



MERIT PROPERTY INSPECTIONS

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PROPERTY INSPECTION REPORT COPY

1234 Main Street
St. Petersburg, FL 33716

Buyer Name

06/13/2026 9:00AM



Inspector

Abby Bullock

Professional Home Inspector

(813)-485-4335

info@meritinspects.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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1: INFORMATION

		IN	NI	NP	D
1.1	Rodent & Pest Control	X			X

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

Information

Date of inspection

06/10/2026

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

Single Family Attached

Style

Traditional

In attendance

Buyer

Weather conditions

Cloudy, Humid

Outdoor temperature

80°F to 90°F

Occupancy & furnishings

Vacant

Inspection address

1234 Main St, Tampa, FL, 12345

Inspection company

Merit Property Inspections

Client's name

Buyer Name

Agent's name

Agent Name

Inspector's name

Abby Bullock

Year built

2021

Square feet

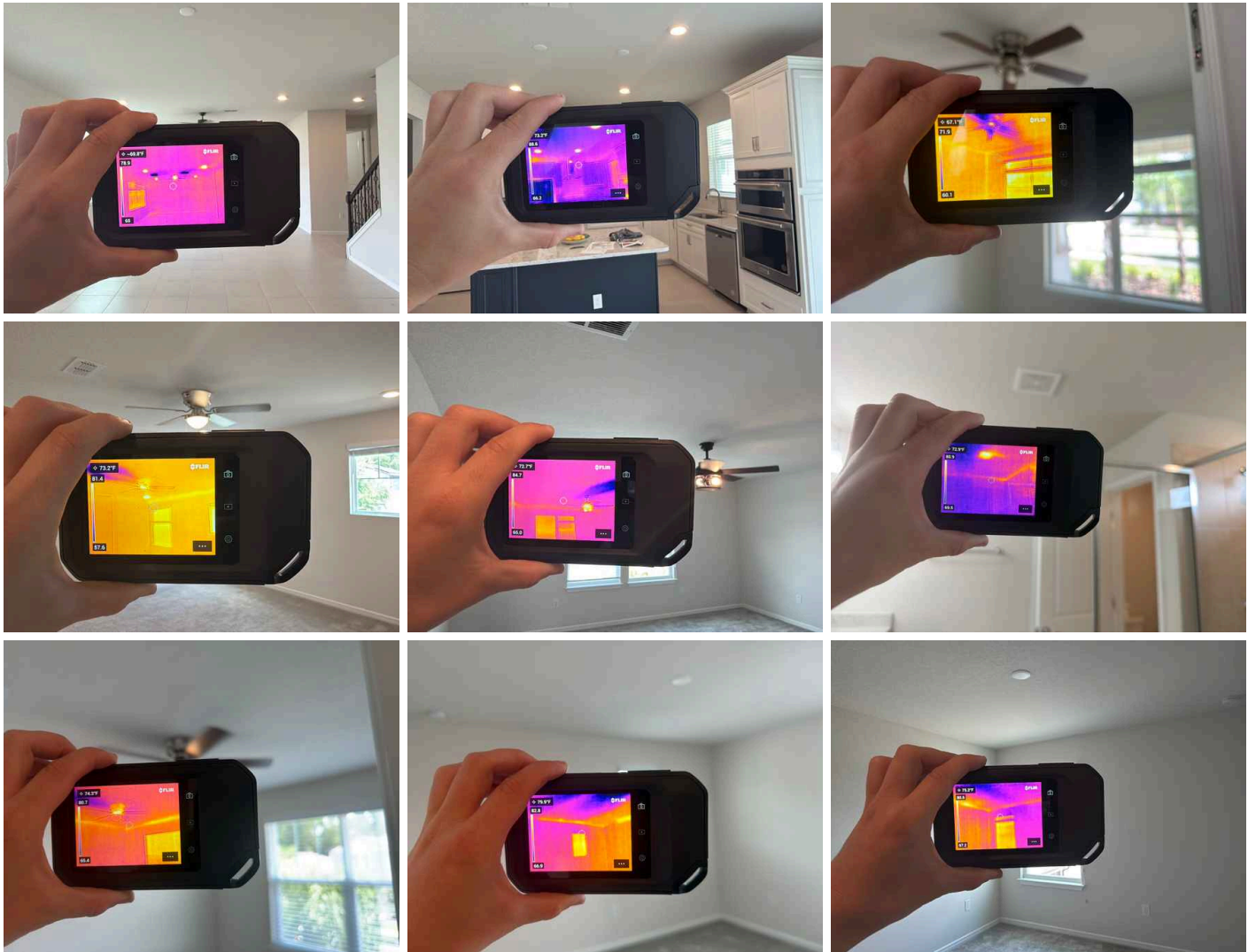
2836

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.



Thermal scan performed

No significant abnormalities detected in accessible areas.

