

Property Inspection Report

Facilitating Decision Making

Property Type: Detached Villa

Size: 230.00 SQ.M.

Location: Gavalochori, Apokoronas Date of Inspection: 02-03-2025

Client: John Smith

Introduction

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Evaluate/Service (ES) = This item, component or unit needs further evaluation or service due to: wear, age, lack of maintenance, marginal functioning or requires further explanation.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Exterior:			
Construction type	X		
Cladding	Х		
Chimneys/Flue	X		
Exterior stairs			X
Balconies, verandas, patios etc	X		
Roof:			
Material	Х		
Roof condition	Х		
Roof water collection	Х		
Downpipes	Х		
Eaves, fascia & soffits	Х		
Roof Space:			
Accessibility	Х		
Roof cladding		X	
Thermal insulation, type, clearances,			
approximate thickness & coverage	Х		
Sarking			X
Part Walls, fire proofing			Х
Roof underlay & support	Х		
Roof frame construction & connections	X		
Ceiling construction	X		
Obvious structural alteration		Х	
Insect and pest infestation	X		
Rotting timbers		Χ	
Discharges into roof spaces			Х
Plumbing-material types, leakage & support	Х		
Electrical wiring type & support	Х		

Exterior windows & doors	X		
Services:			
Fire warning & control systems	Χ		
Heating systems	Χ		
Central vacuum systems	Χ		
Ventilation systems		Х	
Security systems	Х		
Electrical services	Χ		
Gas services	Χ		
Water services	Х		
Hot water services	Χ		
Foul water disposal	X		
Grey recycling system			Χ
Rainwater collection systems	X		
Solar heating			Χ
Aerials & antennae	Χ		
Shading systems			Χ
Telecommunications	Χ		
Lifts			Χ
Ancillary Spaces:			
Exterior Cladding			Χ
Floors			Χ
Roofs			Χ
Subfloor			Χ

Structural Components

The Home 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 home inspector shall: 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.

Exterior Inspection

	Inspected	Status	Notes
Back Doors	-	-	-
Deck, porch, patio	-	-	-
Doorbell	-	-	-
Driveway	-	-	-
Front Doors	-	-	-
Garage Doors	-	-	-
House Number	-	-	-
Mailbox	-	-	-
Outdoor Lights	-	-	-
Paint and Trim	-	-	-
Parking	-	-	-
Sidewalks	-	-	-
Windows	-	-	-

Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

Summary List of Features Inspected

-11						
Site:	Y N	Na	Interior:	Υ	N	Na
Orientation of living spaces	X		Ceilings	X		Ш
Site exposure, contour & vegetation	X	_	Walls	X		igsquare
Retaining walls	X		Timber floors	X		\sqcup
Fencing	X		Concrete floors	X		\sqcup
Surface water control	X		Doors & frames	X		igwdot
Subfloor:			Electrical operation of switches etc	X		\sqcup
Location of access point		X	Kitchen Bench top	X		igwdot
Accessibility		X	Cabinetry	X		igwdot
Foundation type & condition	X	_	Sink	X		
Ground condition		X	Air extraction	X		igwdot
Ground vapour barrier		X	Bathroom WC, Ensuite	X		$\vdash \vdash$
Drainage	X	+	Floor	X		$\vdash \vdash$
Ventilation adequacy		X	Cistern, pan, bidet	X		$\vdash \vdash$
Pile type, instability & condition		X	Tiles	X		\vdash
Pile to bearer connections		X	Bath	X		\vdash
Obvious structural alteration	Х	+	Shower	X		\vdash
Ground clearance of timber framing	X	+	Vanity, wash basin	X		
Floor type (timber or suspended concrete)	Х	+	Ventilation	X		
Timber framing & bracing	X	+	Special features	-		Х
Insulation type & approximate thickness,	X		Laundry Location	X		\vdash
coverage & condition		+	Floor	X		\vdash
Plumbing- material types, leakage & support	X	+	Tubs, cabinet	X		
Electrical and pest investigation	X	+	Ventilation	X		
Rotting timbers Debris	X	.,	Storage	X		
Exterior:		X	Stairs	X		Ш
Construction type	V	Т	Exterior windows & doors	X		ш
Cladding	X	+	Services:			
Chimneys/Flue	X	+	Fire warning & control systems	X		igsquare
Exterior stairs	^	X	Heating systems	X		igsquare
Balconies, verandas, patios etc	х		Central vacuum systems	X		\vdash
Roof:			Ventilation systems		Х	\vdash
Material	Х	Т	Security systems	X		\vdash
Roof condition	X	+	Electrical services	X		$\vdash\vdash\vdash$
Roof water collection	X	+	Gas services	X		$\vdash\vdash\vdash$
Downpipes	X		Water services	X		$\vdash\vdash\vdash$
Eaves, fascia & soffits	X		Hot water services	X		\vdash
Roof Space:			Foul water disposal	X		- V
Accessibility	X		Grey recycling system			X
Roof cladding	Х		Rainwater collection systems	X		. v
Thermal insulation, type, clearances,			Solar heating Aerials & antennae			X
approximate thickness & coverage	X		Shading systems	X		v
Sarking		Х	Telecommunications			Х
Part Walls, fire proofing		Х	Lifts	X		v
Roof underlay & support	X		Ancillary Spaces:			Х
Roof frame construction & connections	X		Exterior Cladding			х
Ceiling construction	X		Floors			X
Obvious structural alteration	Х		Roofs	\vdash		X
Insect and pest infestation	X		Subfloor			X
Rotting timbers	Х		Subiliodi			^
Discharges into roof spaces		X				
Plumbing-material types, leakage & support	X					
Electrical wiring type & support	X					
Tile Fisings						

