



MERIT PROPERTY INSPECTIONS

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## PROPERTY INSPECTION REPORT

1234 Main St 123  
Tampa, FL 33607

Buyer Name

07/11/2025



Inspector

**Abby Bullock**

Professional Home Inspector

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Agent

**Client Agent**

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# SUMMARY

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- ⊖ 2.6.1 I. Structural Systems - F. Ceilings and Floors: Flooring - damaged
- ⊖ 2.7.1 I. Structural Systems - G. Doors (Interior and Exterior): Screen door rubs / sticks
- 🔧 2.7.2 I. Structural Systems - G. Doors (Interior and Exterior): Door has no doorstop
- ⚠️ 3.1.1 II. Electrical Systems - A. Service Entrance and Panels: Double lug neutral wires
- ⚠️ 3.2.1 II. Electrical Systems - B. Branch Circuits, Connected Devices, and Fixtures: Outlet - loose and not secure
- ⊖ 4.3.1 III. Heating, Ventilation and Air Conditioning Systems - C. Duct Systems, Chases, and Vents: Filter requires replacement
- 🔧 4.3.2 III. Heating, Ventilation and Air Conditioning Systems - C. Duct Systems, Chases, and Vents: Duct cleaning is recommended
- ⊖ 5.1.1 IV. Plumbing Systems - A. Plumbing Supply, Distribution Systems, and Fixtures: Loose fixture
- ⊖ 5.1.2 IV. Plumbing Systems - A. Plumbing Supply, Distribution Systems, and Fixtures: Low pressure and/or flow to faucet(s)
- ⊖ 5.1.3 IV. Plumbing Systems - A. Plumbing Supply, Distribution Systems, and Fixtures: Tub spout diverter is not effective
- ⚠️ 5.3.1 IV. Plumbing Systems - C. Water Heating Equipment: Hot - water heater too hot
- ⊖ 5.3.2 IV. Plumbing Systems - C. Water Heating Equipment: Water heater near or past expected service lifespan
- ⊖ 5.4.1 IV. Plumbing Systems - D. Hydro-Massage Therapy Equipment: No access to pump
- ⊖ 5.4.2 IV. Plumbing Systems - D. Hydro-Massage Therapy Equipment: Insufficient flow from jets
- ⊖ 6.6.1 V. Appliances - F. Mechanical Exhaust Vents and Bathroom Heaters: Vent fan is noisy
- ⊖ 8.1.1 Q. General Imperfections - Cosmetic Imperfections: Photos(s) of cosmetic imperfections

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

07/11/2025

Photo Captions:

This inspection will use photo captions that indicate locations such as right, left, front, and back. These directions refer to how a person standing at the front of the property looking at it would see it. For example, the "front left bedroom" would be located on the front left side of the structure, as person would reference if standing at the front of the property looking at the structure.

How to Use This Report:

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.

**Please note: This is a full report write-up including photos for documentation, information, and limitations. Please view the summary report to view only the deficiencies found on the property.**

<b>Type of building</b> Condominium	<b>Style</b> Condominium	<b>In attendance</b> Buyer Agent, Buyer
<b>Weather conditions</b> Cloudy	<b>Outdoor temperature</b> 70°F to 80°F	<b>Occupancy &amp; furnishings</b> Furnished
<b>Inspection address</b> 1234 Main St 123, Tampa, FL 33607	<b>Inspection company</b> Merit Property Inspections	<b>Client's name</b> Buyer Name
	<b>Agent's name</b> Client Agent	<b>Inspector's name</b> Abby Bullock
<b>Year built</b> 2005	<b>Square feet</b> 2234	

## 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, if they are present, may not represent a deficiency and are primarily for documentation purposes of inspection. Deficiencies from thermal imagery can also be documented below and/or throughout the report as discovered.



