

JLB Home Inspections Inc

Property Inspection Report



SAMPLE REPORT

Inspection prepared for: JLB HOME INSPECTIONS

Date of Inspection: 5/6/2017 Time: 1:00 PM

Age of Home: 2004 Size: 1920 SF

Weather: SUNNY 80 F

Inspector: Doug Banks

License #HI9319

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call me after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, I recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance: Client present • Seller's Agent present • Seller present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Grounds

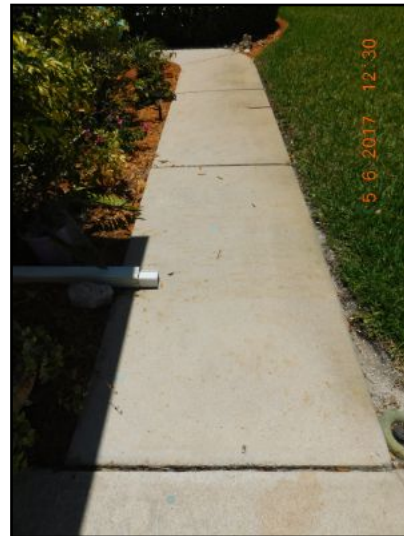
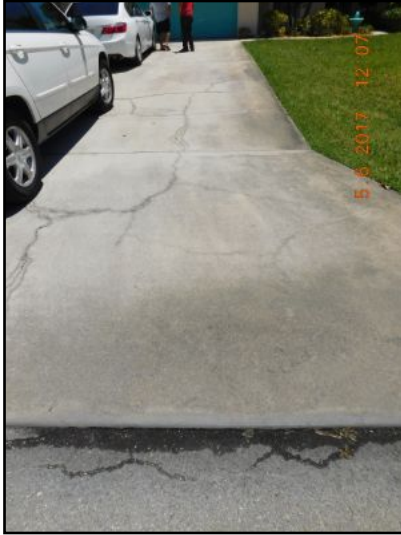
1. Driveway and Walkway Condition

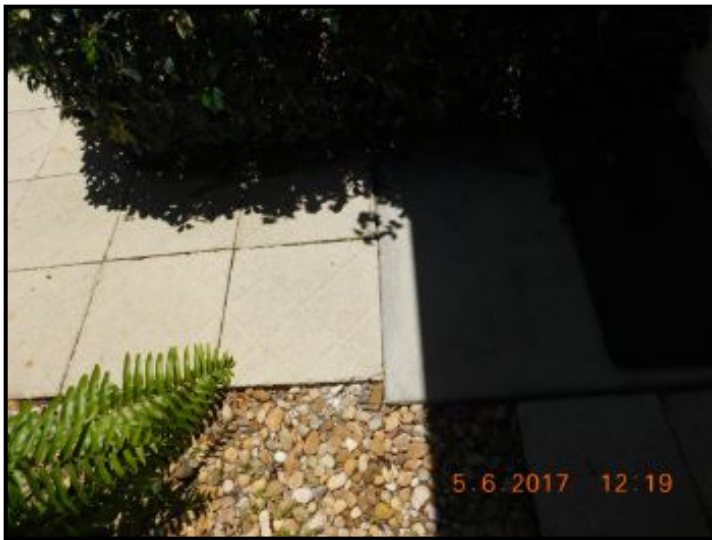
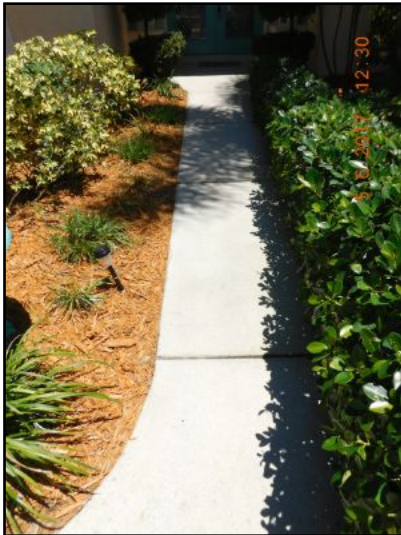
Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted. • Concrete sidewalk noted. • Step stone sidewalk noted.

Observations:

- Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.





2. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Exterior Areas

1. Exterior Areas

Good	Fair	Poor	N/A	None
X				



North Elevation



East Elevation



South Elevation

2. Doors

Good	Fair	Poor	N/A	None
X				



Door stopper is bent

3. Door Bell

Good	Fair	Poor	N/A	None
X				



4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				





5. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Stucco veneer noted.



Cable securing the light fixture to the wall plate





Light fixture has had repairs made to it



Holes drilled for plywood installation as storm panel protection





6. Exterior Paint

Good	Fair	Poor	N/A	None
X				

7. Window Condition

Good	Fair	Poor	N/A	None
X				



Screen is torn



Minor settlement crack noted below the window



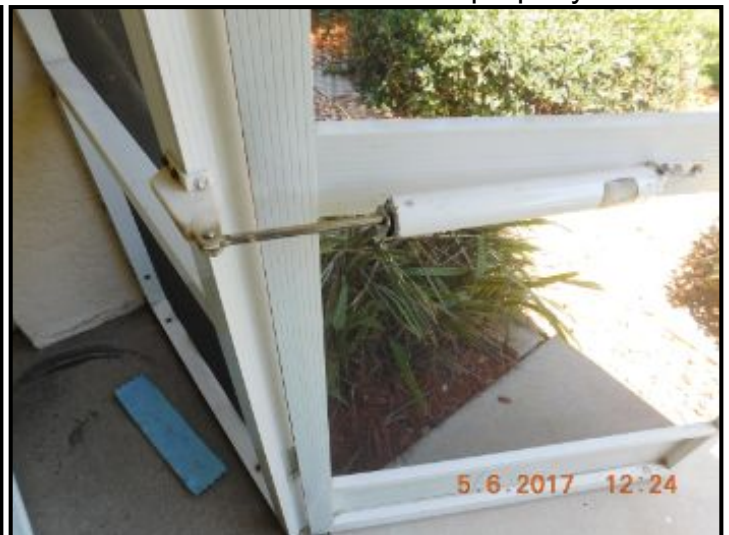
8. Patio

Good	Fair	Poor	N/A	None
X				





Handle does not close properly





9. Septic

Good	Fair	Poor	N/A	None
			X	



Septic service entrance

10. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Outlet should be secured and sealed around the edges.



Outlet and plate are loose on the wall

11. GFCI

Good	Fair	Poor	N/A	None
			X	

12. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Mounted and walked.
Materials: Asphalt shingles noted.





2. Vent Caps

Good	Fair	Poor	N/A	None
X				



3. Flashing

Good	Fair	Poor	N/A	None
X				



4. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system does not spray siding or windows of house.





Gutter has a large amount of debris built up above the front entry door

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Location of access:
- Bedroom Closet.
- Pull Down Ladder located in:
- Garage ceiling.

