



JASON DAVID EPP, INC.

State Certified Residential Contractor
State Certified Home & Property Inspector



Wind Mitigation, Roof Certification
4 Point & Other Home Inspection Services

727-243-7610
www.JasonDavidEpp.com

Day/Month/Year (Actual Date & Time of Inspection)

SAMPLE HOME INSPECTION REPORT/INVOICE

Client:

Property Address:

Square Footage: (Under Air) & (Under Roof).

Year Built:

Exterior Walls:

Roofing Material:

Property Occupied: (Yes/No)

Personal Property Present: (Yes/No)

Client Present: (Yes/No)

Property Orientation (Front):

Weather Conditions: (Sun/Wind/apprx. Temp)

Soil Conditions:

PLEASE TAKE SPECIAL NOTICE OF THE "GENERAL COMMENTS AND RECOMMENDATIONS" PAGE, AS THESE COMPRISE A SUMMARY OF BOTH IMMEDIATE AND LONG TERM MAINTENANCE AND REPAIR CONCERNS/CONSIDERATIONS FOR YOU AS THE POTENTIAL PROPERTY OWNER.



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INSPECTION REPORT LINE ITEM CHECKLIST:

SITE

1. Driveway(s): Concrete/Asphalt/Gravel/Other.
Condition: New/Serviceable/Other.
2. Walkway(s): Concrete/Asphalt/Gravel/Other.
Condition: New/Serviceable/Other.
3. Site Drainage: Adequate/Inadequate.
4. Site Grading and Slope:
 - a. FRONT: Positive/Neutral/Negative.
 - b. RIGHT SIDE: Positive/Neutral/Negative.
 - c. LEFT SIDE: Positive/Neutral/Negative.
 - d. BACK: Positive/Neutral/Negative.
5. Presence of Vegetation Adversely Affecting Structure: Yes/No.
6. Fencing: Present/None Present. Material: Wood/Chain Link/Vinyl/Masonry/Other.
Condition: New/Serviceable/Other.

FOUNDATION

7. Structure/Materials: Concrete Footing/Concrete Piers/Slab on Grade/Other.
Condition: New/Serviceable/Limited Observation/Other.
8. Slab: Concrete/Other.
Condition: New/Serviceable/Limited Observation/Other.
9. Posts: Yes/No. Material: Wood/Masonry/Other.
Condition: New/Serviceable/Other.



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EXTERIOR

10. Walls: Block/Wood Frame/Other.

Condition: New/Serviceable/Limited Observation/Other.

11. Trim: Wood/Masonry/Other.

Condition: New/Serviceable/Other.

12. Doors: #:

Material: Wood/Metal/Fiberglass/Aluminum Sliders.

Hardware: Present/Not Present.

Condition: New/Serviceable/Other.

13. Windows: #:

Material: Aluminum/Vinyl/Other.

Glass Type: Single/Double/Impact. Operation: Operable/Inoperable.

Condition: New/Serviceable/Other.

14. Patio(s)/Porch(es)/Deck(s)/Balcony(ies): #:

Condition: New/Serviceable/Other.

15. Stair unit(s)/Handrails/Guardrails: Yes/No.

Condition: New/Serviceable/Other.

16. Exterior Plumbing: Yes/No. Results of Check: Operable/Inoperable.

17. Exterior Electrical: Yes/No. Results of Check: Operable/Inoperable.



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ROOF

18. Type: Shingle/Tile/Metal/Flat/Other. Style: Hip/Gable/Shed/Other.
Condition: New/Serviceable/Other. Method Inspected: Walked/Other.

19. Gutters and Downspouts: Present/None Present.
Condition: New/Serviceable/Other.

20. Flashing(s): Present/None Observed.
Condition: New/Serviceable/Other.

21. Soffits and Fascia: Aluminum/Vinyl/Wood/Other.
Condition: New/Serviceable/Other.

22. Presence of Roof Penetrations: Yes/No.
Type: Plumbing/Skylight(s)/Antennae/Ridge Vent(s)/Chimney/Other.

ROOF FRAMING, ATTIC AND INSULATION

23. Material: Pre-fab Trusses/Site-Built Trusses.
Condition: New/Serviceable/Other.

24. Evidence of Water penetration past or present: Visible/None Observed.

25. Presence of attic insulation: Yes/No. Type: Batts/Blown.
Approximate thickness and R Value:

26. Exhaust fans vented into attic?: Present/None Observed.

27. Attic electrical concerns: Yes/None Observed.



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GARAGE/CARPORT/OTHER OUTBUILDING(s)

