



INTENSE FOCUS FANATICAL INTEGRITY

# HOME INSPECTIONS

WITH RESOURCES FOR REALTORS

For more information on valuable resources for agents, visit our Realtor Resource page created just for you at [2020InspectionSolutions.com/Realtor](http://2020InspectionSolutions.com/Realtor) or scan the QR code below.

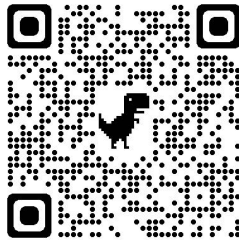


CONTACT CARD QR CODE

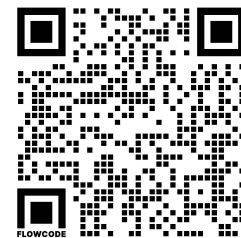
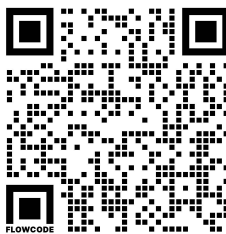


Follow us on Instagram

REALTOR RESOURCE QR CODE



Store Our Number in Your Phone



2020 Inspection Solutions  
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[Jay@2020InspectionSolutions.com](mailto:Jay@2020InspectionSolutions.com)  
m License #HI12463

2020 Inspection Solutions is an inspection company, but also a part of your team. We are working for the same people with the same goal in mind. Not every home we inspect is perfect, in fact, almost none of them are, but there's almost nothing that can't be fixed. I find it easier to approach issues both major and minor calmly and professionally. Unfortunately, there are some in my profession that see things differently and pretty much starts the relationship with your client in an alarmist mode, at times even attempting to distance your client from their advisor in the transaction, YOU. My promise to you is to return your client to you free of any undue anxiety and fear over a perfectly repairable issue. I'm here to understand how I can do my job well while at the same time making your job easier, and I look forward to being a part of your team.

- Reports available in 24 hours
- Buyer/Seller inspections
- 4 Point inspections
- Wind Mitigation inspections
- Roof certification inspections
- WDO termite inspection
- Pool inspections
- Irrigation inspections
- Thermal Imaging IR camera
- Drone and Crawlbot
- Sewer Scope & Septic Locating
- Water testing (VA, FHA, USDA)
- HomeGauge reporting software
- Schedule online 24/7 [2020inspectionsolutions.com/request-inspection/](https://2020inspectionsolutions.com/request-inspection/)
- Agents are CC on all reports

**LICENSE AND CERTIFICATION**

- FLORIDA HOME INSPECTOR  
LICENSE# HI12463
- INTERNACHI CPI CERTIFIED
- CRT CERTIFIED RESIDENTIAL  
INFRARED THERMOGRAPHER
- SEWER CAM QUALIFIED
- PRE-DRYWALL CERTIFIED
- ADVANCED POOL CERTIFIED
- FAA PART 107 DRONE PILOT LICENSE
- WIND MITIGATION CERTIFICATION

