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PROPERTY INSPECTION REPORT

1234 Main St
Tampa, FL 33607

Buyer Name
05/30/2025

Inspector
Abby Bullock
Professional Home Inspector
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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
05/30/2025

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
Owner

Weather conditions
Clear

Outdoor temperature
80ºF to 90ºF

Occupancy & furnishings
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
2024

Square feet
2107

Thermal / infrared scan completed

This inspection included thermal imagery as part of your inspection package.

An infrared camera is a tool used during a home inspection to find hidden problems that can't be seen with the naked eye. The camera detects heat differences in walls, ceilings, and floors, which can reveal issues like water leaks, missing insulation, electrical hot spots, or air leaks.

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


Primary Bathroom


Primary Bedroom


2nd Floor Hall


2nd Floor Living Room


2nd Bedroom


3rd Bedroom


2nd Floor Bathroom


Living Room


Kitchen

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 his abilities. Due to liability considerations, the inspector is not permitted to move furnishings to complete an inspection.

General

11-MONTH INSPECTION

This inspection report is considered an "11-Month Inspection" ONLY and does not include all of the elements of a standard and full home inspection.

An 11-Month Inspection is a LIMITED inspection of ONLY the primary elements of your property as required by your builder or insurance provider. It only examines the major structure elements necessary to document more-costly deficiencies. Some areas of this report will be marked as "Not Inspected" and are not fully investigated for deficiencies as a typical complete inspection would.

2: I. STRUCTURAL SYSTEMS

		IN	NI	NP	D
2.1	A. Foundations	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			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 - no notable deficiencies

The foundation exhibited no indications of foundation issues. Deficiencies noted in this report are considered primarily cosmetic at this time. It is recommended that the client always monitor the structure for future settlement, crack widening, or door/window misalignment issues. These could all be indicators that foundation issues are occurring or present.

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, patching brick cracks with mortar, 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.

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

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

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, Batt & Roll

Attic

D. Roof Structures and Attics: **Approximate depth of insulation**

11.5 Inches (R-38) (2x12)

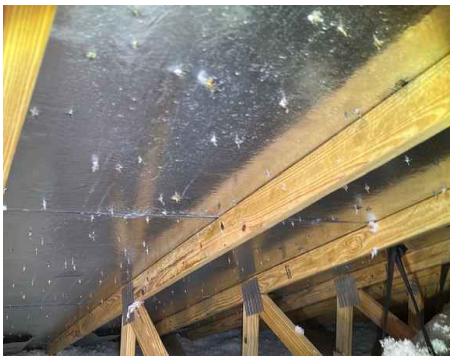
This is considered to represent the approximate average depth and type of insulation discovered during this inspection.

Attic

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

TechShield


Attic

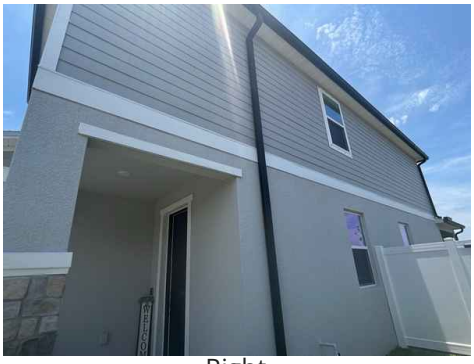


E. Walls (Interior and Exterior): **Wall material (exterior)**

Stucco, Concrete Board


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.

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 of 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.

D. Roof Structures and Attics

LIMITED ATTIC ACCESS

Attic space is limited due to low roof-to-ceiling height, 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. The inspector is limited in his ability to inspect this attic due to the low attic clearances.

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

2.2.1 B. Grading and Drainage

Recommendation

DEBRIS IN GUTTERS

Debris in gutters. Recommend removal for functional use of gutters.

