MERIT PROPERTY INSPECTIONS
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PROPERTY INSPECTION REPORT

1234 Main St
Tampa, FL 33607

Buyer Name
06/30/2025

Inspector
Abby Bullock
Professional Home Inspector
(813)485-4335
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Agent
Buyer Agent

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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
06/30/2025

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.

Type of building
Single Family Attached

Style
Traditional

In attendance
Buyer Agent

Weather conditions
Clear

Outdoor temperature
80ºF to 90ºF

Occupancy & furnishings
Vacant, Semi-Furnished

Inspection address
1234 Main St, Tampa, FL 33607

Inspection company
Merit Property Inspections

Client's name
Buyer Name

Agent's name
Buyer Agent

Inspector's name
Abby Bullock

Year built
2006

Square feet
2449

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.


Kitchen


Entry


Office


Dining


Primary Bedroom


2nd Bedroom


3rd Bedroom


Hall Bathroom


4th 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.

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 - work may be needed

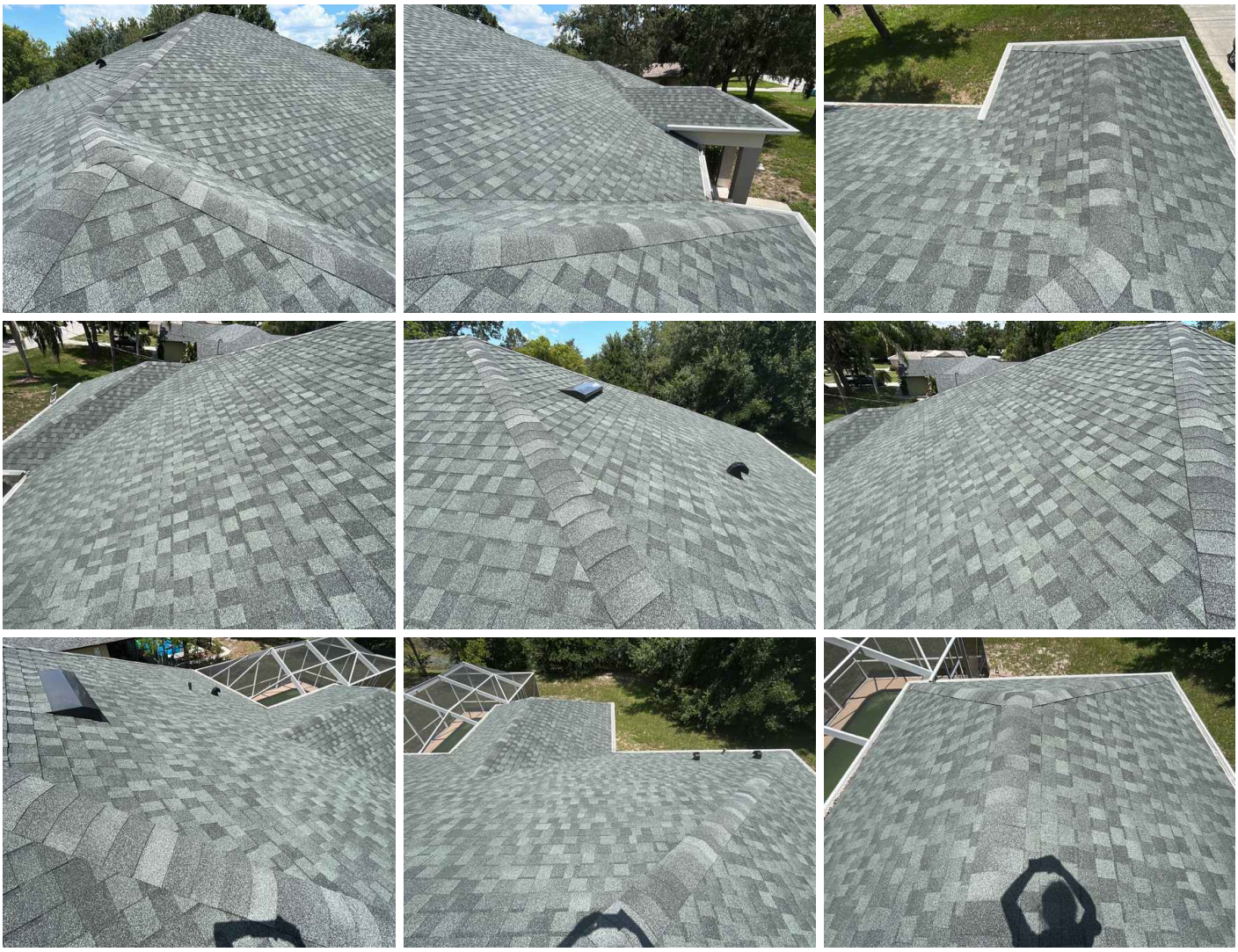
The foundation exhibited enough indications of possible foundation issues to warrant the opinion from the inspector that a deeper dive may be necessary. Foundation shifting has caused (some or all):

