



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			

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

Information

Date of inspection

06/09/2026

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

Townhouse

In attendance

Buyer, Buyer Agent

Weather conditions

Cloudy

Outdoor temperature

70°F to 80°F, 80°F to 90°F

Occupancy & furnishings

Furnished

Inspection address

1234 Main St, Tampa, FL, 33611

Inspection company

Merit Property Inspections

Client's name

Buyer Name

Agent's name

Agent Name

Inspector's name

Abby Bullock

Year built

2014

Square feet

1569

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.**

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.

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			
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

A. Foundations: Type of foundation

Slab on Grade

A. Foundations: Performance - no notable deficiencies

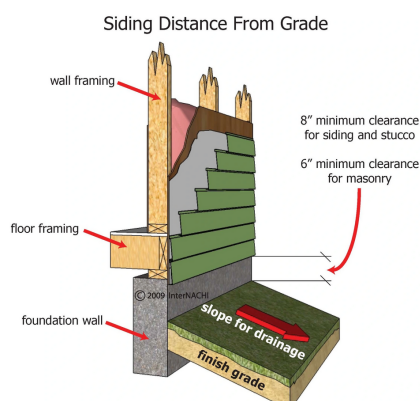
The foundation exhibited no indications of foundation issues. Deficiencies noted in this report are considered primarily cosmetic at this time.

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.

It is recommended that the client always monitor the structure for future settlement.

One of the best ways to monitor foundation related issues is to fix the problems as they appear and see if they reappear. This would include fixing doors that are misaligned and windows that don't open, repairing sheetrock cracking, patching wall cracks, 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.

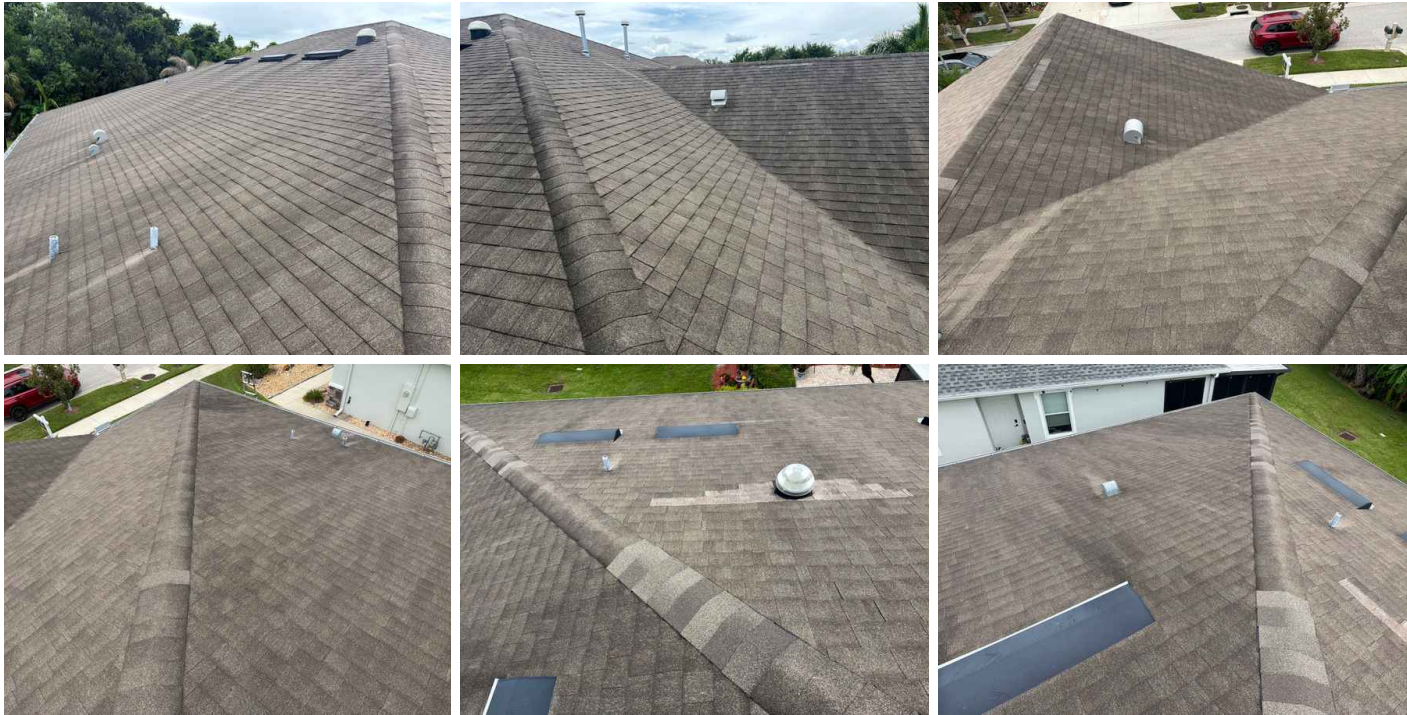
B. Grading and Drainage: Grading and drainage info:



