

ALERT INSPECTION SERVICES, INC.

**This Inspection Report was
Prepared Exclusively for:**

Name of Customer



HI457



CERTIFIED
INSPECTOR
244115



0664

Name: _____

Inspection # _____

Inspection Address: _____

Alert Inspection Service, Inc.

7350 S. Tamiami Trail, Ste. 86
Sarasota, FL 34231
(941) 924-1024 • Fax (941) 924-7711

ORDERED BY: _____ PHONE: _____

FOR: _____

ADDRESS: _____

Inspection Agreement

A home inspection is a visual evaluation of reasonably accessible areas of the home. The inspection and report meet *Florida Association of Building Inspectors*, the *National Association of Home Inspectors* and the *American Society of Home Inspectors* Standards of Practice, defining the standard of duty and the conditions, limitations and exclusions of the inspection.

The inspector attempts to identify the present condition of noted items. Due to the nature of mechanical systems no accurate prediction of remaining life expectancy is made.

If any deficiencies are found a licensed qualified contractor should be consulted (prior to closing) to determine the extent and cost of repairs to the individual systems.

WHAT THE INSPECTION IS NOT:

Do not expect all deficiencies to be discovered in the inspection, some will be elusive to the inspector. Therefore, the risk of unexpected problems is not eliminated, only reduced.

The inspector is NOT an insurer or guarantor against defects in the house. No warranty, expressed or implied, as to the fitness for use or condition is made.

The inspection is not building code compliance or a design verification inspection. The inspection conclusion is a statement of condition. Optional tests are advised, but are generally not included in a typical basic inspection; ask the inspector if you are not positive of what is covered and what is not covered.

UNLESS OTHERWISE AGREED, THE FOLLOWING IS NOT EVALUATED:

Water quality, well capacity, presence or condition of waste disposal systems, non-visible areas of the structure or mechanical components, underground utilities or tanks, future settlement, lead paint, asbestos, Chinese drywall, urea-formaldehyde foam insulation, radon gas, pools, spas, docks, sea walls, boat lifts, water treatment and security systems.

Items not covered are sometimes commented on when a particular characteristic is noted, to call it to the client's attention, but does not imply that the item is evaluated. This inspection does not address any environmental issues such as, but not limited to, mold, mildew, spores, fungi, microbiological agents, pathogens, etc. Air monitoring is not part of this inspection. Water leaks may have caused mold and mildew growth that is not visible or accessible at the time of inspection. Moisture damage and damage from pests may indicate hidden damage to the structure that is not addressed in this report. Any home constructed prior to 1978 may contain lead based materials as part of the construction materials and lead paint that may represent health hazards. Lead tests are not part of this report.

Name: _____

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Inspection Agreement

WE AGREE TO:

It is absolutely essential that you perform the enclosed pre-closing walk through for your property. Without performing a pre-closing walk through, Alert Inspection Service Inc., will not entertain any claims or complaints from those who fail to perform this vital pre-closing inspection.

I have read and understand what the inspection covers and what it does not cover. I agree to inform the home inspection company in writing and over the phone of any items in question and allow the Inspector access to the property for evaluation of such before I contract to have any corrective action taken. The inspection company assumes no liability for any mistakes, omissions or errors in judgment of its employees beyond the cost of this report and I agree to the limits of liability.

Any Dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and binding arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

You and we would have a right or opportunity to litigate disputes through a court and have a judge decide the disputes but have agreed instead to resolve disputes through mediation and binding arbitration.

This inspection report is NOT a four-point insurance inspection report and providing one will be an additional charge. This inspection report is not a Wind Mitigation Report and providing one will be an additional charge.

Acceptance of this contract is by my signature, the signature of my agent or payment.

INSPECTION FEE: \$ _____

CLIENT SIGNATURE: _____ DATE _____

INSPECTOR'S SIGNATURE Barry W Greer _____ DATE _____

Barry Greer – FL State License HI457

Alert Inspection Service, Inc.

Page _____ of _____

Name: _____

Inspection # _____

Inspection Address: _____

House Villa Condo Other _____ Approximate Age of the structure: _____

Occupied: Yes No Furnished: Yes No

Weather: Clear Rain Other _____ Temperature: _____

Present at the time of inspection: Buyer _____ Seller _____ Realtor _____ Other _____

Inspection of occupied and furnished interiors and garages is limited due to the furniture placement, full closets and stored material in garages and/or other buildings or rooms.

WATER SUPPLY ON:

All bath and water supply off after inspection: Yes No All water supply to appliances set as before inspection: Yes No

Comments: _____

AIR CONDITIONING:

Temperature setting before inspection: Yes No Set temperature after inspection: Yes No

Comments: _____

APPLIANCES: Oven and electric range off: Yes No Dishwasher off: Yes No Washing machine and clothes dryer off: Yes No

Comments: _____

ELECTRICAL: All electrical devices off or set as before inspection: Yes No

Comments: _____

POOL & SPA: Pool equipment set as before inspection: Yes No

Comments: _____

Smoke detectors, how many? _____ Yes No Functional: Yes No

The International Association of Fire Fighters (IAFF) is urging households to change more than just smoke alarm batteries. The IAFF also recommends changing to a photoelectric smoke alarm. About 90 percent of homes are equipped with ionization smoke alarms. <https://www.iaff.org/comm/press/102908Smoke.htm>

All Homes with gas appliances should have carbon monoxide detectors installed

Although functional at this time (see report), as this report is not a warranty or guarantee, it is strongly recommended that, due to the general condition and/or age of appliances and mechanical components, a home warranty be purchased to safeguard against unforeseen repairs.

