



HOME 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: 123 Wood Drive City / Zip: Boca Raton, 33499

1. The INSPECTOR agrees to perform a visual inspection of the readily accessible items listed in the report and identify the defects that are observed and deemed material. Items that are inaccessible (including all associated items) 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.
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: 3:00

Description of Home:

Single Family X

Town House

Villa

Condo

Duplex

Configuration: 4 bed, 2 1/2 bath, 2 car garage

Home occupied at time of inspection: Yes No X

Year Built: 1986

Total Square Feet: 1,984

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

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

Comments:

Kitchen and baths have been updated.

Home Inspection Report

I
T
E
M

GROUNDS

N
O
T
A
P
P
L
I
C
A
B
L
E

S
A
T
I
S
F
A
C
T
O
R
Y

U
N
S
A
T
I
S
F
A
C
T
O
R
Y

R
E
P
A
I
R
N
E
E
D
E
D

S
A
F
E
T
Y
I
S
S
U
E

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

1	Walkways		X			
2	Driveways		X			
3	Porch	X				
4	Patio		X			
5	Stoops /Steps	X				
6	Deck / Balcony	X				
7	Fence / Wall	X				
8	Overhanging Trees		X			
9	Landscaping Effecting Foundation		X			
10	Low Spots / Standing Water				X	
11	Storm Water Runoff		X			
12	Hose Bibs		X			

COMMENTS:

10. The front left corner of the house has a low spot in the grading where water will pool when it rains.

Home Inspection Report

I
T
E
M

EXTERIOR

N
O
T
A
P
P
L
I
C
A
B
L
E

S
A
T
I
S
F
A
C
T
O
R
Y

U
N
S
A
T
I
S
F
A
C
T
O
R
Y

R
E
P
A
I
R
N
E
E
D
E
D

S
A
F
E
T
Y
I
S
S
U
E

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"/>		<input checked="" type="checkbox"/>			
2	Caulking Around Doors / Windows			<input checked="" type="checkbox"/>			
3	Ground Clearance With Siding		<input checked="" type="checkbox"/>				
4	Trim		<input checked="" type="checkbox"/>				
5	Doors			<input checked="" type="checkbox"/>			
6	Walls			<input checked="" type="checkbox"/>			
7	Windows / Screens					<input checked="" type="checkbox"/>	
8	Electrical Receptacles, GFI installed:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
9	Lighting						
10	Main Water Supply Piping Size						
11	Main Water Supply Shut-Off Valve						
12	Evidence of Main Water Supply Leak						
13	Foundation Type:	Slab on Grade <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Visible: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
14	Chimney(s) Type:	Masonry <input type="checkbox"/> Metal <input type="checkbox"/> Visible: Yes <input type="checkbox"/> No <input type="checkbox"/>					

COMMENTS:

7. All of the vertical opening windows will not stay in the open position; ballast springs need to be replaced.

7. One window in the kitchen eating area is cracked.



JSJ & Company, Inc.

561 665 0201
JSJcompanyinc@gmail.com

www.JSJcompanyinc.com

Report Number: 161130
Date: 7/11/2016

Home Inspection Report

ITEM

BATHROOMS

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	Sinks		X		
2	Toilets		X		
3	Bathtubs				X
4	Showers				X
5	Evidence of Water leaks		X		
6	Ventilation Fans		X		
7	Electrical Receptacles, GFCI installed: Yes <u>X</u> No ___		X		
8	Lighting		X		
9	Water Temperature Adequate (hot)		X		
10	Water Pressure Adequate		X		
11	Drain Piping Size / Material		X		
12	Drain Rate Adequate		X		
13	Drain Traps in Place		X		
14	Ceiling		X		
15	Tile / Caulking / Grout		X		
16	Water Hammering Issue		X		

COMMENTS:

4. The 1st floor shower faucet rotational stop is damaged and the faucet is poorly mounted and allowing water into the wall.



1st floor shower faucet not mounted correctly.



bathtub water stopper is not connected

JSJ & Company, Inc.

561 665 0201
 JSJcompanyinc@gmail.com

www.JSJcompanyinc.com

Report Number: 161130
 Date: 7/11/2016

Home Inspection Report

ITEM

KITCHEN

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	Cabinets		X		
2	Countertops		X		
3	Sink		X		
4	Drain Piping		X		
5	Drain Rate		X		
6	Drain Traps in Place		X		
7	Garbage Disposal		X		
8	Evidence of Water Leakage		X		
9	Water Supply Pressure		X		
10	Stove / Range		X		
11	Range Hood / Vent		X		
12	Refrigerator				X
13	Dishwasher				X
14	Microwave		X		
15	Lighting		X		
16	Electrical Receptacles, GFI installed: Yes___ No __X__		X		
17	Ceiling		X		
18	Wall		X		
19	Floor		X		

COMMENTS:

12. The water supply line for the ice making is leaking into the wall; the wall is very soft and has what appears to be mold present, this will need to be further looked at and tested.

