stores, Steamer for shower was not in use at time of inspection. Note on main electrical panel to leave steamer breaker in OFF position. Steam unit is located in attic. Touch control pad in bathroom shower shows signs of corrosion. Further evaluation by a licensed plumbing contractor is recommended.**



36. **Acceptable**

Toilets: **Kohler**

37. **Acceptable**

HVAC Source: **Air** exchange ventilation

38. **Acceptable**

Ventilation: **Electric** ventilation fan



Eyezon Home Inspectors

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Bedroom

Inspection does not cover any window coverings or window treatments and damage or defects concealed by rugs, carpeting, paneling, furniture, fixtures or stored items. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

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Master Suite, Attached baby room/office Bedroom

1. **Acceptable** Closet: **Single**
2. **Acceptable** Ceiling: **Paint**
3. **Acceptable** Walls: **Paint**



4. **Acceptable** Floor: **Wood Laminate, Tile**
5. **Marginal** Doors: **Hollow wood, Bi-fold, Pocket slider - Lock/latch on bottom of French door does not work, left side of door cannot be opened. May just need to be cleaned and lubricated. Requires further review**



6. **Marginal** Windows: **Wood casement, Non-opening - The window will not open, blocked by shutter or shutter hardware**



7. **Acceptable** Electrical: **110 VAC**
8. **Acceptable** HVAC Source: **Air exchange ventilation**
9. **Not Inspected** Smoke Detector: **Present**



Eyezon Home Inspectors

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Bedroom (Continued)

Left front guest Bedroom

10. **Acceptable** Closet: **Single**
11. **Acceptable** Ceiling: **Paint**
12. **Acceptable** Walls: **Paint**



13. **Acceptable** Floor: **Wood Laminate**
14. **Acceptable** Doors: **Hollow wood, Bi-fold**
15. **Defective** Windows: **Wood casement - Will not open-requires correction, window crank is broken**



16. **Acceptable** Electrical: **110 VAC**
17. **Acceptable** HVAC Source: **Air exchange ventilation**
18. **Not Inspected** Smoke Detector: **Present**

Left rear guest Bedroom

19. **Acceptable** Closet: **Walk In**
20. **Acceptable** Ceiling: **Paint**
21. **Acceptable** Walls: **Paint**



22. **Acceptable** Floor: **Wood Laminate**
23. **Acceptable** Doors: **Hollow wood**
24. **Acceptable** Windows: **Wood casement**
25. **Acceptable** Electrical: **110 VAC**
26. **Acceptable** HVAC Source: **Air exchange ventilation**
27. **Not Inspected** Smoke Detector: **Present**



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Living Space

Inspection does not cover any window coverings or window treatments and damage or defects concealed by rugs, carpeting, paneling, furniture, fixtures or stored items. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

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Living room, family room, dining room hallway and entry Living Space

1. **Acceptable** Ceiling: **Paint**
2. **Acceptable** Walls: **Paint**



3. **Acceptable, Not Inspected** Wet Bar Sink with faucet, mini fridge - **Refrigerator was not turned on at time of inspection, but did turn on with switch. No verification of cooling ability could be determined due to time allotted for inspection.**



4. **Acceptable** Floor: **Tile**
5. **Acceptable** Doors: **Wood entry, French full view glass**
6. **Acceptable** Windows: **Wood casement**
7. **Acceptable** Electrical: **110 VAC**
8. **Acceptable** HVAC Source: **Air exchange ventilation**
9. **Not Inspected** Smoke Detector: **Present**

Lanai Living Space

10. **Acceptable** Ceiling: **Paint**
11. **Acceptable** Walls: **Stucco**





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Living Space (Continued)

- 12. **Acceptable** Floor: **Textured concrete**
- 13. **Acceptable** Screen enclosure **Vinyl mesh, Aluminum**
- 14. **Acceptable** Electrical: **110 VAC GFCI**

Kitchen

Appliances are tested for functional operation at time of inspection only. Appliances thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpet, paneling, kitchen furniture or stored kitchen items. Typical wall/ceiling minor cracks/touchups are considered normal and are not listed in report.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable Functional with no obvious signs of defect.

