MERIT PROPERTY INSPECTIONS
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PROPERTY INSPECTION REPORT

1234 Main St
Tampa, FL 33607

Buyer Name
05/14/2025

Inspector
Abby Bullock
Professional Home Inspector
+8134854335
info@meritinspects.com

Agent
Agent Name
555-555-5555
agent@spectora.com

TABLE OF CONTENTS

SUMMARY

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

05/14/2025

Repair Pricer: Want to know what the problems documented in this report will cost? .... we offer Repair Pricer on all of our inspections. The Repair Pricer Tool provides you a detailed cost estimate for the items listed as deficient in your inspection report.

Home Binder: HomeBinder is a digital platform or app to help manage and track everything about your property, whether it be regular maintenance, storing inspection documents or even notifying you of a product recall. Keep an eye out for your free HomeBinder invitation via email.

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
Cloudy, Recent Rain

Outdoor temperature
70ºF to 80ºF

Occupancy & furnishings
Vacant, New-Build

Inspection address
1234 Main St, Tampa, FL 33607

Inspection company
Merit Property Inspections

Client's name
Buyer Name

Agent's name
Agent Name

Inspector's name
Abby Bullock

Inspection date
05/14/2025

Repair Pricer:

If you are confused by what this report means to your bottom line, keep in mind that we offer Repair Pricer on all of our inspections. The Repair Pricer Tool provides you a detailed cost estimate for the items listed as deficient in your inspection report.

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Year built
2025

Square feet
3102

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, are primarily for documentation purposes of inspection. Deficiencies from thermal imagery will be documented throughout the report as discovered.


Primary Bedroom


Primary Bathroom


2nd Floor Living Room


2nd Bedroom


3rd Bedroom


4th Bedroom


1st Floor Living Room


Kitchen


5th Bedroom

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			
2.5	E. Walls (Interior and Exterior)	X			X
2.6	F. Ceilings and Floors	X			
2.7	G. Doors (Interior and Exterior)	X			X
2.8	H. Windows	X			X
2.9	I. Stairways (Interior and Exterior)	X			X
2.10	J. Fireplaces and Chimneys			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

