



THERMAL IMAGING INSPECTION AGREEMENT

The INSPECTOR shall inspect the home located at the address and for the cost listed below. The BUYER (or buyer's representative) shall make payment in full prior to delivering the Inspection Report.

Cost: _____ Address: 1234 Lagos De Campo Blvd. City / Zip: Tamarac, 33321

1. The INSPECTOR agrees to conduct a Thermal Imaging inspection of the readily accessible items listed in the report and identify the energy loses that are observed and deemed material. Areas that are inaccessible (including all associated areas) will not be inspected and will be excluded entirely from the report. The INSPECTOR'S comments are a courtesy and will not comprise the details of the report. Neither destructive testing nor dismantling will be performed during the inspection; this is a non-invasive Inspection only.
2. The BUYER agrees that the INSPECTOR will not be testing for the presence of radon (a colorless, odorless, radioactive gas that may be harmful to humans), nor inspecting for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and any other environmental hazards or violations. The buyer also agrees that this report cannot and will not test the efficiency levels of any heating & cooling systems, windows & doors, and wall & roofs. The inspection only shows differences in temperature which indicate deficiencies in insulation resulting in thermal energy lose in these areas.
3. The BUYER agrees that INSPECTOR'S inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. This is an inspection only of the items listed in this report and applies only to the time in which the inspection was performed.
4. The BUYER agrees that the INSPECTOR shall not be held liable in any way for past, present, or future unreported defects or deficiencies, construction workmanship, errors and omissions in the inspection or the report, and for any other consequences of this inspection.
5. The BUYER agrees that the INSPECTOR shall not perform tasks outside the scope and limits of the Florida Home Inspector License. These tasks include any job function that requires an occupational license.

INSPECTOR SIGNATURE: _____
JERRY STRANO

License # HI4757

BUYER SIGNATURE: _____

Date: _____

BUYER EMAIL: _____

HOME INSPECTION REPORT

Inspection Time: 9:30

Description of Home:

Single Family

Town House

Villa

Condo

Duplex

Configuration: 2 bed, 2.5 bath, 1 car garage

Home occupied at time of inspection: Yes No

Year Built: 2004

Total Square Feet: 1,489

Evident of Renovations: Yes No (if "Yes", building permits should be checked)

Date of Last Significant Rainfall: >1 week < 1 week

Comments:

Home Inspection Report

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Note: This inspection is not a warrantee and/or guarantee. Building codes are not checked in this inspection report.

Note: Aluminum windows have a usable life of approximately 20 years.

1	Siding Material & Condition:	Concrete <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Other <input type="checkbox"/>		X			
2	Caulking Around Doors / Windows			X			
3	Doors			X			
4	Walls			X			
5	Windows			X			
6	Foundation Type:	Slab on Grade <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Visible: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		X			
7	Chimney(s) Type:	Masonry <input type="checkbox"/> Metal <input type="checkbox"/> Visible: Yes <input type="checkbox"/> No <input type="checkbox"/>	X				
8							
9							

COMMENTS:

JSJ & Company, Inc.

