



Jun 20th, 2023

1234 Skywalker Drive, Tampa, 34654

Home Inspection Report

PREPARED FOR:

John Doe

INSPECTED BY:

Brad Lowery / Inspection Support



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Summary

Inspection Details

INSPECTOR

Brad Lowery

Inspection Support

Phone

Email **bradleylowery@porch.com**

CLIENT

John Doe

Phone

Email **johndoe@email.com**

PROPERTY

Square feet **3619**

Year built **1987**

Bedrooms

Bathrooms

ADDITIONAL INFO

 Inspection date **Jun 20th, 2023**

• Others Present **Buyer, Buyer's Agent**

• Property Occupied **Occupied**

• Building Type **Single Family**

• Weather **Partly Cloudy**

• Temperature **89**






• Year Built **1995**

• Water Source **City**

• Sewage/Disposal **Septic**

HOME INSPECTION REPORT

Definitions

- 
Inspected
 The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
- 
Maintenance
 The Item or component requires regular maintenance for continued optimal performance.
- 
Recommendation
 The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
- 
Requires Attention
 The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
- 
Safety
 The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Grounds

Our inspection of the property's grounds consists of a visual evaluation of the surrounding areas grading and ability to drain water away from the home. Potential structural hazards such as deterioration and erosion will also be noted. Evaluation of gardens and vegetation extend only so far as to assess the effect of the gardens' contents on major systems of the home's exterior.

1.1 DRIVEWAY

DESCRIPTION: Concrete, Brick

LOCATION: North

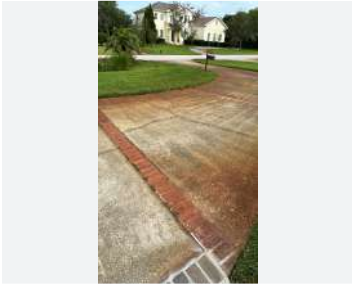
MEDIA:



COMMENTS:

- Typical cracking noted

 Requires Attention



- Common cracks and stains present
Recommend sealing crack(s) and resurfacing as needed

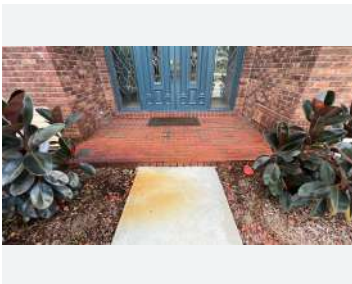
1.2 WALKS

DESCRIPTION: Concrete

1.3 STEPS/STOOPS

DESCRIPTION: Brick

MEDIA:



1.4 GRADING/DRAINAGE

DESCRIPTION: Minor slope

1.5 PORCH/PATIO

DESCRIPTION: Paver

MEDIA:



1.6 DECK/BALCONY

DESCRIPTION: Wood

COMMENTS:

- **Moisture damage**



Significant moisture damage and wood rot was noted at the deck. Recommend evaluation and repair by a licensed contractor or deck specialist.



2. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

2.1 TYPE

DESCRIPTION: Brick veneer, Stucco

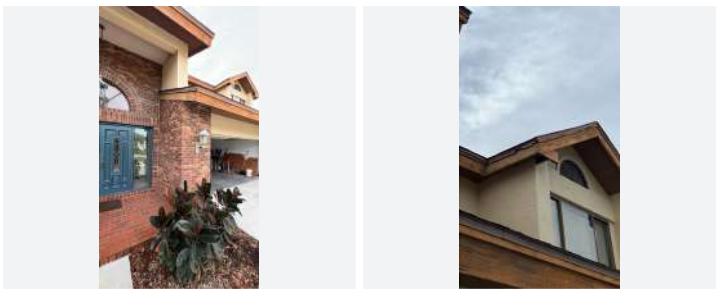
TRIM: Wood

MEDIA:



COMMENTS:

- Water damaged/deteriorated trim



2.2 SOFFITS/FASCIA

DESCRIPTION: Wood

COMMENTS:

- Wood rot was noted at portions of the fascia trim. See a licensed contractor for evaluation and repair/replacement as needed.