All repairs involving water intrusion should be checked for mold growth. If mold, mildew, etc., growth exists the proper removal and remediation methods should be utilized to correct the problem.

COMMENTS: _____

Name: _____

Inspection # _____

Inspection Address: _____

STRUCTURAL

Foundation Type: Monolithic Slab Foundation Walls Columns Column Type: _____
 Condition of accessible areas of the foundation: Acceptable Unacceptable Approximate Age: _____

Comments: _____

Site Grading: Level To house Away from house
 Exterior ground around perimeter of the structure should be graded to allow water to flow away from the structure. Exterior plants and trees should be trimmed so as not to be in contact with the structure, roof. Fencing, wood siding, and trim that are in contact with the ground will promote moisture damage and pest infestation.

Comments: _____

CRAWL SPACE	Good	Fair	Poor	Not Inspected	Not Present	Comments
Electrical Outlets						
Electrical Switches						
Floors (Type)						
Walls (Type)						
Insulation (Type)						
Ventilation						
Floor Supports						
Floor Decking						

Comments: _____

EXTERIOR TYPE: One Story Two Story Other _____

EXTERIOR WALLS	Good	Fair	Poor	Not Inspected	Not Present	Comments
Masonry						
Wood						
Trim						
Brick/Stone						
Stucco						
Siding (type)						
Settlement Cracks: Yes <input type="checkbox"/> No <input type="checkbox"/>						
Expansion Cracks: Yes <input type="checkbox"/> No <input type="checkbox"/>						
Retaining Walls: Yes <input type="checkbox"/> No <input type="checkbox"/>						

All settlement cracks should be monitored periodically to insure that further settlement has not taken place as this inspection does not address any future settlement.

Comments: _____

WINDOWS: Aluminum Wood Awning Jalousie Single Hung Other _____
 Caulking Required Repairs Required See Itemized Report

Comments: _____

DRIVEWAY: Concrete Asphalt Pavers Loose Stone Other _____

WALKWAY: Concrete Asphalt Pavers Loose Stone Other _____

All settlement cracks should be monitored periodically to insure that further settlement has not taken place as this inspection does not address any future settlement. .

Comments: _____

Structural components, visible and accessible, for inspection are in good condition.

Alert Inspection Service, Inc.

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Name: _____

Inspection # _____

Inspection Address: _____

ROOF: Shingle/Fiber Shingle/Wood Concrete Tile Metal
 Tar and Gravel Built Up Other _____ Approximate Age: _____

	Good	Fair	Poor	Not Inspected	Not Present	Comments
Gutters (Type)						
Downspouts (Type)						
Skylights						
Vents						
Chimney						
Flashing						
Valleys						
Soffit (Type)						
Fascia (Type)						

Evidence of leaks Present Previous Potential None

Comments: _____

A licensed roofing contractor should be consulted for any repairs. The felt roof underlayment beneath the shingle roof cannot be seen and therefore the water tightness, condition or quality of installation and/or presence of hidden leakage or wood rot damage is not known. Improper removal or replacement of shingles can cause damage to the felt underlayment and will cause an early roof failure and leakage. Over half of all metal flashing is covered and its condition or method of installation cannot be seen (Only exposed areas can and will be checked). Only accessible areas of the roof and attic are addressed in this report. **Mold and mildew growth resulting from roof leaks should be properly removed in conjunction with roof repairs.**

ATTIC: Attic Access Yes No Location: _____ Access method: _____

Areas of attic inaccessible Yes No Explanation: _____

	Good	Fair	Poor	Not Inspected	Not Present	Comments
Roof Rafters/Trusses						
Ceiling Joists						
Decking						
Ventilation						
Fans						
Soffit Vents						
Roof Vents						
Turbines						
Ridge Vents						
Gable Vents						
Electrical Outlets						
Electrical Switches						
Electrical Fixtures						
Electrical Wiring						
Exposed <input type="checkbox"/>						
Junction Boxes <input type="checkbox"/>						
Clearance from access						
Insulation Type: Loose <input type="checkbox"/>						
Blanket <input type="checkbox"/>						
Amount of Insulation						