2. Structure

Good	Fair	Poor	N/A	None
X				





3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- **PVC** plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Fiberglass batts with kraft paper facing noted.
Depth: Insulation averages about 8-10 inches in depth

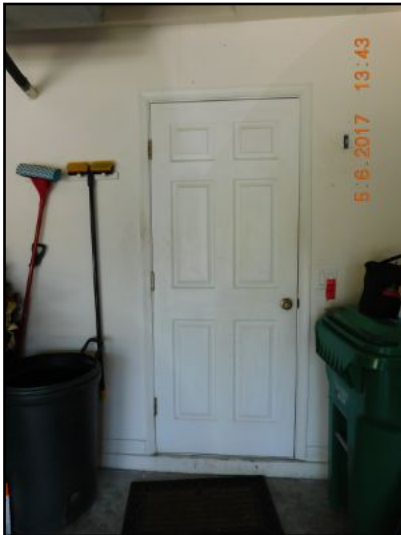
Garage

1. Garage

Good	Fair	Poor	N/A	None
X				

2. Interior Door

Good	Fair	Poor	N/A	None
X				



3. Outside Door

Good	Fair	Poor	N/A	None
			X	

4. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.

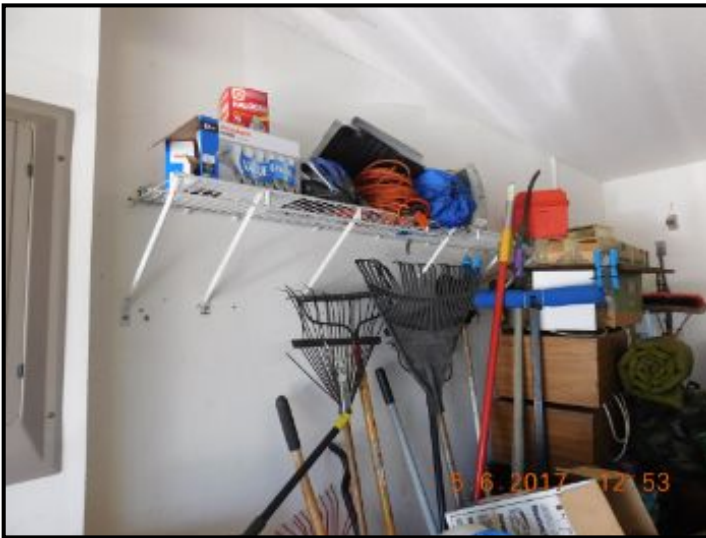




Window storm panels located in the garage at the time of inspection

5. Walls

Good	Fair	Poor	N/A	None
X				



Drywall separation noted on interior garage wall

6. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

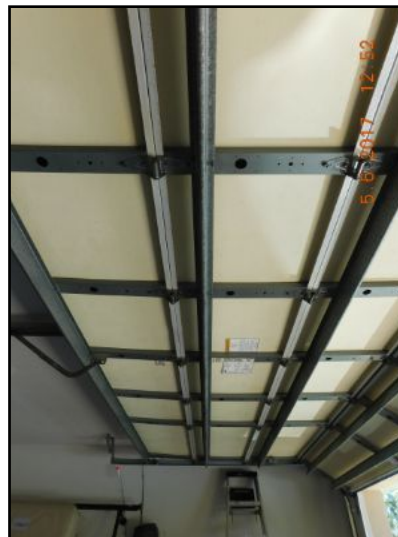
7. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

8. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 16' steel door.



9. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

10. Garage Opener Status

Good	Fair	Poor	N/A	None
X				



11. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

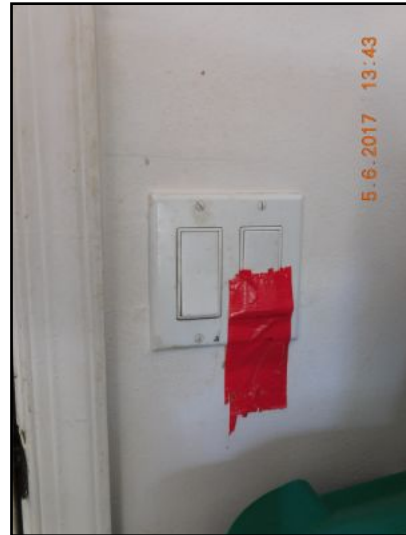
Observations:

- Eye beam system present and operating.



12. Electrical

Good	Fair	Poor	N/A	None
	X			



Unable to determine the purpose for the covered switch

13. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- **GFCI** did not respond to test, suggest replacing for safety.



GFCI trip test did not respond

14. 240 Volt

Good	Fair	Poor	N/A	None

Electrical

1. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
• 200 amp



2. Breakers in off position

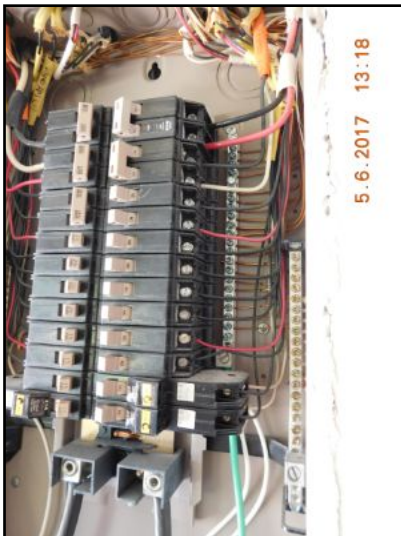
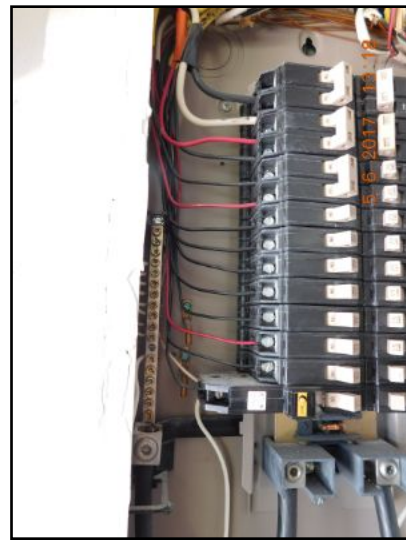
Good	Fair	Poor	N/A	None
X				

Observations:
• 0

3. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Panel box located in garage.



4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an overhead service drop noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

Water Heater

1. Water Heater Condition

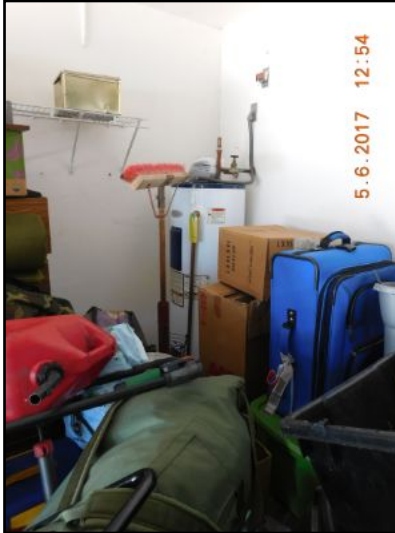
Good	Fair	Poor	N/A	None
	X			

Heater Type: Electric

Location: The heater is located in the garage.

Observations:

- Water heater was inaccessible due to personal storage.



Water heater was inaccessible due to personal storage

2. Base

Good	Fair	Poor	N/A	None
			X	

3. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- A pressure & temperature relief valve & extension is present and appears satisfactory.

4. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Observations:

- Appears to be in satisfactory condition -- no concerns.

5. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Thermostats

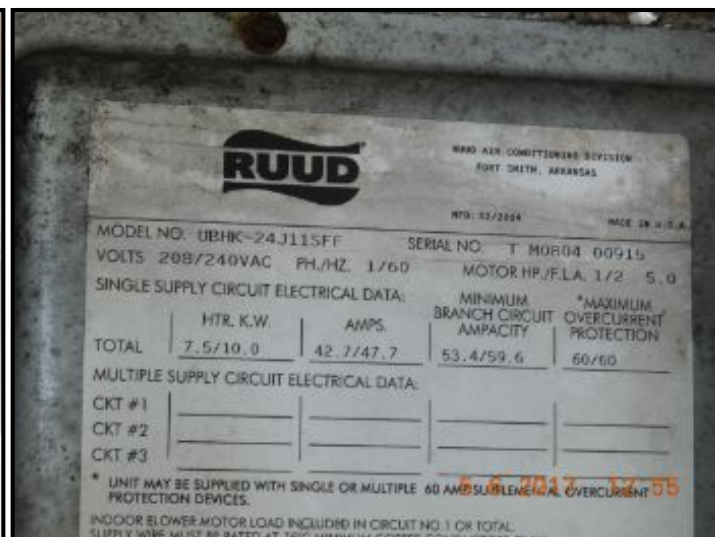
Good	Fair	Poor	N/A	None
X				

2. Air Supply

Good	Fair	Poor	N/A	None
	X			

Observations:

- The return air supply system appears to be functional.
- Return air unit seems to have some exterior moisture and mold accumulation. Recommend a licensed contractor evaluate these areas and repair/replace.



Data plate shows a mfr date of Feb 2004



Corrosion noted inside the drip pan



3. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.



Data plate shows a mfr date of Feb 2004

4. Refrigerant Lines

Good	Fair	Poor	N/A	None
	X			

Observations:

- Damaged insulation at **A/C** unit.



5. Registers

Good	Fair	Poor	N/A	None
X				

6. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside a filter grill in the hall ceiling.

Observations:

• **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



Hallway ceiling near laundry room

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

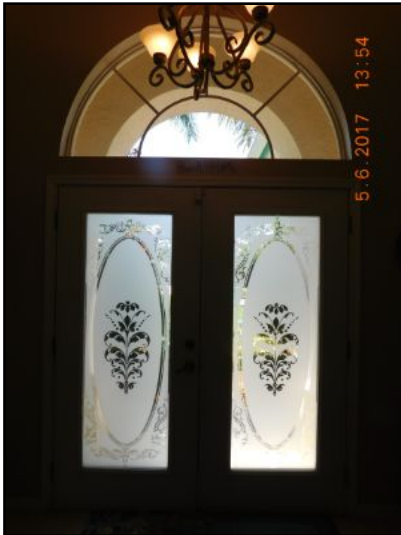
1. Interior Area

Good	Fair	Poor	N/A	None
X				

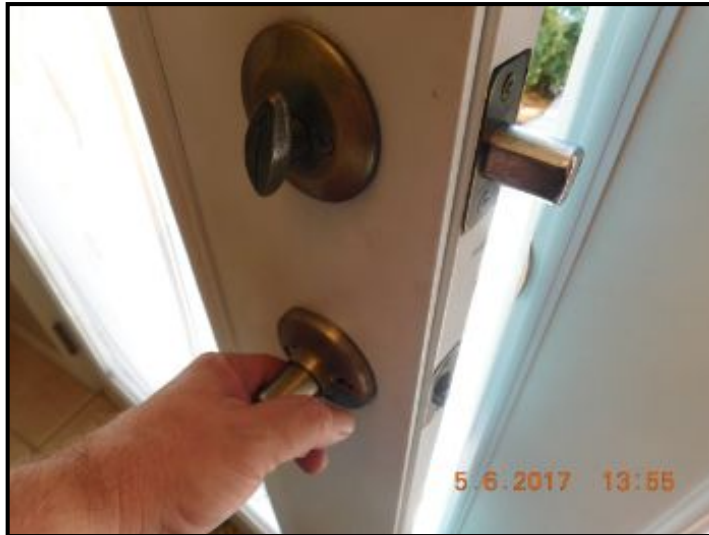


2. Doors

Good	Fair	Poor	N/A	None
	X			



Push button does not go in all the way and sticks in the catch plate



3. Patio Doors

Good	Fair	Poor	N/A	None
X				





Manufacturer's label on the patio doors, not an impact resistant product

4. Screen Doors

Good	Fair	Poor	N/A	None
			X	

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Ceramic tile is noted.





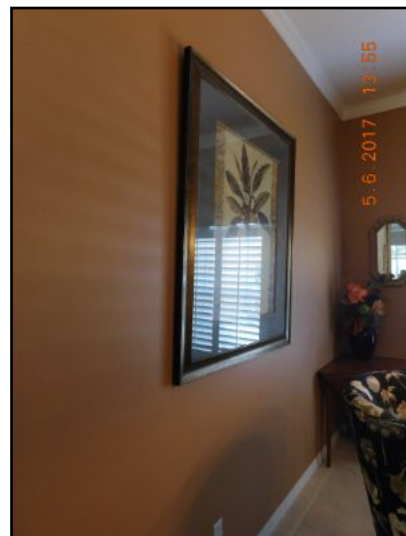
6. Wall Condition

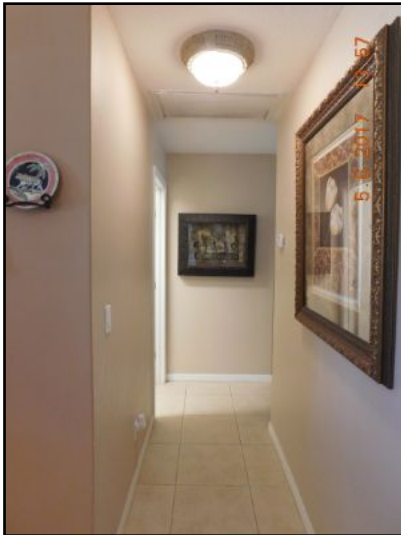
Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.



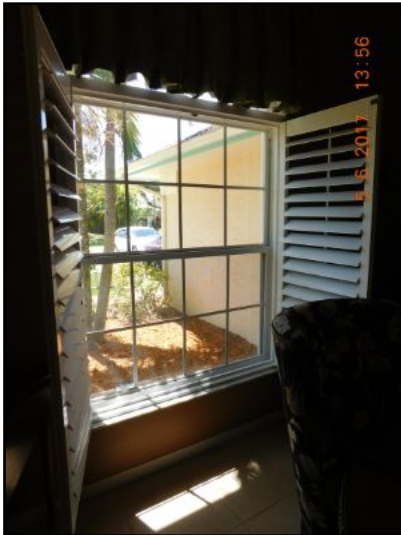
Minor drywall damage noted between front entry door and dining area



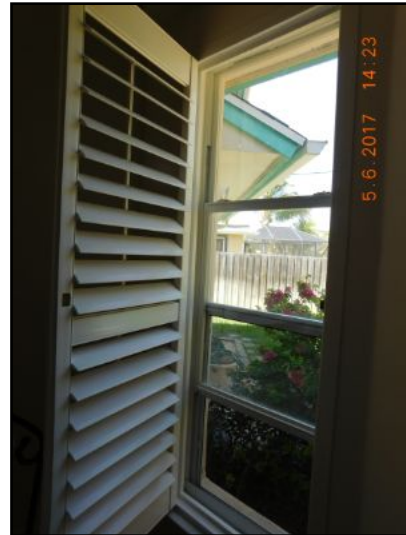
**7. Window Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed single hung window noted.