 Requires Attention



2.3 EXTERIOR DOORS

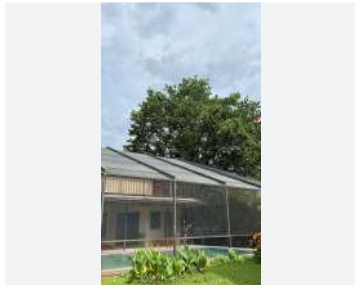
DESCRIPTION: Wood

2.4 HOSE BIBS

DESCRIPTION: Rotary

2.5 TREES AND VEGETATION

MEDIA:

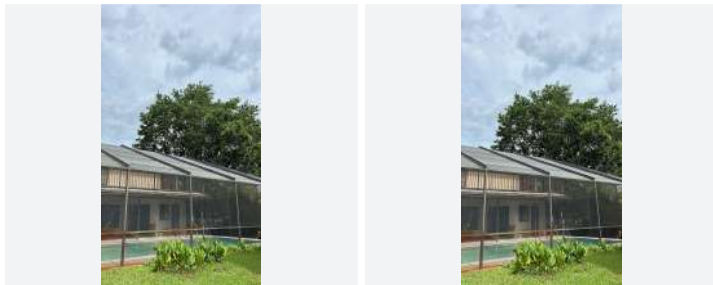


COMMENTS:

- **Overgrown/Overhanging Tree Limbs**

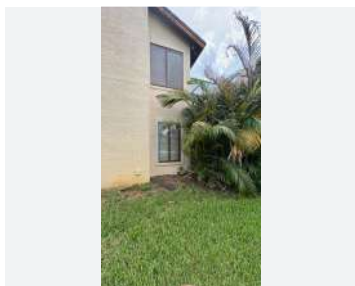
 Requires Attention

Tree limbs are overhanging the roof and could damage roofing material. Recommend evaluation by an arborist.



- **Vegetation Too Close to House**

Plants and vegetation are in contact with the home. Recommend trimming 1-2 feet from exterior walls.



3. Roof

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

3.1 TYPE

DESCRIPTION: Gable

METHOD OF INSPECTION: On roof

MATERIAL: Architectural Shingle


MEDIA:



COMMENTS:

- **Roof at/near end of useful life**

 Recommendation

The roof shows advanced signs of aging and is within 3-5 years of the end of  life expectancy. Recommend evaluation and saving for replacement by a licensed/qualified roofer.



3.2 FLASHING

DESCRIPTION: Aluminum

3.3 PLUMBING VENTS

DESCRIPTION: PVC

3.4 CHIMNEY

DESCRIPTION: Framed, Metal pipe

MEDIA:



4. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable. Please Note: If an automatic garage door opener is installed, we do not test the auto reverse mechanisms (contact reversal feature) on the overhead garage door. After taking possession, this safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the opener manufacturer or the CPSC for more information.

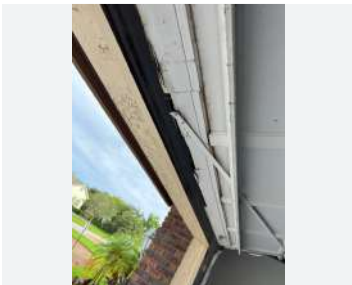
4.1 TYPE

DESCRIPTION: Attached

COMMENTS:

- **Water Damage to Base of Garage Door**

Water damage was noted to the base of the garage door. Recommend evaluation and repair by a licensed contractor or garage door specialist.



4.2 GARAGE DOORS

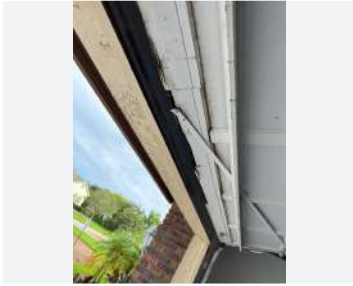
DESCRIPTION: Wood

COMMENTS:

- **Water Damage to Base of Garage Door**

 Requires Attention





4.3 DOOR OPENER

DESCRIPTION: LiftMaster

4.4 SERVICE DOORS

DESCRIPTION: Metal, Fire rated

4.5 FLOOR/FOUNDATION

DESCRIPTION: Poured concrete

4.6 ELECTRICAL

DESCRIPTION: 110 volts

4.7 WINDOWS

DESCRIPTION: Wood, Double hung

5. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations might leak in the future.