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

C. Roof Covering Materials: Roof

overall condition
Fair

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**

9.5 Inches (R-30) (2x10)

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



D. Roof Structures and Attics: Decking at roof penetrations



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

Concrete Board, Stucco
Photos are for documentation purposes



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.

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/BASEBOARDS ARE SEPARATING**

Areas in the structure are showing separation. Separation of trim/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.



Living



Living



No elevated levels of moisture present

2.2.1 B. Grading and Drainage

**GUTTERS ARE FULL**

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

Recommendation

Contact a handyman or DIY project



Back

2.3.1 C. Roof Covering Materials
DAMAGED COVERINGS/SCUFFING

 Recommendation

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.



Left

2.3.2 C. Roof Covering Materials
DISCOLORATION

 Recommendation

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

Recommendation
Contact a qualified roofing professional.



Left



Left



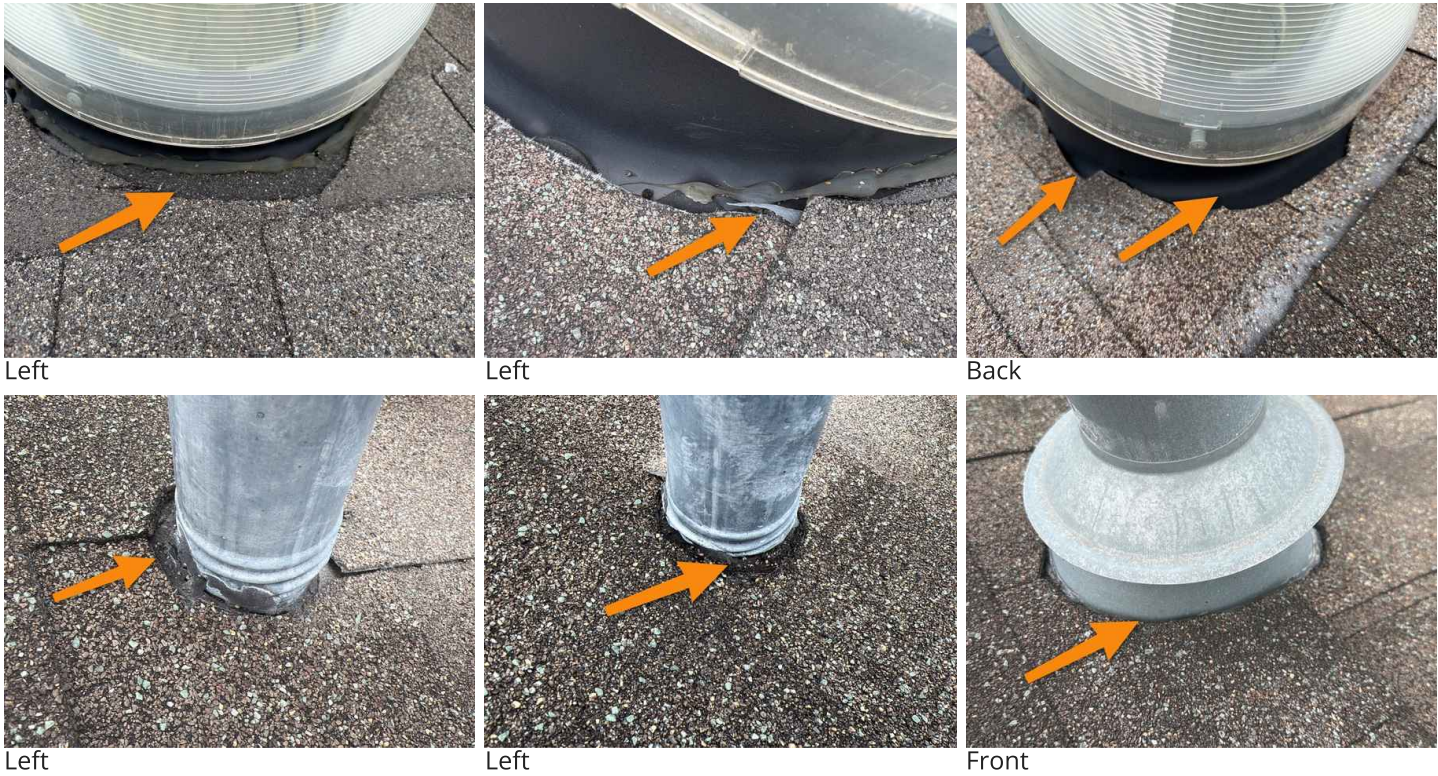
Left

2.3.3 C. Roof Covering Materials
INSUFFICIENT COVERINGS / SEALING AT ROOF PENETRATIONS

 Recommendation

Observed areas that appeared to be missing sufficient coverings and sealant at roof penetrations. Recommend qualified roofing contractor evaluate & repair.

Recommendation
Contact a qualified roofing professional.



2.3.4 C. Roof Covering Materials

ROOF PATCH

A roof patch was discovered and should be monitored for future leaks.

Recommendation
Recommend monitoring.

