



MERIT PROPERTY INSPECTIONS

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## PROPERTY INSPECTION REPORT

1234 Main St  
Tampa, FL 33607

Buyer Name

07/09/2025



Inspector

**Abby Bullock**

Professional Home Inspector

(813)485-4335

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Agent

**Buyer Agent**

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# SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- ⊖ 1.1.1 Information - Rodent & Pest Control: Signs of rodents present
- ⊖ 2.1.1 I. Structural Systems - A. Foundations: Trees near structure
- ⊖ 2.2.1 I. Structural Systems - B. Grading and Drainage: Gutters are full
- ⊖ 2.2.2 I. Structural Systems - B. Grading and Drainage: Gutter is holding water
- ⊖ 2.2.3 I. Structural Systems - B. Grading and Drainage: Gutter is crushed
- ⊖ 2.2.4 I. Structural Systems - B. Grading and Drainage: Gutter missing splashblock
- ⊖ 2.2.5 I. Structural Systems - B. Grading and Drainage: No grading (flat) slope
- ⊖ 2.3.1 I. Structural Systems - C. Roof Covering Materials: Minor roof scuffs
- ⊖ 2.3.2 I. Structural Systems - C. Roof Covering Materials: Damaged coverings/scuffing
- ⊖ 2.3.3 I. Structural Systems - C. Roof Covering Materials: Insufficient water shedding
- 🔧 2.3.4 I. Structural Systems - C. Roof Covering Materials: Debris present
- ⊖ 2.3.5 I. Structural Systems - C. Roof Covering Materials: Lifted shingles
- ⊖ 2.3.6 I. Structural Systems - C. Roof Covering Materials: Improper/ insufficient flashing
- ⊖ 2.4.1 I. Structural Systems - D. Roof Structures and Attics: Damaged insulation
- ⊖ 2.4.2 I. Structural Systems - D. Roof Structures and Attics: Insulation is unevenly distributed
- ⊖ 2.5.1 I. Structural Systems - E. Walls (Interior and Exterior): Siding is damaged or missing
- ⊖ 2.6.1 I. Structural Systems - F. Ceilings and Floors: Ceiling - sheetrock cracks minor
- ⊖ 2.6.2 I. Structural Systems - F. Ceilings and Floors: Ceiling - water stain observed
- ⊖ 2.6.3 I. Structural Systems - F. Ceilings and Floors: Flooring - damaged
- ⊖ 2.7.1 I. Structural Systems - G. Doors (Interior and Exterior): Door rubs / sticks and is misaligned
- ⚠ 2.7.2 I. Structural Systems - G. Doors (Interior and Exterior): Door is not fire rated
- ⚠ 2.9.1 I. Structural Systems - H. Windows: Window is too low
- ⊖ 2.11.1 I. Structural Systems - K. Porches, Balconies, Decks, and Carports: Cracks, separation, or heaving
- ⊖ 3.1.1 II. Electrical Systems - A. Service Entrance and Panels: White hot wire not taped black
- ⚠ 3.1.2 II. Electrical Systems - A. Service Entrance and Panels: Double-tapped breaker
- ⚠ 3.1.3 II. Electrical Systems - A. Service Entrance and Panels: Missing knockout plate filler
- ⚠ 3.2.1 II. Electrical Systems - B. Branch Circuits, Connected Devices, and Fixtures: Cover plates are not water resistant



3.2.2 II. Electrical Systems - B. Branch Circuits, Connected Devices, and Fixtures: Laundry plug is a 3-prong style



3.3.1 II. Electrical Systems - C. Low Voltage & Other: Smoke alarms - missing (entire structure)



4.3.1 III. Heating, Ventilation and Air Conditioning Systems - C. Duct Systems, Chases, and Vents: Duct cleaning is recommended



4.3.2 III. Heating, Ventilation and Air Conditioning Systems - C. Duct Systems, Chases, and Vents: Supply vent(s) - mildew / mold present