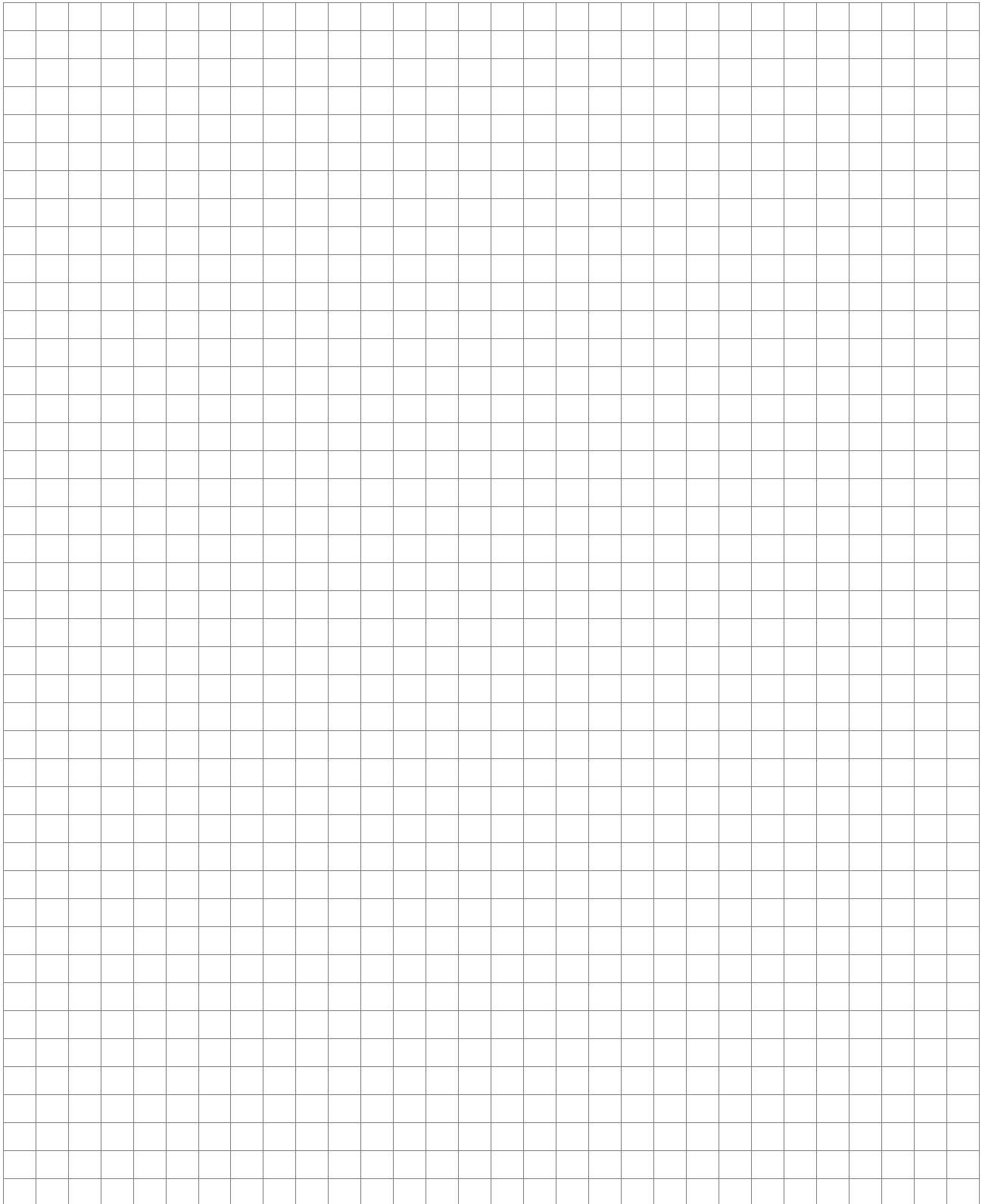
When limited access is indicated only the areas noted are inspected and this includes: electric, A/C ducts and roofing system. Various attic areas are not accessible for inspections due to truss design, pitch of the roof, a/c and heating duct installation, stored materials and installation of the attic insulation. When limited access is indicated, only the visually or physically accessible areas of the attic, electrical system, a/c and heating ducts and roofing system are addressed

Name:

Inspection #

Inspection Address:

Diagram*



**Diagram is not to scale*

Name: _____

Inspection # _____

Inspection Address: _____

ELECTRICAL SYSTEM

Main panel rating _____ Location _____ Brand of Panels _____

Main breaker size _____ Location _____ Main Supply Line Proper Size: Yes No

Sub-panel rating _____ Location _____ Sub-panel rating _____ Location _____

Wiring: Copper Aluminum Exposed Wires Other

Type of Service: Underground Overhead Mast head Acceptable Unacceptable N/A

FPL Energy Management Meter Present: Yes No Voltage: 240 120

Circuit Breakers _____ Sized to wire Yes No

Fuses _____ Sized to wire Yes No

AFCI/GFCI Breaker Yes No Functional Yes No

GFCI Outlet Yes No Functional Yes No

Condition of main panels: Good Fair Poor Condition of sub-panels: Good Fair Poor

Clamps _____ Missing: Yes No Knockouts _____ Missing: Yes No:

Ground Source _____ Adequate Inadequate

System adequately sized Yes No *Double lugged breakers: Yes No

Single phase system Three phase system Three wire system Four wire system

Comments: _____

A licensed electrical contractor should be consulted for any repairs. This inspection pertains only to visible and accessible areas of this system and not for functional capacity. * **All double lugged breakers should be checked by a licensed electrician to confirm that demand does not exceed capacity.**

Ground Fault Circuit Interrupters (G.F.C.I.) should be installed at all baths, kitchen, lanai, laundry and garage as an upgrade to the present system. Circuit breakers may require replacement periodically and this is part of normal maintenance. All smoke detectors should be checked periodically to insure proper operation. Check with the local fire department as to the variety and installation of various smoke, fire and gas detectors.

