



This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property listed below.

The terms below govern this Home Inspection Agreement.

1. The inspection fee is \$0.00 Address: \_\_\_\_\_
2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
3. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. We will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any part of the structure you want us to inspect is inaccessible, you understand that such structures are impossible for us to inspect and evaluate. Therefore, the scope of our inspection will NOT include inaccessible areas in their entirety. Insight Home Inspections is not responsible in any capacity for any repairs that need to be made if the following tests are authorized by the homeowner: Chinese Drywall, Lead Paint or Asbestos.
4. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.
5. We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. It is agreed and understood that we will not be held liable for any errors and omissions in the inspection.
6. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.
7. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You waive trial by jury.
8. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors, and assignees. You will have no cause of action against us after the inspection is performed / concluded on the aforementioned date.
9. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.
10. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.
11. Payment of services rendered binds the client(s) to the above terms & conditions regardless of whether or not a signature is present on this agreement page.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

Client: \_\_\_\_\_

Email: \_\_\_\_\_

Inspector: Michael Strano

License #HI9693

Insight Home Inspections, LLC.

561.252.5202

www.insighthomeinspections.biz

IHI.Strano@Gmail.com

Date: 07/25/2020

# HOME INSPECTION REPORT

Inspection Time: 12:00pm

Description of Home

Single Family   X  

Town House       

Villa       

Condo       

Duplex       

Configuration:

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Home occupied at time of inspection:   Yes           No   X  

Year Built:  2019 

Total Square Feet:  3,696 

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

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

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Comments:



*Home Inspection Report*

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Note: This inspection is not a warranty and/or guarantee. Building codes are not applicable 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			
13	Drain Line(s)		X			

COMMENTS:

I T E M	Home Inspection Report	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
	<u>Note:</u> This inspection is not a warranty and/or guarantee. Building codes are not applicable in this inspection report.					
	<u>Note:</u> Aluminum windows have a usable life of approximately 20 years.					
1	Siding Condition:		X			
2	Caulking Around Doors / Windows		X			
3	Ground Clearance with Siding		X			
4	Trim		X			
5	Doors			X	X	
6	Walls		X			
7	Windows		X			
8	Electrical Receptacles, GFI installed: Yes <u>X</u> No <u>    </u>		X			
9	Lighting		X			
10	Water Supply Piping Material Installed: Copper <u>X</u> PVC <u>X</u> Polybutylene <u>    </u> Other <u>    </u>		X			
11	Main Water Supply Shut-Off Valve		X			
12	Evidence of Main Water Supply Leak		X			
13	Foundation Type: Slab on Grade <u>X</u> Wood <u>    </u> Visible: Yes <u>    </u> No <u>X</u>		X			
14	Chimney(s) Type: Masonry <u>    </u> Metal <u>    </u> Visible: Yes <u>    </u> No <u>X</u>		X			
15	Pool /Cabana		X			

**COMMENTS:**

5. Rear sliding doors not sealed/caulked properly. Needs to be sealed to prevent water intrusion.



Home Inspection Report

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**BATHROOMS**

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Note: This inspection is not a warranty and/or guarantee. If the home is occupied at the time of the inspection, some areas may not be accessible for inspection.

1	Sinks		X		
2	Toilets		X		
3	Bathtubs		X		
4	Showers			X	X
5	Evidence of Water leaks		X		
6	Ventilation Fans		X		
7	Electrical Receptacles, GFCI installed: Yes <u>X</u> No <u>   </u>		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 / Wall(s)		X		
15	Tile / Caulking / Grout		X		
16	Water Hammering Issue		X		
17	Cabinet(s) / Door		X		

COMMENTS:

4. Glass shower door making contact with shower head & towel bar / Master Bathroom.



*Home Inspection Report*

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**KITCHEN**

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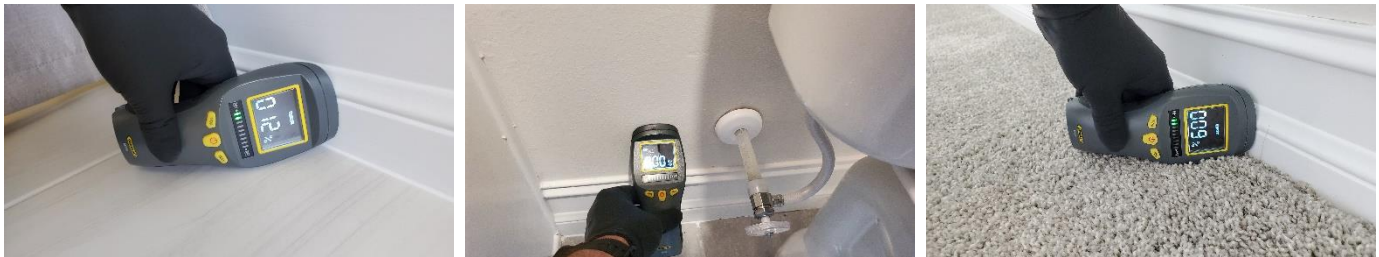
Note: This inspection is not a warranty and/or guarantee. If the home is occupied at the time of the inspection some areas may not be accessible for inspection.