5.1.1 IV. Plumbing Systems - A. Plumbing Supply, Distribution Systems, and Fixtures: Faucet drain pull missing



5.1.2 IV. Plumbing Systems - A. Plumbing Supply, Distribution Systems, and Fixtures: Tub spout diverter is not effective



5.1.3 IV. Plumbing Systems - A. Plumbing Supply, Distribution Systems, and Fixtures: Toilet is loose



5.1.4 IV. Plumbing Systems - A. Plumbing Supply, Distribution Systems, and Fixtures: No backflow preventer on spigot



5.3.1 IV. Plumbing Systems - C. Water Heating Equipment: Water heater sitting on the ground



6.5.1 V. Appliances - E. Microwave Ovens: Control panel issue



6.8.1 V. Appliances - H. Dryer Exhaust Systems: Vent is dirty



6.8.2 V. Appliances - H. Dryer Exhaust Systems: Vent cover is not sealed

1: INFORMATION

		IN	NI	NP	D
1.1	Rodent & Pest Control	X			X

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Information

Date of inspection

07/02/2025

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.

<b>Type of building</b> Single Family Attached	<b>Style</b> Traditional	<b>In attendance</b> Buyer, Buyer Agent
<b>Weather conditions</b> Light Rain, Cloudy	<b>Outdoor temperature</b> 70°F to 80°F	<b>Occupancy &amp; furnishings</b> Furnished, Vacant
<b>Inspection address</b> 1234 Main St, Tampa, FL 33607	<b>Inspection company</b> Merit Property Inspections	<b>Client's name</b> Buyer Name
<b>Agent's name</b> Buyer Agent	<b>Inspector's name</b> Abby Bullock	<b>Year built</b> 1992
<b>Square feet</b> 1526		

## 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.



Dining



Living



Kitchen



1st Bedroom



2nd Bedroom



Primary 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.

## Observations

1.1.1 Rodent & Pest Control

**SIGNS OF RODENTS PRESENT**

 Recommendation

Rodent droppings, chew marks, travel paths, nests, dead rodents, and/or other signs of an active rodent infestation were present. Recommend a rodent control specialist to further evaluate and provide recommendations. Rodent control services my be warranted.

Recommendation

Contact a qualified pest control specialist.



Bedroom Attic



Bedroom Attic



## 2: I. STRUCTURAL SYSTEMS

		IN	NI	NP	D
2.1	A. Foundations	X			X
2.2	B. Grading and Drainage	X			X
2.3	C. Roof Covering Materials	X			X
2.4	D. Roof Structures and Attics	X			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			X
2.12	L. Other	X			

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

### Information

#### A. Foundations: Type of foundation

Slab on Grade

#### A. Foundations: Performance - monitor minor deficiencies and perform preventative maintenance

The foundation exhibited few indications of possible foundation issues; However, these deficiencies should be monitored. Deficiencies noted in this report are considered minor, possibly cosmetic, and should be monitored. Some minor deficiencies should be resolved as preventive maintenance measures. These may include:

- Trees near foundation
- Insufficient grading and drainage
- Exterior siding cracking to patch and monitor
- Door misalignment to resolve and monitor

It is recommended that the client monitor these areas of the foundation for additional settlement, crack widening, and/or door/window misalignment issues.

Also, preventative measures should be taken such as installing gutters, providing proper grading from the siding to soil, and establishing sloped drainage away from the structure.

One of the best ways to monitor foundation related issues is to fix the problems and wait to see if they reappear. This would include fixing doors that are misaligned, fixing windows that don't open, repairing sheetrock cracking, and re-caulking exterior areas that have separation. If these problem areas do not reappear in the coming years, then the foundation movement may be considered differential settlement and may not continue to shift. If problem areas reappear then the foundation is in a failure mode and will need to be stabilized.

Client should talk with the owner about previous foundation repairs and ensure warranty paperwork exists for any repairs that may have already been completed. Warranty paperwork in most cases requires transfer paperwork and a fee. Also, an elevation plot (if not part of this inspection) is recommended to determine exact elevation discrepancies throughout the foundation and to document the problems for measurements in the future.

It is always best to assume that with the presence of onset foundation concerns, the client should budget for the possibility of a foundation remediation project at some point in the future.



