

INSPECTION REPORT

INSPECT CENTRAL FLORIDA

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KEY TO THE INSPECTION REPORT

The condition of systems, components and materials will be identified as: Satisfactory / Attention needed / Not functional / Near end of lifespan. When " **Satisfactory** " is used, it means the system, component and/or material is capable of being used and is in satisfactory condition for its type and age. Some satisfactory items may need maintenance, show aging, wear and tear. When in the inspector's opinion, a system, component or material is unsafe, damaged or has a deficiency, the condition will be noted in report.

NOTICE: This report contains technical information which may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you chose not to consult with the inspector, this company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

Inspector Info

Inspector Name Matthew Helms.
License Number HI 7718.
NACHI ID NACHI 12082104.

Client Information

File # 9999-9999.
Client Name John & Jane Doe.
Phone #
E-Mail Address Johndoe@email.com.

Inspection Information

Inspection Site 8452 Main St, Any Town, FL 33333.
Inspection Date October 23, 2018.
Inspection Time 10:00 AM.
Occupied? Yes - Structure is fully furnished. This is a limited review of many areas in this structure. Furnishings are restricting view and testing of interior features such as floor coverings, interior walls, baseboards, closet interiors, windows, electrical outlets, and electrical switches. Efforts were made to inspect as much as possible.
Client Present Yes.
People Present Clients Spouse. Listing Agent. Buyers Agent.
Inspection Type General Home Inspection, Insurance Four Point Inspection and Wind Mitigation Inspection.
Inspection Info *Multiple closets were locked at the time of inspection. Inspector had no access to these closets. Recommend contacting homeowner with any questions regarding the condition of closets.*



Building Characteristics

Type of Structure Single Family.
Type of Foundation Slab on grade.
Type of Construction Concrete Block.
Number of Stories 2
Year Built 2012 Public Records.
Approx. Living Area 4850 Public Records.

Utility Services

Water Source Public.
Sewage Disposal Public.
Utilities All utilities were ON at the time of inspection.