

Inspection Report



1234 Example Street Pre-Slab
Jacksonville, FL 32081

PRE-SLAB INSPECTION REPORT

Table of Contents

Definitions	2
General Information	2
Inspection Agreement	3
Building Pad	7
Structure	7
Slab Prep	8
Plumbing Rough	8
Electrical Rough	8
HVAC Rough	8

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is functional but may be beyond it's typical lifespan or may require updated maintenance for best durable use.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Inspection Date 10/31/2019

Property Information

Property Address 1234 Example Street Pre-Slab
 City Jacksonville State FL Zip 32081
 Contact Name Example Realtor Name

Client Information

Client Name Example Client Name
 Client Address 1234 Example Client Address
 City Jacksonville State FL Zip 32246
 Phone 904-123-4567
 Client Email exampleclient@email.com

Inspection Company

Inspector Raymond Schmidt
 License # HI7979

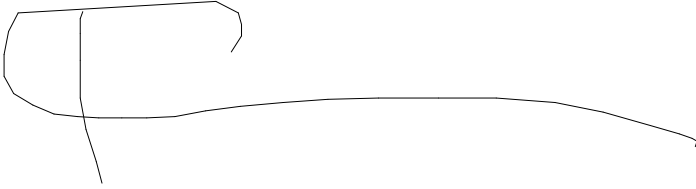
Inspector Name Michael J. Munn
 Company Name BiltRite
 Address 11235 St Johns Industrial Pkwy, Suite 5
 City Jacksonville State FL Zip 32246
 Phone 904-262-9855
 E-Mail scheduling@biltriteqa.com
 Amount Received \$\$

Conditions

Others Present None Property Occupied Under Construction
 Estimated Age New Entrance Faces Southwest
 Start Time 10:30
 Electric On Not Applicable

General Information (Continued)

Gas/Oil On Not Applicable
 Water On Not Applicable
 Weather Partly cloudy Soil Conditions Dry
 Space Below Grade None
 Building Type Single family Garage Attached
 Sewage Disposal Unverified How Verified
 Water Source City How Verified
 General Notes New Construction Pre-Slab limited inspection



Inspection Agreement

Inspector Name: Michael J. Munn
 Company Name: BiltRite
 Address: 11235 St Johns Industrial Pkwy, Suite 5
 City State Zip: Jacksonville, FL 32246

Client Name: Example Client Name
 Address: 1234 Example Client Address
 City, State Zip: Jacksonville, FL 32246

Property Address: 1234 Example Street Pre-Slab
 City State Zip: Jacksonville, FL 32081

This contract is between Client Named Above and BILTRITE ("Company") to perform a visual home inspection on the property located at the property described above. This inspection is limited to readily accessible systems and components of the property. Customer agrees to pay amount of dollars for inspection of property listed above.

The Customer agrees to contract with the Company to perform an inspection of the Property. The only purpose for the inspection is to alert the Customer of major faults in the Property. The Company will provide a Report ("Report") with the findings of the inspection. The Report will then be delivered to the Customer for its sole, exclusive and confidential use. The company will perform its inspection in accordance with the State/or Province the inspection occurs in Standards of Practice for Home Inspectors. In the event the State or Province does not have a Standards of Practice for Home Inspectors the inspection will include the following Structure, Exterior, Roof, Plumbing, Electrical, Heating System, Air Conditioning, Interior, Insulation & Ventilation, and Fireplaces and Solid Fuel Burning Appliances. Minor or cosmetic

Inspection Agreement (Continued)

defects will not be reported.

The Company will perform an inspection on the Property and will only inspect visible and accessible areas and components of the property and only reflects the apparent condition of the Property on the date the inspection was performed. Conditions may not be apparent at the time the inspection occurs due to inoperable systems, weather, etc. Conditions may make some problems undetectable. This inspection reduces some risk of purchasing the Property, but it DOES NOT eliminate risk. The Company is not liable for the failure to find hidden or concealed defects or problems that occur or become obvious after the inspection has been performed.

The Company will not perform invasive or destructive testing. The Company will not dismantle any systems, appliances or equipment. The Company will not perform a moisture content check on the walls, floors siding, ceiling, etc. Only random testing will be performed for certain conditions.

The Inspection will not inspect for the presence of lead paint, mold, radon gas, asbestos, urea formaldehyde, carbon monoxide or any other toxic or potentially harmful or flammable chemicals. The inspection does not include any outbuildings, wells system(s), (available at an additional charge) septic tank or other buried drainage or storage systems, security system(s), central vacuum system(s), water softener(s) or treatment service, fire system(s), presence of rodent(s), termites, or other wood-destroying insects, ants, birds or other infestation.

