BILTRITE INSPECTIONS
904-262-9855
michael@biltriteqa.com
https://biltriteqa.com/

BILTRITE HOME INSPECTION REPORT (EXAMPLE)

1234 Example St
Jacksonville FL 32225

Example Client
AUGUST 31, 2020

Inspector
Michael Munn
Licensed Home Inspector HI4086, Certified Mold Assessor MRSA2238, General Contractor CBC047871, HUD Consultant A014
904-305-6741
michael@biltriteqa.com

TABLE OF CONTENTS

SUMMARY

2
MAINTENANCE ITEM

11
RECOMMENDATION

1: INSPECTION DETAILS

Information

Dwelling Type: Category
Single Family

In Attendance: In Attendance
Buyer, Seller, Buyer's Agent, WDO Inspector

Inspection Time: Start Time
10:00

Inspection Time: Completion Time
12:00

Property Status: Occupancy
Occupied

Inspection Completion Checklist: Verified Conditions
Thermostats reset to original settings, Lights off, Attic access closed and clean, Windows all closed and locked, Doors all closed and locked, Buyers agent notified of completion, Client review complete or scheduled

2: KITCHEN

Information

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Range/Oven Brand
GE

Range/Oven/Cooktop: Exhaust Hood Type
None

Dishwasher: Brand
Whirlpool

Garbage Disposal: Brand
None

Refrigerator: Brand
GE

Faucet: Type
Single handle

Countertops: Type
Laminate, Butcher block

Sink: Type
Stainless

Ceilings: Finish
Smooth

Cabinets: Cabinet type
Wood

Floor: Material
Luxury Vinyl Plank

Walls: **Material type**
Drywall

Electrical: **Type**
GFCI

HVAC: **AC Type**
Central AC Duct

3: PRIMARY BATHROOM

Information

Toilet: Size
1.6 gal

Tub: Type
Steel/Fiberglass w tile

Cabinets/Tops: Type
Solid surface/wood

Water Supply, Distribution Systems & Fixtures: Drain Pipe Material
PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material
CPVC

Ceiling: Type
Smooth

Doors: Type
Hollow core

Walls: Type
Drywall

Windows: Type
Insulated aluminum

Floor: Type
Concrete

HVAC: AC Type
Central AC Duct, Bath vent

Observations

3.10.1 Windows

Recommendation

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified professional.

3.10.2 Windows

Recommendation

BROKEN BALLAST

Ballast mechanism broken or damaged

Recommendation

Contact a qualified professional.

4: HALL BATH

Information

Toilet: Size
1.6 gal

Cabinets/Tops: Type
Wall hung sink

Water Supply, Distribution Systems & Fixtures: Drain Pipe Material
PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material
CPVC

Ceiling: Type
Smooth

Doors: Type
Hollow core

Walls: Type
Drywall

Floor: Type
Concrete

HVAC: AC Type
Central AC Duct

5: PRIMARY BEDROOM

Information

Doors: Type
Hollow core

Windows: Window Type
Insulated aluminum

Floors: Floor Coverings
Hardwood

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Smooth

HVAC: AC Type
Central duct

Limitations

General

EXISTING CONDITIONS

Inaccessible surfaces - some areas were covered by furnishings or personal items

The following conditions were noted in this space during inspection:

Observations

5.3.1 Windows

Recommendation

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

5.3.2 Windows

Recommendation

BROKEN BALLAST

Ballast mechanism broken or damaged

Recommendation

Contact a qualified professional.

6: BEDROOM 2

Information

Doors: Type
Hollow core

Windows: Window Type
Insulated aluminum

Floors: Floor Coverings
Hardwood

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Smooth

HVAC: AC Type
Central duct

Limitations

General

EXISTING CONDITIONS

Inaccessible surfaces - some areas were covered by furnishings or personal items

The following conditions were noted in this space during inspection:

Observations

6.3.1 Windows

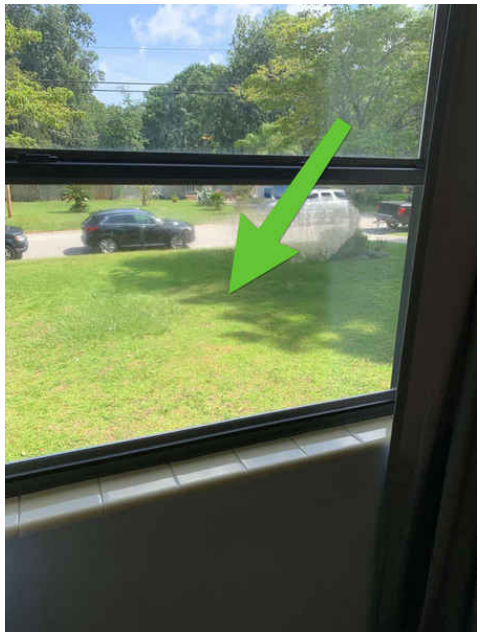
Recommendation

FAILED SEAL

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.



