

INSPECTION REPORT



For the Property at:
82nd AIRBORNE ST
ST. PETERSBURG, FL 33703

Prepared for: Farrah Faucet
Inspection Date: Tuesday, June 28, 2022
Prepared by: Derle Parmer HI11344



Handy Vet Inspections LLC

Tampa, FL 33615
813-981-2008

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Derle@HandyVetInspections.com



June 28, 2022

Dear Farrah Faucet

RE: Report No. 1312
82nd Airborne St
St. Petersburg, FL
33703

Thank you for choosing Handy Vet Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the State of Florida Standards of Practice. This document defines the scope of a home inspection.

Clients sometimes assume a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so you clearly understand what is included in the home inspection and report.

The report and all pictures are the property of Handy Vet Inspections LLC and prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. If you wish the report be sent to a separate party, you must list that party on the agreement or notify us in writing via email.

The report is effectively a snapshot of the visible and accessible areas of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update your report.

The report itself is copyrighted, and may not be used in whole or in part without Handy Vet Inspections' express written permission.

Again, thank you for choosing Handy Vet Inspections to perform your home inspection. You had a choice and your choice is appreciated.

Sincerely,

Derle Parmer HI11344
on behalf of
Handy Vet Inspections LLC

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOF FLASHINGS \ General notes

Condition: • Caulk/ Sealant Cracked. Seal with appropriate caulk to protect structure and prolong roof life.

Implication(s): Water damage and premature roof failure.

Location: Front gable

Task: Correct, Improve,

Time: Immediate,

Exterior

DOORS \ Doors and frames

Condition: • Water damage on door or door frame.

Implication(s): Chance of damage to finishes and structure

Location: Garage

Task: Repair,

Time: Immediate,

Electrical

RECOMMENDATIONS \ General

Condition: • Double Tapped Neutrals

Neutral wires can not be double-tapped under the same lug at any point in the electrical system. Although this technique was acceptable in the distant past, a better understanding of installation exists today for occupant and structure safety.

Implication(s): Electrical shock / Damage to equipment / Fire hazard

Location: Garage Main Elect Panel

Task: Repair, 4-Point Failure

Time: Immediate,

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Circuits not labeled

Breakers not labeled properly- Unknown use. Obtain disclosure from seller before closing or have electrician determine use and properly label.

Implication(s): Safety hazard | Risk of electric shock

Task: Correct, 4-Point Failure

Time: Immediate,

SERVICE BOX, GROUNDING AND PANEL \ Subpanel

Condition: • Electrical panel severely corroded

SUMMARY

ROOFING

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INTERIOR

POOL / SPA -

REFERENCE

Implication(s): Electrical shock / Equipment damage / Fire hazard

Location: Pool Elect Subpanel

Task: Replace,

Time: Immediate,

DISTRIBUTION SYSTEM \ Wiring (wire) - installation

Condition: • Not properly secured

Junction box not properly secured to structure to prevent damage to wire and component.

Implication(s): Electric shock | Fire hazard

Task: Repair, 4-Point Failure

Time: Immediate,

Condition: • Strain Relief Clamp missing

Strain relief clamp (wire clamp) protects wire from sharp edges that will damage the sheathing and cause an electrical shock or equipment damage.

Implication(s): Electric shock

Location: Attic

Task: Correct, 4-Point Failure

Time: Immediate,

Condition: • Ground wire not connected

Location: Pool Elect Subpanel

Task: Repair, 4-Point Failure

Time: Immediate,

DISTRIBUTION SYSTEM \ Outdoor wiring (wires)

Condition: • Weatherproof outlet cover missing or damaged. Replace cover.

Implication(s): Electric shock

Task: Replace, 4-Point Failure

Time: Immediate,

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • GFCI Test button faulty

Implication(s): Electric shock

Location: Hallway Bathroom

Task: Replace, 4-Point Failure

Time: Immediate,

Condition: • GFCI Test button faulty

GFCI wired in reverse polarity

Implication(s): Electric shock

Location: Sprinkler system box beside pool pump

Task: Replace

Time: Immediate,

Condition: • GFCI missing

Receptacles adjacent to a water source (within 6ft of sinks, tubs, outdoor outlets, garage, laundry, wet bars, unfinished basements, jacuzzi's, pools, etc) require GFCI protection. This can be done with individual GFCIs at key locations or a GFCI breaker in the panel. Consult a professional electrician for options.

General guidelines for GFCI receptacles include the following locations and year required:

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Outdoors (1973)

Bathrooms (1975)

Garages (1978)

Kitchens (1987)

Wet bar sinks (1993)

Crawl spaces (1990)

Laundry and utility sinks (2005)

-

Implication(s): Electric shock**Location:** Garage laundry sink**Task:** Replace, 4-Point Failure**Time:** Immediate,**DISTRIBUTION SYSTEM \ Cover plates****Condition:** • [Missing](#)

One or more outlets or switches are missing a cover plate exposing a shock hazard.

Implication(s): Electric shock**Location:** Pool light junction box**Task:** Replace, 4-Point Failure**Time:** Immediate,

Insulation and Ventilation

VENTILATION \ General notes**Condition:** • Duct disconnected in attic

Gas stove vent hood duct not properly connected/sealed. Connect duct to ensure any fumes and gases are vented outside the attic correctly.

Task: Repair,**Time:** Immediate,

Plumbing

GAS SUPPLY \ Gas piping**Condition:** • Piping not properly bonded

No bond wire to the gas meter or gas pipe was found during the inspection. A continuity test did not result in any indication the pipe is grounded to the electrical system.

Implication(s): Fire or explosion**Location:** Gas meter/ exterior spigot**Task:** Repair, 4-Point Failure

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL / SPA -	REFERENCE								

Time: Immediate,

WATER HEATER - GAS BURNER AND VENTING \ Combustion air

Condition: • Tankless water heater exhaust incorrectly connected. The connection requires an appropriate connector for the different sizes that fully seals dangerous fumes. The rubber connector is also not intended for this use as marked on the label (For sewer and drain use only).

Task: Replace,

Time: Immediate,

WASTE PLUMBING \ Drain piping - installation

Condition: • [Unapproved flexible drain pipe installed.](#)

This type of flexible pipe will collect debris and cause a future clog due to the inner walls not being smooth surfaced as well as crack and leak. Replace with appropriate flexible drain shown in link above if a rigid pipe solution is not possible.

Implication(s): Water damage to components/ water damage to structure

Location: Master Bathroom

Task: Replace, 4-Point Failure

Time: As soon as possible

WASTE PLUMBING \ Drain piping - performance

Condition: • Leak

Implication(s): Water damage to cabinets and/or structure

Location: Master Bathroom left sink

Task: Repair, 4-Point Failure

Time: Immediate,

Condition: • Cast iron pipes present - Recommend drain scope

Cast iron drain piping is present in this home. This material is known to corrode from the inside out, fail over time and cause repeated backups and damage to structures. Although PVC pipe may be connected at some point in the system, many times it may be connected to the original cast iron pipe originally installed.

For this reason it is recommended a sewer scope of drains be performed to ensure integrity of the drains and prevent future damage.

A reliable sewer scope with video and a recommendation can be obtained by calling Curt Arnold (813) 469-7443.

