



eyezon Home Inspectors
470 Golden Gate Blvd. W.
Naples, FL 34120

Real Estate Inspection Report



12345 Sample Street
Marco Island, FL 55555



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Introduction

Hello,

First of all 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 attention. This can be very helpful for you to use as a reference and help you in making your purchase decision.

To make the inspection report easy to read and understand, we have placed pictures in both the Body and Summary sections. 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
"watching out for you"



Introduction (Continued)

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Definitions

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General Information

Property Information

Property Address 1234 SAMPLE STREET
City Marco Island **State** Florida **Zip** 55555
Contact Name Joe Smith
Phone 239-555-5555 **Fax** .

Client Information

Client Name Junior Samples
Client Address .
City . **State** . **Zip** .
Phone 239-555-5555 **Fax** .
E-Mail 12345S@gmail.com

Inspection Company

Inspector Name Bradley MacFarland
Company Name eyezon Home Inspectors
Address 470 Golden Gate Blvd. W.



General Information (Continued)

City Naples **State** FL **Zip** 34120
Phone 239-776-8066 **Fax** .
E-Mail brad@eyezonhomeinspectors.com
File Number E050912BM
Amount Received 375.00

Conditions

Others Present Buyer's Agent and Buyer **Property Occupied** Vacant
Estimated Age 1969 **Entrance Faces** East
Inspection Date 05/08/2012
Start Time 8:00 am **End Time** 10:35 am
Electric On Yes
Gas/Oil On Not Applicable
Water On Yes
Temperature 79 degrees
Weather Sunny **Soil Conditions** Dry
Space Below Grade None
Building Type Single family **Garage** None
Sewage Disposal City **How Verified** Visual Inspection
Water Source City **How Verified** Visual Inspection
Additions/Modifications N/A
Permits Obtained N/A **How Verified** .

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.

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Lots and Grounds (Continued)

Acceptable

Driveway: Concrete ----- Cracks in driveway noted, typical for concrete



Marginal

Walks: Concrete ----- Cracked, May need to be repaired in future



Acceptable

Steps/Stoops: Concrete

Marginal

Patio: Concrete ----- cracked and unevenly settled causing possible trip hazard



Acceptable

Grading: Minor slope

Acceptable

Vegetation: Shrubs, Trees

Marginal

Lawn Sprinklers: Front yard only ----- Sprinklers are disconnected in front, back and side yard, sprinklers in front yard landscape are connected to hose bib on left side of home, Further evaluation by a qualified repair person is recommended to check the rest of yards sprinklers



Exterior Surface and Components

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

Entire building Exterior Surface

Acceptable

Type: CBS

Acceptable

Trim: Concrete

Acceptable

Fascia: Wood



Exterior Surface and Components (Continued)

Defective

Soffits: Wood ----- Damaged screen, Wood rot, A qualified repair person is recommended to evaluate and repair all exterior areas



Defective

Door Bell: Hard wired ----- Inoperative

Acceptable

Entry Doors: Metal with glass

Defective

Patio Door: Metal with glass, French door ----- Left side of french door won't open and has wood rot at bottom and around window glass, A qualified contractor is recommended to evaluate and estimate repairs



Acceptable

Windows: Aluminum casement

Acceptable

Window Screens: Vinyl mesh

Acceptable

Exterior Lighting: Surface mount

Marginal

Exterior Electric Outlets: 110 VAC GFCI ----- Loose electrical outlet box, screw has corroded, repair is recommended



Marginal

Hose Bibs: Rotary ----- Broken handle



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

Method of Inspection: On roof

Marginal **Material:** Cement tile, Rolled roof material ----- Roll roofing material used on flat roof is at or near end of useful designed life, A qualified roofing contractor is recommended to evaluate and estimate repairs



Type: Hip

Approximate Age: 1997

Acceptable	Flashing: Galvanized
Acceptable	Plumbing Vents: Cast Iron
Acceptable	Electrical Mast: Underground utilities
Not Present	Gutters:

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)

function.

