



## X-Factor Inspections' Reports are an interactive website for your house

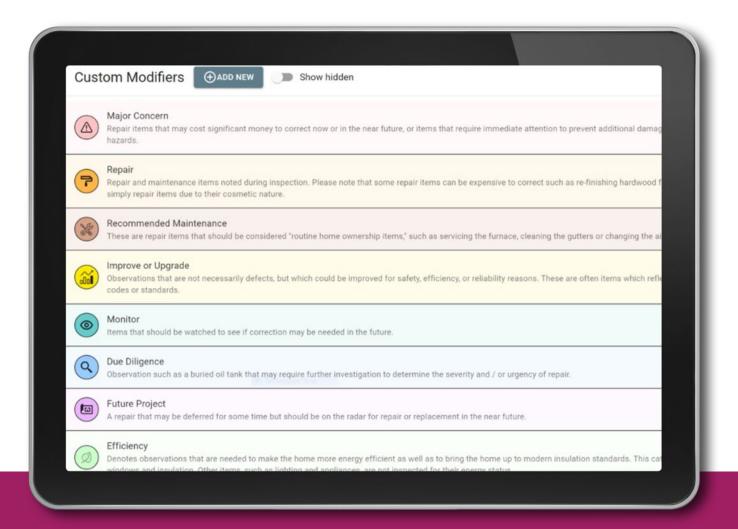
Find the major concerns in a matter of seconds – or click into the full comment to find deep detail on a particular issue including photos, videos, illustration and links to additional information.

Built around a thoughtful table of contents to help you quickly navigate to the information you need

100	
	Inspection report for the property at
	742 Evergreen Terrace , Springfield
	This report is prepared exclusively for Homer and Marge Simpson On: 2021-06-07
	Overall, this is a new construction house that is typical for its age and type. This is commonly referred to as tract housing. The materials and
FACT	construction practices used are well within typical minimum construction standards. I did note a punch list of repair items - this is common for new home construction - please see the complete report for examples and observations. Unless crucial, I made no mention of cosmetic items like
<b>FACT</b> INSPECT	OR interior or exterior paint and caulking nor interior drywall blemishes.
INSPECT	IONS
	III
Important Information	
The Scope & Purpose	🔤 Report PDF 🛛 📴 Summary PDF 🔋 📴 Create Request List
How to Read This Report	
Summary	
Major Concerns x 3 🛆	How to Read This Report
Repairs x 35 루	
Recommended x 1 💥	Getting the Information to You This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in
Maintenance Items	a hurry, you can take a quick look at our "Summary Page" and quickly get critical information for important decision making. However, we
Improves x 6 and	strongly recommend that you take the time to read the full <u>Report</u> , which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.
Monitors x 3 @	The best way to get the layers of information that are presented in this report is to read your report online, which will allow you to expand
	your learning about your house. You will notice some words or series of words highlighted in <u>blue and underlined</u> - clicking on these will



X-Factor's reports employ a system of categories – with easyto-understand color coding so routine repair items, can be easily distinguished from major concerns and improvement items



How an X-Factor Inspections' Report Works



#### **The Summary Page**

Designed to allow you to skim the most concerning top-level issues immediately, the summary page lays out the findings of the report by severity level

Each listings links to an in-depth report on the finding, which usually includes photos and videos of the issue.

lecks. Porches and Balconie Drecent

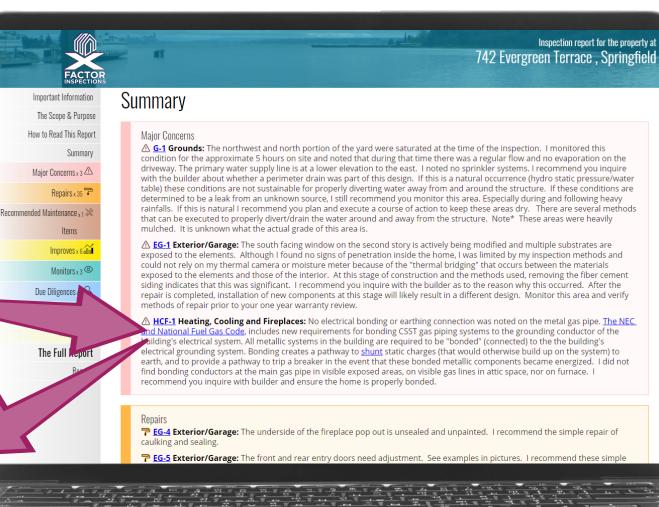
> Structure: Appearance grade treated lumber, Ground contact treated lumber, Non-treated lumber, Observations Noted (Missing Positive Connection Ledger Board: Non-standard Guardrail: Non-standard