Task: Further review by qualified expert prior to end of inspection contingency period

FIXTURES AND FAUCETS \ Faucet

Condition: • Loose

Implication(s): Equipment failure

Location: Master Bathroom

Task: Repair, 4-Point Failure

Time: Immediate,

FIXTURES AND FAUCETS \ Bathtub

Condition: • Grout loose, missing or deteriorated

Cracked, loose or missing grout can allow water behind the tile and cause water damage to the structure. Grout should

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be replaced or caulked over to protect structure.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Hallway Bathroom

Task: Repair,

Time: Immediate,

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • [Grout loose, missing or deteriorated](#)

Cracked, loose or missing grout can allow water behind the tile and cause water damage to the structure. Grout should be repaired to protect structure. Recommend sealing all grout when repaired to prolong life of shower system.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Master Bathroom

Task: Repair

Time: Immediate,

Pool / Spa - Main

ELECTRICAL \ Wiring

Condition: • Pool GFCI breaker missing/ not identified.

Pool motors and equipment are required to be connected to a GFCI breaker at some point in the system. No GFCI was found in the circuit, either in the pool panel or the main panel. Recommend installation of a high quality GFCI breaker to protect occupants.

Location: Pool panel

Task: Repair,

Time: Immediate,

ELECTRICAL \ Pool lights

Condition: • Inoperative

Light should be repaired to ensure proper connection for pool electrical system.

Task: Repair,

Time: Immediate,

DESCRIPTION OF REPORT

The following report includes a Description of the homes systems and components as well as any Limitations that restricted our inspection. The most important part of the report is the Recommendations section. It is here we identify discovered defects in the home, including those listed above, and suggest improvements.

WARRANTY OR PRE-SALE INSPECTION REPORT STANDARDS

A Warranty or Pre-Sale Inspection is intended to find defects within the home prior to a warranty expiration or listing the home for sale. This report, unless otherwise requested, will contain only defects that should be submitted to your warranty policy carrier/ builder or repaired before listing the home. Every area of your home was inspected to determine what visual defects were present. There may be sections within your report that contain no information other than the standards for inspecting that area. Rest assured the entire home was thoroughly inspected and a complete pack of photos is available upon request.

LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, specialists are recommended to further investigate conditions identified in this report. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. The inspection provides great value, and adds considerably to your understanding of the home. However, it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits. A home inspection does not include an examination for pests, rot or wood destroying insects unless contractually part of this inspection. There are specialists available who can provide these services.

Where there are recommendations for further review by professionals, we recommend only contracting with licensed professionals in the area of expertise mentioned. Use of unlicensed individuals is at your own risk whether contracted by you or the seller. Reinspections of repairs is recommended to ensure they are completed correctly and ensure compliance with insurance standards.

Please read the entire report carefully, and ask any questions you may have of the inspector. You are reminded that a home inspection addresses visually accessible components of the home, and does not include destructive testing or hidden defects. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type in a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

NOT A CODE INSPECTION

This General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify problems with systems, components and/or conditions which may violate building codes. Although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection.

WARRANTY VERIFICATION PRIOR TO PURCHASE

When a home is sold, the warranty may fully transfer to the buyer, may transfer for a shortened length of time, may transfer with limited coverage or may not transfer at all. Recommend you ask the seller how the sale of the home will affect any warranties presently covering any installed or updated system within the home. Additionally, you should confirm any seller claims by reading the warranties offered by all manufacturers, contractors and installers. The following are systems you should verify any and all warranty transfers for and obtain documentation before purchasing.

Roof Decking & Shingles/Covering | Kitchen/ Household Appliances | Water Treatment Systems | Storm Shutters/Covers | Doors & Windows | Alarm Systems | Water Heater | HVAC

As you read the report, we encourage you to contact us with any questions about the report or the home.

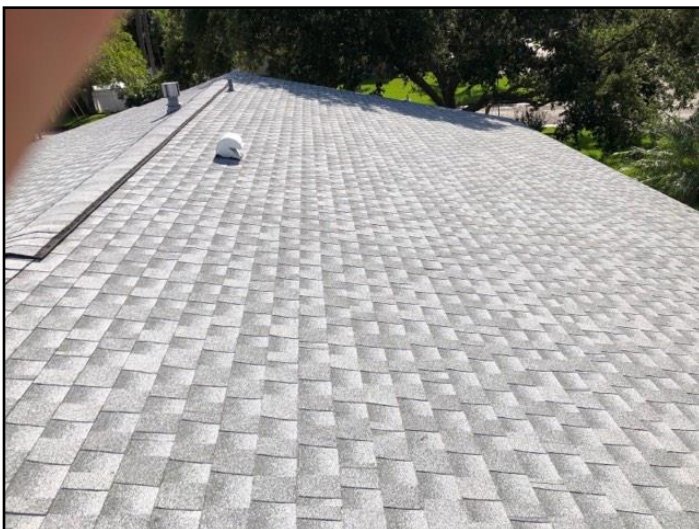
[Home Improvement - ballpark costs](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL / SPA -	REFERENCE								

General System Info

General:

- The inspector shall observe Roof covering, Roof drainage systems, flashings, skylights, chimneys, roof penetrations and signs of leaks. The inspector shall describe the type of roof covering materials and report the methods used to inspect the roofing. The inspector is NOT required to walk on roofing deemed inaccessible or unsafe, inspect interiors of vent systems, flues, and chimneys that are not readily accessible, or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.
- General View of Roof



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Sloped roofing material: • Composition shingles

Approximate age: • Verified via Permit • 3 years

Roof Shape: • Gable

Observations & Recommendations

SLOPED ROOF FLASHINGS \ General notes

1. Condition: • Caulk/ Sealant Cracked. Seal with appropriate caulk to protect structure and prolong roof life.

Implication(s): Water damage and premature roof failure.

Location: Front gable

Task: Correct, Improve,

Time: Immediate,

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Inspections & Limitations

Inspection performed: • By walking on roof

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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General System Info

General:

• The inspector shall inspect wall coverings, flashing, trim, eaves, soffits, and fascias. The inspector shall describe wall cladding materials. The inspector shall inspect attached and adjacent decks, balconies, stoops, steps, porches, railings, vegetation, grading, drainage, driveways, patios, walkways, and retaining walls that are likely to adversely affect the building. The inspector is NOT required to inspect fences or boundary walls, geological & soil conditions, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities) or presence or condition of buried fuel storage tanks, outbuildings other than garages & carports, seawalls, break-walls and docks. The inspector is NOT required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

• General View of Exterior



Wall surfaces and trim: • [Block](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL / SPA -	REFERENCE								

Observations & Recommendations

WINDOWS AND DOORS \ General notes

2. Condition: • Windows require regular maintenance

ONGOING RECOMMENDATION: Windows are a source of water intrusion and hidden damage over time if not properly maintained. Recommend, after purchase, regularly inspecting for cracking and REPLACE caulk around windows and other openings (such as door frames) as needed to protect structure.