Service Size Amps: 150 **Volts:** 110-240 VAC

Acceptable **Service:** Under ground

Acceptable **120 VAC Branch Circuits:** Functioning

Acceptable **240 VAC Branch Circuits:** Functioning

Acceptable **Conductor Type:** Non-metallic sheathed cable

Acceptable **Ground:** Grounded at meter

Laundry room Electric Panel

Acceptable **Manufacturer:** Square D

Maximum Capacity: Not labeled

Acceptable **Main Breaker Size:** At electrical panel

Acceptable **Breakers:** Copper

Acceptable **GFCI:** At GFCI receptacles only

Is the panel bonded? Yes

Attic

Some attic areas are not accessible due to low clearance and insulation

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Hallway Attic

Method of Inspection: In the attic

Not Inspected **Unable to Inspect:** Some of ----- Insulation, Safety and footing

Acceptable **Roof Framing:** 2x4 Truss

Acceptable **Sheathing:** Plywood

Acceptable **Ventilation:** Roof and soffit vents

Acceptable **Insulation:** Fiberglass

Marginal **Insulation Depth:** 3" ----- Insulation compressed, Recommend additional insulation be installed



Attic (Continued)

Marginal

Wiring/Lighting: 110 VAC ----- Open junction boxes, All open junction boxes need covers, improper electrical plug noted, Evaluation by a licensed electrician is recommended



Not Present

Moisture Penetration:

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 and servicing by a licensed A/C contractor is recommended to assure proper function, efficiency and longevity of the system.

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Main AC System

Acceptable **A/C System Operation:** Functional

Acceptable **Condensate Removal:** PVC

Acceptable **Exterior Unit:** on concrete

Manufacturer: Tempstar

Model Number: N4A336AKB200 **Serial Number:** E091008032

Area Served: Whole building **Approximate Age:** 2009

Fuel Type: 220-240 VAC **Temperature Differential:** 22 degrees

Type: Central A/C **Capacity:** 3 Ton

Acceptable **Visible Coil:** Copper core with aluminum fins

Acceptable **Refrigerant Lines:** Suction line and liquid line

Acceptable **Electrical Disconnect:** Breaker disconnect



Air Conditioning (Continued)

Defective

Exposed Ductwork: Insulated stack ----- Open (loose) flex duct to back room and damaged trunk line that they tried to fix with duct tape is leaking cold air into attic, A qualified contractor is recommended to evaluate and estimate repairs



Acceptable

Blower Fan/Filters: Visually functional

Acceptable

Thermostats: Programmable

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.

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Mechanical room/closets Heating System

Acceptable **Heating System Operation:** Adequate

Manufacturer: International

Model Number: FSM4X3600A **Serial Number:** A092184207

Type: Forced air **Capacity:** 91,000 BTUHR

Area Served: Whole building **Approximate Age:** 2009

Fuel Type: Electric

Unable to Inspect: Some of duct work

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

Acceptable **Distribution:** Insulated stack

Acceptable **Thermostats:** Programmable

Suspected Asbestos: No



Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. If home is equipped with, I always suggest having the well and septic system inspected and or serviced by a professional company and educate the owner of condition and proper operation of such. Water conditioning/filtering systems are not within the scope of this inspection.

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Acceptable	Service Line: Copper
Acceptable	Main Water Shutoff: Recessed in wall
Acceptable	Water Lines: Copper
Acceptable	Drain Pipes: PVC
Acceptable	Service Caps: Accessible
Acceptable	Vent Pipes: Cast iron

Bathroom Water Heater

Acceptable	Water Heater Operation: Functional at time of inspection
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Manufacturer: Titan Insta-Hot

Model Number: N-120 **Serial Number:** N/A

Type: Instantaneous **Capacity:** N/A

Approximate Age: Not labeled **Area Served:** Whole building



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

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Master Bathroom

Acceptable	Ceiling: Paint
Acceptable	Walls: Paint and tile, Wallpaper
Acceptable	Floor: Tile
Acceptable	Doors: Hollow wood
Acceptable	Electrical: 110 VAC GFCI
Acceptable	Counter/Cabinet: Laminate, Composite, Cultured marble ----- Worn finish, Typical for age of cabinets



Acceptable	Sink/Basin: Molded single bowl
Acceptable	Faucets/Traps: Functioning
Marginal	Shower/Surround: Ceramic tile pan and walls ----- Loose / missing grout, Water control very hard to operate which is common on older fixtures that have not been used in a while, repair may be necessary if it continues to be stiff, also trim ring needs secured