5.1 TYPE

DESCRIPTION: Wood frame

5.2 FOUNDATION

DESCRIPTION: Poured slab

5.3 BEAMS

DESCRIPTION: Not visible

5.4 FLOOR/SLAB

DESCRIPTION: Poured slab

5.5 JOISTS/TRUSSES

DESCRIPTION: Not visible

5.6 BEARING WALLS

DESCRIPTION: Wood frame, Block

5.7 SUBFLOOR

DESCRIPTION: Not visible

6. Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted. Outlets that have childproof protectors are not tested. Also, Outlets that are in use are not tested. We do not unplug the occupants appliances, computers, electric toothbrushes, lamps, alarm clocks etc. for testing.

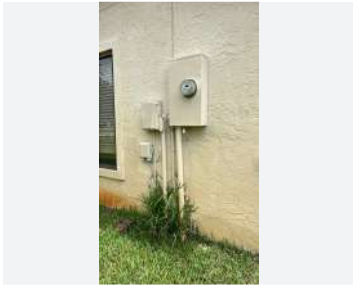
6.1 SERVICE

DESCRIPTION: Aluminum

SERVICE AMPS AND VOLTS: 220 VAC, 110 VAC, 200 amps

GROUND: Plumbing and rod in ground

MEDIA:

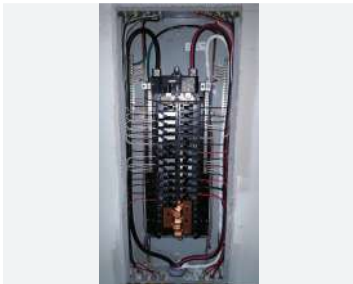


6.2 MAIN PANEL

DESCRIPTION: General Electric

CAPACITY: 200 amps

MEDIA:



6.3 GFCI/AFCI

DESCRIPTION: Kitchen, Bathroom(s)

COMMENTS:

- The main level guest bathroom GFCI outlet does not trip when tested. Recommend evaluation and repair by a licensed electrician.



Location - Bathroom



6.4 BRANCH CIRCUITS


DESCRIPTION: Copper, Non-Metallic Sheathed Cable

6.5 SMOKE DETECTORS

DESCRIPTION: Battery operated

COMMENTS:

- Missing/Low battery

 Requires Attention

Location - 2nd Floor



6.6 CARBON MONOXIDE DETECTORS

COMMENTS:

- Recommend installation of carbon monoxide detector(s)

 Recommendation

7. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

7.1 SERVICE LINE

DESCRIPTION: Copper

MEDIA:



7.2 MAIN WATER SHUTOFF

DESCRIPTION: Garage

MEDIA:



COMMENTS:

- **Filtration System Not Inspected**

☒ Maintenance

Inspection of the water filtration system goes beyond the scope of the inspection. Recommend servicing as needed by a licensed plumber.



7.3 WATER LINES

DESCRIPTION: Copper

7.4 DRAIN PIPES

DESCRIPTION: PVC, ABS

7.5 VENT PIPES

DESCRIPTION: PVC

7.6 WATER HEATER

DESCRIPTION: Tank

MANUFACTURER: State

CAPACITY: 50 gal

FUEL: Electric

LOCATION: Garage

MEDIA:



COMMENTS:

- Water heater has exceeded design life

Requires Attention

8. Attic

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

8.1 METHOD OF INSPECTION

DESCRIPTION: From the attic access

ATTIC ACCESS: Hatch

UNABLE TO INSPECT: 50%

8.2 ROOF FRAMING

DESCRIPTION: Rafter, 2 x 10

8.3 INSULATION

DESCRIPTION: Fiberglass, Batts

DEPTH: 6 inches

COMMENTS:

- Recommend additional insulation be installed in the attic. See an insulation specialist for installation.