FIREPLACE

Type: _____ Hearth _____

Damper _____ Number of fireplaces _____ Location _____

Comments: _____

Fireplace system should be cleaned and serviced PRIOR to use. _____

Fireplace and chimney should be cleaned as a part of a maintenance program prior to use. Fireplace is only inspected for visual and structural components and a fire is not ignited as part of this inspection unless otherwise noted.

Name: _____

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Inspection Address: _____

AIR CONDITIONING

Brand: _____ Model #: _____ Approximate Age: _____ Unknown:

Type: Split electric system Package electric system Wall mounted unit Other

Heat Pump Yes No System Size _____ Condition: Good Fair Poor

Location: _____ System Disassembled: Yes No Humidistat Yes No

Thermostat Condition: Good Fair Poor Proper Thermostat: Yes No

Electrical Disconnects: Pull Disconnect Circuit Breaker Size @ label _____ Size @ panel _____

Temperature Differential: _____ Acceptable Unacceptable

Heat recovery unit: Yes No Condition Good Fair Poor

Comments: _____

MCA:

Temperature differential NOT inspected due to ambient temperatures. Cooling systems should be serviced a minimum of once a year for safety and economy. Low refrigerant levels cause compressors to overheat, burn out, or lock rotors. Suggest servicing units if recent proof of same is not given by sellers. To avoid damage always wait five minutes before restarting a/c unit.

HEATING – AIR HANDLER

Brand: _____ Type: Electric Natural Gas Propane Oil

Model # _____ Condition: Good Fair Poor

Access Cover Removed: Yes No Location: _____ Condensate Lines: Good Fair Poor

Drain Pan: Yes No Req'd: Yes No Condition: Good Fair Poor

Float Switch: Req'd. Yes No Present Yes No Functional Yes No

Electrical Connections: Good Fair Poor

Electrical Disconnects: Good Fair Poor Size: _____

Filters: Clean Need Cleaning Need Replacement In/Out Temperature Difference: Acceptable Yes No

Upgrade the filter system to a HEPA filter or other top rated filter for additional filtration protection.

Comments: _____

- A/C and heating system is functional with wear consistent with age and use
- Air handlers installed in the garage or attic areas are prone to mildew build up in the unit if not properly serviced and rust corrosion from the condensation built up. Units should be serviced and checked periodically to inhibit mildew and rust.
- A licensed HVAC contractor should be consulted for any repairs. Only functional capacity is addressed when system is not disassembled.

DUCTWORK

Type: Metal Insulation Flexible insulated Rigid insulation Accessible: Yes No

Condition: Good Fair Poor Repair Needed Yes No

Return Vents: Functional: Yes No Location: _____

Air Flow: Good Fair Poor

Comments: _____

Inspection of ducts is limited to accessible areas only and is a visual inspection.

Name: _____

Inspection # _____

Inspection Address: _____

PLUMBING

Municipal Well Well system is **NOT** part of this inspection.

Supply Lines: Copper PVC Galvanized PEX Other _____

Exterior Hose Bibs: Leaks Yes No Condition: Good Fair Poor

Water Pressure: Good Fair Poor Meter Location _____

Main Shut Off Valves: Yes No Condition: Good Fair Poor Location: _____

Vacuum Breaker: Yes No Condition: Good Fair Poor _____

Comments: _____

A licensed plumbing contractor should be consulted for any repairs. Shut off valves should be periodically lubricated as normal maintenance. Inspection is limited to the visually and physically accessible areas of the system.

DRAINAGE

Municipal Septic Septic system is **NOT** part of this inspection.

Drain Lines: Copper PVC Cast Iron Other _____

Leaks Yes No Condition: Good Fair Poor

Connections: Good Fair Poor Water Flow: Good Fair Poor

Comments: _____

WATER HEATER

Brand: _____ Electric Gas Propane Natural Age: _____

Model #: _____ Adequate Size: Yes No Relief Valve Functional Yes No

Condition: Good Fair Poor 3/4" Drain Line Yes No

Electrical breaker sized properly to the water heater size: Yes No Element size: _____ Breaker size: _____

Condition of shut off valves: Good Fair Poor Condition of supply lines: Good Fair Poor

Condition of return lines: Good Fair Poor Solar Panel Conditions: Good Fair Poor

Drain Pan: Yes No N/A Water temperature at unit: _____ Location: _____

Comments: _____

- Water heaters should be flushed annually as part of a continuing maintenance program.*
- Water heaters should be set at 120° F or less.*
- All water heater relief valve discharge lines should be replaced with three quarter inch lines when the water heater is replaced.*
- All water heaters installed in the home should have a drain pan installed under the unit.*

SPRINKLER SYSTEM

Automatic Manual Operable: Yes/No _____ Rain-Sensor: Yes/No _____ Water Source: Well/ Reclaimed/ Municipal

Model #: _____ Number of zones: _____ Control Panel Location: _____

Electrical Connections: Good Fair Poor Heads: Good Fair Poor Leaks: Yes/ No _____

Comments: _____

- Sprinkler systems are high maintenance systems that require constant adjustment, repair and replacement of heads, etc., to insure proper operation and coverage as part of normal maintenance. Keep sprinkler heads from saturating exterior walls.*
- Visible and accessible areas of the plumbing system appear to be leak free with wear consistent with age and use.*

Alert Inspection Service, Inc.

