

# **SAR Inspection Services**

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## Home Inspection Report

Prepared For:

**Client Name** 

**Property Address:** 

**Client Address** 

Inspected on Day, Month, Year at Time

# Table of Contents

General	4
Site	6
Exterior	7
Garage	7
Roofing	9
Structure	11
Electrical	12
HVAC	14
Plumbing	16
Bathrooms	17
Kitchen	20
Laundry	21
Interior	22
Pool/Spa	23
Report Summary	24

#### Client Address

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### **DEFINITION OF CONDITION TERMS**

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

# General

Property Type: Single Family

Stories: Two
Approximate Age: 2002
Age Based On: Listing
Furnished: Yes
Occupied: Yes

Utilities On During Inspection: Electric Service, Water Service People Present: Selling Agent, Listing Agent



### Comment 1:

General views of exterior.



Figure 1-1



Figure 1-2

### (General continued)



Figure 1-3



Figure 1-5

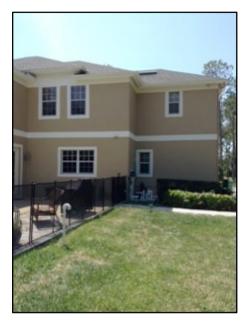


Figure 1-4



Figure 1-6

### Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading: Sloped Away From Structure

Condition: Satisfactory

Vegetation: Trees and shrubs

Condition: Satisfactory

Driveway: Gravel

Condition: Satisfactory

Walkways: Stone

Condition: Satisfactory

Patios/Decks: Pavers

Condition: Needs service



#### Comment 2:

There are 1-2 areas of sunken pavers in pool deck. Repair trip hazards as needed.



Figure 2-1



#### Comment 3:

Zones 4 and 5 of the irrigation system need service to operate properly. Zone 5 has a broken head in the front planter that needs repair.

## **Exterior**

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering: Stucco

Condition: Satisfactory

Windows: Aluminum

Condition: Satisfactory

Entry Doors: Steel

Condition: Needs service

Storm Protection: Not Present



#### Comment 4:

The bottom of the entry door does not close 100%. A licensed contractor should adjust as needed.



Figure 4-1

# Garage

Garage Type: Attached

Condition: Satisfactory

Garage Size: 2 Car

Door Opener: Screw Drive

Condition: Satisfactory

Opener Safety Feature: Light Beam

Condition: Satisfactory

### (Garage continued)



# Comment 5: View of garage doors.



Figure 5-1

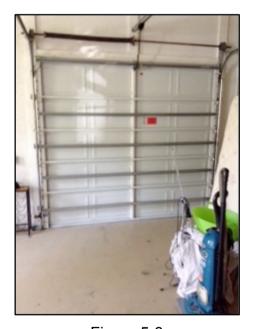


Figure 5-3



Figure 5-2

#### (Garage continued)



#### Comment 6:

There is water damage to the lower corners of the base boards and trim at the walk thru garage door.



Figure 6-1



Figure 6-2

# Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method: From ground and in attic

Roof Design: Gable

Roof Covering: Asphalt shingles

Condition: Satisfactory

Approximate Roof Age: Original Ventilation Present: Soffit

Condition: Needs service

#### (Roofing continued)



#### Comment 7:

There are 3-4 sections of soffit that are pushed out of place. The soffit should be repaired as needed.



Figure 7-1



### Comment 8:

The front facing right corner of the side garage wall and the upper right corner over the right garage door both have a section of rotted fascia behind the gutter. A licensed roofer should evaluate further.



Figure 8-1



Figure 8-2

# Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types: Slab on Grade Foundation Material: Poured Concrete

Condition: Satisfactory

Wall Structure: Masonry and wood frame

Condition: Satisfactory

## Attic

Attic Entry: Bedroom Closet Roof Framing Type: Wood Trusses

Condition: Satisfactory

Roof Deck Material: Plywood

Condition: Satisfactory

Insulation: Fiberglass Batts

Condition: Satisfactory



### Comment 9:

View of roof attachments.



Figure 9-1



Figure 9-2

#### (Attic continued)







Figure 9-4

# Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Service Panel Location: Garage
Branch Circuit Wiring: Copper

Condition: Satisfactory

Overcurrent Protection: Breakers

Condition: Satisfactory

GFCI/AFCI Breakers: Yes

Condition: Satisfactory

### (Electrical continued)



# Comment 10: View of panel.



Figure 10-1



### Comment 11:

There is a large wire between the electric panels that should be covered in a conduit pipe or behind drywall for safety.