6.3.2 Windows

Recommendation

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

7: BEDROOM 3

8: FAMILY ROOM

Information

Doors: Type
Entry door

Windows: Window Type
Insulated aluminum

Floors: Floor Coverings
Hardwood

Walls: Wall Material
Plaster

Ceilings: Ceiling Material
Smooth

HVAC: AC Type
Central AC Duct

Limitations

General

EXISTING CONDITIONS

Inaccessible surfaces - some areas were covered by furnishings or personal items

The following conditions were noted in this space during inspection:

Observations

8.6.1 Ceilings

Recommendation

MISSING INSULATION

Some areas of missing or displaced insulation observed through infrared

Recommendation

Contact a qualified professional.

9: DINING

Information

Floors: **Floor Coverings**
Hardwood

Walls: **Wall Material**
Plaster

Ceilings: **Ceiling Material**
Smooth

HVAC: **AC Type**
Central AC Duct

Limitations

General

EXISTING CONDITIONS

Generally clean and fully inspected

The following conditions were noted in this space during inspection:

10: SUN ROOM

Information

Doors: Type
Entry door

Windows: Window Type
Insulated aluminum

Floors: Floor Coverings
Tile

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Textured

HVAC: AC Type
No AC

Limitations

General

EXISTING CONDITIONS

Inaccessible surfaces - some areas were covered by furnishings or personal items

The following conditions were noted in this space during inspection:

Observations

10.3.1 Windows

Recommendation

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

11: LAUNDRY ROOM

Information

Washer: Estimated Appliance Age
Less than 10 years

Washer Drain and Supply Connections: Type
Rubber hoses

Dryer: Dryer Type
220 Electric

Dryer: Estimated Appliance Age
Less than 10 years

Doors: Type
Entry

Floors: Floor Coverings
Concrete

Walls: Wall Material
Block

Ceilings: Ceiling Material
Exposed framing

Dryer Vent: Vent Type
Flex vent

Observations

11.2.1 Washer Drain and Supply Connections

Recommendation

RUBBER HOSES

Rubber washer supply hoses are prone to leaks. Recommend replacement with braided stainless hoses.

Recommendation

Contact a qualified professional.

12: GARAGE

Information

Ceiling: Type
Vinyl soffit

Floor: Type
Concrete

Limitations

General

EXISTING CONDITIONS

Generally clean and fully inspected

The following conditions were noted in this space during inspection:

13: PLUMBING

Information

Overall condition
Generally functional and up to date

Waste Pipes: Main Cleanout
Rear

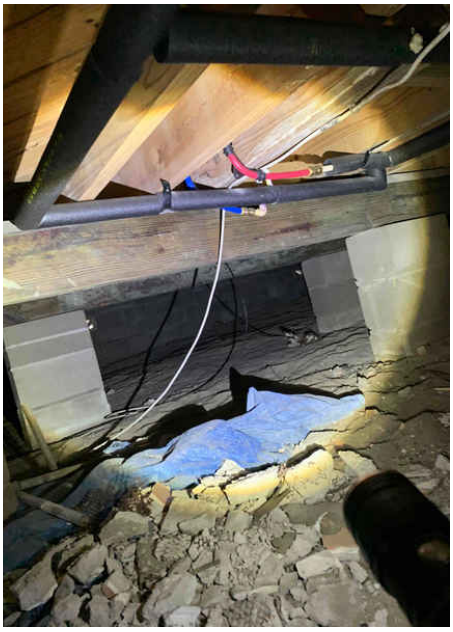
Supply pipes: Type
CPVC, PEX

Supply pipes: Main shut off
Front

Water Heater: Type
Electric

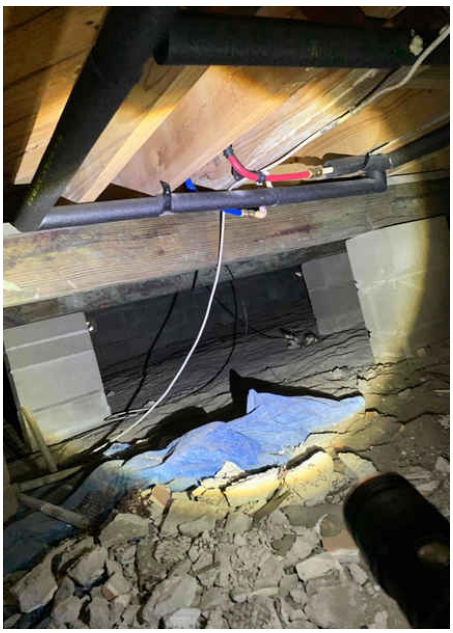
Supply pipes: Backflow preventer
Not required (separate irrigation meter)