This Inspection or Report DOES NOT constitute or should be implied to be any of the following:

- "A compliance inspection with respect to any code, standard or regulation;
- "a guaranty, warranty of policy of insurance;
- "a survey, appraisal or flood plain certification;
- "a wood-destroying organism report;
- "an option regarding the condition of title, zoning or compliance with restrictive covenants;
- "an environmental or engineering analysis;
- "technically exhaustive.

The Customer has the option and may wish to seek advice or recommendations from proper professionals concerning conditions revealed in the Report, and areas excluded from the extent of the inspection.

The Company assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. The Company's liability for mistakes or omissions in the conduct of this inspection and its Report is limited to the refund of the fee

Inspection Agreement (Continued)

paid. This limitation of liability is binding upon customer, heirs, successors and assigns, and all other parties claiming by or through the customer.

Any other agreement, modification or amendment to this Agreement must be in writing and signed by the affected party. In the event any portion of this Agreement is determined to be unenforceable, the remainder of it will still remain in effect.

This Agreement is binding upon and available to the heirs, successors and, to the extent permitted hereunder, the assigns of each of the parties.

If any controversy of claim between the parties arises out of or relating to the interpretation of this Agreement, the services rendered hereunder or any other matter pertaining to this Agreement, the parties will mutually appoint an arbitrator who is knowledgeable with the home inspection industry. Judgment on any award may be entered in any courts having jurisdiction and the arbitration decision shall be binding on all parties. Secondary or consequential damages are specifically excluded. All claims must be presented with (1) one year after the date of the inspection. All liability is no longer with the Company after (1) one year after the date the inspection was performed. If the customer commences arbitration and is unsuccessful, the Customer at the Customer's own cost will bear all expenses the Company incurred in connection with the arbitration including, but not limited to, attorney's fees, fees to employees of the Company to investigate, prepare for attend any proceeding or examination. Customer may not present or pursue any claim against the Company until (1) written notice of the defect or omission is provided to the Company and (2) the Company is provided access to and the opportunity to cure the defect.

The Customer has the opportunity to participate in the inspection and accept responsibility for incomplete information should the Customer not participate in the inspection. The Customer's participation shall be at the Customer's own risk for injury, property damage, etc. The Customer agrees that this report may be used for educational purposes and may be provided to the Property owner and those involved with the real estate transaction.

This inspection is not a substitute for a pre-settlement inspection for which the Customer is responsible since damages, mechanical failures, an symptoms, cures, etc. may appear after this work and before Customer's legal acceptance of the property. Customer waives all claims against the inspector of Company in the absence of diligently performing Customer's pre-settlement inspection and for lack of more extensive investigation and follow through with a specialist on any problems noted including conformation of any cost approximations.

This inspection is not a technically exhaustive inspection.

It is further understood that conditions noted relate to a particular point in time. Customer

Inspection Agreement (Continued)

acknowledges that third party Home Buyer Warranties are available and may be purchased to mitigate risk of future issues in the home, and that Home Buyer Warranty Response is the primary remedy for failure or malfunction of any appliance or building component beyond the point in time of this inspection.

By signing below the Customer requests the standard visual inspection of the readily accessible areas of the structure. The inspection is limited to visual observation existing at the time of inspection. The customer agrees and understands that the maximum liability incurred by The Inspector/The Company for errors and omissions in the inspection shall be limited to the fee paid for the inspection. Signer is responsible for payment. The inspection fee is due prior to presentation of the inspection Report or as otherwise agreed by both parties in writing. The inspection fee is for a single visit to the property, additional fees may arise if the Customer acquires additional visits from the Company. If the Company is called upon for litigation or testimony as a result of this inspection, like services are not included in this scope of this inspection. Signer is responsible for payment. Acceptance of these terms is acknowledged by payment and receipt of this report.

Building Pad

- 1. Acceptable General Yard Grade No Deficiencies Noted
- 2. Acceptable Floor Elevation No Deficiencies Noted



- 3. Acceptable Vegetation No Deficiencies Noted

Structure

The Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

- 1. Acceptable Perimeter Footings No Deficiencies Noted



- 2. Acceptable Interior Footings No Deficiencies Noted



- 3. Acceptable Column Pads No Deficiencies Noted



Structure (Continued)

4. Acceptable Garage Doors No Deficiencies Noted



Slab Prep

1. Acceptable Perimeter Forms No deficiencies noted
2. Acceptable Shower Recess Forms No Deficiencies Noted



3. Acceptable Vapor Barrier No Deficiencies Noted

Plumbing Rough

1. Acceptable Water pipes No Deficiencies Noted
2. Acceptable Sewer Pipes No Deficiencies Noted

Electrical Rough

1. Acceptable Island Conduit No deficiencies noted



HVAC Rough

1. Acceptable Air Handler No Deficiencies Noted
2. Acceptable Condensing Unit No Deficiencies Noted
3. Acceptable Chase No Deficiencies Noted

Final Comments

Pre slab inspection