



MERIT PROPERTY INSPECTIONS

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PROPERTY INSPECTION REPORT COPY

1234 Main St
Tampa, FL 12345

06/11/2026



Inspector

Abby Bullock

A handwritten signature in black ink, appearing to read "Abby Bullock".

Professional Home Inspector

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SUMMARY

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- ⊖ 5.1.1 IV. Plumbing Systems - A. Plumbing Supply, Distribution Systems, and Fixtures: Faucet drain pull issue
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- ⊖ 5.3.2 IV. Plumbing Systems - C. Water Heating Equipment: Water heater past expected service lifespan
- ⚠ 6.8.1 V. Appliances - H. Dryer Exhaust Systems: Vent is dirty

1: INFORMATION

		IN	NI	NP	D
1.1	Rodent & Pest Control	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Date of inspection

06/15/2026

How to Use This Report:

Captions underneath the photos define the location of the photo documented. The direction, "Right, Left, Front, and Back" are as if you are facing the home and entry door.

Throughout this report, colored arrows are used to visually rank the significance of each noted item. **Maintenance is blue, Repairs are orange, and Safety Hazards are red.**

Your inspection is divided into four (4) basic categories of inspection:

- 1. *Inspected (I)* - Item or category was inspected. Comments and photos may be provided by the inspector that shows proof of functionality and/or documentation of existence.
- 2. *Not Inspected (NI)* - Inspector found this item present but did not inspect it.
- 3. *Not Present (NP)* - Inspector was not able to locate this item for inspection.
- 4. *Deficient (D)* - Inspector will check this if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by State standards of practice (as applicable). General deficiencies include inoperability, material distress, water penetration, damage, and deterioration, missing components, and unsuitable installation.

Type of building

Condominium

Style

Condominium

In attendance

Buyer Agent

Weather conditions

Clear

Outdoor temperature

80°F to 90°F

Occupancy & furnishings

Furnished

Inspection address

1234 Main St, Unit 789, St.
Petersburg, FL 33715

Inspection company

Merit Property Inspections

Client's name

Buyer Name

Agent's name

Agent Name

Inspector's name

Abby Bullock

Year built

1981

Square feet

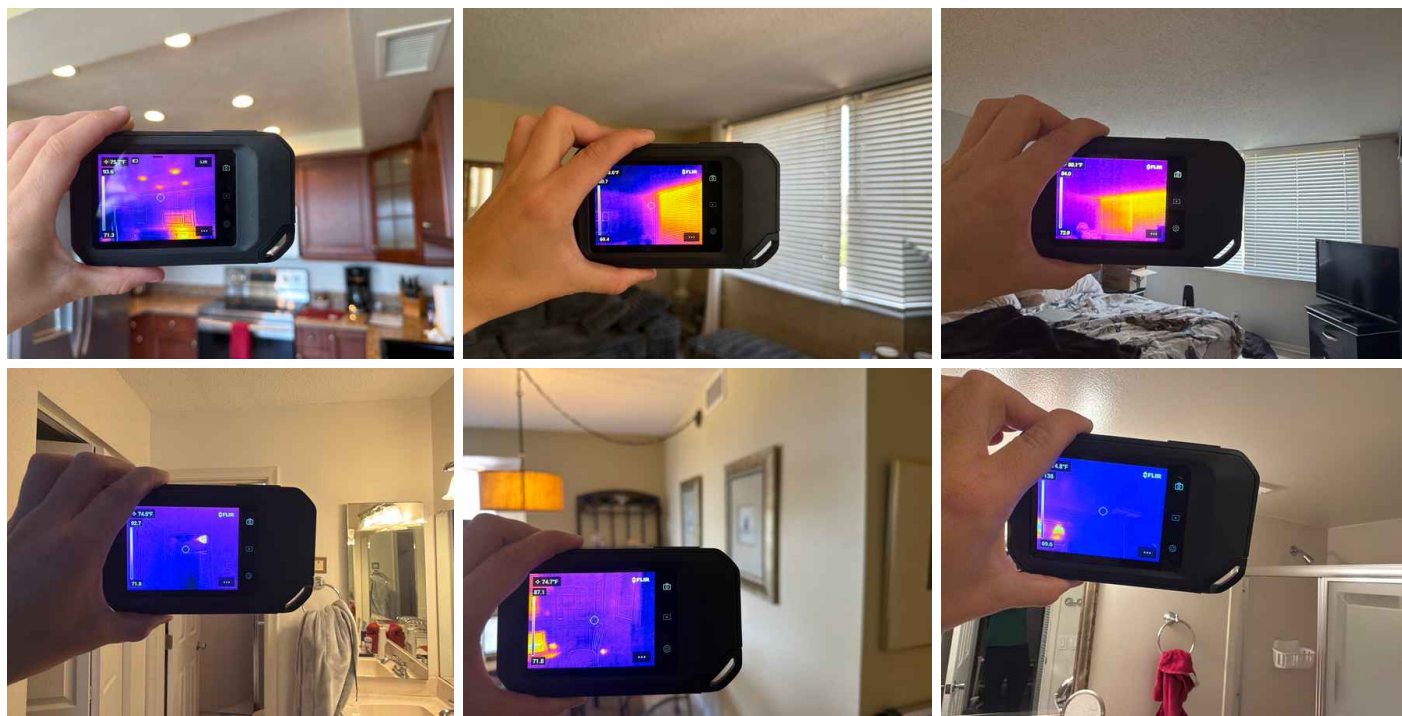
1050

Thermal / infrared scan completed

This inspection included thermal imagery as part of your inspection package.