Location: Throughout

Task: Monitor periodically and correct/improve as needed,

Time: Ongoing

DOORS \ Doors and frames

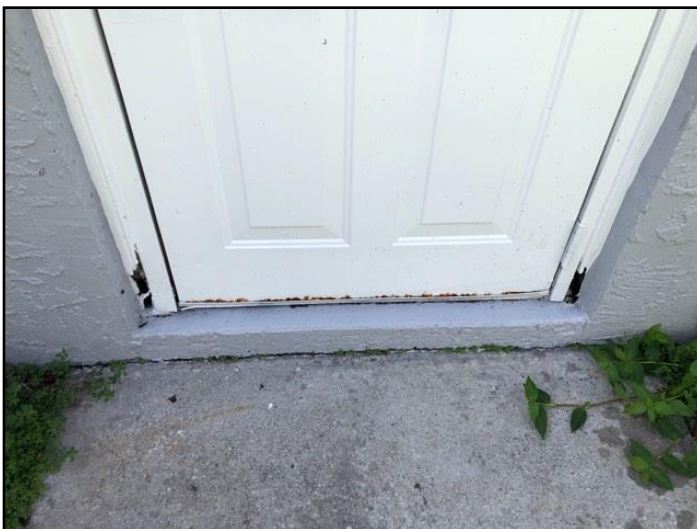
3. Condition: • Water damage on door or door frame.

Implication(s): Chance of damage to finishes and structure

Location: Garage

Task: Repair,

Time: Immediate,



- SUMMARY
 - ROOFING
 - EXTERIOR**
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 - INSULATION
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4. Condition: • [Rust](#)

Implication(s): Chance of damage to finishes and structure

Location: Garage

Task: Clean,

Time: As soon as possible,



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General System Info

General:

• Scope of Structure Inspection:

The inspector shall inspect all structural components including foundations, floors, walls, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, ceiling structure and roof structure. The inspector is NOT required to provide engineering or architectural services or analysis, offer an opinion about the adequacy of structural systems and components, enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches, traverse attic load-bearing components that are concealed by insulation or by other materials. Water damage noted anywhere in this report is recommended to be fully evaluated to identify damaged structure that requires immediate repair. Water entry in any area of the home can cause hidden water damage inside walls, ceilings, the attic, under or behind cabinets, under floors etc. Water damage inside walls can promote bacterial growth and cause additional health issues.

• General View of Structure



Configuration: • Slab-on-grade

Exterior wall construction: • Concrete block

Roof and ceiling framing: • [Trusses](#)

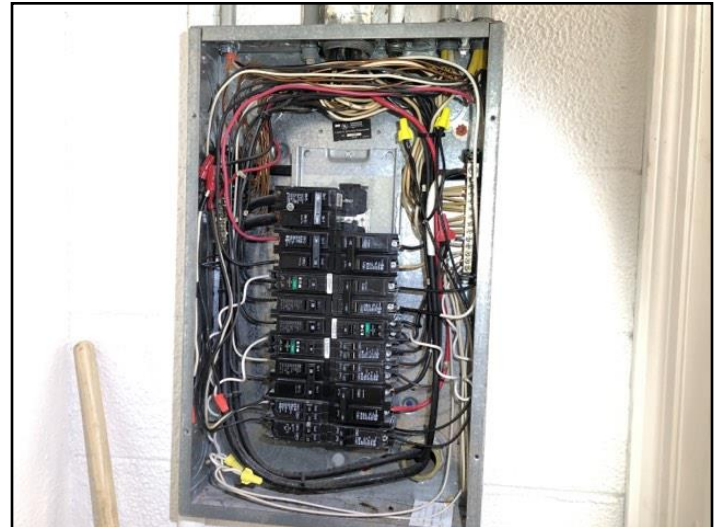
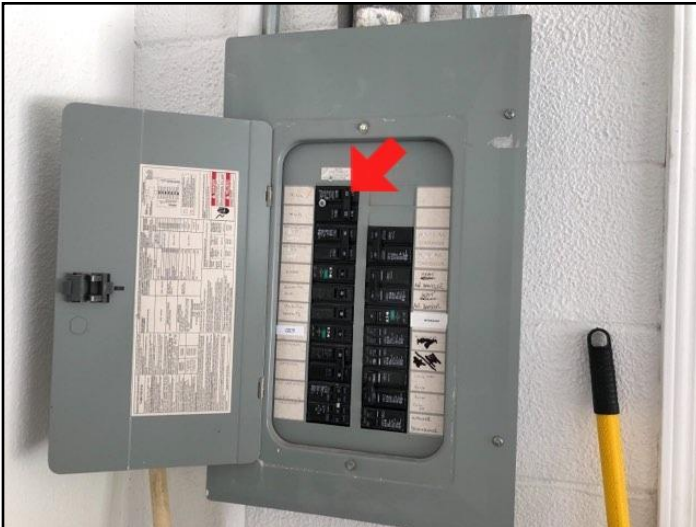
Inspections & Limitations

Attic/roof space inspection performed by:: • Inspected by walking accessible areas of attic.

General System Info

General:

- The inspector shall observe service entrance conductors, Service equipment, grounding equipment, main over current device, main and distribution panels, amperage ratings of the service, branch circuit conductors, their over current devices, and the compatibility of their ampacities, the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures, the presence/absence and operation of ground fault circuit interrupters and Smoke detectors (detectors part of a central system will not be operated). The inspector shall describe service amperage and voltage, service entry conductor materials, service type as being overhead or underground and location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector is NOT required to insert any tool, probe, or testing device inside the panels, test or operate any over current device except ground fault circuit interrupters, dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels or observe low voltage systems, security system devices, heat detectors, or carbon monoxide detectors, telephone, security, cable TV, intercoms, built in vacuum equipment, or other ancillary wiring that is not a part of the primary electrical distribution system.
- General View of Electrical



Main Breaker

Service size: • [125 Amps \(240 Volts\)](#)

Distribution panel type and location: • [Breakers - garage](#)

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI- bathroom, kitchen & exterior

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Combination smoke/CO alarm(s) noted

Observations & Recommendations

RECOMMENDATIONS \ General

5. Condition: • Double Tapped Neutrals

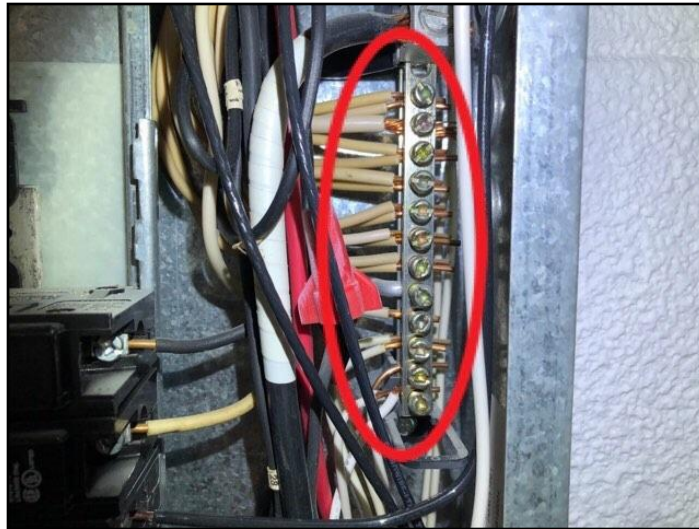
Neutral wires can not be double-tapped under the same lug at any point in the electrical system. Although this technique was acceptable in the distant past, a better understanding of installation exists today for occupant and structure safety.

Implication(s): Electrical shock / Damage to equipment / Fire hazard

Location: Garage Main Elect Panel

Task: Repair, 4-Point Failure

Time: Immediate,



SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

6. Condition: • Circuits not labeled

Breakers not labeled properly- Unknown use. Obtain disclosure from seller before closing or have electrician determine use and properly label.

