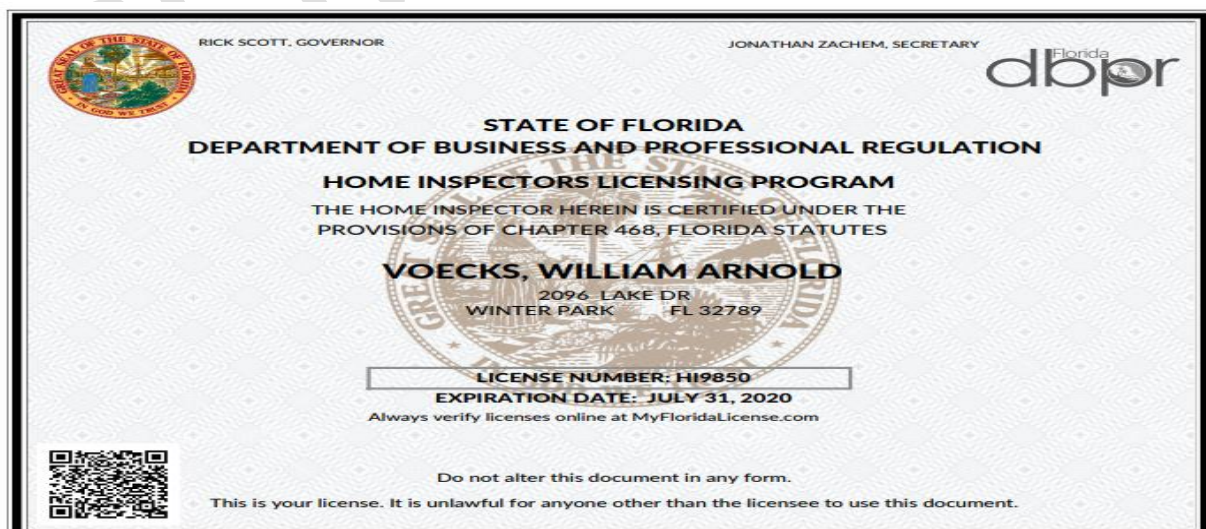


***Everythingeverything, LLC  
Subcontractor for Home  
Inspections By  
Paul J. Magrone Inc.  
Email: paul@pjm-inc.com***

*Valued customer,*

*I wish to extend my gratitude for choosing Home Inspections By Paul J. Magrone Inc. Being a homeowner myself I understand the value of having your new home inspected. You can rest assured that I have inspected your new home the way that I would inspect my own. Please feel free to contact me with any questions that you may have about this report. I will do my best to assist you any way that I can. Please read the Standards of Practice and Contractual Terms of the verbal or written agreement that we have made. You will find them in the e-mail as an attachment. Once again, thank you for your business. By paying for and utilizing this Home Inspection report you completely agree that you fully understand that you are in complete agreement with and accept all of the terms listed in the report, all attachments and the Home Inspection Agreement. This includes all limitations and exclusions listed both in the report and in our binding verbal or written agreement. By utilizing this report you fully understand that Home Inspections by Paul J. Magrone Inc. maximum liability in the event of legal action is limited to the cost of the home inspection. If you are not comfortable with the terms of this arrangement please do not utilize the report and promptly request a refund of your money.*

*Sincerely,  
Paul J. Magrone  
Home Inspections by Paul J. Magrone Inc.  
Email: billyvoecks@gmail.com*



*Home Inspections by Paul J. Magrone Inc.*

## Inspection Conditions/ Invoice

### AUTHORIZATION

*I have read and understood the entire home inspection agreement, and agree to all of the terms and conditions therein, and by utilizing this report have officially authorized Home Inspections By Paul J. Magrone Inc. to complete a "generalist" inspection report of the property and have completely understood and agreed to ALL of the terms of the agreement. I fully understand that if my authorized representative has acted on my behalf that ALL of the terms and conditions apply directly to me as if I agreed to them myself. Utilizing this part of the report is proof that I have in fact received ALL of the disclosure information and a copy of this report including the photos, this attachment, and the Standards of Practice/ Terms of Agreement attachment. I understand that Paul J. Magrone holds a Home Inspector's Certification with the State of Florida and although he may comment and report on any conditions he deems worthy in this inspection report, **I understand that Paul J. Magrone is not a licensed as a specialist for Plumbing, Electrical, Roof, A/C & Heat, WDO, Septic, Engineer, Mold, Lead Paint or Radon testing. Paul J. Magrone holds a license as a General Home Inspector and will therefore recommend that qualified professionals be consulted with for each and every system as a follow up to this Home Inspection Report.** This report is to be used as a guide as to what may require further evaluation by specialists in any or all of the previously listed disciplines. I agree not to utilize the report if I disagree with any of the terms of this agreement. **Unauthorized use of this document by real estate professionals, mortgage professionals or bank institutions without the express written consent of Paul J. Magrone is prohibited. Violators will be reported to the State of Florida DBPR.***

#### **Client & Site Information:**

**Address:** Sample report

**City/State/Zip:** Sample report

**Date & Time of Inspection:** Sample report

**Client Name:** Sample report

**Payment Amount:** Sample report

**Email Address:** Sample report

**Phone Number:** Sample report

#### **Climatic Conditions:**

**Weather:** Warm/ Dry

**Soil Conditions:** Normal

**Approx. Outside Temperature:** 80 F Degrees

#### **Building Characteristics:**

**Year Built:** 2004

**Building Type/ Stories:** One Story Single Family Home

**Front Exposure:** South

**Level #1 Building Construction:** Concrete Block

**Exterior Wall Covering:** Painted Stucco

**Building Foundation Type:** Slab

**Living Area Square Feet:** 2,350 sf

**Power Utility Services:** Public

**Water Utility Services:** Public

**Sewage Disposal:** Private

#### **Status:**

**Utilities Status:** On

**Occupancy Status:** Occupied

**People in Attendance:** Home Inspector



Sample report

## General Report Information

### *Table of Contents*

#### *Section: Major Systems*

##### **Major Systems Section covers:**

- ✦ A/C & Heat System
- ✦ Plumbing System
- ✦ Roof System
- ✦ Electrical System
- ✦ Construction & Foundation

#### *Section: General Inspection Information:*

##### **General Inspection Information Covers:**

- ✦ Exterior Conditions
- ✦ Maintenance
- ✦ Interior
- ✦ Exterior
- ✦ Irrigation
- ✦ Pool

##### **Outline:**

- ✦ Each section lists the basic information, recommended repairs and maintenance for each category. After each Category there are photos illustrating the important information presented for each section including any important items such as recommended repairs, maintenance or location of pertinent components of the house and its systems.

##### **Summary Page:**

- ✦ The Summary Page is designed to give a summary overview of all of the findings of the report. It is designed to bring forth the priorities discovered during the inspection. Items listed in the Summary may range from minor to major repairs. The Summary Page is designed to give a clear punch list of the items that we feel are important to repair, better maintain, or have further evaluated by a specialist.

##### **Thank You:**

- ✦ We recognize the value of your trust and intend to do the best possible job in bringing an honest assessment of the condition of the property to you. Once again thank you for your business. Please read the Standards of Practice and the Terms of our Agreement prior to utilizing this Report. In utilizing this Report you have a full understanding and fully accept of all of the Terms of our Written and/ or Verbal Agreement. Best wishes in your new home!

