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This Home Inspection Report has been prepared exclusively for:

John and Jane Doe
1111 Address Dr.
Navarre, FL 32566
June 11, 2021

PROPERTY INSPECTION REPORT

Prepared For: John and Jane Doe
(Name of Client)

Concerning: 1111 Address Dr., Navarre, FL 32566
(Address or Other Identification of Inspected Property)

By: Nicolas Thomas, Lic #HI13893 06/11/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection time in: **11:00** Time out: **2:30** Property was: **Vacant**
Building orientation (for purpose of this report front faces): **east**
Weather conditions during inspection: **Sunny**
Outside temperature during inspection: **80 to 90 Degrees**
Parties present at inspection: **Buyer**

INACCESSIBLE OR OBSTRUCTED AREAS

- | | |
|---|---|
| <input type="checkbox"/> Sub Flooring | <input checked="" type="checkbox"/> Attic Space is Limited - Viewed from Accessible Areas |
| <input type="checkbox"/> Floor Coverings Limiting Visibility | <input type="checkbox"/> Plumbing Areas - Only Visible Plumbing Inspected |
| <input type="checkbox"/> Walls/Ceilings Covered or Freshly Painted | <input type="checkbox"/> Siding Over Older Existing Siding |
| <input type="checkbox"/> Behind/Under Furniture and/or Stored Items | <input type="checkbox"/> Crawl Space is limited - Viewed From Accessible Areas |
| <input type="checkbox"/> Receptacles behind furniture/appliances | <input type="checkbox"/> Windows blocked by furniture |

Additional Comments:

* **NOTE:** Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY; John and Jane Doe. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a limited visual survey and basic operation of the systems and components of a building using normal controls and does not require the use of specialized tools or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect parts, components, and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

- (A) inspect:
 - 1. items other than those listed herein;
 - 2. elevators;
 - 3. detached structures, decks, docks, fences, or waterfront structures or equipment;
 - 4. anything buried, hidden, latent, or concealed; or
 - 5. automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;
- (B) report:
 - 1. past repairs that appear to be effective and workmanlike;
 - 2. cosmetic or aesthetic conditions; or
 - 3. wear and tear from ordinary use;
- (C) determine:
 - 1. insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - 2. the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - 3. the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or
 - 4. types of wood or preservative treatment and fastener compatibility;
- (D) anticipate future events or conditions, including but not limited to:
 - 1. decay, deterioration, or damage that may occur after the inspection;
 - 2. deficiencies from abuse, misuse or lack of use,
 - 3. changes in performance of any part, component, or system due to changes in use or occupancy;
 - 4. the consequences of the inspection or its effects on current or future buyers and sellers;
 - 5. common household accidents, personal injury, or death;
 - 6. the presence of water penetration(s); or
 - 7. future performance of any item;
- (E) operate shut-off, safety, stop, pressure, or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) operate recirculation or sump pumps;
- (K) remedy conditions preventing inspection of any item;
- (L) apply open flame to operate any appliance;
- (M) turn on decommissioned equipment, systems, or utility services; or
- (N) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. **This report is not to be used by or for any property and/or home warranty company.**

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

I=Inspected

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D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

Foundation Was Performing Adequately

In my opinion, the foundation appeared to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

Client Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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B. Grading and Drainage

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Gutter & Downspout System

- There were no gutters installed on the home.

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C. **Roof Covering Materials**
Type(s) of Roof Covering: Composition
Viewed From: Walked on roof
Comments:

Roof Covering/Flashing Details

- The roof was in overall good condition but some minor repairs may be needed. You may wish to have a certified roofing contractor to physically inspect the roof, prior to closing, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:
- Roof fasteners (nails and/or staples) were observed to be exposed and should be properly sealed at the ridge caps and flashing areas.
- Damaged shingles were observed on the west side(s) of the roof structure.



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Additional Roof Covering Comments/Pictures



Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are encouraged to have your Insurance Company physically inspect the roof, *prior to closing*, to fully evaluate the insurability of the roof.

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D. Roof Structures and Attics
Viewed From: From interior of attic but not all areas of the attic space could be safely walked on to inspect
/ Attic Accessibility: Partial
Description of Roof Structure: Truss Assembly
Insulation Type: Loose Filled
Approximate Average Depth of Insulation: 15+ "
Approximate Average Thickness of Vertical Insulation: N/A
Ventilation Type: Soffit, Static, Ridge
Comments:

Roof Structure
All components were found to be performing and in satisfactory condition on the day of the inspection.