Primary Bedroom



Primary Bathroom



Living



Dining



Kitchen



Entry Hall



2nd Bedroom



Shared Bathroom



3rd Bedroom

## Limitations

General

### FURNISHINGS OBSTRUCTION

The property contains furnishings. Furnishings can obstruct the inspectors view and access to particular areas of the home. As such, the inspector performed the inspection to the best of their abilities. Due to liability considerations, the inspector is not permitted to move furnishings to complete an inspection.

General

### RECENT REMODELING

The structure appears to have been recently painted, skim-coated, touched-up, floored, tiled, and/or undergone other “remodeling” activities. This can obscure visual deficiencies such as cracks, mold, stains, and other defects. The inspector always makes a thorough effort to search for defects in accessible areas, but will not find problems hidden by fresh paint, caulk, trim, tile, cabinets, flooring, etc.

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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			
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			
2.10	I. Stairways (Interior and Exterior)			X	
2.11	K. Porches, Balconies, Decks, and Carports	X			
2.12	L. Other	X			

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Information

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

**E. Walls (Interior and Exterior):**  
**Wall material (interior)**  
Drywall

**J. Fireplaces and Chimneys: Type of fireplace (w/ photos)**  
Ventless / Insert



Kitchen



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

**CONDO INSPECTION**

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

## E. Walls (Interior and Exterior)

**STUCCO INSPECTION RECOMMENDATION**

Stucco siding can be one of the most costly and problematic siding choices, particularly in geographic areas with high levels of temperature, humidity and rainfall. Moisture intrusion through stucco defects on a wood frame structure can lead to rot of the framing structure and have negative effects on the indoor air quality (mildew/mold). A great amount of detail and skill is required during the installation of stucco veneer to achieve proper performance.

Due to the severity of stucco-related issues (when they exist), it is always recommended that a standalone stucco inspection is performed by a specialty company when a large amount of the structure's exterior is stucco. Specialty stucco inspectors can perform detailed inspections using special devices/tools that will provide the client more information on stucco types, risk, common issues, and costs.

**Observations**

## 2.6.1 F. Ceilings and Floors

**FLOORING - DAMAGED**

The flooring had general moderate damage visible at the time of the inspection. Damaged flooring may be primarily cosmetic and should be resolved as necessary. Recommend evaluation by a qualified flooring contractor.

## Recommendation

Contact a qualified flooring contractor





Primary Bedroom



Primary Bedroom



Primary Bedroom

2.7.1 G. Doors (Interior and Exterior)

**SCREEN DOOR RUBS / STICKS**

Screen door sticks, rubs the frame, and is tough to open and/or close. The door is not aligning with the frame. Recommend hiring a door repair and installation contractor to realign the door.

Recommendation

Contact a qualified door repair/installation contractor.

 Recommendation



Balcony

2.7.2 G. Doors (Interior and Exterior)

**DOOR HAS NO DOORSTOP**

Door has no doorstop. Without a doorstop, the doorknob can be lodged into the sheetrock and create a hole. Recommend installation of a doorstop.

Recommendation

Recommended DIY Project

 Maintenance Item



2nd Bedroom Closet



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			

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Information

A. Service Entrance and Panels:  
Photo(s) of electric meter and service  
Underground Service

A. Service Entrance and Panels: Photo(s) of main electric service panel  
200 Amp



Laundry

A. Service Entrance and Panels: Branch circuit wiring  
Copper

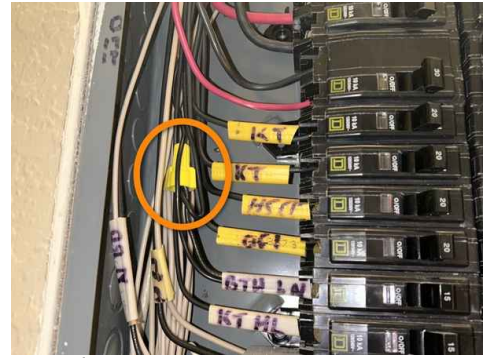
Branch wiring (wiring throughout the structure) is ideally copper for all circuits within structure. Aluminum wire is less ideal, as it is sometimes a fire hazard. This may be caused by oxidation and other factors that lead to overheating where the wire is connected at splices, outlets and light fixtures. Aluminum wire is OK and very common for the main electrical service from the meter.

