



10925 NW South River Dr. Medley FL 33178
(786) 380-2242

SAMPLE - Home Inspection Report

Date: 00/00/0000

Time: 0:00

Buyer: John Doe

Cell: N/A

Email: N/A

Tel: N/A

Realtor: N/A

Cell:

Email:

Tel:

Address: 123 Main Street , USA 54321

Bed/Bath: 3/2

of Stories: 2

Approx. Sq Ft: 2,458

Year Built: 2020

Property: Single Family Townhouse Condo Multi-Family
 Building faces: North South East West
 Interior Was: Vacant Occupied
 Weather conditions: Sunny Cloudy Raining Temp: 79°F

[Front & Rear Elevation Photos HERE :]



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SCOPE OF INSPECTION: The home inspection is intended to assist you in evaluating the overall quality and general condition of the building and its components. The scope of the inspection and report is a limited visual inspection of the general systems and components of the property at the time of inspection. The inspection will be performed in compliance with generally accepted standards of practice. The purpose of an inspection is to determine whether items are performing their intended function.

OUTSIDE SCOPE OF INSPECTION: Any area that is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, floor coverings, ceilings, furniture's, equipment, or stored items. The inspection does not include any destructive testing or dismantling. Client agrees to assume all risk for all conditions, which are concealed from view at the time of inspection. If a defect is hidden under or behind furnishings or inside walls or is buried, it is impossible for the inspector to locate the defect. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required.

CODES: The inspector does not inspect for compliance with building codes for two reasons. First, this is the jurisdiction of the municipality where the property is located. The municipality is responsible for ensuring that buildings are constructed according to standards for health and safety. Second, building codes constantly change, and codes in force when the house was built may not be current. It is impossible for an inspector to know all codes for all municipalities. The property may not meet the present code but may have been acceptable under the codes effect when the structure was built. The method allowing the old codes is referred to as grandfathering.

LIMITATIONS ON LIABILITY: The inspection findings will be limited in scope and based upon the visible and apparent condition of the systems and components of the building at the time of the inspection. Liability for errors and omissions to Tri-County Building Inspection Services for this inspection and report is limited to a refund of the fee paid for this inspection and report. Client assumes all risk of all losses greater than the fee paid for this inspection and report.

PLEASE READ CAREFULLY

This inspection report is **NOT A GUARANTEE/WARRANTY**, but a report of the existing conditions found during our visual inspection of the property. A sincere effort was made to identify as many defects as possible during our inspection. This report is made based on what was visible and accessible at the time of inspection. We do not accept liability for any hidden defects that was enclosed, inaccessible or concealed by soil, walls, ceilings, floor coverings, furniture's, equipment's, stored articles, or problems that may occur in the future. Maximum liability to Tri-County Building Inspection Services is limited to the cost of this inspection.

Only items covered in this report are applicable. We strongly recommend that a certified, licensed, and insured contractor complete all repairs and/or further evaluations commented in this report. We do not test and/or take soil, air, and water sample. Some homes may contain asbestos, lead paint, mold, Chinese drywall, or other hazardous materials, which we do not perform, so this report will not comment on these items, other than to point out a visible potential problem and to recommend further investigation. You may wish to contact an expert in these fields if these items concern you.

ESTIMATES FOR REPAIRS

Estimates for repair costs are to be used only as a guide and are based on current rates of professional licensed contractors. The customer before closing must determine actual repair cost. We strongly recommend that you obtain written estimates from at least 2 to 3 different licensed contractors for a more specific cost. Do not rely only on estimates in this report.

MECHANICAL APPLIANCES

Mechanical appliances, water heaters, heating and cooling systems are highly used and highly maintained items with a life expectancy of 10 to 15 years. These highly used items can be working in good satisfactory condition and may break down without warning. Comments of Satisfactory, Marginal or Poor in this report on these items are made at the time of inspection and are **NOT A GUARANTEE/WARRANTY**. We are not responsible for changes in the condition and performance of these items after the inspection date.