Window does not stay open



8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

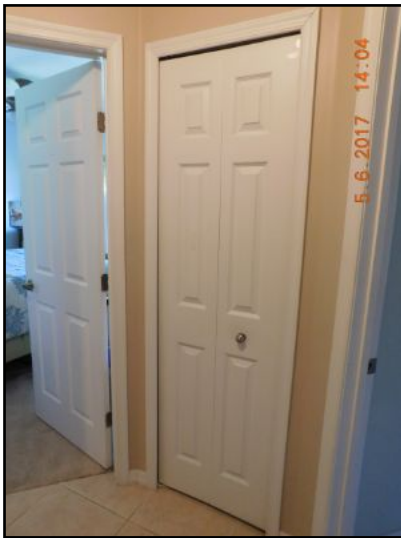




Drywall tape separation noted between entry way and kitchen

9. Closets

Good	Fair	Poor	N/A	None
X				



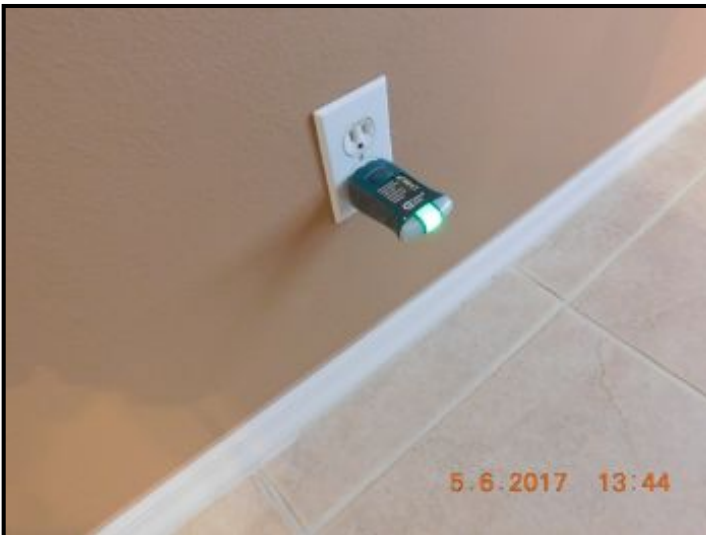
10. Ceiling Fans

Good	Fair	Poor	N/A	None
X				



11. Electrical

Good	Fair	Poor	N/A	None
X				



Outlet is loose in the wall



Master Bedroom

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

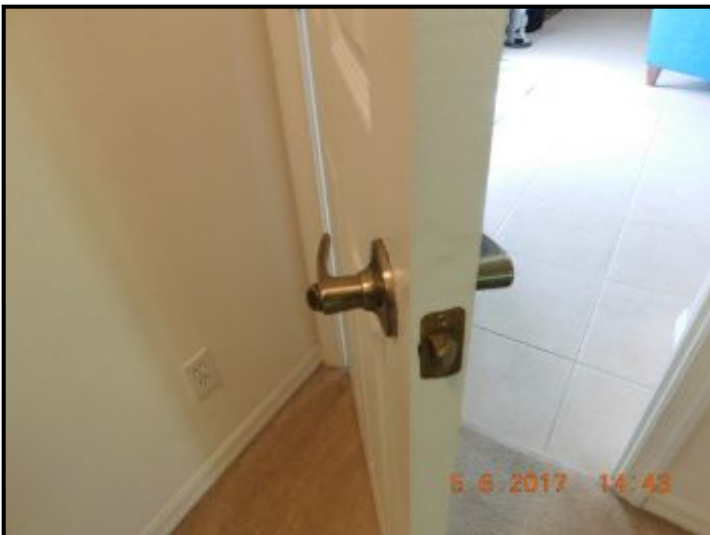
1. Master Bedroom

Good	Fair	Poor	N/A	None
X				



2. Doors

Good	Fair	Poor	N/A	None
X				



3. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• Hinged Patio Doors



4. Screen Doors

Good	Fair	Poor	N/A	None
			X	

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

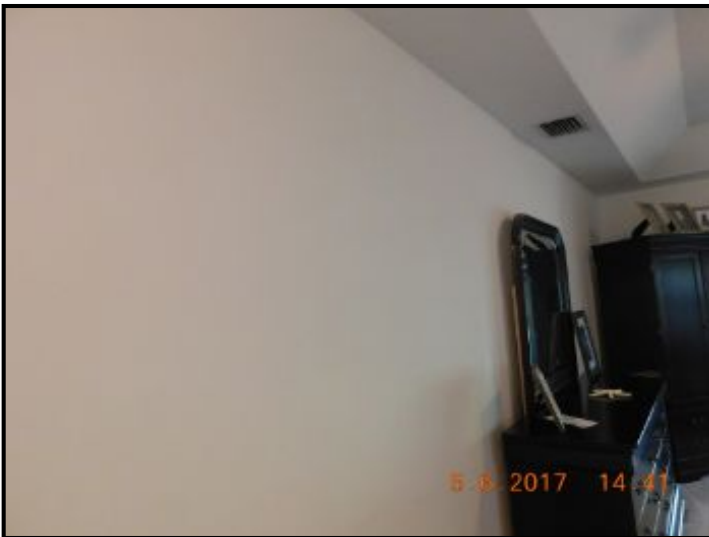
Flooring Types: Carpet is noted.



6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.



7. Closets

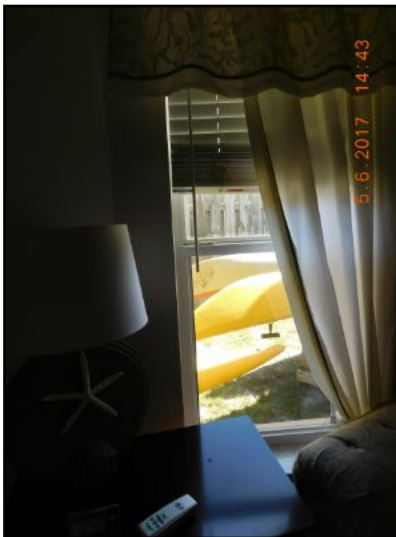
Good	Fair	Poor	N/A	None
X				



8. Window Condition

Good	Fair	Poor	N/A	None
	X			

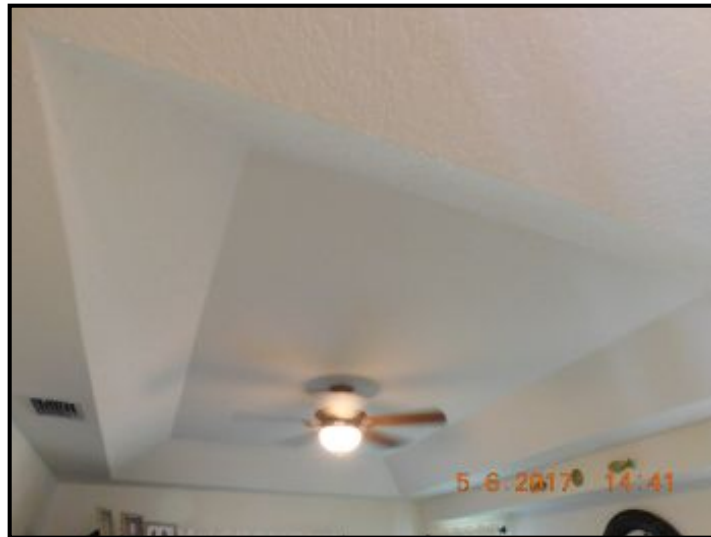
Materials: Aluminum framed single hung window noted.