C. Roof Covering Materials: Roof covering material (w/ photos)  
Asphalt / Composition Shingles

1/28/2017  
Building/Express/NA/NA  
Finaled  
Online Building Permit RFRSH  
TEAR OFF ROOF TO BARE WOOD, RE-NAIL DECK, INSTALL ATLAS WEATHERMASTER (FL17322) UNDERLAYMENT, ATLAS PINNACLE (FL16305) SHINGLES AND FIRESTONE (FL984) MODIFIED BIT 26SQ SHINGLES @ 3/12 PITCH AND 3SQ FLAT



C. Roof Covering Materials:  
Inspected roof from  
Roof, Ground, Ladder

C. Roof Covering Materials: Roof  
overall condition  
Fair/Poor



**D. Roof Structures and Attics: Inspected attic from**  
Limited Attic Walk, Ladder



Bedroom Attic



Garage Attic



**D. Roof Structures and Attics: Type of insulation (w/ photos)**  
Batt & Roll, Blown-In / Loose Fill



Bedroom Attic



Garage Attic



**D. Roof Structures and Attics: Approximate depth of insulation**  
9.5 Inches (R-30) (2x10)

This is considered to represent the approximate average depth and type of insulation discovered during this inspection.



**D. Roof Structures and Attics: Type of underlayment**

Plywood



Bedroom Attic



Garage Attic

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

Vinyl



Left



Back



Right

**E. Walls (Interior and Exterior):**

Wall material (interior)

Drywall

**Limitations****A. Foundations****PARTS OF THE FOUNDATION ARE NOT VISIBLE**

Some areas of the foundation are not visible. This may be due to overgrowth, natural ground being built-up too high, or stucco extending down to the soil grade. In these areas, the inspector is not able to evaluate the foundation from the exterior and is limited to walking the interior for visible foundation problems.

## E. Walls (Interior and Exterior)

**VINYL SIDING IS INSTALLED**

Vinyl siding is installed on the exterior of the structure. This material was once a popular choice and used as cheap alternative to new siding that required removal of the existing layer. Vinyl, however, could be installed directly ovetop of existing wood siding. As such, deficiencies often exist behind the vinyl which can conceal older damaged material that is not documented in this report. If any concerns are present, the client is advised to have the wall behind the siding further evaluated by removing a portion for further inspection. Inspector is limited to inspection of the top coat vinyl siding only.

**Observations**

## 2.1.1 A. Foundations



Recommendation

**TREES NEAR STRUCTURE**

Trees growing near the structure may effect future performance of the foundation. Evaluate, remove, monitor, and/or address as necessary.

Recommendation

Recommended DIY Project



Back

## 2.2.1 B. Grading and Drainage



Recommendation

**GUTTERS ARE FULL**

The gutters are full of leaves and debris. Recommend removal for functional use of gutters.

Recommendation

Contact a handyman or DIY project



Back

## 2.2.2 B. Grading and Drainage



Recommendation

**GUTTER IS HOLDING WATER**

Gutter is holding water. Gutters holding water are often sagging or clogged; They will hold debris, leak at joints, and/or will too heavy for the fascia. Recommend a gutter contractor to correct the issue.

Recommendation

Contact a handyman or DIY project



Right

## 2.2.3 B. Grading and Drainage



Recommendation

**GUTTER IS CRUSHED**



A downspout gutter is crushed. This can cause flow restrictions and debris buildup in the gutter system that could lead to an overflow. Recommend replacing the crushed portion of the gutter as necessary.

Recommendation

Contact a handyman or DIY project



Left

#### 2.2.4 B. Grading and Drainage

##### **GUTTER MISSING SPLASHBLOCK**



Recommendation

Some or all of the gutter downspouts are missing splash blocks. Splash blocks help disperse the water away from the foundation and prevent the erosion of soils. Recommend installing splash blocks at all necessary locations.

Recommendation

Contact a handyman or DIY project



Left

#### 2.2.5 B. Grading and Drainage

##### **NO GRADING (FLAT) SLOPE**



Recommendation

The grading around the structure is relatively level (flat). This may not allow for property water drainage away from the foundation. Ideally, the structure should be the highest point on the property to promote good drainage and water run off away from the structure. Evaluate and address as necessary.

