



# Inspection Report

Jane Doe

**Property Address:**  
1234 Anytown Street  
Anytown US 12345



**KMI Home Inspections, Inc.**

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<b>Date:</b> 3/24/2023	<b>Time:</b>	<b>Report ID:</b>
<b>Property:</b> 1234 Anytown Street, Anytown US	<b>Customer:</b> Jane Doe	<b>Real Estate Professional:</b> John Smith ABC Realty

### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 20 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

**Home Occupied:**

Yes

**Recently Painted Interior:**

Yes

**Recently Painted Exterior:**

Unknown

**Excluded Items:**

Sprinkler System, Security System

# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Styles & Materials

<b>Roof Covering:</b> Architectural Asphalt/Fiberglass Composite	<b>Viewed roof covering from:</b> Walked roof	<b>Sky Light(s):</b> None
<b>Chimney (exterior):</b> N/A	<b>Layers:</b> 1	<b>Approximate age of Roof:</b> Approximately 2 years

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems				•
		IN	NI	NP	RR

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## Comments:

**1.3** Gutter at the rear of the home at the cage and roof attachment has stains down the side suggesting water overflows during a heavy rain (see photo). Recommend monitoring and correcting as needed.



1.3 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and with current weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Every roof wears differently relative to its age, number of layers, quality of the materials, method of installation, exposure to direct sunlight, prevalent weather conditions and regularity of maintenance. Typical life expectancies for common building materials such as asphalt composition shingles may be ten to twenty years, typical life expectancies for metal roofs may be ten to twenty five years, typical life expectancies for built-up or modified bitumen may be eight to ten years. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Style:**

Cement stucco

**Siding Material:**

Masonry

**Exterior Entry Doors:**

Fiberglass

Single pane

Insulated glass

Sliding Glass

Metal

**Appurtenance:**

Covered Patio

**Driveway:**

Concrete

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)				•
2.2	Windows	•			
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
2.5	Eaves, Soffits and Fascias	•			
		IN	NI	NP	RR

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**Comments:**

**2.1** Sliding glass door at the living room needs adjustment at the left side panel lock set to operate properly. Recommend adjust as needed.



2.1 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Garage

#### Styles & Materials

**Garage Door Type:**

Two automatic

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

LIFT-MASTER

		IN	NI	NP	RR
3.0	Garage Ceilings	•			
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)				•
3.6	Garage window (s)			•	
		IN	NI	NP	RR

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#### Comments:

**3.2** Typical hairline settlement crack observed at the right side of the garage floor. Displacement was not observed (for your information).



3.2 Item 1(Picture)

**3.5** The garage door at the front of home will not reverse when met with resistance. This is considered unsafe and needs correcting. Recommend a qualified garage door repairman correct as needed.



3.5 Item 1(Picture)



# 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

## Styles & Materials

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board  
Tile

**Floor Covering(s):**

Tile  
Engineered Wood  
Laminate

**Interior Doors:**

Hollow core  
Wood

**Window Types:**

Thermal/Insulated  
Double-hung  
Single-hung  
Sliders

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**

Laminate

		IN	NI	NP	RR
4.0	Ceilings				•
4.1	Walls				•
4.2	Floors				•
4.3	Steps, Stairways, Balconies and Railings			•	
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			
4.6	Windows (representative number)				•
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>

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**Comments:**

**4.0** Hairline crack present on the ceiling of the study. Recommend repair from a qualified contractor as needed.



4.0 Item 1(Picture)

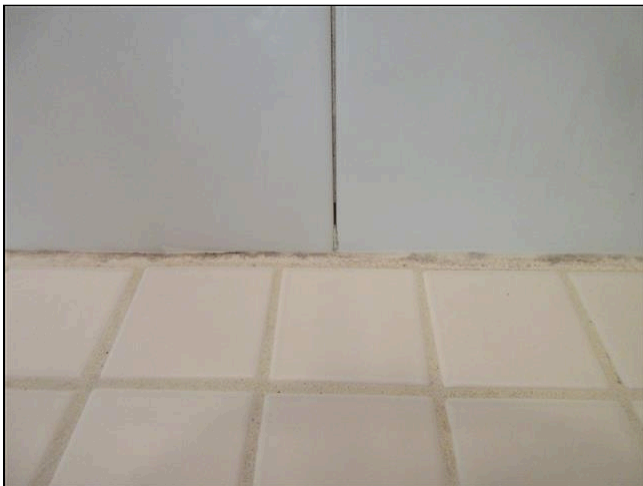
**4.1** Several tiles are loose or missing grout at the master bath shower and tub surround. We were unable to visually determine the condition of the components behind these tiles. Repairs are needed. Recommend repair from a qualified contractor as needed.



