



**"Professional Commercial and Residential Property Inspections"**

9951 Atlantic Blvd. Suite 122 Jacksonville FL 32225  
Tel: (904) 724-7200 Fax: (904) 724-7210 Mobile: (904) 982-1500  
www.eliteinspectors.com tamer@eliteinspectors.com

**CONFIDENTIAL INSPECTION REPORT**

PREPARED FOR:

**John Doe**

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**INSPECTION ADDRESS**

123 Abc St., St. Marys, GA 31558

**INSPECTION DATE**

11/8/2011 2:00 pm to 5:30 pm

**REPRESENTED BY:**

John Smith

ReMax First Coast Georgia Realty



**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**



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# SUMMARY REPORT

This summary report will provide you with a preview of the component or conditions that need service or a second opinion but it is not definitive, and the full report should be read. This inspection is not a substitute for the final walk-through which typically is done within forty-eight hours of closing. The final walk-through inspection is important because things can happen between the time of this inspection and the closing. If you cannot attend the final inspection you should have a representative perform a thorough walk-through inspection for you. Keep in mind that the main purpose of a home inspection is to detect major deficiencies, concerns, or safety issues, and is based on visible signs, clues, and telltales. It is not an exhaustive list of every detail, flaw, or deficiency. This inspection is valid only when paid in full and the Pre-inspection agreement is signed by the customer.

**Client:** John Doe  
**Realtor:** John Smith, ReMax First Coast Georgia Realty  
**Inspection Address:** 123 Abc St., St. Marys, GA 31558  
**Inspection Date:** 11/8/2011 Start: 2:00 pm End: 5:30 pm  
**Weather:** Overcast  
**Inspected by:** Tamer Kekec

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### *Components and Conditions Needing Service*

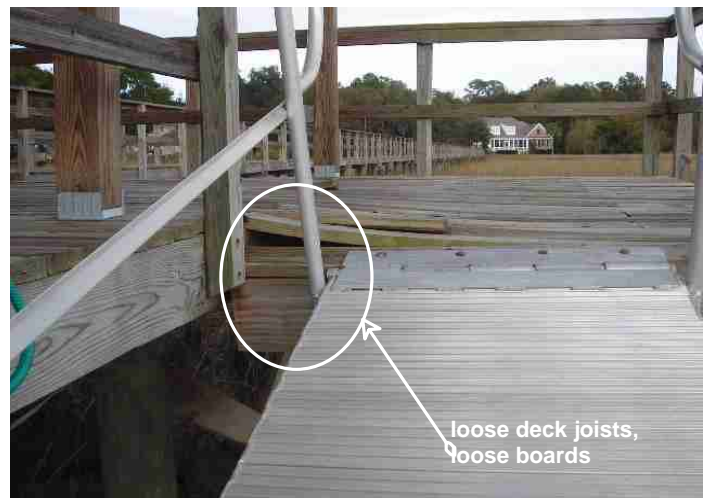
## EXTERIOR

### Exterior Components

#### Sea Wall and Dock

- 2.1 - Inspection of docks including floating portion are limited to what is visible above the water level. Further evaluation by a specialist is advised. However following issues were noted on what is visible and accessible: loose boards and missing fasteners were noted at various areas; loose railing; missing edge board on the floating dock; portion of the deck joists detached at the top of the ramp; wiring for the floating dock light is exposed and should be installed in a conduit (portion of it was installed in a conduit); fan blades are missing; GFCI outlet is defective and should be replaced; opening in the boat lift control box should be covered.

Inspection of sea walls and docks are limited - *Continued*



Inspection of sea walls and docks are limited - *Continued*



## PLUMBING

### General Gas Components

#### Gas Main Observations

4.1 - The gas is off at the main. The gas company will turn it on and safety check all of the gas appliances, but this should be scheduled within the inspection period so that you could be alerted to any potential deficiencies or recommended upgrades that could affect your evaluation of the property.

### Irrigation or Sprinklers

#### Automatic Sprinklers

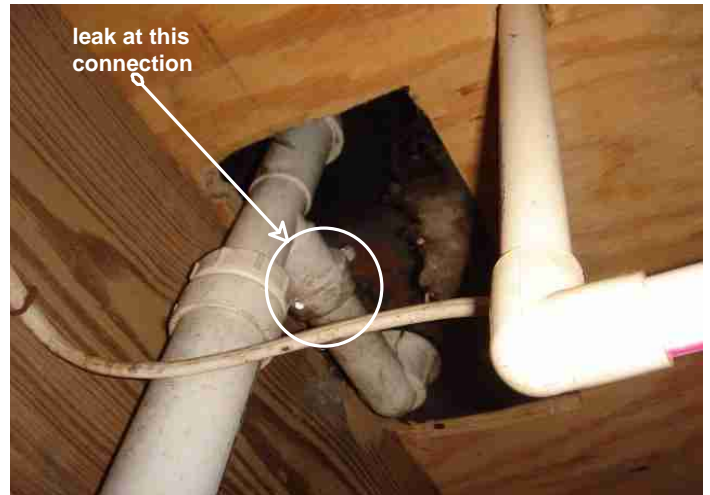
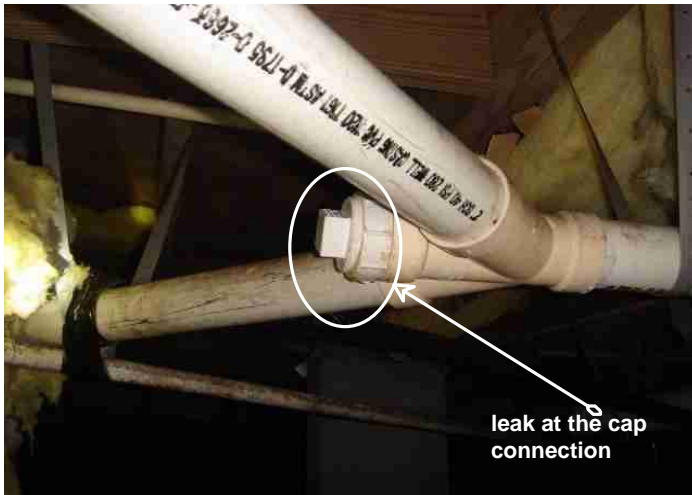
4.2 - The automatic sprinklers have five zones supply by a well pump. Low or no water pressure was noted to Zone #1, #2, #5. Complete evaluation is need by a specialist.