Observations

1.1.1 Rodent & Pest Control

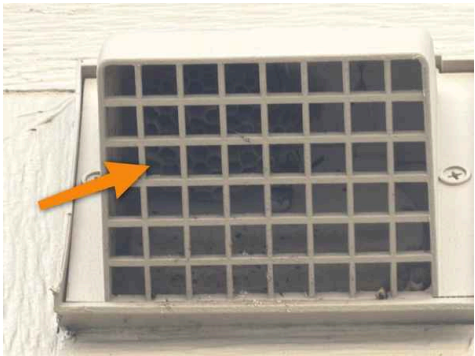
SIGNS OF WASPS PRESENT

Wasp nests were discovered on the property. Recommend a pest control specialist to further evaluate and provide recommendations.

Recommendation

Contact a qualified pest control specialist.

 Recommendation



Right

1.1.2 Rodent & Pest Control

**DAMAGE TO SUBTERRANEAN
TERMITE BAIT STATIONS**

 Recommendation

One or more subterranean termite bait stations were observed to be damaged. Damaged stations may reduce the effectiveness of the termite monitoring and treatment system. Recommend evaluation and repair or replacement by a qualified pest control professional.

Recommendation

Contact a qualified pest control specialist.



Multiple areas

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			
2.8	J. Fireplaces and Chimneys			X	
2.9	H. Windows	X			X
2.10	I. Stairways (Interior and Exterior)	X			X
2.11	K. Porches, Balconies, Decks, and Carports	X			
2.12	L. Other	X			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.

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.

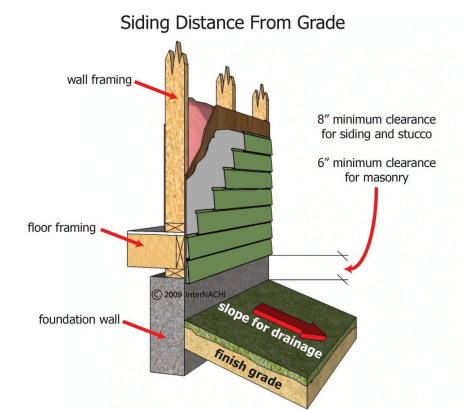
It is always best to assume that with the presence of onset foundation concerns, the client should budget for the possibility of a foundation remediation project at some point in the future.

A. Foundations: Deficiencies that may be related to foundation

noted:

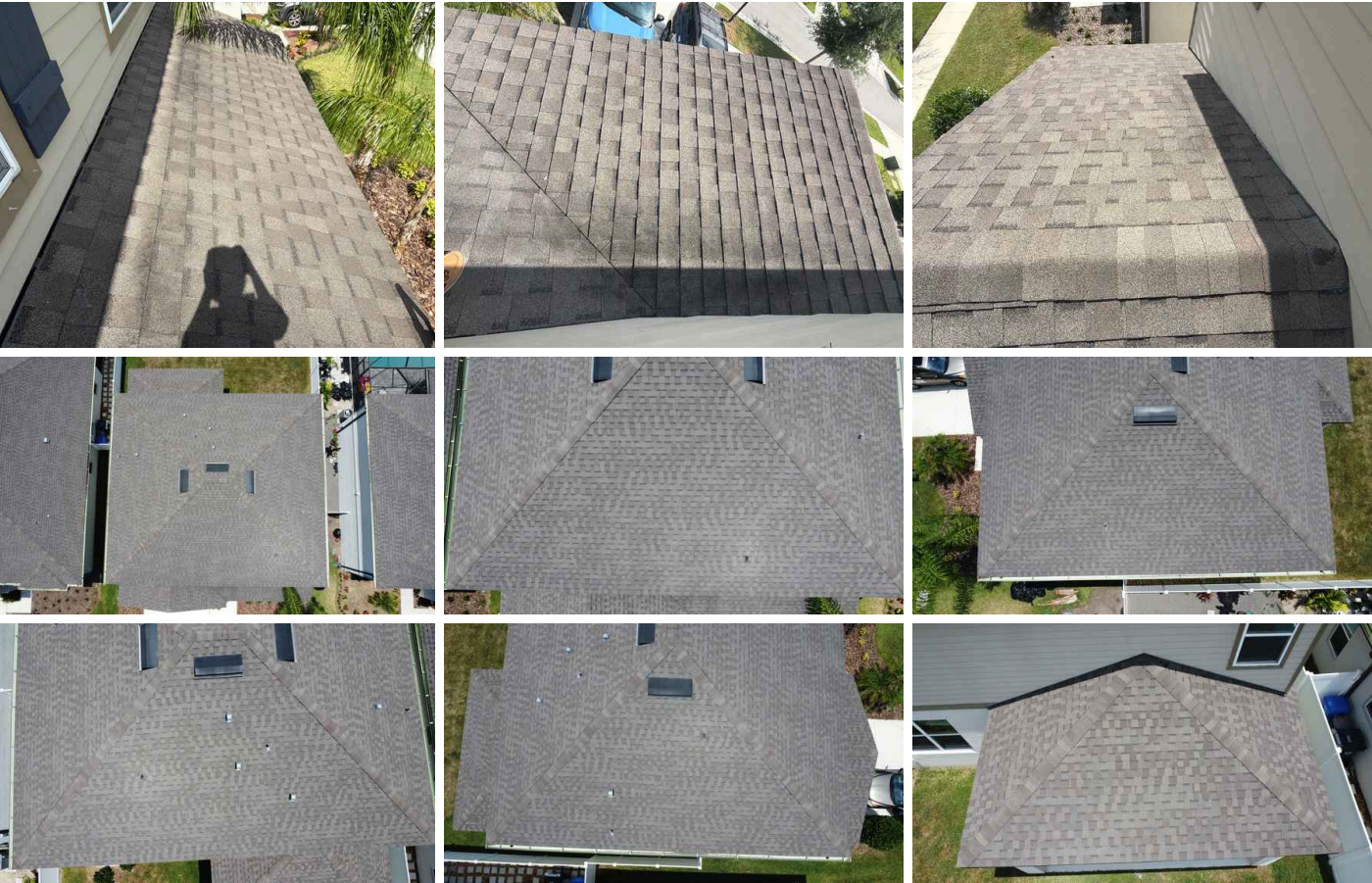
Areas of trim / baseboards
separating from flooring, Exterior
cracking, Wrinkling carpet,
Windows that are difficult to open,
Cracked tiles