Recommendation

Contact a qualified landscaping contractor



Right

#### 2.3.1 C. Roof Covering Materials

##### **MINOR ROOF SCUFFS**

###### ROOF

The roof exhibited scuff marks in localized areas. While the damage is currently superficial and does not appear to affect the overall integrity of the roof or had an active leak, continued wear in these areas could lead to premature deterioration. Monitoring is recommended, and repairs should be considered if the condition worsens to prevent potential water intrusion or further degradation.

Recommendation

Contact a qualified roofing professional.



Recommendation





Back



Back



Back

### 2.3.2 C. Roof Covering Materials

#### **DAMAGED COVERINGS/SCUFFING**

Roof coverings exhibited general damage and/or scuffing that could affect performance. Recommend a qualified roofer evaluate and repair.

##### Recommendation

Contact a qualified roofing professional.



Recommendation



### 2.3.3 C. Roof Covering Materials

#### **INSUFFICIENT WATER SHEDDING**

Areas of the roof have insufficient water shed and ponding. Ponding can lead to accelerated erosion and deterioration. It may lead to leaks. Recommend a qualified roofer evaluate and repair.

##### Recommendation

Contact a qualified roofing professional.



Recommendation





## 2.3.4 C. Roof Covering Materials

**DEBRIS PRESENT**

Maintenance Item

Excessive debris can cause the ponding of water and the leaking of a roof. It can also cause the deterioration of shingles. Recommend removal.

Recommendation

Recommended DIY Project



## 2.3.5 C. Roof Covering Materials

**LIFTED SHINGLES**

Recommendation

Areas of the roof show lifted shingles. This is typically caused by high gusts of wind. Lifted shingles will not seal with the lower shingles and allow for water intrusion. Recommend a roofing contractor to replace.

Recommendation

Contact a qualified roofing professional.



Front

## 2.3.6 C. Roof Covering Materials

**IMPROPER/ INSUFFICIENT FLASHING**

Recommendation

Flashing is improperly installed and insufficient in multiple areas. Wall/ skylight is missing proper step flashing and/or counter flashing. Missing and/or incorrectly installed flashing can cause water penetration / rot and eventually structural damage. Recommend replacement of the flashing by correct installation method.

Recommendation

Contact a qualified roofing professional.





Front



2.4.1 D. Roof Structures and Attics

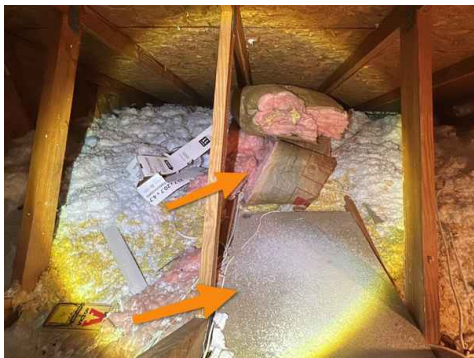
**DAMAGED INSULATION**

 Recommendation

Insulation appears to have been pulled out and/or damaged by contractors and/or pests. Recommend a qualified insulation contractor evaluate and repair.

Recommendation

Contact a qualified insulation contractor.



Bedroom Attic



Bedroom Attic



Garage Attic

2.4.2 D. Roof Structures and Attics

**INSULATION IS UNEVENLY DISTRIBUTED**

 Recommendation

Insulation in the attic unevenly distributed and not smooth / even across the attic surface. This is common in older structures where attic insulation has been moved for repairs and installations. Insulation that is not smooth and even across the attic surface will be less efficient and will be unable to create a thermal barrier as intended. Recommend a insulation contractor smooth the insulation and/or install new insulation in areas of the attic, as necessary.

Recommendation  
Contact a qualified insulation contractor.



Bedroom Attic

2.5.1 E. Walls (Interior and Exterior)

**SIDING IS DAMAGED OR MISSING**

 Recommendation

The siding is damaged or missing in these areas. Recommend a general contractor to resolve, as necessary.

Recommendation  
Contact a qualified general contractor.



Right



Back



Back

2.6.1 F. Ceilings and Floors

**CEILING - SHEETROCK CRACKS MINOR**

 Recommendation

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.



Living



Garage



Front



2.6.2 F. Ceilings and Floors

**CEILING - WATER STAIN OBSERVED**

 Recommendation

A stain on the ceiling is present. This stain did not visually appear damp and could be from a previously resolved water leak. No moisture was detected. Recommend repainting, monitoring, and addressing as necessary.