If the age, condition or operation of any system, structure or component of the property is of a concern to you, we recommend that a specialist in the respective field be consulted for a more technically exhaustive evaluation. This inspection report includes a description of any material defects* noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the named defects and other related defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period.

Tile Fixings

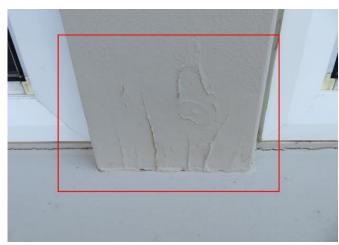
This may require an extension of the period. The Client warrants they will read the entire inspection report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the inspection report.

* Material Defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property, or one that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a defect.

Inspection & Structrural Foundation

Information regarding the approximate age of HVAC System Components/Water Heating Equipment is beyond the scope of the inspection and is only provided as a courtesy. Accuracy and reliability of the information provided is believed accurate but is not guaranteed. In no event Amerispec or its representatives be liable for any loss or damages that might arise from the use of or reliance on the information provided. In Attendance - Buyer(s), Buyers Agent, Occupancy- This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection











A. <i>A</i>	Access				
	e you able to complete an Interior Inspection?	1	lockbox combo or key code provided work?		inspection wasn't able to be completed, select why
	s □No If no, indicate why. correct Key Code □ Incorrect/Missing Lock Box		es No If no but were able to gain access, what the correct key code/lock box?		hable to locate
		was	the correct key code/lock box?		able to access. E date E security E offici
	General Information				
1.1	What is the occupancy status? ☐ Vacant ☐ Abandoned ☐ Occupied	1.5	Violation(s) dated:	1.9	Is the exterior maintained by an HOA? ☐ Yes ☐ No ☐ Unknown
1.2	If occupied, property occupied by: ☐ Owner ☐ Tenant ☐ Unknown	1.6	Has the issue cited on the notice/violation been resolved? \square Yes \square No \square Unknown	1.10	Is the property connected to sewer or Septic? ☐ Sewer ☐ Septic ☐ Unknown
1.3	Are there any postings, notices or signage that would indicate that the property has incurred a code violation? ☐ Yes ☐ No If yes, violation for:	1.7	Items present at property: For Sale Sign		
1.4	Exterior Debris	1.8	Are there any potential hazards at the property that could damage an adjoining property? Yes No (Provide description in Section 7.5)		
2. N	Iain Structure				
2.1	How many doors are boarded? $\square 0 \square 1 \square 2 \square >= 3$	2.7	Are there damages to the foundation? \square Yes \square No \square N/A	2.12	Are there any drainage concerns? ☐ Yes ☐ No
2.2	How many exterior doors broken? $\bigcirc 0 \bigcirc 1 \bigcirc 2 \bigcirc >=3$	2.8	Do any decks and/or porches appear to be unacceptable/unsafe? \square Yes \square No	2.13	Does any crawl spaces/vents/lines need to be secured/covered? \square Yes \square No \square N/A
2.3	How many exterior doors need to be secured? $\square 0 \square 1 \square 2 \square >=3$	2.9	Are handrails damaged/missing where there are 3 or more steps? \square Yes \square No \square N/A	2.14	Are any drain pipes missing or damaged? \square Yes \square No
2.4	How many windows are boarded? $\square 0 \square 1 \square 2 \square 3 \square 4 \square = 5$	2.10	Any damaged gutters or disconnected gutters? \square Yes \square No	2.15	Is there a tarp on the roof of the main dwelling? \square Yes \square No
2.5	How many windows are broken? 0 1 2 3 4 >=5	2.11	Any damaged downspouts and extensions or disconnected downspouts/extensions?	2.16	Is there any obvious roof damage (missing shingles, holes, damaged stack pipes, sagging roo
2.6	Are any shutters in need of repair? ☐ Yes ☐ No ☐ N/A		☐ Yes ☐ No ☐ N/A		trusses, damaged shingles, fascia boards or soffits requiring repair? \square Yes \square No
3. D	Detached Structures	<u> </u>		<u> </u>	
3.1	Are there any tarps on the roofs of any detached structures?	3.4	Do any exterior surfaces on any detached structures need repair?	3.6	Are any detached structures in disrepair? ☐ Shed ☐ Garage ☐ Barn ☐ Other ☐ N/A
3.2	☐ Shed ☐ Garage ☐ Barn ☐ Other ☐ N/A Are any detached structures boarded?	3.5	☐ Shed ☐ Garage ☐ Barn ☐ Other ☐ N/A Does roof on any detached structures require	3.7	Is any graffiti on the any detached structures? \square Shed \square Garage \square Barn \square Other \square N/A