9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

**10. Ceiling Fans**

Good	Fair	Poor	N/A	None
X				

**11. Electrical**

Good	Fair	Poor	N/A	None
	X			

Observations:
• Loose outlets noted.



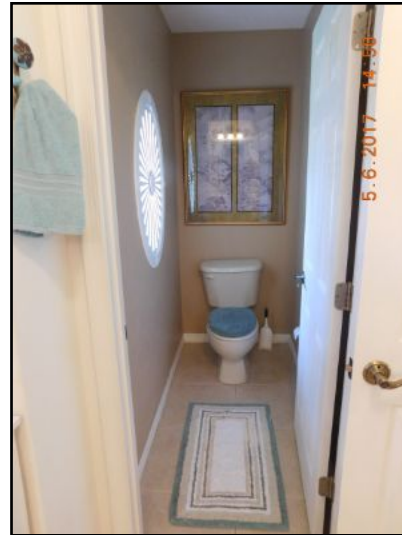
Outlet is loose in the wall

Master Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

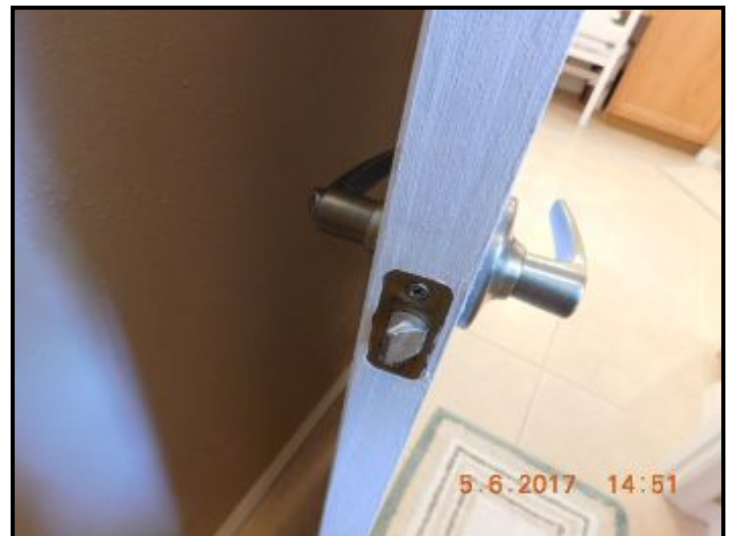
1. Master Bathroom

Good	Fair	Poor	N/A	None
X				



2. Doors

Good	Fair	Poor	N/A	None
X				



3. Floor Condition

Good	Fair	Poor	N/A	None
	X			

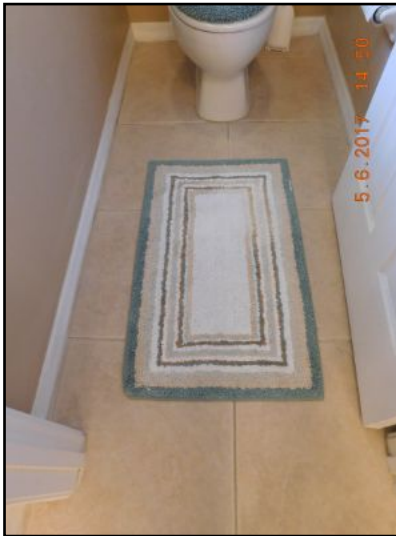
Materials: Ceramic tile is noted.

Observations:

- Cracked tiles noted.



Cracked tiles noted



4. Wall Condition

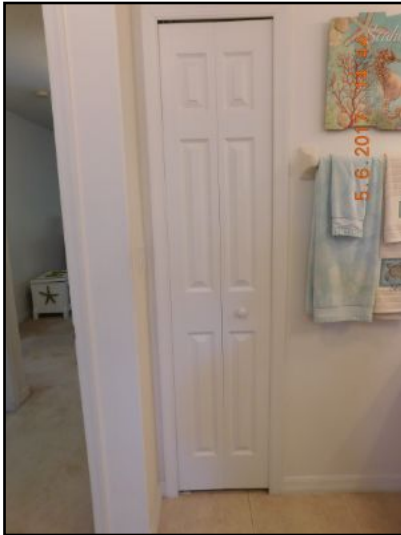
Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.



5. Closets

Good	Fair	Poor	N/A	None
X				



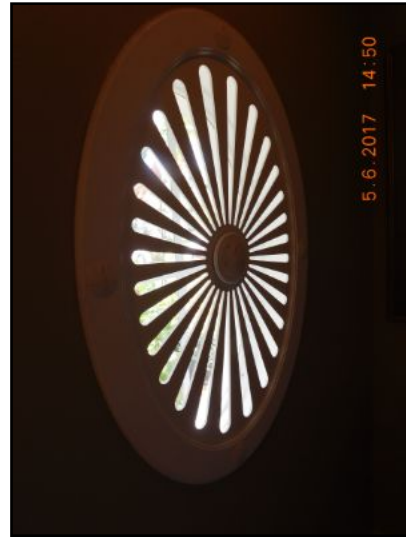
Door knob is loose



6. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed single hung window noted. • Aluminum framed fixed window noted.



7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.



8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.



9. Mirrors

Good	Fair	Poor	N/A	None
X				



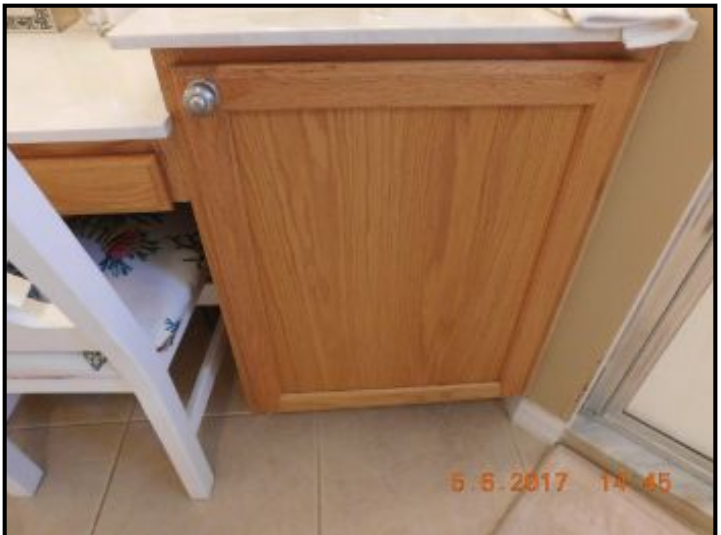
10. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
• Solid Surface tops noted.

