

OVERALL INSPECTIONS LLC

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www.overall.services



HOME INSPECTION REPORT

ADDRESS

CITY, STATE ZIP CODE

MONTH DATE, YEAR

For: CLIENT

INSPECTOR NAME

Home Inspector

License #

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1. INSPECTION DETAILS

DETAIL SUMMARY

Inspection:

Date(s): MONTH DATE, YEAR
Client(s): CLIENT
Present: PRESENT
Occupancy: OCCUPANCY
Weather: WEATHER
Outside Temperature (°F): TEMPERATURE

Property:

Address: ADDRESS
Beds / Baths: # / #
Lot Area: #,### Sq-ft.
Structure Area: #,### Sq-ft.
Year Built: #####
Type: TYPE

Structure:

Foundation Type: TYPE
Roof Type: TYPE
Roof Covering: COVERING
Roof Membrane: MEMBRANE
Roof Framing: FRAMING

Utilities:

Water: PROVIDER
Sewage: PROVIDER
Electricity: PROVIDER

Services Provided:

Home Inspection
4-Point Inspection
Wind Mitigation Inspection

CONDITION SUMMARY

Please refer to the following page for an explanation of the rating system used below.

	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Risk</u>	<u>N/A</u>
Main Roof	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eave (Soffit & Fascia)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Finishes – General	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entry Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oven / Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinetry & Counter Tops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Tiling & Finishes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washer & Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HVAC Equipment – Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HVAC Equipment – Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Supply Lines – Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Supply Lines – Exterior	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Waste Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom Tiling & Finishes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Circuit Breaker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Finishes – General	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

REPORT RATINGS

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

Good = "Appears Serviceable" = Item is functional, and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

Fair = "May Require Maintenance" = Item warrants attention or monitoring, appears worn, or has a limited remaining useful life expectancy and may require servicing in the near future. Further evaluation or servicing is recommended by a qualified licensed contractor or specialty tradesman dealing with that item or system.

Poor = "Repair or Replace" = System, item, component, or unit is not functioning as intended, needs repair or replacement, and/or could not be operated, tested, or inspected due to observed distress. Further evaluation or servicing is *strongly* recommended and should be done by a licensed contractor or specialty tradesman dealing with that item or system.

Risk = "Safety Concern" = Poses a risk of injury or harm. Further evaluation or servicing is *critically* recommended and should be done by a qualified licensed contractor or specialty tradesman dealing with that item or system. These items should be repaired or replaced before continued use and/or occupancy.

N/A = "Not Accessible and/or Inspected" = Item was not fully visible, not accessible, or not able to be operated at the time of inspection due to weather, the possibility of damage, and/or unforeseeable factors.

REPORT DISCLAIMER

The information in this report, including Standards of Practice and qualifications, are in compliance with Florida Statutes Chapter 468 Part XV, Chapter 455, and Florida Administrative Code Chapter 61-30.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the property 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 and date 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.

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

To the best of our knowledge and belief, all statements and information in this report are true and correct.

2. ROOFING & ATTIC

Main Roof:

Type: Hip
Material: Asphalt Shingles
Membrane: Plywood Sheathing
Framing: Wood Trusses
Last Serviced: 2023, Replaced

Condition: Good Fair Poor Risk N/A
☒ ☐ ☐ ☐ ☐

Notes: Certain roofing materials are prone to damage if walked on; for this reason, we typically do not directly walk on the roof. Adequate documentation and evaluation is achieved from a ladder or aerial drone.

Photos:





Eave (Soffit & Fascia):

Condition: Good Fair Poor Risk N/A
 ☐ ☒ ☐ ☐ ☐

Notes: Instances of ventilation outlets with damaged or missing meshes. Some of the soffit boards are delaminated. Lacking a full gutter system. Abandoned gutter system still attached in some areas.