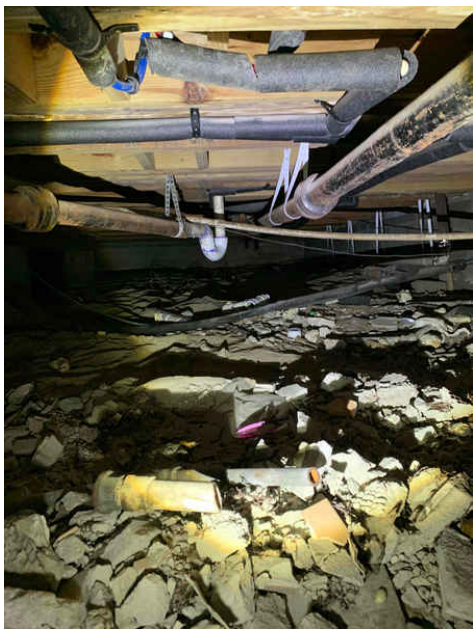
Water Heater: Year of last update
2004



Waste Pipes: Type

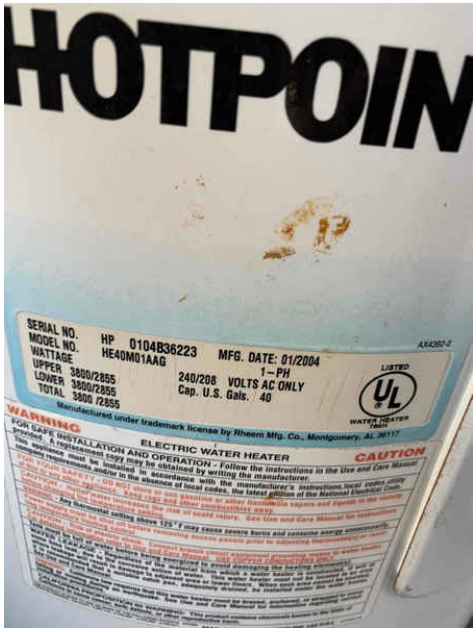
PVC, Cast Iron

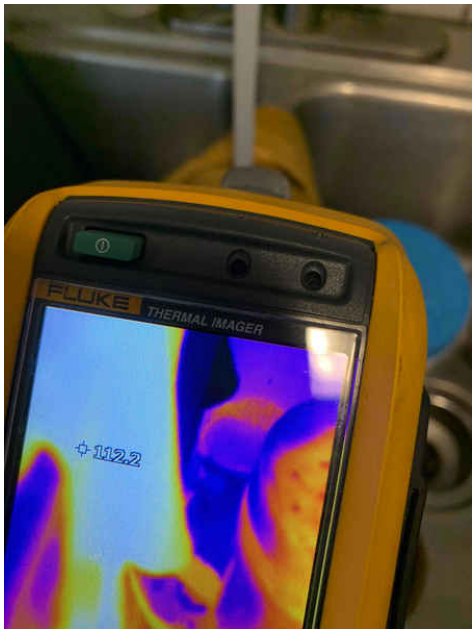




Water Heater: Capacity

40 gal





Limitations

Water Heater

BEYOND TYPICAL LIFESPAN

14: COOLING AND HEATING

Information

General: **Overall condition**
Generally functional and up to date

General: **Year of last update**
2014

Equipment: **Energy Source/Type**
Electric

Equipment: **Status**
Functional

Equipment: **Size**
2 ton

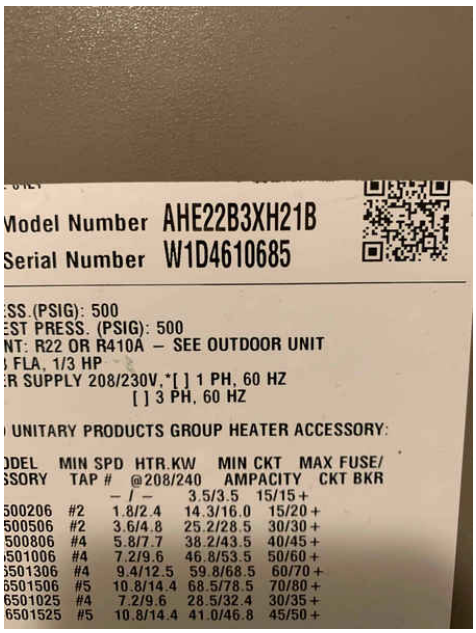
Equipment: **Year of last update**
2014

Normal Operating Controls: **Thermostat type**
Digital

Distribution System: **Configuration**
Central, Insulated metal duct

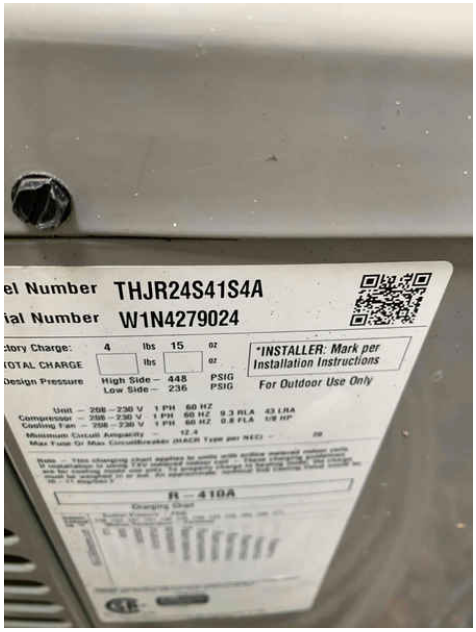
Equipment: **Brand**

Luxe Air



Equipment: **Location of exterior unit**

Exterior South



Equipment: **SEER Rating**

13 SEER

Modern standards call for at least 13 SEER rating for new install.

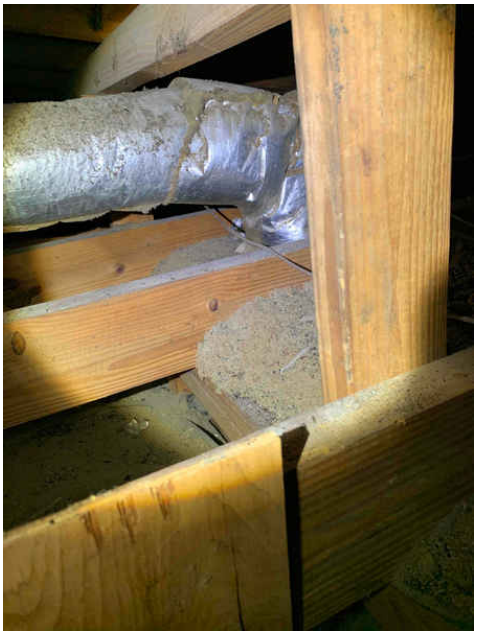
Read more on energy efficient air conditioning at Energy.gov.

Limitations

Distribution System

METAL DUCTING

Insulated metal ducting tends to be more leaky than modern insulated flex. Anticipate some energy loss at duct connections.



15: ELECTRICAL

Information

Year of last update
2018

Overall condition
Generally updated

Service Entrance Conductors: Electrical Service Conductors
Overhead, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Hallway

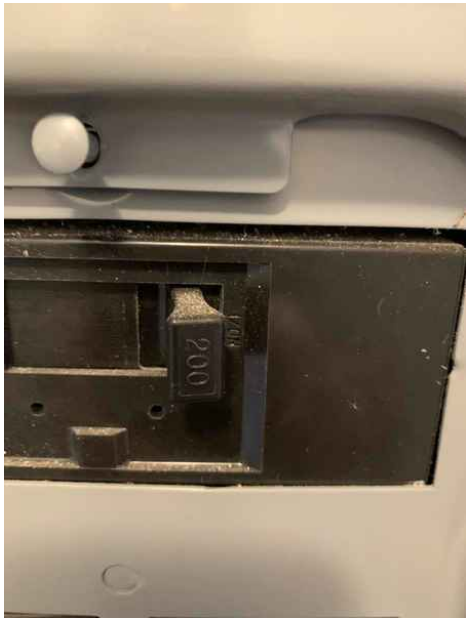
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Service
200 A

