

# Todd's Home Inspection Services

## Standard Home Inspection Report



07/20/2021 @ 3:00pm

**Inspection performed by: Todd Shepherd**

**License number HI13584**

**904-203-9070**

**inspectortodd@yahoo.com**



## Standard Home Inspection Report

### Client Information

Client Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

### Property Information

Property Address: \_\_\_\_\_

City, State, Zip Code: Middleburg, FL 32068

Property Type: Single Family

Occupied: ☐ Yes ☒ No

Square Footage: 3,857

### Weather Conditions

Today's Weather: Cloudy

Temperature: 84

Time of Day: 3:00

### Selling Agent Information

Agent Name: \_\_\_\_\_

Brokerage: \_\_\_\_\_

### Buyer's Agent Information

Agent Name: \_\_\_\_\_

Brokerage: \_\_\_\_\_

### Attendees:

☐ Buyer ☐ Seller ☐ Buyer's Agent ☐ Seller's Agent

### Pre-inspection Agreement Completed and Signed by client?

☒ Yes ☐ No

## Wood Destroying Organisms Disclosure

Wood destroying organisms (WDO), i.e. termites, powder post beetles and old house borers are active in Florida all year. WDO protection is necessary to limit your risk of infestation. You must take action to protect your home from termites and other wood destroying organisms. Recommend maintaining a visible barrier (clearance) of vegetation and soil medium from the home's foundation and siding. Horizontally - 24" for plants and 6" for grass. Vertically – 6" for soil medium and vegetation. Maintaining that barrier may aid in preventing a habitat for moisture build up, which may create conducive conditions for wood destroying organisms. Yearly maintenance is highly recommended. If there is ANY indication of wood rot or damage in this report or any other report concerning this property, you must have further evaluation of the possible WDO issue, by a Licensed Pest Control Company, who can provide treatment and/or repairs and guarantee the WDO issue has been eliminated, for your protection. Even if no wood rot or damage observations are noted in the report, THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANISMS (WDO) OR DAMAGE OR OTHER EVIDENCE.

It is highly recommended that the customer attain a preventative termite treatment and/or maintain a transferable termite bond, on the property. The customer agrees and understands that Shepherd Sanctuary LLC DBA Todd's Home Inspection Services is not a pest control company, has not made an inspection for WDO, and will not be liable for any WDO issues.



## Section 1 – Exterior – Structure

### Overview:

Overall in good condition - minor repairs to be made

Foundation Type: Stem wall concrete slab

Outer Walls: Hardie siding and Asphalt shingles

Interior Walls: Wood

Mildew Present at Foundation: ☐ Yes ☒ No

Crawl Space: ☐ Yes ☒ No

Basement: ☐ Yes ☒ No

### Areas of Concern / Comments:

Cable box cover needs to be installed - recommend repair by homeowner/qualified handyman

Opening in slab at water spigot needs to be sealed - recommend repair by homeowner/qualified handyman





## Section 2 – Exterior – Roof

### Overview:

Roof appears in good condition with significant life left in shingles

5 Year Replacement Probability: ☐ High ☒ Low

Inspected From: Roof

Roof Type: Dome

Roof Age: 15 yrs

Roof Complexity: High

Leak Probability: ☒ High ☒ Low

Shingle Type: Asphalt architectural

Flashing Material: Aluminum

Fascia / Soffit: Wood

Overhang Size: 2ft

Eaves: Wood

Skylights / Penetrations: ☒ Yes ☐ No

Type: Glass with metal curb



## **Section 2 – Exterior – Roof Continued**

Chimneys: ☐ Yes ☒ No

Type: \_\_\_\_\_

Visible Flue Liner: \_\_\_\_\_

Gutters / Spouts: ☐ Yes ☒ No

Coverage: \_\_\_\_\_

Type: \_\_\_\_\_

Mildew Present: ☐ Yes ☒ No

Limbs in contact with roof: ☐ Yes ☒ No

Areas of Concern / Comments:

## Section 3 – Exterior – Amenities

Overview:

Siding Type: Hardie lap

Condition of Siding: Good

Exterior Doors:

Number: 5

Type: Steel and glass sliders

Areas of Concern / Comments:

Visible rust on front and back left steel door. Need sanding and repainting - recommend repair by homeowner/qualified handyman

Exterior of Windows:

Number: 2

Type: Sliding

Areas of Concern / Comments:

Signs of Pests or Previous Treatment: ☐ Yes ☒ No





## **Section 3 – Exterior – Amenities Continued**

Features:

☒ Front Porch: Good

☒ Garage: Good

☒ Driveway: Good

☐ Patio / Paths: \_\_\_\_\_

☒ Decks: Good

☐ Fencing:

Gates Operable: ☐ Yes ☐ No

Locks Operable: ☐ Yes ☐ No

Rotted Posts: ☐ Yes ☐ No

Shrubs / Bushes maintained: ☒ Yes ☐ No

Outbuildings / Sheds:

Approved to inspect by client: ☐ Yes ☒ No

Pool / Spa:

Approved to inspect by client: ☐ Yes ☐ No

Irrigation:

Approved to inspect by client: ☐ Yes ☐ No

Areas of Concern / Comments:



**Section 4 – Attic**

Overview:

Visible Insulation Type: Not visible due to dome enclosed framing

Insulation Thickness: Not accessible

Ventilation: \_\_\_\_\_

Sheathing: 1/2 in h osb

Framework: \_\_\_\_\_

Access: \_\_\_\_\_

Chimney: \_\_\_\_\_

Mildew Present: ☐ Yes ☒ No

Signs of Pests: ☐ Yes ☒ No

Recommended for Wind Mitigation Inspection: ☒Yes ☐No

Areas of Concern / Comments:





## Section 5 – Interior – Bathrooms

### Bathroom 1

#### Overview:

Doors: Good

Floor: Good

Walls: Good

Windows: N/A

Ceiling:

Counters: Good

Sinks: Good

Shutoff Valves: Good

Pressure: Good

Bathtub / Shower: Good

Pressure: Recommend Repair / Further Evaluation

Toilet: Good

Shutoff Valves: Good

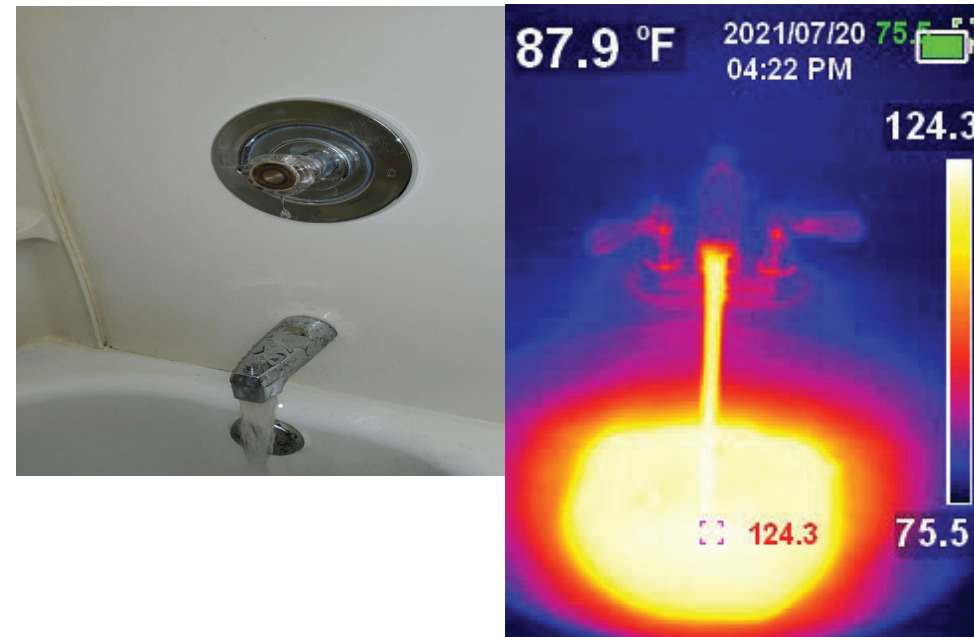
Outlets: Good

Lighting: Good

Venting: Good

Areas of Concern / Comments:

Water leaks at tub handle - recommend repair by licensed plumber





## Section 5 – Interior – Bathrooms

### Bathroom 2

#### Overview:

Doors: Good

Floor: Good

Walls: Good

Windows: N/A

Ceiling: Good

Counters: N/A

Sinks: Good

Shutoff Valves: Good

Pressure: Good

Bathtub / Shower: N/A

Pressure: N/A

Toilet: Good

Shutoff Valves: Good

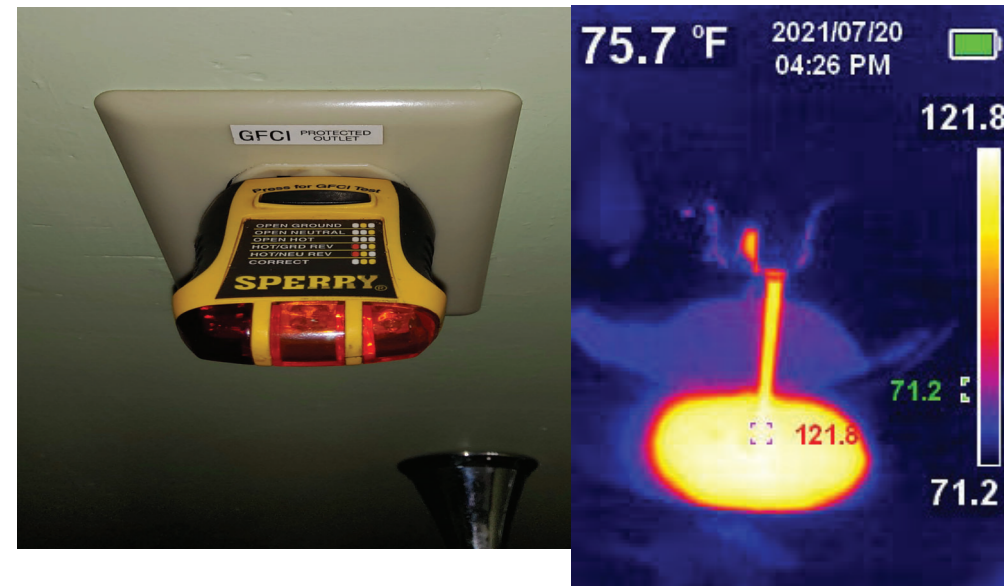
Outlets: Recommend Repair / Further Evaluation

Lighting: Good

Venting: Good

Areas of Concern / Comments:

Outlet has open neutral - recommend repair by licensed electrician



## **Section 5 – Interior – Bathrooms**

### **Bathroom 3**

#### Overview:

Doors: Excellent

Floor: Excellent

Walls: Excellent

Windows: N/A

Ceiling: Good

Counters: Good

Sinks: Excellent

Shutoff Valves: Good

Pressure: Good

Bathtub / Shower: Good

Pressure: Good

Toilet: Good

Shutoff Valves: Good

Outlets: Good

Lighting: Good

Venting: Good

Areas of Concern / Comments:



## Section 6 – Interior – Bedrooms

### Bedroom 1

#### Overview:

Doors: Good

Floor: Good

Walls: Recommend Repair / Further Evaluation

Windows: N/A

Ceiling: Good

Closets: Good

Outlets: Good

Lighting: Good

Ceiling Fans: Good

#### Areas of Concern / Comments:

Wall cracking and missing trim, cracking not present on exterior - recommend repair of drywall by handyman





## **Section 6 – Interior – Bedrooms**

### **Bedroom 2**

Overview:

Doors: Good

Floor: Good

Walls: Good

Windows: Good

Ceiling: Good

Closets: Good

Outlets: Good

Lighting: Good

Ceiling Fans: Good

Areas of Concern / Comments:



## **Section 6 – Interior – Bedrooms**

### **Bedroom 3**

Overview:

Doors: Good

Floor: Recommend Repair / Further Evaluation

Walls: Good

Windows: Good

Ceiling: Good

Closets: Good

Outlets: Good

Lighting: Recommend Repair / Further Evaluation

Ceiling Fans: Good

Areas of Concern / Comments:

Significant sized carpet staining, cause unknown

Missing knob for lighting - recommend repair by licensed electrician



## **Section 6 – Interior – Bedrooms**

### **Bedroom 4**

Overview:

Doors: Good

Floor: Good

Walls: Good

Windows: Good

Ceiling: Good

Closets: Good

Outlets: Good

Lighting: Good

Ceiling Fans: Good

Areas of Concern / Comments:





## Section 7 – Interior – Living Areas

### Living Area 1

Overview:

Doors: Good

Floor: Fair

Stairways: Good

Walls: Good

Windows: N/A

Ceiling: Recommend Repair / Further Evaluation

Outlets: Good

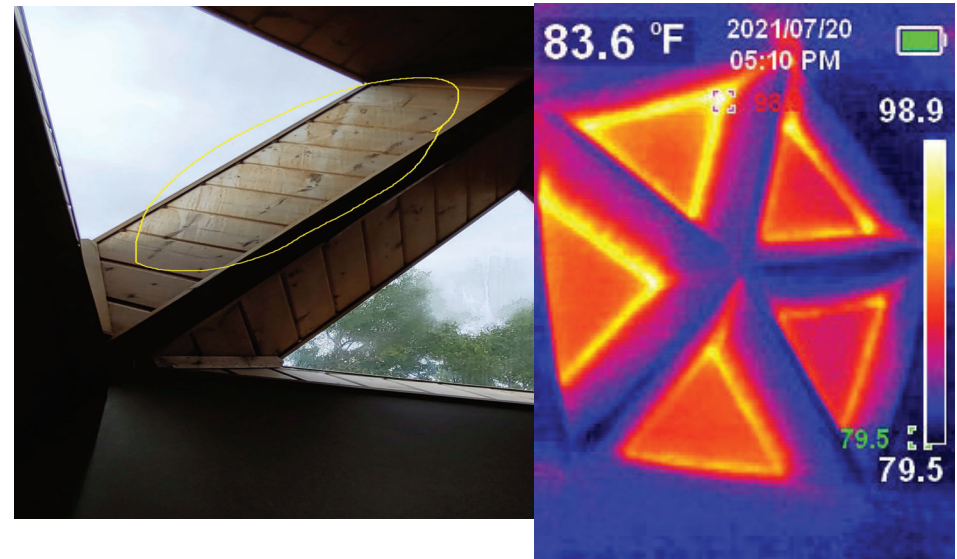
Lighting: Good

Ceiling Fans: Good

Fireplace: N/A

Areas of Concern / Comments:

Staining around skylights, no moisture detected - recommend further evaluation by licensed roofer



## Section 7 – Interior – Living Areas

### Living Area 2

Overview:

Doors: Good

Floor: Good

Stairways: N/A

Walls: Recommend Repair / Further Evaluation

Windows: N/A

Ceiling: Good

Outlets: Good

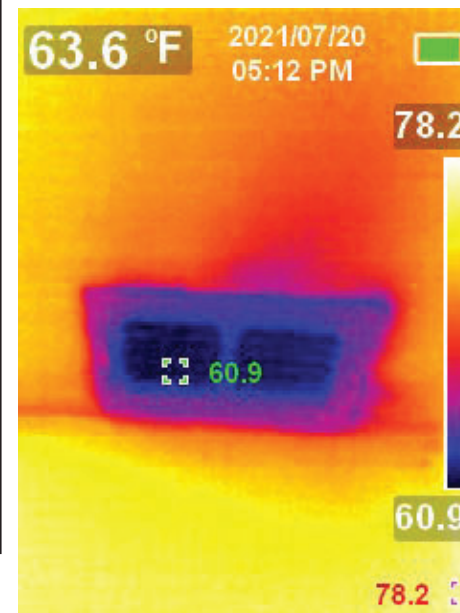
Lighting: Good

Ceiling Fans: Good

Fireplace: N/A

Areas of Concern / Comments:

Loose trim and cracked drywall - recommend repair by handyman



## Section 8 – Interior – Kitchens

### Kitchen 1

Overview:

Doors: N/A

Floor: Good

Walls: Good

Windows: N/A

Ceiling: Good

Countertops: Good

Cabinets: Good

Pantry: Good

Sink / Disposal Good

Shutoff Valves: Good

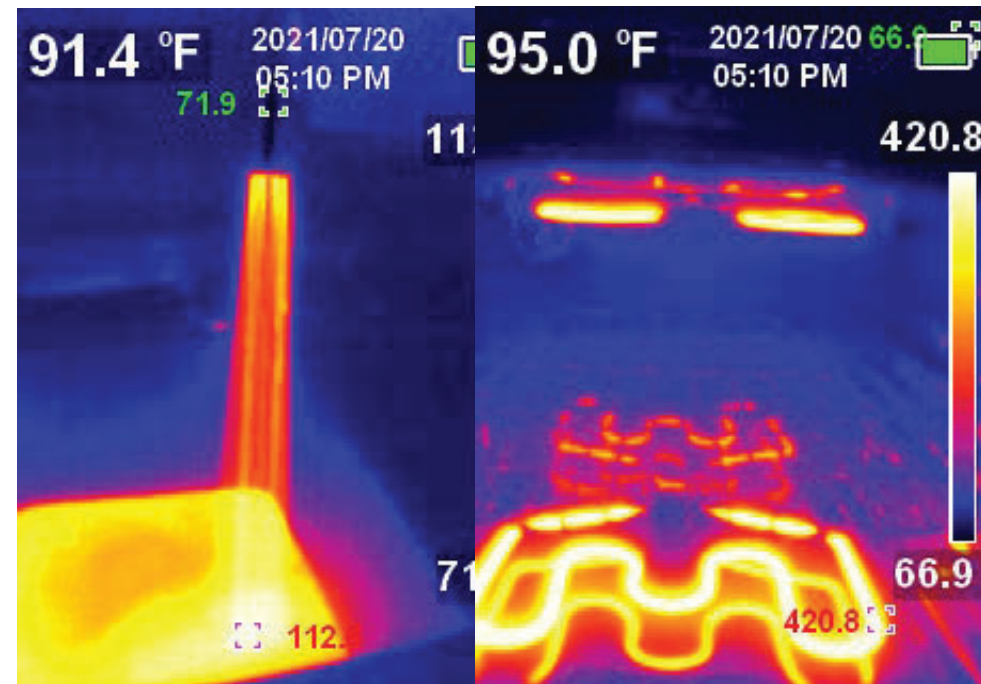
Pressure: Good

Dishwasher: Good

Stove / Oven: Good

Exhaust Hood: Good

Refrigerator: Good





**Section 8 – Interior – Kitchens Continued**

**Kitchen 1**

Other Appliance: Microwave

Good

Other Appliance: \_\_\_\_\_

N/A

Lighting: Good

Ceiling Fans: N/A

Outlets: Good

Areas of Concern / Comments:

## Section 10 – Interior – Laundry Room

### Overview:

Doors: Good

Floor: Recommend Repair / Further Evaluation

Walls: Good

Windows: Good

Ceiling: Good

Outlets: Good

Lighting: Good

Gas Supply: Good

Water Supply: Good

Drainage: Good

Ventilation: Good

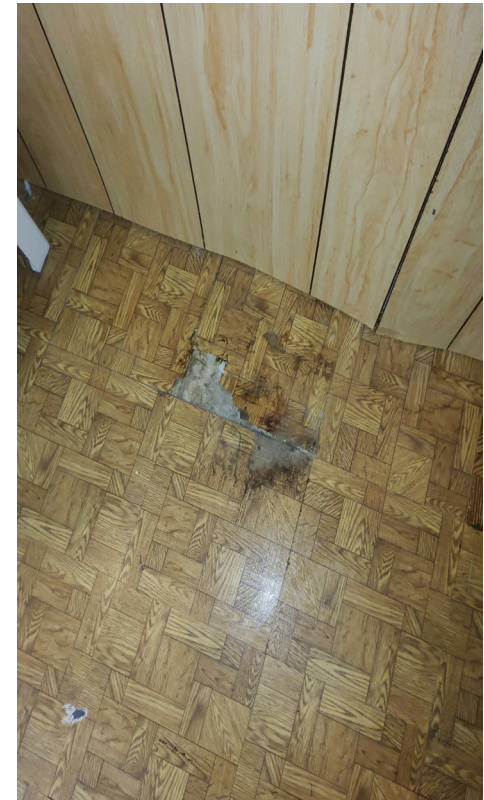
Sink: Good

Shutoff Valves: Good

Pressure: Good

Areas of Concern / Comments:

Flooring needs to be completed and repaired



## **Section 11 – Plumbing**

Overview:

Water Supply Pressure: Good

Water Supply Piping: Good

Main Shutoff Valve: Good

Drainage: Good

Sewer / Septic: Good

Water Heater: Good

Vent System: Good

Areas of Concern / Comments:



## Section 12 – Electrical

### Panel 1

Location: Laundry room

Ampere Rating: 200

Voltage Rating: \_\_\_\_\_

Panel Type: Ge

Main Disconnect Location: In panel

Service Grounding To: Ground rodd

120 Volt Wiring: Copper

240 Volt Wiring: Copper

Wiring Type: Romex

Five Year Replacement Probability: ☐ High ☒ Low

Ground Fault Interrupter (GFI) Locations:

Bathrooms and kitchen

Areas of Concern / Comments:



## Section 13 – HVAC

### Unit 1

Energy Source: Electrical

Venting / Chimney: \_\_\_\_\_

Delivery Type: Forced air

Age: 12

Furnace Type: Electric

Supply Register Location: \_\_\_\_\_

Return Register Location: \_\_\_\_\_

Tonnage: \_\_\_\_\_

Condensation: \_\_\_\_\_

Heating System: Good

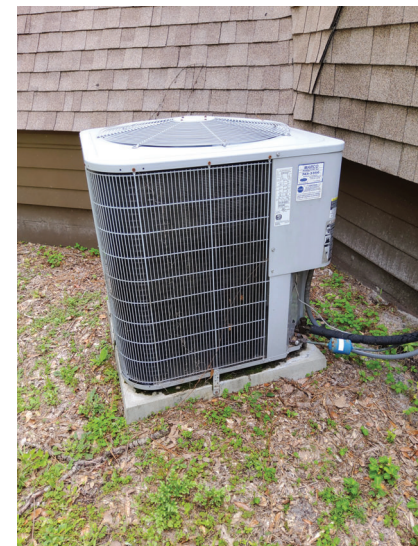
Cooling System: Good

Thermostats: Good

Air filter: Good

Ductwork: Good

Areas of Concern / Comments:



## Summary

### Exterior:

- \*Cable box cover needs to be installed - recommend repair by homeowner/qualified handyman
- \*Opening in slab at water spigot needs to be sealed - recommend repair by homeowner/qualified handyman
- \*Visible rust on front and back left steel door. Need sanding and repainting - recommend repair by homeowner/qualified handyman

### Interior:

- \*Bathroom1: Water leaks at tub handle - recommend repair by licensed plumber
- \*Bathroom2: Outlet has open neutral - recommend repair by licensed electrician
- \*Bedroom1: Wall cracking and missing trim, cracking not present on exterior - recommend repair of drywall by handyman
- \*Bedroom3: Significant sized carpet staining, cause unknown  
Missing knob for lighting - recommend repair by licensed electrician
- \*Living Area1: Staining around skylights, no moisture detected - recommend further evaluation by licensed roofer
- \*Living Area2: Loose trim and cracked drywall - recommend repair by handyman
- \*Laundry Room: Flooring needs to be completed and repaired - recommend repair by handyman