Photos:



CLIENT ADDRESS

For: CLIENT

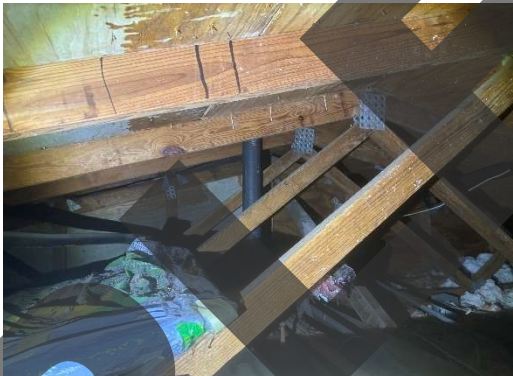


Attic:

Condition:	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Risk</u>	<u>N/A</u>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes: Accessible through garage and master bedroom closet.

Photos:



3. DOORS, WINDOWS, & EXTERIOR

Exterior Finishes:

Wall Covering Material: Stucco

Condition: Good Fair Poor Risk N/A
☒ ☐ ☐ ☐ ☐

Notes: No visible significant defects.

Windows:

Type(s): Sliding
 Shutters: Accordion system, all windows

Condition: Good Fair Poor Risk N/A
☒ ☐ ☐ ☐ ☐

Notes: No visible issues.

Photos:



CLIENT ADDRESS

For: CLIENT

Entry Doors:

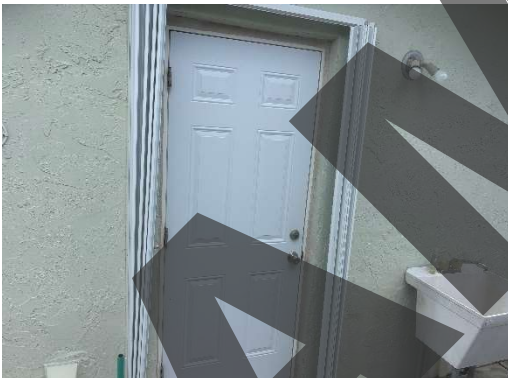
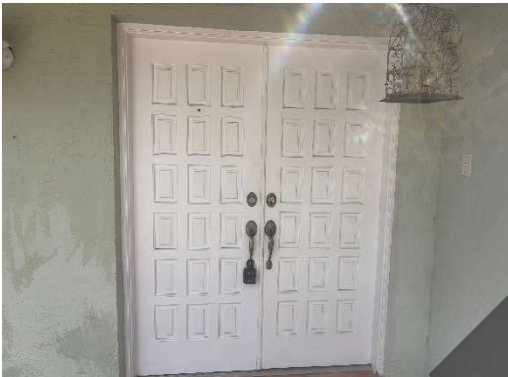
Type(s): Wood, Glazed

Shutters: Metal Panels

Condition: Good Fair Poor Risk N/A
 ☐ ☒ ☐ ☐ ☐

Notes: Rear door stile and bottom rail is damaged. Shutters are stored on the side of the property.

Photos:



CLIENT ADDRESS

For: CLIENT

Garage Doors:

Type: Sectional
Mechanical Mechanism: Not Functional
Manual Mechanism: Functioning

Condition: Good Fair Poor Risk N/A
☐ ☐ ☒ ☐ ☐

Notes: Power is not being fed to the opener device.

Photos:



4. KITCHEN & APPLIANCES**Kitchen Sink:**

Condition: Good Fair Poor Risk N/A
 ☒ ☐ ☐ ☐ ☐

Notes: Working.

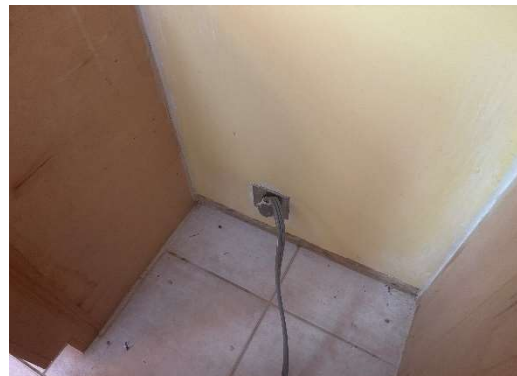
Photos:

**Oven / Range:**

Condition: Good Fair Poor Risk N/A
 ☒ ☐ ☐ ☐ ☐

Notes: Working. Connected to a 220V outlet.