An infrared camera is a tool used during a home inspection to find hidden problems that can't be seen with the naked eye. The camera detects heat differences in walls, ceilings, and floors, which can reveal issues like water leaks, missing insulation, electrical hot spots, or air leaks.

Photos in this section are primarily for documentation purposes of inspection.



Limitations

General

CONDO INSPECTION

The inspection taking place is of a condominium.

Condominium inspections are simplified because some of the maintenance responsibility of the unit and grounds is assigned to the home owners association (HOA).

Condominium inspections generally do not include inspection of the exterior building itself, roofing, foundation exterior, drainage areas or grading, or attic spaces that are common/shared.

Inspector recommends that the client contact the HOA, review the rules & regulations to determine exactly where the maintenance responsibility is divided. All HOA's are different and handle the maintenance in different ways.

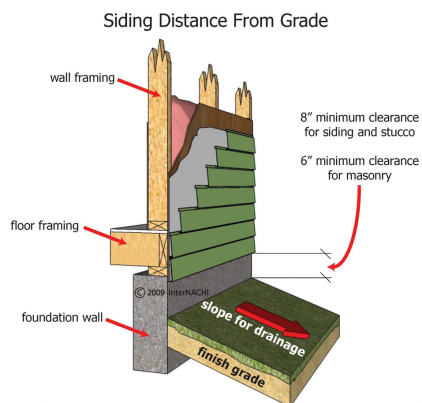
2: I. STRUCTURAL SYSTEMS

		IN	NI	NP	D
2.1	A. Foundations		X		
2.2	B. Grading and Drainage		X		
2.3	C. Roof Covering Materials		X		
2.4	D. Roof Structures and Attics		X		
2.5	E. Walls (Interior and Exterior)	X			X
2.6	F. Ceilings and Floors	X			X
2.7	G. Doors (Interior and Exterior)	X			X
2.8	J. Fireplaces and Chimneys			X	
2.9	H. Windows	X			X
2.10	I. Stairways (Interior and Exterior)			X	
2.11	K. Porches, Balconies, Decks, and Carports	X			
2.12	L. Other	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

B. Grading and Drainage: Grading and drainage info:



E. Walls (Interior and Exterior): Wall material (exterior)

Stucco

Photos are for documentation purposes



E. Walls (Interior and Exterior):

Wall material (interior)

Drywall

Limitations

A. Foundations

CONDO INSPECTION

The inspection taking place is of a Condominium. Condominium inspections generally do not include inspection of the foundation exterior, other than from within the condo itself. Area is considered not inspected.

B. Grading and Drainage

CONDO INSPECTION

The inspection taking place is of a Condominium. Condominium inspections generally do not include grading and drainage. Area not inspected.

C. Roof Covering Materials

CONDO INSPECTION

The inspection taking place is of a Condominium. Condominium inspections generally do not include roof coverings and materials. Area not inspected.

D. Roof Structures and Attics

UNABLE TO ACCESS

Attic is Sealed / No Access Point

The attic areas were inaccessible and, as such, were not inspected.

E. Walls (Interior and Exterior)

STUCCO INSPECTION RECOMMENDATION

Evaluation of the exterior stucco was visual and non-invasive. Hidden issues behind the surface cannot be determined without specialized testing, which is beyond the scope of this inspection.

Improper installation or unsealed cracks may allow hidden moisture and deterioration. A specialty stucco inspection by a qualified professional is recommended if concerns exist.

Observations

2.5.1 E. Walls (Interior and Exterior)

AREA OF ORGANIC GROWTH

 Safety Hazard

Observed signs of **suspected mold** (discoloration, mold odor, mold spots, etc.) in one or more areas of the wall. Recommend mold inspector identifying source of moisture intrusion and possibly sending samples to a lab for testing.

Recommendation

Contact a qualified mold inspection professional.



HVAC Closet



HVAC Closet

2.5.2 E. Walls (Interior and Exterior)

DRY WATER STAIN OBSERVED



A stain on the wall is present. This stain did not appear damp and could be from a previously resolved water leak. Recommend repainting and monitoring to address as necessary.

Recommendation

Contact a qualified painting contractor.



HVAC Closet



HVAC Closet

2.5.3 E. Walls (Interior and Exterior)

HIGH LEVELS OF MOISTURE PRESENT



There are high level areas of moisture present on this wall. This was identified by signs of water intrusion (separation of baseboards, cracks, or moisture staining).

While relative humidity can have some effect on moisture levels, drywall is considered to have an appropriate level of moisture if it has a moisture content of between 5% and 12%.