561 665 0201
JSJcompanyinc@gmail.com

www.JSJcompanyinc.com

Report Number: 161157
Date: 9/23/2016

Home Inspection Report

ITEM

INTERIOR ROOMS

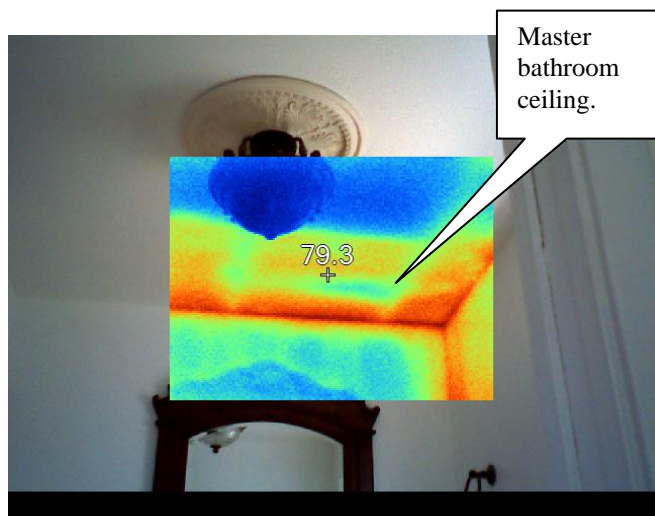
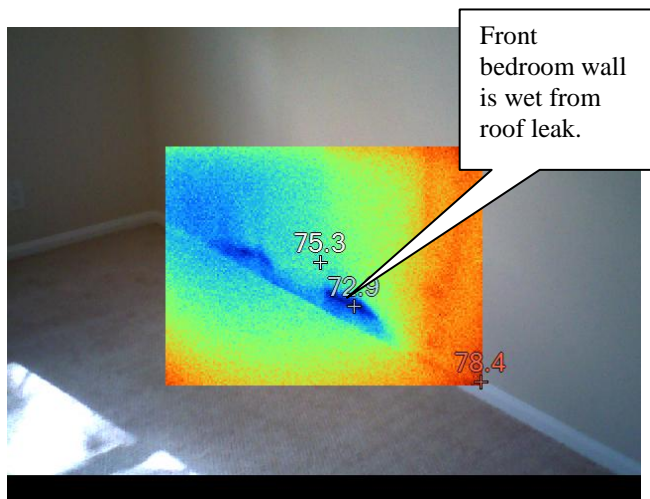
NOT APPLICABLE
 SATISFACTORY
 UNSATISFACTORY
 REPAIR NEEDED
 SAFETY ISSUE