- Visible foundation cracks
- Exterior siding cracking
- Interior sheetrock cracking/separation
- Door misalignment
- Windows that won't open
- Unevenness in the walk of the structure

It is recommended that an engineering foundation evaluation be performed to ensure elevation, deflection, tilt is computed and analyzed to the Foundation Performance Association (FPA) standards. Inspector is not an Engineer, so engineering level of performance and repair recommendations are limited.

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.

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



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

C. Roof Covering Materials: Roof overall condition
New/Excellent

D. Roof Structures and Attics: **Inspected attic from**

Limited Attic Walk

Attic

D. Roof Structures and Attics: **Type of insulation (w/ photos)**

Blown-In / Loose Fill

Attic

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.

Attic

D. Roof Structures and Attics: Type of underlayment

Plywood

Attic

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

Stucco

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.

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.

D. Roof Structures and Attics

LIMITED ATTIC ACCESS

Attic space is limited due to obstructions from framing supports, plenums and/or duct-work that is installed, or insulation that hides supports used to safely traverse the attic space and do a complete inspection.

E. Walls (Interior and Exterior)

STUCCO INSPECTION RECOMMENDATION

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

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

Observations

2.1.1 A. Foundations

Recommendation

SLAB - FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend patching the minor cracks to prevent moisture/pest intrusion. Also recommend monitoring for more serious shifting/displacement.

Recommendation

Recommend monitoring.

Garage

2.1.2 A. Foundations

Recommendation

SLAB - FOUNDATION CRACKS - MAJOR

Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. It is possible that this crack has already contributed to structural deficiencies.

Recommend a foundation contractor evaluate and provide a cost/report on course of action and remedy.

Recommendation

Contact a foundation contractor.

Garage

Garage

Garage

2.1.3 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

Front Right

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 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

Across structure

2.2.3 B. Grading and Drainage

Recommendation

GUTTER MISSING SPLASHBLOCK

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

Across structure

2.2.4 B. Grading and Drainage

Recommendation

LOW CLEARANCE TO GRADE

The clearance from the finished floor elevation (i.e. top of slab) to the exterior grade (i.e. ground) should be 6-inches or greater. This will prevent pooling surface water runoff from storm events from entering the structure. Recommend re-grading the build-up of material to expose the foundation and create a greater clearance.

Additionally, soil and vegetation should not be in contact with the siding or any wood.

Recommendation

Contact a qualified landscaping contractor

Across structure

2.2.5 B. Grading and Drainage

Recommendation

NO GRADING (FLAT) SLOPE

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

Back

2.3.1 C. Roof Covering Materials

Maintenance Item

RE-CAULKING NEEDED

Roof leaks typically occur at penetration points such as roof vents. Re-caulking at these penetration points will help prevent water intrusion. Recommend hiring a contractor to re-caulk with approved roofing caulk and/or silicon sealant as necessary.

Recommendation

Contact a qualified roofing professional.

2.4.1 D. Roof Structures and Attics

Recommendation

INSULATION IS UNEVENLY DISTRIBUTED

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


Attic

2.4.2 D. Roof Structures and Attics

Safety Hazard

ATTIC LADDER DAMAGED

The attic ladder is damaged- Unsafe. Recommend repair of the ladder.

Recommendation

Contact a qualified general contractor.


Garage

2.5.1 E. Walls (Interior and Exterior)

Maintenance Item

CAULKING DETERIORATED AND/OR MISSING

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

Recommendation

Contact a qualified general contractor.