Figure 11-1

# HVAC

# Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Type of Equipment: Split System

Condition: Satisfactory

Condenser Approximate Age: 2009 and 2012

Condesate Drainage: To Exterior

Condition: Satisfactory

AC Supply Air Temp: 51-53
AC Return Air Temp: 72



# Comment 12: View of a/c.



Figure 12-1



Figure 12-2

### (Cooling continued)



Figure 12-3



Figure 12-5



Figure 12-4



Figure 12-6

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# **Plumbing**

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service: Well System

Supply Pipe Material: CPVC

Condition: Satisfactory

Location of Main Water Shutoff: Exterior wall Sewer System: Septic System

# Water Heater

Manufacturer: State
Fuel: Electric
Capacity: 80 gal
Approximate Age: 2011

Temp & Pressure Relief Valve: Present With Blow Off Leg

Condition: Satisfactory



# Comment 13: View of water heater.



Figure 13-1



Figure 13-2

# Bathrooms

# Bathroom #1

Location: Master

Bath Tub: Recirculating

Condition: Satisfactory

Shower: Stall

Condition: Satisfactory

Sink(s): Double Vanity

Condition: Needs service

Toilet: Standard Tank

Condition: Satisfactory

Ventilation Type: Ventilator

Condition: Satisfactory

GFCI Protection: Outlets

Condition: Satisfactory



#### Comment 14:

The left master bath sink faucet handles are hard to operate. Service or repair as needed.



Figure 14-1

(Bathrooms continued)

# Bathroom #2

Location: 2nd Floor Rear Guest

Bath Tub: Recessed

Condition: Satisfactory

Shower: In Tub

Condition: Satisfactory

Sink(s): Double Vanity

Condition: Satisfactory

Toilet: Standard Tank

Condition: Satisfactory

Ventilation Type: Ventilator

Condition: Satisfactory

GFCI Protection: Outlets

Condition: Satisfactory



#### Comment 15:

The light in the ceiling of the 2nd floor rear guest bath does not work. Possibly needs a new bulb. Repair if needed.



#### Comment 16:

The 2nd floor guest tub drain is clogged. Service or repair as needed.



Figure 16-1

# Bathroom #3

Location: 2nd Floor Front Bath

Bath Tub: Recessed

Condition: Satisfactory

Shower: In Tub

Condition: Satisfactory

Sink(s): Single Vanity

Condition: Satisfactory

Toilet: Standard Tank

Condition: Satisfactory

Ventilation Type: Ventilator

Condition: Satisfactory

GFCI Protection: Outlets

Condition: Satisfactory



#### Comment 17:

The 2nd floor front bath has a clogged tub drain and the faucet produces no cold water. Only hot. A licensed plumber should repair as needed.



Figure 17-1

(Bathrooms continued)

### Bathroom #4

Location: 1st Floor Bath Bath Tub: Recessed

Condition: Satisfactory

Shower: In Tub

Condition: Satisfactory

Sink(s): Single Vanity

Condition: Satisfactory

Toilet: Standard Tank

Condition: Satisfactory

Ventilation Type: Ventilator

Condition: Satisfactory

GFCI Protection: Outlets

Condition: Satisfactory

### Kitchen

Cabinets: Wood

Condition: Satisfactory

Countertops: Granite

Condition: Satisfactory

Sink: Double

Condition: Satisfactory

# **Appliances**

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven/ Stove: Miele

Condition: Satisfactory

Refrigerator: General Electric

Condition: Satisfactory

Dishwasher: Miele

Condition: Satisfactory

Microwave: Miele

Condition: Needs service

(Appliances continued)

Disposal: In Sink Erator

Condition: Satisfactory



#### Comment 18:

The steamer/ cooker did not function when tested. Further evaluation recommended.



Figure 18-1

# Laundry

Built In Cabinets: Yes

Condition: Satisfactory

Laundry Sink: Yes

Condition: Satisfactory

Laundry Hook Ups: Yes

Condition: Satisfactory

Washer: General Electric

Condition: Satisfactory

Dryer: General Electric

Condition: Satisfactory

(Laundry continued)



#### Comment 19:

The water supply lines make a loud squealing sound when filling the washer. A licensed plumber may be able to correct this issue.

## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors: Tile, Carpet

Condition: Satisfactory

Walls: Painted Drywall

Condition: Satisfactory

Window Types: Single Hung

Condition: Satisfactory

Window Materials: Aluminum



#### Comment 20:

There are water stains under the master closet windows. These may be from condensation or a possible leak from the exterior. There has been no rain to determine the source. Further evaluation or monitoring of the areas is recommended.



Figure 20-1

# Pool/Spa

The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.

Deck Material: Pavers

Condition: Needs service

Interior Finish: Concrete/Aggregate
Installed Equipment: Pump, heater, filter



#### Comment 21:

The pool heater did not engage when tested in the spa and pool mode. The temp was turned up, 30-45 min went by for any delays and still no response. Further evaluation recommended.



Figure 21-1

# Report Summary

### General

1) General views of exterior.

### Site

- 2) There are 1-2 areas of sunken pavers in pool deck. Repair trip hazards as needed.
- 3) Zones 4 and 5 of the irrigation system need service to operate properly. Zone 5 has a broken head in the front planter that needs repair.

### **Exterior**

4) The bottom of the entry door does not close 100%. A licensed contractor should adjust as needed.

### Garage

5) There is water damage to the lower corners of the base boards and trim at the walk thru garage door.

### Roofing

- 6) There are 3-4 sections of soffit that are pushed out of place. The soffit should be repaired as needed.
- 7) The front facing right corner of the side garage wall and the upper right corner over the right garage door both have a section of rotted fascia behind the gutter. A licensed roofer should evaluate further.

### **Electrical**

8) There is a large wire between the electric panels that should be covered in a conduit pipe or behind drywall for safety.

### Bathrooms: Bathroom #1

9) The left master bath sink faucet handles are hard to operate. Service or repair as needed.

(Report Summary continued)

### Bathrooms: Bathroom #2

- 10) The light in the ceiling of the 2nd floor rear guest bath does not work. Possibly needs a new bulb. Repair if needed.
- 11) The 2nd floor guest tub drain is clogged. Service or repair as needed.

### Bathrooms: Bathroom #3

12) The 2nd floor front bath has a clogged tub drain and the faucet produces no cold water. Only hot. A licensed plumber should repair as needed.

### Kitchen: Appliances

13) The steamer/ cooker did not function when tested. Further evaluation recommended.

### Laundry

14) The water supply lines make a loud squealing sound when filling the washer. A licensed plumber may be able to correct this issue.

#### Interior

15) There are water stains under the master closet windows. These may be from condensation or a possible leak from the exterior. There has been no rain to determine the source. Further evaluation or monitoring of the areas is recommended.

### Pool/Spa

16) The pool heater did not engage when tested in the spa and pool mode. The temp was turned up, 30-45 min went by for any delays and still no response. Further evaluation recommended.

The Parties Understood and Agreed as follows:

- 1. INSPECTOR GUARANTEES to perform a visual inspection of the home and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the sellers disclosure.
- 2. INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at http://www.nachi.org/sop.htm.
- 3. CLIENT understands that the inspection will be performed in accordance to the aforementioned Standards, which contain certain limitations, exceptions, and exclusions.
- 4. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties.
- 5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection.
- 6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations.
- 7. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.
- 8. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, then the CLIENT will pay all legal costs, expenses and fees of INSPECTOR in defending said claims.
- 9. If any provision of this Agreement is declared invalid or unenforceable by any court, the remaining provisions will remain in effect. This agreement represents the entire agreement

#### Client Address

between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assigns. CLIENT shall have no cause of action against INSPECTOR after one year after from the date of the inspection.

10. Payment, by CLIENT or CLIENTs representative, is due in full at the inspection site, upon completion of the on-site inspection. The CLIENT will pay all legal and time expenses incurred in collecting due payments.

"A Home Inspection is a Non-Invasive Visual Examination of a Residential Dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, such as: Roof ~ Exterior ~ Basement / Foundation ~ Heating Cooling ~ Plumbing ~ Electrical ~ Fireplace ~ Attic & Insulation ~ Doors, Windows & Interior."

From NACHI Standards of Practice

"There are conditions that require the removal of some part of the building to observe, measure, or test otherwise concealed construction. Such intrusive inspections require some demolition and should be performed only with the permission of the owner and by experienced, qualified mechanics."