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Main Kitchen and Breakfast nook area Kitchen

- 1. **Acceptable** Cooking Appliances: **Kitchenaid** - **All burners tested good**



- 2. **Acceptable** Ventilator: **KitchenAid**



- 3. **Acceptable** Disposal: **In-Sinkerator**





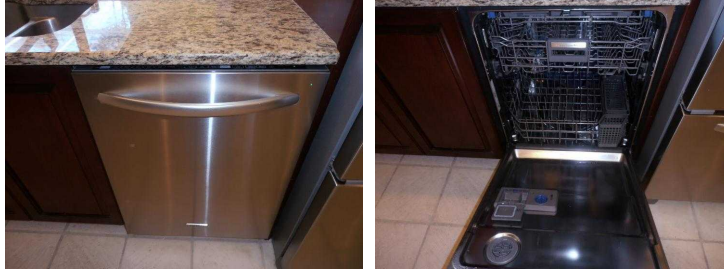
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Kitchen (Continued)

4. **Acceptable**

Dishwasher: **KitchenAid** - Ran dishwasher in Normal wash cycle to test for water leaks, operation and draining ability



5. Air Gap Present? **Yes**

6. **Acceptable**

Refrigerator: **KitchenAid** - Door seals, interior trays and shelving appeared to be intact at time of inspection



7. **Acceptable**

Microwave: **KitchenAid**



8. **Acceptable**

Sink: **Stainless Steel, Under mount**

9. **Acceptable**

Electrical: **110 VAC GFCI**

10. **Acceptable**

Plumbing/Fixtures: **Stainless Steel, PVC**



11. **Acceptable**

Counter Tops: **Granite, Granite**



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Kitchen (Continued)

Counter Tops: (continued)



12. **Acceptable**

Cabinets: **Wood**



13. **Acceptable**

Pantry: **Closet**

14. **Acceptable**

Ceiling: **Paint**

15. **Acceptable**

Walls: **Paint**

16. **Acceptable**

Floor: **Tile**

17. **Acceptable**

Doors: **Bi-fold**

18. **Acceptable**

Windows: **Aluminum slider, Aluminum slider**

19. **Acceptable**

HVAC Source: **Air exchange ventilation**

Liability/Disclaimer

CONFIDENTIAL REPORT

The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Eyezon Home Inspectors regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the Inspection Report. Client agrees to indemnify, defend and hold the Inspector/Eyezon Home Inspectors harmless from any third party claims arising out of the Client(s) or Inspectors distribution of the inspection report.

SCOPE OF INSPECTION

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on observations made on the date of inspection only, and not a prediction of future conditions. Nor are any warranties implied. It is a snapshot in time and is valid only for the date and time the inspection was performed. A general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of inspection. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

OUTSIDE THE SCOPE OF THE INSPECTION

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risks for all conditions which are concealed from view at time of inspection. THIS IS NOT A HOME WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR REAL ESTATE DISCLOSURES WHICH MAY BE REQUIRED BY LAW

This report is based upon what was accessible and/or visual during the inspection. Areas, which are enclosed, covered with insulation or inaccessible including areas covered by wall coverings, floor coverings, furniture, equipment, storage items or any portion of any structure which



Eyezon Home Inspectors

Prepared for: Mr & Mrs Somebody
1234 Anywhere Dr

Liability/Disclaimer (Continued)

the inspector must move or deface, or lack of sufficient access will not be inspected and therefore no opinion will be rendered.

Latent condition may exist at this property that may not be observable and/or manifest at the time of the inspection. The client, upon acceptance of this report, agrees to hold Eyezon Home Inspectors harmless should such conditions occur after the inspection.

Eyezon Home Inspectors are not licensed roof contractors. If the buyer deems it necessary, they should hire a licensed roofing specialist to conduct an inspection in connection with codes, installation and longevity of roof. Eyezon Home Inspectors provides the opinion of a basic visual inspection, concerning the condition of the roof at the time of inspection. Any indication of marginal findings should prompt buyers to consider an additional inspection by roofing professional.

Eyezon Home Inspectors will not inspect any underground equipment, pipes or structures, including pool equipment. It is unknown if any pool or underground equipment leak. Eyezon Home Inspectors will inspect lawn sprinkler systems for functionality at the time of the inspection but will not inspect each sprinkler head. If the buyer requires a detailed sprinkler system inspection we suggest the buyer contact a licensed lawn maintenance company for this inspection.