**INSURANCE**

- ✓ \$3,000,000 GENERAL LIABILITY
- ✓ \$3,000,000 E & O
- ✓ \$1,000,000 WORKERS COMPENSATION

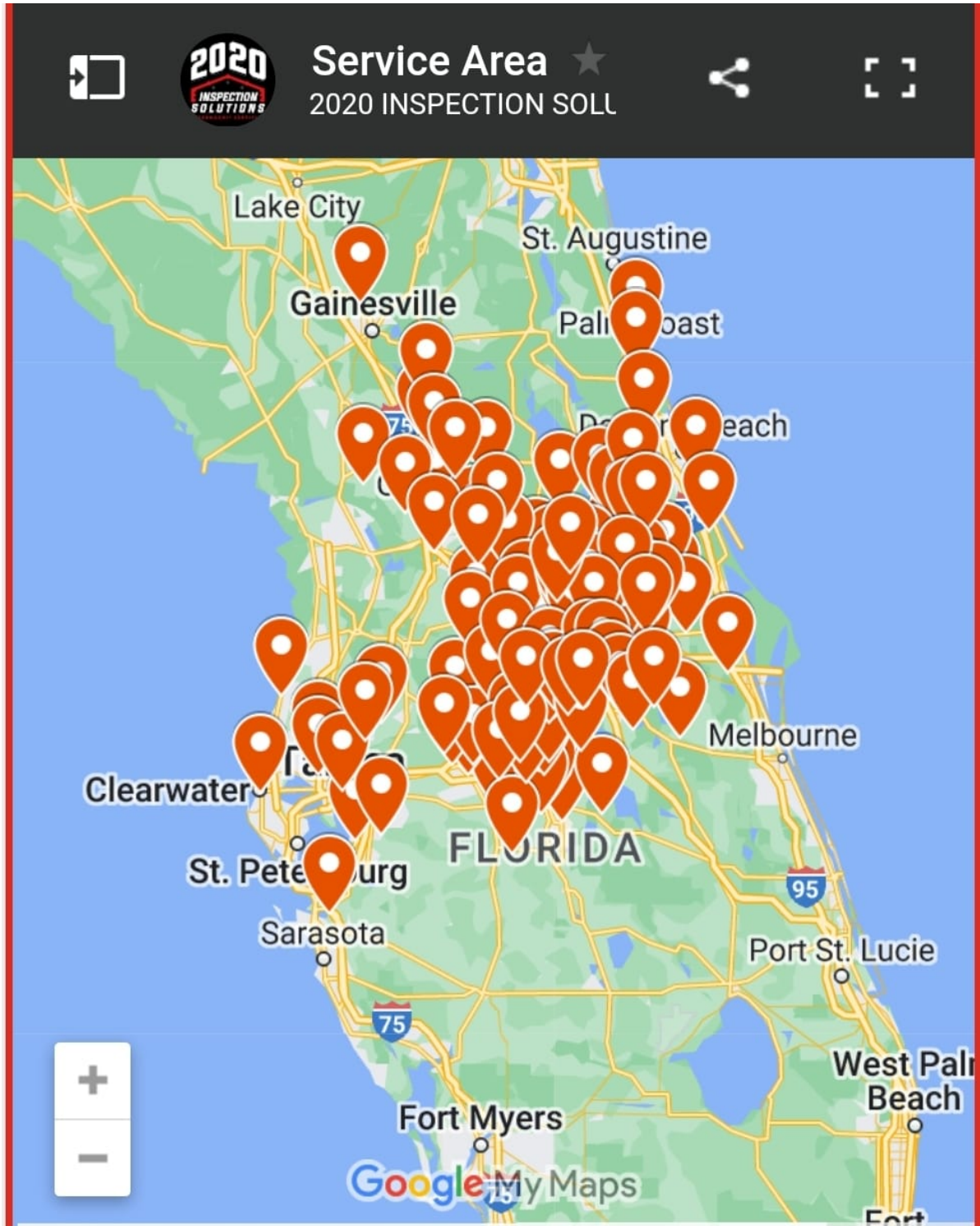
Home Inspection Price List							
Up to 2000 sqft	Up to 2500 sqft	Up to 3000 sqft	Up to 3500 sqft	Up to 4000 sqft	Up to 4500 sqft	Up to 5000 sqft	Greater than 5000 sqft
\$350	\$400	\$450	\$500	\$550	\$600	\$650	Call

Ancillaries Price List with a Home Inspection								
Crawlbot Inspection	Infrared Thermography Imaging	4 Point or Wind Mitigation	Sewer Scope	Irrigation Audit	Pool Inspection	WDO	HUD / FHA Tie-down Certification	Water Testing
Included	Included	\$90	\$250	\$250	\$150	\$150	\$400	\$350



# Service Area

Did you know that we service Ocala, Tampa, Daytona, and everywhere in between?



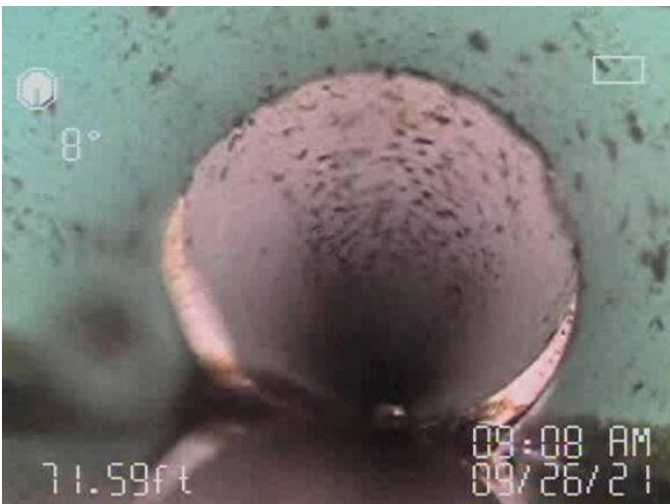
**If the Agent Goes There We Go There!**