4.1 Item 1(Picture)

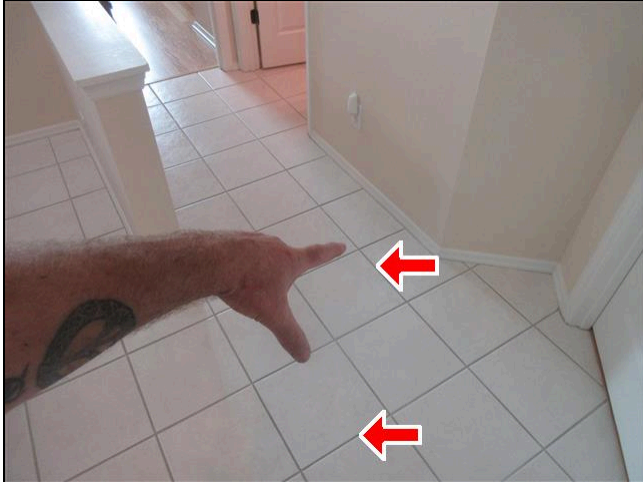


4.1 Item 2(Picture)



4.1 Item 3(Picture)

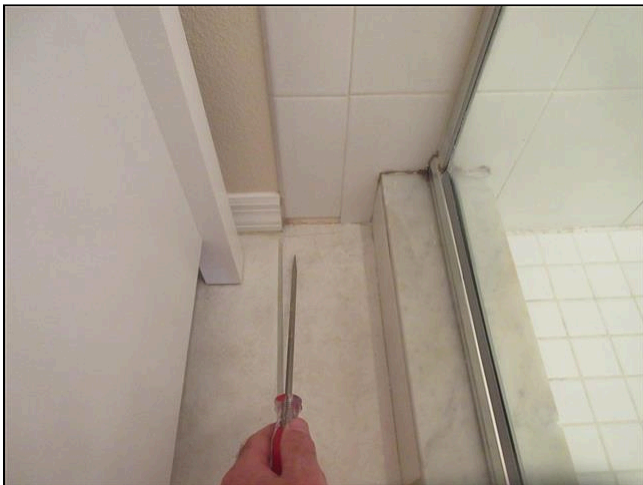
**4.2** Several cracked floor tiles are present at the kitchen, hall bath and master bath. Recommend repair or replace tiles as needed.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)

**4.6** Several windows are cloudy, stained and may have lost their seal at the master bedroom and study. Recommend repair as needed.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

## Styles & Materials

**Foundation:**

Slab

**Method used to observe**

**Crawlspace:**

N/A

**Floor Structure:**

Slab

**Wall Structure:**

CMU Block

**Columns or Piers:**

Supporting walls

**Ceiling Structure:**

2X4

Truss

**Roof Structure:**

Engineered wood trusses

OSB Sheathing

**Roof-Type:**

Hip

**Method used to observe attic:**

Partial Crawl

Access and Observation Limited from Insulation and Ductwork

**Attic info:**

Pull Down stairs

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)				•
5.2	Columns or Piers	•			
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic	•			
		IN	NI	NP	RR

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**Comments:**

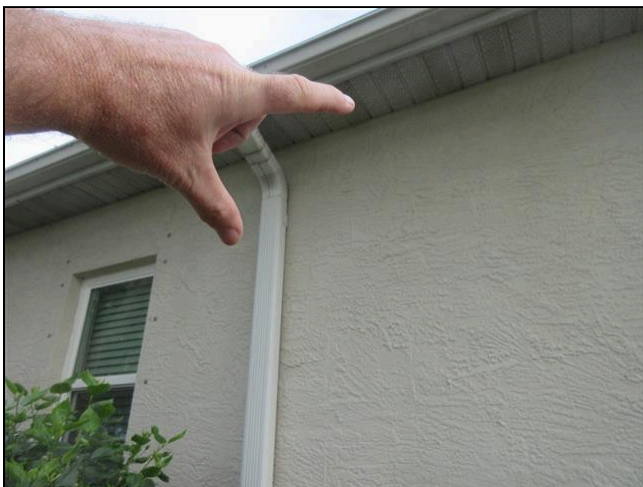
**5.1** Multiple (typical) hairline settlement cracks observed around the perimeter of the home in the masonry coating. Displacement and excessive separation was not observed (for your information). Recommend seal or repair as needed.