This inspection is an inspection for purpose of informing the buyer or seller of the visual condition and functionality of components and systems of the home. Eyezon Home Inspectors does not make repairs or provide estimates for repairs of your property.

When an item is described as "marginal" it should be understood that this item needs repair. It may be functioning at the time of the inspection. However, it may be at or near its life expectancy and under normal circumstances may require maintenance, repair or replacement at anytime.

If the buyer is concerned with water intrusion in the past or present, or leaks or water spots of any kind, the buyer should employ the services of a specialist in infrared thermal imaging in order to accurately detect the presence of moisture in walls or areas that are inaccessible or visible or if an area has been cleaned of surface evidence. Eyezon Home Inspectors cannot detect moisture in walls or areas that are inaccessible or visible or if an area has been cleaned of surface evidence.

Electrical Service/Sub panel inspections are cursory in scope and intent. Only remedial circuit tests were performed in order to validate operation. A more extensive, critical and analytical evaluation would require the services of a State licensed electrician. Lighting that does not work will be assumed to be a defective bulb. Eyezon Home Inspectors does not exchange bulbs to test the socket. Switches/receptacles are subject to malfunction at anytime. Code violations and wiring conditions are not a part of this inspection.

DISPUTES
INSPECTORS LIABILITY FOR ANY MISTAKE, OMISSION, LOSS, OR DAMAGE ARISING OUT OF ANY ACT OR NEGLIGENCE OF INSPECTOR, AGENT, OFFICER OR EMPLOYEE OF EYEZON HOME INSPECTORS IN THE PERFORMANCE OF THIS CONTRACT SHALL BE LIMITED SOLELY TO A REFUND OF THE FEE PAID FOR THE VISUAL INSPECTION AND "INSPECTORS" REPORT. CLIENT UNDERSTANDS AND AGREES THAT ANY CLAIM OF FAILURE IN THE ACCURACY OF THE REPORT SHALL BE REPORTED TO THE INSPECTOR/EYEZON HOME INSPECTORS WITHIN FIVE BUSINESS DAYS OF DISCOVERY AND THAT FAILURE TO NOTIFY THE INSPECTOR/EYEZON HOME INSPECTORS WITHIN THAT TIME PERIOD SHALL CONSTITUTE A WAIVER OF ANY AND ALL CLAIMS. INSPECTOR/EYEZON HOME INSPECTORS SHALL HAVE FIVE BUSINESS DAYS TO RESPOND TO THE CLAIM. IF THE INSPECTOR /EYEZON HOME INSPECTORS FAILS TO SATISFY THE CLAIM, LIABILITY SHALL AGAIN BE LIMITED TO THE PRICE/FEE PAID FOR THE INSPECTION AND REPORT.

ADDED NOTE;

If you're reading this report but did not hire me, Eyezon Home Inspectors, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call me directly at (239)776-8066 to discuss the report you're reading for this property so that we can arrange for a re-inspection. Thank you!

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Eyezon Home Inspectors

Prepared for: Mr & Mrs Somebody
1234 Anywhere Dr

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walks: **Concrete** - **Soil erosion noted along edge of concrete slab on side of garage, slab is cracked, this should be replaced to prevent further undermining of surface and causing more damage to slab**



2. Grading: **Minor slope** - **Soil erosion along sides of a/c slab, recommend adding fill and or grass to prevent further erosion or undermining possibly causing damage to exterior equipment**



3. Vegetation: **Sand/dirt, Weeds, Grass, trees and shrubs** - **several areas of lawn are brown or just dirt due to lack of water/maintenance**

Exterior Surface and Components

4. Fascia: **Wood** - **Slight wood rot/water damage noted in a couple areas**



5. Entry Doors: **Wood** - **Wear noted, typical for age of wood door. needs caulked and re-painted**
6. Exterior Lighting: **Surface mount, Surface mounted lamps, Hanging entry** - **Loose light fixture, not secured to electrical box**



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Exterior Surface and Components (Continued)



Pool

7. Behind home Swimming Pool Type: **In ground with spa - Blower for spa jets does not work, pump air jet adjustment cap on spa deck is missing. Appears that individual pump timers for spa and pool are tied into one main timer. Did not locate child safety screens for pool deck protection. Check with current owner if possible. A licensed pool company is recommended to go through and evaluate complete system and specify what all needs repaired for proper operation**



