



Jun 20th, 2023

123 Easy St, Tampa, 33647

Home Inspection Report

PREPARED FOR:

John Smith

INSPECTED BY:

Brad Lowery / Inspection Support



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HOME INSPECTION

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Laundry

Summary

Inspection Details

INSPECTOR

Brad Lowery

Inspection Support

Phone

Email **bradleylowery@porch.com**

CLIENT

John Smith

Phone

Email **johnsmith@email.com**

PROPERTY

Square feet **2500**

Year built **2002**

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 **92**






• Year Built **2002**

• Water Source **City**

• Sewage/Disposal **City**

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.

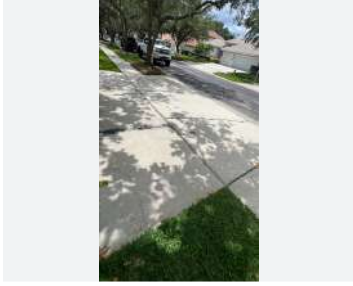
1.1 DRIVEWAY

DESCRIPTION: Concrete

INFORMATION: The driveway was inspected showing normal wear. See comments for details and recommendations.

LOCATION: East

MEDIA:

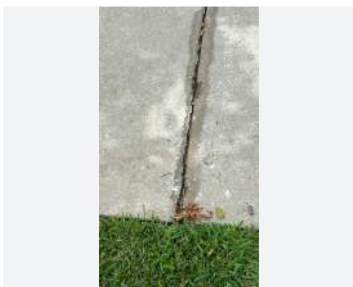


COMMENTS:


- **Raised Sections of Driveway Noted**

 Requires Attention

Heave(s) in concrete causing a trip hazard were noted at the driveway. Recommend evaluation and repair by a paving specialist.



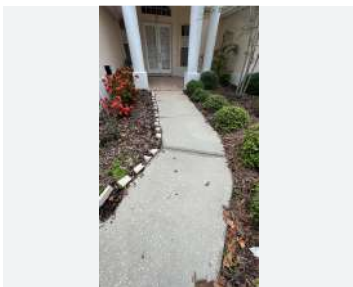
- Recommend sealing crack(s) and resurfacing as needed

 Maintenance

1.2 WALKS

DESCRIPTION: Concrete

MEDIA:



1.3 GRADING/DRAINAGE

DESCRIPTION: Minor slope

1.4 PORCH/PATIO

DESCRIPTION: Tile

LOCATION: East

MEDIA:



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: Stucco

TRIM: Wood, Metal

MEDIA:



Front of House



Left Side of House



Rear of House



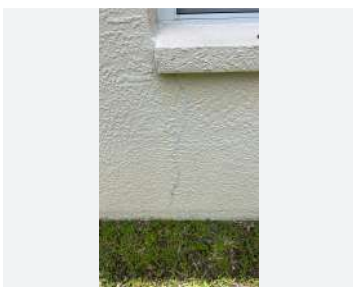
Right Side of House

COMMENTS:

- Normal Settlement

Settlement cracking of less than 1/8 inch was noted. This is typical of this structure and siding material. Recommend monitoring for any ongoing settlement.

Maintenance



2.2 SOFFITS/FASCIA

DESCRIPTION: Wood, Aluminum

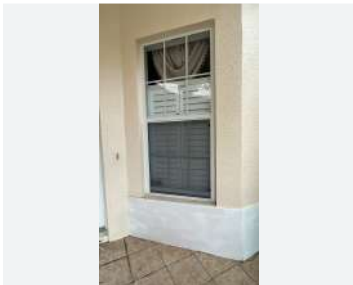
MEDIA:



2.3 WINDOWS

DESCRIPTION: Aluminum, Double hung

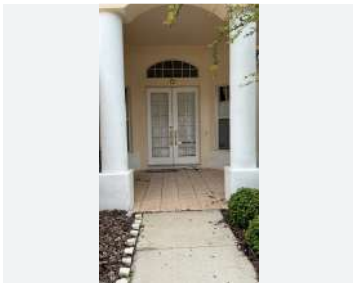
MEDIA:



2.4 EXTERIOR DOORS

DESCRIPTION: Metal

MEDIA:



2.5 HOSE BIBS

DESCRIPTION: Gate

2.6 GAS METER

DESCRIPTION: Side of house

MEDIA:



2.7 TREES & VEGETATION

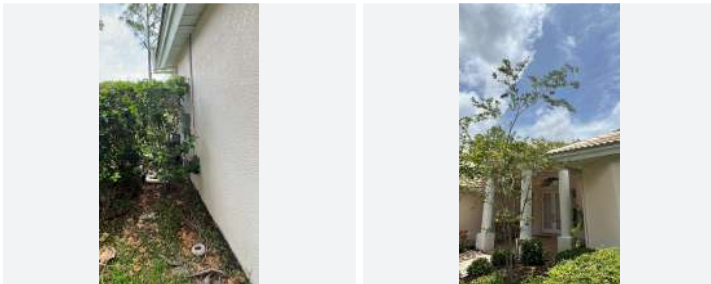
DESCRIPTION: Side of house, Rear of House

COMMENTS:

- Trim Hedges Away From House

 Recommendation

Recommend having a landscaping professional cut bushes and trees away from the siding and roofing.



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 is it 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.

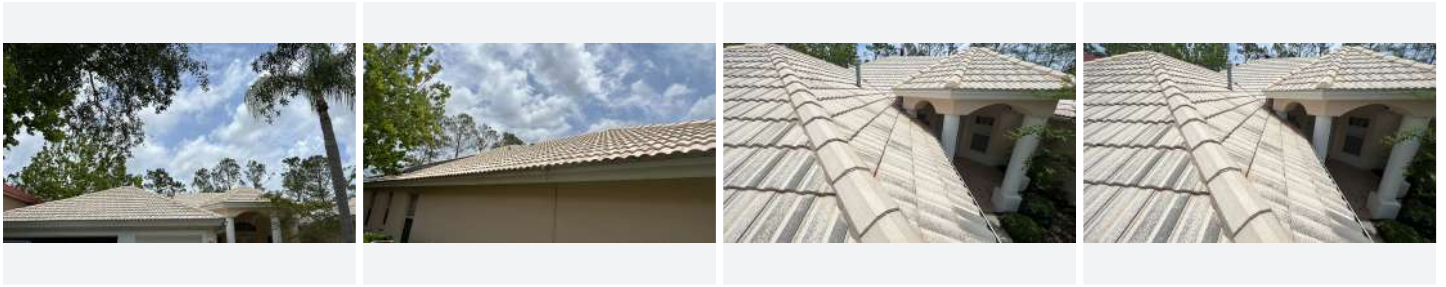
3.1 TYPE

DESCRIPTION: Hip

METHOD OF INSPECTION: On roof

MATERIAL: Cement tile

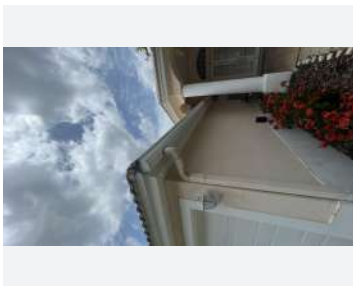
MEDIA:



3.2 GUTTERS

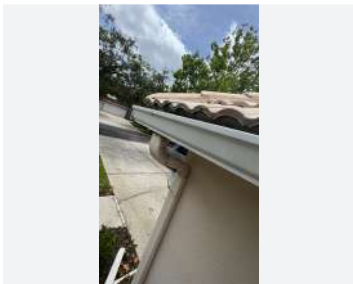
DESCRIPTION: Aluminum

MEDIA:



COMMENTS:

- Need Cleaning



3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

DESCRIPTION: Metal

COMMENTS:

- Extend drain(s) to move water away from foundation

 Recommendation



3.4 FLASHING

DESCRIPTION: Metal

3.5 PLUMBING VENTS

DESCRIPTION: PVC

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

MEDIA:



4.2 GARAGE DOORS

DESCRIPTION: Metal

4.3 DOOR OPENER

DESCRIPTION: Linear

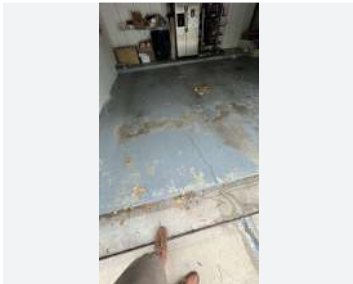
MEDIA:



4.4 FLOOR/FOUNDATION

DESCRIPTION: Poured concrete

MEDIA:



4.5 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

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: Concrete Block

5.2 FOUNDATION

DESCRIPTION: Poured slab

5.3 BEAMS

DESCRIPTION: Not visible

5.4 FLOOR/SLAB

DESCRIPTION: Poured slab

5.5 BEARING WALLS

DESCRIPTION: Wood frame, Block

5.6 SUBFLOOR

DESCRIPTION: Not visible

6. Electrical

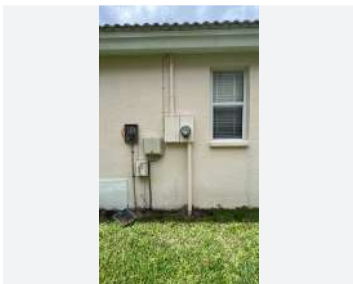
Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations 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

SERVICE AMPS AND VOLTS: 200 amps

GROUND: Rod in ground only

MEDIA:



6.2 MAIN PANEL

DESCRIPTION: Square D

CAPACITY: 200 amps

MEDIA:



6.3 GFCI/AFCI

DESCRIPTION: At GFCI receptacle(s) only, Kitchen, Bathroom(s), Garage

6.4 BRANCH CIRCUITS

DESCRIPTION: Copper

6.5 SMOKE DETECTORS

DESCRIPTION: Hard wired with battery back up

6.6 CARBON MONOXIDE DETECTORS

DESCRIPTION: Hard wired with battery back up

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: PVC

LOCATION: Garage

MEDIA:



7.2 MAIN WATER SHUTOFF

DESCRIPTION: Garage

7.3 WATER LINES

DESCRIPTION: Copper

7.4 DRAIN PIPES

DESCRIPTION: PVC

7.5 VENT PIPES

DESCRIPTION: PVC

7.6 FUEL SERVICE LINES

DESCRIPTION: Cast iron

7.7 WATER HEATER

DESCRIPTION: Tank

MANUFACTURER: State

CAPACITY: 50 gal

FUEL: Natural gas

LOCATION: Garage

LOCATION: Garage

MEDIA:



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: In the attic

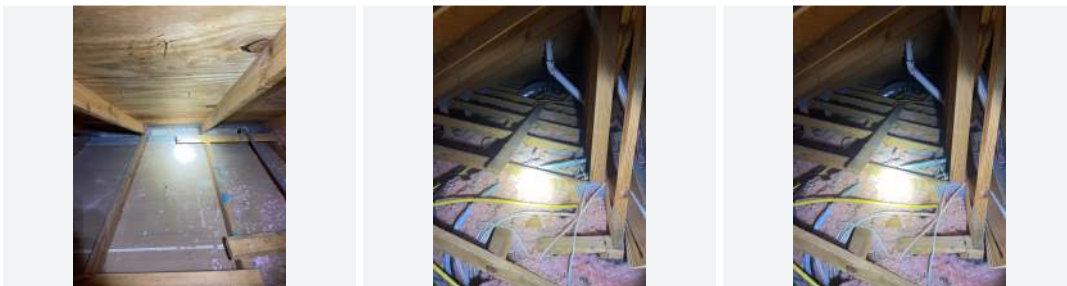
ATTIC ACCESS: Hatch

UNABLE TO INSPECT: 10%

8.2 ROOF FRAMING

DESCRIPTION: Truss, 2 x 4

MEDIA:

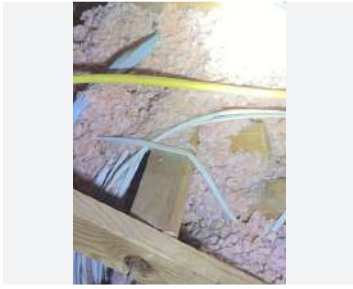


8.3 INSULATION

DESCRIPTION: Fiberglass, Batts

DEPTH: 10 inches

MEDIA:



8.4 VENTILATION

DESCRIPTION: Soffit, Gable

8.5 MOISTURE PENETRATION

DESCRIPTION: Ongoing water penetration noted

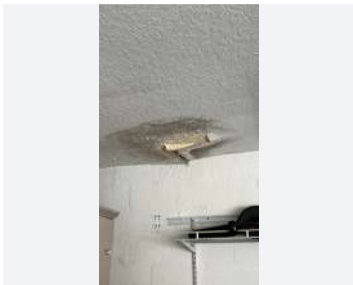
COMMENTS:

- Active Leak Noted

Previous water penetration noted in the garage. Stained area(s) was wet at the time of inspection. Recommend evaluation and repair by a licensed contractor.