Recommendation

Contact a handyman or DIY project

Front

Front

2.2.2 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

Left

2.2.3 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

2.2.4 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

Back

2.2.5 B. Grading and Drainage

Recommendation

STANDING WATER PRESENT

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

Recommendation

Contact a qualified landscaping contractor

Left

2.3.1 C. Roof Covering Materials

Recommendation

DAMAGED COVERINGS/SCUFFING

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

Recommendation

Contact a qualified roofing professional.


Right


Right


Right


Left

2.3.2 C. Roof Covering Materials

Recommendation

LIFTED FLASHING (ACROSS STRUCTURE)

Areas of the roof show lifted flashing areas. Lifted flashing 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.


Front


Front


Front


Right


Back


Left

2.3.3 C. Roof Covering Materials

Maintenance Item

VENTS UNPAINTED OR SHOULD BE REPAINTED

Roof vents are unpainted or should be repainted with a rust preventative paint (typically matching the roof color or black). Unpainted vents are more likely to cause discoloration of the roof by runoff as vents rust and rubber deteriorates.

Recommendation

Contact a qualified roofing professional.


Left


Left

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

2.5.1 E. Walls (Interior and Exterior)

Recommendation

SIDING IS DAMAGED OR MISSING

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

Recommendation

Contact a qualified general contractor.


Back


Right


Right

2.5.2 E. Walls (Interior and Exterior)

Recommendation

EXPOSED NAILS ON SIDING

The siding has exposed nails and/or nails that are not caulked and painted correctly. Over time, nails that are exposed to the elements will rust and discolor the siding causing streaking. Serious imperfections can eventually lead to water intrusion and falling siding. Recommend a general contractor to resolve, as necessary.

Recommendation

Contact a qualified general contractor.

Right

2.5.3 E. Walls (Interior and Exterior)

Recommendation

HOLE IN WALL

There is a hole in the wall that should be patched. Wall holes could allow for insects to enter, water infiltration (if exterior), but also allow for airflow escape causing a HVAC inefficiency. Recommend repairing the hole or sealing off the hole as necessary.

Recommendation

Contact a qualified professional.

Primary Bathroom

2.5.4 E. Walls (Interior and Exterior)

Recommendation

NO STUCCO WEEP SCREED

No weep screed material was observed at the base of the wall stucco finish. The weep screed is a special piece of metal flashing that runs along the bottom of walls that wicks moisture out of holes that are located at the bottom of the flashing. It hangs below the lower sill plate to ensure that the water wicks past any material that could become damaged by excessive amounts of water. Recommend a stucco repair contractor to evaluate a resolution. We also recommend a mold inspection be performed to determine if mold is present and sending air quality (or tape) samples to a lab for testing.

Recommendation

Contact a stucco repair contractor

Across Structure

2.5.5 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

Back

2.6.1 F. Ceilings and Floors

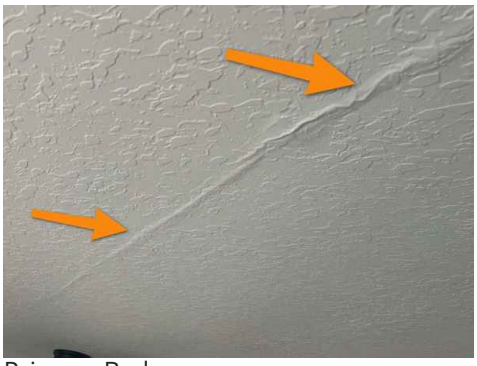
Recommendation

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.



Primary Bedroom

0% Moisture

2.6.2 F. Ceilings and Floors

Recommendation

FLOORING - SPONGY FEELING AND/OR SQUEAKS

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

Staircase

2.7.1 G. Doors (Interior and Exterior)

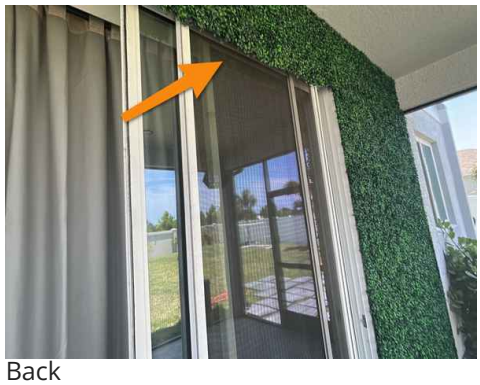
Recommendation

SCREEN DOOR RAIL ISSUE

The screen door is not sliding on its tracks / rails correctly. Recommend a contractor evaluate and reinstall correctly.