Photos:



Refrigerator:

Condition: Good Fair Poor Risk N/A
 ☒ ☐ ☐ ☐ ☐

Notes: Working.

Microwave:

Condition: Good Fair Poor Risk N/A
 ☒ ☐ ☐ ☐ ☐

Notes: Working.

Cabinetry & Counter Tops:

Condition: Good Fair Poor Risk N/A
 ☒ ☐ ☐ ☐ ☐

Notes: No visible significant defects.

Kitchen Tiling & Finishes:

Condition: Good
 ☒

Notes: No visible significant defects.

CLIENT ADDRESS

For: CLIENT

Washer & Dryer:

Condition: Good Fair Poor Risk N/A
 ☒ ☐ ☐ ☐ ☐

Notes: Working. Dryer is connected to a 220V outlet.

Photos:



5. HVAC SYSTEMS**Cooling / Heating Equipment – Interior Unit:**

Type: Central Air Conditioning

Location: Garage

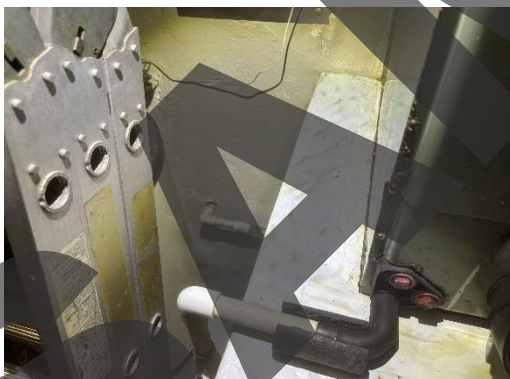
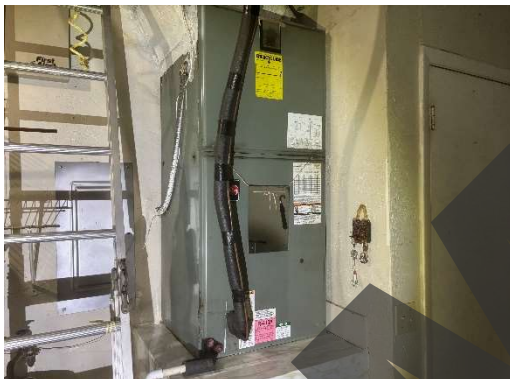
Fuel Source: Electric

Last Serviced: 2009

Condition: Good Fair Poor Risk N/A
 ☒ ☐ ☐ ☐ ☐

Notes: Working. No visible issues.

Photos:



CLIENT ADDRESS

For: CLIENT

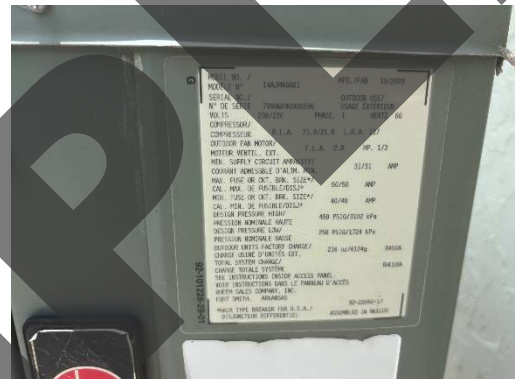
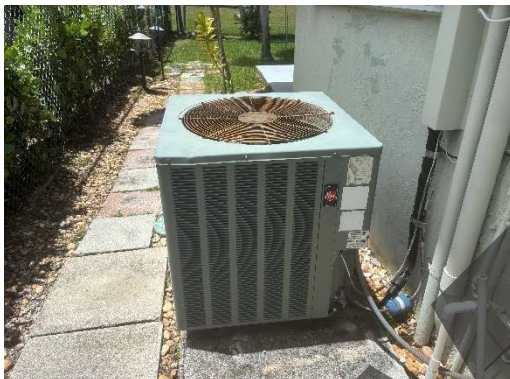
Cooling / Heating Equipment – Exterior Unit:

Type: Central Air Conditioning
Location: Adjacent to garage exterior
Fuel Source: Electric
Last Serviced: 2009

Condition: Good Fair Poor Risk N/A
☒ ☐ ☐ ☐ ☐

Notes: Working. No visible issues.