11. Cabinets

Good	Fair	Poor	N/A	None
	X			



Prior water damage noted inside the cabinet

12. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- Shower head has corrosion from leaks.





13. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.



Recommend sealing/caulking all tile intersections

14. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- A tempered glass enclosure is noted.

**15. Bath Tubs**

Good	Fair	Poor	N/A	None
X				



Tower bar is loose on the wall



16. Plumbing

Good	Fair	Poor	N/A	None
X				



17. Toilets

Good	Fair	Poor	N/A	None
X				



**18. Sinks**

Good	Fair	Poor	N/A	None
X				



19. Electrical

Good Fair Poor N/A None

X				
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Observations:

- Outlet cover plate loose.



Outlet is loose in the wall

20. GFCI

Good Fair Poor N/A None

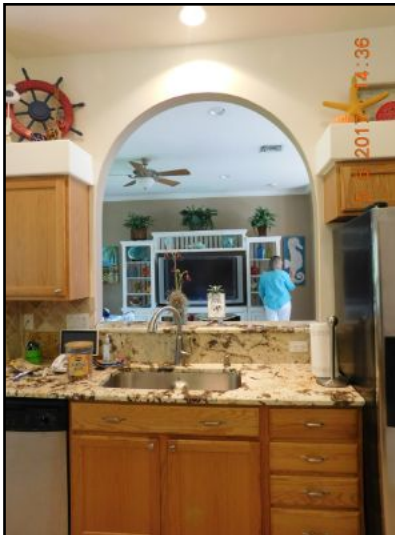
X				
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Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Kitchen

Good	Fair	Poor	N/A	None
X				



2. Doors

Good	Fair	Poor	N/A	None
			X	

3. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.



4. Wall Condition

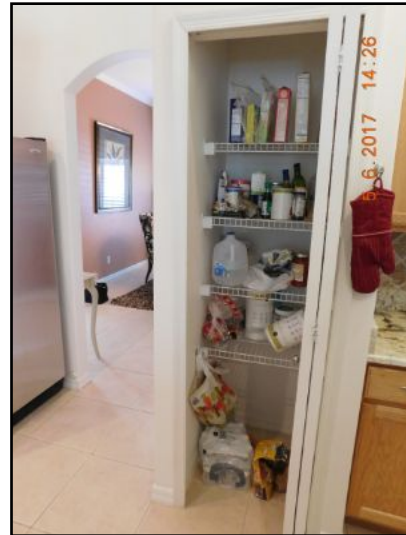
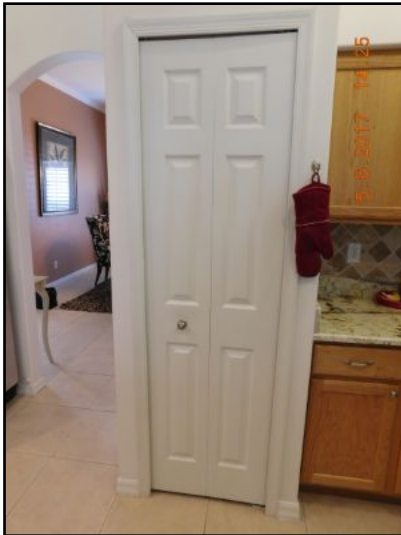
Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.



5. Pantry

Good	Fair	Poor	N/A	None
X				



6. Window Condition

Good	Fair	Poor	N/A	None
			X	

7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.



8. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
• Granite tops noted.



9. Cabinets

Good	Fair	Poor	N/A	None
X				



Moulding is loose on the cabinet frame



Laminate is peeling away from the cabinet frame



10. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- The microwave light is damaged.



Light does not work and the cover is damaged



Vent fans are working



Microwave testing device shows proper operation



Data plate shows a mfr date of Feb 2004

11. Oven & Range

Good	Fair	Poor	N/A	None
X				

**12. Dishwasher**

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated normally.



Data plate indicates a mfr date of Nov 2003

13. Sinks

Good	Fair	Poor	N/A	None
X				



14. Drinking Fountain

Good	Fair	Poor	N/A	None
			X	

15. Spray Wand

Good	Fair	Poor	N/A	None
		X		

Observations:

- The spray wand had an irregular spray.

**16. Hot Water Dispenser**

Good	Fair	Poor	N/A	None
			X	

17. Soap Dispenser

Good	Fair	Poor	N/A	None
X				

18. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

**19. Plumbing**

Good	Fair	Poor	N/A	None
X				



20. Refrigerator/Freezer

Good	Fair	Poor	N/A	None
X				



Data plate indicates a mfr date of Oct 2010; <http://www.appliance411.com/service/date-code.php>

21. Electrical

Good	Fair	Poor	N/A	None
X				



Outlet on the kitchen island has a loose cover plate

**22. GFCI**

Good	Fair	Poor	N/A	None
	X			



Other outlets with GFCI protection are reset at this outlet



Reset button for GFCI protection is loose

Bedroom #2

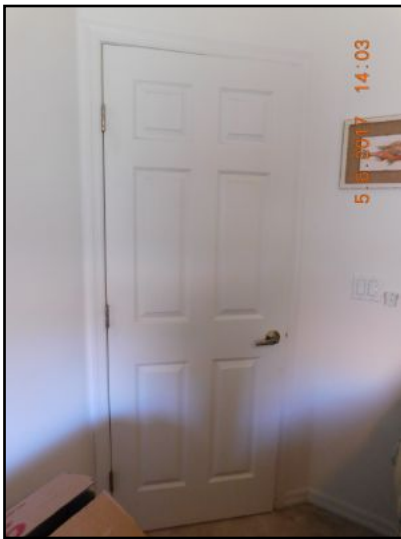
1. Bedroom #2

Good	Fair	Poor	N/A	None
X				



2. Doors

Good	Fair	Poor	N/A	None
X				



3. Patio Doors

Good	Fair	Poor	N/A	None
			X	

4. Screen Doors

Good	Fair	Poor	N/A	None
			X	

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

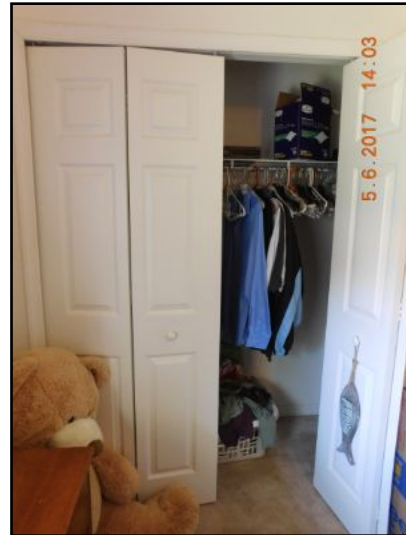
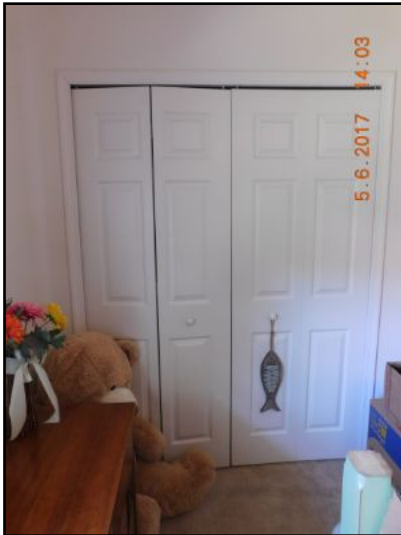
**6. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