B. Grading and Drainage: Grading and drainage info:



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

Asphalt / Composition Shingles
Photos are for documentation purposes



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

C. Roof Covering Materials: Roof
overall condition
Good

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

Photos are for documentation purposes



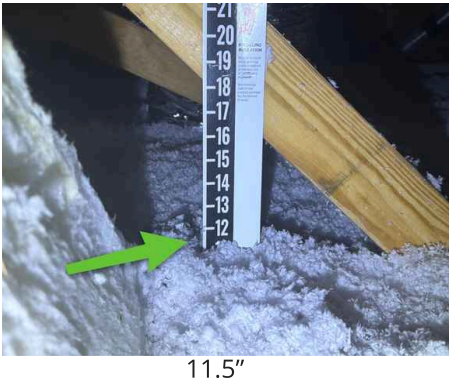
D. Roof Structures and Attics: Type of insulation (w/ photos)
Blown-In / Loose Fill

Photos are for documentation purposes



D. Roof Structures and Attics: Approximate depth of insulation
11.5 Inches (R-38) (2x12)

This is considered to represent the approximate average depth and type of insulation discovered during this inspection.
Photos are for documentation purposes



D. Roof Structures and Attics: Type of underlayment

Plywood

Photos are for documentation purposes

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

Stucco

Photos are for documentation purposes



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 a parge coat, 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.

A. Foundations**PARGE COAT PRESENT**

There are exposed areas of the foundation that are covered with a parge, a cementitious mortar on the perimeter foundation wall. The purpose of parge is to provide a cosmetic overlay and seal the slab from moisture/insect infiltration. Parge can also cover defects, as such, it's presence does limit the inspector's ability to visually evaluate the foundation in these areas.

C. Roof Covering Materials

UNABLE TO TRAVERSE SOME/ALL OF ROOF

ROOF

Too High (Considered Unsafe)

The inspector attempts to traverse roof surfaces during the inspection. However, due to limitations, all or some portions of the roof were unable to be traversed, and the inspection was completed via other means, without physically walking on top of it. Both state and InterNACHI Standards of Practice do not require the inspector to climb on any roof that is determined to be unsafe or not traversable because of material type.

C. Roof Covering Materials

DRONE INSPECTION

The best method for roof inspection is to physically traverse the roof looking and feeling for problems. Due to safety concerns, inspector is only able to access most 1-story roofs, unable to access the majority of 2-story roofs, and unable to access virtually all 3+ story roofs, unless 1st-floor or 2nd-floor extensions provide safe access. Inspectors also will not walk clay, slate tile, or aluminum shingle roofs; metal roofs (R-panel / standing seam, etc.) pose a increased slip and fall-through hazard.

Due to the potential fall / safety hazards, a drone inspection was chosen as the inspection method for all or a portion of the roof. For tall or steep roofs, drones are a quality substitute that can identify many deficiencies, such as discoloration, delamination, damaged coverings, missing shingles, and problems with many different types of vents. That said, drone inspections are limited to the camera's view and are considered a limited visual assessment of a roof's condition.