 Maintenance Item





Left



Left



Front

2.3.5 C. Roof Covering Materials

LIFTED / SEPARATED FLASHING

**Recommendation**

Areas of the roof show lifted or separated flashing areas. These areas will not seal with the lower shingle areas or siding and can allow for water intrusion. Recommend a roofing contractor to replace.

Recommendation

Contact a qualified roofing professional.



Left



Back



Back

2.4.1 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.



Attic



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

2.5.2 E. Walls (Interior and Exterior)

CAULKING DETERIORATED AND/OR MISSING



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.



Front



Back

2.5.3 E. Walls (Interior and Exterior)

DISCOLORATION AT STUCCO EXTERIOR

**Recommendation**

Discoloration was observed at the exterior stucco wall covering near grade level. The discoloration is consistent with moisture exposure, organic growth, or accumulation of dirt and debris. While the full extent and cause could not be determined during the inspection, prolonged moisture exposure may contribute to deterioration of exterior finishes over time. Recommend monitoring and further evaluation if conditions worsen or moisture intrusion is suspected.

Recommendation

Contact a stucco repair contractor



Back Left



Back Left

2.6.1 F. Ceilings and Floors

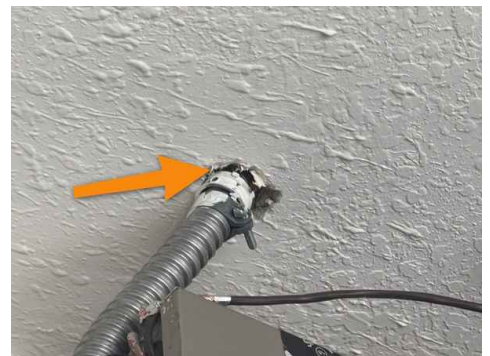
CEILING - UNSEALED PENETRATION POINT

**Recommendation**

The garage ceiling was observed without fire-rated sealant at the ceiling penetration. Openings in the garage ceiling can allow smoke and fire to spread into the living space above and reduce the effectiveness of the fire separation. Recommend sealing the penetration with approved fire-rated sealant by a qualified contractor.