Recommendation

Contact a qualified door repair/installation contractor.



Back

2.7.2 G. Doors (Interior and Exterior)

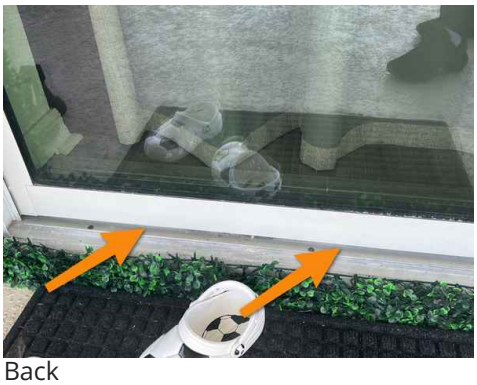
Recommendation

DOOR WEATHER-STRIPPING MISSING OR INSUFFICIENT

Door has missing or insufficient weather-stripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weather-stripping.

Recommendation

Recommended DIY Project



Back

Back

2.9.1 H. Windows

Recommendation

WINDOW LEAKS AT SILL

The window sill shows signs of a window leaking water down the walls and onto the sill. This is common in structures that lack the correct flashing or necessary caulking on the exterior siding to prevent water intrusion. Recommend re-caulking the windows exterior trim or having a siding contractor evaluate a remedy as necessary.

Recommendation

Contact a qualified window repair/installation contractor.

Kitchen

2.10.1 I. Stairways (Interior and Exterior)

Safety Hazard

LOOSE HANDRAIL STRUCTURE

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

Recommendation

Contact a qualified professional.

Staircase

Staircase

2.11.1 K. Porches, Balconies, Decks, and Carports

Recommendation

NEW CONCRETE - PORCH CRACKS

The porch show signs of new cracking, separation, heaving and/or deterioration. This is uncommon for concrete that appears to be freshly poured and/or recently installed. Fresh or recently poured concrete that exhibits immediate cracking (beyond shrinkage cracking) could have been mixed and/or installed incorrectly. Compromised concrete will continue to exhibit decay, failure, collapse, and uplift if not remediated. Recommend caulking larger cracks and applying a concrete sealer. Severe cracking can also be a safety tripping hazard for pedestrians.

Recommendation

Contact a qualified concrete contractor.

Back

Back

Back

2.11.2 K. Porches, Balconies, Decks, and Carports

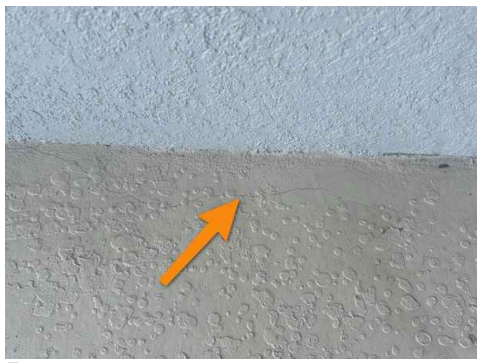
Recommendation

NEW CONCRETE - SHRINK CRACKS

The concrete porch exhibited shrinkage cracks. Shrinkage cracks in new concrete is common and occurs as newly-placed concrete dries and cures, particularly at high-stress areas. Shrinkage cracks are surface cracks and don't penetrate deep into the foundation. Recommend monitoring.

Recommendation

Recommend monitoring.