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main disconnect
Service panel breaker



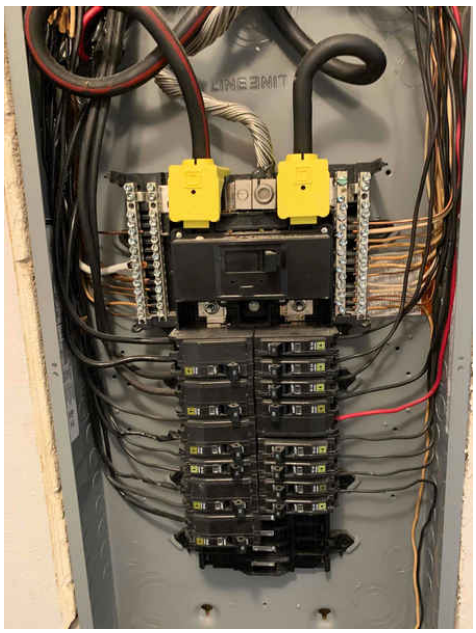
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

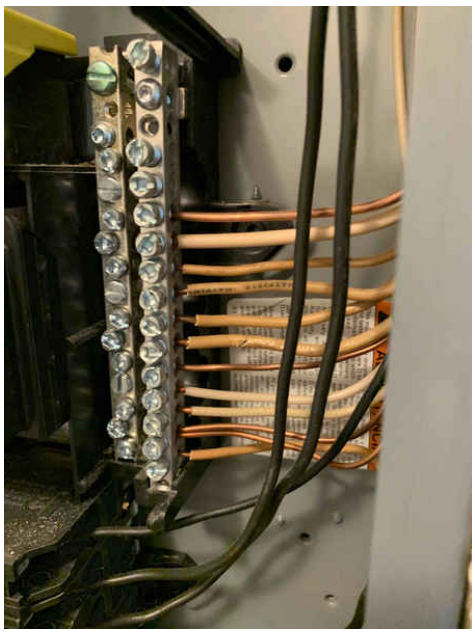
Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex, Braided 2 wire

Branch Wiring Circuits, Breakers & Fuses: Ground
Ground rod

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Square D





Limitations

Branch Wiring Circuits, Breakers & Fuses

2 WIRE OUTLETS ON GFCI

Outlets that are still on two wire braided circuits have been run to a GFCI breaker to provide updated safety equivalent to a grounded outlet

16: ROOF

Information

General: General condition
Generally updated

General: Year of last update
2017

General: Inspection Method
Roof

General: Roof Type/Style
Gable

Coverings Main Roof: Material
Architectural fiberglass

Coverings Porch Roof: Material
Modified Bitumen

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Galvanized

Skylights, Chimneys & Other Roof Penetrations: Skylight type
None

Skylights, Chimneys & Other Roof Penetrations: Chimney type
None

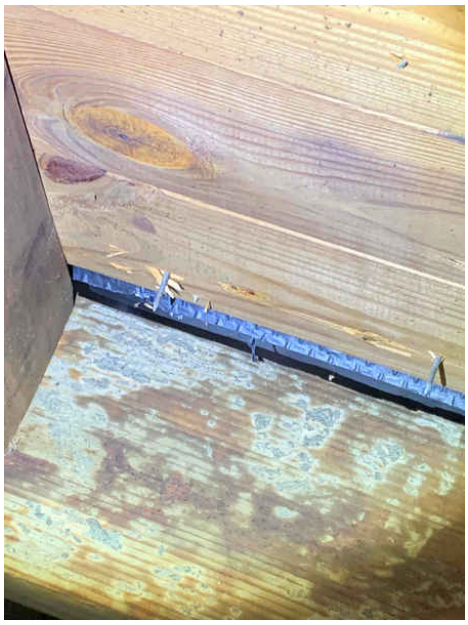
Ventilation: Type
Continuous ridge vents