Acceptable	Toilets: Eljer
Not Present	HVAC Source:
Acceptable	Ventilation: Electric ventilation fan



Bathroom (Continued)

Guest Bathroom

Marginal **Closet:** Single ----- Missing door



Acceptable	Ceiling: Paint
Acceptable	Walls: Paint and tile
Acceptable	Floor: Tile
Acceptable	Doors: Hollow wood
Acceptable	Windows: Aluminum crank ----- Missing screen
Acceptable	Electrical: 110 VAC GFCI
Acceptable	Sink/Basin: Pedestal
Acceptable	Faucets/Traps: Functioning
Acceptable	Tub/Surround: Porcelain tub and ceramic tile surround
Acceptable	Toilets: Kohler
Not Present	HVAC Source:
Acceptable	Ventilation: Window

Kitchen

Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpet, paneling, furniture or stored kitchen items. Typical wall/ceiling minor cracks/touchups are considered normal and are not listed in report.

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Main floor Kitchen

Acceptable	Cooking Appliances: LG
Acceptable	Ventilator: LG
Acceptable	Disposal: In-Sinkerator
Acceptable	Dishwasher: LG



Kitchen (Continued)

Air Gap Present? Yes

Acceptable	Refrigerator: LG
Acceptable	Microwave: LG
Acceptable	Sink: Stainless Steel
Acceptable	Electrical: 110 VAC GFCI
Acceptable	Plumbing/Fixtures: Copper, PVC
Acceptable	Counter Tops: Granite
Acceptable	Cabinets: Laminate and wood
Acceptable	Pantry: Single
Acceptable	Ceiling: Texture paint
Acceptable	Walls: Paint
Acceptable	Floor: Tile
Acceptable	Windows: Aluminum crank ----- Missing screen
Acceptable	HVAC Source: Air exchange ventilation

Bedroom

Inspection does not cover any 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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Left rear guest Bedroom

Acceptable	Closet: Single
Acceptable	Ceiling: Texture paint
Acceptable	Walls: Paint
Marginal	Floor: Tile ----- Re-caulking at baseboard is needed in closet



Acceptable	Doors: Hollow wood, Glass slider
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Bedroom (Continued)

Acceptable

Windows: Aluminum crank

Marginal

Electrical: 110 VAC ----- Loose switch or outlet should be re-secured, Open or missing ground, Cover plate missing/broken, Further evaluation by a qualified repair person is recommended



Acceptable

HVAC Source: Air exchange ventilation

Not Present

Smoke Detector:

Center guest Bedroom

Acceptable

Closet: Single

Acceptable

Ceiling: Texture paint

Acceptable

Walls: Paint

Acceptable

Floor: Tile

Acceptable

Doors: Hollow wood, Glass slider

Defective

Windows: Aluminum crank ----- Replace missing casement crank hardware/ handles



Acceptable

Electrical: 110 VAC

Acceptable

HVAC Source: Air exchange ventilation

Not Present

Smoke Detector:

Master Bedroom

Acceptable

Closet: Single

Marginal

Ceiling: Paint ----- Tape joints are showing from excessive moisture or humidity, repair A/C duct and repaint with stain block paint recommended

Acceptable

Walls: Paint

Acceptable

Floor: Tile

Defective

Doors: Hollow wood, Glass slider, French ----- French doors have wood rot at bottom and around glass and right side does not open, replacement recommended



Acceptable

Windows: Aluminum crank

Acceptable

Electrical: 110 VAC

Acceptable

HVAC Source: Air exchange ventilation

Not Present

Smoke Detector:



Living Space

Inspection does not cover any 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 and entrance, Dining Room, Lanai Living Space

Acceptable	Closet: Single
Acceptable	Ceiling: Paint
Acceptable	Walls: Paint
Acceptable	Floor: Tile
Acceptable	Doors: Hollow wood
Marginal	Windows: Aluminum crank ----- Window sticks-improve operation at front, Repair or replace window balancer's on back lanai (2 windows) = safety issue



Acceptable	Electrical: 110 VAC
Acceptable	HVAC Source: Air exchange ventilation
Not Present	Smoke Detector:



Laundry Room/Area

Inspection does not cover any damage concealed by rugs, carpeting, paneling, furniture, stored items or appliances.