Front

3: II. ELECTRICAL SYSTEMS

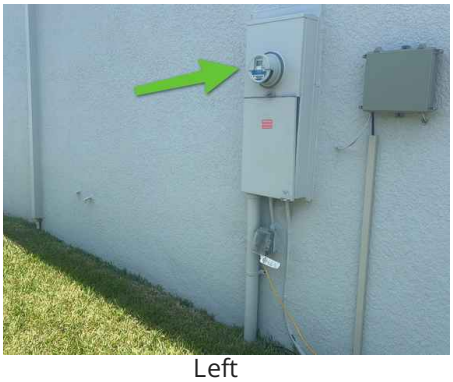
		IN	NI	NP	D
3.1	A. Service Entrance and Panels	X			
3.2	B. Branch Circuits, Connected Devices, and Fixtures	X			X
3.3	C. Low Voltage & Other	X			

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

Information

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

Underground Service



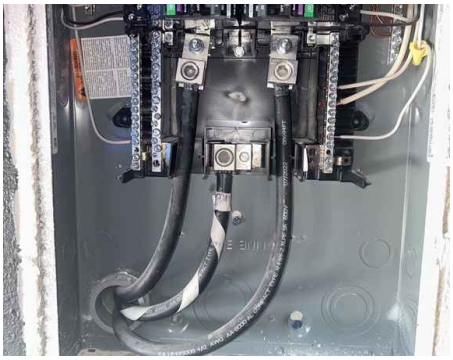
Left

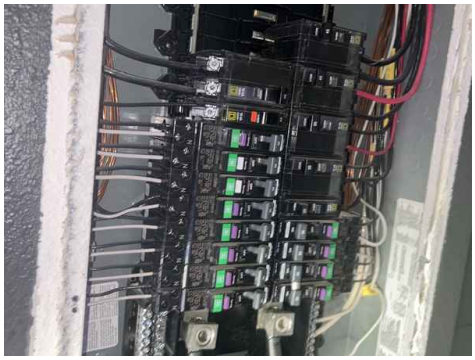
150 Amp

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

150 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

SWITCH - INOPERABLE

Switch did not appear to operate a light or devise. Recommend further investigation by an electrical contractor if the switch's use remains undetermined.

Recommendation

Contact a qualified electrical contractor.

2nd Bedroom

3rd Bedroom

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

Safety Hazard

HIGH-VOLTAGE EXPOSED ENDS & SPLICES

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

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			
4.4	D. Other	X			

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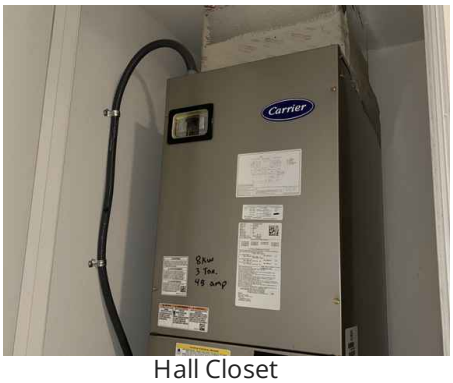
Information

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

Electric Heat Pump, Age: 0-10 Years



Hall Closet

Manufactured 2024

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

Back

Manufactured 2024

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

Electric Central Air Conditioning, Age: 0-10 Years

Hall Closet

Manufactured 2024

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

Operable (15°F to 20°F)

Return

Supply

Supply

Supply

Supply

Supply

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

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.

Observations

4.2.1 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

Back

4.2.2 B. Cooling Equipment

Recommendation

EVAPORATOR - CONDENSATE LINE ROUTED INCORRECTLY

The evaporator typically has two drains:

1. A primary drain line routed directly from the evaporator unit to the household drain system (usually under a sink cabinet).
2. A backup secondary drain line routed outside above a window or in an area that is easily visible to the occupant.

In this case, the primary condensate drain line is routed directly to the outside and is being deposited near or at the foundation. This is an incorrect installation and can lead to portions of the foundation to be constantly wetter than others, leading to future foundation issues. Recommend routing the primary drain to the septic drain system.

Recommendation

Contact a qualified HVAC professional.