Moisture readings in this area are higher than normal indicating active or previous water intrusion. Prolonged moisture conditions can contribute to concealed damage and potential microbial growth. The source and full extent of the moisture intrusion could not be determined during this inspection. Recommend a qualified professional identifying the source of moisture intrusion, and a mold remediation be performed if mold is present.

Recommendation

Contact a qualified mold remediation contractor



Primary Bathroom



Primary Bathroom



Primary Bathroom reference



Primary Bathroom



Primary Bathroom reference



Primary Bedroom reference



Primary Bedroom



Primary Bedroom



Primary Bedroom

2.5.4 E. Walls (Interior and Exterior)

AREAS OF APPARENT WATER INTRUSION

Significant cracking was observed in the exterior stucco wall covering. Elevated moisture readings were detected on the interior side of the affected wall, indicating possible moisture intrusion through the cracked exterior surface. Prolonged moisture exposure may result in deterioration of building materials and can create conditions conducive to microbial growth. The extent of any concealed damage could not be determined during the inspection. Recommend evaluation and repair by a qualified stucco contractor or building envelope specialist to address the cracking and moisture intrusion.

Recommendation

Contact a stucco repair contractor



Primary Bedroom



Primary Bedroom

2.5.5 E. Walls (Interior and Exterior)

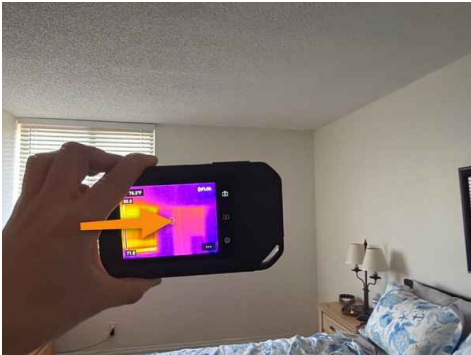
 Recommendation

THERMAL - HOT/COLD SPOT SHOWING IN THERMAL SCAN

There is a hot or cold spot that is showing in the thermal imagery scan that was performed. This is typically caused by a lack of insulation in the walls. This can also be caused by a settling of blown-in or batt insulation in the walls of older structures. Wall areas missing insulation can be more difficult to remedy because of access limitations. Some spots may be permanent inefficiencies because of the cost/benefit in trying to remedy the issue. Recommend further investigation by an insulation contractor or an HVAC specialist.

Recommendation

Contact a qualified insulation contractor.



2nd Bedroom



2nd Bedroom



2nd Bedroom

2.5.6 E. Walls (Interior and Exterior)

 Recommendation

MINOR INTERIOR CRACKS

Minor cracks were observed in interior wall surfaces. These are commonly associated with normal settling or minor movement. Recommend monitoring for changes and repair as needed.

Recommendation

Contact a qualified drywall contractor.



2nd Bedroom



2nd Bedroom

2.5.7 E. Walls (Interior and Exterior)

CABINET- EVIDENCE OF WATER DAMAGE



Evidence of water damage and staining was observed within the cabinet. The condition indicates moisture exposure and may be associated with leakage from plumbing fixtures or components. No leak observed at time of inspection. Recommend monitoring and repairing damaged materials as needed.

Recommendation

Contact a qualified cabinet contractor.



Hall Bathroom



Hall Bathroom

2.5.8 E. Walls (Interior and Exterior)

DAMAGED SHOWER WALL TILE



Damage was observed to the shower wall tile near the ceiling. Damaged tile surfaces may allow moisture to penetrate behind the finished wall covering, potentially leading to deterioration of underlying materials. Recommend repair or replacement of the affected tile by a qualified contractor to help prevent moisture intrusion.

Recommendation

Contact a qualified tile contractor



Hall Bathroom



Hall Bathroom

2.5.9 E. Walls (Interior and Exterior)

SEPARATION AND GAP AT SHOWER WALL TO FLOOR SEAM

Separation and gaps were observed at the shower wall seam. This condition may allow water to penetrate behind the finished surfaces, resulting in moisture intrusion and wicking into adjacent wall materials. Prolonged moisture exposure can contribute to deterioration of building materials and create conditions conducive to microbial growth. The extent of any concealed damage could not be determined during the inspection. Recommend further evaluation of any moisture-related damage by a qualified professional and repairs as needed.

Recommendation

Contact a qualified tile contractor



Recommendation



Primary Bathroom

2.6.1 F. Ceilings and Floors

CEILING - SHEETROCK CRACKS MINOR

Minor sheetrock cracking was observed on the ceiling. This is common in structures this age and is often determined to be cosmetic, most often the separation of drywall tape joints. Recommend patching, repainting, monitoring these locations for further cracking.

Recommendation

Contact a qualified painting contractor.