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 <u>X</u> No ___		X			
17	Ceiling		X			
18	Wall		X			
19	Floor / Kick Plates		X			

COMMENTS:

I T E M	Home Inspection Report	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
	<u>Note:</u> This inspection is not a warrantee and/or guarantee. If the home is occupied at the time of the inspection, some areas may not 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			
10	Stairs & Railings		X			
11	Attic Access Type: Hatch <u>X</u> Ladder <u>    </u>		X			
12	Windowsill(s)		X			

COMMENTS:



Multiple areas tested for moisture/ No moisture Detected at time of inspection

Insight Home Inspections, LLC.

561.252.5202

www.insighthomeinspections.biz

IHI.Strano@Gmail.com

Date: 07/25/2020

I T E M	Home Inspection Report	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
	<u>Note:</u> This inspection is not a warranty and/or guarantee. If the home is occupied at the time of the inspection some areas may not 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	X	
14	Carport	X				

**COMMENTS:**

13. Electrical outlet not installed properly(loose) / right side of electrical sub panel.





# Home Inspection Report

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## INSULATION

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Note: This inspection is not a warranty and/or guarantee. Due to limited attic clearance, not all areas may be accessible for inspection. Building codes are not applicable in this inspection report.

1	Attic Insulation Type & Coverage: Blown ___ Rolled ___ Other <u>X</u>		X			
2	Attic Hatch Insulation installed: Yes ___ No <u>X</u>		X			
3	Attic Ventilation Adequate		X			
4	Vapor Barrier Condition (if accessible)	X				
5	Multi Pane Windows installed: Yes <u>X</u> No ___		X			
6	Door & Window Weather-stripping Condition		X			
7	Electrical		X			

**COMMENTS:**

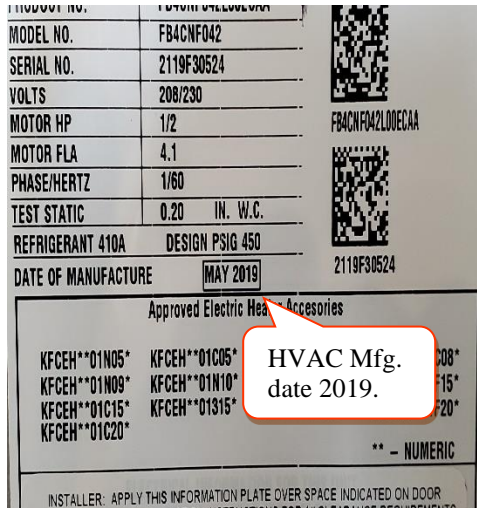
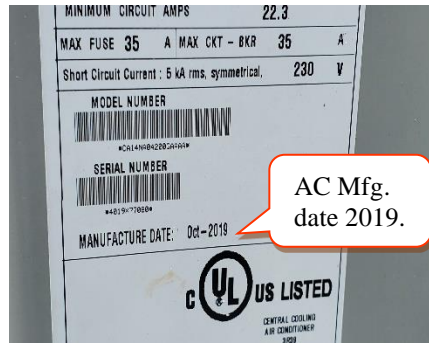
\*Spray foam insulation is being utilized\*



I T E M	Home Inspection Report					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
	<b><u>HEATING &amp; COOLING</u></b>									
	<p><u>Note:</u> This inspection is not a warranty and/or guarantee. Due to limited attic clearance, not all areas may be accessible for inspection. Building codes are not applicable in this inspection report.</p> <p><u>Note:</u> Central A/C systems have a life expectancy of approximately 15 years and water heaters 12 years.</p>									
1	HVAC System Type: Wall mount ___ Central A/C <u>X</u> System Age: 1 Yr(s).						X			
2	Cooling Ability:						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						X			

COMMENTS: \*See header notes for details on system life expectancy.  
AC system(s) were operating at 19 & 20 -degree differential(s)...15 to 20 degrees are optimal.