13. The dishwasher kick-plate is not fastened properly and is hitting the lower portion of the door when opened.

See following page for details.

JSJ & Company, Inc.

561 665 0201
 JSJcompanyinc@gmail.com

www.JSJcompanyinc.com

Report Number: 161130
 Date: 7/11/2016



refrigerator water line is leaking into the back wall, area is very wet and soft



refrigerator water line is leaking at the filter connection



dishwasher kick plat is not properly mounted

Home Inspection Report

I
T
E
M

INTERIOR ROOMS

N
O
T
A
P
P
L
I
C
A
B
L
E

S
A
T
I
S
F
A
C
T
O
R
Y

U
N
S
A
T
I
S
F
A
C
T
O
R
Y

R
E
P
A
I
R
N
E
E
D
E
D

S
A
F
E
T
Y
I
S
S
U
E

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	Wall				X	
2	Ceiling		X			
3	Ceiling Fans		X			
4	Floor		X			
5	Molding / Trim		X			
6	Doors		X			
7	Lighting		X			
8	Electrical Receptacles		X			
9	Smoke Detectors				X	X
10	Stair Rails		X			
11	Attic Access Type: Hatch <u>X</u> Latter <u> </u>		X			
12						

COMMENTS:

- 1. The bottom of the wall in the kitchen eating area is measuring over 40% moisture; this is coming from an active leak in the refrigerator water supply line.
- 9. Both smoke detectors are not working and will need to be replaced right away.

Home Inspection Report

I
T
E
M

GARAGE / LAUNDRY ROOM

N
O
T
A
P
P
L
I
C
A
B
L
E

S
A
T
I
S
F
A
C
T
O
R
Y

U
N
S
A
T
I
S
F
A
C
T
O
R
Y

R
E
P
A
I
R
N
E
E
D
E
D

S
A
F
E
T
Y
I
S
S
U
E

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	Automatic Opener	X				
2	Garage Door	X				
3	Wash Tub	X				
4	Washer		X			
5	Dryer		X			
6	Dryer Venting Properly		X			
7	Interior Service Door	X				
8	Exterior Door	X				
9	Lighting	X				
10	Ceiling		X			
11	Floor	X				
12	Wall	X				
13	Electrical Receptacles	X				

COMMENTS:

Note: Washer & dryer are in a small closet and are stackable, some items could not be checked.

Home Inspection Report

I
T
E
M

INSULATION

N
O
T
A
P
P
L
I
C
A
B
L
E

S
A
T
I
S
F
A
C
T
O
R
Y

U
N
S
A
T
I
S
F
A
C
T
O
R
Y

R
E
P
A
I
R
N
E
E
D
E
D

S
A
F
E
T
Y
I
S
S
U
E

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.

1	Attic Insulation Type & Coverage: Blown ___ Rolled <u>X</u> 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:

6. A small section of weather stripping on the front door is missing.

Home Inspection Report

I
T
E
M

HEATING & COOLING

N
O
T
A
P
P
L
I
C
A
B
L
E

S
A
T
I
S
F
A
C
T
O
R
Y

U
N
S
A
T
I
S
F
A
C
T
O
R
Y

R
E
P
A
I
R
N
E
E
D
E
D

S
A
F
E
T
Y
I
S
S
U
E

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 ___	System Age: 4 yrs.		X			
2	Cooling Ability:	Temp @ Inlet: 75	Temp @ Outlet: 55		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 Air Handler Drain Clear		(if accessible)		X			
9	HVAC Ductwork		(if accessible)		X			
10	Thermostat				X			
11	Water Heater Relief Valve Venting Properly				X			
12	Water Heater Condition		System Age: 1 yrs.		X			

COMMENTS:

Home Inspection Report

I
T
E
M

ROOF

N
O
T

A
P
P
L
I
C
A
B
L
E

S
A
T
I
S
F
A
C
T
O
R
Y

U
N
S
A
T
I
S
F
A
C
T
O
R
Y

R
E
P
A
I
R

N
E
E
D
E
D

S
A
F
E
T
Y

I
S
S
U
E

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	Shingle Blisters or Curled		X				
5	Cracked Tiles				X		
6	Moss or Mildew			X			
7	Flashing			X			
8	Fascia			X			
9	Sofits and Vent Screens			X			
10	Ventilation Clear and adequate			X			
11	Cracks or Gaps In Roofing			X			
12	Evidence of Leaks			X			
13	Skylights		X				
14	Gutters & Downspouts					X	
15	Vent Pipes			X			
16	Low Spots on Roof			X			
17	Roof Sheathing			X			
18	Roof Condition			X			
19							

COMMENTS:

5. One cracked roof tile can be seen from the 2nd floor bedroom.

14. The front left side down spout needs to be extended further away from the foundation.

Note: One truss beam has been cut and removed; it appears this was done during the air conditioner replacement, repair is needed.