Page _____ of _____

Name: _____

Inspection # _____

Inspection Address: _____

KITCHEN	Good	Fair	Poor	Not Inspected	Not Present	Comments
Windows						
Windows Screens						
Window Controls						
Walls						
Trim						
Floor						
Ceiling						
Doors						
Door Locks						
Tile						
Grout						
Cabinets						
Counter Tops						
Sinks						
Faucets						
P-Traps/ Drain lines						
Shut Off Valves						
Supply Lines						
Drainage						
Water Pressure						
Electrical Outlets						GFCI protected: Yes No
Electrical Covers						
Electrical Switches						
Electrical Fixtures						
Exhaust Fan						
Ceiling Fans						Grounded: Yes No
A/C – Heat Vents						
Air Flow						
Skylights						
Refrigerator						Refrigerator temp: Freezer temp:
Refrigerator Seal						Ice maker: Yes No Functional: Yes No
Stove						
Oven						
Range Hood						
Microwave						
Disposal						
Trash Compactor						
Dishwasher						

Dishwasher Connected to Hot Water Supply: Yes No

Evidence of water intrusion at windows and or doors: Yes No

Comments: _____

Name: _____

Inspection # _____

Inspection Address: _____

BATHROOM	Good	Fair	Poor	Not Inspected	Not Present	Comments
Windows						
Windows Screens						
Window Controls						
Ceiling						
Walls						
Doors						
Door Locks						
Floor						
Closet						
Vanity						
Tile						
Grout						
Sinks						
Faucets						
P-Traps/ Drain lines						
Shut Off Valves						
Water Closet						
Bidet						
Tub/Shower						
Tub/Shower Controls						
Tub/Shower Door						
Jacuzzi Tub						
Shower Base						
Drainage						
Water Pressure						
Electrical Outlets						GFCI protected: Yes No
Electrical Covers						
Electrical Switches						
Electrical Fixtures						
Exhaust Fan						
A/C – Heat Vents						
Air Flow						
Skylights						
Ceiling Fans						Grounded: Yes No

Evidence of water intrusion at windows and or doors: Yes No

Comments: _____

Shower Base Inspection consists of visible, accessible components. Bath and shower tile should be checked and caulked periodically as needed. All plumbing shut off valves should be lubricated periodically. Bathrooms with windows do not require exhaust fans.

Alert Inspection Service, Inc.

Page _____ of _____

Name: _____

Inspection # _____

Inspection Address: _____

BATHROOM	Good	Fair	Poor	Not Inspected	Not Present	Comments
Windows						
Windows Screens						
Window Controls						
Ceiling						
Walls						
Doors						
Door Locks						
Floor						
Closet						
Vanity						
Tile						
Grout						
Sinks						
Faucets						
P-Traps/ Drain lines						
Shut Off Valves						
Water Closet						
Bidet						
Tub/Shower						
Tub/Shower Controls						
Tub/Shower Door						
Jacuzzi Tub						
Shower Base						
Drainage						
Water Pressure						
Electrical Outlets						GFCI protected: Yes No
Electrical Covers						
Electrical Switches						
Electrical Fixtures						
Exhaust Fan						
A/C – Heat Vents						
Air Flow						
Skylights						
Ceiling Fans						Grounded: Yes No

Evidence of water intrusion at windows and or doors: Yes No

Comments: _____

Shower Base Inspection consists of visible, accessible components. Bath and shower tile should be checked and caulked periodically as needed. All plumbing shut off valves should be lubricated periodically. Bathrooms with windows do not require exhaust fans.

Alert Inspection Service, Inc.

Page _____ of _____

Name: _____

Inspection # _____

Inspection Address: _____

	Good	Fair	Poor	Not Inspected	Not Present	Comments
Walls						
Trim						
Floor						
Ceiling						
Doors						
Door Lock						
Windows						
Window Screens						
Window Controls						
Ceiling Fans						Grounded: Yes No
Skylights						
Closet						
Electrical Outlets						
Electrical Outlet Covers						
Electrical Switches						
Electrical Fixtures						
A/C – Heat Vents-return						
Air Flow						
Doorbell						

Evidence of water intrusion at windows and or doors: Yes No

Comments: _____

	Good	Fair	Poor	Not Inspected	Not Present	Comments
Walls						
Trim						
Floor						
Ceiling						
Doors						
Door Lock						
Windows						
Window Screens						
Window Controls						
Ceiling Fans						Grounded: Yes No
Skylights						
Closet						
Electrical Outlets						
Electrical Outlet Covers						
Electrical Switches						
Electrical Fixtures						
A/C – Heat Vents-return						
Air Flow						

Evidence of water intrusion at windows and or doors: Yes No

Comments: _____

Water intrusion can result in mold, mildew, or other growth that is not visible or accessible at the time of inspection.

Alert Inspection Service, Inc.