## CRAWLBOT



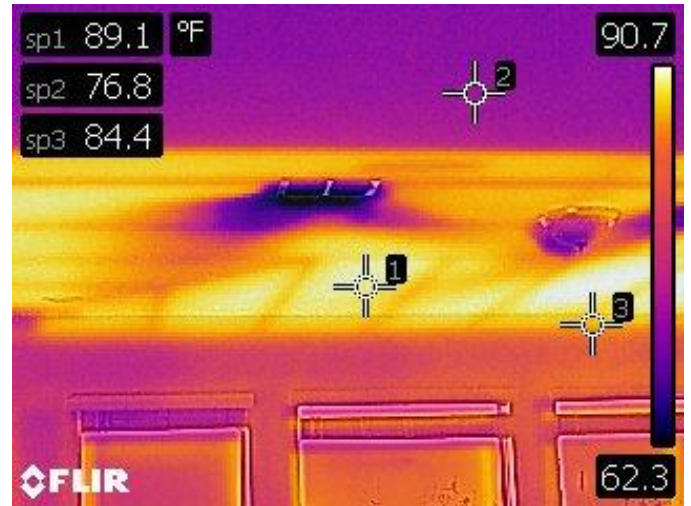
Our crawlbot allows us access to crawl spaces. Equipped with lights and a camera, this unit can to photograph and take video of plumbing fixtures below the home while simultaneously operating toilets, tubs, and other plumbing fixtures. This also helps to identify electrical or structural defects below the home.

## SEWER CAMERA



The sewer camera is an impressive tool that takes video and photos of the inside walls of the sewer drainpipes. Pictured above is an "offset" defect at 71.5 feet from the sewer cleanout. This device also has a locator that can pinpoint the exact location of the entire sewer system, including cleanouts and septic tanks. All this information is laid out in a detailed sewer section of the report, AND a sewer scope service increases the warranty from 90 days to 6 months.

## INFRARED



The infrared camera is the # 1 utilized tool used during every inspection. This camera can reveal defects that are not visible to the eye. Common defects found are missing insulation (as seen above), plumbing leaks, roof leaks, electrical defects, and HVAC components (including leaks in the ductwork).

## DRONE



While it is best to walk roofs, some roofs cannot be accessed due to height, types, or conditions. If the occasion arises, we can still find defects. Like the other camera tools, this drone takes amazing quality video and photos while in flight. Listing a home? Need some aerial footage? Give us a call.



# Drone



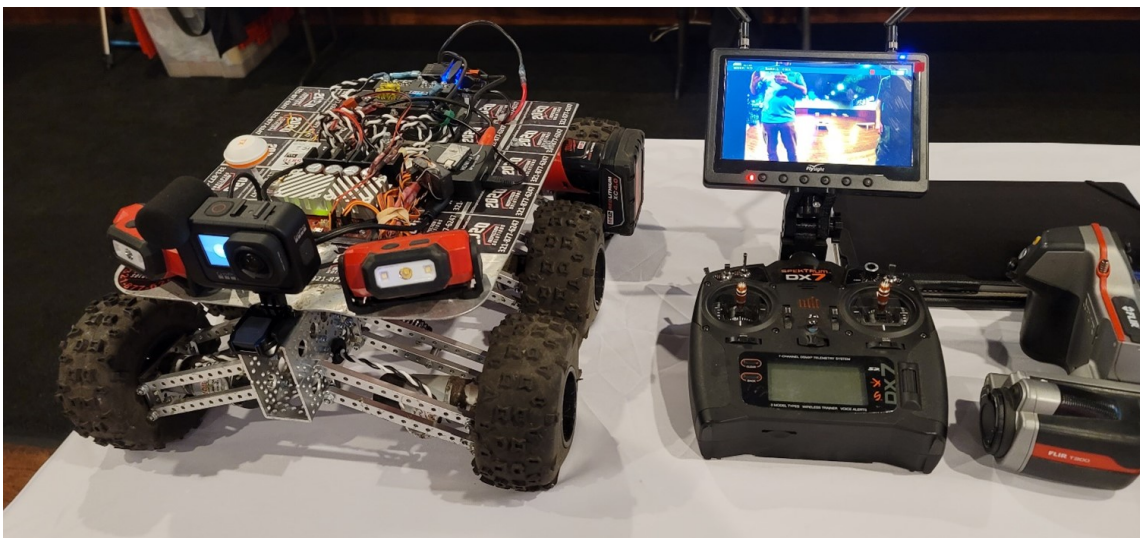
Walking a roof is always best but sometimes a drone is required. When the occasion arises we have the perfect drone to capture amazing footage. While the drone is available when needed during inspections, we mostly use this to market listings for agents. A fly-over video is created, and the video can be published with the listing. We can incorporate a Matterport Virtual Tour with the listing as well. Check out the listing at 15571 Merlin Ave, Mascotte, FL 34753. This listing has drone footage that we created for the listing agent. This listing included a Matterport tour done by us as well.