r residential wood deck construction click this link. The deck appears sound and does have many years of useful life remaining with proper maintenance and proper The most significant concern is the abanet of positive connections. These are recommended for improved seation is strength and to poperly distribute loads. Decks continuous load points are more vulnerable to structural failure. It appears the deck aged to a point where the previous owner made some updates and repars. The d ledger board, preserving and prolonging these components. I probed painted wood extensively and I found no visible mend a qualified general contractor to further evaluate and then retrofit the deck as they recommend. Although still un





Missing hangers on joists. Wooden gussets used Railings are new and a retrafit. They are sound.



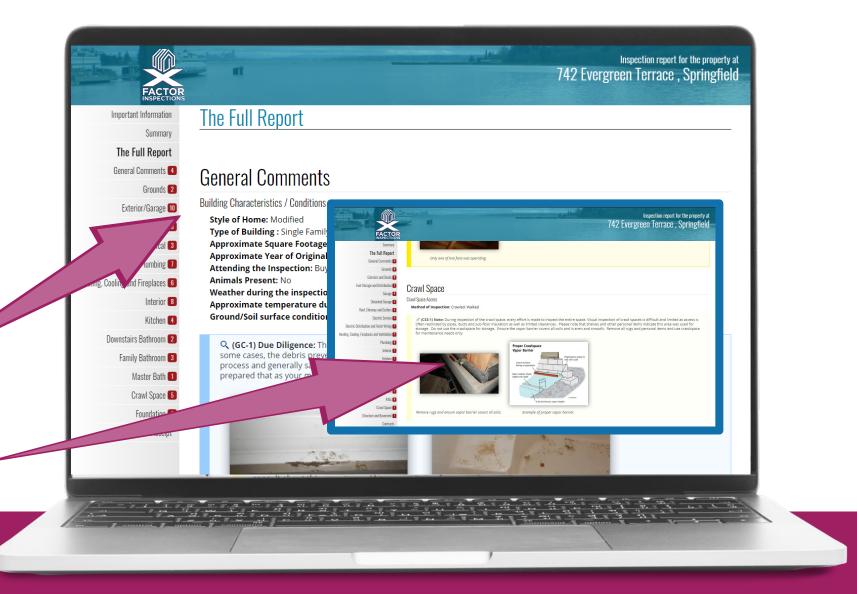
#### **The Full Report**

Want to know the condition of your roof? Or the heating system?

The Full Report is organized around each system in your home.

Get a quick idea of how many notes each section contains

Open a full observation for a complete narrative with photos, videos and illustrations

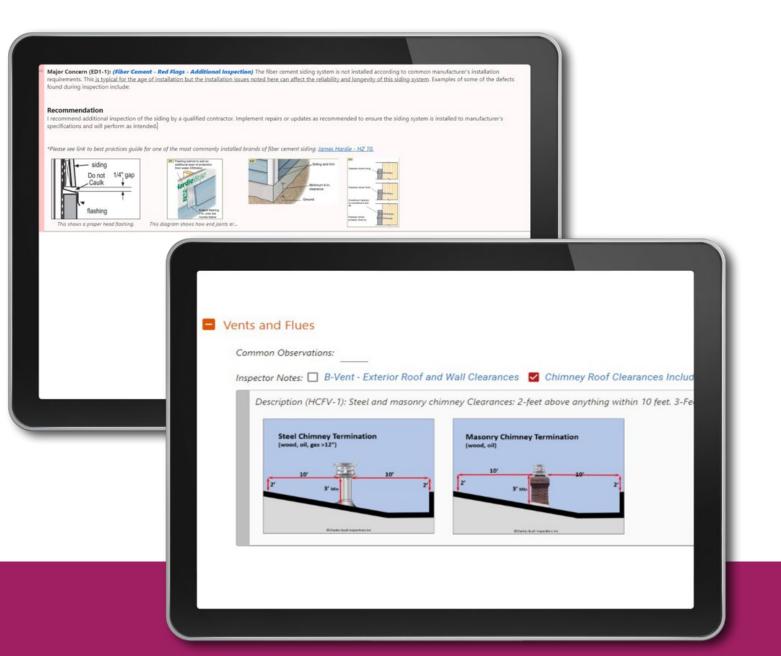


## Our Information Library Helps Us Help You

Our inspection report software also includes access to critical building codes and other manufacturer's installation guides