Right


Right


Left

2.5.2 E. Walls (Interior and Exterior)

Recommendation

CRACKS MAJOR

Major cracking observed in wall structure that is likely due to structural foundation issues and is considered evidence of a structural deficiency. Recommend a qualified foundation contractor evaluate and advise on course of action.

Recommendation

Contact a foundation contractor.


Garage

2.5.3 E. Walls (Interior and Exterior)

Recommendation

CRACKS MINOR

Minor cracking was observed in wall structure. This is common in structure this age and is often determined to be cosmetic. That said, cracking is a first sign of foundation failure and cracks can grow over time; recommend monitoring.

Recommendation

Recommended DIY Project


Kitchen

2.5.4 E. Walls (Interior and Exterior)

Recommendation

CABINET - ROTTING CABINETRY

One or more areas of the cabinet show signs of rotting wood. This is caused by continual water inundation or active leaking of the plumbing fixtures from above. Recommend replacement of the cabinetry and further evaluation for active moisture issues and signs of mold.

Recommendation

Contact a qualified cabinet contractor.


Primary Bathroom


Hall Bathroom

2.5.5 E. Walls (Interior and Exterior)

Recommendation

THERMAL - HOT/COLD SPOT SHOWING IN THERMAL SCAN

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

Recommendation

Contact a qualified insulation contractor.


Living


Living


Living

2.5.6 E. Walls (Interior and Exterior)

Recommendation

VEGETATION RUBBING AGAINST SIDING

Vegetation is rubbing against siding. This may promote moisture and pest intrusion. Recommend a qualified professional trim back vegetation.

Recommendation

Contact a qualified landscaping contractor


Front

2.6.1 F. Ceilings and Floors

Recommendation

CEILING - SHEETROCK CRACKS MINOR

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

Recommendation

Contact a qualified painting contractor.

Kitchen

Garage

2.6.2 F. Ceilings and Floors

Recommendation

FLOORING - TILES LOOSE / CRACKED OR MISSING

Loose tiles that are popped or missing and/or cracking was observed. This is possibly due to structural foundation issues and is considered evidence of a structural deficiency if on the interior of the structure. Recommend a qualified foundation repair company / contractor evaluate and advise on course of action prior to repair of the flooring.

Recommendation

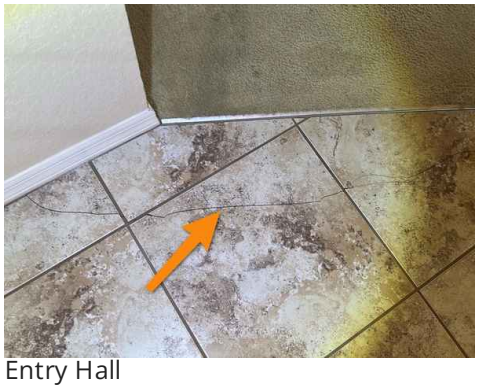
Contact a qualified flooring contractor

Laundry

Kitchen overview of cracks

Kitchen

Kitchen



Entry Hall

Entry Hall (closer photo)

2.6.3 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 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

Office

2.6.4 F. Ceilings and Floors

Recommendation

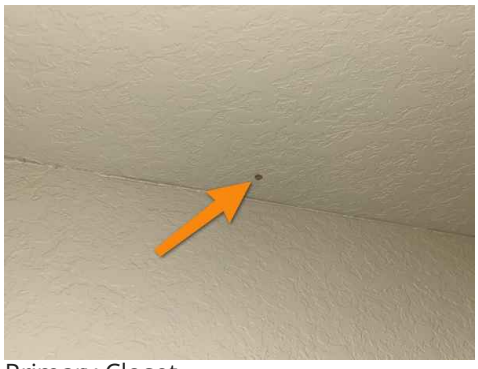
CEILING- EXPOSED NAIL HEADS ON SHEETROCK (NAIL POP)

The sheetrock has nail heads showing (sometimes called "nail pops") where nails have penetrated the mud covering becoming exposed. This is common in homes of this age and is primarily considered a cosmetic deficiency. Often the mud to cover the nail was not thick enough and has "popped off" the sheetrock as the home has aged. It is unlikely that the cause is a structural deficiency. Recommend repaint or hire a general contractor to resolve, as necessary. Monitor area for future nail pops.