### Waste & Drainage Systems

#### Drain Pipes Waste Pipes & Vent Pipes

4.3 - There are drainpipe leaks at the following locations which should be repaired: cap connection at the master bathroom tub and stall shower drain pipes are connected to Y connection; Jack and Jill Bathroom bathtub drain line.

There is a drainpipe leak that we will identify - *Continued*



### Well or Private Water Systems Submersible & Centrifugal Pumps

4.4 - Electric wire conduit is separated at the pump connection, which does not have proper clamp and should be serviced.



## HEAT A/C

### HVAC Heat Pump Systems Return-Air Compartment

7.1 - The filter below the air handler is dirty and should be replaced. The filter is clean in the return register by the stairs.

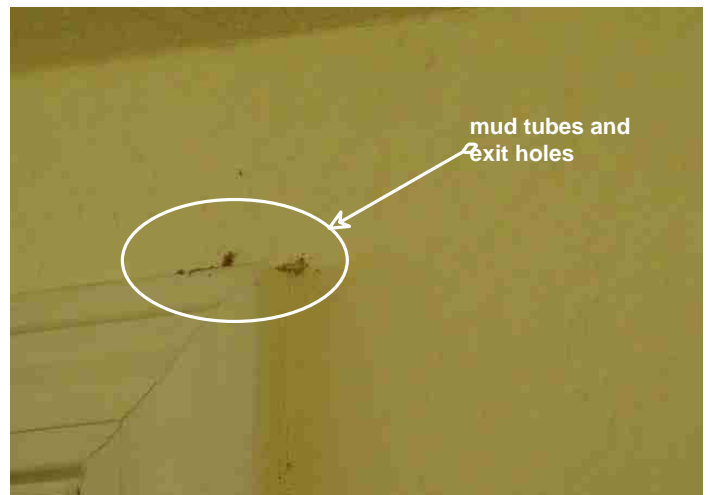
## INTERIOR

### Bonus Room Walls and Ceiling

9.1 - There is a mold like growth on the side of the shelf near the window, which should be disinfected.



9.2 - There is evidence of wood borers in Bonus Room which should be further evaluated by a WDO inspector (exit holes and mud tubes on the wall above and below the window; mud tubes on the window trims; exit holes at wall and ceiling intersections). Area is not visible from attic due to vaulted ceiling.



## **BEDROOMS**

### **Master Bedroom**

#### **Doors**

10.1 - The door striker plate needs to be adjusted for the striker pin to engage.

### **2nd Guest Bedroom**

#### **Doors**

10.2 - The door rubs, and needs to be serviced to work smoothly (left side guest bedroom).

## **RESTROOMS**

### **Powder Room**

#### **Toilet**

11.1 - The toilet is loose, and should be secured.

### **Master Bathroom**

#### **Sink Faucet Valves & Connectors Trap & Drain**

11.2 - Low water flow noted to the left hand sink faucet which should be serviced (clogged aerator).

#### **Exhaust Fan**

11.3 - The exhaust fan did not respond, and should be serviced.

### **Jack and Jill Bathroom**

#### **Tub-Shower**

11.4 - The shower diverter valve in the tub/shower is defective, and should be serviced (it is stuck on down position).

#### **Toilet & Bidet**

11.5 - The toilet is loose, and should be secured.

### **Bonus Room Bathroom**

#### **Toilet & Bidet**

11.6 - The toilet is loose, and should be secured.

## **KITCHEN**

### **Kitchen**

### Garbage Disposal

12.1 - The garbage disposal needs a new throat insert, which is a simple installation that typically does not require dismantling the unit.

### Built-in Electric Oven

12.2 - The electrical ovens are functional, but was neither calibrated nor tested for its performance. Display panel is difficult to read and may need to be replaced.

## GARAGE

### Triple-Car Garage

#### Dual-Glazed Windows

16.1 - Windows are stuck should be serviced. Also, one of the window pane is cracked and should be replaced (front left bottom pane-looking out).

#### Garage Side Door

16.2 - Wood borer damage was noted to the frame, trim and threshold of the garage side door which should be further evaluated by a licensed WDO inspector.



Wood borer damage was noted to the frame of garage side door - *Continued*