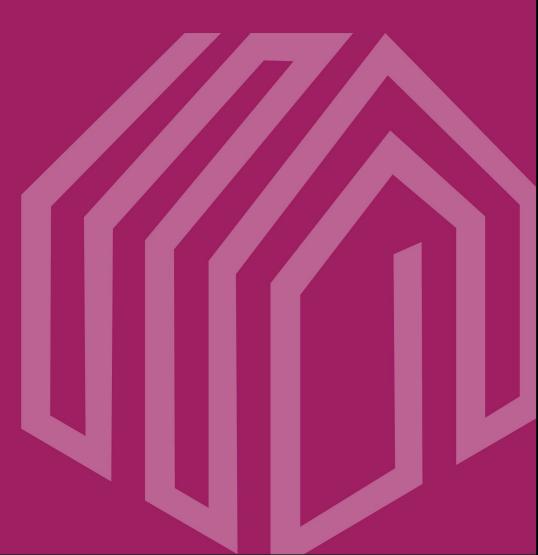
This helps us keep valuable information at our fingertips

Our software gives us the competitive advantage of access to knowledge and helps us help you!



## Are you a Real Estate Agent or Broker?

An X-Factor Report can make your life easier.

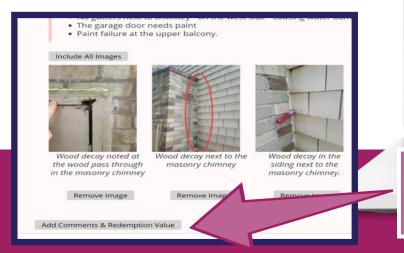


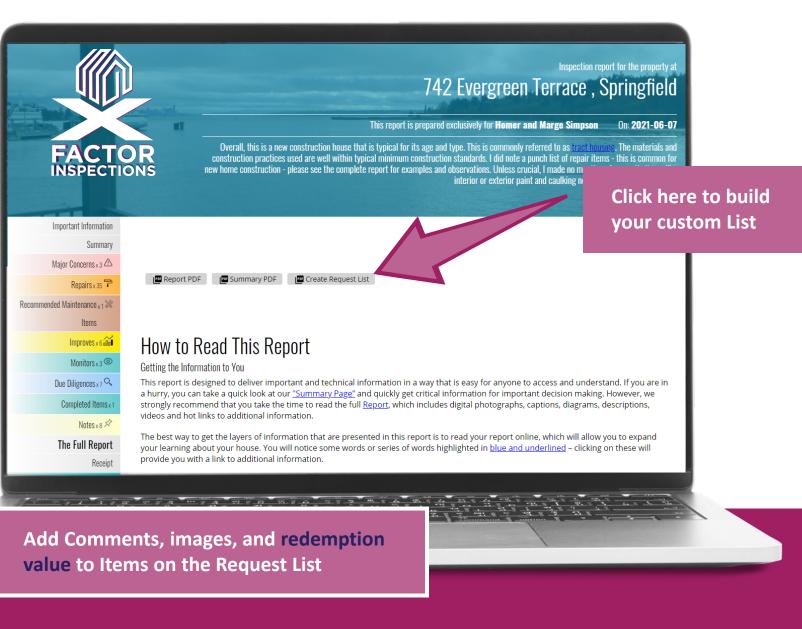
Create inspection responses with the click of a button Build a custom summary page of specific items
your clients would like to request the sellers to repair or compensate

### Your Request List

This feature allows a real estate agent, broker, or client to go through the entire report and build a request list of specific items

# Easily add comments, photos, and redemption values to the list





#### And End up With...

A custom PDF of just the items you want to ask the seller for repair or compensation

#### Request List

#### Siding and Trim

#### (ED1-3) Major Concern :

Localized rot repairs are needed to the exterior siding and trim. Hire a licensed general contractor to further evaluate and repair the exterior siding system. Repair and replace all damaged and decaying exterior wood as needed. Please note that this condition can indicate additional concealed damage that is not visible to inspection. Examples of specific observations noted during inspection include:

- Wood decay noted at the wood pass through in the masonry chimney
- Wood decay next to the masonry chimney
- Wood decay in the siding next to the masonry chimney west side.
- No gutters next to chimney on the west side causing water damage
- The garage door needs paint
- Paint failure at the upper balcony.



Don't settle for a common inspection report...



### Quality is not an act, it is a habit.



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