Recommendation

Contact a qualified fire suppression contractor.



Garage

2.7.1 G. Doors (Interior and Exterior)

DOOR DOESN'T LATCH TO CLOSE

**Recommendation**

Door doesn't latch to close properly. Recommend handyman repair door, latch, frame, and/or strike plate.

Recommendation

Contact a qualified handyman.



Hall Bathroom

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



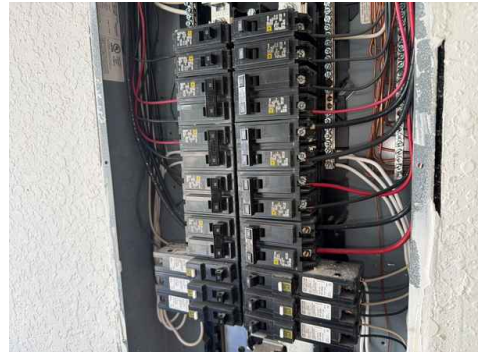
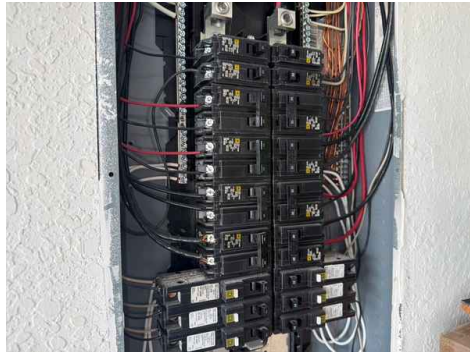
Left

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****OUTLET - LOOSE AND NOT SECURE**

Recommendation

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.



Garage



Dining

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures



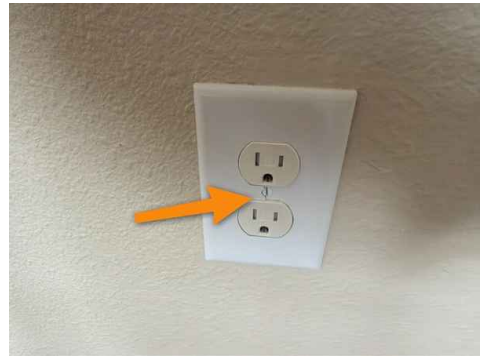
Recommendation

COVER PLATE IS DAMAGED

Electrical receptacle plate is damaged. This may cause short and shock risk over time. Recommend replacement of the damaged or missing cover plate.

Recommendation

Contact a qualified electrical contractor.



1st Bedroom

4: III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

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

Information

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

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



Garage



Manufactured 2013

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

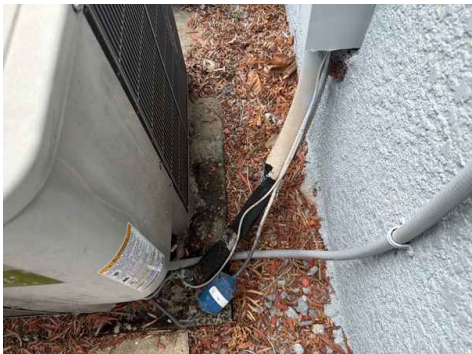
Operable (Not Measured)

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

Electric Central Air Conditioning, R-410A Freon, Age: 10-20 Years, 2.5 Ton, Bryant
Photos are for documentation purposes



Back



Refrigerant line



Manufactured 2013

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

Electric Central Air Conditioning, Age: 10-20 Years

Photos are for documentation purposes



Garage



Manufactured 2013

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

Operable (15°F to 20°F)

Photos are for documentation purposes



Return



Supply



Supply



Supply



Supply



Supply

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

Photos are for documentation purposes



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

4.1.1 A. Heating Equipment

HEATING EQUIPMENT NEARING END OF ITS USEFUL LIFE

Recommendation

The heating equipment is nearing the end of its expected service life. It is anticipated that the equipment will need to be replaced within the next five (5) years.