Recommendation



8.4 VENTILATION

DESCRIPTION: Ridge, Soffit

8.5 MOISTURE PENETRATION

DESCRIPTION: None noted

9. Heating/Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

9.1 THERMOSTAT(S)

DESCRIPTION: Programmable

LOCATION: 1st Floor

9.2 HEATING SYSTEM

DESCRIPTION: Heat pump

MANUFACTURER: Carrier

FUEL TYPE: Electric

9.3 DISTRIBUTION

DESCRIPTION: Metal duct

9.4 COOLING SYSTEM

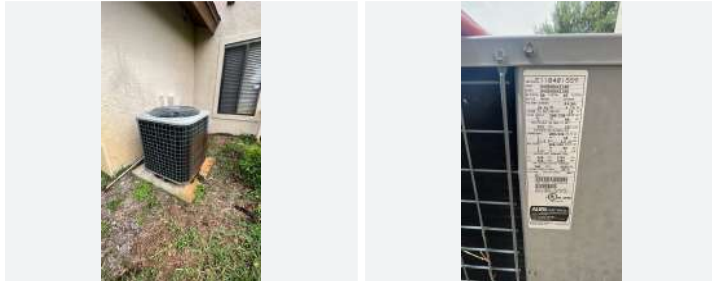
DESCRIPTION: Heat pump

MANUFACTURER: Carrier

FUEL TYPE:

CAPACITY: 4 ton

MEDIA:



COMMENTS:

- Unit is nearing the end of its design life

9.5 BLOWER FAN/FILTERS

DESCRIPTION: Disposable filter

10. Bathroom

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

10.1 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

10.2 COUNTER/CABINET

DESCRIPTION: Laminate

10.3 SINK/BASIN

DESCRIPTION: Double

10.4 FAUCETS/TRAPS

DESCRIPTION: Delta

10.5 TOILETS

DESCRIPTION: 5+ gallon tank, Kohler

10.6 TUB/SHOWER/SURROUND

DESCRIPTION: Fiberglass tub, Tile surround

10.7 VENTILATION

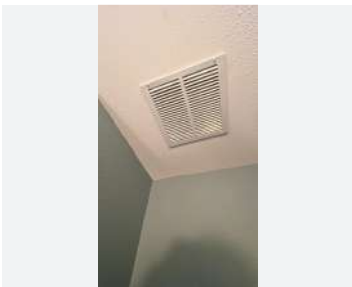
DESCRIPTION: Electric fan

COMMENTS:

- Fan inoperative in the first floor half bathroom. Recommend repair/replacement by a licensed contractor.

 Recommendation

Location - 1st Floor, Bathroom



11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

11.1 ELECTRICAL

DESCRIPTION: 110 volts

COMMENTS:

- Non-GFCI circuit. Recommend GFCI circuit be installed.

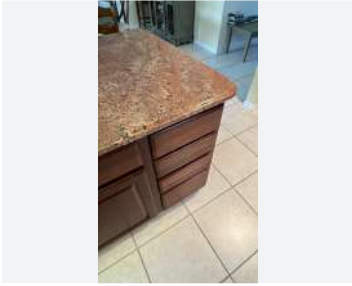
 Recommendation

Location - Kitchen

11.2 COUNTERTOPS

DESCRIPTION: Granite

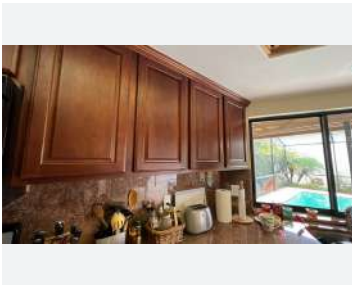
MEDIA:



11.3 CABINETS

DESCRIPTION: Wood

MEDIA:



11.4 SINK

DESCRIPTION: Double, Metal

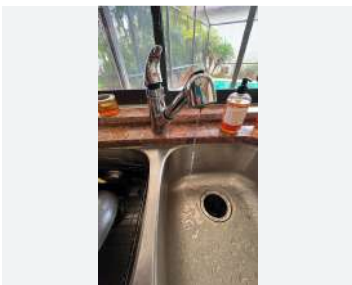
COMMENTS:

- **Low Water Pressure**

Low water pressure was noted at the kitchen sink when the water filtration system back-flushes. Recommend evaluation and repair by a licensed plumber.

