



Inspection Report

John Smith

Property Address:
100 SE 1st Ct
Cape Nowhere FL 33333



Home Check USA Inc.

Hank Free CBC 018705 State Certified Building Contractor
6556 Garland St.
Fort Myers, FL 33966

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Rob Fran



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Date: 7/9/2010	Time:	Report ID:
Property: 100 SE 1st Ct Cape Nowhere FL 33333	Customer: John Smith	Real Estate Professional: Travis Sanders Brightway Insurance

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 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 contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:
Vacant (inspector only)

Type of building:
Single Family (1 story)

Approximate age of building:
34 Years

Temperature:
Over 90

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

Radon Test:
No

Water Test:
No

Type of construction:
CBS

Number of Stories:
1

Approximate Square feet:
1350

Approximate total living area:
1580

1. Heating /Air Conditioning

This 4 point inspection is at the insurance companies request and is not the entire report. There was no exact criteria list to determine what information the insurance company wanted from the original inspection except for Plumbing, Electrical, Heat/Air conditioning and Roofing. Other deficiencies may exist in this home which could effect value or safety and may not be included in this minimal inspection. It is recommended that the interested party review the entire report.

Styles & Materials

Types of heating systems:
Electric heat

Estimated age of heating systems:
3 Years

Heating System upgraded?:
Yes

Condition of heating systems:
Good Condition

Types of cooling systems:
Split System

Estimated age of cooling systems:
5 Years

Cooling systems upgraded?:
Yes

Condition of cooling systems?:
Good Condition

Inspection Items

A. Cooling System Comments

Comments: Inspected

The cooling systems are in good working condition.



A. Picture 1

B. Heating System Comments

Comments: Inspected

The heating systems are in good working condition.



B. Picture 1

2. Plumbing

Styles & Materials

Number of bathrooms:

2

Main Waste/vent material:

PVC

Shut off valve present?:

Yes

TPR valve present:

Yes

Galvanized water lines noticed ?:

No

Overall plumbing condition.:

Good

Overall water pressure:

Good

Fixture supply line material:

Copper

Water heater location:

Garage

Fire sprinkler sysytem present ?:

No

Plumbing leaks noted ?:

No

Main supply line material:

PVC

Fixture drain line material.:

PVC

Age of water heater.:

3 Years

Polybutylene noticed ?:

No

Recent plumbing upgrades ? Year ?:

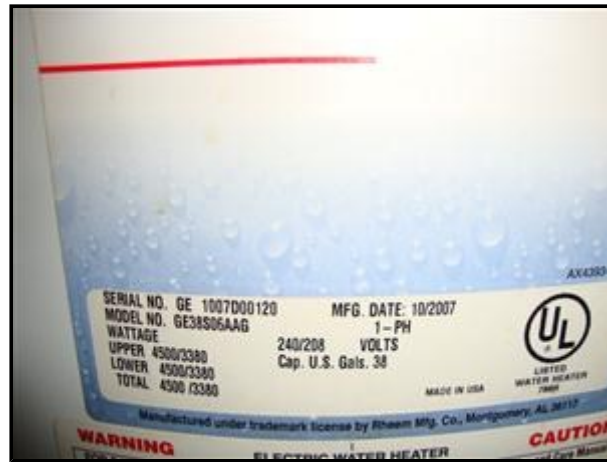
No

Inspection Items

A. Plumbing system comments.

Comments: Inspected

Plumbing is in good working condition.



A. Picture 1 Water Heater

3. Roof

Styles & Materials

Roof style::

Hip

Type of roof covering:

Architectural Shingle

Age of roof covering:

3 Years

Number of shingle layers:

1

Type of sheathing:

Plywood

Flashing damage noticed ?:

No

Missing shingles or covering?:

No

Truss or rafter damage noticed?:

No

Evidence of active leaks?:

No

Estimated life expectancy:

9-12 Years

Inspection Items

A. Roof system comments (Main Roof)

Comments: Inspected

Roof system is water tight at this time.



A. Picture 1



A. Picture 2



A. Picture 3



A. Picture 4

4. Electrical

Styles & Materials

Service amps:

150 Amps

Main Panel Location:

Garage

AFCI present in bedrooms?:

No

Exposed or unsafe wiring noticed?:

No

Smoke Detectors Observed ?:

Yes

Size of service sufficient:

Yes

Panel ground observed?:

Yes

Aluminum Branch Circuits?:

No

Recent upgrades?:

No

Fuses or Circuit Breakers?:

Circuit Breakers

GFCI Present where required?:

Yes

Active knob and tube wiring?:

No

Overall electrical system condition:

Good

Inspection Items

A. Electrical comments

Comments: Inspected

Electrical system is in good working condition at this time.



A. Picture 1

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