Drone Fly-Over



# Crawlbot



Our crawlbot allows for inspection access for areas that are not accessible on homes with crawl spaces. Crawlbot inspections are included with home home inspection at no additional cost. The monitor on the remote control allows us to look for leaks under the home while we flush toilets and operate tubs and sinks to run water through all the plumbing fixtures. We also use the crawlbot when performing HUD tiedown certifications (AKA “HUD Compliance Certifications” or “Permanent Foundation Certifications”).



The crawlbot has a lights and a GoPro camera that records video footage. We publish the video on our YouTube channel and include the link in the inspection report for clients and agents to view. Checkout our crawlbot videos on our YouTube channel at <https://www.youtube.com/channel/UCw44czK4a4Lzg3F0yyEvkXQ>

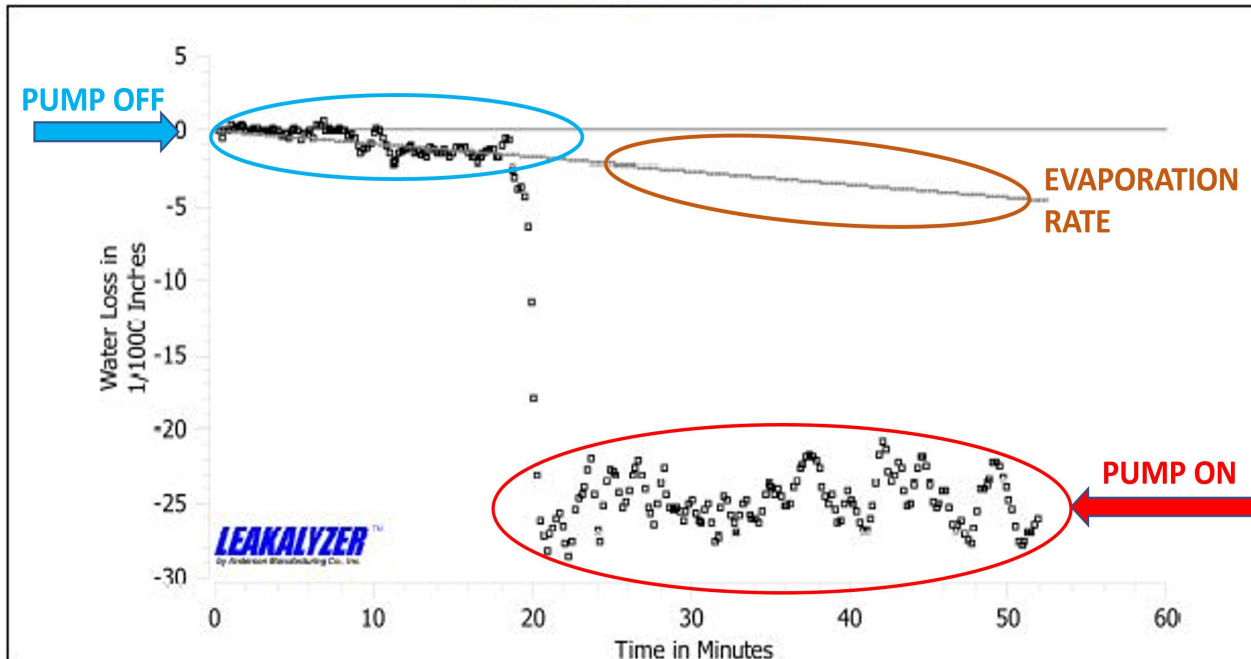


# Pool Inspections

Our pool inspections are an optional \$150 inspection when completed with a home inspection. The pool inspection report is a separate category that is included in the home inspection report. The report includes the condition of the pump, filter, chlorinator, heater, pool surface/liner, plumbing, lights and jets, spa, electrical, barriers, egress and ingress, and required safety protocols. The pool inspection will include a leak test. The leak test is performed with a device called The Leakalyzer. The Leakalyzer enables us to quickly determine if a pool is losing water, and how much water it's losing. This super sensitive device measures water level changes to the 10,000th of an inch, and tracks these changes in real time on a digital graph. Watching this real-time data enables us to identify leaks in as little as 5-10 minutes. The device produces a leak report that is included in the pool inspection report. This device sets us apart from other home inspectors. Very few home inspectors have this device and if they do they are charging in the \$150 range just for the leak test. We include this with every pool inspection at no extra charge.