## Major Systems Section

### Heating/Air Conditioning

**Type of A/C & Heating System:** Central HVAC System

**Estimated SEER Rating:** 16

**Condenser Unit Size/ Manufacturer/ Year:** 5 Ton / Rheem / 2018

**Condition of Unit:** Good condition/ Functional

**Type of Heat:** Forced Air Electric Heat Pump System

**Air Handler Unit Size/ Manufacturer/ Year:** 5 Ton / Rheem / 2018

**Condition of Unit:** Good condition/ Functional.

**Filter Replacement Location:** Under the air handler unit

**Condensate Line Termination:** East exterior side of the home

**Estimated Life Expectancy:** 13-14 Years with proper maintenance & care.

**Note:** The system cooled and heated the home properly. Estimate is based on the average life expectancy of a Standard HVAC System and the condition of the system at the time of the Home Inspection. Estimate is contingent on proper maintenance and annual service by a qualified professional.

**System comments:** I operated the system from the thermostat in both settings.

**Temperature Differential in the Cool Setting:** 17 F Degrees with a split of 74 / 57

**Temperature Returned in the Heat Setting:** 90 F Degrees

**Duct System Age & Condition:** Plenum Duct System appeared functional and in good condition/ Temperature was measured at all vents inside the home to verify function/ visible components of the Duct System were observed in the Attic

**Thermostat:** Standard Digital Thermostat appeared functional and in working condition.

**Permit/ Public Records Information:** No other permits were found after original build.

**Inspection Methods:** I performed a visual inspection of the Condenser Unit, Air Handler Unit, Ductwork and all visible and accessible components. I examined these areas for any evidence of moisture, neglect, or installation flaws. I determined the age and size of the system by obtaining information from the model and serial numbers on the components. I located the Condensation Line and observed the Filter and Access Panel location for the system. I operated the system with the use of normal controls at the thermostat. The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the HVAC System.

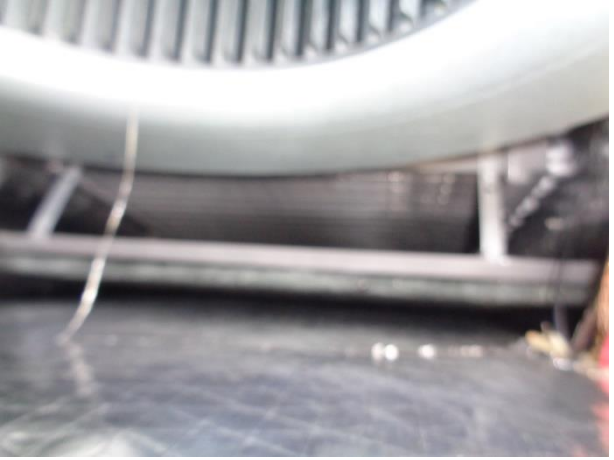
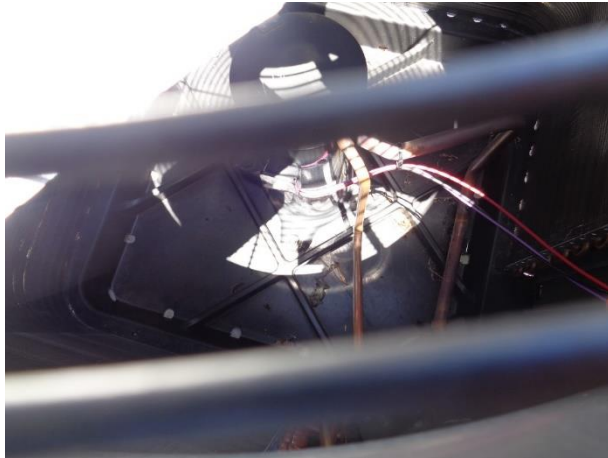
**Heating and Cooling System Maintenance Tips:** Air conditioners, furnaces, and heat pumps help regulate the temperature in your home and make it more comfortable. To ensure that your heating and cooling systems remain effective and efficient, regular maintenance is needed. Preventative checkups may also prolong the life of your systems. Maintenance requirements vary depending on the type of system, so it is best to consult your owner's manual.

**General suggested maintenance includes:**

- *Inspecting air filters monthly during seasons of peak use and replacing or cleaning dirty filters.*
- *Checking for disconnected or crushed ductwork. Disconnected ducts can result in heated/cooled air being distributed outside or in areas of the house where it is not needed. Crushed ducts restrict airflow and reduce system efficiency.*
- *Sealing duct leaks and insulating ducts to reduce energy loss.*
- *Clearing away weeds and debris around outside air-conditioning or heat pump units. Air should circulate freely around the unit. The unit should be properly secured to the concrete pad it is installed on.*
- *Hiring a professional heating and air-conditioning technician to inspect your home's heating and cooling systems for proper functioning prior to the season of use (that is, air-conditioning should be inspected in the spring, and furnace should be checked in the fall).*
- *The Filter for the A/C & Heat System should be replaced monthly. Once per month Vinegar should be poured into the Condensate Access at the Air Handler located to next to the Filter Chamber. This maintenance step is performed to keep the Condensate Line clear of internal obstruction and to allow the proper flow of Condensate to the exterior.*



# Major Systems Section





Major Systems Section



## Major Systems Section



Visible and accessible components of the HVAC System appeared to be in good condition/ The system was operated in the heat and cool settings to confirm function



## Major Systems Section



Infrared Thermometer illustrates that the system provided heating and cooling when operated from the Thermostat during the Home Inspection/ The left photo is the temperature inside the house at the Thermostat/ The middle photo is the temperature of cool air returning at the vents when the system was operated in the cool cycle/ The right photo is the temperature of hot air returning at the vents when the system was operated in the heat cycle

### **A/C & Heat System Evaluation Advised:** *(Licensed HVAC Technician Recommended)*

- The heat function of the heat pump system did not operate correctly at time of inspection and we recommend a certified contractor evaluate the installation of the thermostat and proper function of the heat pump

### **A/C & Heat System Maintenance items:**

- Blank



The heat function of the heat pump system did not operate correctly at time of inspection and we recommend a certified contractor evaluate the installation of the thermostat and proper function of the heat pump

## Major Systems Section

### Plumbing

**Water Meter Location:** Southeast corner of property

**Main Shut off Valve Location:** East exterior wall

**Interior Plumbing/ Kitchen/Bathrooms/ Fixtures:** Functional/ Good condition

**Overall water pressure:** 65 PSI

**Note:** Water Pressure appeared to be within normal Range/ Normal Range is considered to be between 40 and 80 PSI/

Water Pressure Readings were obtained at the Exterior Hose Bibs.

**Private Septic Cleanout Location:** South Exterior side of home

**Septic System Location:** South exterior side of home

**Septic System Recommendations:** If there is not recent official certification documentation available from the seller, we recommend having a professional septic inspection and service performed

**Main Supply Line Material/ Age:** CPVC / 2004 / Good condition at visible and accessible materials

**Main Supply Distribution Line Material/Age:** CPVC / 2004 / Good condition at visible and accessible materials

**Main waste/vent material/ Age:** PVC / 2004 / Good condition at visible and accessible materials

**Water Heater Location:** North interior wall of garage

**Water Heater Fuel Type:** Electric

**Water Heater Manufacturer:** Rheem

**Water Heater Size:** 80 Gallons

**Water Heater Age/ Year:** 2013

**Life Expectancy:** 8-10 years with proper maintenance and care

**Note:** The Water Heater appeared functional / good condition as it provided Hot Water to the Kitchen and Bathrooms

**TPR valve present:** Yes

**TPR Drain Pipe Termination:** Garage floor

**Overall plumbing condition:** Good condition/ Functional

**Permit/ Public Records Information:** No other permits were found after original build.

**Plumbing comments:** Visible and accessible components of the plumbing system were visually inspected. All interior Faucets/ Toilets were operated during the inspection. The functional flow of the system appeared proper and the drainage at the Kitchen and Bathrooms appeared functional.