Date: 00/00/0000

Thank you for choosing Tri-County Building Inspection Services LLC!





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ROOF

Inspected from: Ladder Grounds Walking on Roof Drone

General Roof Condition: Satisfactory Marginal Poor

Style: Gable Hip Flat Other: _____

Covering: Tiles Shingles Metal Other: _____

Flashings: Satisfactory Marginal Poor

Vent Boots Stacks: Satisfactory Marginal Poor

Overhangs: Satisfactory Marginal Poor

Gutters: Satisfactory Marginal Poor

Pitch Pans: Satisfactory Marginal Poor None

Approximate Age: **NEW** Approximate Life expectancy: **30+ yrs**

While we make every reasonable effort to visually identify water intrusion and leaks, it is only possible to accurately locate moisture intrusions and leaks if the moisture is still present. Unless the conditions causing water, intrusion or leaks are present at time of inspection, detection is virtually impossible.

Comments: No deficiencies noted Deficiencies noted

[Roof-related photos and deficiencies here]

ATTIC

Location: Hallway Garage Bedroom Laundry

Roof System: Wood trusses Joist/Rafter Concrete

Roof Deck: Plywood OSB Tongue & Groove Concrete

Insulation: Loose Fill Batt/Blanket No Insulation

Ventilation: Soffit Vents Turbine Gable Vent Ridge Vent

Comments: No deficiencies noted Deficiencies noted

[Attic-related photos and deficiencies here]



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ELECTRICAL

Meter Location: North South East Unknown
 Power Line: Overhead Underground Unknown
 Grounding System: Cold Water Pipe Ground Rod Unknown

Main Panel: **Cutler Hammer** Next to Meter Hallway Garage Laundry Room
 Service Disconnect: Yes None
 Service Amps: 100 Amps 150 Amps 200 Amps 400 Amps
 Type: Breakers Fuses
 Service Lines: Copper Aluminum Cloth Sheathing
 Circuits Appear: Ample Not Ample Maximum Capacity
 Branch Wiring: Copper Aluminum Cloth Sheathing

Sub Panel: **Siemens** Next to Meter Hallway Garage Laundry Room
 Service Disconnect: Yes None
 Service Amps: 100 Amps 150 Amps 200 Amps 400 Amps
 Type: Breakers Fuses
 Service Lines: Copper Aluminum Cloth Sheathing
 Circuits Appear: Ample Not Ample Maximum Capacity
 Branch Wiring: Copper Aluminum Cloth Sheathing

Electrical Outlets: Satisfactory Marginal Poor
 Exterior Elec. Fixture: Satisfactory Marginal Poor
 Interior Elec. Fixture: Satisfactory Marginal Poor
 Smoke Detectors: Satisfactory Marginal Poor None
 Weather Head/Drip loop: Satisfactory Marginal Poor

Comments: No deficiencies noted Deficiencies noted

[Electrical-related photos and deficiencies here]



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KITCHEN

Cabinets	Wood	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Counters	Marble	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Disposal	ISE	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Dishwasher	GE	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Microwave	GE	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Range-Hood	Broan	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Range	GE	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Oven	GE	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Refrigerator	GE	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Washer	Samsung	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Dryer	Samsung	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor

Comments: No deficiencies noted Deficiencies noted

[Kitchen-related photos and deficiencies here]

WATER HEATER

Make: Rheem Water Temp: 109°F

Location: A/C Closet

Capacity: 40 US Gallons - Ample for 4 People Age: 2+ yrs

Water Heater Type:	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Solar
Temp. & Pres. Relief Valve:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> None
Water Heater Overall Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Water Heater Elec. Disconnect:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> None

Comments: No deficiencies noted Deficiencies noted

[Water heater-related photos and deficiencies here]



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HVAC

Wall Unit Central Package Unit

Air Handler Make: **Carrier** Age: **2+ yrs** Location: **Hallway**

Evaporator Coil: Clean Dirty Very Dirty Not Visible
Filter: Washable Disposable None