Left

4.2.3 B. Cooling Equipment

Recommendation

HVAC - BLOWER FAN HAS EXCESSIVE NOISE

The HVAC blow fan was excessively noisy during operation. Recommend a qualified HVAC technician evaluate and repair.

Recommendation

Contact a qualified HVAC professional.

Hall Closet

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**

60-70 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.

61 PSI

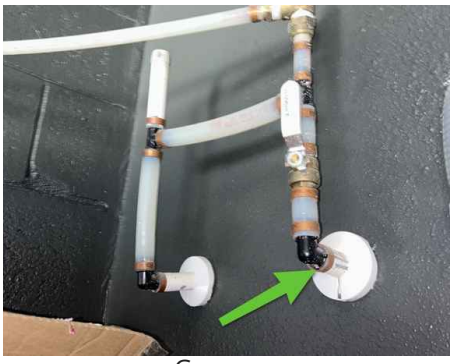
A. Plumbing Supply, Distribution Systems, and Fixtures: Photo(s) of type of distribution piping material

Throughout the Property

PEX

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.

PEX: Cross-linked polyethylene or 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.



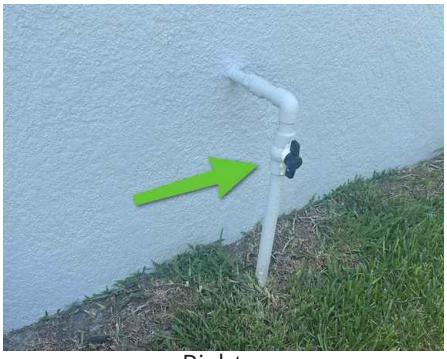
Garage

1st Hall Bathroom

Kitchen

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.

Attic

Attic

C. Water Heating Equipment: Water heater temperature

Operable (100°F to 130°F)

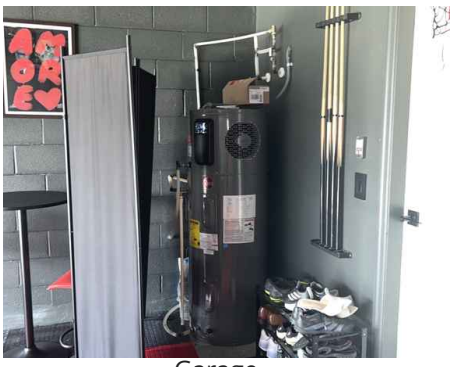
This inspection included a test of the water heater temperature as part of the inspection package.

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 general considered to be unsafe.

108°F

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

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



Garage

Manufactured 2023

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 or missing. Recommend plumbing contractor to resolve issue.

Recommendation

Contact a qualified plumbing contractor.

Primary Bathroom

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

Recommendation

TUB SPOUT DIVERTER IS NOT EFFECTIVE

The tub spout divert is not fully diverting water to the shower. A leaking and/or broken shower diverter wastes water and creates a lower-pressure shower experience. Repairing a shower diverter can be a DIY project, or you may want to consult a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

2nd Floor Hall Bathroom

5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures

Maintenance Item

TUB/SHOWER RE-CAULKING NECESSARY

The tub and/or shower requires re-caulking. Re-caulking is necessary where caulking is missing or mold/mildew stains are present and have permanently set (i.e. they are no longer removable). Re-caulking can be completed DIY, or most general contractors and plumbers can re-caulk a bathroom. Confirm the use of silicon-based sealants that will prevent the penetration of water into the seams and cracks.

Recommendation

Recommended DIY Project


2nd Floor Hall Bathroom


2nd Floor Hall Bathroom


Primary Bathroom

5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures

Recommendation

TOILET IS RUNNING

Toilet is running and can be heard continually filling. A running toilet is inefficient and can run up costs on the municipal water bill. Recommend further investigation and possibly a plumber to resolve.

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

MISSING BOLLARD

A bollard is used to protect the water heater from vehicle impact. Recommend a qualified professional install a bollard.

Recommendation

Contact a qualified general 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		
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

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.

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, Owner present

Limitations

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.