5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

**Water Source:**

Public

**Water Filters:**

None

**Plumbing Water Supply (into home):**

Copper

**Plumbing Water Distribution (inside home):**

Copper  
CPVC

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

PVC

**Water Heater Power Source:**

Electric

**Water Heater Capacity:**

40 Gallon (1-2 people)

**Water Heater Location:**

Garage

**WH Manufacturer:**

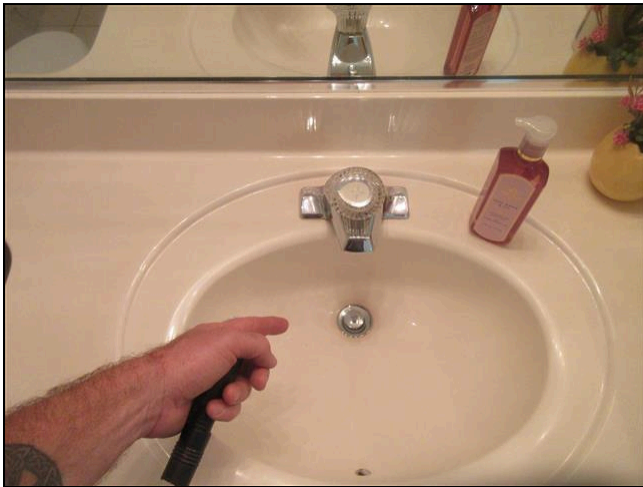
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		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems				•
6.1	Plumbing Water Supply, Distribution System and Fixtures				•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•	
6.5	Main Fuel Shut-off (Describe Location)			•	
6.6	Sump Pump			•	
		IN	NI	NP	RR

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**Comments:**

**6.0** Sinks drain slow at the hall bath and master bath sinks. Recommend repair as needed.



6.0 Item 1(Picture)



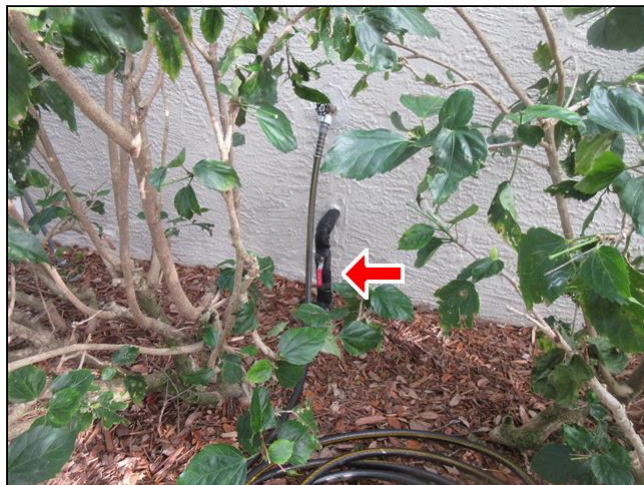
6.0 Item 2(Picture)

**6.1** Shower head diverter allows water to pass through the tub spout when activated at the hall bath. Recommend repair or adjust as needed.



6.1 Item 1(Picture)

**6.3** The main shut off is the Red Knob located outside on the right side of the home. This is for your information.



6.3 Item 1(Picture)



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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

## Styles & Materials

**Electrical Service Conductors:**

Below ground  
Copper  
220 volts

**Panel Capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

SQUARE D

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•			
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
7.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•	
7.7	Location of Main and Distribution Panels	•			
7.8	Smoke Detectors	•			
7.9	Carbon Monoxide Detectors			•	
		IN	NI	NP	RR