Roof Decking
All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Insulation
All components were found to be performing and in satisfactory condition on the day of the inspection.



Attic Ventilation
All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Ladder(s)
All components were found to be performing and in satisfactory condition on the day of the inspection.

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E. Walls (Interior and Exterior)

Comments:

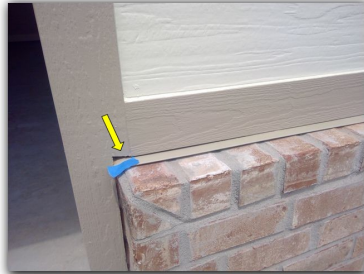
Description of Exterior Cladding: Brick Veneer, Fiber Cement Board

Interior Walls & Surfaces

All components were found to be performing and in satisfactory condition on the day of the inspection.

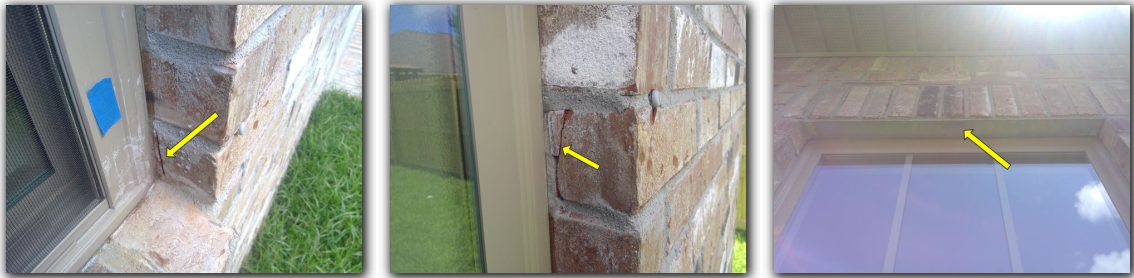
Exterior Walls & Surfaces

- All open joints and penetrations in the siding and/or siding trim boards need to be properly sealed to prevent water intrusion.
- The area between the exterior veneer and the exterior electrical outlet cover and/or light fixtures should be properly sealed to prevent water intrusion.
- Minor mortar and/or brick cracks were observed in the exterior veneer on the north, west side(s) of the structure.
- The steel lintels over the exterior doors and/or windows need to be painted.



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Additional Exterior Wall Comments/Pictures



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F. Ceilings and Floors

Comments:

Ceilings

All components were found to be performing and in satisfactory condition on the day of the inspection.

Floors

- The flooring was observed to squeak and deflect when walked over in the front entrance area.



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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- The doors was out of square on not lined up properly when closed at the master bedroom.
- The door had some surface damage to the front corner bedroom closet.



Exterior Doors

- Visible daylight was observed at the front entry, garage entry door. Weather stripping improvements are needed to prevent heating /cooling loss and water / pest intrusion.



Overhead Garage Door

All components were found to be performing and in satisfactory condition on the day of the inspection.

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H. Windows

Comments:

- One or more of the windows were observed to be stiff and hard to operate in the side middle bedroom, master bedroom.



Window Screens

All components were found to be performing and in satisfactory condition on the day of the inspection.

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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments:

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K. Porches, Balconies, Decks, and Carports

Comments:

- Cracks and/or deficiencies were observed in the driveway.



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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Service Entrance Type: Underground

Main Panel Box

Box Rating and/or Main Disconnect Rating: 80 amps

Box Location: North Exterior Wall

Grounding / Bonding

Ground Location: Garage Ufer/Gas Meter

All components were found to be performing and in satisfactory condition on the day of the inspection.

- *NOTE:* 80 amp service is considered marginal by modern standards and you may wish to consider upgrading for safety reasons.



Sub Panel

Box Location: Garage

All components were found to be performing and in satisfactory condition on the day of the inspection.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper, Aluminum

Comments:

Receptacle Outlets

- One or more of the receptacles were observed to be loose at the wall mount in the back porch, front entrance area, family room, laundry room, kitchen island, master bedroom.
- One or more of the receptacles was missing its cover plate screw in the laundry room.



Switches

All components were found to be performing and in satisfactory condition on the day of the inspection.

Fixtures

- One or more of the light fixtures were loose at the wall and/or ceiling mount in the driveway.