Recommendation



2nd Bedroom



2nd Bedroom



Dining- no elevated levels of moisture

2.6.2 F. Ceilings and Floors

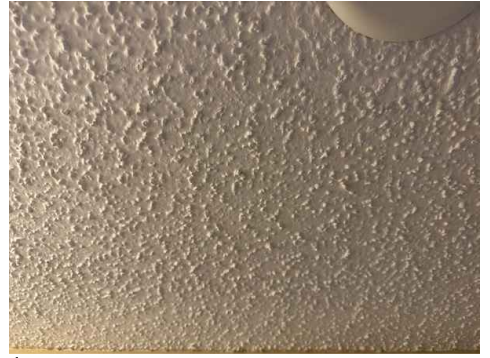
CEILING - POPCORN TEXTURE



Recommendation

Areas of the structure have popcorn textured ceilings. This texture most likely contains asbestos. Asbestos was the material of choice for popcorn ceilings until the substance was banned as a health hazard in 1978. Manufacturers switched to paper fiber that year, but suppliers continued to sell existing stores of asbestos-laced material. That means that popcorn ceilings installed as late as the mid-'80s could contain asbestos.

The ceiling will not endanger your health as long as it remains completely undisturbed or properly encapsulated with paint. Popcorn ceiling can be tested for asbestos by carefully scraping a small sample into a plastic bag and having it tested at an EPA-accredited lab.



Across structure

Recommendation

Contact a qualified drywall contractor.

2.7.1 G. Doors (Interior and Exterior)

DOOR RAIL ISSUE

The door is not sliding on it's tracks / rails correctly or is off the tracks completely. Recommend a contractor evaluate and reinstall correctly.

Recommendation

Contact a qualified door repair/installation contractor.



Hall Closet



Primary Closet

2.9.1 H. Windows

WINDOW SILL CRACKING / SEPARATION

Cracking and separation were observed at the window sill and adjacent finishes. The condition appears consistent with movement of the building materials and/or differential movement between the window assembly and surrounding wall surfaces. These openings may permit moisture intrusion and can worsen over time. Recommend repair of the affected areas by a qualified contractor and monitoring.

Recommendation

Contact a qualified general contractor.





Primary Bedroom



Primary Bedroom

3: II. ELECTRICAL SYSTEMS

		IN	NI	NP	D
3.1	A. Service Entrance and Panels	X			X
3.2	B. Branch Circuits, Connected Devices, and Fixtures	X			X
3.3	C. Low Voltage & Other	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

A. Service Entrance and Panels:

Photo(s) of electric meter and service

Underground Service

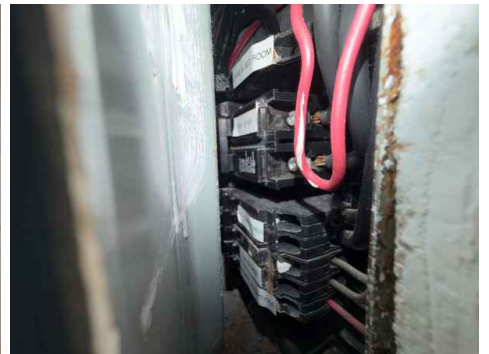
A. Service Entrance and Panels: Photo(s) of electric sub-panel

Capacity Undetermined

Capacity undetermined due to no main disconnect in condo unit. Recommend consulting with maintenance to access main disconnect and determine amperage.



Hall



A. Service Entrance and Panels: Branch circuit wiring

Copper, Aluminum

Branch wiring (wiring throughout the structure) is ideally copper for all circuits within structure. Aluminum wire is less ideal, as it generally requires more maintenance, is prone to oxidation, and has a shorter service lifespan.

Limitations

A. Service Entrance and Panels

UNABLE TO OPEN PANEL

Inspection of the electrical panel was limited due to excessively stripped fasteners securing the panel cover. The cover could not be fully removed/opened without risking damage to the panel or components. As a result, a complete evaluation of the panel interior, wiring, breakers, and connections was not possible. Conditions concealed by the restricted access may exist and were beyond the scope of this inspection. Recommend replacement of the damaged fasteners and further evaluation of the panel by a qualified licensed electrician.

Observations

3.1.1 A. Service Entrance and Panels

PANEL MISSING AFCI BREAKERS

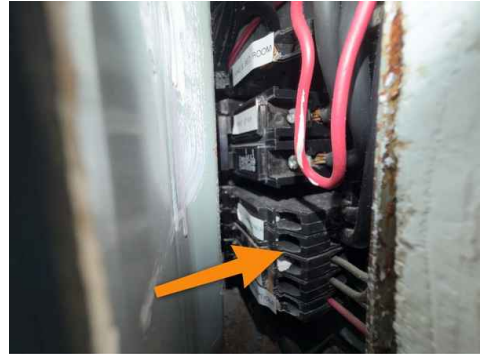
AFCI (Arc-Fault Circuit Interrupter) protection was not installed at applicable branch circuits. Modern safety standards recommend AFCI protection to reduce the risk of electrical fires caused by arc faults. Homes constructed prior to adoption of the 2008 NEC AFCI requirements may not be required to have this protection and are generally considered grandfathered under the standards in place at the time of construction. Upgrades can improve safety and should be discussed with a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



Recommendation



Hall

3.1.2 A. Service Entrance and Panels

MISSING BREAKER FILLER PLATES

Breaker filler plates are missing from the breaker panel. Without filler plates, fingers can fit through the slit creating a safety hazard.