Implication(s): Safety hazard | Risk of electric shock

Task: Correct, 4-Point Failure

Time: Immediate,

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL / SPA -	REFERENCE								



Breakers not properly labeled

SERVICE BOX, GROUNDING AND PANEL \ Subpanel

7. Condition: • Electrical panel severely corroded
Implication(s): Electrical shock / Equipment damage / Fire hazard
Location: Pool Elect Subpanel
Task: Replace,
Time: Immediate,



DISTRIBUTION SYSTEM \ Wiring (wire) - installation

8. Condition: • Not properly secured
Junction box not properly secured to structure to prevent damage to wire and component.
Implication(s): Electric shock | Fire hazard
Task: Repair, 4-Point Failure
Time: Immediate,

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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9. Condition: • Strain Relief Clamp missing

Strain relief clamp (wire clamp) protects wire from sharp edges that will damage the sheathing and cause an electrical shock or equipment damage.

Implication(s): Electric shock

Location: Attic

Task: Correct, 4-Point Failure

Time: Immediate,



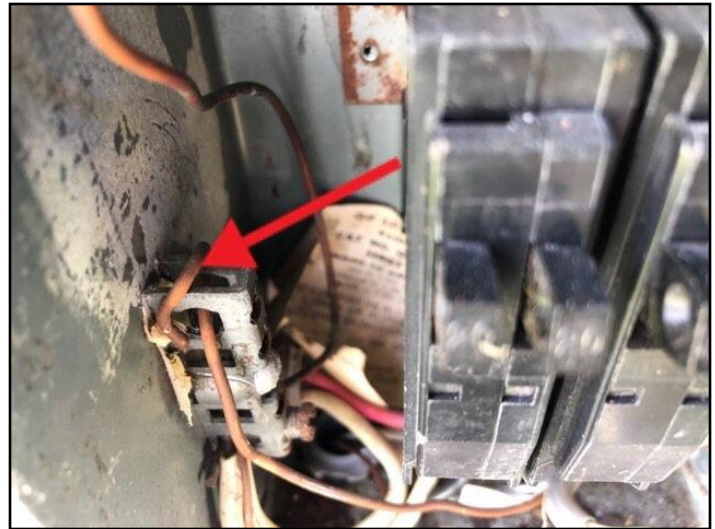
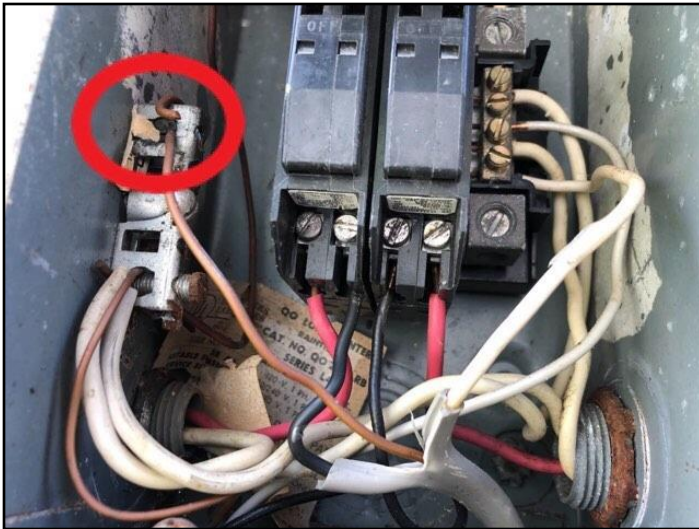
10. Condition: • Ground wire not connected

Location: Pool Elect Subpanel

Task: Repair, 4-Point Failure

Time: Immediate,

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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DISTRIBUTION SYSTEM \ Outdoor wiring (wires)

11. Condition: • Weatherproof outlet cover missing or damaged. Replace cover.

Implication(s): Electric shock

Task: Replace, 4-Point Failure

Time: Immediate,



Cover missing beside pool pump



Cover broken at front entrance

DISTRIBUTION SYSTEM \ Outlets (receptacles)

12. Condition: • GFCI Test button faulty

GFCI wired in reverse polarity

Implication(s): Electric shock

Location: Sprinkler system box beside pool pump

Task: Replace

Time: Immediate,

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL / SPA -	REFERENCE								



13. Condition: • GFCI Test button faulty
Implication(s): Electric shock
Location: Hallway Bathroom
Task: Replace, 4-Point Failure
Time: Immediate,



Failing GFCI receptacle

14. Condition: • GFCI missing
Receptacles adjacent to a water source (within 6ft of sinks, tubs, outdoor outlets, garage, laundry, wet bars, unfinished basements, jacuzzi's, pools, etc) require GFCI protection. This can be done with individual GFCIs at key locations or a GFCI breaker in the panel. Consult a professional electrician for options.
General guidelines for GFCI receptacles include the following locations and year required:

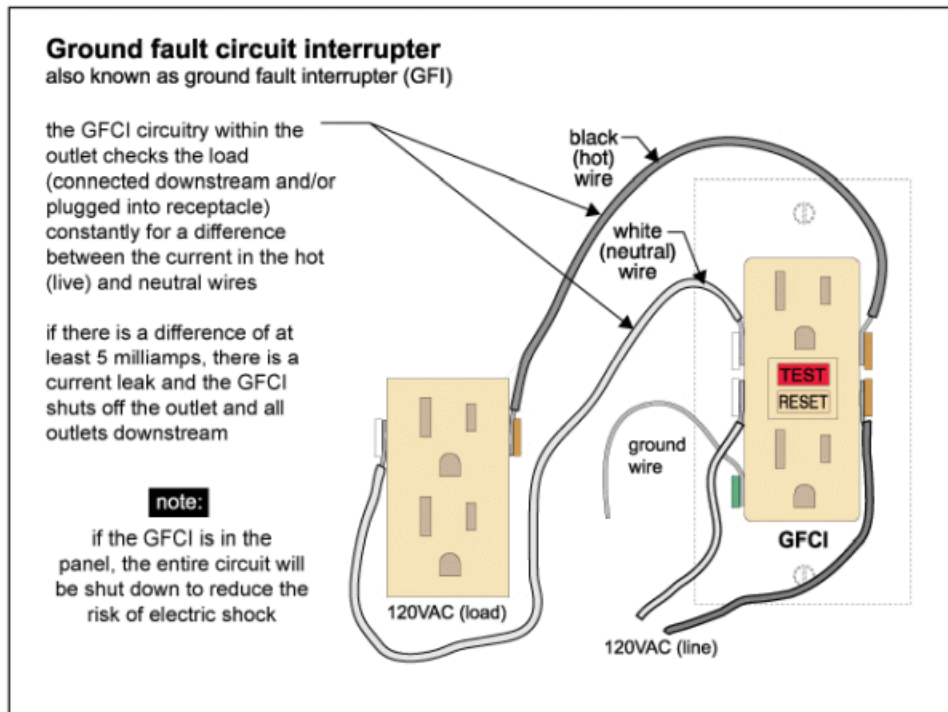
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Outdoors (1973)
Garages (1978)
Wet bar sinks (1993)
Laundry and utility sinks (2005)
-

Bathrooms (1975)
Kitchens (1987)
Crawl spaces (1990)

Implication(s): Electric shock
Location: Garage laundry sink
Task: Replace, 4-Point Failure
Time: Immediate,



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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DISTRIBUTION SYSTEM \ Cover plates

15. Condition: • [Missing](#)

One or more outlets or switches are missing a cover plate exposing a shock hazard.