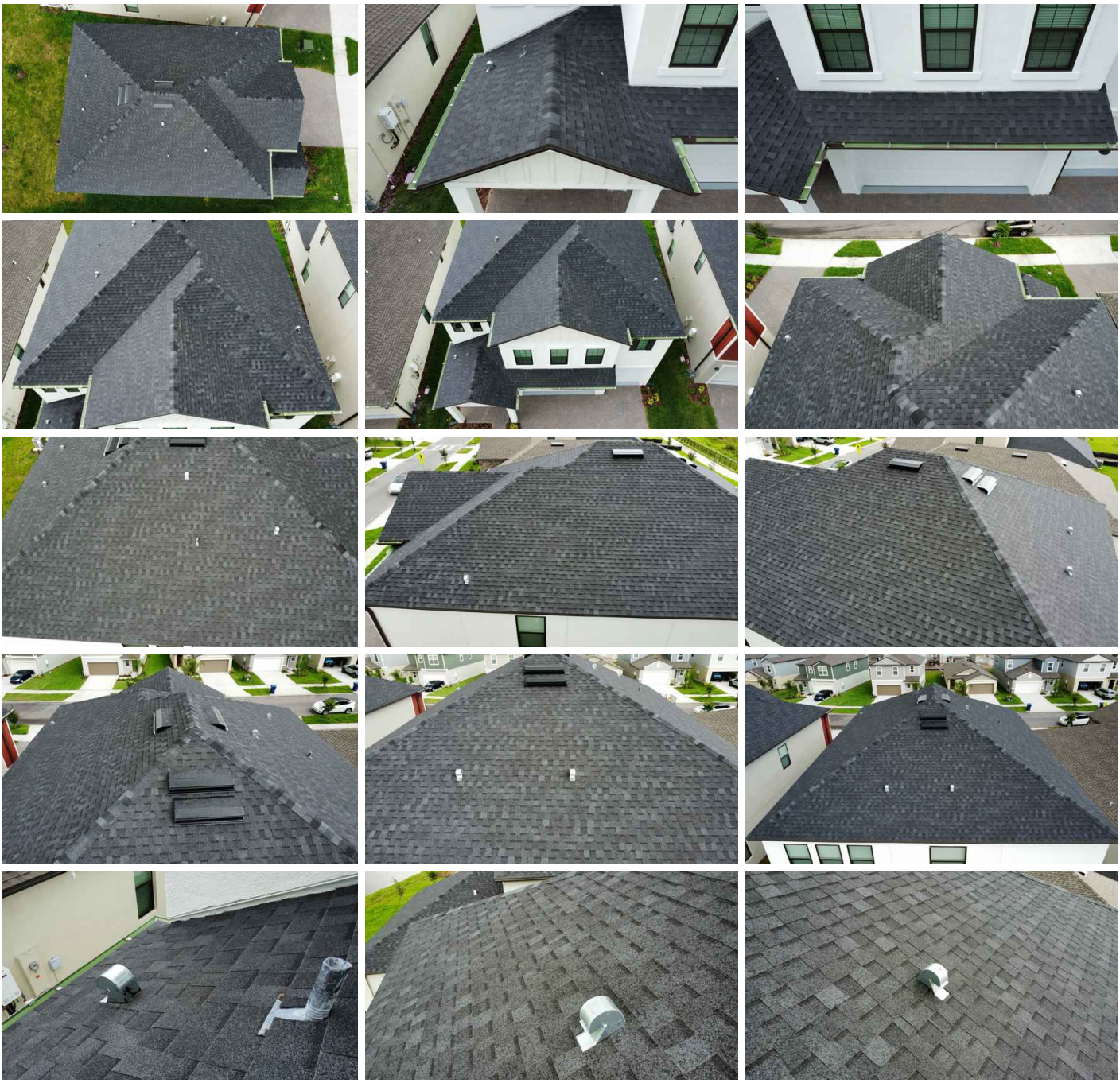
A. Foundations: Type of foundation

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
Ground, Drone

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

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

Attic

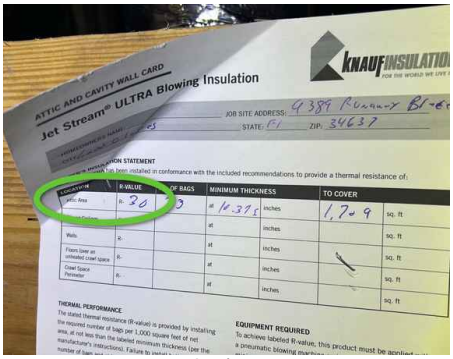
D. Roof Structures and Attics: **Type of insulation (w/ photos)**
Blown-In / Loose Fill, Batt & Roll

Attic

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

10.75 inches (R-30)

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

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 due to overgrowth and the natural ground being built-up too high. 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 our 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), 2-story roof

In most cases, the inspector attempts to traverse roof surfaces during the inspection. 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 (if applicable) 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.

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

Maintenance Item

GUTTERS NOT PRESENT (MOST OF STRUCTURE)

Gutters are used to direct rain water away from the foundation of the building which can help protect the foundation, reduce erosion, and prevent leaks/flooding from forming. The structure is missing gutters on a portion of the rooflines. Recommend installation as necessary.

Recommendation

Contact a qualified gutter contractor


Left


Back


Right

2.2.2 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 regrading the build-up of material to expose the foundation and create a greater clearance.

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

Recommendation

Contact a qualified landscaping contractor


Across structure

2.2.3 B. Grading and Drainage

Recommendation

AREA WHERE WATER WILL STAND

Area where water can occur, which could indicate poor drainage and/or grading. Recommend monitor and/or installing a splash block to disperse water.

Recommendation

Contact a qualified landscaping contractor


Right

2.2.4 B. Grading and Drainage

Recommendation

NEGATIVE GRADING SLOPE

Grading is sloping towards the structure in some areas. The slope away from the structure should be at least 0.5 inch per foot for 10 feet. This drainage slope could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from structure.

Recommendation

Contact a qualified landscaping contractor

Back

2.3.1 C. Roof Covering Materials

Maintenance Item

RE-CAULKING NEEDED

Areas of the roof need re-caulking to 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.