Recommendation

Contact a qualified painting contractor.



Front



Front- 0%



Garage



Garage



Garage- 0%



2nd Bedroom Closet- 0%

2.6.3 F. Ceilings and Floors

**FLOORING - DAMAGED**

 Recommendation

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



Across structure



## 2.7.1 G. Doors (Interior and Exterior)

**DOOR RUBS / STICKS AND IS MISALIGNED**

Recommendation

Door sticks, rubs the frame, and is tough or impossible 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.



Primary Bathroom



Right

## 2.7.2 G. Doors (Interior and Exterior)

**DOOR IS NOT FIRE RATED**

Safety Hazard

The door does not appear to be fire-rated and lacks compliance indication with fire safety standards. This may compromise fire safety by failing to slow the spread of fire and smoke, which is especially critical in locations like garage-to-home entries. It is recommended to consult a licensed contractor or fire safety specialist to replace the door with one meeting the required fire-rating standards and ensure proper installation to maintain its fire-resistant integrity.

## Recommendation

Contact a qualified door repair/installation contractor.



Kitchen/ Garage

## 2.9.1 H. Windows

**WINDOW IS TOO LOW**

Safety Hazard

Window fails to meet the minimum safety measurement requirements. Windows should be constructed with a sill that is higher than 24 inches. A bar lock in place is necessary for windows that have a sill less than 24 inches. Recommend installing a bar lock or moving/replacing window.

Recommendation

Contact a qualified window repair/installation contractor.



Front

2.11.1 K. Porches, Balconies, Decks, and Carports

**CRACKS, SEPARATION, OR HEAVING**

 Recommendation

The porch show signs of aged cracking, separation, heaving, and/or deterioration. Compromised concrete will continue to exhibit decay, failure, collapse, and uplift if not remediated. Recommend caulking larger cracks and applying a concrete sealer. Cracking can also be a safety tripping hazard for pedestrians.

Recommendation

Recommend monitoring.



Front



Front



Front



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



Left

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



Garage



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

50 Amp



Back

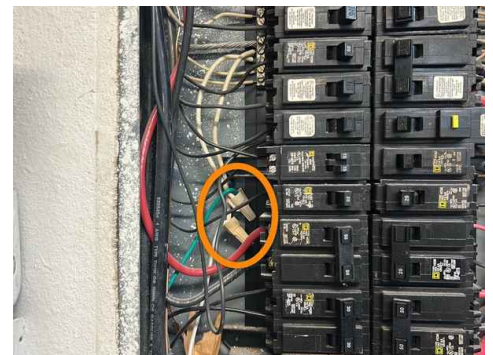
**A. Service Entrance and Panels: Branch circuit wiring**

Copper

Branch wiring (wiring throughout the structure) should be copper for all circuits within structure. Aluminum branch wiring is less safe than copper because it expands and contracts more with temperature changes, loosens connections over time, and generally has oxidation issues. Though for the main electrical service from the meter, aluminum wire is OK and very common.

**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.



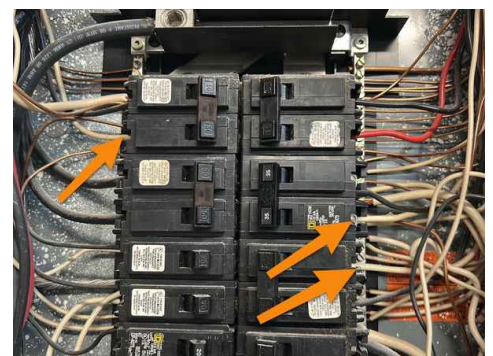
Garage

**Observations****3.1.1 A. Service Entrance and Panels****WHITE HOT WIRE NOT TAPED BLACK**

A white wire is connected directly to a breaker without black electrical tape, which would indicate that it is a hot conductor. This white wire is being used as a phase or hot conductor rather than neutral, which in-itself is not an issue, but should be denoted as such with black electrical tape wrapped around a portion of it. This will allow an electrician servicing the panel to better understand how the electrical wires are routed. Recommend denoting the white wire as a hot conductor by wrapping it with black electrical tape.

Recommendation

Contact a qualified electrical contractor.