*These plumbing tips will help you keep your pipes and home plumbing faucets and fixtures in good working order:*

**Turn Valves On and Off:** Turn main water supply and fixture valves on and off periodically to make sure they don't get stuck. You want to be sure you're never in the position of not being able to turn your water supply off during an emergency or home plumbing repair.

**Repair Leaking Faucets:** Leaking faucets are not only a nuisance; they can also cause gallons of water to be wasted over time. Leaking faucets with washer fittings can be fixed by replacing the washer. Faucets without washers may require that you consult an installation manual or a specialist at a home plumbing store.

**Inspect Pipes Annually:** You should examine your distribution and drainage pipes for signs of leaks each year. You may find clues that your pipes are leaking along the length of the pipe or around fittings or fixtures. Signs of leaks may include rust, corrosion, and mineral deposits. You'll also want to check the insulation of your hot water pipes periodically and replace any open or damaged areas of insulation. Another plumbing tip includes replacing aerators on faucets several times each year.

**Inspection Methods:** I performed a visual inspection of the Plumbing System and all visible and accessible components. I examined these areas for any evidence of moisture, neglect, or installation flaws. I determined the age and size of the Water Heater by obtaining information from the model and serial numbers on the Water Heater Unit. I located and identified the Water Source, and Shut off Valve location as well as identified the type of materials that comprise the Plumbing Supply and Waste Systems. I determined what the Waste Water Disposal System is for this property. I operated all accessible plumbing in the home to check the overall function of the plumbing system. The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the Plumbing System.



**Major Systems Section**



**Water Meter Location - Main Shut off Valve Location**



**Private Septic Cleanout Location**



**Major Systems Section**



**Septic System Location:**



Major Systems Section





Major Systems Section



Major Systems Section





Major Systems Section



**Major Systems Section**



**Interior Plumbing/ Kitchen/Bathrooms/ Fixtures**





## Major Systems Section



**Water Heater Fuel Type - Water Heater Manufacturer - Water Heater Size**



**Overall water pressure**

**Plumbing System Evaluation/ Repair Advised:** *(Qualified Contractor Recommended)*

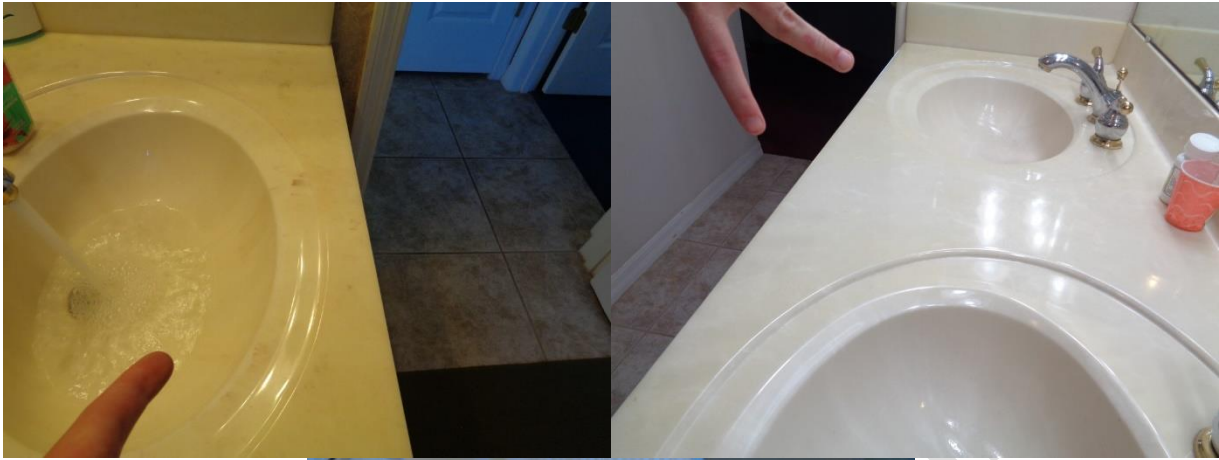
- No hot water at the southwest hallway shower at time of inspection and we recommend it be evaluated by a certified plumbing technician for leaks, proper function and make any repairs necessary.

**Plumbing System Maintenance items**

- No overflow protection at the sinks throughout home at time of inspection and we recommend they are installed by a certified plumbing contractor.

## Major Systems Section

- Shower diverter did not operate correctly in the southwest bathrooms should be repaired
- Tub faucet fixtures in both the northwest and southwest bathrooms are loose in wall and we recommend a certified plumbing contractor evaluate the systems for proper function and make any repairs necessary



No overflow protection at the sinks throughout home at time of inspection and we recommend they are installed by a certified plumbing contractor.



Shower diverter did not operate correctly in the southwest bathrooms should be repaired

## Major Systems Section



Tub faucet fixtures in both the northwest and southwest bathrooms are loose in wall and we recommend a certified plumbing contractor evaluate the systems for proper function and make any repairs necessary



No hot water at the southwest hallway shower at time of inspection and we recommend it be evaluated by a certified plumbing technician for leaks, proper function and make any repairs necessary.



## Major Systems Section

### Roof

**Roof style:** Hip with Gable

**Type of roof covering:** Architectural Fiberglass asphalt shingles

**Condition:** Good condition at visible and accessible materials

**Note:** The roof covering was observed during the Home Inspection by walking on the roof, from Ladder View where not safely accessible and Binoculars were used to help view inaccessible areas.

**Estimated age of roof covering:** 15 Year of age

**Number of layers:** 1

**Type of sheathing:** 7 /16 " - 24 / 16 OSB

**Condition:** Good condition at accessible areas of the attic

**Attic Access Entry Location:** Garage ceiling

**Roof Decking Attachment Nail Size & Spacing:** 8d nails spaced a maximum of 6" apart in the field/ I used a Metal Detector to locate and estimate the nails and calculate the spacing.

**Type of Roof to Wall Connectors:** Straps / Good condition at accessible areas of the attic

**Evidence of active leaks:** Please see repairs

**Evidence of previous leaks:** None

**Estimated life expectancy:** 16-18 Years with proper maintenance & care.

**Note:** Life expectancy estimate is contingent upon proper maintenance/ Annual inspections/ Normal weather conditions

**Attic Ventilation System:** Off ridge vent – soffit vent System/ does appears adequate for the Attic Size and Area

**Attic Insulation:** Estimated at an R-19 / Blown in / Batt / Good condition and evenly installed throughout accessible areas of the Attic

**Permit/ Public Records Information:** No other permits were found after original build.

**Roof comments:** Visible and accessible components of the Roof & Attic Systems appeared to be in good overall condition with the exception of the following:

**Inspection Methods:** I performed a visual inspection of the Roof and Attic Systems and all visible and accessible components. I examined these areas for any evidence of leaks, moisture, neglect, or installation flaws. I determined the age of the Roof covering by obtaining information from Public Records and observing the materials during the Home Inspection. I entered the Attic areas from accessible Access Panels The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the Roof & Attic System.



Major Systems Section





**Major Systems Section**



**Roof Perimeter View**





**Major Systems Section**



**Type of roof covering**



**Type of sheathing**



Major Systems Section



Roof Decking Attachment Nail Size & Spacing





## Major Systems Section



**Weakest Type of Roof to Wall Connectors**

**Roof Evaluation/ Repair Advised:** *(Licensed Roofing Contractor Recommended)*

- Blank

**Roof Maintenance items**

- Exhaust vents had evidence of rust at time of inspection and should be repaired.
- North and south hallway bathroom exhaust vent did not produce strong air flow at time of inspection and we recommend that certified general contractor evaluate the system for proper function, leaks and make any repairs necessary. Note: they appeared to be sealed in the attic area and did produce some air flow.
- Debris present in gutters around home at time of inspection and should be removed.