8. Behind home Swimming Pool Liner: **Diamond Brite/PebbleTech - Appeared to be blotches or irregularities on pool lining surface, this may just be spots of dirt or debris and may just need good cleaning or chemical staining, further examination by a qualified pool tech is recommended as this is outside the scope of a Florida Licensed Home Inspector. Rust or water stains noted at spa jets on bottom of spa surface.**



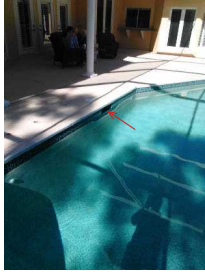
9. Behind home Swimming Pool Skimmer: **Functioning - Missing skimmer flapper door, flapper door should be in place to prevent larger objects such as pool toys (balls) from entering skimmer and possibly blocking suction pump which would damage the pool pump itself**



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Pool (Continued)



10. Behind home Swimming Pool Pump Motor: **Century** - Ground wire on pump is not connected, Air bubbles noted in the pumps strainer pot or filter basket this is generally caused from one of three things on the suction side of the pump. One - the pool water level being too low therefore sucking air through the strainer. Two - the rubber O ring in the pump connector coupler being bad or not correctly in place. Three - the clear plastic view cover on the strainer pot not secured tightly. Further evaluation recommended.



11. Behind home Swimming Pool Shut-off Valve: **Ball valves** - No valve's are labeled for user to know what function they serve, Handle broken



12. Behind home Swimming Pool Heater: **Rheem** - Not properly grounded, missing ground wire, Would not function, power light came on but did not appear to be heating. Further evaluation by a licensed pool tech is recommended.



13. Behind home Swimming Pool Gauges and Controls: **Hayward**, **Functioning** - Broken cover, Damaged needs replaced



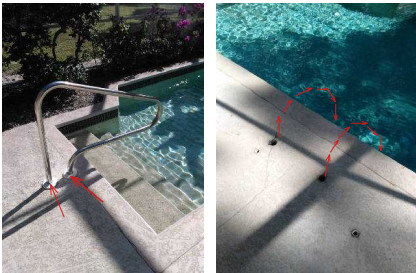
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Pool (Continued)



14. Behind home Swimming Pool Ladder/Steps: **Stainless steel hanging, Built in step with handrail**
- **Hanging steps have been removed. built in step handrail is loose, needs to be secured**



15. Behind home Swimming Pool Pool Enclosure: **Screen cage** - **Screen cage tension cables are loose and should be tightened. These cables help prevent the cage from moving in windy or bad weather conditions, when this happens it also stretches the screens causing them to become loose or torn. Pool cage door latch requires adjustment to open and close properly. Evidence of water leak noted at cage frame and gutter connection. Dry day unable to verify**



Roof

16. Gutters: **Aluminum, Boxed** - **Gutters have some debris (pine needles) in them. Periodic cleaning to maintain proper water flow is recommended, Dry day, unable to check for proper water flow, however no gutters were holding water when observed from roof**



17. Leader/Extension: **Missing or damaged** - **Some Splash blocks are missing. installing splash blocks or leaders to move water away from foundation.**



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Roof (Continued)



Garage/Carport

18. Front of home Garage Service Doors: **Fiberglass with wood core** - **Entry door not rated for fire, door should be Solid Wood or Metal and preferably have a self closing hinge installed for safety reasons**



Laundry Room/Area

19. Inside main Laundry Room/Area Laundry Tub: **PVC** - **No hot water only warm, requires further review**



Bathroom

20. Pool bath Bathroom Windows: **Wood casement** - **The window will not open, blocked with shutters or shutter hardware**





Eyezon Home Inspectors

Prepared for: Mr & Mrs Somebody
1234 Anywhere Dr

Marginal Summary (Continued)

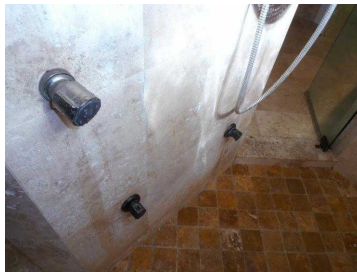
21. Pool bath Bathroom Shower/Surround: **Tile pan and tile surround - Cracked grout in corners of shower surround, this is typical of cement based grout being used for corner applications due to expansion and contraction. Recommend replacing with grout "caulk" to help prevent moisture intrusion. Grout caulk can be located in the tile section at most hardware stores**