## Report

Set #2, 23 Apr 2022, 12:03



### All Data

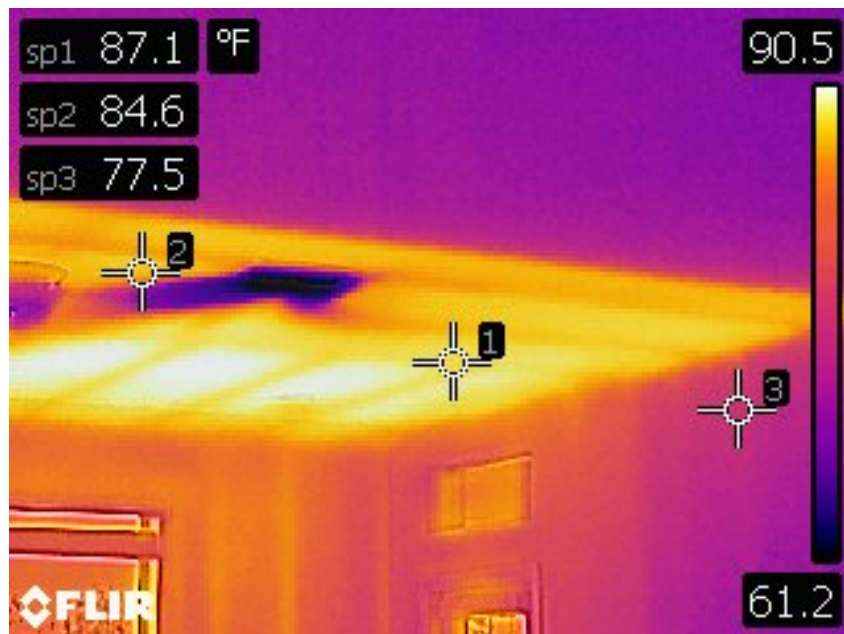
	Estimated Rates ( $R^2 = 0.711$ )			
	in/hr	in/day	gal/hr	gal/day
<b>Total Water Loss</b>	0.040	0.95	7.4	177.4
<b>Estimated Evaporation</b>	0.005	0.12	1.0	23.4
<b>Estimated Leak</b>	0.034	0.82	6.4	154.0



# FLIR

Infrared cameras cannot see behind walls. They cannot see through windows. Infrared cameras only see the surface temperature. However, an infrared camera is a very effective tool for finding inconspicuous issues. We have been able to locate roof leaks, slab leaks, plumbing leaks, electrical anomalies, missing attic insulation, water heater failures, insulated window failures, and much more. The infrared camera is used on every home inspection at no additional cost. Anomalies in IR photos, if found, are included in the report and general IR photos are included in reports.

The images below show missing insulation in half of the Living room. This was found on a new construction home.



# Sewer Scope

A sewer scope inspection is a must have on older homes. A sewer scope is a video inspection of the lateral sewer line from the home (at a roof vent or clean out) to the septic tank or city sewer line. Homes that are on city sewer can benefit from a sewer scope inspection. The sewer line from the home to the city connection is the responsibility of the homeowner. A homeowner listing a house for sale may not have an issue with the sewer system. However, if a two-person household is sold to a four-person family then the dynamics of the sewer system has changed drastically. A partial clog may have gone unnoticed by the sellers but once the load on the drainage system doubles the clog can reveal itself shortly after move in. Our Sewer Scope inspections include a six month warranty, SewerGuard, at no extra cost that covers replacement or repairs of sewer lines up to \$4000.

During a sewer scope inspection, we record video of the sewer line and identify any issues found. The deficiencies are published in the sewer scope section of the report. We will post the sewer scope video on our YouTube Channel and include a link in the report to the video. Our reports are detailed so most sewer/septic repair companies can provide a repair quote based on our report alone. We identify and document the sewer clean out location, type of defect, location a depth of defect, type of pipe, type of sewer service City or septic), and location of the septic tank if applicable. We locate any hidden sewer clean outs on the property and include that information in the report as well. A sewer system map is created and included in the report for the homeowner or a contractor to easily locate any component of the sewer system.