 Requires Attention

Location - Kitchen



11.5 PLUMBING/FIXTURES

DESCRIPTION: PVC

11.6 DISPOSAL

DESCRIPTION: InSinkErator

LOCATION: Kitchen

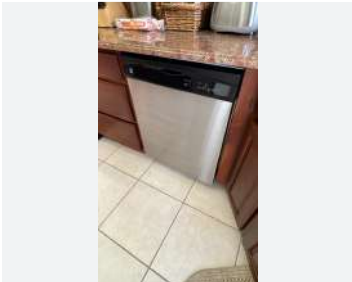
MEDIA:



11.7 DISHWASHER

DESCRIPTION: Kenmore

MEDIA:

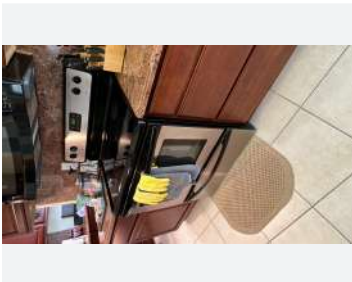


11.8 RANGE/OVEN

DESCRIPTION: Frigidaire

FUEL SOURCE: Electric

MEDIA:



11.9 MICROWAVE

DESCRIPTION: Whirlpool

LOCATION: Kitchen

MEDIA:



11.10 REFRIGERATOR

DESCRIPTION: Frigidaire

12. Interior

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

If Present, our inspection of the Fireplaces & Solid Fuel Burning Appliances is a visual examination of readily accessible components. The interiors of flues or chimneys are not inspected. Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected. The inspection does not involve igniting or extinguishing fires nor the determination of draft. Fireplace inserts, stoves, or firebox contents are not moved.

INTERIOR INSPECTION LIMITATIONS

In an occupied home or home with storage, Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through and note any staining or conditions that may not have been visible at the time of inspection. Such conditions should be brought to your Realtor's (if applicable) or Attorney's attention prior to closing of this property. The inspector can return to inspect areas that were not readily visible or accessible for a nominal fee if contacted and scheduled by client.

12.1 ELECTRICAL

DESCRIPTION: 110 volts, 220 volts, GFCI

12.2 CEILING

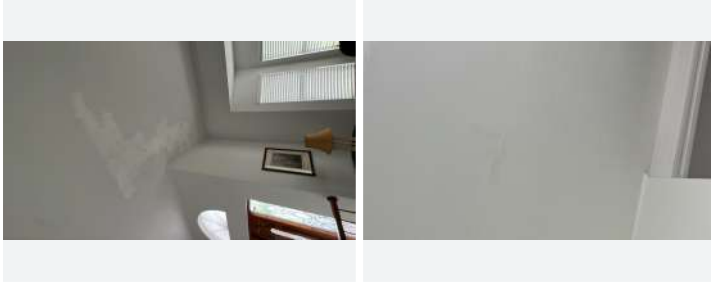
DESCRIPTION: Paint, Drywall

COMMENTS:

- Nail pop(s) observed
- Evidence of past or present water damage

 Requires Attention

Location - Living room



12.3 WALLS

DESCRIPTION: Paint, Drywall

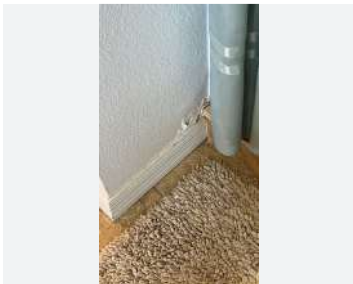
COMMENTS:

- **Peeling Paint in Master Bathroom**

Peeling paint was noted by the shower in the primary en suite. Recommend sanding and repainting by a qualified handyman or painter.