22. Guest/Hallway Bathroom Shower/Surround: **Tile pan and tile surround - Cracked grout in corners of shower surround, this is typical of cement based grout being used for corner applications due to expansion and contraction. Recommend replacing with grout "caulk" to help prevent moisture intrusion. Grout caulk can be located in the tile section at most hardware stores**



23. Master Bathroom Shower/Surround: **Tile pan and tile surround - Cracked grout in corners of shower surround, this is typical of cement based grout being used for corner applications due to expansion and contraction. Recommend replacing with grout "caulk" to help prevent moisture intrusion. Grout caulk can be located in the tile section at most hardware stores, Steamer for shower was not in use at time of inspection. Note on main electrical panel to leave steamer breaker in OFF position. Steam unit is located in attic. Touch control pad in bathroom shower shows signs of corrosion. Further evaluation by a licensed plumbing contractor is recommended.**





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Bathroom (Continued)



Bedroom

24. Master Suite, Attached baby room/office Bedroom Doors: **Hollow wood, Bi-fold, Pocket slider - Lock/latch on bottom of French door does not work, left side of door cannot be opened. May just need to be cleaned and lubricated. Requires further review**



25. Master Suite, Attached baby room/office Bedroom Windows: **Wood casement, Non-opening - The window will not open, blocked by shutter or shutter hardware**





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Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: **Stamped Concrete** - **Uneven settling, Heaves in concrete causing trip hazard, Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor**



2. Walks: **Concrete** - **Soil erosion noted along edge of concrete slab on side of garage, slab is cracked, this should be replaced to prevent further undermining of surface and causing more damage to slab**



3. Lawn Sprinklers: **Front and back yard** - **Inoperative at time of inspection, tested using manual mode of timer. Timer not tested, pump zone start relay appears to be defective and was making a loud buzzing noise. Sprinkler line(s) and or head damage noted, I recommend a qualified irrigation contractor go through entire sprinkler system, evaluate and or repair all that is needed for proper operation, adjust/repair all sprinkler heads, and educate the new homeowner of proper operation.**





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Defective Summary (Continued)

Exterior Surface and Components

4. Exterior Electric Outlets: **110 VAC** - **Inoperative at time of inspection, Outlets have visible corrosion, Loose or missing moisture cover**



Pool

5. Behind home Swimming Pool Type: **In ground with spa** - **Blower for spa jets does not work, pump air jet adjustment cap on spa deck is missing. Appears that individual pump timers for spa and pool are tied into one main timer. Did not locate child safety screens for pool deck protection. Check with current owner if possible. A licensed pool company is recommended to go through and evaluate complete system and specify what all needs repaired for proper operation**



6. Behind home Swimming Pool Pool Light **Submersed** - **Pool and spa light did not come with switch, Water/rust stains noted at bottom of pool light. Further evaluation by a qualified pool tech is recommended**



7. Behind home Swimming Pool Heater: **Rheem** - **Not properly grounded, missing ground wire, Would not function, power light came on but did not appear to be heating. Further evaluation by a licensed pool tech is recommended.**



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Pool (Continued)



Fireplace/Wood Stove

8. Family Room Fireplace Damper: **Metal** - Damper latch is missing or broken, cannot secure damper in closed position to prevent conditioned air in home from escaping through chimney flue when not in use



Bathroom

9. Master Bathroom Shower/Surround: **Tile pan and tile surround** - Cracked grout in corners of shower surround, this is typical of cement based grout being used for corner applications due to expansion and contraction. Recommend replacing with grout "caulk" to help prevent moisture intrusion. Grout caulk can be located in the tile section at most hardware stores, Steamer for shower was not in use at time of inspection. Note on main electrical panel to leave steamer breaker in OFF position. Steam unit is located in attic. Touch control pad in bathroom shower shows signs of corrosion. Further evaluation by a licensed plumbing contractor is recommended.





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Defective Summary (Continued)

Bedroom

10. Left front guest Bedroom Windows: **Wood casement - Will not open-requires correction, window crank is broken**

