



123 Your inspection report 05/06/2002 09:18 PM

Cornerstone Home Inspection Services, Inc.
(407) 518-1211, Fax: (407) 343-0676
PO Box 452973 Kissimmee, Fl. 34745
www.cornerstone-home.com

INSPECTION CONDITIONS



This is a fictitious report for sample purposes only to give you an idea of the type of product you will receive.

CLIENT & SITE INFORMATION:

DATE OF
INSPECTION:

7 days a week.

TIME OF
INSPECTION:

Anytime.

CLIENT NAME:

You.

INSPECTION
LOCATION:

123 Your house.

CITY/STATE/ZIP:

Central, Fl. USA.

CLIMATIC CONDITIONS:

WEATHER:

Clear.

SOIL CONDITIONS:

Dry.

APPROXIMATE
OUTSIDE

TEMPERATURE:

beautiful.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:

South.

ESTIMATED AGE OF
HOUSE:

We specialize in historic homes, new construction, traditional residential, or commercial inspections. We have 30 years experience in building as a retired general contractor, our inspectors are certified and registered through The Florida Association of Building Inspectors.



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BUILDING TYPE:

1 family.

STORIES:

2

**SPACE BELOW
GRADE:**

Ground floor living area.

UTILITY SERVICES:

WATER SOURCE:

Public.

SEWAGE DISPOSAL:

Public.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:

AREA:

City.

HOUSE OCCUPIED?

No.

CLIENT PRESENT:

Yes.

PEOPLE PRESENT:

Homeowner, Purchaser, Listing agent, Selling agent.

COMMENTS:

We encourage you to attend the inspection if possible! We bring a lap top computer, printer, and digital camera to the inspection site so that we can write and print a report for you on site at the time of the inspection. We have the technology to email inspection reports to you if you are out of town.

PAYMENT INFORMATION:

TOTAL FEE:

Based on total square footage and age of building.

PAID BY:

Cash or local check is fine, sorry no credit cards.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non



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governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL:

First floor is block with stucco, second floor is framed with vinyl siding.

CONDITION:

Appears serviceable.

TRIM:

MATERIAL:

Metal.

CONDITION:

Appears serviceable.

CHIMNEY:

MATERIAL:

Stucco.

CONDITION:

Appears serviceable.

SLAB ON GRADE:

CONDITION:

Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.



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ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Attic is full size, Truss framing, Accessible. We climb through the entire attic if we can get access.

INSULATION TYPE AND CONDITION:

Fiberglass- Blown, Appears serviceable.

DEPTH AND R- FACTOR:

R-19.

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

Walked on roof.

ROOF COVERING STATUS:

Appears serviceable/within useful life.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, Appears serviceable.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Partial, Appears serviceable.



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

Plastic.

CONDITION:

Appears serviceable.

SUPPLY LINES:

MATERIAL:

Combination of materials.

CONDITION:

Appears serviceable.

WASTE LINES:

MATERIAL:

Plastic.

CONDITION:

Appears serviceable.

HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable.

WATER HEATER:

TYPE:

Electric.

SIZE:

40 Gallons.

LOCATION:

Garage.

CONDITION:

Appears serviceable.

FUEL SYSTEM:

METER/TANK

LOCATION-

CONDITION:

Fuel systems can be checked.



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SEPTIC SYSTEM:

SEPTIC TANK

LOCATION:

We can check septic systems too.

DRAIN FIELD

LOCATION:

As well as drainfields.

SYSTEM CONDITION:

Appears serviceable.



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HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

AIR CONDITIONING:

TYPE:	Central, Electric, Appears operational.
POWER SOURCE:	220 Volt.
COMPRESSOR AGE IN YEARS:	New.
CAPACITY OF UNIT:	3 ton.
RETURN AIR TEMPERATURE:	xx F.
SUPPLY AIR TEMPERATURE:	xx F.
AIR TEMPERATURE DROP:	xx F.
SYSTEM CONDITION:	Appears serviceable.
CONDENSATE LINE:	Condensate line installed.
NORMAL CONTROLS:	Appear serviceable.

DUCTWORK:

TYPE:	Flexible Round.
DUCTS/AIR SUPPLY:	Appears serviceable. Yes, we check all of the duct work.



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ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

**TYPE AND
CONDITION:**

Underground, 110/220 Volt, Circuit breakers, Appears serviceable.

ELECTRICAL PANELS:

**MAIN PANEL
LOCATION AND
NOTES:**

Exterior of house, Appears serviceable.

Inspector Notes:

Circuit and wire sizing correct so far as visible, Grounding system is present.

**SUBPANEL #1
LOCATION:**

Garage.

SUB PANEL NOTES:

Circuit and wire sizing correct so far as visible, Grounding system is present.

CONDUCTORS:

ENTRANCE CABLES:

Copper.

BRANCH WIRING:

Copper, Appears serviceable.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.



INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR: Appears serviceable.

OTHER EXTERIOR DOORS: Sliding glass, Standard side/rear door.

INTERIOR DOORS: Appears serviceable.

WINDOWS:

TYPE & CONDITION: Aluminum, Single hung, A representative sampling was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, General condition appears serviceable. Stored items or furnishings prevent full inspection.