Photos:



CLIENT ADDRESS

For: CLIENT

Ventilation:

Type: Mechanical

Condition: Good Fair Poor Risk N/A
 ☒ ☐ ☐ ☐ ☐

Notes: All supply vents are working.

Photos:



CLIENT ADDRESS

For: CLIENT



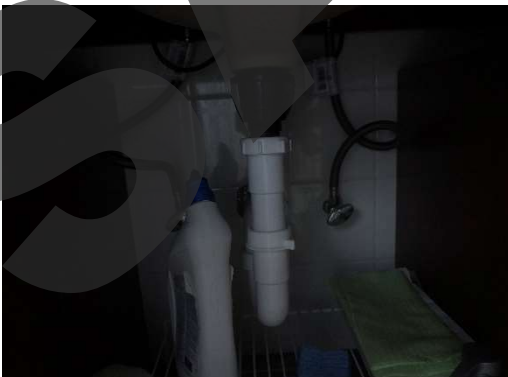
6. PLUMBING & BATHROOMS**Supply Lines – Interior (Faucets, Showers):**

Material: PVC

Condition: Good Fair Poor Risk N/A
 ☒ ☐ ☐ ☐ ☐

Notes: Working.

Photos:



CLIENT ADDRESS

For: CLIENT

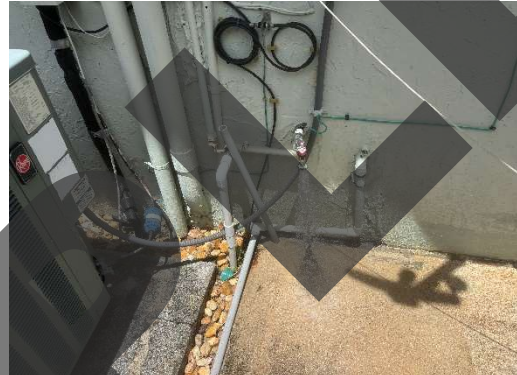
Supply Lines – Exterior (Faucets & Hose Valves):

Material: PVC

Condition: Good Fair Poor Risk N/A
 ☐ ☒ ☐ ☐ ☐

Notes: Working with the exception of two abandoned valves on the front right and left sides of the house.

Photos:



Waste Lines – Interior (Sink Drains & Toilets):

Condition: Good Fair Poor Risk N/A
 ☐ ☒ ☐ ☐ ☐

Notes: Guest bathroom toilet working and all sinks drain properly. Master bathroom toilet not flushing fully.

Photos:

**Bathroom Tiling & Finishes:**

Condition: Good Fair Poor Risk N/A
 ☐ ☒ ☐ ☐ ☐

Notes: No visible significant defects.

CLIENT ADDRESS

For: CLIENT

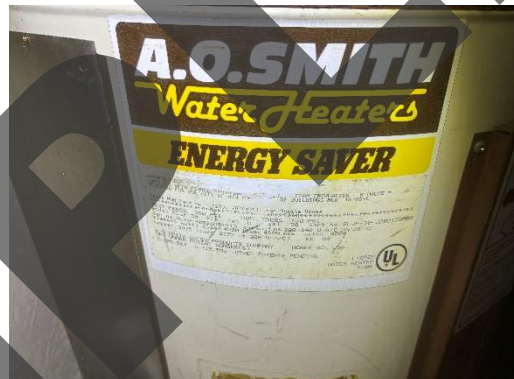
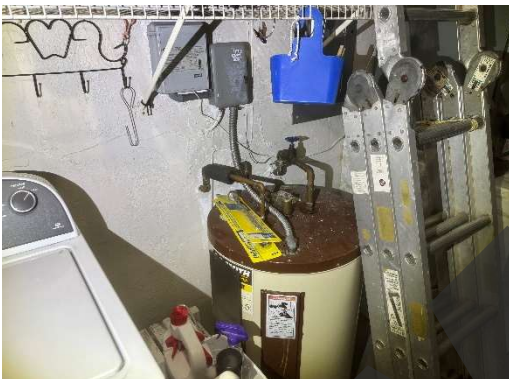
Water Heater:

Type: Tank
Location: Garage
Fuel Source: Electric
Last Serviced: Unknown

Condition: Good Fair Poor Risk N/A
☒ ☐ ☐ ☐ ☐

Notes: Working.

Photos:



Water Meter:

Location: Front Sidewalk

Photos:



7. ELECTRICAL**Service**

Type: Underground

Location: N/A

Condition: Good Fair Poor Risk N/A
 ☒ ☐ ☐ ☐ ☐

Notes: Working.

Electrical Meter(s):

Location: Adjacent to garage exterior

Photos:



CLIENT ADDRESS

For: CLIENT

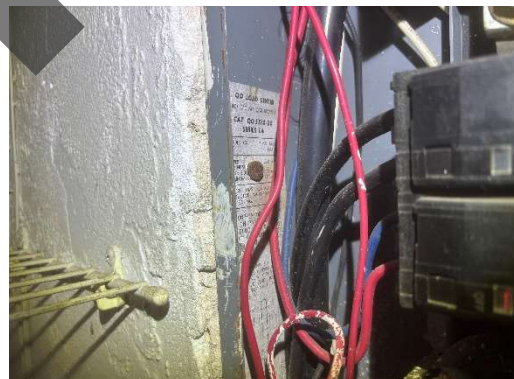
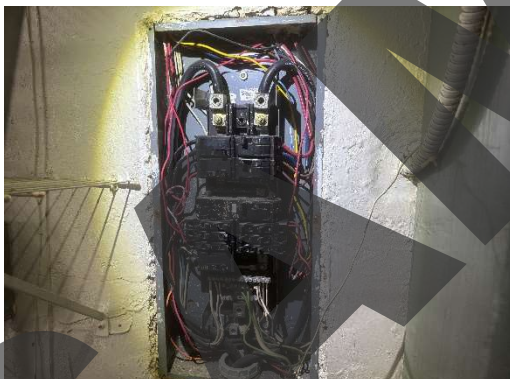
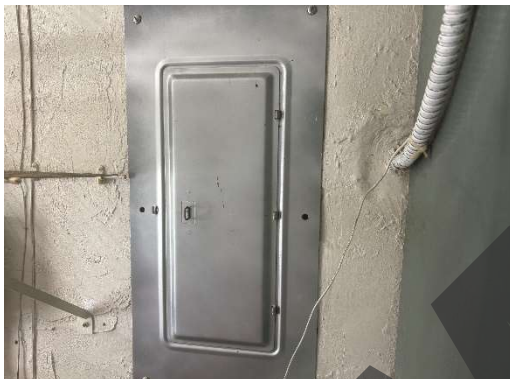
Circuit Breaker:

Amps: 200
Location: Garage
Wiring: Romex (NM)
Last Serviced: Unknown

Condition: Good Fair Poor Risk N/A
 ☒ ☐ ☐ ☐ ☐

Notes: Working. Missing specification label on panel door.