☐ Shed ☐ Garage ☐ Barn ☐ Other ☐ N/A

L	Loan Information	Inspection Type	Required Sections	Required Photos
I	Inspector Information	Curbside	L, I, A,1, 2, 3, 4, 5, 6, 7, 11	Street View, Address, Fro
A	Access	Exterior Only	L, I, A,1, 2, 3, 4, 5, 6, 7, 11	Street View, Address,
4	General Information	Exterior Only	L, 1, A,1, 2, 3, 4, 3, 0, 7, 11	Front, Back, Left Side,
1				
2	Main Structure			Right Side, Deficiencies,
2 3	Main Structure Detached Structures			Right Side, Deficiencies, Violations/Notices Posted
		Interior / Exterior	L, I, A,1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	,
3	Detached Structures	Interior / Exterior	L, I, A,1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	Violations/Notices Posted
3	Detached Structures Pool	Interior / Exterior	L, I, A, I, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	Violations/Notices Poster Street View, Address,
3 4 5	Detached Structures Pool Yard	Interior / Exterior	L, I, A, I, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	Violations/Notices Posted Street View, Address, Front, Back, Left Side, Right Side, Interior Roon Deficiencies, Violations/
3 4 5 6	Detached Structures Pool Yard Utilities	Interior / Exterior	L, I, A, I, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	Violations/Notices Poster Street View, Address, Front, Back, Left Side, Right Side, Interior Roor
3 4 5 6 7	Detached Structures Pool Yard Utilities General - Exterior			Violations/Notices Posted Street View, Address, Front, Back, Left Side, Right Side, Interior Roor Deficiencies, Violations/ Notices Posted
3 4 5 6 7 8	Detached Structures Pool Yard Utilities General - Exterior Kitchen / Bathrooms / Utility		L, I, A,1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 s—Use only clear, focused, color photo 5". A complete view must be used (that i	Violations/Notices Posted Street View, Address, Front, Back, Left Side, Right Side, Interior Roon Deficiencies, Violations/ Notices Posted Photos must remain clear a



☐ Shed ☐ Garage ☐ Barn ☐ Other ☐ N/A

3.3 Do any detached structures need to be secured?

☐ Shed ☐ Garage ☐ Barn ☐ Other ☐ N/A

C2C DESIGN | CIVIL ENGINEERING TOTAL ARCHITECTURE PASSIVE HOUSE DESIGN + CONSTRUCTION STRUCTURAL ENGINEERING NEARLY ZERO ENERGY BUILDINGS + BIOPHILIC DESIGN