 Recommendation

Location - Master, Bathroom



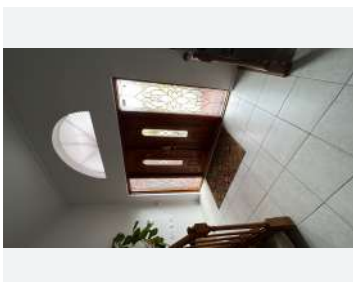
12.4 FLOOR

DESCRIPTION: Laminate, Tile

12.5 DOORS

DESCRIPTION: Hollow wood, Solid wood

MEDIA:



12.6 WINDOWS

DESCRIPTION: Aluminum, Double hung, Casement

MEDIA:

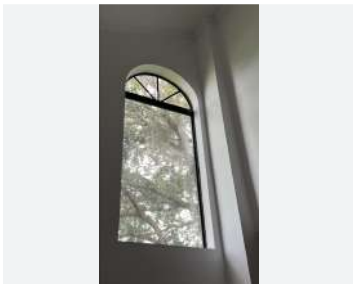


COMMENTS:

- **Cracked Living Room Window**
Cracked, broken, or missing glass

 Requires Attention

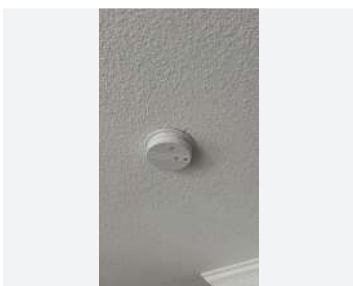
Location - Living room



12.7 SMOKE DETECTOR

DESCRIPTION: Hard wired with battery back up

MEDIA:



13. Laundry

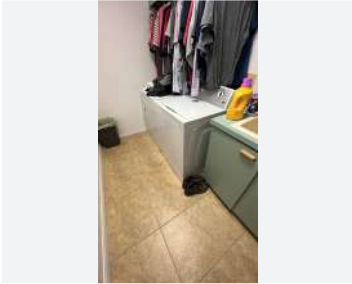
Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.

Clothes Dryer Ducting that is not permanently attached to the house is not inspected. We recommend consulting the manufacturer of your Clothes Dryer for specific ducting requirements.

13.1 LOCATION

DESCRIPTION: First floor

MEDIA:



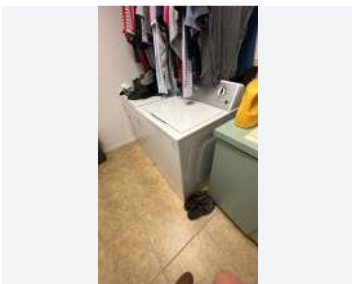
13.2 DRYER VENT

DESCRIPTION: Metal flex

NAMEPLATE:



MEDIA:



13.3 WASHER HOSE BIB

DESCRIPTION: Rotary

13.4 WASHER DRAIN

DESCRIPTION: Wall mounted drain

13.5 ELECTRICAL

DESCRIPTION: 220 volts

13.6 FLOOR DRAIN/PAN

DESCRIPTION: Not visible

Summary

HOME INSPECTION

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.



Requires Attention

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



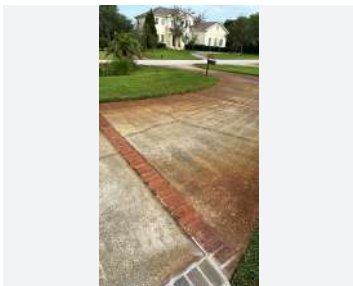
Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

1.1 DRIVEWAY

- Typical cracking noted

 Requires Attention

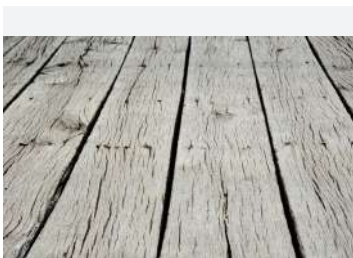


1.6 DECK/BALCONY

- Moisture damage

Significant moisture damage and wood rot was noted at the deck. Recommend evaluation and repair by a licensed contractor or deck specialist.

 Safety



2.2 SOFFITS/FASCIA

- Wood rot was noted at portions of the fascia trim. See a licensed contractor for evaluation and repair/replacement as needed.