Photos:



CLIENT ADDRESS

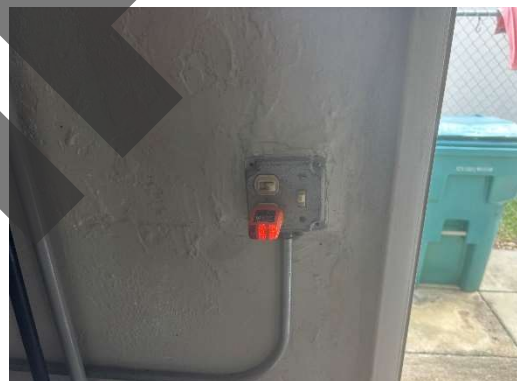
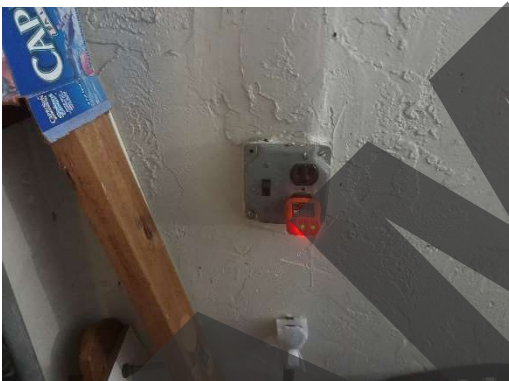
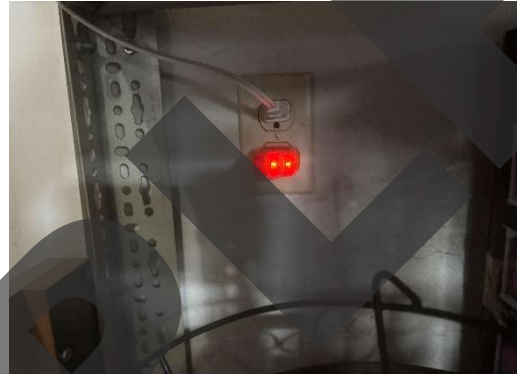
For: CLIENT

Outlets:

Condition: Good Fair Poor Risk N/A
 ☒ ☒ ☐ ☐ ☐

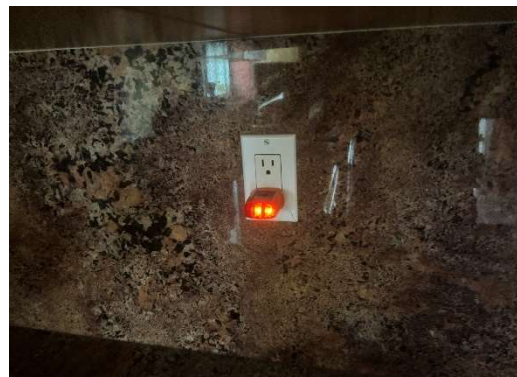
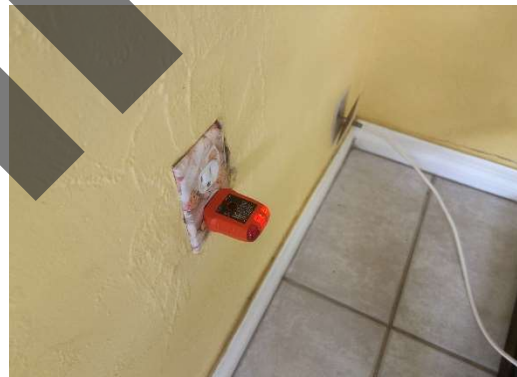
Notes: Two outlets not working in the living room. GFCI outlets required in kitchen. GFCI outlet not working in guest bathroom.

Photos:



CLIENT ADDRESS

For: CLIENT



CLIENT ADDRESS

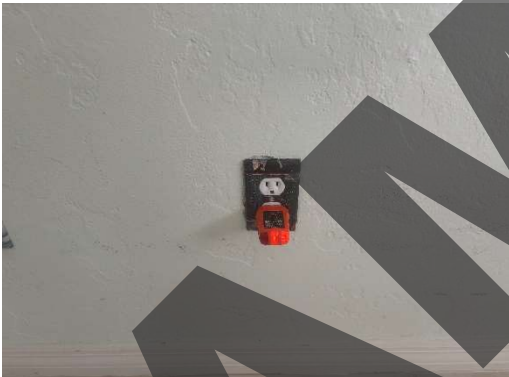
For: CLIENT





CLIENT ADDRESS

For: CLIENT



CLIENT ADDRESS

For: CLIENT



8. INTERIOR & BASEMENT

Interior Finishes:

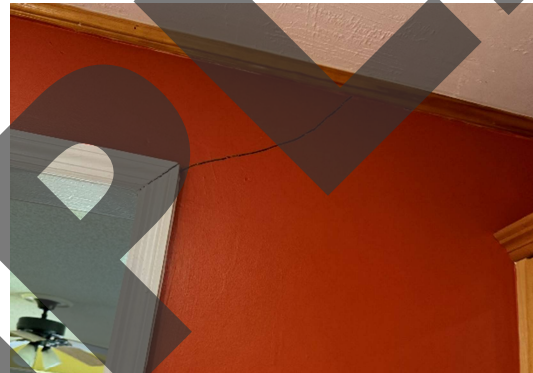
Wall Material: Drywall

Floor Material: Tile, Carpet

Condition: Good Fair Poor Risk N/A
 ☐ ☒ ☐ ☐ ☐

Notes: Cracking along kitchen and living room walls

Photos:



Smoke Detectors:

Condition: Good Fair Poor Risk N/A
 ☐ ☐ ☐ ☐ ☒

Notes: All smoke detector batteries should be replaced at time of possession and annually thereafter, smoke detectors should be replaced every 8-10 years.

9. OTHER

Items in this section are not necessarily within the scope of our inspection but are addressed out of courtesy or life safety concern to the client. Specialized professionals should be contacted to address these items.

SAMPLE

10. LIMITATIONS

General

Systems and conditions which are NOT within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold or methamphetamine contamination, 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.

Roof

The inspector cannot and does NOT offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence and will require a qualified professional to evaluate. The inspector is NOT required to predict the remaining life expectancy of a roof or guarantee that it will not leak. The inspector is NOT required to inspect attached accessories including, not limited to solar systems, antennae, and lightning arrestors.

Attic

The inspector is NOT required to enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. The inspector is NOT required to move, touch or disturb insulation, vapor retarders, or other roofing materials. The inspector is NOT required to determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.

Structure

The inspector is NOT required to provide any engineering or architectural service or report on the adequacy of any structural system or component.

Doors & Windows

The inspector is NOT required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. The inspector is not required to inspect items, including window and door flashings, which are not visible or readily accessible from the ground.

Exterior

The inspector is NOT required to inspect fences, outbuildings, swimming pools, boat lifts and/or docks.

Interior

The inspector is NOT required to inspect window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies.

Basement & Crawlpace

The inspector is NOT required to enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself, or move stored items or debris. The inspector is NOT required to identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.

Kitchen & Appliances

The inspector is NOT required to determine thermostat(s) calibration, adequacy of heating elements, operate or evaluate self cleaning cycles, door seals, indicator lights, timers, clocks or timed features, defrost cycles or frost free features, or other specialist features as it applies to the appliance device. The inspector is NOT required operate, or confirm the operation of every control and feature of an inspected appliance.

Bathrooms

The inspector is NOT required to inspect steam showers, saunas or conduct leak-tests on shower pans.

HVAC

The inspector does NOT light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is NOT equipped to inspect nor required to inspect the furnace heat exchangers or fireboxes for evidence of cracks or holes or inspect concealed portions of the heat exchanger or firebox, electronic air filters, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. The inspector does NOT perform pressure tests on coolant systems; therefore, no representation is made regarding coolant charge or line integrity.

Plumbing

The inspector is NOT required to inspect the sprinkler system; any and all components of the sprinkler system are excluded from this inspection. The inspector is NOT required to inspect underground piping related to water supply. The inspector is NOT required to state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Electrical

The inspector is NOT required to perform load-calculations to determine if the supply meets the demand. The inspector is NOT required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. The inspector is NOT required to inspect or operate any ancillary wiring or system that is not part of the primary electrical distribution system, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment. The inspector is NOT required to inspect exterior lighting.