Garage



## 3.1.2 A. Service Entrance and Panels

**DOUBLE-TAPPED BREAKER**

Safety Hazard

A breaker has been double-tapped. The junction of two or more electrical wires should be completed before the breaker. This is considered a fire hazard. No more than one (1) wire should be connected to each breaker terminal. Recommend separating the double tapped breaker into two breakers (if room allows) or making the junction of the wires prior to the breaker.

## Recommendation

Contact a qualified electrical contractor.



Garage

## 3.1.3 A. Service Entrance and Panels

**MISSING KNOCKOUT PLATE FILLER**

Safety Hazard

Without filler plates, fingers can fit through the opening creating a safety hazard. Recommend installing the filler plates or contacting an electrician who can install them.

## Recommendation

Contact a qualified electrical contractor.



Garage

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

**COVER PLATES ARE NOT WATER RESISTANT**

Safety Hazard

The outdoor outlet did not have a water-resistant cover installed, which helps prevent electrical shocks in damp weather. The current standard is an "in-use" cover (or "bubble cover"), which can be fully closed with an extension cord in use.

## Recommendation

Contact a qualified electrical contractor.



Left

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

**LAUNDRY PLUG IS A 3-PRONG STYLE**

Recommendation



Garage

Laundry plug is a 3-prong style. The ground and neutral wires on 3-pronged outlets are grouped, creating the potential for an electrical shock. Electric dryers more recently contain 4-prong dryer cords that feature two hot wires, a neutral wire and a dedicated ground wire. This eliminates the possibility for a ground current traveling to the machine and considered safer.

Switching from 3-prong to 4-prong can be accomplished by using "dogbone" converters or switching out dryer cables. That said, this is a band-aid and not considered to be the preferred method. The safest method is to change out the wire (or run a separate ground) from the electrical panel to the outlet and changing out the plug itself.

#### Recommendation

Contact a qualified electrical contractor.

### 3.3.1 C. Low Voltage & Other

 Safety Hazard

## **SMOKE ALARMS - MISSING (ENTIRE STRUCTURE)**

Smoke alarms/detectors are missing in the structure in multiple locations. 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 smoke alarms/detectors in all areas of the structure, throughout the property, in all areas that require them.

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

Contact a qualified electrical contractor.



1st Bedroom



2nd Bedroom



Primary Bedroom

4: III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

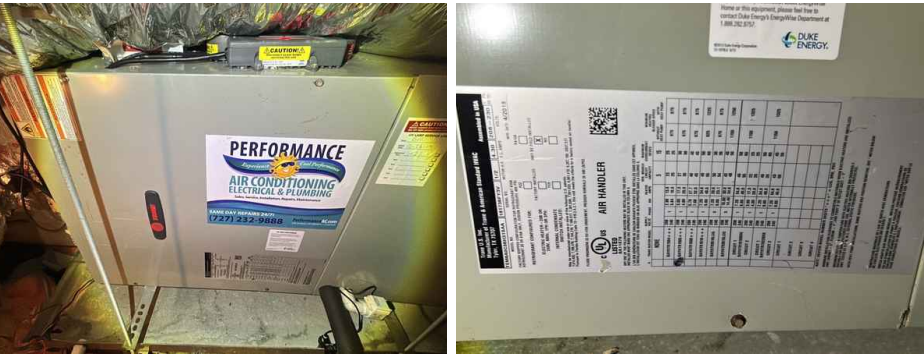
		IN	NI	NP	D
4.1	A. Heating Equipment	X			
4.2	B. Cooling Equipment	X			
4.3	C. Duct Systems, Chases, and Vents	X			X
4.4	D. Other	X			

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

Information

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

Electric Heat Pump, Age: 0-10 Years



Bedroom Attic

Manufactured 2018

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, Age: 0-10 Years, R-410A Freon



Left

Manufactured 2018

**B. Cooling Equipment: Interior - photo(s) of 1st cooling system**  
Electric Central Air Conditioning, Age: 0-10 Years



Bedroom Attic



Manufactured 2018

**B. Cooling Equipment: 1st unit - measured temperature differential**  
Operable (15°F to 20°F)



Return



Supply



Supply



Supply



Supply



Supply

**C. Duct Systems, Chases, and Vents: Photo(s) of duct system**



Bedroom Attic



**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.

Observations

4.3.1 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.