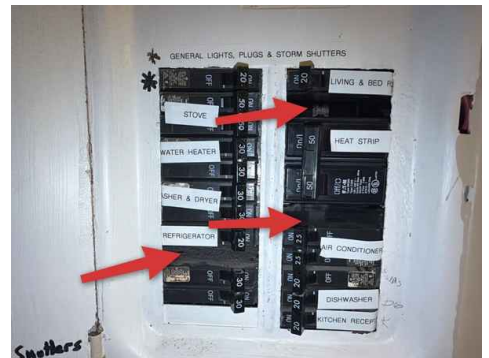
Recommend installing the filler plates or contacting an electrician who can install them.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



Hall

3.1.3 A. Service Entrance and Panels

PANEL APPEARS TO BE NEARING END OF SERVICE LIFESPAN

The electrical panel appears to be nearing the end of its typical service lifespan based on observed age and condition. Corrosion observed. While functional at the time of inspection, older electrical panels may become less reliable over time and could benefit from further evaluation, maintenance, or replacement by a qualified electrician.

Recommendation

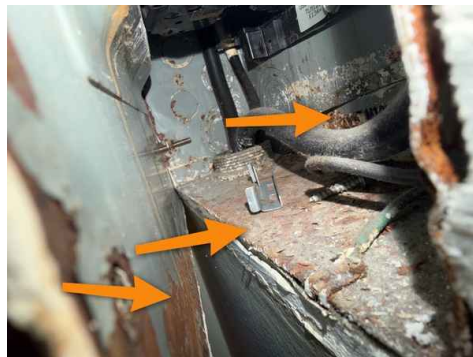
Contact a qualified electrical contractor.



Recommendation



Hall



Hall

3.1.4 A. Service Entrance and Panels

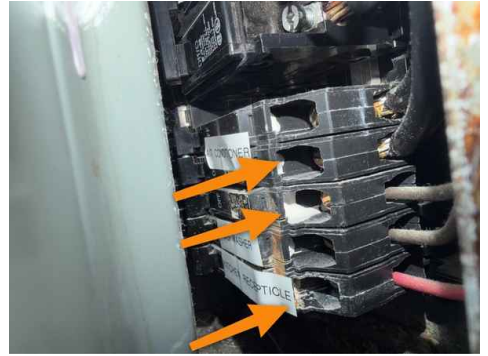
MINERAL DEPOSITS OBSERVED IN ELECTRICAL PANEL

Recommendation

White mineral deposits were observed near the circuit breakers, suggesting possible past or ongoing moisture intrusion. Recommend evaluation by a qualified licensed electrician and correction as needed.

Recommendation

Contact a qualified electrical contractor.



Hall

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures



Recommendation

OUTLET - LOOSE AND NOT SECURE

An outlet is loose and not securely fastened to the gang-box and/or the structure behind the sheetrock. Loose outlets will become worse over time as contact points start to wear down and wires bend back and forth. Loose outlets can eventually lead to broken wires, dead circuits, flickering lights, or other electrical problems (including electrical fire). Recommend an electrical contractor tighten the outlet so it does not move.

Recommendation

Contact a qualified electrical contractor.



Bedroom

3.3.1 C. Low Voltage & Other

SMOKE ALARM - MISSING

Safety Hazard

Smoke alarm/detector is missing. It is recommended that smoke alarms be installed inside each bedroom, outside each sleeping area and on every level of the structure. On levels without bedrooms, it is recommended that alarms be installed in the living room (or den or family room) or near the stairway to the upper level, or in both locations. Recommend installation of fire alarm.

Please see recommendations provided by the National Fire Protection Association (NFPA) about smoke alarms and their recommended placement. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

Recommendation

Recommended DIY Project



Bedroom Hall

4: III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

		IN	NI	NP	D
4.1	A. Heating Equipment	X			
4.2	B. Cooling Equipment	X			
4.3	C. Duct Systems, Chases, and Vents	X			X
4.4	D. Other	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

A. Heating Equipment: Photo(s) of 1st heating system

Electric Heat Pump, Age: 10-20 Years
Photos are for documentation purposes



Hall Closet



Manufactured 2020

A. Heating Equipment: 1st unit - measured temperature differential

Operable (Not Measured)

B. Cooling Equipment: Exterior - photo(s) of 1st cooling system

Electric Central Air Conditioning, R-410A Freon, Age: 0-10 Years, Lennox, 2.5 Ton
Photos are for documentation purposes



Roof



Refrigerant line intact



Manufactured 2020

B. Cooling Equipment: Interior - photo(s) of 1st cooling system

Electric Central Air Conditioning, Age: 10-20 Years

Photos are for documentation purposes



Hall Closet



Coils



Manufactured 2020

B. Cooling Equipment: 1st unit - measured temperature differential

Operable (15°F to 20°F)

Photos are for documentation purposes



Return



Supply



Supply



Supply



Supply



Supply

Limitations

A. Heating Equipment

HIGH OUTDOOR TEMPERATURE - BRIEF FUNCTIONALITY TEST

The furnace heating system temperature differentials were not able to be measured due to high outdoor temperatures. Operation is considered to be a fire hazard by the inspector. A limited visual inspection was performed and reported. Additionally brief observation of functionality was performed where inspector operates furnace to confirm air handler engagement, fire-like smell, gas/electric draw, and/or active heat. If the client has concerns about the condition of the heating equipment, the inspector recommends hiring a qualified HVAC technician for further evaluation.