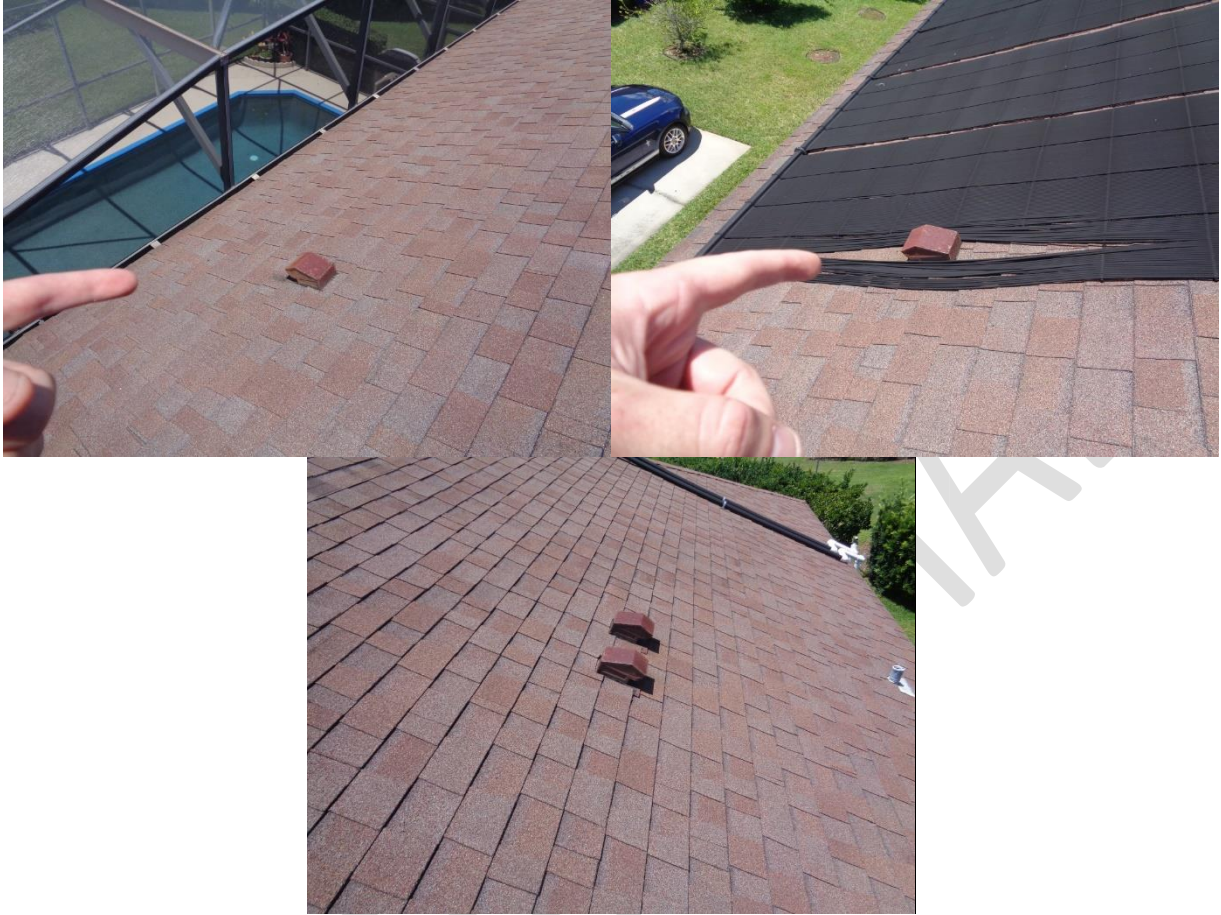
**Attic Service Recommended:** *(Qualified Contractor Recommended)*

- Evidence of discoloration and active moisture in the northeast and west soffit area of the attic space present at time of inspection. Discolored areas were not accessible at time of inspection and could not check it with a moisture meter. We recommend the area be evaluated by a certified contractor for proper function and make any repairs necessary

**Attic Maintenance items**

- Install Light Bulb for the garage Attic Access Area Light Fixture

**Major Systems Section**



Exhaust vents had evidence of rust at time of inspection and should be repaired.





## Major Systems Section



North and south hallway bathroom exhaust vent did not produce strong air flow at time of inspection and we recommend that certified general contractor evaluate the system for proper function, leaks and make any repairs necessary. Note: they appeared to be sealed in the attic area and did produce some air flow.

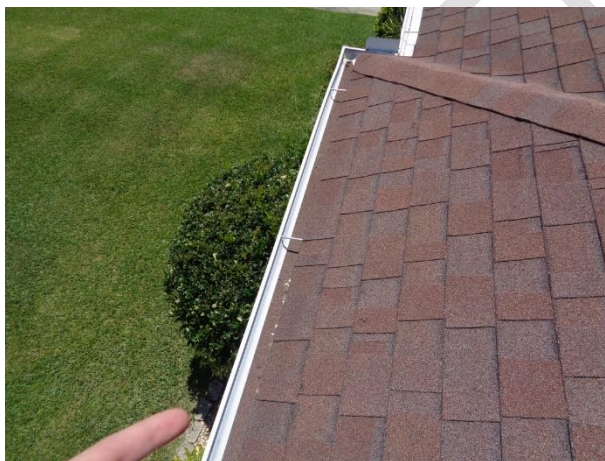


Evidence of discoloration and active moisture in the northeast and west soffit area of the attic space present at time of inspection. Discolored areas were not accessible at time of inspection and could not check it with a moisture meter. We recommend the area be evaluated by a certified contractor for proper function and make any repairs necessary



**Major Systems Section**

Install Light Bulb for the garage Attic Access Area Light Fixture



Debris present in gutters around home at time of inspection and should be removed.

## Major Systems Section

### Electrical

**Main Service Disconnect Location:** West exterior wall  
**Main Panel Manufacturer:** Square D  
**Service amps:** 200 AMP Service  
**Service Entrance Material:** 4/0 Aluminum Strand / Underground Service  
**Condition:** Good condition at visible and accessible materials  
**Size of service sufficient:** Yes based on Based on standards in place in 2004  
**Sub Panel Location:** West interior garage wall  
**Sub Panel Manufacturer:** Square D  
**Branch Wiring Material:** Copper  
**Condition:** Good condition at visible and accessible materials  
**Panel grounds observed:** Yes  
**GFCIs Present Where Required Based on Year Built:** Yes / based on standards in place in 2004  
**AFCIs Present Where Required Based on Year Built:** No / based on standards in place in 2004  
**Aluminum branch circuits:** No  
**Exposed or unsafe wiring noticed:** None  
**System Estimated Year:** 2004  
**Overall electrical system condition:** Good condition overall/ Functional

**Permit/ Public Records Information:** No other permits were found after original build.

**Inspection Methods:** I performed a visual inspection of the Electrical System and all visible and accessible components of the system. I examined these areas for any installation flaws, evidence of discoloration, corrosion, overheating, or equipment of materials that are considered substandard. I determined the age of the equipment and size of the Electrical Service, or Service Rating. I located and identified the type of materials that comprise the Electrical System as well as the brand of equipment panels present at the Subject Property. I checked every accessible Receptacle at the interior, exterior of the property. The purpose of my inspection is to determine which areas require the attention of a specialist as well as what important information should be brought to your attention regarding the System.

**Electrical comments:** Visible and accessible components of the electrical system were visually inspected and appear to be in good condition. Receptacles and Switches were operated/ tested inside the home and at the garage and exterior.