Primary Bathroom

4.3.2 C. Duct Systems, Chases, and Vents

SUPPLY VENT(S) - MILDEW / MOLD PRESENT

 Recommendation

A dark mold or mildew-like substance is suspected to be present on supply vents coming from the HVAC cooling equipment. This indicates the presence of moisture in and around the HVAC equipment, duct work, and/or at the supply registers. Recommend mold inspector identifying source of moisture intrusion and possibly sending samples to a lab for testing.

Recommendation

Contact a qualified mold inspection professional.



1st 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: Photo(s) of water distribution pressure  
50-60 psi

This inspection included a water distribution pressure check as part of the inspection package.  
The water distribution pressure should range from 40 psi to 80 psi under typical operation. Photos in this section do not represent a pressure deficiency and are for documentation purposes.  
Deficiencies from pressure distribution will be documented below and/or throughout the report as discovered.



60 PSI



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

Throughout the Property

**Copper**

Water distribution piping inside 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 at the property 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.

**Copper:** Copper pipe is resists corrosion, so it is commonly used pipe in water supply lines. Rigid copper comes in three thicknesses:

Type M is the thinnest but is strong enough for most applications. Types L and Type K are thicker and used in outdoor and drain applications. Pipes are usually connected with soldered (sweat) fittings and compression fittings can connect the pipe to shut-off valves. Flexible copper is often used for dishwashers, refrigerator icemakers, and other appliances that need a water supply. It's easy to bend, but if it kinks, you must cut the piece off and replace it. Sections of flexible copper pipe are joined using either soldered or compression fittings.



Garage



Hall Bathroom

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

Garage



Garage

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

Street Right



Front

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

PVC

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 his 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.



Front



Roof

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.



127°F

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

50-Gallons, Age: 0-5 Years, Electric



Garage



Manufactured 2021

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.

**Observations**

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



Recommendation

**FAUCET DRAIN PULL MISSING**

The faucet drain pull is missing. Recommend plumbing contractor to resolve issue.

Recommendation

Contact a qualified plumbing contractor.



Primary 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 inefficient 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.



Primary Bathroom

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



Recommendation

**TOILET IS LOOSE**

The toilet is loose at toilet bolts- this may cause leaks, and is generally unsafe. Recommend tightening the toilet bolts or hiring a qualified plumbing contractor to tighten and further investigate.

Recommendation

Contact a qualified plumbing contractor.



Primary Bathroom



5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

### **NO BACKFLOW PREVENTER ON SPIGOT**

A backflow preventer or vacuum breaker is required on all outdoor waterhose spigots to prevent the potential backflow of surface water from your yard into the public water supply in the event there is a municipal water supply problem. A vacuum breaker is acquired at a minimal expense and can be purchased in bulk online.

Recommendation

Recommended DIY Project



Front

5.3.1 C. Water Heating Equipment



Recommendation

### **WATER HEATER SITTING ON THE GROUND**

The water heater is not elevated off the ground. Water heaters that are sitting on the ground with rust-out faster than elevated water heaters.

Recommendation

Contact a qualified plumbing contractor.



Garage

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			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



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



G. Garage Door Operators: Photo(s) of 1st garage door and/or opener Automatic



Garage



H. Dryer Exhaust Systems: Photo(s) of dryer exhaust system



Garage



Right

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.



Garage

## Observations

### 6.5.1 E. Microwave Ovens

#### CONTROL PANEL ISSUE

The microwave control panel is not easily read. Control panels age over time and can become harder to see, eventually becoming impossible. Some microwaves have settings to control the panel brightness. Recommend exploring settings or budgeting for a new microwave. Some higher-end microwaves may warrant service by an appliance repair technician.

##### Recommendation

Contact a qualified appliance repair professional.



Recommendation



Kitchen

### 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



Right

### 6.8.2 H. Dryer Exhaust Systems

#### VENT COVER IS NOT SEALED

The vent cover is not sealed to the wall, allowing for moisture and insect access. Recommend re-caulking.

##### Recommendation

Contact a qualified handyman.



Maintenance Item



Right

[illegible]

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