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Off kitchen Laundry Room/Area

Acceptable	Ceiling: Texture paint
Acceptable	Walls: Paint
Acceptable	Floor: Tile
Acceptable	Doors: Hollow wood
Acceptable	Electrical: 110 VAC GFCI
Not Present	HVAC Source:
Acceptable	Washer Hose Bib: Rotary
Acceptable	Washer and Dryer Electrical: 110-240 VAC
Acceptable	Dryer Vent: Rigid metal
Acceptable	Washer Drain: PVC through wall

final comments

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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 ----- Cracked, May need to be repaired in future
2. **Patio:** Concrete ----- cracked and unevenly settled causing possible trip hazard
3. **Lawn Sprinklers:** Front yard only ----- Sprinklers are disconnected in front, back and side yard, sprinklers in front yard landscape are connected to hose bib on left side of home, Further evaluation by a qualified repair person is recommended to check the rest of yards sprinklers



Exterior Surface and Components

4. **Exterior Electric Outlets:** 110 VAC GFCI ----- Loose electrical outlet box, screw has corroded, repair is recommended
5. **Hose Bibs:** Rotary ----- Broken handle



Roof

6. **Main Roof Surface Material:** Cement tile, Rolled roof material ----- Roll roofing material used on flat roof is at or near end of useful designed life, A qualified roofing contractor is recommended to evaluate and estimate repairs



Attic

7. **Hallway Attic Insulation Depth:** 3" ----- Insulation compressed, Recommend additional insulation be installed
8. **Hallway Attic Wiring/Lighting:** 110 VAC ----- Open junction boxes, All open junction boxes need covers, improper electrical plug noted, Evaluation by a licensed electrician is recommended



Attic (Continued)



Bathroom

- 9. Master Bathroom Shower/Surround:** Ceramic tile pan and walls ----- Loose / missing grout, Water control very hard to operate which is common on older fixtures that have not been used in a while, repair may be necessary if it continues to be stiff, also trim ring needs secured



- 10. Guest Bathroom Closet:** Single ----- Missing door



Bedroom

- 11. Left rear guest Bedroom Floor:** Tile ----- Re-caulking at baseboard is needed in closet



- 12. Left rear guest Bedroom Electrical:** 110 VAC ----- Loose switch or outlet should be re-secured, Open or missing ground, Cover plate missing/broken, Further evaluation by a qualified repair person is recommended



- 13. Master Bedroom Ceiling:** Paint ----- Tape joints are showing from excessive moisture or humidity, repair A/C duct and repaint with stain block paint recommended



Marginal Summary (Continued)

Living Space

- 14. Living Room and entrance, Dining Room, Lanai Living Space Windows:** Aluminum crank
----- Window sticks-improve operation at front, Repair or replace window
balancer's on back lanai (2 windows) = safety issue





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.

Exterior Surface and Components

1. **Soffits: Wood** ----- Damaged screen, Wood rot, A qualified repair person is recommended to evaluate and repair all exterior areas



2. **Door Bell: Hard wired** ----- Inoperative

3. **Patio Door: Metal with glass, French door** ----- Left side of french door won't open and has wood rot at bottom and around window glass, A qualified contractor is recommended to evaluate and estimate repairs



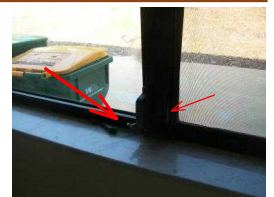
Air Conditioning

4. **Exposed Ductwork: Insulated stack** ----- Open (loose) flex duct to back room and damaged trunk line that they tried to fix with duct tape is leaking cold air into attic, A qualified contractor is recommended to evaluate and estimate repairs



Bedroom

5. **Center guest Bedroom Windows: Aluminum crank** ----- Replace missing casement crank hardware/ handles





Defective Summary (Continued)

- 6. Master Bedroom Doors:** Hollow wood, Glass slider, French -----
French doors have wood rot at bottom and around glass and right side
does not open, replacement recommended