Implication(s): Electric shock

Location: Pool light junction box

Task: Replace, 4-Point Failure

Time: Immediate,



Inspections & Limitations

Not included as part of a building inspection:

- Dawn to Dusk/ Motion Lights are present and are not tested during a home inspection. Recommend obtaining demonstration with seller before closing.



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General System Info

General: • The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, duct insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The inspector shall describe: Energy source; and Heating equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or the uniformity or adequacy of heat supply to the various rooms.

Heating system type: • [Heat pump](#) • Air Handler with backup heat strips installed. This system is designed to work in conjunction with the heat pump. If the heat pump is unable to satisfy the heating needs or fails to operate in heat mode, the heat strips will power on to provide some heat.

NOTE: These heat strips are not designed to heat the home as efficiently as the properly sized heat pump. Contact an HVAC technician if you feel your system is not heating properly.

Fuel/energy source: • [Electricity](#)

Heat distribution: • Ducts and registers

Approximate capacity: • [5 kW](#)

Inspections & Limitations

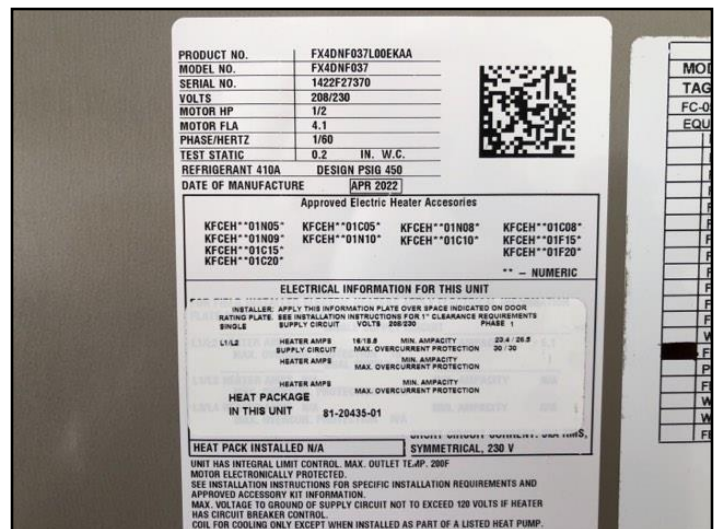
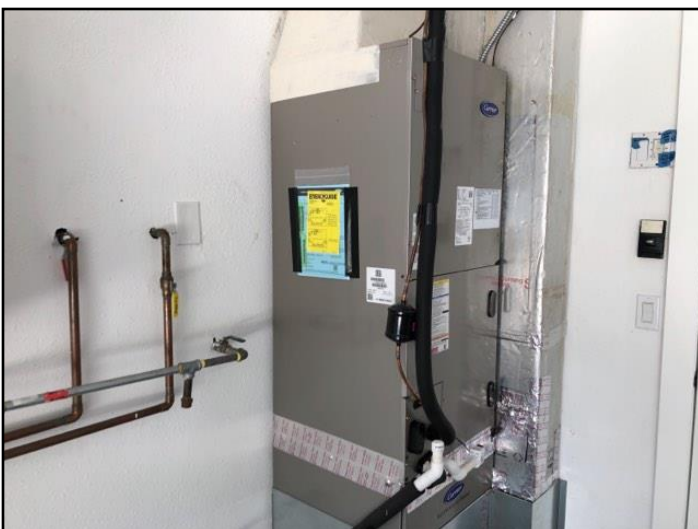
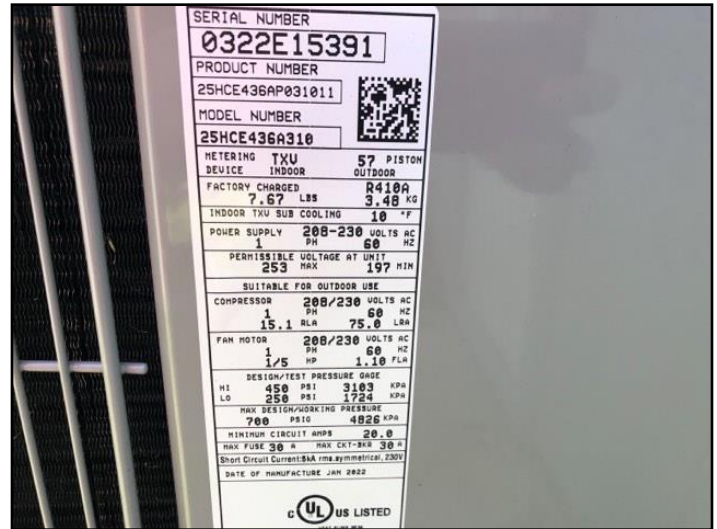
General: • Heating system not tested for a Heat Pump if outdoor temperature is over 70 degrees to prevent damage to HVAC system.

- SUMMARY
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General System Info

General:

- The home inspector shall observe permanently installed cooling systems including: Cooling equipment; Normal operating controls; Automatic safety controls; vents, where readily visible; Cooling distribution systems including fans, pumps, ducts and piping, with supports, duct insulation, air filters, registers, radiators, and fan coil units. The inspector shall describe: Energy source, cooling equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspector is not required to: Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Determine the effectiveness of Ultraviolet lighting within a system; Operate automatic safety controls; or Observe: The interior of ducts/vents; Humidifiers; Electronic air filters; or determine the uniformity or adequacy of cooling supply to the various rooms.
- General View of HVAC System



Air conditioning type: • [Air cooled](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL / SPA -	REFERENCE								

Heat pump type: • [Air source](#)

Cooling capacity: • 3 Tons

A/C Compressor & Air Handler Age: • New

Temperature difference across cooling coil:

- Acceptable temperature difference: estimated 14° to 22°. A basic temperature differential is determined by measuring the temperature on each side of the air handler coils. These values are subtracted from each other to determine the temperature differential and give a basic indication of the unit's operation.
- 18°



- This suggests good performance. Regular service and monthly filter replacement is recommended to ensure reliability of the system.

Condensate system: • Discharges to exterior

Observations & Recommendations

RECOMMENDATIONS \ General

16. Condition: • Recommend annual servicing by a professional HVAC company. This will increase the life of the entire HVAC system by keeping critical areas clean and ensure worn components are identified. Systems that are not cleaned regularly are more prone to failure and/or increased heating and cooling costs. Additionally, recommend owner/occupant replace return filter monthly.

Task: Service component,

Time: Regular maintenance

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Inspections & Limitations

Inspection limited/prevented by: • Heat pumps are not operated in the heating mode when the outdoor temperature is above 70°F

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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General System Info

General:

- The inspector shall inspect: Insulation and vapor retarders in unfinished spaces if accessible, ventilation of attics and foundation areas, kitchen, bathroom, laundry, and similar exhaust systems and clothes dryer exhaust systems if accessible. The inspector will describe type of insulation and vapor retarders in unfinished spaces if visible and absence of insulation in unfinished spaces at conditioned surfaces. The inspector is NOT required to disturb any insulation.
- General View of Insulation & Attic



Attic/roof insulation material: • Blown in Cellulose

Attic/roof ventilation: • Ridge and Soffit Vent

Observations & Recommendations

VENTILATION \ General notes

17. Condition: • Bath exhaust fan not present

Bath exhaust fans protect the structure by removing moist humid air outside the home preventing moisture damage. Recommend installing exhaust fans and properly venting them outside the home and not into the attic.