2.3.2 C. Roof Covering Materials

Recommendation

DAMAGED COVERING

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

Recommendation

Contact a qualified roofing professional.

Front

2.3.3 C. Roof Covering Materials

Recommendation

LIFTED SHINGLES

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

Recommendation

Contact a qualified roofing professional.

Front

2.3.4 C. Roof Covering Materials

Recommendation

LIFTED DRIP EDGE FLASHING

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

Recommendation

Contact a qualified roofing professional.


Front


Front

2.3.5 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.

2.5.1 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

2.7.1 G. Doors (Interior and Exterior)

Recommendation

DOOR HAS NOTICEABLE GAP

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate.

Recommendation

Contact a qualified door repair/installation contractor.


Garage

2.7.2 G. Doors (Interior and Exterior)

Maintenance Item

DOOR HAS NO DOORSTOP

Door has no doorstop. Without a doorstop, the doorknob can be lodged into the sheetrock and create a hole. Recommend installation of a doorstop.

Recommendation

Recommended DIY Project


5th Bedroom Closet

2.7.3 G. Doors (Interior and Exterior)

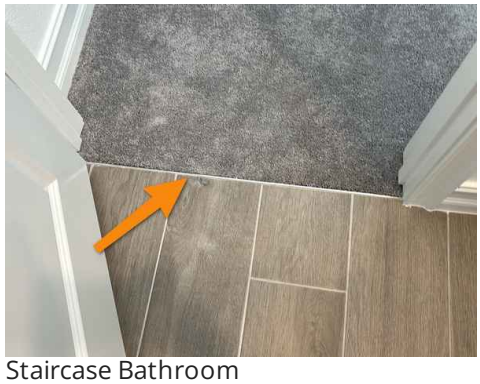
Recommendation

DOOR THRESHOLD MISSING (ACROSS STRUCTURE)

The door threshold is missing. The door threshold provides for an even transition from the exterior to the interior; it also allows for the door to seal properly and transition to the interior flooring. The door threshold should be firm, fully supported, and even across the bottom of the door.

Recommendation

Contact a qualified door repair/installation contractor.


Staircase Bathroom

2.7.4 G. Doors (Interior and Exterior)

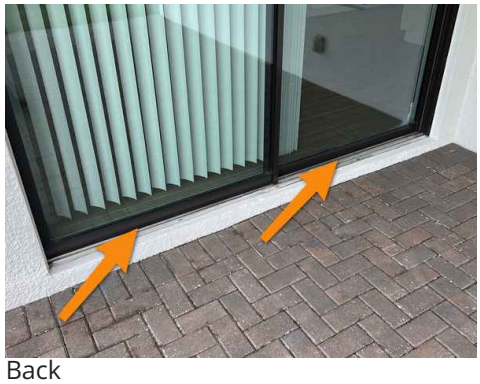
Recommendation

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

2.7.5 G. Doors (Interior and Exterior)

Recommendation

SCREEN DOOR IS MISSING

There are tracks for a screen door, but the screen door is missing. Recommend a qualified professional install based on preference.

Recommendation

Contact a qualified door repair/installation contractor.

Back

2.8.1 H. Windows

Recommendation

WINDOW DIFFICULT TO OPEN

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

Recommendation

Contact a qualified window repair/installation contractor.

Living Room

2nd Bedroom

2.8.2 H. Windows

Recommendation

WINDOW SCREEN IS DAMAGED

One or more windows has a damaged screen. Recommend replacement depending on preference.

Recommendation

Contact a qualified window repair/installation contractor.

Left

2.8.3 H. Windows

Safety Hazard

WINDOW LATCH IS DAMAGED

Window latch is damaged and is unable to close properly. This could allow for unforeseen access to the property and is a safety concern. Recommend having window latch replaced or fixed.

Recommendation

Contact a qualified window repair/installation contractor.

3rd Bedroom

2.9.1 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

2.9.2 I. Stairways (Interior and Exterior)

Safety Hazard

HANDRAIL MISSING

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified general contractor.