**7. Closets**

Good	Fair	Poor	N/A	None
X				

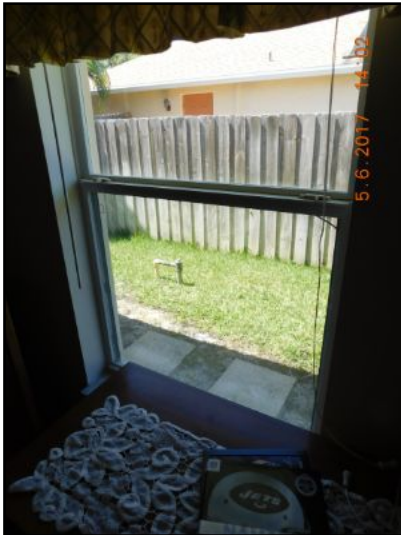


Door knob is loose

8. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed single hung window noted.



Window catches on the plastic frame when trying to open it



9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.



10. Ceiling Fans

Good	Fair	Poor	N/A	None
X				



11. Electrical

Good	Fair	Poor	N/A	None
X				



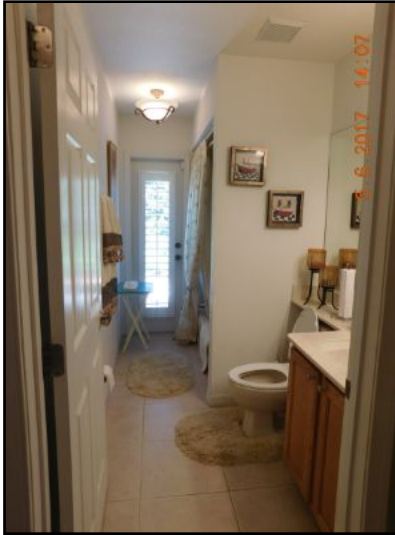


Switches had tape over them

Guest Bathroom

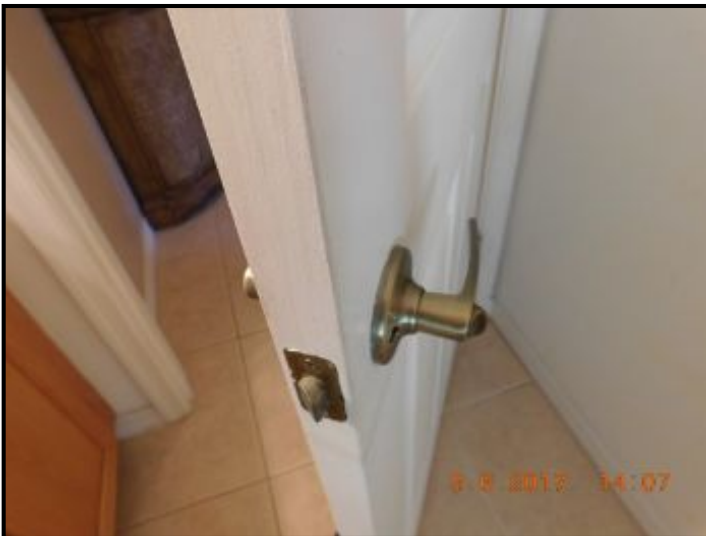
1. Guest Bathroom

Good	Fair	Poor	N/A	None
X				

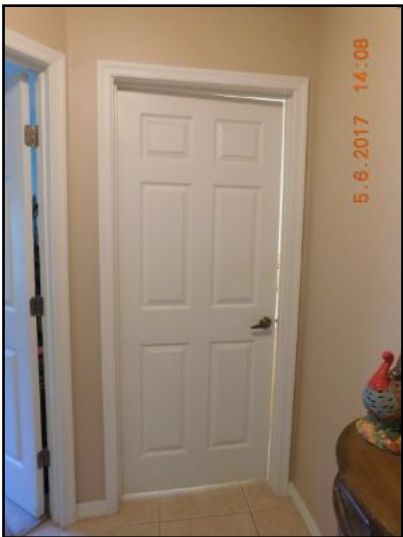


2. Doors

Good	Fair	Poor	N/A	None
X				



Door stopper is bent



3. Floor Condition

Good	Fair	Poor	N/A	None
X				

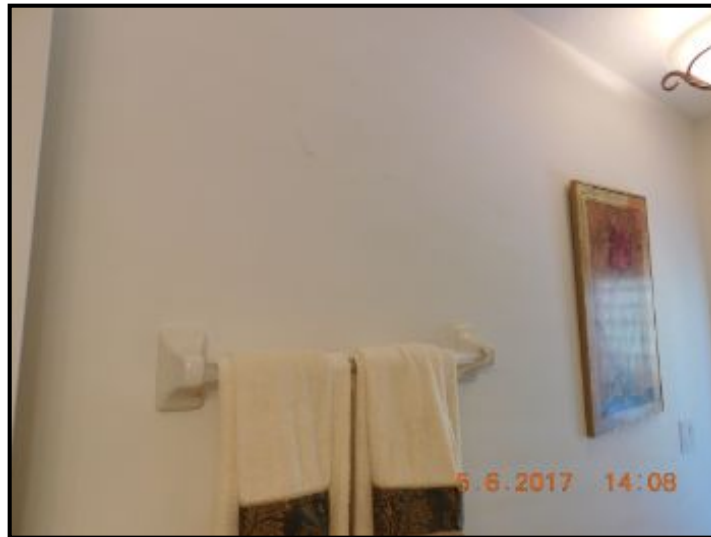
Materials: Ceramic tile is noted.



4. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

**5. Window Condition**

Good	Fair	Poor	N/A	None
			X	

6. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

**7. Exhaust Fan**

Good	Fair	Poor	N/A	None
X				



8. Mirrors

Good	Fair	Poor	N/A	None
X				



9. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

**10. Cabinets**

Good	Fair	Poor	N/A	None
X				

**11. Showers**

Good	Fair	Poor	N/A	None
X				



12. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.