A. Heating Equipment

HEATING- INTERNAL ACCESS PANEL

The heating access panel (door) was not opened during the inspection.

The inspection was conducted in accordance with Florida, SOP; Detailed internal HVAC component evaluation is beyond the scope of this inspection.

Further evaluation by a licensed HVAC professional is recommended if a more comprehensive assessment of the furnace is desired.

B. Cooling Equipment

EVAPORATOR- INTERNAL ACCESS PANEL

The evaporator coil was not inspected beyond general observations of the accessible components. The inspection was conducted in accordance with Florida, SOP; detailed internal HVAC component evaluation is beyond the scope of inspection.

Further evaluation by a licensed HVAC professional is recommended if a more thorough assessment is needed.

Observations

4.3.1 C. Duct Systems, Chases, and Vents

FILTER REQUIRES REPLACEMENT

The HVAC filter appears to be beyond its expected lifespan. Recommend replacement. Do it yourself or hire an HVAC/Handyman Contractor.

Recommendation

Contact a handyman or DIY project



Recommendation



Hall Closet

4.3.2 C. Duct Systems, Chases, and Vents

DUCT CLEANING IS RECOMMENDED

Inspector has discovered evidence that the HVAC duct system should be cleaned. This includes either a visual investigation of the plenums through access ports (if available) or supply vents that are dirty, dusty, and/or clogged with debris.

Recommendation

Contact a qualified HVAC professional.



Maintenance Item



Bedroom

5: IV. PLUMBING SYSTEMS

		IN	NI	NP	D
5.1	A. Plumbing Supply, Distribution Systems, and Fixtures	X			X
5.2	B. Drains, Wastes, and Vents	X			
5.3	C. Water Heating Equipment	X			X
5.4	D. Hydro-Massage Therapy Equipment			X	
5.5	F. Gas Distribution Systems and Gas Appliances			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

A. Plumbing Supply, Distribution Systems, and Fixtures: Water distribution pressure

Unable to Test

The water distribution pressure should range from 40 psi to 80 psi under typical operation.

A. Plumbing Supply, Distribution Systems, and Fixtures: Photo(s) of water shut off location

Entry Hall Closet

Photos are for documentation purposes



Entry Hall Closet

A. Plumbing Supply, Distribution Systems, and Fixtures: Photo(s) of water meter location

Not Found

A. Plumbing Supply, Distribution Systems, and Fixtures: Photo(s) of type of distribution piping material: Copper

Throughout the structure

Water distribution piping inside can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see material type transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping at the property is of the same material type and where all transitions are made. Inspector based their opinions on material type using only visual clues and not using scoping or any other detention method.

Copper has a typical lifespan of 50-70 years. It is a traditional and widely used material for plumbing supply systems. Known for its durability, corrosion resistance, and long service life, copper pipes are commonly installed in residential properties.

There are 3 main types of thicknesses:

Type M- The thinnest type; Typically used for branch plumbing lines.

Type L- Typically used for interior branch plumbing lines.

Type K- The thickest type; Typically used for main water lines and underground installations.

Pipes are typically connected with soldered (sweat) fittings, and compression fittings that may connect the pipe to shut-off valves. Copper plumbing material may be rigid or flexible- flexible copper is used for sharp turns, which is especially useful at appliance installations (dishwashers, refrigerators, etc.)



Hall Bathroom



Entry Closet

B. Drains, Wastes, and Vents: Photo(s) of type of drain/sewer piping material: Ductile/ Cast Iron

Sewer drain piping inside the structure can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials type transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