Limitations

## A. Service Entrance and Panels

**PIGTAILED WIRES IN PANEL**

Pigtailed wires inside the box indicate one of two things. First (1), box may be recently replaced and pigtails are necessary to connect the shorter wires to the new breaker locations. Second (2), wires may be aluminum and pig tailing is necessary to connect the aluminum to the copper only breakers. Inspector is unable to determine if the wires are aluminum or copper throughout the home due to the fact that the pigtail and covers all wire tips.



Laundry

**Observations**

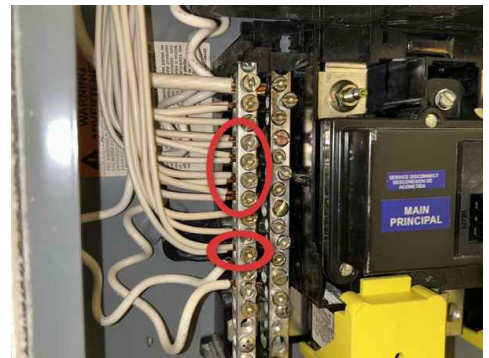
## 3.1.1 A. Service Entrance and Panels

**DOUBLE LUG NEUTRAL WIRES**

Neutral wires have been double lugged. This means there are two or more neutral wires under each screw on the bus bar. Ideally only one wire should be under each screw.

## Recommendation

Contact a qualified electrical contractor.

**Safety Hazard**

Laundry

## 3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

**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.

**Safety Hazard**

Shared Bathroom



# 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			

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## Information

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

Age: 0-10 Years, Electric Heat Pump



Laundry

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



Roof

Manufactured 2020

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

Electric Central Air Conditioning, Age: 0-10 Years



Laundry



Manufactured 2020

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

Operable (15°F to 20°F)



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

**FURNACE- INTERNAL ACCESS PANEL**

The furnace access panel (door) was not opened during the inspection. The inspector does not hold an HVAC license and did not inspect the interior components of the furnace. Evaluation of the internal elements (e.g., heat exchanger, burners, electrical connections) is outside 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 inspector does not hold an HVAC license and did not open or dismantle the evaporator housing to inspect the internal coil, internal drain pan, or related elements. Detailed inspection of the evaporator coil is outside the scope of this report. Further evaluation by a licensed HVAC professional is recommended if a more thorough assessment is needed.

## D. Other

**HVAC EQUIPMENT IS OUT OF SCOPE**

The HVAC equipment is out of scope. This is generally considered to be aftermarket and/or alternative treatment installations such as UV systems, air purifiers, dehumidifiers, zoning systems, actuators, ventilators, or other additional HVAC mechanical equipment. These components are specific to the manufacturer and was not tested as part of the inspection of the HVAC. It is recommended that you consult with the seller to determine why the unit was installed, it's purpose, and to provide demonstration of functionality. If not available, you may want to consult an HVAC specialist to provide more information, determine the purpose, and test the functionality.



Laundry

**Observations**

## 4.3.1 C. Duct Systems, Chases, and Vents

**FILTER REQUIRES REPLACEMENT**

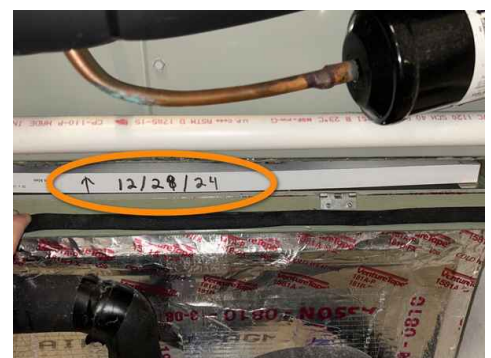
The HVAC filter appears to be beyond its expected lifespan. Recommend replacement. Do it yourself or hire an HVAC/Handyman Contractor.