Common deficiencies found during a sewer scope include:

- Grease Clogs
- Root Intrusion
- Offset in Pipe
- Collapsed Pipe
- Cracks or Holes in Pipe
- Pipe Sag
- Cast Iron Pipe Deterioration/ Rust Build Up. Cast iron sewer drains were used in Pre-1980 Homes

We have several Sewer Scope videos published on our YouTube Channel. Check out our video on Sewer Scopes: <https://www.youtube.com/watch?v=PMtGvf30MBg&t=341s>

CAST IRON DRAIN PIPE



GREASE CLOG



OFF-SET



Sewer Scope Video



# HUD Foundation Certification



**We can provide HUD Foundation Certification.**  
**Also known as the following:**

- Mobile home/ Manufactured home tie-down certification
- Engineering Certification
- FHA Foundation Certification
- Permanent Foundation Certification
- 1st Permanent Location Certification



This certification is often required by an FHA lender for financing on a mobile home. Engineering reports are available within 24 hours of the inspection.

IN COLLABORATION WITH  
**MFD**  
HOME CERTIFICATIONS, US LLC

# WDO

## DEFINITION OF A WOOD DESTROYING ORGANISM

A wood-destroying organism (WDO) means an arthropod or plant life which damages and can reinfest seasoned wood in a structure. Florida homeowners are subject to damage by several types of wood destroying insects and organisms.

## The Florida Department of Agriculture and Consumer Services (FDACS) recognizes the following organisms as “wood destroying”:

Eastern, Asian And Formosan Subterranean Termites

West Indian Drywood Termite

Dampwood Termite

Powderpost Beetles (True And False)

Old House Borer

Brown Rot, White Rot And Poria Fungi- Classified As Wood Decaying Fungi

When obtaining a mortgage or a mortgage guarantee to finance the purchase of a home, You most likely will be required to obtain a WDO inspection by the bank, the mortgage company, or the guarantor (FHA, VA, HUD, etc.).

## The Importance Of Getting A Good WDO Inspection:

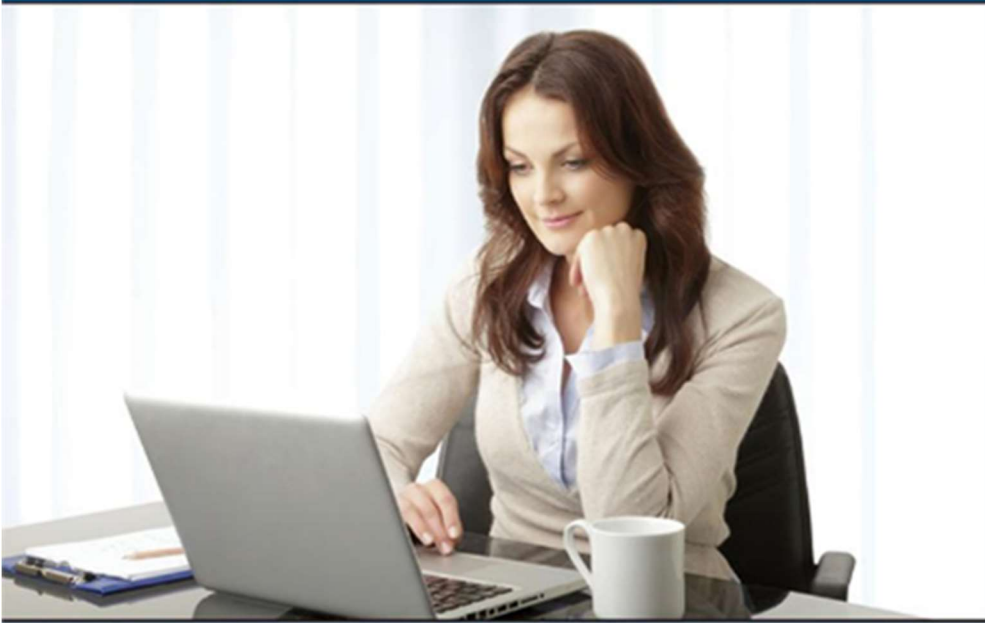
An inspection of the exterior of the home, looking for signs of termite activity (such as termite shelter tubes), as well as conditions conducive to termite and other WDO infestation (such as wood that is too close to the ground, dead tree stumps by the house, improper grading, leaky gutters or downspouts, or tree branches overhanging or touching the home). The inspector will also look for evidence of infestation by other wood-destroying insects.

An inspection of the interior of the home, with special emphasis on the basement, garage, door and window frames, and other areas that are particularly prone to WDO infestation. This part of the inspection will be both visual and physical, and typically involves visually inspecting, tapping, probing, and sounding susceptible wood. The inspector will also be looking for live termites or other insects, dead termite “swarmers”, other evidence of infestation (tubing, frass, signs of prior treatments, etc.), damaged wood, and conditions conducive to infestation (such as excessive moisture levels).