**Electrical Maintenance/ What to look for:** *Check your lighting: One indicator of a potential wiring problem is if certain lights dim or brighten intermittently. Check fuses and circuit breaker: Use only the correct-size fuses because replacing a fuse with a larger size fuse can present a fire danger. Run your hands down the breakers. If they feel warm, it could be a bad breaker or could be overloaded. Check all electrical outlets for loose-fitting plugs: If loose, your receptacle could be worn out. Replace these as they could cause overheating and fires. Check your bulbs: Only use light bulbs of the correct type and wattage. Make sure bulbs are screwed in securely because loose bulbs may overheat.*

**Hire an Electrician:** *Only licensed electricians should handle electrical work. Ask to see the license number, check to make sure the license is current, and make sure the electrician is properly insured. Ask about permits. A permit is usually required if you're replacing a home's main electrical equipment or doing a significant amount of rewiring. Working on an electrical system is a lot more dangerous than it appears. It's best to have a licensed contractor come in before tackling it yourself, unless, of course, you are one. Don't scrimp on your electrician. Shoddy electrical work can literally kill you. Hire only qualified, reputable electricians who have the paperwork to back up their credentials.*

Major Systems Section

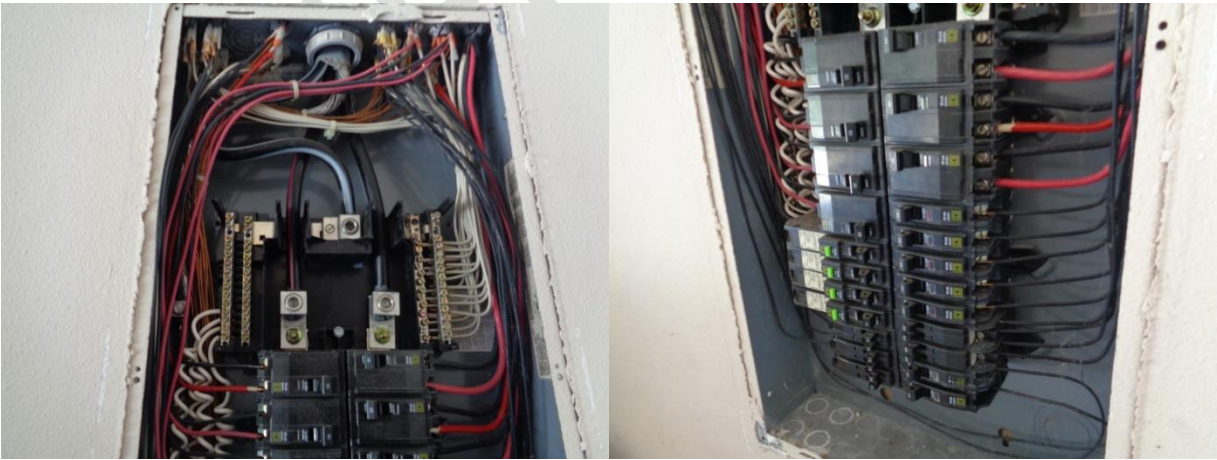




Major Systems Section



Main Service Disconnect - Service amps



# Major Systems Section





## Major Systems Section



**Sub Panel Location - Sub Panel Manufacturer**

**Electrical Evaluation/ Repair Advised:** *(Licensed Electrician Recommended)*

- Blank

**Electrical Maintenance Items**

- Blank

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## Major Systems Section

### Construction & Foundation

**Level #1 Building Construction:** Concrete Block

**Exterior Wall Covering:** Painted Stucco

**Building Foundation Type:** Slab

**Overall Condition:** Good condition overall

**Permit/ Public Records Information:** No other permits were found after original build.

**Inspection Methods:** I performed a visual inspection of the exterior of the building to alert you to adverse conditions or any problematic areas that require the attention of a qualified contractor. I have made recommendations on how to improve the exterior areas to better protect and preserve the building materials and foundation areas of the property. Since exterior maintenance neglect can contribute to water penetration issues I have included maintenance recommendations to provide you with the information necessary to help prevent water and moisture related issues at the home.

**Construction & Foundation Conditions:** *(Qualified Contractor Recommended / Maintenance Repairs)*

- I observed minor settlement cracks on the all sides of the home particularly near the window sills and rear porch ceiling. All cracks / area should be sealed to prevent water penetration during wind driven rains. All visible Settlement Cracks appeared within tolerance at the time of this inspection. Settlement Cracks should be sealed to prevent water penetration.





Major Systems Section



CONFIDENTIAL

**Major Systems Section**

I observed minor settlement cracks on the all sides of the home particularly near the window sills and rear porch ceiling. All cracks / area should be sealed to prevent water penetration during wind driven rains. All visible Settlement Cracks appeared within tolerance at the time of this inspection. Settlement Cracks should be sealed to prevent water penetration.



## General Report Information

### Exterior & Garage

**Property Grade:** Appears adequate, the grounds appear to slope away from the home on all sides.

**Driveway/ Garage Floor/ Patios:** Common/ Typical Settlement cracks were observed in the driveway, garage floor, rear patio and walkways. Settlement cracks are fairly typical and in most cases harmless as long as they are maintained by keeping them sealed. Seal the cracks as part of a regular maintenance program that you perform on your home to help keep water from penetrating underneath the concrete. If left unsealed the cracks could become problematic over time. All settlement cracks should be monitored over time for any sign of further movement. Routine inspections should be performed proactively to identify potential problems. (Applies to all concrete landings/ patios/ walkways/ patios)

**Landscape & Vegetation:** We suggest having a qualify contractor maintaining all vegetation from making contact with the exterior walls of the home and low hanging branches. Vegetation prolongs moisture, causes premature wear of construction materials, and creates a path for unwanted insects to cross over the homes treated foundation barrier.

**Tree Roots:** Tree roots are a contributing factor to concrete/ foundation movement. Routine inspections and proactive removal of trees that are close to the foundation of your home is an important preventive measure to help prevent structural movement. There were no visible concerns present at the time of this Home Inspection regarding Tree Roots.

**Three Car Garage Door & Opener:** I operated the Garage Door and Opener. The Opener appeared functional as did the Garage Door. The Child Safety Auto Reverse Safety Feature was tested and appeared functional as well. I would suggest raising the Photo Eyes at either side of the Garage Door to 6" in height from the Garage Floor. Most specifications recommend this height off of the garage floor for maximum safety benefit.

**WDO Recommendations:** The home has been previously treated for WDO's/ we recommend obtaining all available documentation regarding the benefits of WDO Treatment from qualified contractor.



**General Report Information**





## General Report Information



**Exterior and garage areas**

**Exterior Conditions:** *(Qualified Contractor Recommended/ Maintenance Repairs)*

- Blank

**Exterior Maintenance items**

- We suggest having a qualified contractor maintaining all vegetation from making contact with the exterior walls of the home, and low hanging branches. Vegetation prolongs moisture, causes premature wear of construction materials, and creates a path for unwanted insects to cross over the home's treated foundation barrier.
- Common/ Typical Settlement cracks were observed in the driveway, garage floor, rear patio and walkways. Settlement cracks are fairly typical and in most cases harmless as long as they are maintained by keeping them sealed. We recommend a certified contractor evaluate the area and make any repairs necessary.
- Erosion has occurred at the perimeter of the foundation. This is likely because there are not gutters / gutter diverters installed to control water runoff from the roof. Eroded areas should be filled with Gravel and stabilized. I would suggest adding gutters / gutter diverters to this home to help redirect rainwater from the foundation of the home.
- Damage to the east screen door and one missing screen on the west side of the home should be replaced.
- Hurricane straps appear to have evidence of rust present and appear to be loose. We recommend that a certified contractor evaluate the hurricane straps for proper function and make any repairs necessary.
- Front exterior wall mounted light fixtures were loose at time of inspections and should be secured and sealed.
- Damage trim and wood present around exterior personal garage door should be evaluated and repaired by a certified contractor.
- Damage to garage door window frame present at time of inspection and should be repaired.