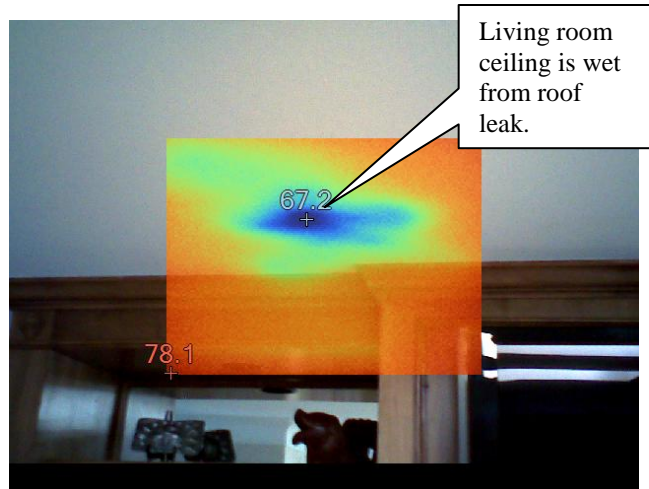
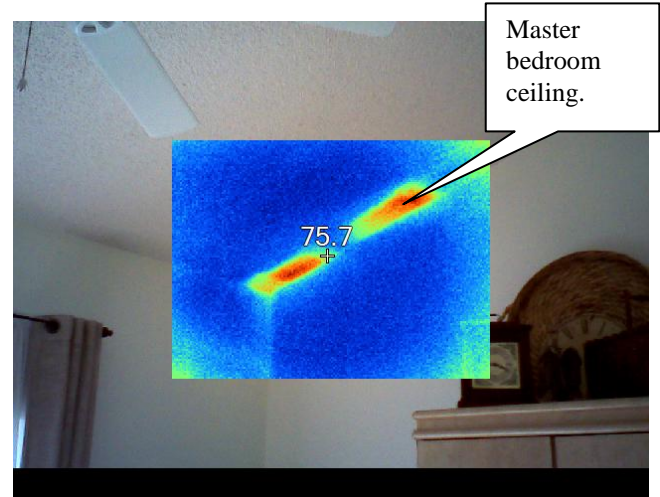
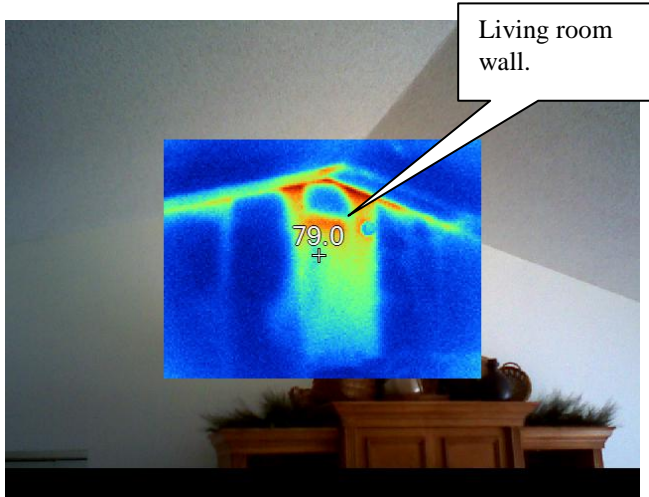
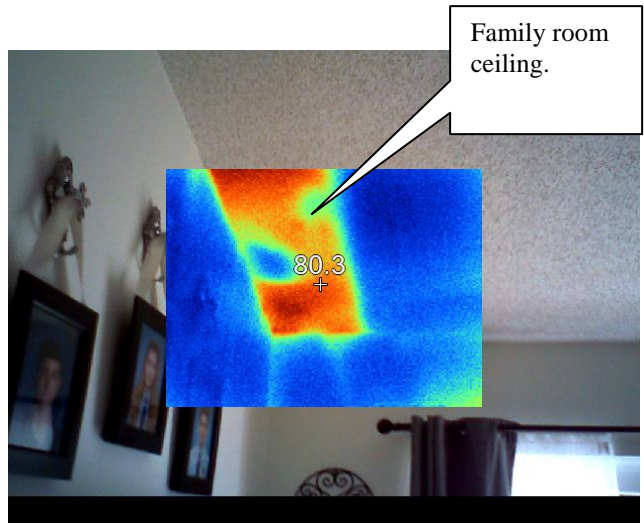
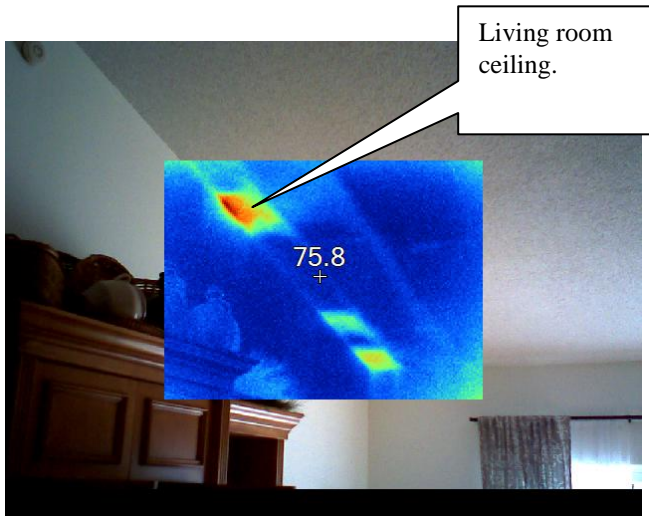
Note: This inspection is not a warrantee and/or guarantee. If the home is occupied at the time of the inspection not all walls may be accessible for inspection.

1	Doors		X			
2	Walls		X			
3	Windows		X			
4	Ceiling				X	
5	Floor (if not on pored foundation)	X				
6	Attic Access Type: Hatch <u>X</u> Letter <u> </u>		X			
7						
8						

COMMENTS:

- 2. The front bedroom wall is wet at the bottom, this appears to be from an active roof leak.
- 2. Attic insulation is missing at the living room peak and hot air is being transferred into the wall in this area.
- 4. Insulation is missing from the ceiling in the master bathroom above the mirror, family room above the glass door in rear, living room near the ceiling peak, master bedroom right side.
- 4. The living room ceiling is wet from an active roof leak.





Home Inspection Report

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GARAGE / LAUNDRY ROOM

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Note: This inspection is not a warrantee and/or guarantee. If the home is occupied at the time of the inspection not all walls may be accessible for inspection.