Location: Hallway Bathroom

Task: Upgrade,

Time: As soon as possible,

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL / SPA -	REFERENCE								



Exhaust fan not installed

18. Condition: • Duct disconnected in attic

Gas stove vent hood duct not properly connected/sealed. Connect duct to ensure any fumes and gases are vented outside the attic correctly.

Task: Repair,

Time: Immediate,



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Inspections & Limitations

Attic inspection performed: • Walking accessible areas of attic

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General System Info

General: • The inspector shall observe interior water supply and distribution system (including: piping materials, supports, and insulation), fixtures and faucets, functional flow, leaks, cross connections, interior drain, waste, and vent system (including traps, drain, waste, and vent piping), piping supports, pipe insulation, leaks, functional drainage, hot water systems (including water heating equipment), normal operating controls, automatic safety controls, chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and sump pumps. The inspector shall describe water supply and distribution piping materials, drain, waste, and vent piping materials, water heating equipment, and location of main water supply shutoff device. The inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The inspector is NOT required to state the effectiveness of anti-siphon devices, determine whether water supply and waste disposal systems are public or private, operate automatic safety controls, operate any valve except water closet flush valves, fixture faucets, and hose faucets; observe water conditioning systems, fire and lawn sprinkler systems, onsite water supply quantity and quality, onsite waste disposal systems, foundation irrigation systems, spas (except as to functional flow and functional drainage), swimming pools, solar water heating equipment or observe the system for proper sizing, design, or use of proper materials. Water damage noted anywhere in this report is recommended to be fully evaluated to identify damaged structure that requires immediate repair. Water entry in any area of the home can cause hidden water damage inside walls, ceilings, the attic, under or behind cabinets, under floors etc. Water damage inside walls can promote bacterial growth and cause additional health issues.

Water supply source (based on observed evidence): • Public

Supply piping in building (Visible): • Copper

Main water shut off valve at the:

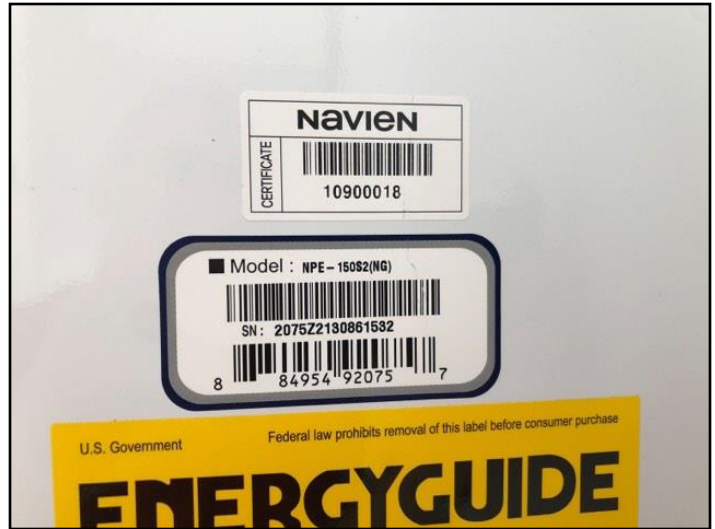
- Meter



Water heater type:

- Tankless/On demand

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Manuf- 2021

Water heater fuel/energy source:

- [Gas](#)



Water heater tank capacity: • Tankless Water Heater

Water heater approximate age:

- 1 year

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Water heater typical life expectancy: • 10 to 15 years • [Water heaters should be flushed annually to remove sediment.](#)
All water heaters accumulate sediment in the bottom which reduces efficiency and the overall life of the unit. The link in this section is a How To on draining an electric water heater. Draining a gas water heater is the same after setting the gas valve to pilot, vacation mode or off and following instructions on the unit for reigniting the pilot when complete.

Waste disposal system: • Public

Waste and vent piping in building (Visible): • [Cast iron](#)

Main fuel shut off valve at the::

- Gas meter



Main gas shutoff valve

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Observations & Recommendations

GAS SUPPLY \ Gas piping

19. Condition: • Piping not properly bonded

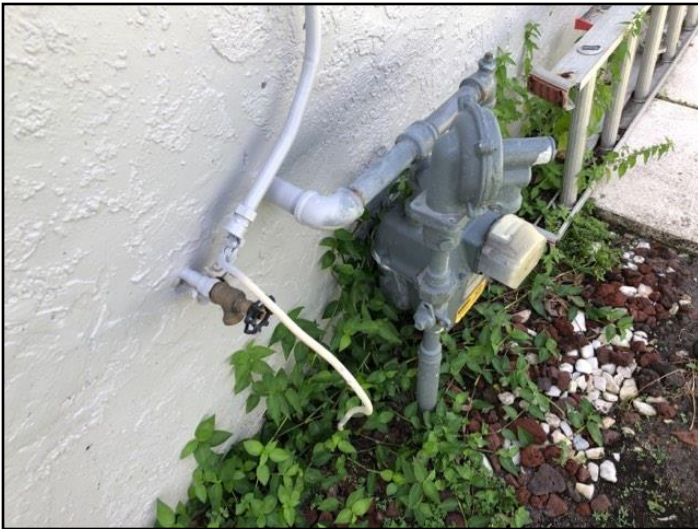
No bond wire to the gas meter or gas pipe was found during the inspection. A continuity test did not result in any indication the pipe is grounded to the electrical system.

Implication(s): Fire or explosion

Location: Gas meter/ exterior spigot

Task: Repair, 4-Point Failure

Time: Immediate,



WATER HEATER - GAS BURNER AND VENTING \ Combustion air

20. Condition: • Tankless water heater exhaust incorrectly connected. The connection requires an appropriate connector for the different sizes that fully seals dangerous fumes. The rubber connector is also not intended for this use as marked on the label (For sewer and drain use only).

Task: Replace,

Time: Immediate,



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL / SPA -	REFERENCE								



Wrong connector for exhaust connection

WASTE PLUMBING \ Drain piping - installation

21. Condition: • [Unapproved flexible drain pipe installed.](#)

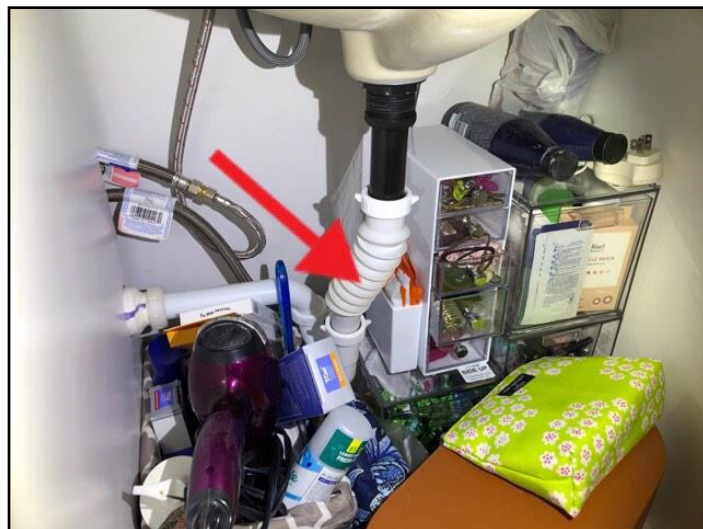
This type of flexible pipe will collect debris and cause a future clog due to the inner walls not being smooth surfaced as well as crack and leak. Replace with appropriate flexible drain shown in link above if a rigid pipe solution is not possible.