**General Report Information**

Front exterior wall mounted light fixtures were loose at time of inspections and should be secured and sealed.



Damage trim and wood present around exterior personal garage door should be evaluated and repaired by a certified contractor.



**General Report Information**

We suggest having a qualified contractor maintaining all vegetation from making contact with the exterior walls of the home, and low hanging branches. Vegetation prolongs moisture, causes premature wear of construction materials, and creates a path for unwanted insects to cross over the home's treated foundation barrier.



## General Report Information



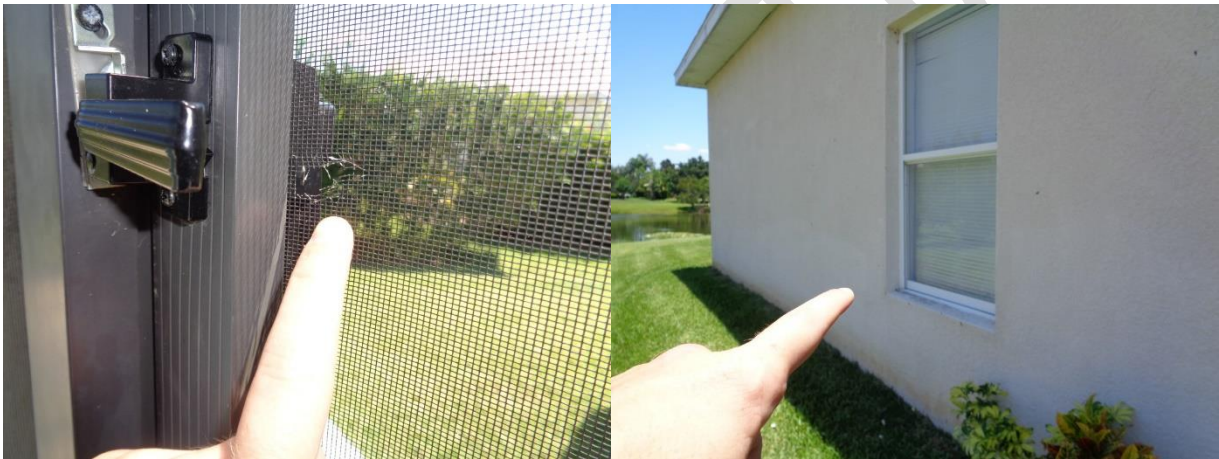
Common/ Typical Settlement cracks were observed in the driveway, garage floor rear patio and walkways. Settlement cracks are fairly typical and in most cases harmless as long as they are maintained by keeping them sealed. We recommend a certified contractor evaluate the area and make any repairs necessary.



## General Report Information



Erosion has occurred at the perimeter of the foundation. This is likely because there are not gutters / gutter diverters installed to control water runoff from the roof. Eroded areas should be filled with Gravel and stabilized. I would suggest adding gutters / gutter diverters to this home to help redirect rainwater from the foundation of the home.



Damage to the east screen door and one missing screen on the west side of the home should be replaced



Hurricane straps appear to have evidence of rust present and appear to be loose. We recommend that a certified contractor evaluate the hurricane straps for proper function and make any repairs necessary

**General Report Information**

Damage to garage door window frame present at time of inspection and should be repaired

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## General Report Information

### Interior & Bathroom Notations

**Windows:** 2004 / Single Pane/ Single Hung / Sample tested/ Functional / Good condition overall.

**Floor Covering & Condition:** Tile / Hardwood Floors /Carpet / Good condition at visible and accessible materials.

**Interior Walls & Ceilings:** Drywall/ Good condition at visible and accessible materials.

**Interior Doors:** Sample tested/ Functional

**Exterior Doors:** Sample tested/ Functional

**Smoke Detectors:** Sample tested /Functional.

**Number of Bathrooms Inspected:** (3) Bathrooms were inspected

**Condition of Bathrooms:** Good condition overall

**Kitchen & Bathroom Maintenance Recommended:** ALL Tub & Tile, Toilet, Countertop Backsplashes, and Sink areas are prone to water penetration with regular use of the facilities in the Bathrooms. Areas like this should be caulked and maintained regularly to prevent water penetration with regular use of the facilities.

**Inspection Methods:** I observed the interior of the home at all accessible areas to help form an opinion on all interior areas including Flooring, Windows, Doors, Walls, and Ceiling areas. The object is to inform you on which areas require attention at this time, identify potential problem areas, and to inform you of the age and condition of the materials that make up the interior areas of the home.

**Permit/ Public Records Information:** No other permits were found after original build.



**General Report Information**





## General Report Information



**Interior Areas**

### **Interior Repairs Recommended:** *(Qualified Contractor Recommended)*

- Crack in grout at the front door and crack in tile throughout the kitchen area at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary
- Window in the dining room did not close / operate correctly at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary
- Window in the west entry room did not stay open / operate correctly at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary
- Window in the southwest bedroom did not lock / operate correctly at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary
- West bay window in the kitchen did not lock / operate correctly at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary

### **Interior Maintenance Items**

- We recommend putting a Water pan underneath the Washing Machine to prevent damage inside the Home in the event of leaking from the Washing Machine. The Pan should be connected to conduit that terminates at the exterior of the building/ This recommendation is to protect the flooring in the Laundry Room
- The Kitchen and Bathrooms have not been recently maintained/ we recommend having these Counter, Shower, Floor, and Tub Areas serviced prior to regular use. Re-caulking and Grouting is recommended at multiple areas at this time.
- Bulb missing or did not illuminate in southwest bathroom at time of inspection and should be replaced
- Blinds in the west bedroom did not operate correctly at time of inspection and should be repaired or replaced
- Locking mechanism for the door handle in the west bedroom did not lock at time of inspection and should be repaired
- Damage to bottom of the master bedroom door time of inspection and should be repaired.
- Settlement cracks present in the window corners of the dining room and west entry room at time of inspection and should be repaired. Note: the cracks appeared to be cosmetic in nature
- Bi-fold door was not hung properly in the southwest bedroom at time of inspection and should be repaired
- Door stopper did not operate correctly at the front door at time of inspection and should be repaired
- Damage to window frames present throughout home at time of inspection and should be repaired. Note: the cracks appeared to be cosmetic in nature
- Damage to the stove top present at time of inspection and should be repaired
- Built in microwave oven turn table did not rotate at time of inspection and we recommend verifying proper operation with the previous owner before occupancy
- Smoke Detectors had missing batteries at time of inspection and should be installed in the home according to current standards

**General Report Information**

Crack in grout at the front door and crack in tile throughout the kitchen area at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary



Window in the dining room did not close / operate correctly at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary



**General Report Information**

Window in the west entry room did not stay open / operate correctly at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary



Window in the southwest bedroom did not lock / operate correctly at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary



West bay window in the kitchen did not lock / operate correctly at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary

## General Report Information



Built in microwave oven turn table did not rotate at time of inspection and we recommend verifying proper operation with the previous owner before occupancy



We recommend putting a Water pan underneath the Washing Machine to prevent damage inside the Home in the event of leaking from the Washing Machine. The Pan should be connected to conduit that terminates at the exterior of the building/ This recommendation is to protect the flooring in the Laundry Room





**General Report Information**

The Kitchen and Bathrooms have not been recently maintained/ we recommend having these Counter, Shower, Floor, and Tub Areas serviced prior to regular use. Re-caulking and Grouting is recommended at multiple areas at this time.