Recommendation

Contact a qualified HVAC professional.



Garage

4.2.1 B. Cooling Equipment

CONDENSER - FREON INSULATION MISSING OR DAMAGED

Recommendation

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.



Back

4.2.2 B. Cooling Equipment

CONDENSER - COOLING SYSTEM NEARING END OF ITS USEFUL LIFE

Recommendation

The condenser (outdoor unit) cooling equipment is nearing the end of its expected service life. It is anticipated that the equipment will need to be replaced within the next five (5) years.

Recommendation

Contact a qualified HVAC professional.



Back

4.2.3 B. Cooling Equipment



Recommendation

EVAPORATOR - RUST PRESENT IN PAN

Rust is present in the cooling system emergency overflow pan under the AC evaporator (inside unit). This could be caused by malfunctioning with consistent overflows and may not be an active issue. No active condensation leak into the pan is observed. Recommend careful monitoring.

Recommendation

Contact a qualified HVAC professional.



Garage

4.2.4 B. Cooling Equipment



Recommendation

EVAPORATOR - MILDEW IS PRESENT

Mildew (or black mildew-like substance) is present in areas of HVAC evaporator. Areas that have mildew are often higher in moisture content and will need to be cleaned more frequently. Recommend cleaning areas with a antimicrobial and possibly testing for the presence of mold.

Recommendation

Recommended DIY Project



Garage

4.2.5 B. Cooling Equipment



Recommendation

EVAPORATOR - COOLING EQUIPMENT NEARING END OF ITS USEFUL LIFE

The evaporator (inside unit) cooling equipment is nearing the end of its expected service life. It is anticipated that the equipment will need to be replaced within the next five (5) years.

Recommendation

Contact a qualified HVAC professional.



Garage

4.2.6 B. Cooling Equipment



Recommendation

EVAPORATOR- CORROSION

Corrosion was observed at the evaporator coil cabinet. The presence of rust and corrosion may indicate past or ongoing moisture exposure or elevated humidity levels within the system. Continued deterioration could affect the service life of the equipment and surrounding components. Recommend evaluation and repair by a qualified HVAC contractor as needed.

Recommendation

Contact a qualified HVAC professional.



Garage

4.2.7 B. Cooling Equipment

Recommendation

FILTER DRIER CORROSION

Corrosion was observed on the HVAC refrigerant filter drier. Corrosion can contribute to deterioration of the component and may indicate prolonged exposure to moisture or environmental conditions. While the system was operational at the time of inspection, recommend evaluation by a qualified HVAC contractor and replacement as needed to help ensure continued system reliability.

Recommendation

Contact a qualified HVAC professional.



Back

4.3.1 C. Duct Systems, Chases, and Vents

Recommendation

DUCT NOT PROPERLY SEALED

Ductwork was observed not properly sealed. Insufficiently sealed ducts can allow air leakage, reducing system efficiency and potentially introducing contaminants into the system. Recommend sealing by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Front Attic

4.3.2 C. Duct Systems, Chases, and Vents

Recommendation

MOLD-LIKE SUBSTANCE ON DUCTING

A mold-like substance was observed on HVAC ducting. The substance was not tested for mold identification. Recommend further evaluation and cleaning by a qualified HVAC contractor or mold remediation specialist as needed.

Recommendation

Contact a qualified mold inspection professional.