17: ATTIC

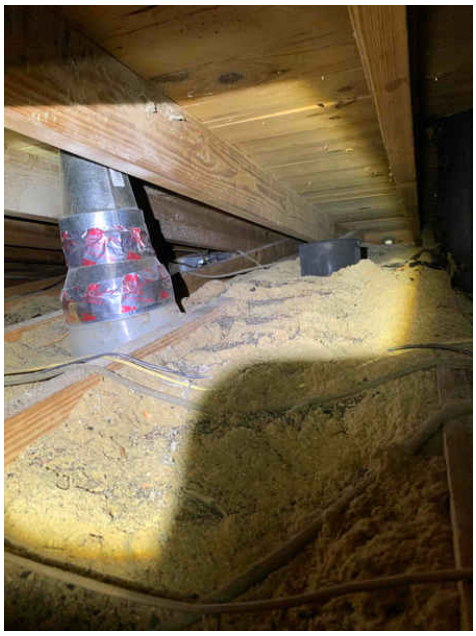
Information

Attic Insulation: R-value
19

Ventilation: Ventilation Type
Ridge Vents



Attic Insulation: Insulation Type
Cellulose



18: EXTERIOR

Information

Inspection Method
Visual

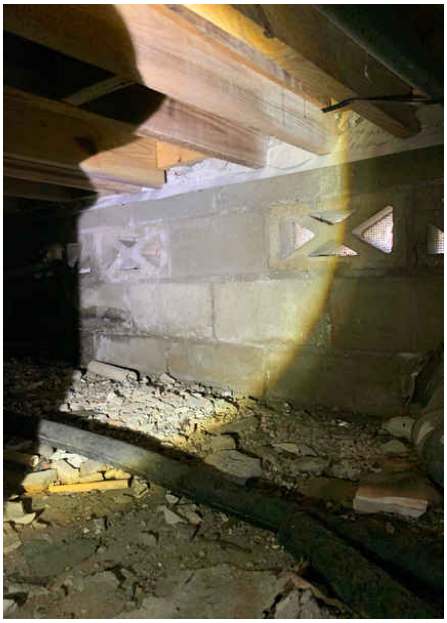
Exterior Cladding: Cladding Material
Masonry

Exterior Cladding: Trim Material
Wood

Foundation: Material
Concrete footing w block stem wall

Exterior Doors: Exterior Entry Door
Steel

Walkways, Patios & Driveways: Driveway Material
Concrete



Decks, Balconies, Porches & Steps: Appurtenance
Covered Porch

Decks, Balconies, Porches & Steps: Material
Paver, Concrete

Eaves, Soffits & Fascia: Material type
Wood

Observations

18.1.1 Exterior Cladding

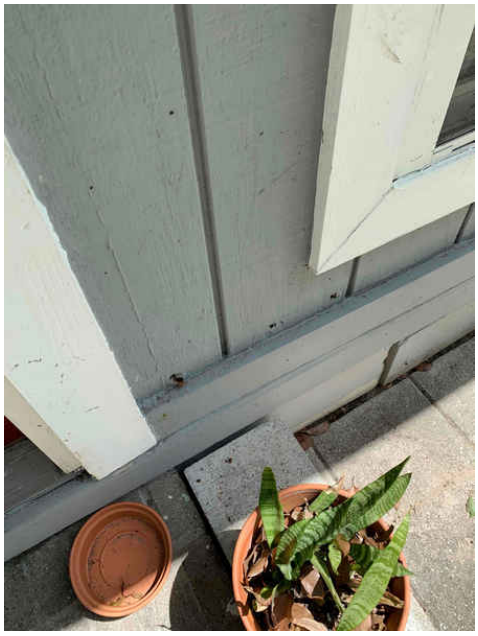
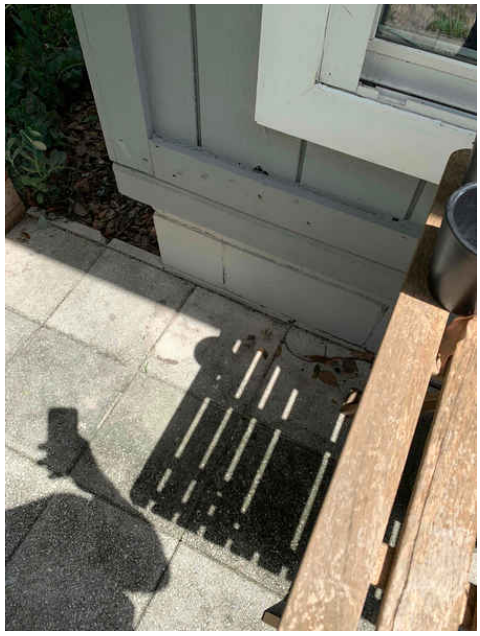
Recommendation

WOOD ROT

Wood rot noted at door or window trim.