Location - Garage



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: Multi-zone

MEDIA:



9.2 HEATING SYSTEM

DESCRIPTION: Forced air

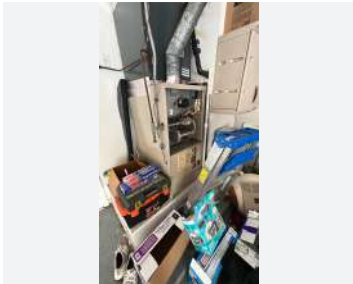
MANUFACTURER: Lennox

FUEL TYPE: Natural gas

NAMEPLATE:



MEDIA:



COMMENTS:

- Furnace nearing the end of its design life

9.3 DISTRIBUTION

DESCRIPTION: Metal duct

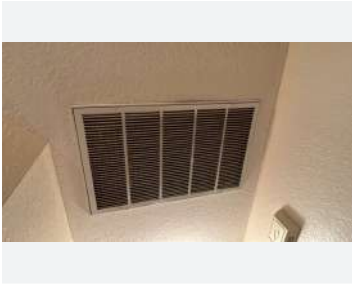
9.4 BLOWER FAN/FILTERS

DESCRIPTION: Disposable filter

COMMENTS:

- Filter is extremely dirty

Maintenance



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.

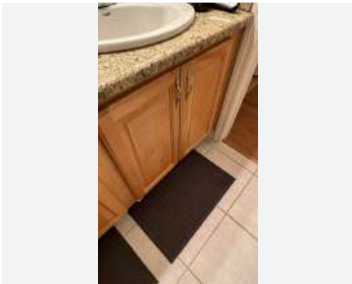
10.1 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

10.2 COUNTER/CABINET

DESCRIPTION: Granite, Wood

MEDIA:



10.3 SINK/BASIN

DESCRIPTION: Double

10.4 FAUCETS/TRAPS

DESCRIPTION: PVC

10.5 TOILETS

DESCRIPTION: 3.5 gallon tank, Unknown

10.6 TUB/SHOWER/SURROUND

COMMENTS:

- Grout repair(s) required. Recommend that a qualified contractor evaluate and estimate repairs.

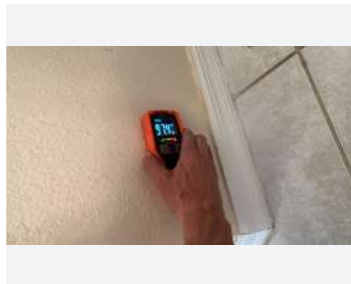
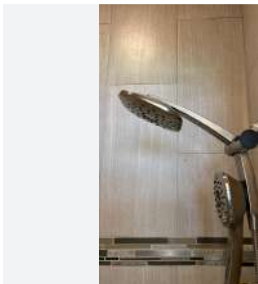
 Requires Attention



- Shower Leaking

 Requires Attention

A slow leak was noted at the shower head in the primary en suite, with water penetrating the wall. Recommend evaluation and repair by a licensed plumber.



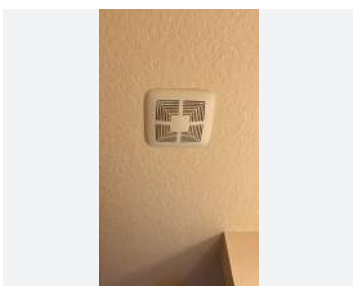
10.7 VENTILATION

DESCRIPTION: Electric fan

COMMENTS:

- Recommend cleaning the exhaust fan and cover

 Maintenance



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, GFCI

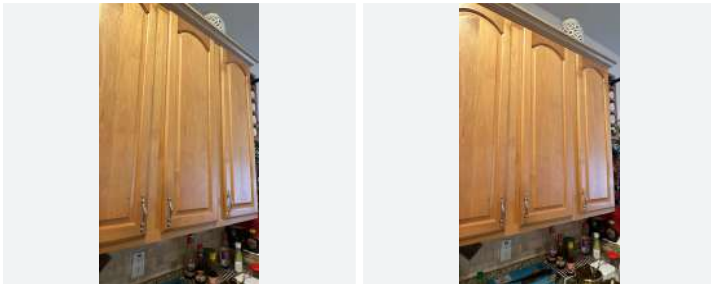
11.2 COUNTERTOPS

DESCRIPTION: Granite

11.3 CABINETS

DESCRIPTION: Wood

MEDIA:



11.4 SINK

DESCRIPTION: Double, Metal

11.5 PLUMBING/FIXTURES

DESCRIPTION: PVC

11.6 DISPOSAL

DESCRIPTION: Badger

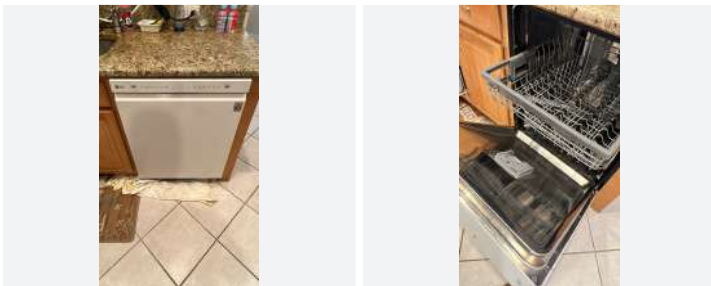
MEDIA:



11.7 DISHWASHER

DESCRIPTION: LG

MEDIA:

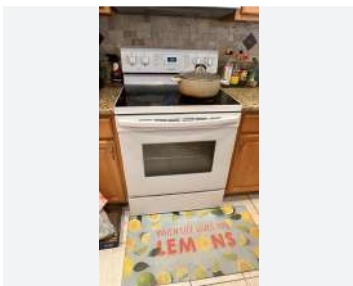


11.8 RANGE/OVEN

DESCRIPTION: Samsung

FUEL SOURCE: Electric

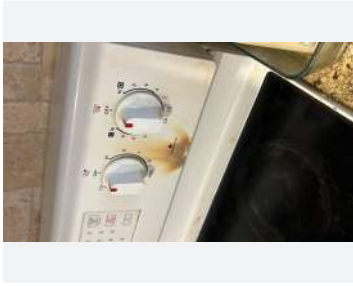
MEDIA:



COMMENTS:

- Scorching on Control Board

Scorching was noted on the control board of the kitchen range. This did not appear to effect function at the time of inspection. Recommend monitoring for further issues.



11.9 MICROWAVE

DESCRIPTION: General Electric

MEDIA:



11.10 REFRIGERATOR

DESCRIPTION: LG

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

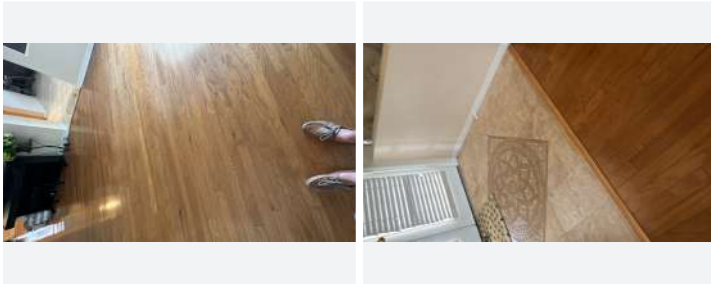
12.3 WALLS

DESCRIPTION: Paint, Drywall

12.4 FLOOR

DESCRIPTION: Hardwood, Tile

MEDIA:



12.5 DOORS

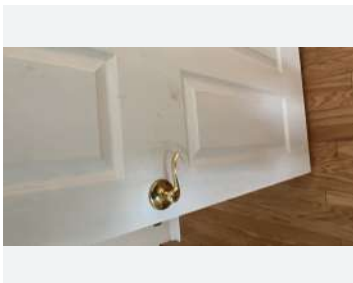
DESCRIPTION: Hollow wood

COMMENTS:

- **Cosmetic Defects**

Cosmetic defects were noted on several of the interior doors. Recommend repainting by a qualified painter.

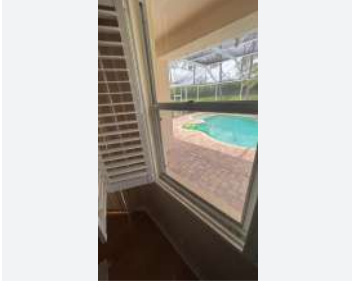
Maintenance



12.6 WINDOWS

DESCRIPTION: Vinyl, Double hung

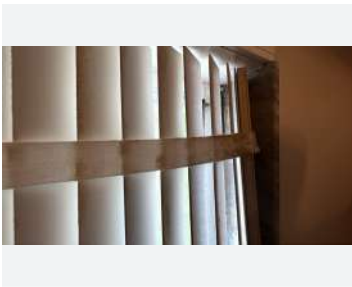
MEDIA:



COMMENTS:

- **Mold Like Substance**

Suspected mold/mildew growth was noted on several of the windows and treatments. Recommend evaluation and cleaning by a mold abatement professional.