Front Attic



Front Attic



Front Attic

4.3.3 C. Duct Systems, Chases, and Vents

Recommendation

DUCT IS IMPROPERLY SUPPORTED

Section of HVAC ductwork were observed sagging/improperly supported. Condition may restrict airflow, reduce system efficiency, and place stress on duct connections. Recommend repair and proper support by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Back Attic

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			X

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

Information

A. Plumbing Supply, Distribution Systems, and Fixtures: Water distribution pressure
70-80 psi

The water distribution pressure should range from 40 psi to 80 psi under typical operation.
Photos are for documentation purposes



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

Photos are for documentation purposes



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

Street Right

Photos are for documentation purposes



Front

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

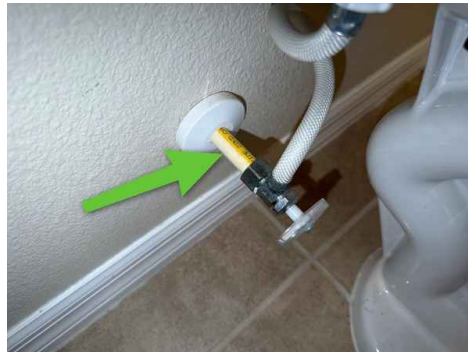
Throughout the structure

Water distribution piping inside can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see material type transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping at the property is of the same material type and where all transitions are made. Inspector based 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 30-50 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.



Kitchen



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



Left

C. Water Heating Equipment: Water heater temperature

Too Hot (>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



140°F

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

Natural Gas, Age: 0-5 Years, 50-Gallons, Rheem

Photos are for documentation purposes



Garage



Manufactured 2024



Garage



Attic



Front Roof

F. Gas Distribution Systems and Gas Appliances: Location of gas meter

Left of Structure



Left



F. Gas Distribution Systems and Gas Appliances: Type of gas distribution piping material

Throughout the Property

Black Steel/Iron Pipe, CSST

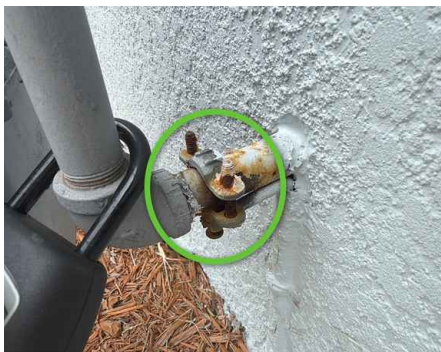
Gas distribution piping at the property can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping at the property is of 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.

Corrugated Stainless Steel Tubing (CSST): CCST is a flexible, stainless steel pipe used to supply natural gas in residential, commercial and industrial structures. CSST is often coated with a yellow, or in some cases, a black exterior plastic coating. Besides providing greater durability, CSST is flexible, allowing it to be routed beneath, through and alongside floor joists, inside interior wall cavities and on top of ceiling joists in attic spaces or connected to fixed appliances such as water heaters. CSST gas piping systems have less joints and therefore less potential for leaks.

Black Steel Pipe: Black iron pipe (sometimes called black steel or iron pipe) refers to ordinary iron pipe and is still the common choice for gas lines in residential and commercial applications. It is the current pipe type that is used to convey the supply of natural or propane gas.

Galvanized Pipe: Galvanized water line is sometimes *misused* as a substitute for black iron pipe because of it's availability at common hardware stores. Black iron pipe is the same as galvanized water pipe but without the necessary zinc coating that makes it darker in color than galvanized pipe. The zinc coating is meant to keep the pipe from corroding from contact with moisture. Galvanized pipe is sometimes unidentifiable by the inspector because of it's similarity in color (especially if older and rusted).

F. Gas Distribution Systems and Gas Appliances: Photo of bonding clamp



Left

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 / SPIGOT DRAIN PULL ISSUE

The faucet / spigot drain pull is not functioning properly. Recommend plumbing contractor to resolve issue.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

5.1.2 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 cracking. Confirm the use of silicon-based sealants that will prevent the penetration of water into the seams and cracks.