See following page for details.

JSJ & Company, Inc.

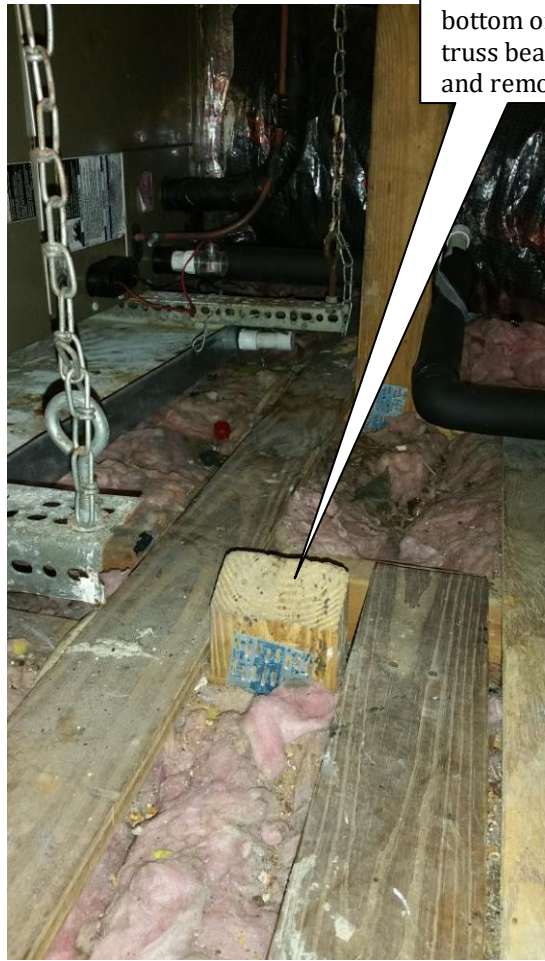
561 665 0201
JSJcompanyinc@gmail.com

www.JSJcompanyinc.com

Report Number: 161130
Date: 7/11/2016



top of truss beam cut and removed



bottom of truss beam cut and removed

example of a intact truss beam

Home Inspection Report

ITEM

ELECTRICAL

NOT APPLICABLE
 SATISFACTORY
 UNSATISFACTORY
 REPAIR NEEDED
 SAFETY ISSUE

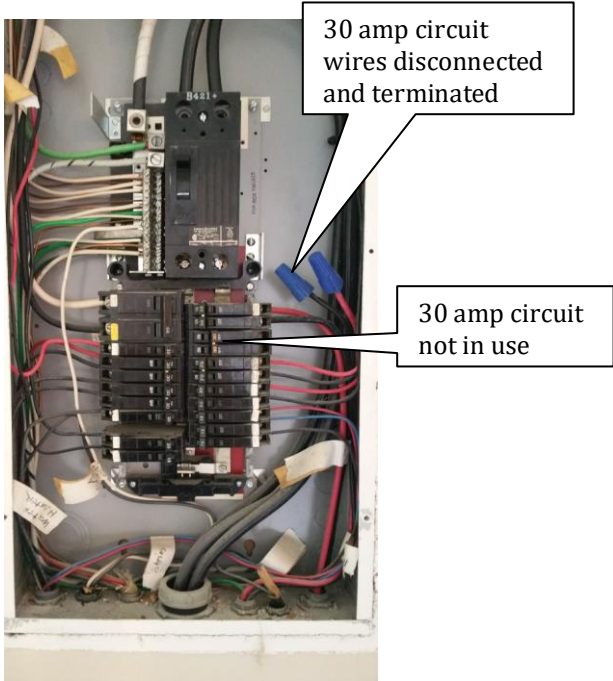
Note: This inspection is not a warrantee and/or guarantee. Building codes are not checked in this inspection report.

1	Main Power	Amperage & Voltage: <u>200</u> Amp ___ 120v __X__ 120v/240v		X			
2	Circuits Clearly Labeled			X			
3	GFCI Breakers		X				
4	AFCI Breakers		X				
5	Circuit Panel Accessible			X			
6	Appears Grounded to Earth			X			
7	Overhead Wiring Clearances		X				
8	Overhead Supply Line Mast		X				
9	Main Circuit Panel Condition			X			
10	Exterior Service Condition			X			

COMMENTS:

Note: One circuit slot is missing a block-off plate.

Note: The 30 amp circuit breaker on the right side has been disconnected and currently not being used.



JSJ & Company, Inc.

561 665 0201
 JSJcompanyinc@gmail.com

www.JSJcompanyinc.com

Report Number: 161130
 Date: 7/11/2016