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

2.1.1 A. Foundations

AREAS OF TRIM/CABINETS/BASEBOARDS ARE SEPARATING

Areas in the structure are showing separation. Separation of trim/cabinets/baseboards are primarily considered cosmetic and can be resolved by sanding, recaulking, and/or re-painting. That said, these finish areas are some of the most sensitive areas of the home and susceptible to small changes in movement of the foundation and framing. These types of separations are the first signs of foundation issues and should be monitored. The best way to monitor for future separation is to fix these problems professionally and monitor the areas for reappearing.

Recommendation

Contact a qualified carpenter.



2nd Floor Hall Bathroom



2nd Floor Hall Bathroom



2nd Floor Hall Bathroom



Primary Bedroom

2.2.1 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

2.2.2 B. Grading and Drainage

**Recommendation**

CONDENSATE DRAIN DEPOSITS NEAR STRUCTURE

The primary HVAC condensate discharge was observed terminating at the ground without a splash block. This can allow water to concentrate near the foundation and contribute to soil erosion or moisture accumulation. Recommend installing a splash block or an extension to direct water away from the structure.

Recommendation

Contact a handyman or DIY project



Right

2.3.1 C. Roof Covering Materials

**Recommendation**

DISCOLORATION

Roof coverings were discolored, which can be caused by moisture or sun exposure. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

Recommendation

Contact a qualified roofing professional.



Front Roof

2.3.2 C. Roof Covering Materials

TREE LIMBS TOUCHING ROOF

Tree limbs are touching the roof. Tree limbs can drag the roof creating rapid delamination, damages to the roof shingles, or even holes in the roof. Recommend removing all limbs that are touching the roof by 5-feet or more (to account for wind movement and future growth).

Recommendation

Contact a qualified tree service company.



Front

2.4.1 D. Roof Structures and Attics

POSSIBLE ORGANIC GROWTH OBSERVED

Areas of mold-like discoloration were observed on the attic rafters and/or roof sheathing. This type of staining is typically associated with elevated moisture or inadequate attic ventilation. The inspection does not include testing to confirm whether the substance is mold. Recommend further evaluation and cleaning/treatment by a licensed mold remediation or indoor air quality specialist, and correction of any underlying moisture or ventilation issues as necessary.

Recommendation

Contact a qualified mold inspection professional.



2nd Floor Attic



2nd Floor Attic

2.5.1 E. Walls (Interior and Exterior)

MINOR STUCCO CRACKS



Cracks were observed in the exterior stucco. **These openings can allow for moisture intrusion** and should be sealed with a compatible elastomeric sealant and repainted as needed. Recommend repair by a qualified stucco contractor to help prevent damage.

Recommendation
Contact a stucco repair contractor



Left



Left



Right



Right



Back



Back

2.5.2 E. Walls (Interior and Exterior)
MINOR STAIR-STEP CRACKS

 Recommendation

Minor stair-step cracking was observed on the exterior wall in one or more areas. This type of cracking often results from normal settlement or minor foundation movement but should be sealed to prevent moisture intrusion and monitored for changes over time. Recommend evaluation and repair by a qualified structural contractor if cracking widens or worsens.

Recommendation
Contact a stucco repair contractor



Garage

2.5.3 E. Walls (Interior and Exterior)
SIDING IS DAMAGED OR MISSING

 Recommendation

The siding is damaged or missing in these areas. This may allow for moisture / pest intrusion. Recommend a general contractor to resolve, as necessary.

Recommendation
Contact a qualified general contractor.



Back



Back

2.5.4 E. Walls (Interior and Exterior)

CAULKING DETERIORATED AND/OR MISSING

 Maintenance Item

Caulking is necessary to seal gaps less than 1/2-inch. Caulking that is missing can provide for water penetration and allow insect access into the structure.

Recommendation

Contact a qualified general contractor.



Back

2.5.5 E. Walls (Interior and Exterior)

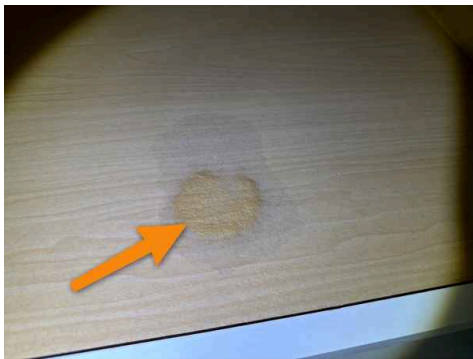
CABINET - WATER DAMAGE

 Recommendation

One or more areas of the cabinet show signs of water damage. Particularly in older structures, signs of water damage under the sink cabinets including stains, warping, and sagging flooring could be from previous leaks and are common discoveries. Recommend monitoring for future leaking, repainting, mold testing, and replacement depending on clients opinion and severity.

Recommendation

Recommend monitoring.



Primary Bathroom



Primary Bathroom

2.5.6 E. Walls (Interior and Exterior)

CABINET - CABINET DOOR / DRAWER MISALIGNED

 Recommendation

Cabinet door and/or drawer misaligned and not closing properly.