Temperature Readings: In **70°F** - Out **54°F** - Split **16°F**

Thermostat Location: Hallway Living Room Dining Room
Thermostat Type: Manual Digital

Heating: Electric Heat Pump Furnace

Condensing Unit: **Carrier** Age: **2+ yrs** Location: **South Exterior Wall**

Condenser Coil: Clean Dirty Very Dirty Not Visible

Capacity: **60,000 BTU (5 TON)**

AHU & Cond. Unit Disconnect: Satisfactory Marginal Poor None

Duct System: Flex Trunk Metal Unknown (Not Visible)

Location: Attic Crawlspace Rooftop Ceilings (Cover by Drywall)

Comments: No deficiencies noted Deficiencies noted

[HVAC-related photos and deficiencies here]

PLUMBING

Water Service: Public Well System
Sewer System: Public Septic System
Water Meter: North South East West Unknown
Water Main: North South East West Unknown
Water Supply Pipes: Copper Galvanized PVC/CPVC Pex Polybutylene
Drain Pipes: Copper Brass PVC Cast Iron Unknown
Water Pressure: Good Fair Poor



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Comments: No deficiencies noted Deficiencies noted

[Plumbing-related photos and deficiencies here]

Bathroom #1

Location: **Master Bedroom**

Number of Fixtures: **4**

- | | | | |
|----------------------|--|--|---|
| Bath: | <input checked="" type="checkbox"/> Bathtub | <input checked="" type="checkbox"/> Shower Stall | <input type="checkbox"/> None |
| Shower Walls: | <input checked="" type="checkbox"/> Tiles | <input type="checkbox"/> Marble | <input type="checkbox"/> Fiberglass |
| Toilet: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Repair | <input type="checkbox"/> Replace |
| Sink(s): | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Repair | <input type="checkbox"/> Replace |
| Bidet: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Repair | <input type="checkbox"/> Replace <input type="checkbox"/> None |
| Ventilation: | <input checked="" type="checkbox"/> Ventilator | <input checked="" type="checkbox"/> Window | <input checked="" type="checkbox"/> AC Vent <input type="checkbox"/> None |
| P-Trap: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Repair | <input type="checkbox"/> Replace |
| Tub/Shower Diverter: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Repair | <input type="checkbox"/> Replace <input type="checkbox"/> None |
| Shower Pan: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Repair | <input type="checkbox"/> Replace |

Comments: No deficiencies noted Deficiencies noted

[Bathroom 1-related photos and deficiencies here]

Bathroom #2

Location: **Hallway**

Number of Fixtures: **2**

- | | | | |
|----------------------|--|--|---|
| Bath: | <input type="checkbox"/> Bathtub | <input checked="" type="checkbox"/> Shower Stall | <input type="checkbox"/> None |
| Shower Walls: | <input checked="" type="checkbox"/> Tiles | <input type="checkbox"/> Marble | <input type="checkbox"/> Fiberglass |
| Toilet: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Repair | <input type="checkbox"/> Replace |
| Sink(s): | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Repair | <input type="checkbox"/> Replace |
| Bidet: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Repair | <input type="checkbox"/> Replace <input type="checkbox"/> None |
| Ventilation: | <input checked="" type="checkbox"/> Ventilator | <input checked="" type="checkbox"/> Window | <input checked="" type="checkbox"/> AC Vent <input type="checkbox"/> None |
| P-Trap: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Repair | <input type="checkbox"/> Replace |
| Tub/Shower Diverter: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Repair | <input type="checkbox"/> Replace <input type="checkbox"/> None |
| Shower Pan: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Repair | <input type="checkbox"/> Replace |

Comments: No deficiencies noted Deficiencies noted

[Bathroom 2-related photos and deficiencies here]