Recommendation

Contact a handyman or DIY project



Recommendation



Laundry

## 4.3.2 C. Duct Systems, Chases, and Vents

**DUCT CLEANING IS RECOMMENDED**

Maintenance Item

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.



Entry Hall



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			X
5.5	F. Gas Distribution Systems and Gas Appliances			X	

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Information

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

Unable to Test

The water distribution pressure should range from 40 psi to 80 psi under typical operation.  
This is a condo unit- inspector unable to determine PSI.

A. Plumbing Supply, Distribution Systems, and Fixtures: CPVC Supply Plumbing (with photos)

Water distribution piping inside can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see material types 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.

**CPVC (Chlorinated Polyvinyl Chloride) has a typical lifespan of 50-75 years** (longevity can vary based on factors such as water quality, UV exposure, and installation quality). CPVC supply piping is a type of plastic piping commonly used in residential homes for hot and cold-water distribution. It is known for its resistance to corrosion and high temperatures, making it a durable and cost-effective alternative to metal piping.



Primary Bathroom Closet



Hall Bathroom



Kitchen

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

Primary Bathroom Closet



Primary Bathroom Closet

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

Not Found

**B. Drains, Wastes, and Vents: PVC Drain material (with photos)**

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 types 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 their opinions on material type using only visual clues and not using scoping or any other detention method.

**PVC:** Polyvinyl chloride or PVC is a common sewer plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a main water supply pipe.



Kitchen Bar

**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 general considered to be unsafe.

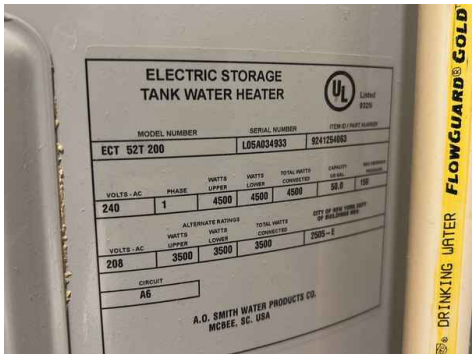


134°F

C. Water Heating Equipment: Photo(s) of 1st water heater  
50-Gallons, Age: 15+ Years, Electric - Instant



Primary Bathroom Closet



Manufactured 2005

D. Hydro-Massage Therapy Equipment: Photo(s) of hydro-massage



Primary Bathroom



Limitations

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.

C. Water Heating Equipment  
**LIMITED ACCESS**

The water heater is difficult to access and assess completely. This is because the crawl/closet/attic space is limited due to low roof-to-ceiling height, obstructions from framing supports, small closet spaces, plenums and/or duct-work that is installed, or insulation that hides supports used to safely traverse the attic space and do a complete inspection. The inspector is limited in his ability to inspect the water heater due to limited access to the unit.

Observations

## 5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

**LOOSE FIXTURE**

Plumbing fixture is loose. Recommend hiring a plumber to tighten fixture.

Recommendation

Contact a qualified plumbing contractor.



Shared Bathroom

## 5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

**LOW PRESSURE AND/OR FLOW TO FAUCET(S)**

Low water pressure / flow to one or more faucets. This may be due to a clogged water supply pipe, a clogged inline filter, or a broken fixture. Recommend further investigation by a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom



Kitchen



Shared Bathroom

## 5.1.3 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. Repairing a shower diverter can be a DIY project, or you may want to consult a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Shared Bathroom

## 5.3.1 C. Water Heating Equipment



Safety Hazard

**HOT - WATER HEATER TOO HOT**



The water heater temperature is too hot. Generally accepted safe and comfortable water temperature is one-hundred twenty (120) degrees Fahrenheit from a hot water faucet.

A temperature above one-hundred thirty (130) degrees Fahrenheit is general considered to be unsafe. Recommend a plumbing contractor evaluate why the water heater is producing water that is considered too hot.

Recommendation

Contact a qualified plumbing contractor.