Page _____ of _____

Name: _____

Inspection # _____

Inspection Address: _____

	Good	Fair	Poor	Not Inspected	Not Present	Comments
Walls						
Trim						
Floor						
Ceiling						
Doors						
Door Lock						
Windows						
Window Screens						
Window Controls						
Ceiling Fans						Grounded: Yes No
Skylights						
Closet						
Electrical Outlets						
Electrical Outlet Covers						
Electrical Switches						
Electrical Fixtures						
A/C – Heat Vents-return						
Air Flow						

Evidence of water intrusion at windows and or doors: Yes No

Comments: _____

	Good	Fair	Poor	Not Inspected	Not Present	Comments
Walls						
Trim						
Floor						
Ceiling						
Doors						
Door Lock						
Windows						
Window Screens						
Window Controls						
Ceiling Fans						Grounded: Yes No
Skylights						
Closet						
Electrical Outlets						
Electrical Outlet Covers						
Electrical Switches						
Electrical Fixtures						
A/C – Heat Vents-return						
Air Flow						

Evidence of water intrusion at windows and or doors: Yes No

Comments: _____

Water intrusion can result in mold, mildew, or other growth that is not visible or accessible at the time of inspection.

Alert Inspection Service, Inc.

Page _____ of _____

Name: _____

Inspection # _____

Inspection Address: _____

	Good	Fair	Poor	Not Inspected	Not Present	Comments
Walls						
Trim						
Floor						
Ceiling						
Doors						
Door Lock						
Windows						
Window Screens						
Window Controls						
Ceiling Fans						Grounded: Yes No
Skylights						
Closet						
Electrical Outlets						
Electrical Outlet Covers						
Electrical Switches						
Electrical Fixtures						
A/C – Heat Vents-return						
Air Flow						

Evidence of water intrusion at windows and or doors: Yes No

Comments: _____

	Good	Fair	Poor	Not Inspected	Not Present	Comments
Walls						
Trim						
Floor						
Ceiling						
Doors						
Door Lock						
Windows						
Window Screens						
Window Controls						
Ceiling Fans						Grounded: Yes No
Skylights						
Closet						
Electrical Outlets						
Electrical Outlet Covers						
Electrical Switches						
Electrical Fixtures						
A/C – Heat Vents-return						
Air Flow						

Evidence of water intrusion at windows and or doors: Yes No

Comments: _____

Water intrusion can result in mold, mildew, or other growth that is not visible or accessible at the time of inspection.

Alert Inspection Service, Inc.

Page _____ of _____

Name: _____

Inspection # _____

Inspection Address: _____

	Good	Fair	Poor	Not Inspected	Not Present	Comments
Walls						
Trim						
Floor						
Ceiling						
Doors						
Door Lock						
Windows						
Window Screens						
Window Controls						
Ceiling Fans						Grounded: Yes No
Skylights						
Closet						
Electrical Outlets						
Electrical Outlet Covers						
Electrical Switches						
Electrical Fixtures						
A/C – Heat Vents-return						
Air Flow						

Evidence of water intrusion at windows and or doors: Yes No

Comments: _____

	Good	Fair	Poor	Not Inspected	Not Present	Comments
Walls						
Trim						
Floor						
Ceiling						
Doors						
Door Lock						
Windows						
Window Screens						
Window Controls						
Ceiling Fans						Grounded: Yes No
Skylights						
Closet						
Electrical Outlets						
Electrical Outlet Covers						
Electrical Switches						
Electrical Fixtures						
A/C – Heat Vents-return						
Air Flow						

Evidence of water intrusion at windows and or doors: Yes No

Comments: _____

Water intrusion can result in mold, mildew, or other growth that is not visible or accessible at the time of inspection

Name: _____

Inspection # _____

Inspection Address: _____

LAUNDRY ROOM

	Good	Fair	Poor	Not Inspected	Not Present	Comments
Windows						
Walls						
Trim						
Floors						
Doors						
Ceiling						
Closet						
Sinks						
Faucets						
Shut Off Valves						
Supply Lines						
Drain Lines						
Electrical Outlets						
Electrical Switches						
Electrical Fixtures						
A/C – Heat Vents						
Air Flow						
Ceiling Fans						Grounded: Yes No
Washing Machine						
Clothes Dryer						
Dryer Vent						

Evidence of water intrusion at windows and or doors: Yes No

All plastic dryer vent hoses should be changed to metal as a safety precaution. Dryer vents and connecting duct should be cleaned frequently.

Comments: _____

_____ **BAY**
GARAGE/CARPORT

	Good	Fair	Poor	Not Inspected	Not Present	Comments
Attached						
Separate Structure						
Garage Doors						
Garage Door Openers						
Garage Door Safety Switch						
Windows						
Walls						
Ceiling						
Floors						
Side Doors						
Electrical Outlets						
Electrical Switches						
Electrical Fixtures						

Evidence of water intrusion at windows and or doors: Yes No

Attic access stairs: Yes No Properly installed Yes No Needs Repair: Yes No

Automatic garage door opener should have a safety switch installed that allows the door to open when blocked from closing completely. Remote Controls (for garage door, unless noted) are not part of this inspection.

Comments: _____

Water intrusion can result in mold, mildew, or other growth that is not visible or accessible at the time of inspection.

Alert Inspection Service, Inc.