Staircase

2.9.3 I. Stairways (Interior and Exterior)

Safety Hazard

STAIR STEPS NOT UNIFORM

Stair steps are not uniform and are misshapen. This is a safety issue for a trip hazard. Recommend a qualified professional repair.

Recommendation

Contact a qualified general contractor.

Staircase

2.11.1 K. Porches, Balconies, Decks, and Carports

Recommendation

UNEVEN/ GAPS IN PAVERS

Pavers are uneven and/ or have gaps. Proper installation of pavers are flush to the wall with an even slope for proper drainage. Recommend a qualified professional repair areas.

Recommendation

Contact a qualified general contractor.

Back

Back

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

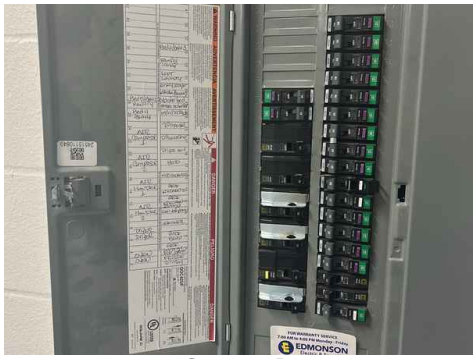
Right

200 Amp

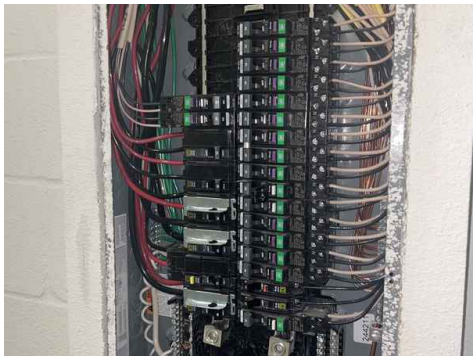
A. Service Entrance and Panels: Photo(s) of main electric service panel

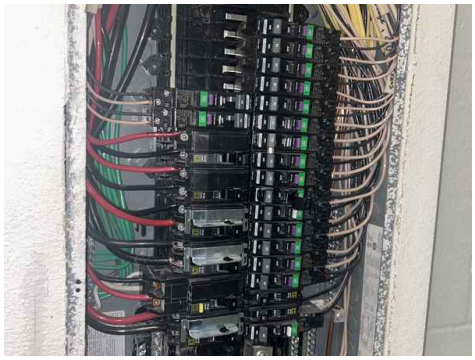
200 Amp

Garage



Square D





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.

Observations

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

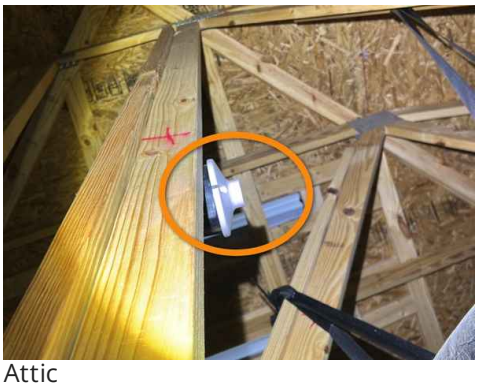
Recommendation

FIXTURE - BULB IS MISSING

One or more lighting fixtures failed to illuminate. Recommend installing the proper light bulb for functional use.

Recommendation

Contact a qualified electrical contractor.



Attic

4: III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

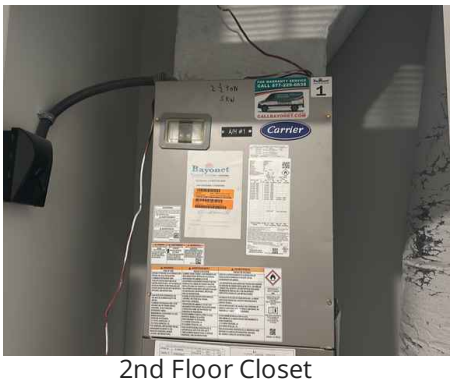
		IN	NI	NP	D
4.1	A. Heating Equipment	X			
4.2	B. Cooling Equipment	X			
4.3	C. Duct Systems, Chases, and Vents	X			
4.4	D. Other	X			