1	Washer		X			
2	Dryer		X			
3	Dryer Venting Properly	X				
4	Interior Service Door		X			
5	Doors		X			
6	Walls		X			
7	Windows		X			
8	Ceiling	X				
9			X			
10			X			
11			X			
12			X			
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COMMENTS:

Home Inspection Report

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Note: This inspection is not a warrantee and/or guarantee. Due to sallow attic clearance not all areas may be accessible for inspection. Building codes are not checked in this inspection report.

1	Attic Insulation Type & Coverage: Blown <u>X</u> Rolled ___ Other ___					X	
2	Attic Hatch Insulation installed: Yes <u>X</u> No ___		X				
3	Attic Ventilation Adequate		X				
4	Vapor Barrier Condition (if accessible)	X					
5	Multi Pane Windows installed: Yes ___ No <u>X</u>	X					
6	Door & Window Weather-stripping Condition		X				

COMMENTS:

1. Several areas of attic insulation are missing and attic heat is being transferred to the inside living space (ceiling), see "Interior Rooms" page for details.

Home Inspection Report

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HEATING & COOLING

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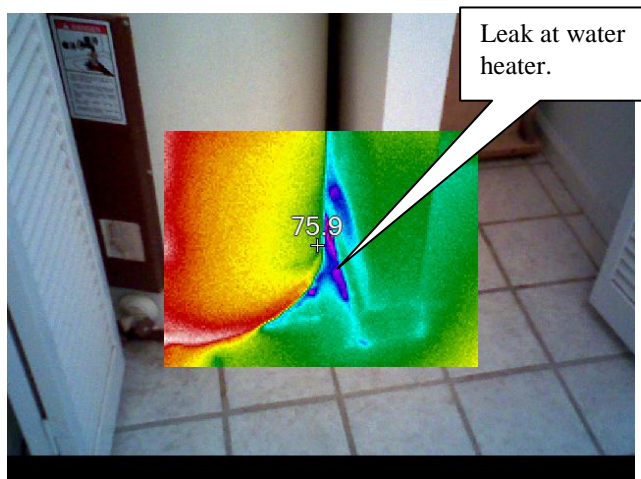
Note: This inspection is not a warrantee and/or guarantee. Due to shallow attic clearance not all areas may be accessible for inspection. Building codes are not checked in this inspection report.

Note: Central A/C systems have an expected usable life of approximately 15 years and water heaters 12 years.

1	HVAC System Type:	Wall mount ___ Central A/C <u>X</u> System Age: 13 yrs.		X			
2	Cooling Ability:	Temp @ Inlet: 76 Temp @ Outlet: 57		X			
3	Heating Ability:			X			
4	HVAC Compressor	(if accessible)		X			
5	HVAC Compressed Freon Line Insulation	(if accessible)		X			
6	HVAC Compressor Ventilation (clear of bushes etc.)	(if accessible)		X			
7	HVAC Air Handler	(if accessible)		X			
8	HVAC Ductwork	(if accessible)		X			
9	Thermostat			X			
10	Water Heater Condition	System Age: 13 yrs.				X	
11				X			
12				X			

COMMENTS:

10. The water heater is leaking at the bottom and the surrounding wall is wet.



JSJ & Company, Inc.

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Report Number: 161157
Date: 9/23/2016

Home Inspection Report

ITEM

ROOF

NOT APPLICABLE
 SATISFACTORY
 UNSATISFACTORY
 REPAIR NEEDED
 SAFETY ISSUE

Note: This is not a code inspection. It is an inspection for water- tightness only. Due to sallow attic clearance not all areas may be accessible for inspection.

Note: The expected usable life of a roof is approximately 20 years for 3 tab Single, 30 years architectural shingle, concrete tile underlayment, and wood.

1	Roof Material: Cement Tile ___ Barrel Tile <u>X</u> Tar & Gravel ___ Cedar Shake ___ Strip Shingle ___ Other _____		X			
2	Roof Properly Installed		X			
3	Missing Shingles and/or Tiles		X			
4	Sofits and Vent Screens	X				
5	Ventilation Clear and adequate		X			
6	Cracks or Gaps In Roofing		X			
7	Evidence of Leaks				X	
8	Skylights		X			
9	Vent Pipes		X			
10			X			
11			X			
12			X			

COMMENTS:

7. The front right corner of the roof is leaking into the fascia.