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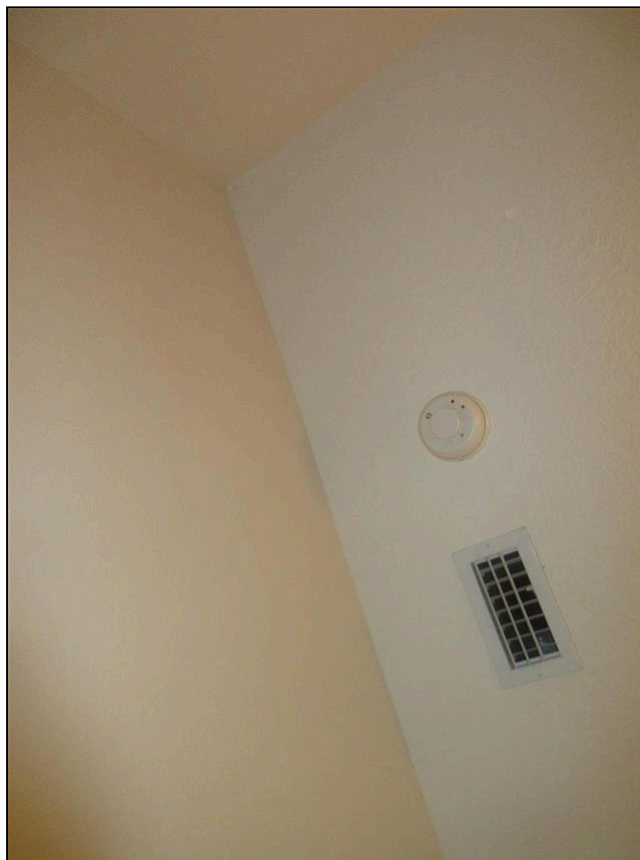
**Comments:**

**7.7** The main panel is located in the garage.



7.7 Item 1(Picture)

**7.8** Smoke detectors are present and should be tested upon moving into the home.



7.8 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

## Styles & Materials

<b>Heating Equipment Type:</b> Heat Pump Forced Air (also provides cool air)	<b>Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> LENNOX	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> Custom	<b>Types of Fireplaces:</b> None	<b>Operable Fireplaces:</b> None
<b>Number of Woodstoves:</b> None	<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Number of AC Units:</b> One	<b>Central Air Brand:</b> LENNOX	<b>Location of Thermostat:</b> Dining Room
<b>Condensate Removal:</b> PVC Condensate Drain Pipe (Gravity)	<b>Approximate Age of HVAC System:</b> Approximately 13 years	

		IN	NI	NP	RR
8.0	Heating Equipment	•			
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)			•	
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.7	Gas/LP Firelogs and Fireplaces			•	
8.8	Cooling and Air Handler Equipment	•			
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			
		IN	NI	NP	RR

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**Comments:**

**8.1** The thermostat is located in the dining room.



8.1 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. The components of most heating and air-conditioning systems have a design life ranging from five to twenty years but can fail prematurely with poor maintenance. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

Fiberglass  
Cellulose  
Loose Fill

**Ventilation:**

Ridge vents  
Soffit Vents

**Exhaust Fans:**

None

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Foil

**Floor System Insulation:**

N/A- Slab

**Method used to observe the attic:**

Partial Crawl

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System			•	
9.2	Vapor Retarders (in Crawlspace or basement)			•	
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)	•			
9.5	Ventilation Fans and Thermostatic Controls in Attic			•	
		IN	NI	NP	RR

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

## Styles & Materials

**Dishwasher Brand:**

BOSCH

**Disposer Brand:**

KITCHEN AIDE

**Exhaust/Range hood:**

RE-CIRCULATE

**Range/Oven:**

SAMSUNG

**Built in Microwave:**

WHIRLPOOL

**Trash Compactors:**

NONE

		IN	NI	NP	RR
10.0	Dishwasher	•			
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)	•			
10.3	Trash Compactor			•	
10.4	Food Waste Disposer	•			
10.5	Microwave Cooking Equipment	•			
10.6	Refrigerator	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Summary



**5932 Wildwood Ave.  
Sarasota, Florida 34231  
941-350-2927**

### Customer

Doe

### Address

1234 Anytown Street, Anytown US

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.3 Roof Drainage Systems

#### Repair or Replace

Gutter at the rear of the home at the cage and roof attachment has stains down the side suggesting water overflows during a heavy rain (see photo). Recommend monitoring and correcting as needed.





1.3 Item 1(Picture)

## 2. Exterior

### 2.1 Doors (Exterior)

#### Repair or Replace

Sliding glass door at the living room needs adjustment at the left side panel lock set to operate properly. Recommend adjust as needed.



2.1 Item 1(Picture)

## 3. Garage

### 3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

#### Repair or Replace

The garage door at the front of home will not reverse when met with resistance. This is considered unsafe and needs correcting. Recommend a qualified garage door repairman correct as needed.



3.5 Item 1(Picture)

## 4. Interiors

### 4.0 Ceilings

#### Repair or Replace

Hairline crack present on the ceiling of the study. Recommend repair from a qualified contractor as needed.