Doorbell/Chimes

This component appeared to be performing adequately at the time of this inspection.

Smoke Detectors

- **Note:** Due to location, height or conditions outside the control of the inspector, one or more of the smoke alarms were inaccessible and could not be tested at the time of this inspection

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Carbon Monoxide Detectors

- Carbon Monoxide (CO) detectors were visible at one or more of the smoke detectors. CO detectors are recommended near sleeping areas, and on every level of the home. Detectors should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms. Additional units may be needed.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Comments:

Unit #1: Central Heating System

Energy Source: Heat-pump with electric heat strip backup

Brand Name: Tempstar

Location: Garage Closet / *Temp Out:* 90-100°

Thermostat Location: family room

Filter Location: **Interior Wall Mounted / Clean**

This component appeared to be performing adequately at the time of this inspection. It was achieving an operation, function, or configuration consistent with accepted industry practices for its age.

- Note: The heat pump was not operated in the heat pump mode at the time of the inspection. Operating the heat pump above 70 degrees (f) can damage the unit.**



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B. Cooling Equipment

Comments:

Unit #1: Central Cooling System

Brand Name: Tempstar

Approximate System Age: 2021

Approximate System SEER: 14

Approximate System Size: 2 ton

Maximum Breaker Size: 25

Today's Temperature Differential (Delta-T): 17°

- The AC unit tonnage may be considered undersized for this square footage home (1763 sqft). The capacity of the air conditioning system may prove to be marginal during the warmer days of the summer. On older homes, the old rule of thumb was approximately 1 ton is required to cool 500 sqft. The AC unit tonnage sum equals 2 ton (appropriate for 1000 sqft). **However!** the sizing of an AC system no longer is measured by the square footage of the house, and without knowing the home RValue, performing detailed heat gain (Manual J) calculations, or living in the home during warm summer days, actual conditions are difficult to predict. Evaluation by a licensed HVAC technician is recommended.
- Condensation was observed around the coil housing. The cause and remedy should be further evaluated.
- Water stains were observed at the floor under or around the furnace/AC coils. Moisture was detected. This condition should be further evaluated and corrected as necessary.
- There was an unknown dark "organic growth like" observed in the furnace closet. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional in the Air Quality sampling field.
- Note:** The primary condensate drain line was terminated next to the exterior foundation perimeter beam. It is recommended that the drain line terminate further away from the foundation beam or to an approved waste system.



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Additional Cooling Equipment Comments/Pictures



Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 14 to 22 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

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C. Duct Systems, Chases, and Vents

Comments:
Ductwork Type: Insulated Metal and Flexible Type
All components were found to be performing and in satisfactory condition on the day of the inspection.

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IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard

Location of main water supply valve: Unable to Locate a Main Supply Valve

Static water pressure reading: 70 to 80 psi

Number of Bathrooms: 2

Comments:



Laundry Connections

- The washing machine drain (receptor) was plugged and the drain was not visible. This should be further evaluated and corrected as necessary.



Kitchen: All components were performing and in satisfactory condition at the time of inspection.

Sink (1)

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Master Bathroom: All components were performing and in satisfactory condition at the time of inspection.

Sink: (2)

Toilet:

Bathtub:

Shower:

Enclosure:

Hall Bathroom: All components were performing and in satisfactory condition at the time of inspection.

Sink: (1)

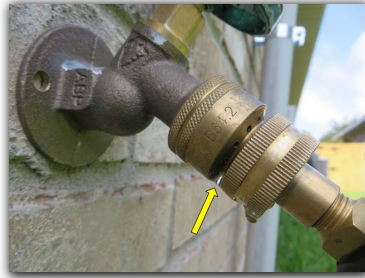
Toilet:

Bathtub / Shower:

Enclosure:

Exterior Faucets/Fixtures

- Water was observed to be leaking back through the vacuum breaker on the NE of the structure. The vacuum breaker was not working as designed.



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B. Drains, Wastes, and Vents

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: The plumbing vent was vented beneath the kitchen sink. This vent installation is more common in commercial applications. If sewer odors are noticed, contact a licensed plumber as this usually suggests that the fixture is not properly vented, or that the trap has dried out.