Page _____ of _____

Name: _____

Inspection # _____

Inspection Address: _____

LANAI	Good	Fair	Poor	Not Inspected	Not Present	Comments
Screen Condition						
Windows						
Walls						
Ceiling						
Doors						
Electrical Outlets						
Floors						
Electrical Switches						
Electrical Fixtures						
Ceiling Fans						Grounded: Yes No

Screen frame condition: Good Fair Poor
 Anchor bolt condition: Good Fair Poor Missing: Yes No
 Screen Support Cables: Good Fair Poor Not Applicable:

Comments: _____

SWIMMING POOL

Type: Concrete Fiberglass
 Vinyl Lined Above Ground

	Good	Fair	Poor	Not Inspected	Not Present	Comments
Pump/Motor						
Pump/Motor Bonding Wire						
Filter						
Skimmer						
Automatic Pool Sweep						
Automatic Chlorinator						
Supply Lines						
Return Lines						
Pressure						
Light(s)						
Heater – Gas / Heat Pump						
Solar Heater						
Tile						
Decking						
Surface						
Spa/Pool Blower						
Water Level						

Comments: _____

This is an above the water line inspection. A certified technician should conduct all pool and spa repairs. Improper use of chemicals can cause rapid failure of pool and spa masonry. Filters and chlorinators are not disassembled during the inspection. Only the obvious presence of visible leaks is reported on this report. These items need varying amounts of service with use and temperature.

Alert Inspection Service, Inc.

Page _____ of _____

Name: _____

Inspection # _____

Inspection Address: _____

CENTRAL VACUUM SYSTEM

Type: _____ Operable Inoperable Location of Main Unit: _____

Comments: _____

System should be cleaned frequently as per manufacturer's recommendations.

WALL A/C UNITS

Present: Yes No Number of units: _____ Heat Yes No

Type: _____ Operable Inoperable Location of Units: _____

Comments: _____

STEREO/INTERCOM

Type: _____ Operable Inoperable Location of Main Unit: _____

Comments: _____

INSPECTION NOTES:

Name:

Inspection #

Inspection Address:

Alert Inspection Service, Inc. Pre-Closing Walk through Guide

This form will help you to be completely satisfied that all the problems or symptoms found during your original home inspection have been completely diagnosed by specialists and that the full extent of the problems or questionable areas are known. You bear the responsibility for informing yourself past the indicators and/or warnings that may have been delivered by your home inspection.

It is absolutely essential that you perform a pre-closing walk through of your new property. Without performing a pre-closing walk through, Alert Inspection Service, Inc., will not entertain any claims or complaints from those who fail to perform this vital pre-closing walk through.

A one time pre-closing walk through will not assure you that the property is O.K. at settlement time. You should view the property in poor weather conditions in the interim and view the property just prior to closing. After several days of rain, a house may show some roof leakage. Visiting a house during very cold or windy or hot weather may prove that the house won't heat or cool properly.

A pre-closing walk through is most advisable when purchasing a home, even if you have had a professional home inspection, because many things can change between the time you sign a contract and the time you move into the house.

For Investment properties, this guide will establish a condition statement at a particular time. This allows fair deductions from damage deposits for those occurrences that are beyond normal wear and tear.

HERE ARE SOME OF THE OCCURRENCES YOU MIGHT ANTICIPATE OCCURRING BETWEEN THE TIME OF CONTRACT AND THE TIME OF MOVE IN:

1. A disgruntled tenant or owner may deliberately damage the property or leave it unacceptably dirty.
2. High winds or lightning can damage roofing, gutters can clog with leaves, trees or limbs can fall on houses.
3. Sealed insulated glass windows and doors can lose their seals.
4. Toilets can clog, drains can become blocked (especially if painting or plaster repairs have taken place, since these trades often flush waste materials down the drains, which frequently blocks them up). The hardware of plumbing fixtures may leak and require new seats, packing, or washers.
5. Pests (fleas, roaches, termites, etc.) may infest the property.
6. Mechanical systems may fail. Furnace heat exchangers may crack, electrical controls may fail and compressors may quit.
7. Freshly painted or decorated areas may peel, expose mildew, or open cracks.

Name: _____

Inspection # _____

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- 8. Plaster ceilings may loosen, flooring may squeak and windows and doors may bind.
- 9. Items or appliances you thought conveyed with the house no longer exist or are exchanged for different appliances

YOU SHOULD ALSO TAKE THE OPPORTUNITY TO OPERATE, INSPECT OR TEST THOSE THINGS THAT WERE PRACTICAL PROHIBITIONS DURING YOUR PROFESSIONAL HOME INSPECTION. A SAMPLE LISING IS AS FOLLOWS:

- 1. Operation of pressure relief valves on the water heater(s)
- 2. Operation of all localized fixture shut off valves and all outside hose bibs and shut off valves.
- 3. Air conditioners or heat pump cycles not operational due to temperature. Flue drafts, (bird nests, bricks, and disintegration can block them, etc).
- 4. Those items found defective or questionable during your professional home inspection. Mechanical items often demonstrate intermittent operation or may be out of the range of thermostat or humidistat controls. Uninstalled window air conditioners, screens, etc.
- 5. Those areas inaccessible (obscured by furniture or stored items) during your professional home inspection. Floors under rugs, etc. Attics and crawl spaces without access holes, etc.
- 6. Roofing or yard areas (sidewalks, drives, etc.) previously covered with leaves.
- 7. Non-functional lighting fixtures and bulbs, receptacles or switches, etc.
- 8. Intercoms, security and telephone systems, etc., TV antennas and fireplace draws, cleanliness, etc.
Accuracy of thermostats and timers, icemakers, doorbells, etc.
- 9. Swimming pools, spas and related equipment.
- 10. Those windows, doors and hardware not part of the original home inspection.