 Requires Attention

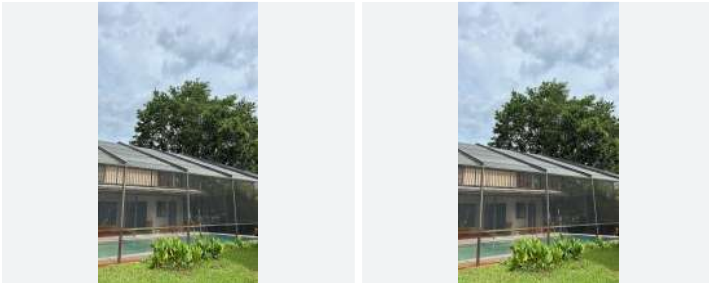


2.5 TREES AND VEGETATION

- **Overgrown/Overhanging Tree Limbs**

Tree limbs are overhanging the roof and could damage roofing material. Recommend evaluation by an arborist.

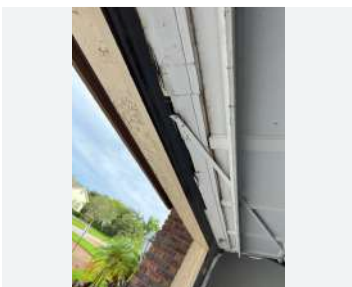
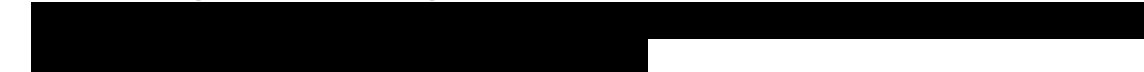
 Requires Attention



4.2 GARAGE DOORS

- **Water Damage to Base of Garage Door**

 Requires Attention

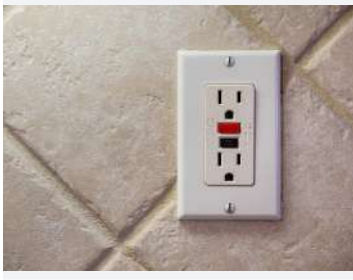


6.3 GFCI/AFCI

- The main level guest bathroom GFCI outlet does not trip when tested. Recommend evaluation and repair by a licensed electrician.

 Safety

Location - Bathroom



6.5 SMOKE DETECTORS

- Missing/Low battery

 Requires Attention

Location - 2nd Floor



7.6 WATER HEATER

- Water heater has exceeded design life

 Requires Attention

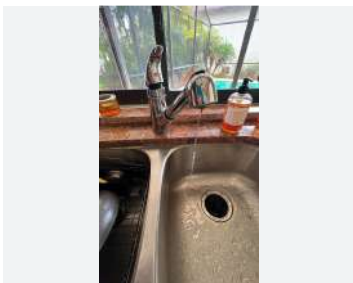
11.4 SINK

- Low Water Pressure

Low water pressure was noted at the kitchen sink when the water filtration system back-flushes. Recommend evaluation and repair by a licensed plumber.

 Requires Attention

Location - Kitchen

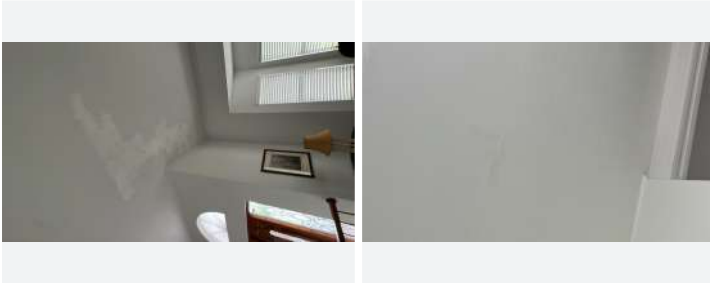


12.2 CEILING

- Evidence of past or present water damage

 Requires Attention

Location - Living room



12.6 WINDOWS

- **Cracked Living Room Window**
Cracked, broken, or missing glass

 Requires Attention

Location - Living room