Recommendation

Contact a qualified professional.

18.4.1 Walkways, Patios & Driveways

Recommendation

DRIVEWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and replace.

Recommendation

Contact a qualified concrete contractor.

19: STRUCTURE

Information

Inspection Method
Visual

Basements & Crawlspaces: Crawlspace type
Enclosed and vented

Basements & Crawlspaces: Vapor barrier type
No vapor barrier (exposed earth)

Basements & Crawlspaces: Moisture conditions
Generally dry

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plank

Wall Structure: Material
Concrete block

Ceiling Structure: Material
Conventional framing

Ceiling Structure: Framing attachment
Toe nails

Observations

19.1.1 Basements & Crawlspaces

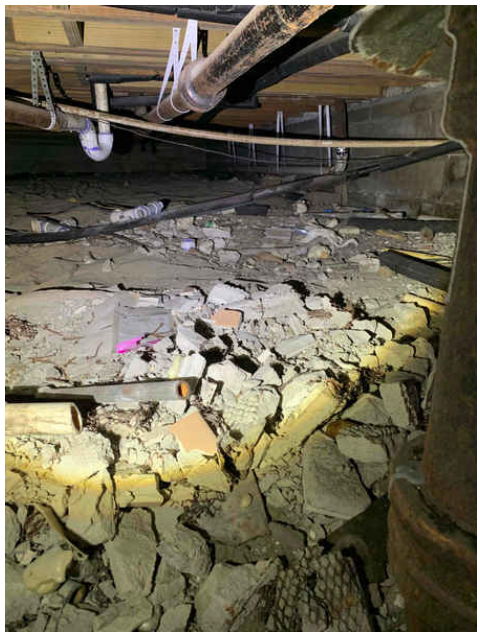
Maintenance Item

NO VAPOR BARRIER

No vapor barrier is present at the grade beneath the floor. This condition allows water vapor to potentially permeate up and into the living space. Recommend adding plastic barrier with edges taped over all exposed soil.

Recommendation

Contact a qualified professional.



19.2.1 Floor Structure

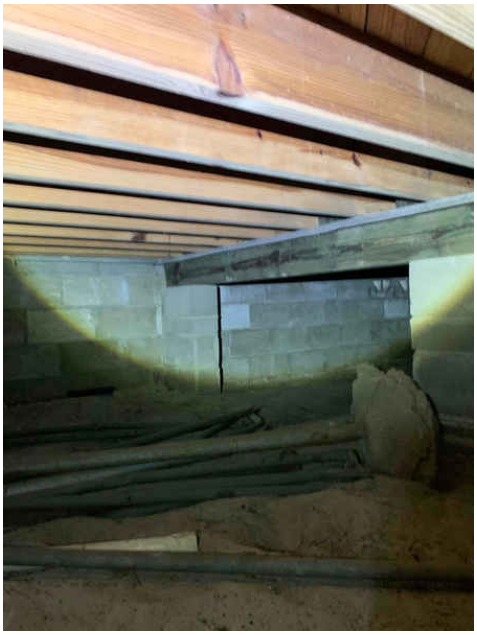
Maintenance Item

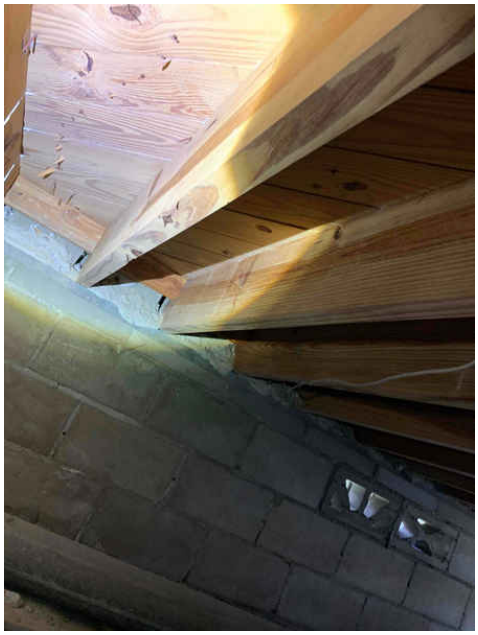
NO INSULATION

No insulation is present at floor framing. Current code requires R19 insulation at this location but it was not required when the home was constructed. If improved thermal performance is desired, consider installing closed cell spray foam insulation.