Recommendation
Contact a qualified cabinet contractor.



Kitchen



Kitchen

2.5.7 E. Walls (Interior and Exterior)

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.

 Recommendation



Staircase

2.5.8 E. Walls (Interior and Exterior)

MOISTURE INTRUSION

A window was observed in a partially open position, with evidence of moisture intrusion noted in the surrounding area. Prolonged exposure to moisture may contribute to deterioration of adjacent materials and finishes. Recommend closing and securing the window and repairing any resulting damage as needed.

Recommendation
Recommend monitoring.

 Recommendation



Office



Office



No elevated levels of moisture

2.6.1 F. Ceilings and Floors

FLOORING - GROUT CRACKS

Recommendation

Cracking was observed in the grout lines between floor tiles. This condition may result from normal settlement, minor subfloor movement, or age-related wear. Recommend repair and regrouting by a qualified flooring professional, and monitor for any further cracking that could suggest underlying substrate issues.

Recommendation

Contact a qualified flooring contractor



Laundry



Laundry

2.6.2 F. Ceilings and Floors

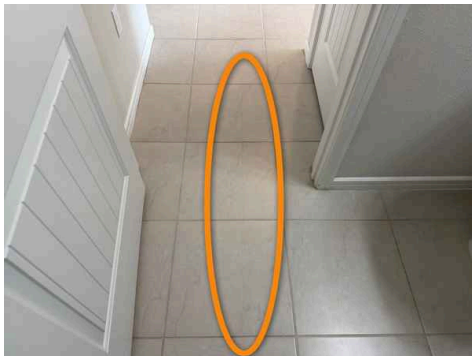
FLOORING - TILES CRACKED

Recommendation

Tiles that are cracking was observed. This is possibly due to structural foundation issues and is considered evidence of a structural deficiency. Recommend a qualified foundation repair company / contractor evaluate and advise on course of action prior to repair of the flooring.

Recommendation

Contact a qualified flooring contractor



1st Hall Bathroom Hall



1st Hall Bathroom Hall

2.6.3 F. Ceilings and Floors

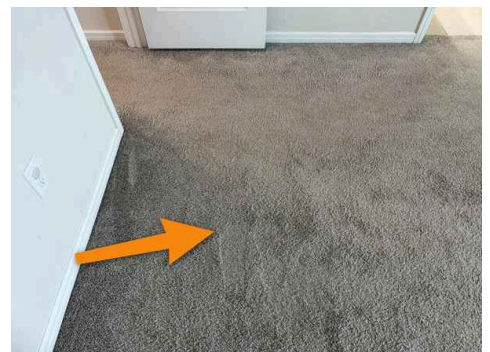
FLOORING - SPONGY FEELING AND/OR SQUEAKS

Recommendation

The flooring is spongy, moves, and/or squeaks as weight is distributed across it. This is typically a sign of weakness in the underlying joists, rotting subfloor, or separation of the flooring from the subfloor. A flooring contractor is recommended for further evaluation.

Recommendation

Contact a qualified flooring contractor



Primary Bedroom

2.6.4 F. Ceilings and Floors



Maintenance Item

FLOORING - CARPET WRINKLING PRESENT

Carpet wrinkling was present at the time of inspection. Although carpet wrinkling (both in the carpet itself or underlying carpet pad) is generally considered a cosmetic defect, this can indicate areas of leakage, high moisture, and/or structural defects. Additionally carpet wrinkling is considered a safety tripping hazard to pedestrians. Recommend hiring a carpet installer to re-stretch the carpet and determine the problem.

Recommendation

Contact a qualified flooring contractor



2nd Floor Hall

2.6.5 F. Ceilings and Floors



Recommendation

UNEVEN SHOWER FLOOR TILE

Uneven tile surfaces were observed at the shower floor. Uneven tiles may create areas where water can collect, affect drainage, and present a potential tripping hazard. The cause of the unevenness could not be determined during the inspection. Recommend evaluation and repair by a qualified tile contractor as needed.

Recommendation

Contact a qualified tile contractor



Primary Bathroom

2.9.1 H. Windows



Maintenance Item

WINDOW SHOULD BE RECAULKED

Noticeable gaps and/or deteriorating caulking present around the windows. This can lead to water penetration and insect intrusion. Windows should be recaulked with a silicone based sealant.

Recommendation

Contact a qualified window repair/installation contractor.



Back

2.9.2 H. Windows



Recommendation

WINDOW DIFFICULT TO OPEN

One or more windows are difficult to open. This could be caused by a number of reasons, including structural deficiencies that apply force to the frame, windows have broken springs, or windows that are off their track(s). Recommend windows be restored to functional use by a window repair and installation contractor.

Recommendation
Contact a qualified window repair/installation contractor.



