



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

INVESTMENT TYPE
RESIDENTIAL

PRESENTED BY
ARENCOS PI Division

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

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

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

| Site: | Y | N | Na |
|--|---|---|----|
| Orientation of living spaces | x | | |
| Site exposure, contour & vegetation | x | | |
| Retaining walls | x | | |
| Fencing | x | | |
| Surface water control | x | | |
| Subfloor: | | | |
| Location of access point | | | x |
| Accessibility | | | x |
| Foundation type & condition | x | | |
| Ground condition | | | x |
| Ground vapour barrier | | | x |
| Drainage | x | | |
| Ventilation adequacy | | | x |
| Pile type, instability & condition | | | x |
| Pile to bearer connections | | | x |
| Obvious structural alteration | | x | |
| Ground clearance of timber framing | x | | |
| Floor type (timber or suspended concrete) | x | | |
| Timber framing & bracing | x | | |
| Insulation type & approximate thickness, coverage & condition | x | | |
| Plumbing- material types, leakage & support | x | | |
| Electrical and pest investigation | x | | |
| Rotting timbers | | x | |
| Debris | | | x |
| Exterior: | | | |
| Construction type | x | | |
| Cladding | x | | |
| Chimneys/Flue | x | | |
| Exterior stairs | | | x |
| Balconies, verandas, patios etc | x | | |
| Roof: | | | |
| Material | x | | |
| Roof condition | x | | |
| Roof water collection | x | | |
| Downpipes | x | | |
| Eaves, fascia & soffits | x | | |
| Roof Space: | | | |
| Accessibility | x | | |
| Roof cladding | | x | |
| Thermal insulation, type, clearances, approximate thickness & coverage | x | | |
| Sarking | | | x |
| Part Walls, fire proofing | | | x |
| Roof underlay & support | x | | |
| Roof frame construction & connections | x | | |
| Ceiling construction | x | | |
| Obvious structural alteration | | x | |
| Insect and pest infestation | x | | |
| Rotting timbers | | x | |
| Discharges into roof spaces | | | x |
| Plumbing-material types, leakage & support | x | | |
| Electrical wiring type & support | x | | |
| Tile Fixings | x | | |

| Interior: | Y | N | Na |
|--------------------------------------|---|---|----|
| Ceilings | x | | |
| Walls | x | | |
| Timber floors | x | | |
| Concrete floors | x | | |
| Doors & frames | x | | |
| Electrical operation of switches etc | x | | |
| Kitchen | x | | |
| Bench top | x | | |
| Cabinetry | x | | |
| Sink | x | | |
| Air extraction | x | | |
| Bathroom | x | | |
| WC, Ensuite | x | | |
| Floor | x | | |
| Cistern, pan, bidet | x | | |
| Tiles | x | | |
| Bath | x | | |
| Shower | x | | |
| Vanity, wash basin | x | | |
| Ventilation | x | | |
| Special features | | | x |
| Laundry | x | | |
| Location | x | | |
| Floor | x | | |
| Tubs, cabinet | x | | |
| Ventilation | x | | |
| Storage | x | | |
| Stairs | x | | |
| Exterior windows & doors | x | | |
| Services: | | | |
| Fire warning & control systems | x | | |
| Heating systems | x | | |
| Central vacuum systems | x | | |
| Ventilation systems | | x | |
| Security systems | x | | |
| Electrical services | x | | |
| Gas services | x | | |
| Water services | x | | |
| Hot water services | x | | |
| Foul water disposal | x | | |
| Grey recycling system | | | x |
| Rainwater collection systems | x | | |
| Solar heating | | | x |
| Aerials & antennae | x | | |
| Shading systems | | | x |
| Telecommunications | x | | |
| Lifts | | | x |
| Ancillary Spaces: | | | |
| Exterior Cladding | | | x |
| Floors | | | x |
| Roofs | | | x |
| Subfloor | | | x |

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.

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.

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



| | Inspection Type | Required Sections | Required Photos |
|---------------------------------|---------------------|--|---|
| 1 Loan Information | | | |
| 1 Inspector Information | Curbside | L, I, A, 1, 2, 3, 4, 5, 6, 7, 11 | Street View, Address, Front |
| A Access | | | |
| 1 General Information | Exterior Only | L, I, A, 1, 2, 3, 4, 5, 6, 7, 11 | Street View, Address, Front, Back, Left Side, Right Side, Deficiencies, Violations/Notices Posted |
| 2 Main Structure | | | |
| 3 Detached Structures | | | |
| 4 Pool | | | |
| 5 Yard | Interior / Exterior | L, I, A, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 | Street View, Address, Front, Back, Left Side, Right Side, Interior Rooms, Deficiencies, Violations/Notices Posted |
| 6 Utilities | | | |
| 7 General - Exterior | | | |
| 8 Kitchen / Bathrooms / Utility | | | |
| 9 Basement | | | |
| 10 General - Interior | | | |
| 11 General Condition | | | |

Photo Requirements— Use only clear, focused, color photos. Photos must remain clear at a dimension of 3 1/2" x 5". A complete view must be used (that is, color photos of the entire area). A date stamp is required on each photo showing the original date the photo was taken.