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INTERIOR

Floors: Satisfactory Marginal Poor
 Walls: Satisfactory Marginal Poor
 Ceilings: Satisfactory Marginal Poor
 Doors: Satisfactory Marginal Poor
 Windows: Satisfactory Marginal Poor

Comments: No deficiencies noted Deficiencies noted

[Interior-related photos and deficiencies here]

CRAWL SPACES

Entrance Location: North South East West
 Clearance: Satisfactory Marginal Poor
 Ventilation: Satisfactory Marginal Poor
 Sub Floors: Satisfactory Marginal Poor
 Foundation Walls: Satisfactory Marginal Poor

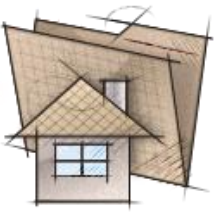
Comments: No deficiencies noted Deficiencies noted

[Crawlspace-related photos and deficiencies here]

STRUCTURAL

Roof: Joist & Rafter Truss System Concrete
 Wall System: CBS Blocks Wood frame
 Floor System: Concrete Slab Wood frame
 Foundation: Monolithic Crawl Space Floating Slab
 Settlement Cracks Noted:

The purpose of the structural inspection is to visually find evidence of abnormal settlement, lateral movement or structural weakness in the accessible load bearing structural components. The foundation of structure is not visually accessible. The footing, foundation, floor members and bearing walls comprise the structural components of the building.



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Comments: No deficiencies noted Deficiencies noted

[Structural-related photos and deficiencies here]

GARAGE

One-Car Two-Car Three-Car Carport

Door(s): None Metal Wood
 Opener: None Chain Drive Screw Drive Belt Drive
 Safety Feature: None Infrared Force Sensitive
 Ventilation: None Door Vents AC Vents

Comments: No deficiencies noted Deficiencies noted

[Garage-related photos and deficiencies here]

GROUNDS

General Grading & Slope: Satisfactory Marginal Poor
 Sidewalk: None Concrete Brick Asphalt Typical Stress Cracks
 Walkway(s): None Concrete Brick Asphalt Typical Stress Cracks
 Driveway: None Concrete Brick Asphalt Typical Stress Cracks
 Fencing: None Chain link Wood Masonry Metal
 Patio: None Concrete Brick Wood Deck Screen Enclosure

Comments: No deficiencies noted Deficiencies noted

[Grounds-related photos and deficiencies here]



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POOL

- Structure: Concrete Marcite Tile Diamond Brite
- Finish: Visible Cracks Needs Resurfacing Other:
- Coping: Keystone Brick Tile Other:
- Deck: Keystone Brick Tile Concrete Other
- Filter: Cartridge Earth Sand Other
- Piping: PVC Galvanized Steel Other
- Drainage: Skimmer Returns Floor Drain
- Water Level: Normal Low High
- Pool Heater: Gas Electric Solar N/A
-
- Pool Pump: Satisfactory Repair Replace
- Spa Pump: Satisfactory Repair Replace None
- Filter: Satisfactory Repair Replace
- Valves: Satisfactory Repair Replace
- Light: Satisfactory Repair Replace
- Ladder/Steps: Satisfactory Repair Replace
- Safety Barrier: Satisfactory Repair Replace None
- Comments: No deficiencies noted Deficiencies noted

[Pool-related photos and deficiencies here]



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Inspection Report Summary

Inspection

Estimated Cost of Repair

1. Roof
2. Attic
3. Electrical
4. Kitchen
5. Water Heater
6. HVAC
7. Plumbing
8. Interior
9. Garage
10. Structural
11. Crawl Space
12. Grounds
13. Pool

Total : \$ _____

Comments:

WE RECOMMEND OBTAINING 2/3 TRADE ESTIMATES AND OR OPINIONS, IN ORDER TO DETERMINE ACTUAL REPAIR COST PRIOR TO EXPIRATION OF THE DUE DILIGENCE PERIOD. THIS IS NOT A GUAANTEE OF REPAIR COST AND ACTUAL COST MAY VARY SIGNIFICANLY.