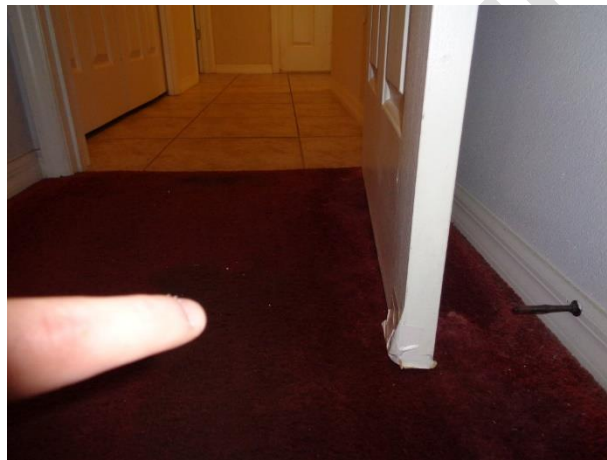
Bulb missing or did not illuminate in southwest bathroom at time of inspection and should be replaced



Blinds in the west bedroom did not operate correctly at time of inspection and should be repaired or replaced

**General Report Information**

Locking mechanism for the door handle in the west bedroom did not lock at time of inspection and should be repaired



Damage to bottom of the master bedroom door time of inspection and should be repaired.





**General Report Information**

Settlement cracks present in the window corners of the dining room and west entry room at time of inspection and should be repaired. Note: the cracks appeared to be cosmetic in nature



Bi-fold door was not hung properly in the southwest bedroom at time of inspection and should be repaired



Smoke Detectors had missing batteries at time of inspection and should be installed in the home according to current standards

**General Report Information**

Door stopper did not operate correctly at the front door at time of inspection and should be repaired



Damage to window frames present throughout home at time of inspection and should be repaired. Note: the cracks appeared to be cosmetic in nature



**General Report Information**

Damage to the stove top present at time of inspection and should be repaired

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## General Report Information

### Kitchen/ Utility

#### Functional Appliances Present:

- **Range** (Functional/ Good condition)
- **Built in Microwave Oven** (Functional/ Good condition)
- **Microwave Oven** (Functional/ Good condition)
- **Garbage Disposal** (Functional/ Good condition)
- **Refrigerator** (Functional/ Good condition)
- **Dishwasher** (Functional/ Good condition)
- **Washer** (Functional/ Good condition)
- **Dryer** (Functional/ Good condition)
- **Utility/washer/dryer Connections** *The Dryer Vent was inspected visually at accessible areas in the laundry room, and at the Exterior)*

**Important Appliance Note:** *The appliances present in the home are older appliances with more years behind them than ahead of them. Although the above appliances are listed as functional, it is always a possibility that an older appliance stops working shortly after it has been inspected. The appliances present in the home were operated during the Home Inspection as a means of testing whether or not they were in working condition. The results indicate the status of the appliances when the Home Inspection took place. We cannot guarantee or estimate how long an appliance will last but can let you know how the appliances responded to the use of normal controls at the time the Home Inspection was conducted and systems operated.*



**Range**



**Microwave**



**General Report Information**



**Built in Microwave Oven**



**Garbage Disposal**



**General Report Information**



**Refrigerator**



**Dishwasher**



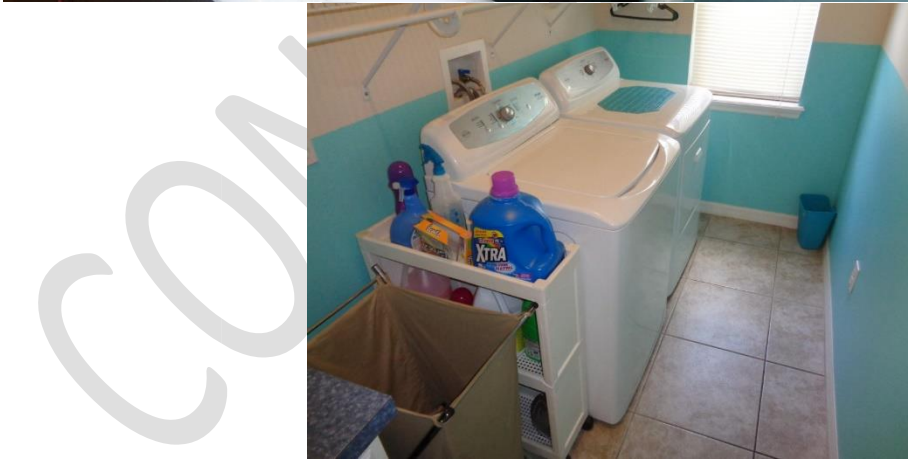
**Washer**



**General Report Information**



**Dryer**



**Utility/washer/dryer Connections**

## General Report Information

### Irrigation System

**Irrigation System:** Operated in the manual setting only from the Control Panel. The purpose of operating this system during the Home Inspection is to determine if the system is functional at this time and to alert you if the system is not working or if repair is required prior to use.

**Number of Zones:** 6

**Control Panel Location:** West exterior wall

**Rain Sensor Location:** West exterior soffit area

**Backflow prevention value Location:** East exterior side of home

**Irrigation valves location:** North exterior side of home

**Permit/ Public Records Information:** No other permits after original build



**Number of Zones - Control Panel Location**



**Backflow prevention value Location**



**General Report Information**



**Irrigation valves location:**



## General Report Information



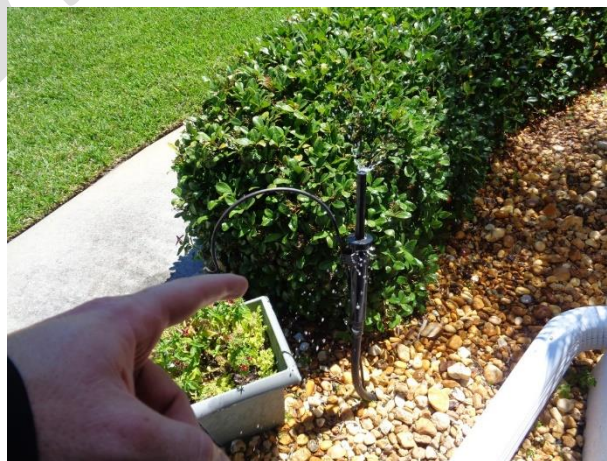
**Rain Sensor Location**

### **Irrigation System Maintenance & Repairs Recommended:** *(Qualified Contractor Recommended)*

- The Irrigation System heads should be serviced from obstruction of vegetation and redirected prior to regular use of the system to not wet: walk ways, driveway, street and the exterior walls of the house
- Damage head present on the south side of the home should be repaired



The Irrigation System heads should be serviced from obstruction of vegetation and redirected prior to regular use of the system to not wet: walk ways, driveway, street and the exterior walls of the house



Damage head present on the south side of the home should be repaired



## General Report Information

### Pool Patio & Pool- Equipment

**Pool & Equipment:** The Pool and equipment was observed in a general capacity to determine if the need for a specialist exists at this time. I operated the equipment with the use of normal controls and observed pool areas to bring to your attention any adverse conditions requiring further evaluation by a qualified Pool Contractor. The Pool & Equipment appeared functional and in working condition at the time of the Home Inspection.