A detailed written summary of the inspection results. This includes a standardized inspection form for the state of Florida was developed by the Florida Department of Agricultural Services (FDACS), and is referred to as the WDO Report or FDACS 13645 Report

When evidence of a past or present WDO infestation, damage due to an infestation, or conditions conducive to infestation are found, the inspector will note the areas, conditions, findings with photos, as well as if treatment is recommended.

# FREE & Exclusive Online Continuing Education for Real Estate Agents



## Free Online Continuing Education for Licensed Florida Real Estate Agents

Florida-licensed real estate professionals can attain FREE Continuing Education approved by the Florida Department of Business and Professional Regulation (DBPR) by taking the following free online courses:

- Home Energy Efficiency for Real Estate Professionals Course for 4 CE credit hours;
- Saving Home Energy for Real Estate Professionals Course for 3 CE credit hours;
- Home Energy Score for Real Estate Professionals Course for 3 CE credit

### Free Continuing Education

To keep you up to date with the latest technology and to help keep you current with your state education requirements. We're providing some continuing education courses for you absolutely free!



1. Click the "ENROLL NOW" button at [2020inspectionssolutions.com/realtor](https://2020inspectionssolutions.com/realtor) to get to the course website
2. Select the state you hold your license in
3. Type in our member code (**NACHI 19121907**)
4. Select one of the free online courses and begin

# MUNICIPAL WEB LINKS




## Statewide Records

- <https://www.myfloridacounty.com/ori/index.do> ..... 

## Orange County

- Property Appraiser <https://ocpaweb.ocpafl.org> ..... 
- Clerk of Courts <https://www.myorangeclerk.com> ..... 
- Building Department permit search <http://www.orangecountyfl.net> ..... 

## Osceola County

- Property Appraiser <https://www.property-appraiser.org/> ..... 
- Clerk of Courts <https://www.osceolaclerk.com> ..... 
- Building Department permit search <https://www.osceolaclerk.com> ..... 




## Seminole County

- Property Appraiser <https://www.scpafl.org/RealPropertySearch> ..... 
- Clerk of Courts <https://www.seminoleclerk.org/> ..... 
- Building Department permit search <https://semc-egov.aspgov.com/Click2GovBP/index.html> ..... 
- Altamonte permit search <https://altamontefl-energovpub.tylerhost.net/Apps/SelfService#/search> ..... 

## Polk County

- Property Appraiser <https://www.polkpa.org/CamaDisplay.aspx> ..... 
- Clerk of Courts <https://www.polkcountyclerk.net/> ..... 
- Building Department permit search <https://www.polk-county.net/building> ..... 




## Volusia County

- Property Appraiser <https://vcpa.vcgov.org/> ..... 
- Clerk of Courts <https://www.clerk.org/> ..... 
- Building Department permit search <https://www.volusia.org/services/growth-and-resource-management/permit-and-zoning-center/> ..... 

## Brevard County

- Property Appraiser <https://www.bcpao.us/> ..... 
- Clerk of Courts <http://www.brevardclerk.us/> ..... 
- Building Department permit search <https://www.brevardfl.gov/PlanningAndDevelopment/BuildingPermits/PermitSearch> ..... 

## Lake County

- Property Appraiser <https://www.lakecopropappr.com/> ..... 
- Clerk of Courts <https://www.lakecountyclerk.org/> ..... 
- Building Department permit search [https://www.lakecountyfl.gov/offices/building\\_services/permit\\_activity\\_reports/permit\\_search\\_by\\_address.aspx](https://www.lakecountyfl.gov/offices/building_services/permit_activity_reports/permit_search_by_address.aspx) ..... 





**APPLIANCE OPENING**

	HEIGHT	WIDTH	DEPTH
REFRIGERATOR	➔ _____	_____	_____
DISHWASHER	➔ _____	_____	_____
MICROWAVE	➔ _____	_____	_____
COOKTOP	➔ _____	_____	_____
RANGE HOOD	➔ _____	_____	_____
RANGE (WITH OVEN)	➔ _____	_____	_____
RANGE (DROP IN)	➔ _____	_____	_____
WALL OVEN (SINGLE)	➔ _____	_____	_____
WALL OVEN (DOUBLE)	➔ _____	_____	_____
TRASH COMPACTOR	➔ _____	_____	_____
WASHER DRYER			
FRONT LOADING	➔ _____	_____	_____
TOP LOADING	➔ _____	_____	_____

**KITCHEN**

	HEIGHT	WIDTH	DEPTH
DIMENSIONS	➔ _____	_____	_____
COUNTERTOP	➔ _____	_____	_____
CABINETS	➔ _____	_____	_____
PANTRY	➔ _____	_____	_____
WINDOW	➔ _____	_____	_____
WINDOW	➔ _____	_____	_____
WINDOW	➔ _____	_____	_____