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

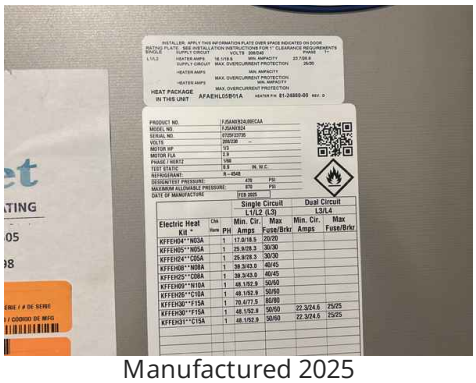
Information

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

Electric Heat Pump, Age: 0-10 Years



2nd Floor Closet



Manufactured 2025

A. Heating Equipment: Photo(s) of 2nd heating system

Electric Heat Pump, Age: 0-10 Years

Laundry Closet

Manufactured 2025

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

Operable (Not Measured)

A. Heating Equipment: 2nd unit - measured temperature differential

Operable (Not Measured)

Supply vents deliver the cooled air though supply ducts and registers. Returns deliver air back to HVAC air handler, furnace, and evaporator. The difference in this air temperature is called the temperature differential.

The heating system temperature differential is much more important on electrical furnaces where heating elements can exhibit performance issues and the margin between the supply and return is more sensitive.

Gas-fired furnaces, on the other hand, produce differentials that are much higher; in a gas-fired system, it is common to see temperature differentials that are 20°F to 50°F difference and the measured difference (to the degree) is less important than the overall functionality of the system.

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

Electric Central Air Conditioning, R-454B Freon, Age: 0-10 Years

Back

Manufactured 2025

B. Cooling Equipment: Exterior - photo(s) of 2nd cooling system

Electric Central Air Conditioning, Age: 0-10 Years, R-454B Freon

Back

Manufactured 2025

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

Electric Central Air Conditioning, Age: 0-10 Years

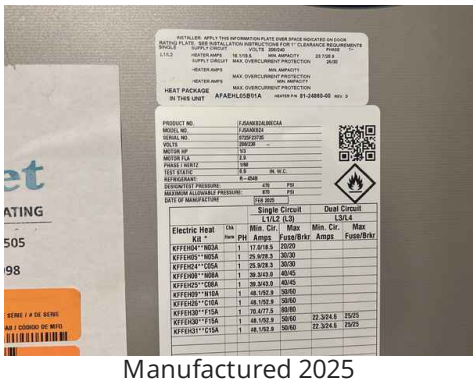
2nd Floor Closet

Manufactured 2025

B. Cooling Equipment: **Interior - photo(s) of 2nd cooling system**

Age: 0-10 Years, Electric Central Air Conditioning

Laundry Closet



Manufactured 2025

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

Operable (15°F to 20°F)

Return

Supply

Supply

B. Cooling Equipment: **2nd unit - measured temperature differential**

Operable (15°F to 20°F)

Supply vents deliver the cooled air though supply ducts and registers. Returns deliver air back to HVAC air handler, furnace, and evaporator. The difference in this air temperature is called the temperature differential.

A generally accepted ideal temperature difference between the supply and return air for an operable cooling system is between 15°F and 20°F.

Return

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.

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			
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: **Photo(s) of water distribution pressure**

40-50 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.

49 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.

Right

Kitchen

Primary Bathroom

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

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

Left

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.

106°F

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

Natural Gas - Instant, Age: 0-5 Years

Right

Manufactured 2024

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

Right of Structure

Right

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

Throughout the Property

Black Steel/Iron Pipe, CSST, Galvanized

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).

Limitations

B. Drains, Wastes, and Vents

SEWER SCOPE IS RECOMMENDED

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

Observations

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

Recommendation

FAUCET DRAIN PULL ISSUE

The faucet drain pull is not functioning properly and doesn't hold water. Recommend plumbing contractor to resolve issue.

Recommendation

Contact a qualified plumbing contractor.

Staircase Bathroom

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

Recommendation

LOOSE FIXTURE

Plumbing fixture is loose. Recommend hiring a plumber to tighten fixture.