4.0 Item 1(Picture)

### 4.1 Walls

#### Repair or Replace

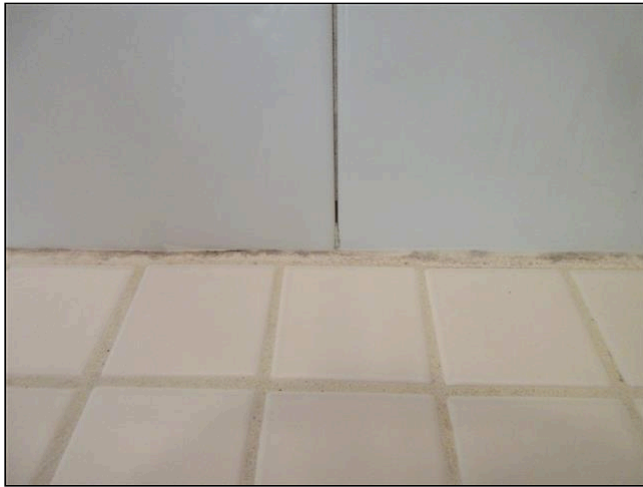
Several tiles are loose or missing grout at the master bath shower and tub surround. We were unable to visually determine the condition of the components behind these tiles. Repairs are needed. Recommend repair from a qualified contractor as needed.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

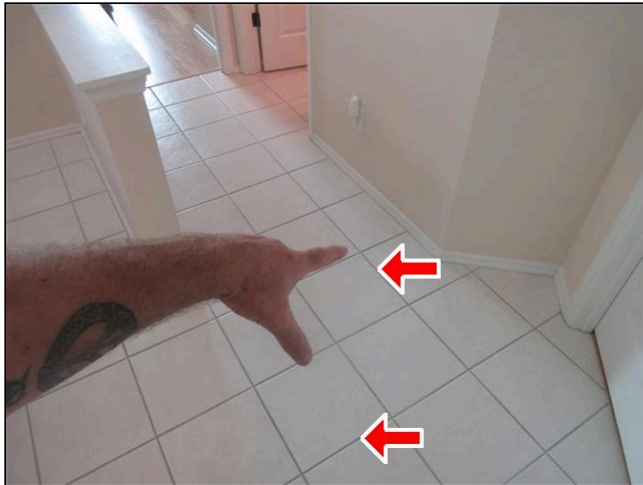


4.1 Item 3(Picture)

#### 4.2 Floors

##### **Repair or Replace**

Several cracked floor tiles are present at the kitchen, hall bath and master bath. Recommend repair or replace tiles as needed.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)

#### 4.6 Windows (representative number)

##### Repair or Replace

Several windows are cloudy, stained and may have lost their seal at the master bedroom and study. Recommend repair as needed.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

## 5. Structural Components

### 5.1 Walls (Structural)

#### Repair or Replace

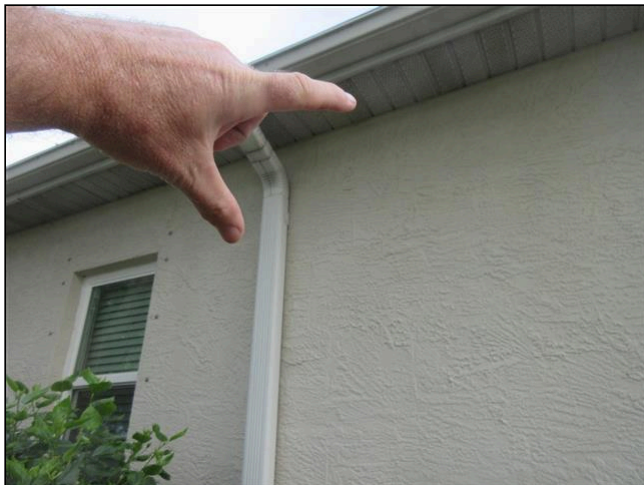
Multiple (typical) hairline settlement cracks observed around the perimeter of the home in the masonry coating. Displacement and excessive separation was not observed (for your information). Recommend seal or repair as needed.