**ADDITIONAL ITEMS**

	LOCATION	WIDTH	LENGTH
AIR FILTER	➔ _____	_____	_____
AIR FILTER	➔ _____	_____	_____
AIR FILTER	➔ _____	_____	_____
ATTIC ACCESS:	➔ LOCATION: _____		
CRAWLSPACE ACCESS:	➔ LOCATION: _____		

**ROOM 1**

	HEIGHT	WIDTH	DEPTH
DIMENSIONS	➔ _____	_____	_____
CLOSET	➔ _____	_____	_____
WINDOW	➔ _____	_____	_____
WINDOW	➔ _____	_____	_____
OTHER	➔ _____	_____	_____

**ROOM 2**

	HEIGHT	WIDTH	DEPTH
DIMENSIONS	➔ _____	_____	_____
CLOSET	➔ _____	_____	_____
WINDOW	➔ _____	_____	_____
WINDOW	➔ _____	_____	_____
OTHER	➔ _____	_____	_____

**ROOM 3**

	HEIGHT	WIDTH	DEPTH
DIMENSIONS	➔ _____	_____	_____
CLOSET	➔ _____	_____	_____
WINDOW	➔ _____	_____	_____
WINDOW	➔ _____	_____	_____
OTHER	➔ _____	_____	_____

**GFCI'S RESET LOCATIONS:**

KITCHEN LOCATION: \_\_\_\_\_ EXTERIOR LOCATION: \_\_\_\_\_

GARAGE LOCATION: \_\_\_\_\_ BATHROOM LOCATION: \_\_\_\_\_

OTHER LOCATION: \_\_\_\_\_

DRYER VENT EXHAUST: LOCATION: \_\_\_\_\_

WATER SHUT-OFF: LOCATION: \_\_\_\_\_

GAS SHUT-OFF: LOCATION: \_\_\_\_\_





## APPLIANCE OPENING

	HEIGHT	WIDTH	DEPTH
REFRIGERATOR	➔	-----	-----
DISHWASHER	➔	-----	-----
MICROWAVE	➔	-----	-----
COOKTOP	➔	-----	-----
RANGE HOOD	➔	-----	-----
RANGE (WITH OVEN)	➔	-----	-----
RANGE (DROP IN)	➔	-----	-----
WALL OVEN (SINGLE)	➔	-----	-----
WALL OVEN (DOUBLE)	➔	-----	-----
TRASH COMPACTOR	➔	-----	-----
WASHER DRYER			
FRONT LOADING	➔	-----	-----
TOP LOADING	➔	-----	-----

## KITCHEN

	HEIGHT	WIDTH	DEPTH
DIMENSIONS	➔	-----	-----
COUNTERTOP	➔	-----	-----
CABINETS	➔	-----	-----
PANTRY	➔	-----	-----
WINDOW	➔	-----	-----
WINDOW	➔	-----	-----
WINDOW	➔	-----	-----

## ADDITIONAL ITEMS

	LOCATION	WIDTH	LENGTH
AIR FILTER	➔	-----	-----
AIR FILTER	➔	-----	-----
AIR FILTER	➔	-----	-----
ATTIC ACCESS:	➔	LOCATION: -----	
CRAWLSPACE ACCESS:	➔	LOCATION: -----	

## ROOM 1

	HEIGHT	WIDTH	DEPTH
DIMENSIONS	➔	-----	-----
CLOSET	➔	-----	-----
WINDOW	➔	-----	-----
WINDOW	➔	-----	-----
OTHER	➔	-----	-----

## ROOM 2

	HEIGHT	WIDTH	DEPTH
DIMENSIONS	➔	-----	-----
CLOSET	➔	-----	-----
WINDOW	➔	-----	-----
WINDOW	➔	-----	-----
OTHER	➔	-----	-----

## ROOM 3

	HEIGHT	WIDTH	DEPTH
DIMENSIONS	➔	-----	-----
CLOSET	➔	-----	-----
WINDOW	➔	-----	-----
WINDOW	➔	-----	-----
OTHER	➔	-----	-----

### GFCI'S RESET LOCATIONS:

KITCHEN LOCATION: ----- EXTERIOR LOCATION: -----

GARAGE LOCATION: ----- BATHROOM LOCATION: -----

OTHER LOCATION: -----

DRYER VENT EXHAUST: LOCATION: -----

WATER SHUT-OFF: LOCATION: -----

GAS SHUT-OFF: LOCATION: -----