Problems/situations/conditions	Specialist	Phone	\$/?
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Name: _____

Inspection # _____

Inspection Address: _____

	Location(s)	Date(s)		Location(s)	Date(s)
STRUCTURE:			3. Sump pump operation	_____	_____
1. Cracks in foundation	_____	_____	PLUMBING		
2. Wood borer indications	_____	_____	1. Well pump operation	_____	_____
ELECTRICAL			2. Water guard equipment	_____	_____
1. Lights not working	_____	_____	3. Water treatment equip	_____	_____
2. Switches not working	_____	_____	4. Laundry tub	_____	_____
3. Receptacles not working	_____	_____	5. Water flow to fixture	_____	_____
4. Fuses blown	_____	_____	6. All valves and hardware	_____	_____
5. Circuit breakers tripped	_____	_____	KITCHEN		
6. Defective ground fault	_____	_____	1. Cooking equipment out	_____	_____
7. Smoke Detector batteries	_____	_____	2. Refrigerator/icemaker out	_____	_____
HEATING AND COOLING			3. Dishwasher out	_____	_____
1. Flue draft	_____	_____	4. Disposer operation	_____	_____
2. Heat exchange cracked	_____	_____	5. Trash compactor out	_____	_____
3. Air/water flow	_____	_____	6. Instant hot water out	_____	_____
4. Valves baseboards	_____	_____	7. Exhaust fan out	_____	_____
5. Circulators/zone valves	_____	_____	8. Countertop damaged	_____	_____
6. AC Compressors	_____	_____	9. Cabinets damaged	_____	_____
7. All Drains and taps	_____	_____	10.Sink Damaged	_____	_____
8. Outside hose faucets	_____	_____	11.Sink drain slow	_____	_____
9. Washing machine	_____	_____	12.Floor damaged	_____	_____
10.Dryer exhaust duct	_____	_____	GENERAL INTERIOR		
11.Water heater elements	_____	_____	1. Wall/ceiling damage	_____	_____
BATH(S)			2. Window operation	_____	_____
1. Fixture cracks, etc	_____	_____	3. Door operation	_____	_____
2. Hardware repairs	_____	_____	4. Wall damage under a/c	_____	_____
3. Drains slow/stopped	_____	_____	5. Wall damage – radiator	_____	_____
4. Wet behind access panel	_____	_____	6. Damages beneath kitchen	_____	_____
5. Caulk tub, floor, etc.	_____	_____	7. Damages beneath bath(s)	_____	_____
6. Tub stopper	_____	_____	8. Carpet damage	_____	_____
7. Shower head loose, block	_____	_____	9. Flooring damaged	_____	_____
8. Tile loose, chipped	_____	_____	FIREPLACE(S)		
9. Hot/cold taps	_____	_____	1. Chimney clean	_____	_____
10.Commode loose/flush	_____	_____	2. Loose materials	_____	_____
11.Tile shower leakage	_____	_____	3. Damper operation	_____	_____
CRAWL SPACE					
1. Water entry signs	_____	_____			
2. Mildew/mold	_____	_____			

Alert Inspection Service, Inc.

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Name: _____

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Inspection Address: _____

- ATTIC**
- 1. Roof leakage _____
 - 2. Attic fan out _____
 - 3. Insulation placement _____

- GENERAL EXTERIOR**
- 1. Roofing damage _____
 - 2. Gutters secure _____
 - 3. Flashing damages _____
 - 4. Chimney top _____
 - 5. Siding loose/dented _____
 - 6. Paint peeling _____
 - 7. Shrubs and trees _____
 - 8. Deck/porch/rail _____
 - 9. Sidewalks/stoops/drives _____
 - 10. Retaining walls _____

- GARAGE**
- 1. Door operation & Locks _____
 - 2. Automatic opener _____
 - 3. Slab/driveway seal _____

- READINGS**
- 1. Gas meter _____
 - 2. Water meter _____
 - 3. Oil tank _____
 - 4. Electric Meter _____

It is important that any action, maintenance, or service noted in your inspection report be carried out prior to taking ownership, since specialists may discover additional problems, needs, or expenses. It is also wise to confirm the actual component/system ages, life expectancies, and potential replacement costs beyond the guesstimate provided by the home inspector. Confirm these with the home seller. If appliances are going to be conveyed with the property it is wise to specifically identify them by serial number. Make sure you have private well and septic systems checked by specialists and confirm that an additional area exists for rebuilding septic systems.

Component	Remaining Age	Life	Replace \$
Furnace(s)	_____	_____	_____
Air Conditioning(s)	_____	_____	_____
Well pump & equip	_____	_____	_____
Septic pump	_____	_____	_____
Water heater(s)	_____	_____	_____
Washing machine	_____	_____	_____
Dryer	_____	_____	_____
Cooking equipment	_____	_____	_____
Refrigerator(s)	_____	_____	_____
Dishwasher	_____	_____	_____
Trash compactor	_____	_____	_____
Disposer	_____	_____	_____
Exhaust fan(s)	_____	_____	_____

Environmental/health issues: Asbestos, lead paint, radon, underground storage tanks, and any and all such things in the environments, air, water, etc. checked or tested by specialists.

Issue	Company	Date
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____