Living

2.10.1 I. Stairways (Interior and Exterior)

 Recommendation

LOOSE HANDRAIL STRUCTURE

The stairway handrail is loose and unsupported. This should be strengthened or replaced with a sufficient handrail structure, handrail, and baluster system.

Recommendation
Contact a qualified professional.



Staircase

2.12.1 L. Other

 Recommendation

DAMAGE TO FENCE

Damage was observed to the vinyl fence post cover near grade level. The damaged section may allow moisture, debris, or pests to enter the post cavity and detracts from the fence's appearance. Recommend repair or replacement of the damaged component.

Recommendation
Contact a qualified fencing contractor



Left



Right

3: II. ELECTRICAL SYSTEMS

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

Photos are for documentation purposes



Left

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

Photos are for documentation purposes



Left

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

200 Amp



Garage

**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 generally requires more maintenance, is prone to oxidation, and has a shorter service lifespan.

Observations**3.2.1 B. Branch Circuits, Connected Devices, and Fixtures** Recommendation**INOPERATIVE LIGHT FIXTURES**

A light fixture did not illuminate when operated by the wall switch. This condition may be due to a failed bulb, defective fixture, wiring issue, switch malfunction, or another electrical defect. The exact cause could not be determined during the inspection. Recommend evaluation and repair by a qualified licensed electrician if replacing the bulb does not restore normal operation.

Recommendation

Contact a qualified electrical contractor.



Living

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures Recommendation**FIXTURE - IMPROPERLY SEALED**

Light fixture improperly sealed from the outdoor elements. Will allow for water penetration and could cause interior damage to structure. Recommend reinstallation using approved caulking, sealants, etc.

Recommendation
Contact a qualified handyman.



Front

4: III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

		IN	NI	NP	D
4.1	A. Heating Equipment	X			
4.2	B. Cooling Equipment	X			X
4.3	C. Duct Systems, Chases, and Vents	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
Photos are for documentation purposes



Hall Closet



Manufactured 2021

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, 3 Ton Unit
Photos are for documentation purposes



Back



Refrigerant line



Manufactured 2021

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

Electric Central Air Conditioning, Age: 0-10 Years

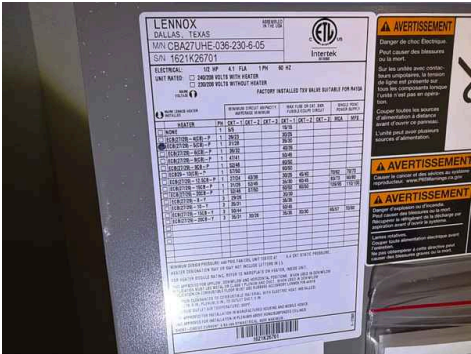
Photos are for documentation purposes



Hall Closet



Coils



Manufactured 2021

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

Low (0°F to 15°F)

Photos are for documentation purposes



Return



Supply



Supply



Supply



Supply



Supply

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

Photos are for documentation purposes



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

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

4.2.1 B. Cooling Equipment

CONDENSER - FREON INSULATION MISSING OR DAMAGED

Missing or damaged insulation on the refrigerant line can cause energy loss and condensation. Recommend contacting an HVAC professional to replace the missing or damaged insulation.

Recommendation

Contact a qualified HVAC professional.



Recommendation



Back

4.2.2 B. Cooling Equipment

CONDENSER - UNUSUALLY NOISY

Compressor started and operated but unit was unusually noisy. Recommend licensed HVAC contractor evaluate.

Recommendation

Contact a qualified HVAC professional.



Recommendation



Back

4.2.3 B. Cooling Equipment

HVAC - DIFFERENTIAL TOO LOW

Cooling system was not producing cold enough air at time of inspection. The differential between the return intake and the supply vents was less than the recommended 15°F of minimum difference. A system that is adequately sized and working properly should produce a 15°F to 20°F difference passing through the evaporator coil. Some reasons for a lower differential measurement include:

- Filter needing replacement (clogged filter)
- Inadequate insulation on supply and/or return duct-work
- Low on freon (freon leak)
- Inoperable component of the AC
- Undersized system

Recommend qualified HVAC professional evaluate & ensure functionality.

Recommendation

Contact a qualified HVAC professional.



Recommendation



Return



Supply

4.2.4 B. Cooling Equipment

CORROSION OBSERVED AT EVAPORATOR COILS ASSEMBLY

Rust and corrosion were observed at the evaporator coil assembly and adjacent metal components. Corrosion is commonly associated with prolonged moisture exposure and may contribute to deterioration of HVAC components over time. Recommend evaluation by a qualified HVAC contractor and repair or replacement as needed.



Recommendation

Recommendation

Contact a qualified HVAC professional.