12.7 SMOKE DETECTOR

DESCRIPTION: Hard wired with battery back up

12.8 CARBON MONOXIDE DETECTOR

DESCRIPTION: Hard wired with battery back up

13. Laundry

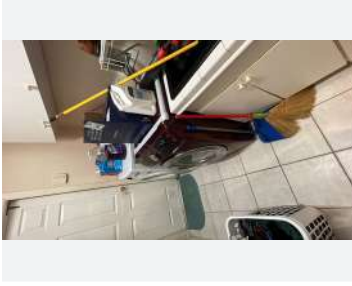
Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features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

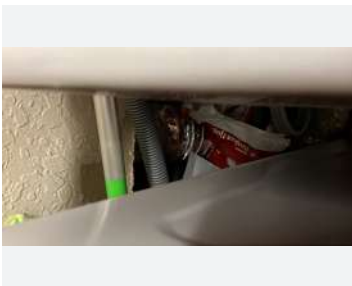
MEDIA:



13.2 DRYER VENT

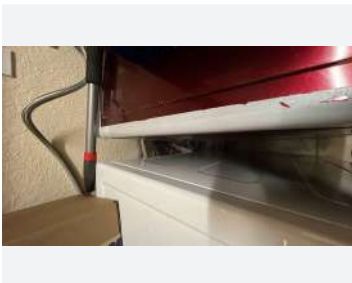
DESCRIPTION: Metal flex

MEDIA:



COMMENTS:

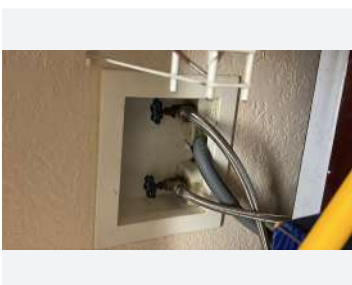
- Recommend cleaning dryer vent



13.3 WASHER HOSE BIB

DESCRIPTION: Gate

MEDIA:



13.4 WASHER DRAIN

DESCRIPTION: Wall mounted drain

13.5 ELECTRICAL

DESCRIPTION: 220 volts



13.6 FLOOR DRAIN/PAN

DESCRIPTION: Not visible


Summary

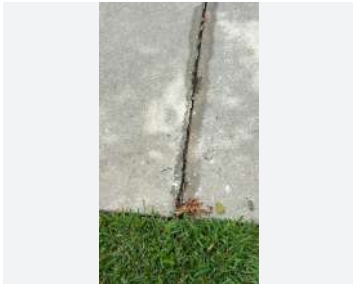
HOME INSPECTION

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

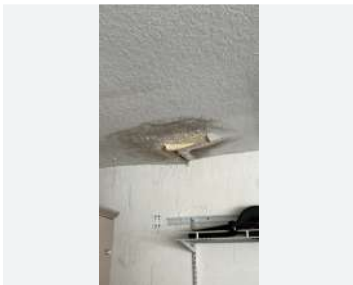
- **Raised Sections of Driveway Noted**  Requires Attention
 Heave(s) in concrete causing a trip hazard were noted at the driveway. Recommend evaluation and repair by a paving specialist.



8.5 MOISTURE PENETRATION

- **Active Leak Noted**  Safety
 Previous water penetration noted in the garage. Stained area(s) was wet at the time of inspection. Recommend evaluation and repair by a licensed contractor.

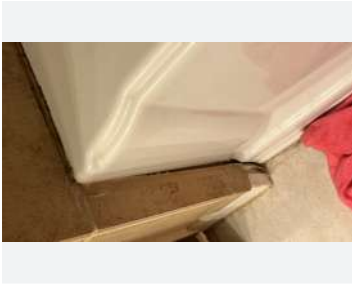
Location - Garage



10.6 TUB/SHOWER/SURROUND

- Grout repair(s) required. Recommend that a qualified contractor evaluate and estimate repairs.

 Requires Attention



- **Shower Leaking**
A slow leak was noted at the shower head in the primary en suite, with water penetrating the wall. Recommend evaluation and repair by a licensed plumber.

 Requires Attention