Recommendation

Contact a qualified drywall contractor.

Primary Bedroom



Primary Closet

2.7.1 G. Doors (Interior and Exterior)

Recommendation

DOOR RUBS / STICKS AND IS MISALIGNED

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 or sanding down offending sides.

Recommendation

Contact a qualified door repair/installation contractor.

2nd Bedroom Closet

2.9.1 H. Windows

Recommendation

SINGLE PANE WINDOWS (ENTIRE PROPERTY)

All (or almost all) windows in the structure appear to be single pane. Single pane windows are less efficient and will lead to higher utility bills. Not all window photos are documented in the section, and photos here should be used as an example. Recommend budgeting for replacement of windows, as necessary, in the future for the entire property to undergo a window replacement.

Note: some historic single pane windows are protected by historical societies. Client should consult relator or the City/County to better understand property's that are located within jurisdictional historic areas where window replacements are more difficult.

Recommendation

Contact a qualified window repair/installation contractor.

Across structure

2.9.2 H. Windows

Maintenance Item

WINDOWS SHOULD BE RECAULKED (ENTIRE PROPERTY)

The entire property has windows that have aged, cracked, and/or missing caulking that should be replaced. Inspector notes noticeable gaps around most/all windows of the property. 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.

Across structure

2.9.3 H. Windows

Recommendation

WINDOW SCREEN IS DAMAGED

Window has a damaged screen. Recommend replacement depending on preference.

Recommendation

Contact a qualified window repair/installation contractor.

Back

2.11.1 K. Porches, Balconies, Decks, and Carports

Recommendation

OLD CONCRETE - PORCH CRACKS, SEPARATION, OR HEAVING

The porch show signs of aged cracking, separation, heaving, and/or deterioration. This is common in areas of the state that have clay-based soils. 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.


Garage


Garage


Garage


Front


Front


Front


Front


Front


Front

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

Overhead Service



Left

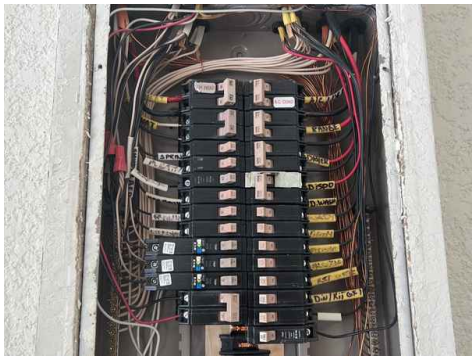
A. Service Entrance and Panels: Photo(s) of main electric service panel

200 Amp



Garage





A. Service Entrance and Panels: Branch circuit wiring

Copper

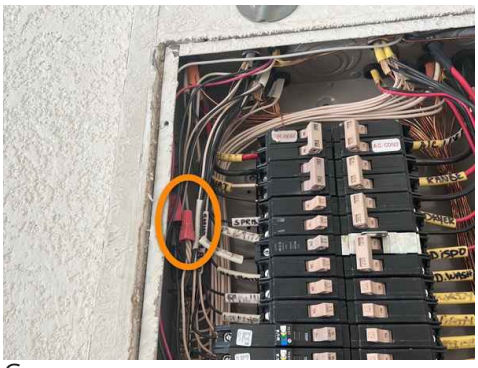
Branch wiring (wiring throughout the structure) should be copper for all circuits within structure. Aluminum wire is considered a fire hazard and is caused by oxidation and other factors that lead to overheating where the wire is connected at splices, outlets and light fixtures. Aluminum wire is OK and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

Limitations

A. Service Entrance and Panels

PIGTAILED WIRES IN PANEL

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



Garage

Observations

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

FIXTURE - DAMAGED BULB COVER

Lighting fixture bulb cover is damaged. This is considered a primarily cosmetic deficiency, but can provide some protection for the bulb. Recommend replacement of the bulb cover as necessary.

Recommendation

Contact a qualified electrical contractor.

Front

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

OUTLET - GFCI NOT FUNCTIONING

GFCI outlet was not functioning properly. This is because it was not tripping or not resetting. Recommend licensed electrician investigating the cause and replacing receptacles that are malfunctioning in all locations necessary.