Evaporator



Evaporator



Evaporator

4.2.5 B. Cooling Equipment

ORGANIC GROWTH AT EVAPORATOR COILS ASSEMBLY



A microbial growth-like substance was observed at the evaporator coil assembly and adjacent components. Such conditions are commonly associated with elevated moisture levels and condensate accumulation within the air handler. The substance was not tested and its exact nature could not be determined during the inspection. Recommend cleaning and further evaluation by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Evaporator



Evaporator

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			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.

Unable to get an accurate reading due to leak at hose bib

Photos are for documentation purposes



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

Right of Structure

Photos are for documentation purposes



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

Street Left, Front

Photos are for documentation purposes



Front

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

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

PEX (Cross-linked polyethylene): Typical lifespan 40-50 years. PEX is the newest pipe for residential and commercial use. Approved in many regions of the country, PEX is easy to install because it cuts easily, is flexible, and uses compression fittings. However, more permanent connections require a special crimping tool.



Kitchen



2nd Floor Hall Bathroom

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 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.

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.

Photos are for documentation purposes



Front

Attic

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



107°F

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

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

Photos are for documentation purposes



Garage

Manufactured 2021

Limitations

A. Plumbing Supply, Distribution Systems, and Fixtures

NO WATER TO THE FIXTURE

The water to this fixture is turned off at the localized valve or is not connected. Due to liability considerations, we are unable to connect or turn on the water on to this fixture. As such, inspector is limited in locating deficiencies with the fixture.



Kitchen hot water



2nd Hall Bathroom- hot



Primary Bathroom



Primary Bathroom Right hot water

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

LOOSE FIXTURE

Plumbing fixture is loose. This may lead to future leaking. Recommend hiring a plumber to tighten fixture.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor 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.



2nd Floor Hall Bathroom

5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures



Maintenance Item

TUB/SHOWER RE-SEALING NECESSARY

The tub and/or shower requires re-caulking. Re-caulking is necessary where caulking is missing or cracking. Confirm the use of silicon-based sealants that will prevent the penetration of water into the seams and cracks.

Recommendation

Recommended DIY Project



Primary Bathroom



Primary Bathroom

5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

HOSE BIB ISSUE

The exterior hose bib is leaking from the vacuum breaker device when in use. This condition can result in water waste and may allow water intrusion into the wall. Recommend repair or replacement of the vacuum breaker or hose bib by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



Back

5.2.1 B. Drains, Wastes, and Vents

POOR / SLOW DRAINAGE

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Primary Bathroom Left

5.3.1 C. Water Heating Equipment

RUSTING OBSERVED

Rusting and corrosion were observed at the water heater at the bottom of the tank. This condition may indicate condensation. Recommend monitoring area.

Recommendation

Contact a qualified plumbing contractor.



Garage

6: V. APPLIANCES

		IN	NI	NP	D
6.1	A. Dishwashers	X			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			X
6.8	H. Dryer Exhaust Systems	X			
6.9	I. Refrigerators	X			
6.10	J. Washers & Dryers	X			X