**Pool Pump:** Functional/ Good condition

**Pool Heater:** Solar / Functional/ Good condition

**Pool Filter:** Functional/ Good condition

**Pool Light:** Functional/ Good condition

**Pool Water & Surface:** Good condition

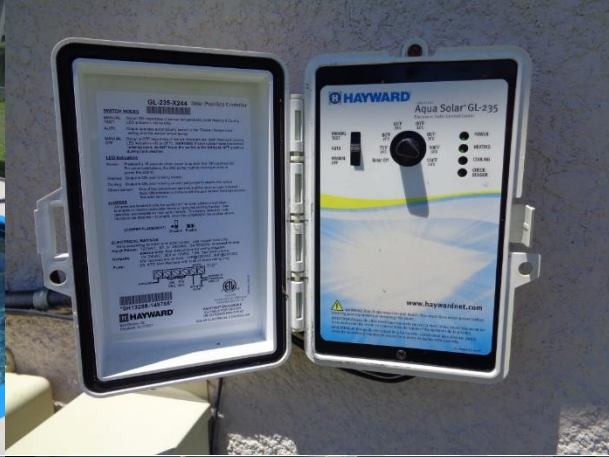
**Permit/ Public Records Information:** No permits were found after original build.

**Pool Safety Recommendations:** Check with pool professional on safety standards for the pool areas as they may vary from municipality to municipality. Safety features like Alarms at the Doors and Windows, Child Fencing and proper signage are important tools to help keep your pool area free from accidents.





General Report Information





## General Report Information



**Pool & Equipment**

**Pool & Equipment Repairs Recommended:** *(Qualified Pool Contractor Recommended)*

- One crack noted on the southwest and north side of the pool's patio surface present and should be sealed
- Damage to jet on the south east side of the pool present at time of inspection and should be repaired



One crack noted on the southwest and north side of the pool's patio surface present and should be sealed

**General Report Information**

Damage to jet on the south east side of the pool present at time of inspection and should be repaired

***End of Your Home Inspection Report***

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## General Report Information

### Important Suggestions for all Clients

1. Seal all settlement cracking in the driveway, in the exterior walls, walkways, and patios of the home as soon as you notice them. Most settlement cracking is typical and sealing generally will keep water penetration levels low. This will become a routine maintenance activity that will need to be repeated from time to time as the sealant weathers.
2. Seal the exterior and interior of the windows and doors regularly. This will become a routine maintenance activity that will need to be repeated from time to time as the sealant weathers.
3. Monitor any staining at the Air Handler, bathrooms, and under any plumbing in the home. Staining should be cleaned with a bleach solution. If moisture, wetness, or odors are noticed, the source of these issues should be located by a professional. Some staining is typical in most homes but it is important to recognize a typical staining from a potential problem.
4. Keep all trees and shrubs trimmed away from making contact with the exterior walls of the home as well as the roof covering. These things prolong moisture contact and cause excess wear on the exterior construction materials.
5. Your Electrical System should be evaluated every 5-7 years because standards and codes do change. It is the policy of Paul J. Magrone Inc. to suggest upgrading your Electrical System to current code and standards if is not currently there now. A home inspector can only evaluate visible items and do not perform code inspections. A home inspector can only determine whether you system is functional or not. For a more detailed and comprehensive electrical inspection, a licensed electrician should be contacted.
6. If your home does not currently have a gutter system installed we suggest that you have one installed before the rainy season. Gutters are very important to the home. They remove excess rain water from depositing around the foundation of the home. Water is usually the main cause of most structural issues.
7. If there are any additions that were added to the home that you are purchasing, it is very important to make sure all of the proper permits were pulled with the appropriate county for any of the improvements that were made. Once you purchase the home, the responsibility becomes yours.
8. It is important to have your home treated preventatively for Termites. This is especially true if there is no Termite Bond on the home at this time. A home inspector is not a Termite inspector. Home Inspections By Paul J. Magrone Inc. will always bring visible issues to your attention but this report is in no way to be construed as a Termite inspection. Termite inspections can only be performed by a licensed state pest control operator. Preventive treatment is suggested because licensed professional can only report on what is visible at the time of the inspection. An inspection is not a guarantee but rather a general report on the visible materials and conditions at the time the inspection is performed. It is essentially a snapshot of a moment in time.
9. It is recommended that your Air Conditioning and Heating system be cleaned by a licensed heating contractor and be placed under a maintenance contract for optimum performance and life expectancy. Be sure to consult with a licensed heating contractor for proper summer and winter settings. Proper settings will help conserve fuel and could save you money.
10. It is strongly recommended that ALL gas supply lines and proper ventilation for ALL gas appliances be evaluated by a qualified professional prior to moving into the home. Gas lines should be checked in depth for leaking and Carbon Monoxide detectors should be installed for safety before moving into the home.
11. "Although some imported drywall may contain chemicals harmful to human health, determining their presence requires a specialized inspection and laboratory testing which lies beyond the scope of the general home inspection. If you wish to have materials in the home tested, the inspector recommends that you contact a contractor qualified to perform indoor environmental testing."

**\*SUMMARY/AREAS REQUIRING FURTHER EVALUATION\***

**\*SUMMARY/AREAS REQUIRING FURTHER EVALUATION\***

**IMPORTANT NOTE—PLEASE READ:** The Summary Page is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the Home Inspections By Paul J. Magrone Inc. Standards of Practice, limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or real estate agent. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

**Client & Site Information:**

**Address:** Sample report

**City/State/Zip:** Sample report

**Date & Time of Inspection:** Sample report

**Client Name:** Sample report

**Payment Amount:** Sample report

**Email Address:** Sample report

**Phone Number:** Sample report

**1. A/C & Heat System Evaluation Advised:** *(Licensed HVAC Technician Recommended)*

- The heat function of the heat pump system did not operate correctly at time of inspection and we recommend a certified contractor evaluate the installation of the thermostat and proper function of the heat pump

**2. Plumbing System Evaluation/ Repair Advised:** *(Qualified Contractor Recommended)*

- No hot water at the southeast hallway shower at time of inspection and we recommend it be evaluated by a certified plumbing technician for leaks, proper function and make any repairs necessary.

**3. Attic Service Recommended:** *(Qualified Contractor Recommended)*

- Evidence of discoloration and active moisture in the northeast and west soffit area of the attic space present at time of inspection. Discolored areas were not accessible at time of inspection and could not check it with a moisture meter. We recommend the area be evaluated by a certified contractor for proper function and make any repairs necessary

**4. Interior Repairs Recommended:** *(Qualified Contractor Recommended)*

- Crack in grout at the front door and crack in tile throughout the kitchen area at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary
- Window in the dining room did not close / operate correctly at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary
- Window in the west entry room did not stay open / operate correctly at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary
- Window in the southwest bedroom did not lock / operate correctly at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary
- West bay window in the kitchen did not lock / operate correctly at time of inspection and we recommend a certified contractor evaluate the windows for proper function and make any repairs necessary

**8. Irrigation System Maintenance & Repairs Recommended:** *(Qualified Contractor Recommended)*

- The Irrigation System heads should be serviced from obstruction of vegetation and redirected prior to regular use of the system to not wet: walk ways, driveway, street and the exterior walls of the house
- Damage head present on the south side of the home should be repaired

**6. Pool & Equipment Repairs Recommended:** *(Qualified Pool Contractor Recommended)*

- One crack noted on the southwest and north side of the pool's patio surface present and should be sealed
- Damage to jet on the south east side of the pool present at time of inspection and should be repaired



**\*SUMMARY/AREAS REQUIRING FURTHER EVALUATION\*****Note**

*The conditions observed in this Home Inspection Report pertain to the date and time of the actual Home Inspection only. Conditions can change over time. We recommend a follow up inspection if there is going to be a long period of time between the time this inspection took place and occupancy of the home. This inspection can be performed by any qualified professional including myself or a qualified Property Manager. If you feel comfortable performing this follow up yourself, that would be an option as well. Thank you again for your business!*



Sample report

***Thank you for allowing me to perform your home inspection!***

***Everythingeverything, LLC***

***Licensed Home Inspector #HI 9850***

***Subcontractor for Home inspections by PJM INC***

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