Recommendation

Recommended DIY Project



Hall Bathroom

5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

DEBRIS IN WATER METER BOX

Debris / dirt was observed inside the water meter box. Accumulated debris may interfere with access to the meter or valve components. Recommend clearing the debris to maintain proper access and functionality. This condition can typically be addressed by a general handyman.

Recommendation

Contact a qualified handyman.



Front

5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures



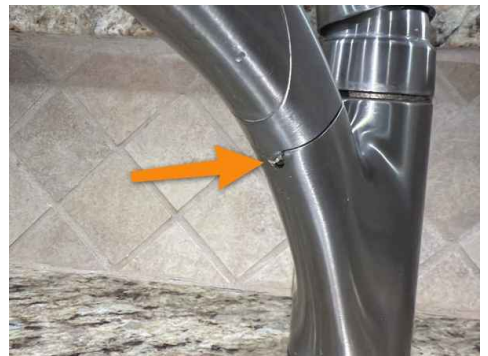
Recommendation

GENERAL DAMAGE TO FAUCET

General damage was observed at the faucet fixture. The damaged condition may affect normal operation, appearance, or service life. Recommend repair or replacement as needed.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

5.3.1 C. Water Heating Equipment

HOT - WATER HEATER TOO HOT

Safety Hazard

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.



140°F

5.3.2 C. Water Heating Equipment

VENT CONNECTOR JOINT IS OFFSET

Recommendation

Vent connector joint at the gas water heater was not fully seated. Recommend evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified HVAC professional.



Garage

5.5.1 F. Gas Distribution Systems and Gas Appliances

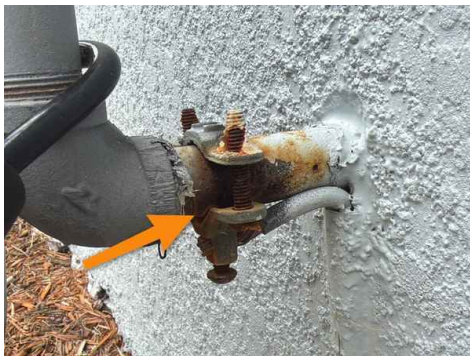
CORROSION AND DETERIORATION OBSERVED

Recommendation

Exterior gas piping shows corrosion and deterioration at fittings and vertical sections. Recommend evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Left



Left

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			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			

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

Information

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

Photos are for documentation purposes



Kitchen



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

Photos are for documentation purposes



Kitchen



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

Microwave Combo, Recirculating
Photos are for documentation purposes



Kitchen



D. Ranges, Cooktops, and Ovens:

Type
Electric, Convection

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

Photos are for documentation purposes



Kitchen



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



Left

H. Dryer Exhaust Systems: Dryer gas hookup is present

The laundry room shows to have a natural gas dryer has hookup present, even if the current unit is electric or missing.



Laundry

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

Photos are for documentation purposes



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

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

6.4.1 D. Ranges, Cooktops, and Ovens

RANGE IS NOT FLUSH WITH THE WALL

The range is not flush with the wall. This usually means that there is something behind the range preventing the range from sliding to the back of the wall (such as a gas line, electric plug, or backsplash issue).

Recommendation

Contact a qualified professional.



Recommendation



Kitchen

6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

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.



Recommendation



Primary Bathroom

[illegible]

Closeout Items

Lights returned to entry status, 1st thermostat returned to entry status, Attic cover returned, Oven is off, Dishwasher is off and drained, Garage doors closed/locked, Exterior door(s) locked

System Limitations

IRRIGATION SYSTEMS - OUT OF SCOPE

The inspection of the landscape irrigation (sprinkler) system is outside the scope of this inspection report. Recommend consulting a irrigation contractor to inspect the elements of the system.

System Limitations

ELECTRONICS - OUT OF SCOPE

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

System Limitations

SECURITY SYSTEM - OUT OF SCOPE

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



Garage