Implication(s): Water damage to components/ water damage to structure

Location: Master Bathroom

Task: Replace, 4-Point Failure

Time: As soon as possible



WASTE PLUMBING \ Drain piping - performance

22. Condition: • Leak

Implication(s): Water damage to cabinets and/or structure

Location: Master Bathroom left sink

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Task: Repair, 4-Point Failure

Time: Immediate,



23. Condition: • Cast iron pipes present - Recommend drain scope

Cast iron drain piping is present in this home. This material is known to corrode from the inside out, fail over time and cause repeated backups and damage to structures. Although PVC pipe may be connected at some point in the system, many times it may be connected to the original cast iron pipe originally installed.

For this reason it is recommended a sewer scope of drains be performed to ensure integrity of the drains and prevent future damage.

A reliable sewer scope with video and a recommendation can be obtained by calling Curt Arnold (813) 469-7443.

Task: Further review by qualified expert prior to end of inspection contingency period

FIXTURES AND FAUCETS \ Faucet

24. Condition: • Loose

Implication(s): Equipment failure

Location: Master Bathroom

Task: Repair, 4-Point Failure

Time: Immediate,

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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25. Condition: • [Hot and cold reversed](#)

In typical installations, Hot is on the left and Cold is on the right. Reversed hot and cold lines are an inconvenience and are typically corrected by reversing the supply lines under the sink if accessible. A bathtub/shower diverter plumbed backwards may be more difficult if not accessible. Consult a licensed plumber for correction options.

Implication(s): Scalding

Location: Garage

Task: Correct,

Time: As soon as possible,



FIXTURES AND FAUCETS \ Bathtub

26. Condition: • Grout loose, missing or deteriorated

Cracked, loose or missing grout can allow water behind the tile and cause water damage to the structure. Grout should be replaced or caulked over to protect structure.

Implication(s): Chance of water damage to structure, finishes and contents

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Location: Hallway Bathroom

Task: Repair,

Time: Immediate,



27. Condition: • Drain stop ineffective

Implication(s): Reduced operability

Location: Hallway Bathroom

Task: Replace,

Time: As soon as practical,



FIXTURES AND FAUCETS \ Shower stall enclosure

28. Condition: • [Grout loose, missing or deteriorated](#)

Cracked, loose or missing grout can allow water behind the tile and cause water damage to the structure. Grout should be repaired to protect structure. Recommend sealing all grout when repaired to prolong life of shower system.

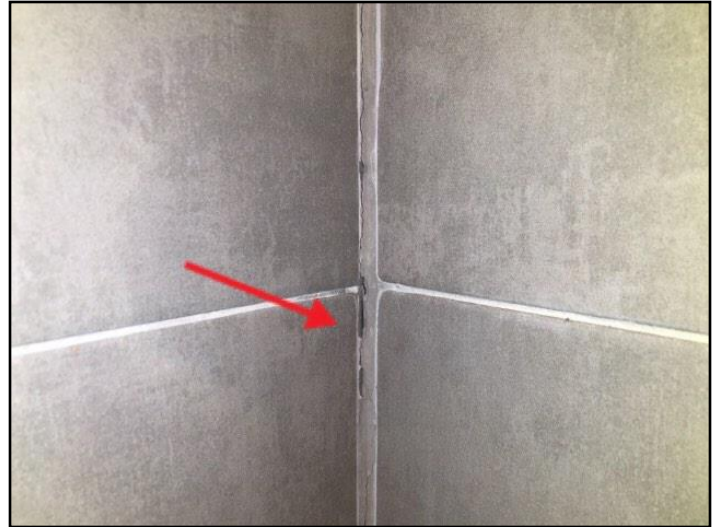
Implication(s): Chance of water damage to structure, finishes and contents

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Location: Master Bathroom

Task: Repair

Time: Immediate,

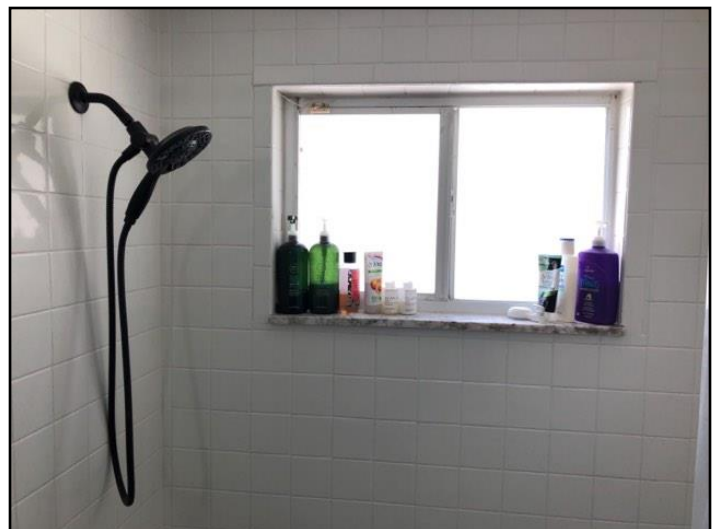
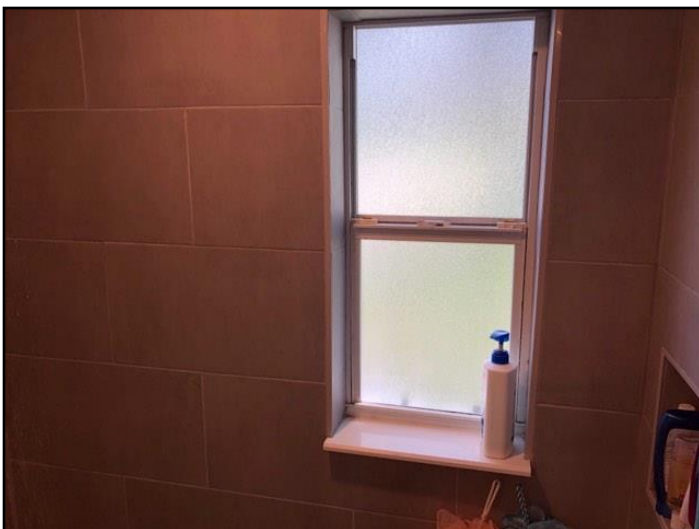


29. Condition: • Windows in a shower require more frequent periodic maintenance to prevent damage to the structure. All seams, joints and trim of caulked or grouted surfaces should be sealed properly. Recommend a frequent inspection and repair worn areas as needed.