Recommendation

Contact a qualified plumbing contractor.

2nd Floor Hall Bathroom

5.1.3 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

5.1.4 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


Primary Bathroom


5th Bedroom Bathroom

5.1.5 A. Plumbing Supply, Distribution Systems, and Fixtures

Recommendation

TOILET IS LOOSE

The toilet is loose and not stable. This could be at the connection with the ground or at the bowl connection with the tank. Recommend tightening the toilet bolts or hiring a qualified plumbing contractor to tighten and further investigate.

Recommendation

Contact a qualified plumbing contractor.


2nd Floor Hall Bathroom

5.1.6 A. Plumbing Supply, Distribution Systems, and Fixtures

Recommendation

TOILET NEEDS RE-CAULKING

The toilet caulking is missing and/or the caulking has deteriorated and is considered damaged. Recommend a plumber re-caulk the toilet.

Recommendation

Contact a qualified plumbing contractor.


2nd Floor Hall Bathroom

5.5.1 F. Gas Distribution Systems and Gas Appliances

Recommendation

EVIDENCE OF GALVANIZED PIPING

Property has evidence that galvanized pipe was used for gas line. Galvanized water pipe contains a zinc coating that helps keep the pipe from corroding from contact with water. However, over time, pieces of the coating will flake off and clog gas regulators and burner units. Additionally, the use of both types of pipe can cause accelerated corrosion where they touch. Recommend replacement of the areas that are galvanized with the correct black pipe material.

Recommendation

Contact a qualified plumbing contractor.


Right

6: V. APPLIANCES

		IN	NI	NP	D
6.1	A. Dishwashers	X			X
6.2	B. Food Waste Disposers	X			
6.3	C. Range Hood and Exhaust Systems	X			
6.4	D. Ranges, Cooktops, and Ovens	X			
6.5	E. Microwave Ovens	X			
6.6	F. Mechanical Exhaust Vents and Bathroom Heaters	X			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**

Vented



Kitchen

D. Ranges, Cooktops, and Ovens:

Type

Electric, Natural Gas

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



Kitchen

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



Kitchen


D. Ranges, Cooktops, and Ovens:
Photo(s) of gas shutoff valve

Kitchen

E. Microwave Ovens: **Photo(s) of microwave**



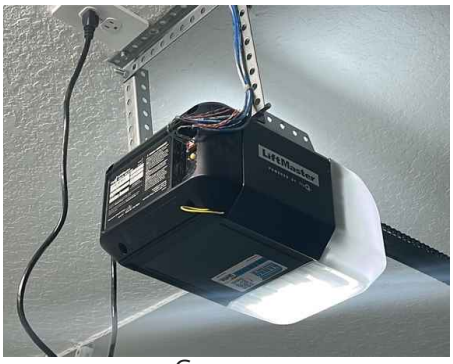
Kitchen

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



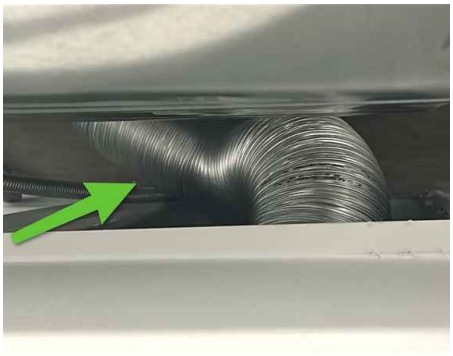
Garage

G. Garage Door Operators: **Photo(s) of 2nd garage door and/or opener**
Automatic



Garage

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


Laundry


Attic


Roof

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


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


Operated

Observations

6.1.1 A. Dishwashers

Recommendation

DISHWASHER DRAWER ISSUE

The top dishwasher drawer gets stuck when it is being pulled out. Recommend a qualified professional repair the drawer to functional use.

Recommendation

Contact a qualified appliance repair professional.


Kitchen

6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

Recommendation

VENT FAN INOPERABLE

The vent fan is inoperable and will not power on. Recommend further investigation to determine the cause of the problem.

Recommendation

Contact a qualified electrical contractor.


5th Bedroom 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, Key(s) returned, Entry door locked

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.