MODEL NO.	FB4CNF030	QR CODE
SERIAL NO.	4019F42076	
VOLTS	208/230	FB4CNF0300
MOTOR HP	1/3	
MOTOR FLA	2.8	QR CODE
PHASE/HERTZ	1/60	
TEST STATIC	0.2 IN. W.C.	4019F42076
REFRIGERANT 410A	DESIGN PSIG 450	
DATE OF MANUFACTURE	OCT 2019	

Approved Electric Heater Accessories

KFCEH**01N05*	KFCEH**	HVAC Mfg. date 2019.	KFC
KFCEH**01C15*	KFCEH**		KFC
KFCEH**01C20*			KFC



**AUTOMATIC STORAGE WATER HEATER**

BRADFORD WHITE CORPORATION [www.bradfordwhite.com](http://www.bradfordwhite.com)  
 200 LAFAYETTE STREET MIDDLEVILLE MI 49333

Model No: RE250T6-1NCWW  
 Serial No: TJ43953153  
 Nom. Cap.: 50 US gal  
 3 liter

Type: ELECTRIC

Water Heater	208V	1-PHASE	AC
Mfg. date 2019.	Element: 4500W / 3500W	50/60	
	Lower Element: 4500W / 3500W		
	Maximum : 4500W / 3500W		



Home Inspection Report

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Note: This is NOT a “code” inspection. This inspection is for water-tightness only. Due to limited attic clearance, not all areas may be accessible for inspection.

1	Roof Material: Cement Tile <input checked="" type="checkbox"/> Barrel Tile _____ 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	X	
6	Moss or Mildew		X			
7	Flashing		X			
8	Fascia		X			
9	Soffits 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			

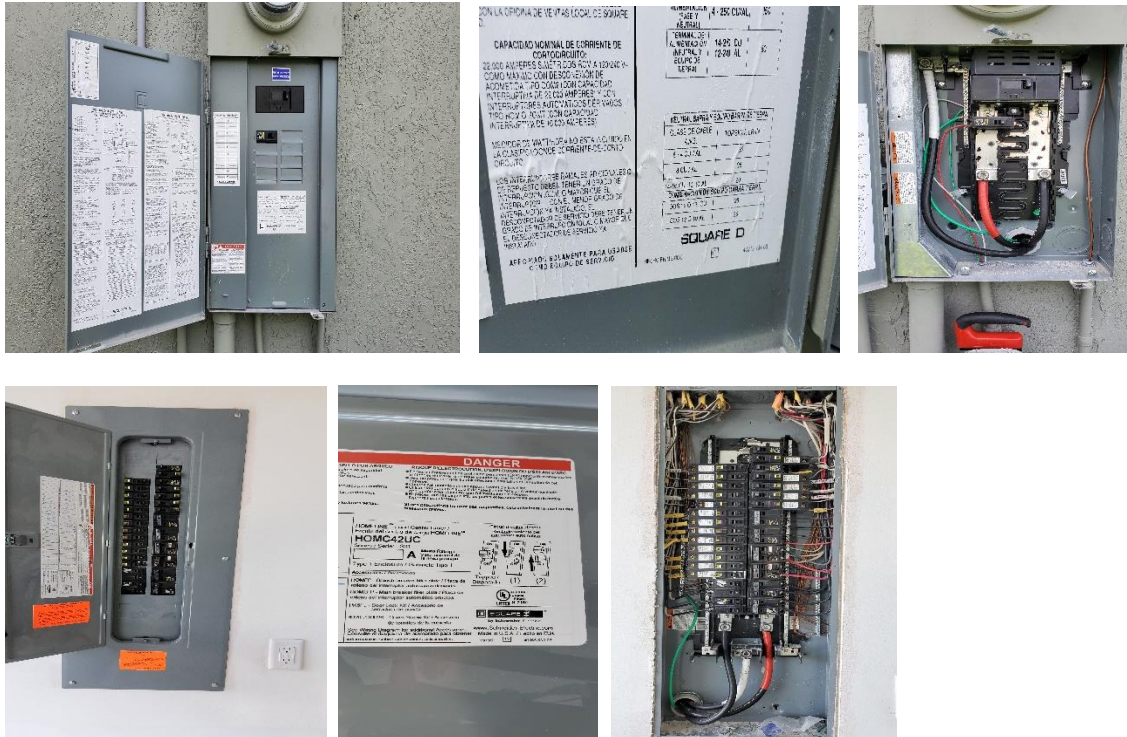
COMMENTS:

5. Cracked tiles & previous repairs noted. Further evaluation by a licensed roofer needed.



I T E M	Home Inspection Report	<b><u>ELECTRICAL</u></b>	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
	<u>Note:</u> This inspection is not a warranty and/or guarantee. Building codes are not applicable in this inspection report.						
1	Main Power Amperage: 200 Amp(s)			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			
11	Double Taps: Yes ___ No <u>X</u>			X			
12	Hazardous Panel: Yes ___ No <u>X</u>			X			

COMMENTS:



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Date: 07/25/2020