28. Attached?: Yes/No.

29. Size: One Car/Two Car/Three Car/Other.

30. Walls Exterior: Concrete Block/Wood Frame . Interior: Drywall/Other.
Condition: New/Serviceable/Other.

31. Trim: Wood/Masonry/Other.
Condition: New/Serviceable/Other.

32. Floor: Concrete/Other.
Condition: New/Serviceable/Other.

33. Ceiling: Drywall/Other.
Condition: New/Serviceable/Other.

34. Roof System: Shingle/Tile/Metal/Flat/Other.

35. Door(s): Yes/No. #: _____ Fire Rated?: Yes/No.
Condition: New/Serviceable/Other.

36. Window(s): Yes/No. #: _____ Condition: New/Serviceable/Other.

37. Plumbing: Yes/No.

38. Electrical: Yes/No.

39. Function of Overhead Door: Electric/Manual/Inoperable.
Condition: New/Serviceable/Other.

40. Safety Sensors: Present/Not Present.

41. Results of Test: Working/Not Working.



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ELECTRICAL

42. Service Drop: Underground/Overground.
43. Condition of Service Entrance Conductors, Cables and Raceways: New/Serviceable/Limited Observation/Other.
44. Service Equipment, Disconnects and Sub-panels: Adequate/Inadequate.
45. Service Grounding: Observed/Not Observed.
46. Interior of Service Panel: Observed/Not Observed.
47. Service Size (Amperage):
48. Conductors: Copper/Other.
Condition: New/Serviceable/Other.
49. Overcurrent Protection Devices/GFCI(s): Present/Not Present.
50. Condition of Fixtures, Switches, and Receptacles: New/Serviceable/Other.
51. Presence of Solid Conductor Aluminum Branch Circuit Wiring: Observed/None Observed.
52. Presence of Smoke Detectors: Yes/No. Tested: Operable/Inoperable.
53. Wiring Methods: Copper Wiring with Rubber Jackets/Other.



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PLUMBING

54. Water Service: Public/Well.

55. Sewer Service: Public/Septic System.

56. Water Pressure Flow: Good/Weak.

57. Hot Water Heater: Present/Not Present.

58. T/P Valve: Yes/No.

59. Toilet(s): #: Condition: New/Serviceable/Other.

60. Sinks: #: Condition: New/Serviceable/Other.

61. Shower(s): #: Condition: New/Serviceable/Other.

62. Visible System Materials: PVC/Copper/CPVC/ABS/Iron/Other.
Condition: New/Serviceable/Other.

63. Location of Main Water and Fuel Shut-off Valves:

64. Dryer vent present: Yes/No.

65. Dishwasher Cross-flow Protection: Yes/No.

HVAC

66. Energy Source/Type of System: Forced Air/Flex duct/Other.
Condition: New/Serviceable/Other.

67. Registers: #:

68. Return Air Vent(s): #:

69. Thermostat: Operable/Inoperable.

70. Details of Systems Check: A. Cool Air Present: Yes/No. B. Warm Air Present: Yes/No.



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INTERIOR

71. Walls: Textured Drywall/Plaster/Wood/Other.
Condition: New/Serviceable/Other.

72. Ceilings: Textured Drywall/Plaster/Wood/Other.
Condition: New/Serviceable/Other.

73. Floor Coverings: Wood/Carpet/Tile/Other.
Condition: New/Serviceable/Other.

74. Interior Doors: Hollow Core/Solid Core/Other.
Condition: New/Serviceable/Other.

75. Closet Doors: Bi-fold/Sliding/Standard/Other.
Condition: New/Serviceable/Other.

76. Steps, Stairways, Railings: Wood/Masonry/Other.
Condition: New/Serviceable/Other.

77. Countertops, Cabinets, Vanities: Granite/Wood/Solid
Surface/Laminate/Tile/Concrete/Other.
Condition: New/Serviceable/Other.