CEILINGS:

TYPE & CONDITION: Drywall, General condition appears serviceable.

FLOORS:

TYPE & CONDITION: Carpet, Tile, General condition appears serviceable. We are able to import pictures right into the report.





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STAIRS & HANDRAILS:

CONDITION:

Interior stairs serviceable, Stair handrail serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE -

CONDITION:

Location #1: Den. Prefabricated metal,
Damper is operational, Recommend cleaning
before use.



SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke alarm(s) responded to test button operation, We suggest additional
smoke detectors be installed in appropriate locations.



GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

Attached, Two car.

ROOF:

CONDITION:

Appears serviceable, Same as house.

FLOOR:

CONDITION:

Appears serviceable, Typical cracks noted, Floor is not fully visible, due to stored items.

GARAGE DOOR(S):

CONDITION:

Appears serviceable, Automatic door opener(s)- operational, Automatic reverse feature is, operational.

MISCELLANEOUS:

Stored items restrict viewing of the garage area.



KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND
CONDITION:

Porcelain, Appears serviceable, Faucet is serviceable, Hand sprayer is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric, Appears serviceable.

VENTILATION:

TYPE AND
CONDITION:

External, Fan/Hood operational.

REFRIGERATOR:

TYPE AND
CONDITION:

Electric.

DISHWASHER:

CONDITION:

Appears serviceable.

GARBAGE DISPOSAL:

CONDITION:

Appears serviceable. Wiring appears serviceable.

TRASH COMPACTOR:

CONDITION:

Appears serviceable.

OTHER BUILT-INS:

MICROWAVE:

Appears serviceable.

ICE MAKER:

Appears serviceable.



INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Formica (plastic laminate) Appear serviceable, Cabinets appear serviceable.

WALLS/CEILINGS/ FLOORS:

Walls and ceilings appear serviceable, Floor covering tile, Appears serviceable.



WINDOWS/DOORS:

Appear serviceable.

SWITCHES/FIXTURES/ OUTLETS:

Appear serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Service area main floor.

CONDITION:

Plumbing appears serviceable, Electrical outlet is grounded, 220 Service-operational, Dryer venting is provided.

WASHER AND DRYER:

CLOTHES WASHER:

Washer was not operated at the time of inspection.

CLOTHES DRYER:

Dryer was not operated at the time of inspection.



BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:

Downstairs.

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable.

BATH VENTILATION:

Appears serviceable.

BATHROOM AREA:

BATH LOCATION:

Upstairs, Hall.

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION:

Appears serviceable.



BATHROOM AREA:

BATH LOCATION:

Master bedroom.

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable,
Shower walls appear serviceable.



BATH VENTILATION:

Appears serviceable.



POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

POOL SURFACE:

TYPE:

Concrete/Plaster.



CONDITION:

Appears Serviceable.

SKIMMER & BASKET:

CONDITION:

Appears Serviceable.

RAILINGS AND ACCESSORIES:

CONDITION:

Handrailings are serviceable.

POOL LIGHT:

Operable.

PUMPING EQUIPMENT:

PUMP/MOTOR

CONDITION:

New, Appears serviceable.

LEAKAGE?

No.

LEAF BASKET:

Appears serviceable.

PRIMARY FILTERING:

Cartridge, Appears serviceable.

CHLORINATOR:

In-line type.



VISIBLE PLUMBING LINE:

CONDITION:

Appears serviceable.

HEATERS:

TYPE AND

CONDITION:

Electric Heat Pump.

ELECTRIC CONTROLS:

A subpanel is provided- OK, Timer is serviceable.

POOL DECKING:

TYPE AND

CONDITION:

Scored concrete/Keystone, Appears serviceable.

POOL ENCLOSURE:

TYPE AND

CONDITION:

Fencing.

SPA/HOT TUB:

Fiberglass surface is in good overall condition. Pump and motor operate properly and hydrojet action is good at all jets. Indicator light on the flow through heater operated, signaling proper operation. Air blower is operational, All controls operate properly.





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LAWN SPRINKLER SYSTEM

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

WATER SOURCE:

Municipal supply.

DISTRIBUTION VALVES:

TYPE:

Electric.

NUMBER OF ZONES:

4

CONDITION:

Appears serviceable.

VISIBLE SUPPLY LINES:

TYPE:

PVC.

MINOR LEAKS?

No.

ELECTRIC CONTROLS:

SUBPANELS AND
TIMERS:

Appears serviceable.

SPRINKLER HEADS:

CONDITION:

Appear serviceable.



GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION:

Appears serviceable, Cracks noted are typical.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Appears serviceable, Cracks noted are typical.

LANDSCAPING:

CONDITION:

Maintained.



GRADING:

SITE:

Gentle slope, Grade at foundation appears serviceable.

PATIO:

TYPE:

Concrete.

CONDITION:

Appears serviceable.



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PATIO/PORCH COVER:

TYPE:

Open design, Same as structure in front. Shed roof, with screens in back.

CONDITION:

Appears serviceable.

EXTERIOR STAIRS/STOOPS:

CONDITION:

Appears serviceable.

FENCES & GATES:

TYPE:

Wood and concrete board.

CONDITION:

Appears serviceable.