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C. Water Heating Equipment

Comments:

Unit 1 :

Energy Source: **Gas**

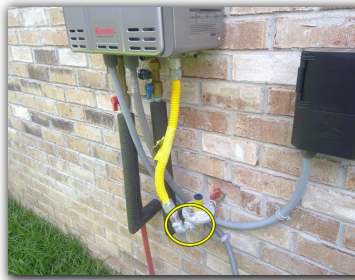
Location: **North Exterior Wall**

Approximate Capacity: **Tankless Water Heater**

Approximate Age: **Unable To Determine**

Brand Name: **Rinnai**

- There was a gas leak detected at or around the gas flex connector elbo. The inspector used a TIFF 8800 gas leak detector to locate the leak.



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D. Hydro-Massage Therapy Equipment

Comments:

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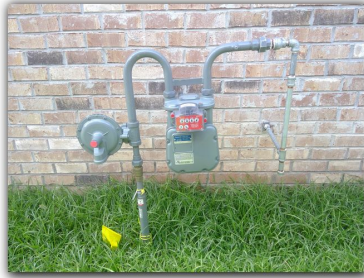
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E. Gas Distribution Systems

Comments:

Gas Meter Location: north

This component appeared to be performing adequately at the time of this inspection.



Scope: The Inspector shall inspect and report deficiencies in the condition of all accessible and visible gas pipes and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection.

Specific limitations for gas lines: The Inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber.

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V. APPLIANCES

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A. Dishwashers

Comments:

Brand Name: Whirlpool

This component appeared to be performing adequately at the time of this inspection.

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B. Food Waste Disposers

Comments:

This component appeared to be performing adequately at the time of this inspection.

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C. Range Hood and Exhaust Systems

Comments:

Exhaust Type: Vented

This component appeared to be performing adequately at the time of this inspection.

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D. Ranges, Cooktops, and Ovens

Comments:

Range: Brand Name: Whirlpool / Type: Gas / Temperature at 350°: 345°

Cooktop: Type: Gas

This component appears to be performing adequately at the time of this inspection.

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E. Microwave Ovens

Comments:

Brand Name: Whirlpool

This component appeared to be performing adequately at the time of this inspection.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

These components appeared to be performing adequately at the time of this inspection.

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G. Garage Door Operators

Comments:

- When an automatic garage door opener is in use, the manual lock should be disabled.



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H. Dryer Exhaust Systems

Comments:

Vent Location: Roof

- The dryer duct termination was not properly sealed on the attic side of the roof structure penetration and was allowing dryer lint to fall back into the attic area.



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VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

Sprinkler System and Associated Components

NOTE: When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Rain Sensor: No / Anti-Siphon Device: Unknown

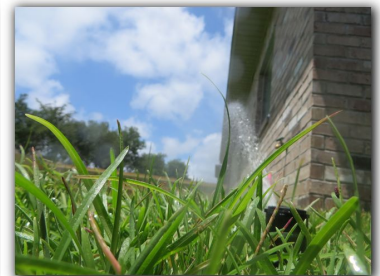
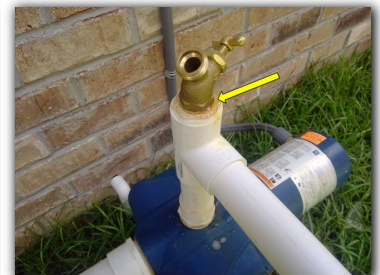
Controller Box #1

Location: Exterior Wall

Total Number of Zones Wired: 3

1. Parkway - , Front Yard - , Flowerbed - , Side Yard - east, south
2. Back yard - west
3. Side Yard - , Driveway - north, NE

- One or more of the sprinkler heads need to be adjusted so not to disperse water onto concrete flatwork (such as; roadways, sidewalks, porches, patios or driveways) in station(s); **1**.
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces and/or windows in stations; **1, 2**.
- The sprinkler pump leaked water at the faucet/purge connection when the sprinkler system was operated.



When Things Go Wrong:

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things:

Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the **\$200 problems**; it is to find the **\$2,000 problems**. These are the things that affect people's decisions to purchase.

Contractor's Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice.

As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Why Didn't We See It?

Contractors often say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these **apparent** oversights:

Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection.

Most contractors have no clue this document exists and many of them have a tendency to “blame the Home Inspector” for any issue found, regardless of whether the issue is within the “scope” of the standard home inspection.

Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists: We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance: In conclusion, a home inspection is designed to better your odds of not purchasing a “money pit”. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.