Recommendation

Contact a qualified professional.





20: GENERAL INDOOR AIR QUALITY

Information

Visible suspect mold growth
No VSMG noted

Moisture survey
No evidence of moisture

Indoor temperature and relative humidity
Normal RH below 55%

Limitations

General

NORMAL CONDITIONS

Based on the conditions observed during this inspection indoor air quality conditions appear to be appropriate for normal habitation.

21: ACCESSORY ITEMS

Information

Accessory items present

Water treatment system

Any accessory items listed above are not included ina standard inspection scope. Inspector may note obvious issues as a courtesy.

STANDARDS OF PRACTICE

Kitchen
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Primary Bedroom
Inspector will observe all accessible surfaces (walls, floor, ceilings) and notate damage or signs of moisture. Inspector will test accessible electrical outlets, lights, fans for function, power, polarity and grounding. Accessible windows and doors will be checked for operation and overall condition.

Bedroom 2
Inspector will observe all accessible surfaces (walls, floor, ceilings) and notate damage or signs of moisture. Inspector will test accessible electrical outlets, lights, fans for function, power, polarity and grounding. Accessible windows and doors will be checked for operation and overall condition.

Bedroom 3
Inspector will observe all accessible surfaces (walls, floor, ceilings) and notate damage or signs of moisture. Inspector will test accessible electrical outlets, lights, fans for function, power, polarity and grounding. Accessible windows and doors will be checked for operation and overall condition.

Family Room
Inspector will observe all accessible surfaces (walls, floor, ceilings) and notate damage or signs of moisture. Inspector will test accessible electrical outlets, lights, fans for function, power, polarity and grounding. Accessible windows and doors will be checked for operation and overall condition.

Dining
Inspector will observe all accessible surfaces (walls, floor, ceilings) and notate damage or signs of moisture. Inspector will test accessible electrical outlets, lights, fans for function, power, polarity and grounding. Accessible windows and doors will be checked for operation and overall condition.

Sun Room
Inspector will observe all accessible surfaces (walls, floor, ceilings) and notate damage or signs of moisture. Inspector will test accessible electrical outlets, lights, fans for function, power, polarity and grounding. Accessible windows and doors will be checked for operation and overall condition.

Laundry Room
Inspector will observe all accessible surfaces (walls, floor, ceilings) and notate damage or signs of moisture. Inspector will test accessible electrical outlets, lights, fans for function, power, polarity and grounding. Accessible windows and doors will be checked for operation and overall condition.

IF washer and dryer are present, inspector will power equipment up and run through a cycle to test operation. Plumbing and electrical connections are checked and dryer vent attachment and discharge are observed.

Cooling and Heating
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Roof
Accessible areas of the roof are viewed from ladder at eave line or by traversing roof, or Drone camera (based on inspector's discretion and weather conditions.) Second story roof areas are viewed from the ground or Drone camera. Overall conditions are noted as well as specific defects such as exposed nails and damaged shingles. Flashings, valleys, and wall integrations are inspected for proper assembly and materials. NOTE - ROOF LEAKS ARE NOT ALWAYS DETECTABLE ESPECIALLY IF WEATHER CONDITIONS ARE DRY. WE WILL NOTE ALL POTENTIAL POINT OF WATER INTRUSION AND WILL SCAN ALL CEILINGS WITH IR BUT WE CAN ONLY NOTE CONDITIONS THAT ARE OBSERVED AT THE TIME OF THE INSPECTION.

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Attic
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Exterior
Exterior surfaces are viewed from ground level. General finish condition is observed and areas of present, or potential water intrusion are noted. Integration points of windows, doors, and eaves with perimeter walls are checked for proper seal and flashings were viewable. Floor elevation relative to exterior grade is checked. Exterior electrical outlets and hose bibbs are checked.

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation,

surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Accessory Items
The following items, if present, are visually inspected as a courtesy, but are not included in accepted home inspection guidelines. IF your home has any of these items present, it is recommended that you consult with a qualified specialty vendor for an evaluation of these items:

1. Central vacuum
2. Water treatment equipment
3. Security systems and video equipment
4. Blinds and shutters
5. Spa's, hot tubs, above ground pools
6. Intercoms
7. Any home automation equipment