Recommendation

Contact a qualified electrical contractor.

Hall Bathroom

3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

Recommendation

Contact a qualified electrical contractor.

Garage

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			X
4.4	D. Other	X			

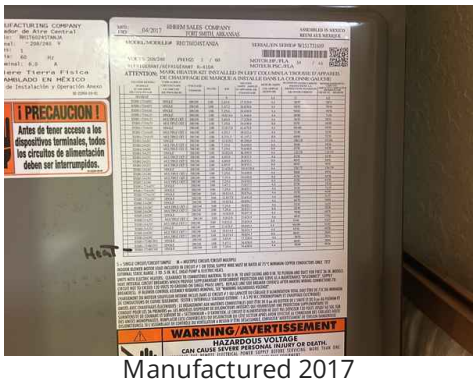
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

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

Electric Heat Pump, Age: 0-10 Years

Hall Closet



Manufactured 2017

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

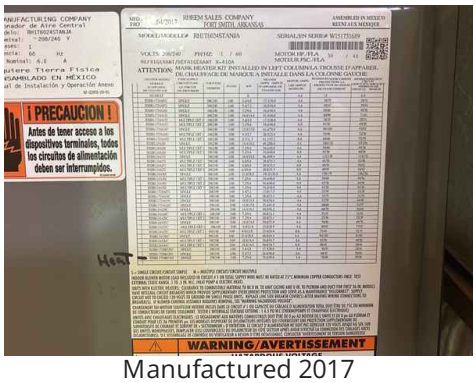
Left

Manufactured 2017

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

Electric Central Air Conditioning, Age: 0-10 Years

Hall Closet



Manufactured 2017

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

Low (0°F to 15°F)

Return

Supply

Supply

Supply

Supply

Supply

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



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

4.2.1 B. Cooling Equipment

Recommendation

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.

Left

Left

4.2.2 B. Cooling Equipment

Maintenance Item

CONDENSER - VEGETATION IS TOO CLOSE

A tree and/or vegetative growth is too close to the condenser unit. The condenser utilizes the air-space around it to release heat from the structure. Growth around the condenser will lower the efficiency and/or could cause the unit to overheat. Recommend removing or trimming the growth away from the condenser by at least 3-feet on the sides and 10-feet above the unit.

Recommendation

Contact a qualified landscaping contractor

Left

Left

4.2.3 B. Cooling Equipment

Recommendation

EVAPORATOR- FREON LEAK

Freon leak at evaporator. Recommend a qualified professional repair.

Recommendation

Contact a qualified HVAC professional.

Hall Closet

4.3.1 C. Duct Systems, Chases, and Vents

Maintenance Item

DUCT CLEANING IS RECOMMENDED

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

Recommendation

Contact a qualified HVAC professional.

Primary Bathroom

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**

70-80 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.

75 PSI

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

Throughout the Property

PVC / CPVC

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.

CPVC: Chlorinated polyvinyl chloride or CPVC pipe has the strength of PVC but is heat-resistant, which makes it acceptable in many regions for use on interior hot-water supply lines.

Primary Bathroom

Kitchen

Garage

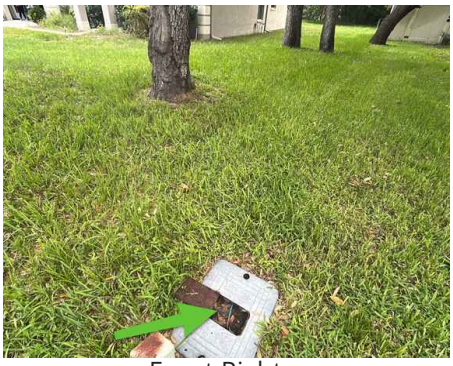
A. Plumbing Supply, Distribution Systems, and Fixtures: Photo(s) of water shut off location

Right of Structure

Right

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

Street Left



Front Right

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.

Kitchen

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.