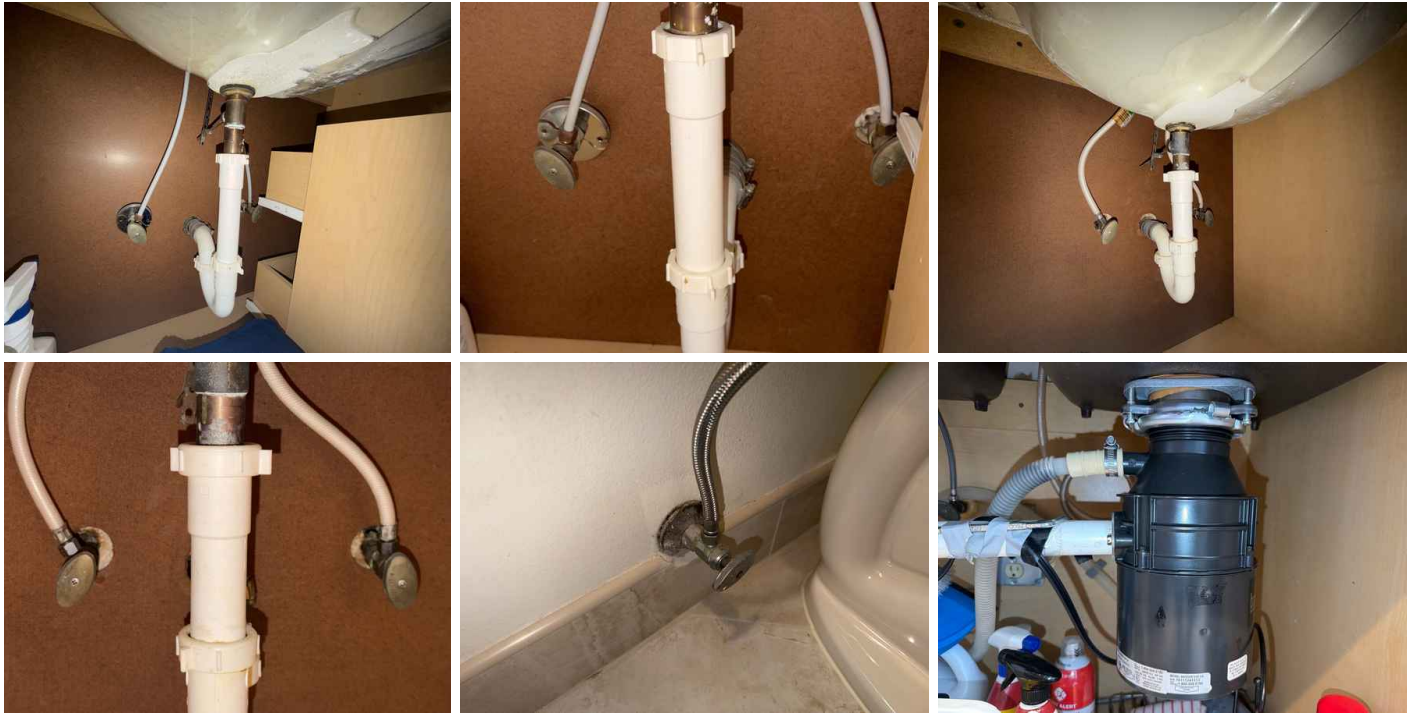
Ductile / Cast Iron sewer pipe is commonly associated with older structures. Many structures built before 1975 have cast-iron sewer pipes and some contractors installed cast-iron into the mid-1980s. The lifespan of cast-iron pipes (under a slab) is approximately 50-75 years. The pipes will have a varying life-span depending on the chemicals used and fats, oils, and greases (FOGs) deposited by users. Chemical drain cleaners are corrosive and accelerate the corroding of cast-iron while FOGs can lead to sewer drain clogging. Replacement of ductile / cast iron pipe should be considered when purchasing a property with this type of sewer piping.

Photos are for documentation purposes



Roof

B. Drains, Wastes, and Vents: Photo(s) of under cabinet sinks



C. Water Heating Equipment: Water heater temperature

Operable (100°F to 130°F)

This inspection included a test of the water heater temperature as part of the inspection package.

Generally accepted safe and comfortable water temperature is one-hundred twenty (120) degrees Fahrenheit from a hot water faucet. A temperature over one-hundred thirty (130) degrees Fahrenheit is generally considered to be unsafe.

Photos are for documentation purposes



121°F

C. Water Heating Equipment: Photo(s) of 1st water heater

Electric, Age: 15+ Years, 30-Gallons, State

Photos are for documentation purposes



Entry Hall Closet

Manufactured 2006

Limitations

A. Plumbing Supply, Distribution Systems, and Fixtures

CONDO- UNABLE TO TEST PSI

Water pressure (PSI) was not tested due to the condominium configuration and lack of access to a pressure testing location / hose bib.

B. Drains, Wastes, and Vents

SEWER SCOPE IS RECOMMENDED

Inspection of the inside piping of the sewer drain system is not part of the inspection because it is not visible. Although the drain system functionality is briefly tested by running, surging, and draining water at various fixtures, the inspector cannot replicate the same scenarios as the home being lived-in. Clogs, breaks, leaks, and uphill runs can be disguised, particularly in vacant homes, and can manifest/worsen as the property is used. Our inspection does not guarantee that a problem is not present. If the sewer system is 35+ years old, shows any indications of ductile iron pipe being used, if the structure has sat vacant, or if there are any nearby tree roots that could damage the system, then we recommend having a sewer scope inspection to check for cracks, clogs, leaks, breaks or other potentially serious issues with the sewer system.