5.1 Item 1(Picture)



5.1 Item 2(Picture)



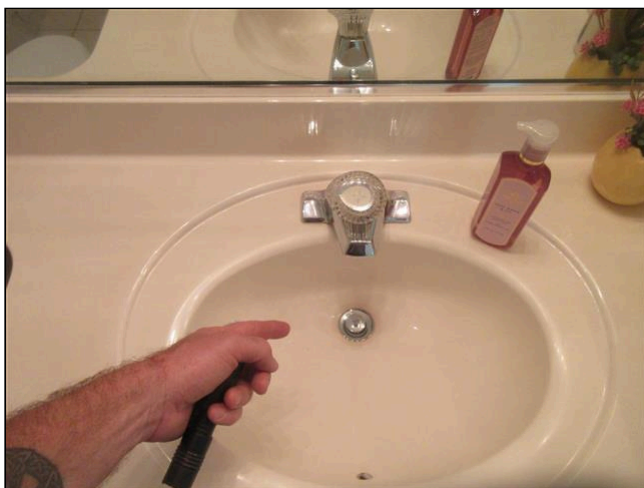
5.1 Item 3(Picture)

## 6. Plumbing System

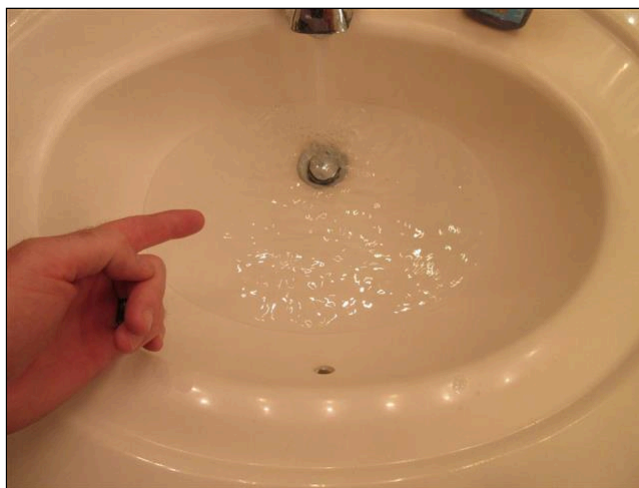
### 6.0 Plumbing Drain, Waste and Vent Systems

#### Repair or Replace

Sinks drain slow at the hall bath and master bath sinks. Recommend repair as needed.



6.0 Item 1(Picture)

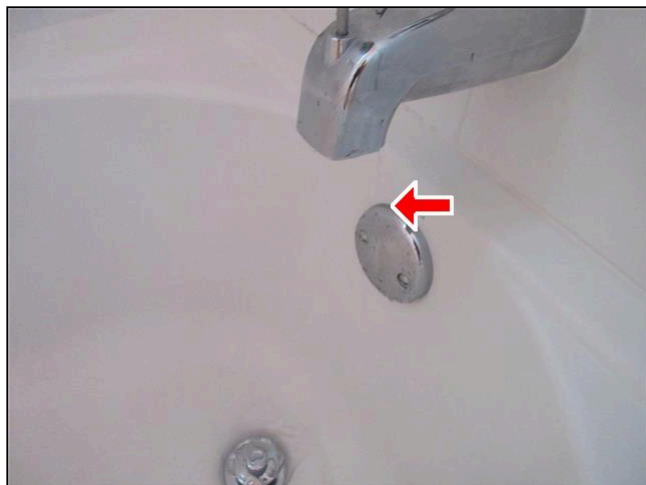


6.0 Item 2(Picture)

### 6.1 Plumbing Water Supply, Distribution System and Fixtures

#### Repair or Replace

Shower head diverter allows water to pass through the tub spout when activated at the hall bath. Recommend repair or adjust as needed.



6.1 Item 1(Picture)

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# INVOICE

**KMI Home Inspections, Inc.**  
**5932 Wildwood Ave.**  
**Sarasota, Florida 34231**  
**941-350-2927**  
**Inspected By: Kapp A. McMullin,**  
**HI11423**

**Inspection Date:** 01/01/0001  
**Report ID:**

Customer Info:	Inspection Property:
Doe  <b>Customer's Real Estate Professional:</b> John Doe ABC Realty	1234 Anytown Street, Anytown US 12345

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,501 - 2,000	350.00	1	350.00
4-Point Inspection	80.00	1	80.00
Wind Mit.	80.00	1	80.00
Build Fax Report	15.00	1	15.00
			<b>Tax \$0.00</b>
			<b>Total Price \$525.00</b>

**Payment Method:**  
**Payment Status:**  
**Note:**





**941-350-2927**

kmihomeinspections.com

**KMI Home Inspections, Inc.**

**5932 Wildwood Ave.  
Sarasota, Florida 34231  
941-350-2927**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Citizens 4-Point Inspection Form with 4 Picture Pages](#)

[Florida Wind Mitigation Form - 2012 with 4 Picture Pages](#)