Tower bar is missing

13. Enclosure

Good	Fair	Poor	N/A	None
			X	

14. Bath Tubs

Good	Fair	Poor	N/A	None
X				



15. Plumbing

Good	Fair	Poor	N/A	None
X				



16. Toilets

Good	Fair	Poor	N/A	None
X				



17. Sinks

Good	Fair	Poor	N/A	None
X				

**18. Electrical**

Good	Fair	Poor	N/A	None
X				

**19. GFCI**

Good	Fair	Poor	N/A	None
X				



Bedroom #3

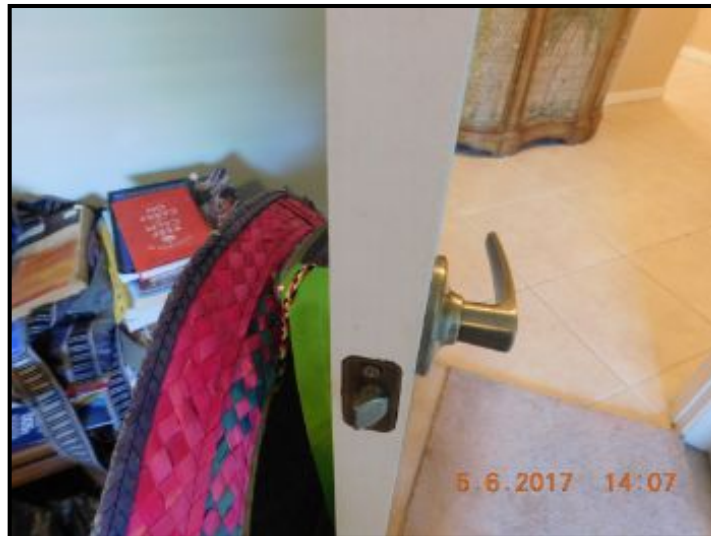
1. Bedroom #3

Good	Fair	Poor	N/A	None
X				



2. Doors

Good	Fair	Poor	N/A	None
X				



3. Patio Doors

Good	Fair	Poor	N/A	None
			X	

4. Screen Doors

Good	Fair	Poor	N/A	None
			X	

5. Floor Condition

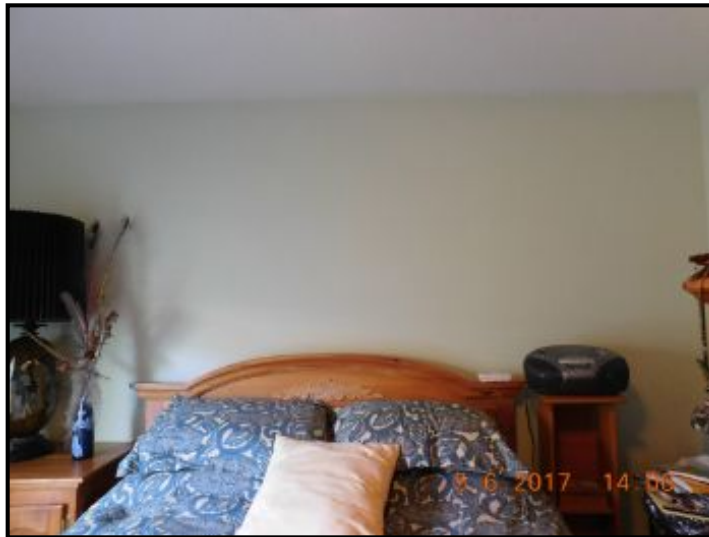
Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

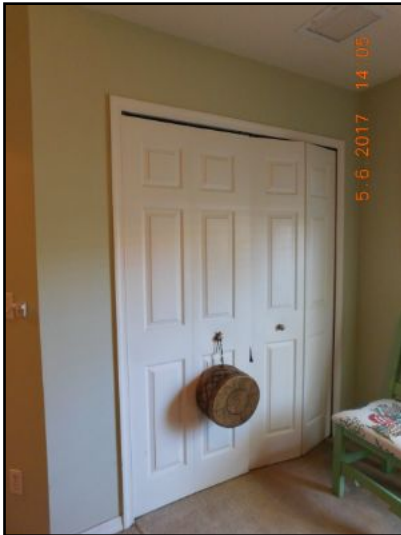
**6. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

**7. Closets**

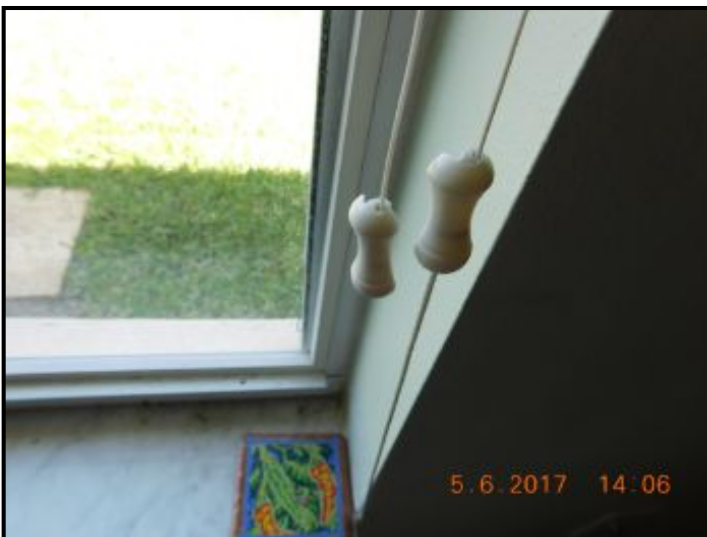
Good	Fair	Poor	N/A	None
X				



8. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed single hung window noted.



Strings for the blinds are not secure

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

**10. Ceiling Fans**

Good	Fair	Poor	N/A	None
X				

**11. Electrical**

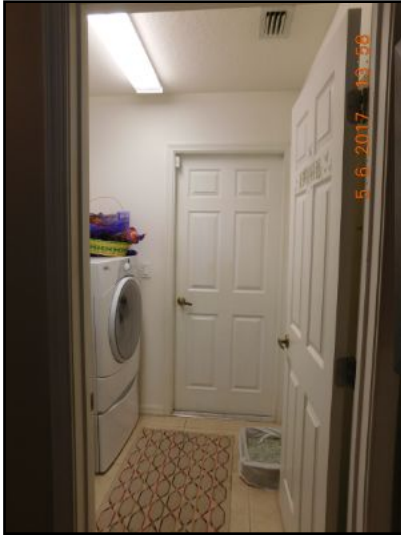
Good	Fair	Poor	N/A	None
X				



Laundry

1. Laundry

Good	Fair	Poor	N/A	None
X				



Washer data plate indicates a mfr date of Jun 2007; <http://www.appliance411.com/service/date-code.php>



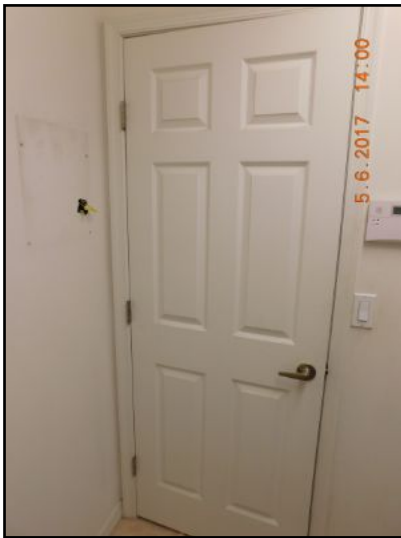
Dryer data plate indicates a mfr date of Dec 2007



Dryer was not working at the time of inspection

2. Doors

Good	Fair	Poor	N/A	None
X				



Door stopper is bent

3. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Ceramic tile is noted.



4. Wall Condition

Good	Fair	Poor	N/A	None
X				



5. Cabinets

Good	Fair	Poor	N/A	None
			X	

6. Plumbing

Good	Fair	Poor	N/A	None
X				



7. Dryer Vent

Good	Fair	Poor	N/A	None
X				



8. Electrical

Good	Fair	Poor	N/A	None
X				

9. GFCI

Good	Fair	Poor	N/A	None
			X	

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.