Observations

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

FAUCET DRAIN PULL ISSUE

The faucet drain pull is not functioning properly and is jammed. Recommend plumbing contractor to resolve issue.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

TUB SPOUT DIVERTER IS NOT EFFECTIVE

The tub spout divert is not fully diverting water to the shower. A leaking and/or broken shower diverter wastes water and creates a lower-pressure shower experience. Recommend consulting a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

5.3.1 C. Water Heating Equipment

CORROSION AT PIPE CONNECTORS



Recommendation

Corrosion and mineral deposits were observed at the water heater plumbing connection. This condition is typically associated with past or ongoing moisture exposure and may indicate leakage at the connection. Continued deterioration can lead to water damage and premature failure of the affected components. Recommend evaluation and repair by a qualified plumbing contractor, with replacement of deteriorated components as necessary.

Recommendation

Contact a qualified plumbing contractor.



Entry Hall Closet



Entry Hall Closet

5.3.2 C. Water Heating Equipment

WATER HEATER PAST EXPECTED SERVICE LIFESPAN

 Recommendation

The water heater has reached the end of its expected useful life based on age. Typical residential water heaters have a service life of approximately 8 to 12 years, and this unit appears to be at or beyond that range. The current age warrants consideration of replacement in the near term and/or budgeting for replacement.

Recommendation

Contact a qualified plumbing contractor.



Entry Hall Closet

6: V. APPLIANCES

		IN	NI	NP	D
6.1	A. Dishwashers	X			
6.2	B. Food Waste Disposers	X			
6.3	C. Range Hood and Exhaust Systems	X			
6.4	D. Ranges, Cooktops, and Ovens	X			
6.5	E. Microwave Ovens	X			
6.6	F. Mechanical Exhaust Vents and Bathroom Heaters	X			
6.7	G. Garage Door Operators			X	
6.8	H. Dryer Exhaust Systems	X			X
6.9	I. Refrigerators	X			
6.10	J. Washers & Dryers	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

A. Dishwashers: Photo(s) of dishwasher and data tag

Photos are for documentation purposes



Kitchen

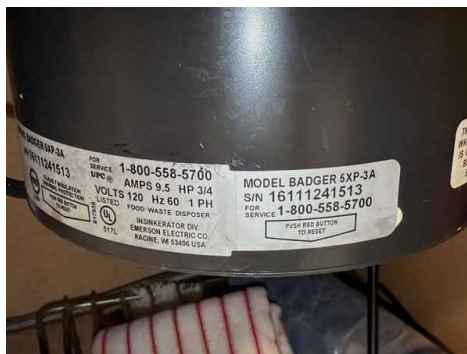


B. Food Waste Disposers: Photo(s) of food waste disposer

Photos are for documentation purposes



Kitchen



C. Range Hood and Exhaust Systems: Photo(s) of range/hood exhaust

Microwave Combo, Recirculating

Photos are for documentation purposes



Kitchen

**D. Ranges, Cooktops, and Ovens:**

Type

Electric, Convection

D. Ranges, Cooktops, and Ovens: Photo(s) of range and data tag

Photos are for documentation purposes



Kitchen



J. Washers & Dryers

OUTSIDE SCOPE - WASHER AND/OR DRYER

The clothes washer and dryer are considered homeowner appliances and were outside the scope of this inspection.

These images are considered informational only.



Laundry Closet- Operated

Observations

6.8.1 H. Dryer Exhaust Systems

VENT IS DIRTY

The dryer vent is dirty and may be partially clogged. Consider cleaning the vent prior to use to prevent the buildup of debris and possible fire hazard.

Recommendation

Contact a qualified plumbing contractor.

 Safety Hazard



Laundry Closet



Laundry Closet

7: VII. BROAD LIMITATIONS & CLOSEOUT

	IN	NI	NP	D
IN = Inspected				
NI = Not Inspected				
NP = Not Present				
D = Deficiency				

Information

Closeout Items

Lights returned to entry status, 1st thermostat returned to entry status, Oven is off, Dishwasher is off and drained, Agent will lock-up

Limitations

System Limitations

ELECTRONICS - OUT OF SCOPE

The functionality of some electronics are not considered part of the inspection scope. These generally include surround sound systems, projectors, internet modems/routers, security systems, computers, servers, etc. Recommend the client have the owner demonstrate the functionality or contacting the manufacturer for a better understanding of the systems.

System Limitations

SECURITY SYSTEM - OUT OF SCOPE

The functionality of the security system is not considered part of the inspection scope. This generally includes cameras, alarms, control panels, sensors, etc. Recommend the client have the owner demonstrate the functionality or contacting the provider/manufacture for a better understanding of the system and costs.

System Limitations

FIRE SUPPRESSION SYSTEM - OUT OF SCOPE

A fire suppression system has been installed on the premises. These are specialized systems and are not covered by this inspection. Comments regarding this system in the report are provided as a courtesy and should not substitute for a comprehensive evaluation by a qualified specialist. Typically, these systems require periodic inspection by a specialist to ensure proper operation, such as checking for potential backflow contamination in the potable water system or verifying the correct operation of valves and gauges. It is recommended that a qualified specialist inspect this system in accordance with National Fire Prevention Association (NFPA) 25 standards. Inspection of a fire suppression system falls outside the scope of this inspection.