78. Oven Exhaust Fan: Present/Not Present.

79. Stove Anti-tip Bracket: Yes/No.

FIREPLACES/SOLID FUEL BURNING APPLIANCE(S)

80. Components Description, Chimney and Vent: Present/Not Present.
Condition: New/Serviceable/Did Not Operate/Other.



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OTHER APPLIANCES

81. Refrigerator: Present/Not Present.
Condition: New/Serviceable/Other.

82. Dishwasher: Present/Not Present.
Condition: New/Serviceable/Did Not Operate/Other.

83. Oven: Present/Not Present.
Condition: New/Serviceable/Did Not Operate/Other.

84. Range: Present/Not Present.
Condition: New/Serviceable/Did Not Operate/Other.

85. Microwave: Present/Not Present.
Condition: New/Serviceable/Did Not Operate/Other.

86. Washer Machine: Present/Not Present.
Condition: New/Serviceable/Did Not Operate/Other.

87. Clothes Dryer: Present/Not Present.
Condition: New/Serviceable/Did Not Operate/Other.

88. Presence of Water Softener: Yes/No.
Condition: New/Serviceable/Did Not Operate/Other.

POOL AND/OR SPA DETAILS

89. Condition: New/Serviceable/Did Not Operate/Limited Observation/Other.



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GENERAL COMMENTS AND RECOMMENDATIONS PAGE

SAMPLE



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(Day/Month/Year)

Client Name
(Address of Record)
Phone/Email:

INVOICE

1. Completion of Home Inspection and written Report for the same. (\$0.00)*

**Actual Final Invoice Amount, for the Inspection Reports as detailed above, due upon receipt:
\$0.00 *(Discount from a normal range of \$0.00 - \$0.00 applied to Home Inspection.)**

Your business is appreciated, I thank you and look forward to being of service to you in the future.

Jason David Epp, Inc.

By _____, President
State Certified Home and Property Inspector, License #HI3111
State Certified Residential Building Contractor, License #CRC1326809
Member, ACICP

The Services summarized herein have been found satisfactory upon review:

Owner or Authorized Agent Signature

Date

(Payment of Inspection Services provided herein constitute acceptance and agreement to the terms and provisions of the Pre-Inspection Hold Harmless Agreement as described below.)



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Pre-Inspection Hold Harmless Agreement: As per universally accepted Standards of Professional Practice, the following Inspection Report is based on a limited visual inspection of readily accessible areas of the property, to determine their immediate status of function without regard to life expectancy. The Inspection results, either positive or negative, derive from the educated experience and judgment of the Inspector. They are irrespective of governmental codes, regulations or manufacturer's instructions and are not intended to be technically exhaustive. No opinion of the subject property is expressed or implied beyond the stated findings of the Report. The Inspection does not include any engineering or architectural service and does not include opinions as to the adequacy of design for any structural system or component. No attempt is made to predict future conditions of structural systems or components. There is no expressed or implied warranty or a guarantee of the adequacy, performance or useful life of any item, component, or system in, on or related to the property in question. It is advised that the Client/Buyer seek the further evaluations of Specialists, including but not limited to: Mold, Lead, Asbestos, Sinkhole and Air Quality Assessors; Pest Control Companies and/or Structural Engineers. Properties under construction between the years 2004-2007 may be advised to test for the presence of any "Chinese Drywall". Client may wish to contact the E.P.A. or local county environmental department for further guidance and testing as to the presence of lead in water and/or the presence of dangerous levels of Radon gas, all of which are beyond the scope of this Inspection. Please be aware that every property regardless of age requires, as does anything subject to the laws of natural phenomena, ongoing maintenance and/or repair/replacement/upgrading. As such, govern for your future property maintenance budget accordingly.

In the event that any dispute arises out of, or relates to, the Home Inspection performed or Home Inspection Report issued under this Agreement, it is mandatory that such dispute be submitted to arbitration for resolution. Election to submit any claim to arbitration must be given, in writing, to Jason David Epp, Inc., within one (1) year of the Home Inspection. The arbitration shall be conducted pursuant to the "Rules and Procedures for the Expedited Arbitration of Home Inspection Disputes" administered by CAMS (Construction Arbitration & Mediation Services). In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed five times the amount of the fee charged.