134°F

5.3.2 C. Water Heating Equipment

**WATER HEATER NEAR OR PAST EXPECTED SERVICE LIFESPAN**



The water heater has reached the end of its expected useful life based on both age and visible condition. 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. Visual signs consistent with advanced age and wear were observed, including corrosion at the tank seams and fittings, rust discoloration on the exterior casing, sediment buildup at the base, and signs of moisture accumulation or prior leakage in the surrounding area. These indicators suggest the unit may be at increased risk of failure and is no longer functioning at optimal efficiency. The current condition warrants consideration of replacement in the near term and/or budgeting for replacement.

Recommendation

Contact a qualified plumbing contractor.



Primary Bathroom Closet



5.4.1 D. Hydro-Massage Therapy Equipment

**NO ACCESS TO PUMP**



The hydrotub mechanical components (pump and possibly blower) and plumbing fixtures are inaccessible. A hydrotub is required to have a removable front panel or side entry (through a cabinet) to access components that may need to be repaired or replaced. Recommend adding a way to access the underside of the hydrotub.

Recommendation

Contact a qualified general contractor.



Primary Bathroom

## 5.4.2 D. Hydro-Massage Therapy Equipment

**INSUFFICIENT FLOW FROM JETS**

Insufficient flow from multiple jets. Recommend a qualified professional investigate and repair.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Primary Bathroom

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			X
6.7	G. Garage Door Operators			X	
6.8	H. Dryer Exhaust Systems	X			
6.9	I. Refrigerators	X			
6.10	J. Washers & Dryers	X			

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Information

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



Kitchen

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



Kitchen



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



Kitchen



D. Ranges, Cooktops, and Ovens:  
Type  
Electric

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



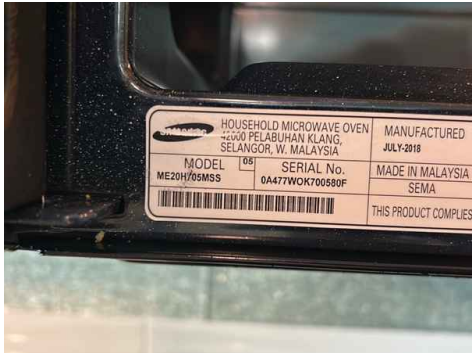
Kitchen



E. Microwave Ovens: Photo(s) of microwave and data tag



Kitchen



## H. Dryer Exhaust Systems:

### Photo(s) of dryer exhaust system



Laundry

## I. Refrigerators: Photo(s) of refrigerator and data tag



Kitchen



## Limitations

### I. Refrigerators

#### **OUTSIDE SCOPE - REFRIGERATOR**

Inspection of the refrigerator is considered out of the scope of an inspection report because it is often personal property that the seller is often entitled to remove.

These images are considered informational only.

### J. Washers & Dryers

#### **OUTSIDE SCOPE - WASHER AND/OR DRYER**

Inspection of the washer and/or dryer appliances is considered out of the scope of an inspection report because it is often personal property that the seller is often entitled to remove.

These images are considered informational only.



Laundry

## Observations

6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

 Recommendation

### **VENT FAN IS NOISY**

The vent fan is unusually noisy when powered on. Recommend further investigation to determine the cause of the problem.

Recommendation

Contact a qualified electrical contractor.



Primary Bathroom

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

## Closeout Items

Lights returned to entry status,  
1st thermostat returned to entry  
status, Oven is off, Dishwasher is  
off and drained, Exterior door(s)  
locked, Owner present

## 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

## 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.



8: Q. GENERAL IMPERFECTIONS

		IN	NI	NP	D
8.1	Cosmetic Imperfections	X			X

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Observations

8.1.1 Cosmetic Imperfections

Recommendation

PHOTOS(S) OF COSMETIC IMPERFECTIONS

Inspector is not required to report cosmetic defects in an inspection report. This includes aesthetic imperfections that generally do not affect working condition of the property. The photos in this section are for the purpose of documentation, but are not considered a deficiency.

Recommendation  
Contact a qualified professional.



Primary Bathroom



Primary Bathroom



Primary Closet