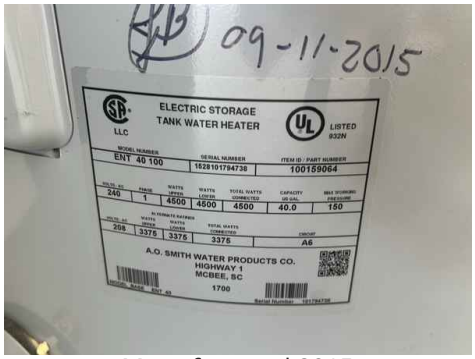
Generally accepted safe and comfortable water temperature is one-hundred twenty (120) degrees Fahrenheit from a hot water faucet. A temperature over one-hundred thirty (130) degrees Fahrenheit is general considered to be unsafe.

118°F

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

Electric, Age: 10-15 Years, 40-Gallons

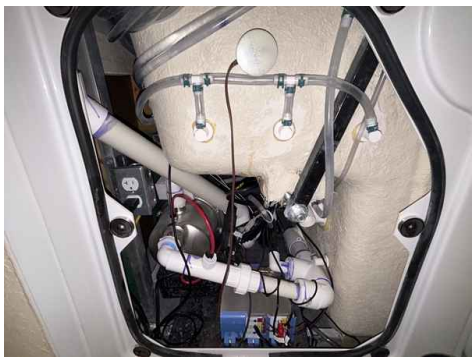
Garage



Manufactured 2015

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

Primary Bathroom



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

Hydro massage tubs should have a GFCI trip breaker installed at a receptacle to lower the risk of electrocution. These are commonly located in the master closet or the toilet room at a distance from the tub itself.



Primary Bathroom

Limitations

B. Drains, Wastes, and Vents

SEWER SCOPE IS RECOMMENDED

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

Observations

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

Recommendation

FIXTURE DRIPPING

A fixture is dripping. Recommend qualified handyman or plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.


Primary Bathroom

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

Recommendation

TOILET IS LOOSE

The toilet is loose at the bolts and is not stable. This may lead to leaks, and it 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

5.3.1 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

5.3.2 C. Water Heating Equipment

Recommendation

WATER HEATER NEAR OR PAST EXPECTED SERVICE LIFESPAN

Typical water heater lifespan is 10-12 years. Water heater is near or past its expected service lifespan. Recommend a qualified professional replace.

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			
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



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

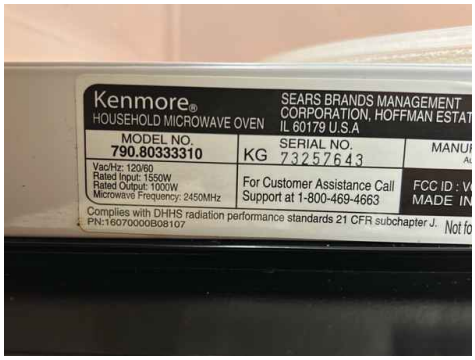


Kitchen



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

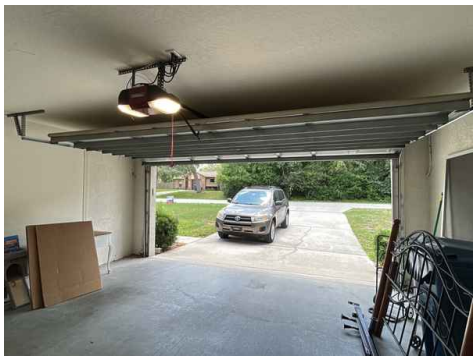




Kitchen

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

Automatic


Kitchen

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



Laundry Attic Left

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


Kitchen

Limitations

I. Refrigerators

OUTSIDE SCOPE - REFRIGERATOR

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

These images are considered informational only.

J. Washers & Dryers

OUTSIDE SCOPE - WASHER AND/OR DRYER

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

These images are considered informational only.



Laundry

Observations

6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

Recommendation

VENT FAN IS NOISY

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

Recommendation

Contact a qualified electrical contractor.


Primary Bathroom


Hall Bathroom

7: VII. BROAD LIMITATIONS & CLOSEOUT

		IN	NI	NP	D

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

Information

Closeout Items

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

Limitations

System Limitations

ELECTRONICS - OUT OF SCOPE

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

System Limitations

SWIMMING POOL, SPA, HOT TUB, AND EQUIPMENT - OUT OF SCOPE

The inspection of the pool is outside the scope of this inspection report. Recommend consulting a swimming pool / spa contractor, maintenance provider, or expert to inspect the elements of the system.

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.