-From the U.S. Department of Housing and Urban Development's Residential Rehabilitation Inspection Guide, 2000

#### - HOMES BEING INSPECTED DO NOT "PASS" OR "FAIL" -

A home inspector merely discloses his or her findings and reports those findings to the client. Everyone involved graduates to a state of higher learning, and the client can now make better informed decisions about the purchase of a home and its future needs of upkeep and repair.

Four key areas of most home/building inspections cover the exterior, the basement or crawlspace areas, the attic or crawlspace areas and the living areas. Inspectors typically will spend sufficient time in all of these areas to visually look for a host of red flags, tell-tale clues and signs or defects and deficiencies.

The inspected areas of a home/building will consist of all of the major visible and accessible electro-mechanical systems as well as the major visible and accessible structural systems and components of a building as they appeared and functioned at the time and date of the inspection.

#### Client Address

Inspectors typically do not provide warranties or guaranties with their inspections and reports. Buyers should therefore not rely on the inspection as any form of insurance policy against any latent, hidden, concealed or future defects and deficiencies.

The following are also some key items that buyers should remember and consider when reviewing their inspection reports:

- \* Inspections are not code compliance evaluations.
- \* Inspection reports are not structural engineering reports.
- \* Systems and components that are off during the inspection are not tested or reactivated.
- \* Buyers should consult with and ask questions of owners and their representatives.
- \* Roof inspections and their components are typically done from eaves or street level with binoculars.
- \* Reports are confidential and are meant exclusively for buyers, and not brokers or owners.
- \* Inspectors typically will not find each and every defect in a building, hence buyers should anticipate future typical defects and deficiencies.
- \* Further evaluation by specialists is recommended for any areas showing defects/deficiencies.
- \* A final walk-through inspection should be carried out the day before closing by the new owners to double check the condition of the building.

#### Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- VIII. An inspection does not include items not permanently installed.
- IX. These Standards of Practice apply only to homes with four or fewer dwelling units.

#### **Exclusions:**

- I. The inspectors are not required to determine:
- A. Property boundary lines or encroachments.
- B. The condition of any component or system that is not readily accessible.
- C. The service life expectancy of any component or system.
- D. The size, capacity, BTU, performance, or efficiency of any component or system.
- E. The cause or reason of any condition.
- F. The cause for the need of repair or replacement of any system or component.

- G. Future conditions.
- H. The compliance with codes or regulations.
- I. The presence of evidence of rodents, animals or insects.
- J. The presence of mold, mildew or fungus.
- K. The presence of air-borne hazards.
- L. The presence of birds.
- M. The presence of other flora or fauna.
- N. The air quality.
- O. The existence of asbestos.
- P. The existence of environmental hazards.
- Q. The existence of electro-magnetic fields.
- R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
- S. Any hazardous waste conditions.
- T. Any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin.
- U. Operating costs of systems.
- V. Replacement or repair cost estimates.
- W. The acoustical properties of any systems.
- X. Estimates of how much it will cost to run any given system.
- II. The inspectors are not required to operate:
- A. Any system that is shut down.
- B. Any system that does not function properly.
- C. Or evaluate low voltage electrical systems such as, but not limited to:
- 1. Phone lines.
- 2. Cable lines.
- 3. Antennae.
- 4. Lights.
- 5. Remote controls.
- D. Any system that does not turn on with the use of normal operating controls.
- E. Any shut off valve.
- F. Any electrical disconnect or over current protection devices.
- G. Any alarm systems.
- H. Moisture meters, gas detectors or similar equipment.
- III. The inspectors are not required to:
- A. Move any personal items or other obstructions, such as, but not limited to:
- 1. Throw rugs.

- 2. Furniture.
- 3. Floor or wall coverings.
- 4. Ceiling tiles
- 5. Window coverings.
- 6. Equipment.
- 7. Plants.
- 8. lce.
- 9. Debris.
- 10. Snow.
- 11. Water.
- 12. Dirt.
- 13. Foliage.
- 14. Pets
- B. Dismantle, open, or uncover any system or component.
- C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
- D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
- E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
- F. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.
- G. Inspect decorative items.
- H. Inspect common elements or areas in multi-unit housing.
- I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
- J. Offer guarantees or warranties.
- K. Offer or perform any engineering services.
- L. Offer or perform any trade or professional service other than home inspection.
- M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
- N. Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.
- O. Determine the insurability of a property.