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

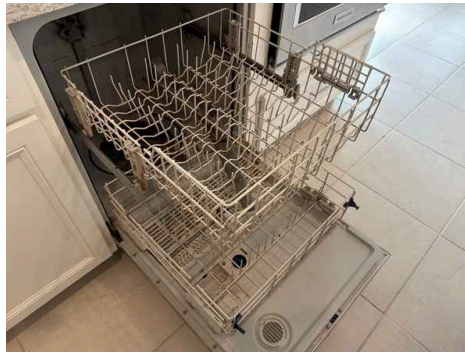
Information

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

Vented

Photos are for documentation purposes



Kitchen



D. Ranges, Cooktops, and Ovens:

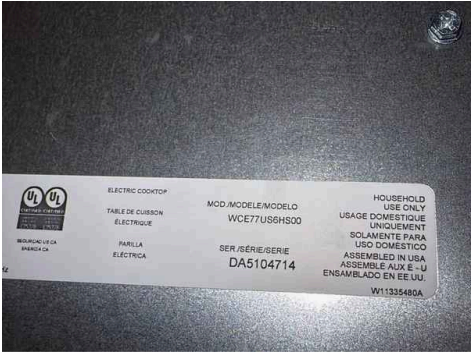
Type

Electric

D. Ranges, Cooktops, and Ovens: Photo(s) of cooktop



Kitchen



D. Ranges, Cooktops, and Ovens: Photo(s) of 1st oven



Kitchen

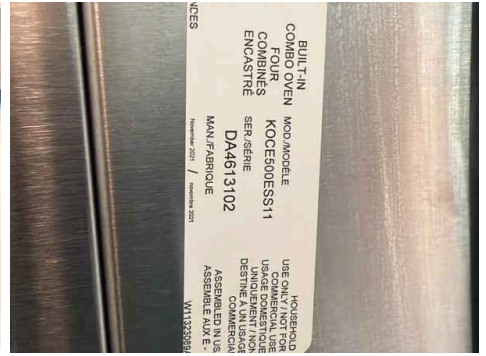


E. Microwave Ovens: Photo(s) of microwave and data tag

Photos are for documentation purposes



Kitchen

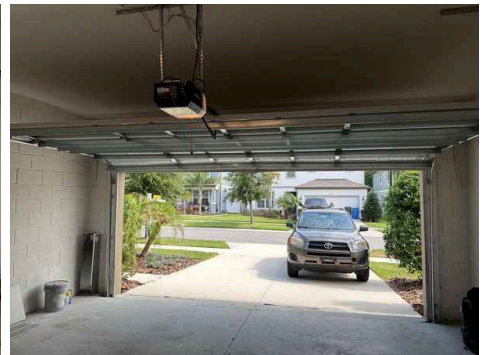
**G. Garage Door Operators: Photo(s) of 1st garage door and/or opener**

Automatic

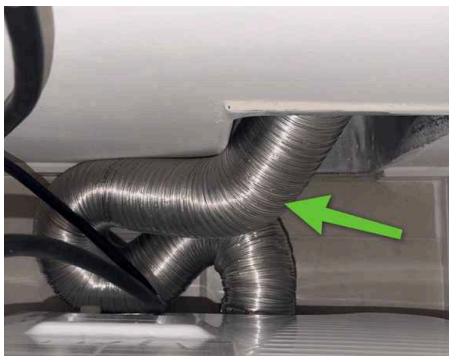
Photos are for documentation purposes



Garage

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

Photos are for documentation purposes



Laundry



Attic



Roof Left

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

Photos are for documentation purposes



Kitchen



Limitations

A. Dishwashers

WATER TO DISHWASHER TURNED OFF

The water to the dishwasher is turned off or disconnected. Due to liability considerations, the inspector is unable to turn on the water and is limited in the ability to locate deficiencies. Recommend rescheduled inspection to evaluate these water distribution components.



Kitchen

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

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

These images are considered informational only.



Laundry



Operated

Observations

6.1.1 A. Dishwashers

RUSTED DISHWASHER RACK

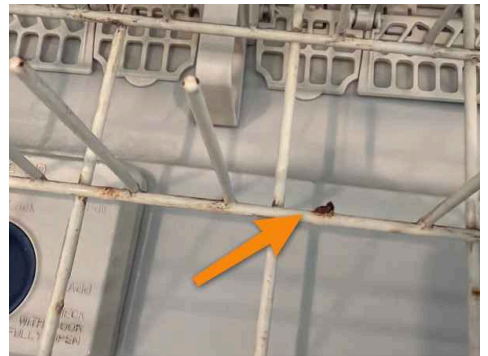
Rust and corrosion were observed on the dishwasher rack. Deterioration of the rack coating can expose the underlying metal to moisture, resulting in continued corrosion and potential damage to dishes and cookware. Recommend repair or replacement of the affected rack components as needed.

Recommendation

Contact a qualified appliance repair professional.



Recommendation



Kitchen

6.7.1 G. Garage Door Operators

LOUD NOISES

The garage door was observed to produce excessive noise during operation. This condition may indicate worn or improperly adjusted components such as rollers, hinges, tracks, or the opener mechanism. Continued use without maintenance could lead to premature wear or failure. Recommend evaluation, lubrication, and servicing by a qualified garage door technician to ensure proper and safe operation.

Recommendation

Contact a qualified garage door contractor.



Recommendation



Garage

6.7.2 G. Garage Door Operators

GARAGE DOOR IS DENTED

The garage door is dented.

Recommendation

Contact a qualified garage door contractor.



Recommendation



Garage



Garage

6.10.1 J. Washers & Dryers

**WASHER EMERGENCY OVERFLOW
DRAIN PAN NOT INSTALLED**

LAUNDRY

Washing machines that are located upstairs should have overflow drain pans or a floor drain (minimum). Recommend installing a pan routed to the exterior or a drain to prevent possible water damage of the appliance leaks.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Laundry

6.10.2 J. Washers & Dryers

**DAMAGE TO WASHING MACHINE
OVERFLOW PAN DRAIN**

Damage was observed at the washing machine overflow pan drain connection. The damaged condition may impair the drain pan's ability to properly discharge water in the event of a leak or overflow, increasing the risk of water damage. Recommend repair or replacement of the affected components by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Left

[illegible]

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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

WATER SOFTENER SYSTEM - OUT OF SCOPE

The water softener system was inspected for visual leaks. No inspection was made to determine the operation of the water filtration unit nor it's effectiveness. This type of inspection is considered outside the scope of work of this inspection.



Right

8: Q. GENERAL IMPERFECTIONS

		IN	NI	NP	D
8.1	Cosmetic Imperfections	X			X

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



Kitchen



Kitchen



Garage