Location: Master Bathroom & hallway bathroom

Task: Monitor periodically and correct/improve as needed,

Time: Ongoing



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Inspections & Limitations

Items excluded from a building inspection:

- Irrigation systems are concealed systems (buried) and can not be properly tested without a diagram of the system showing the location of all valves and sprinkler heads. Due to the time allotted for the inspection, there is no way to determine the reliability or serviceability of buried valves and sprinkler heads. Recommend the system be tested prior to closing to ensure full operation.
- Water quality
- Concealed plumbing

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL / SPA -	REFERENCE								

General System Info

General: • The inspector shall inspect entryway doors, windows, interior doors, garage doors, walls, ceiling, floors, steps, stairways, balconies, railings, countertops and a representative number of installed cabinets. The inspector shall inspect installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. The inspector shall operate all entryway and interior doors and a representative number of windows, operate garage doors manually or by using permanently installed controls for any garage door operator, and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The inspector shall report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is NOT required to observe storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, presence of safety glazing in doors and windows, garage door operator remote control transmitters, paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting, draperies, blinds, or other window treatment, central vacuum systems, recreational facilities, installed and free-standing kitchen and laundry appliances, appliance thermostats including their calibration, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance, operate, or confirm the operation of every control and feature of an inspected appliance.

Observations & Recommendations

CEILINGS \ General notes

30. Condition: • [Cracks](#)

Cracks appear to be a nail pop in the drywall and paint cracking.

Implication(s): Damage or physical injury due to falling materials

Location: Master Bathroom

Task: Repair,

Time: As soon as practicable



SUMMARY

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Inspections & Limitations

Inspection limited/prevented by: • Inspection limited by occupant's personal items, storage and or furniture. Personal items and furniture are not moved during an inspection. These items may cover a defect that should be identified during a pre-closing walk through.

Not included as part of a building inspection: • Washer and Dryer are not tested during a home inspection. • Window seals are not inspected. Windows with double or triple paned glass are typically sealed with an inert gas inside to assist in insulating the inside living space. These seals may fail with no indication of failure. There is no method of testing the seal during an inspection. If the window is clouded or discolored this is a sign of seal failure and if visible at the time of the inspection the defect will be noted in the report. If you see clouding or discoloring at a later date consult a licensed window installer for repair or replacement options. • Vermin, including wood destroying organisms. • Security systems and intercoms

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL / SPA -	REFERENCE								

General System Info

General / Type of Protection or Barrier:

- General View of Pool, Pump System and Surrounding Deck



• Mesh child safety fence is provided for this pool but is not inspected for serviceability. Recommend installing this system to ensure serviceability and effectiveness and upgrading if needed to protect occupants. Recommend periodically installing and inspecting lock hardware and replacing as needed.

Observations & Recommendations

RECOMMENDATIONS \ General

31. Condition: • Recommend Pool School

Recommend obtaining a "Pool School" from a local pool company to provide a full class on the operation and care of a pool if you are not an experienced pool owner. The classes are invaluable and will save you money in the long term.

Task: Obtain class on operation

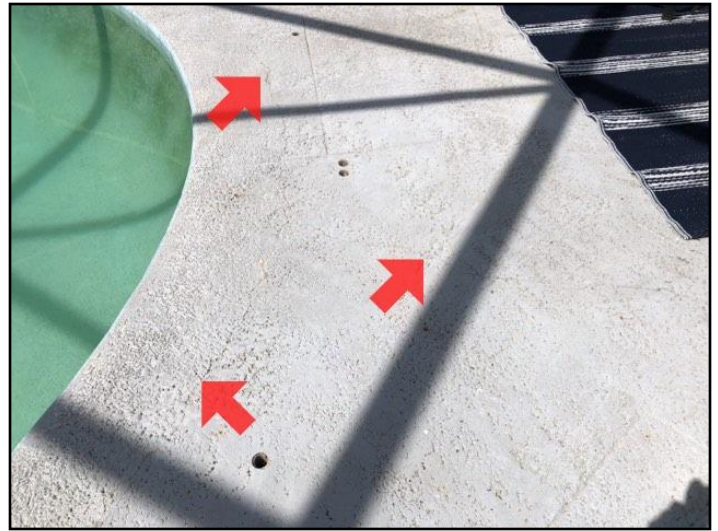
Time: As soon as practical

32. Condition: • Pool deck has minor typical cracking seen in most pool systems and should be sealed to prevent further damage.

Task: Repair,

Time: As soon as possible,

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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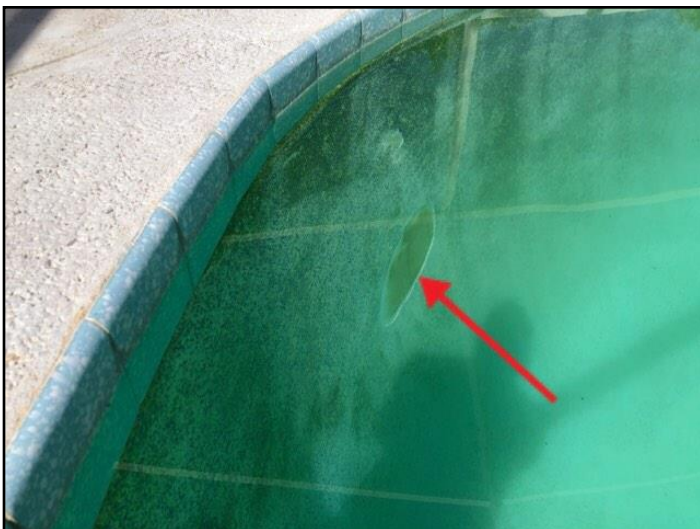
GENERAL \ Pool bottom surface

33. Condition: • Surface defects noted

Areas of the pool surface show signs of chipping. Pools will require resurfacing periodically and this is typical of a pool of this age. Recommend consulting with a licensed pool contractor for options for future repair. These areas do not show signs of significant corrosion of the pool framing beneath the surface.

Task: Repair,

Time: As soon as practical,



HANDRAILS AND LADDERS \ General

34. Condition: • Pool ladder components excessively corroded.

Task: Replace,

Time: As soon as possible,

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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ELECTRICAL \ Wiring

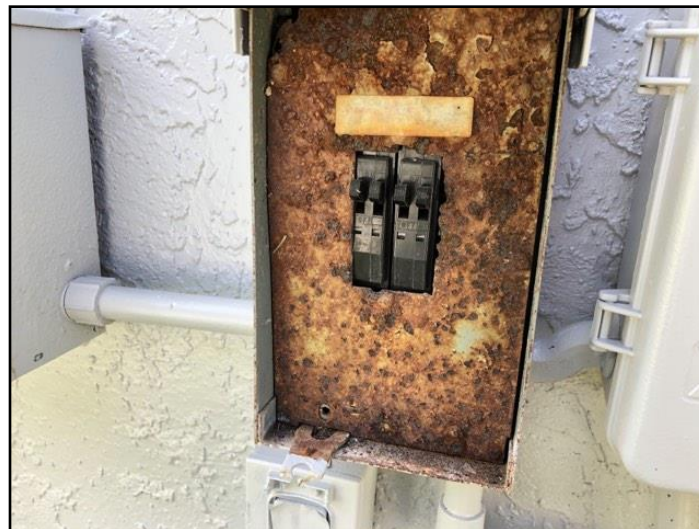
35. Condition: • Pool GFCI breaker missing/ not identified.

Pool motors and equipment are required to be connected to a GFCI breaker at some point in the system. No GFCI was found in the circuit, either in the pool panel or the main panel. Recommend installation of a high quality GFCI breaker to protect occupants.

Location: Pool panel

Task: Repair,

Time: Immediate,



No pool GFCI breaker found during inspection

ELECTRICAL \ Pool lights

36. Condition: • Inoperative

Light should be repaired to ensure proper connection for pool electrical system.

Task: Repair,

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Time: Immediate,



Light junction box corroded

END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

