

Inspection Report

Chrissy Brahler

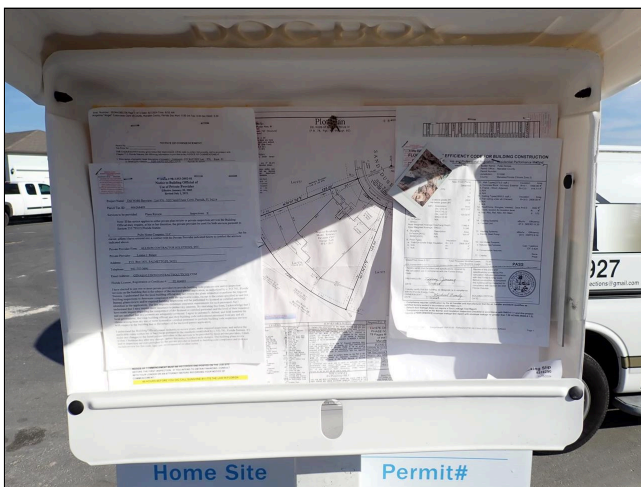
Property Address:
9205 Sand Dune Cove
Parrish FL 34219



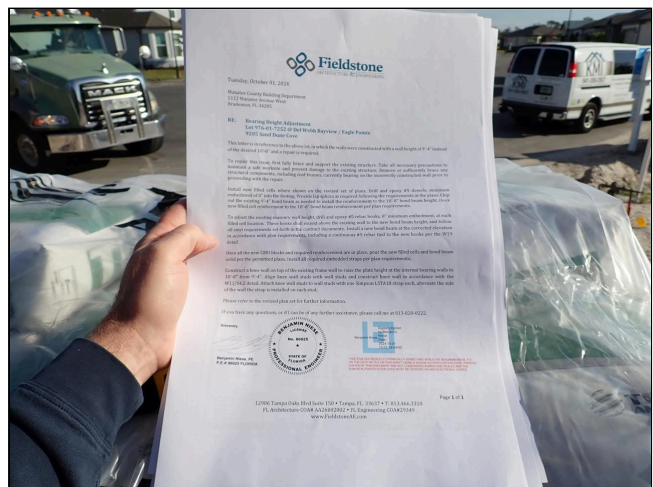
House Front



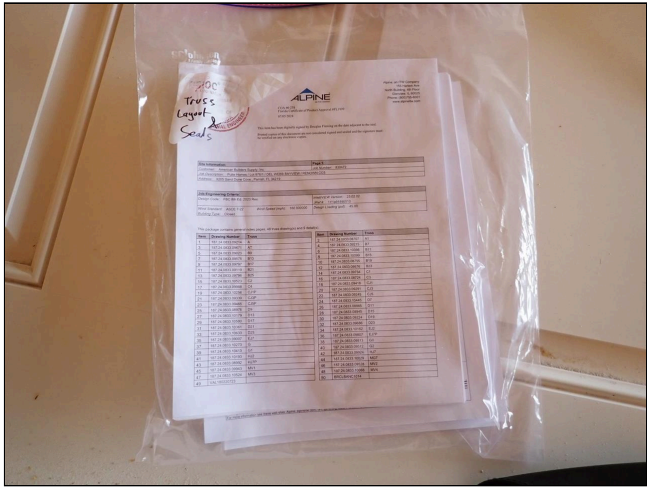
House Number



Permit



Engineering Letter



Supporting Documentation



Left Elevation



Rear Elevation



Right Elevation

KMI Home Inspections, Inc.

**Kapp A. McMullin, HI11423
5932 Wildwood Ave.
Sarasota, Florida 34231
941-350-2927**

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Date: 12/4/2024	Time:	Report ID:
Property: 9205 Sand Dune Cove Parrish FL 34219	Customer: Chrissy Brahler	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance: Customer	Type of building: Single Family (1 story)	Approximate age of building: New Construction
Temperature: Over 60 (F) = 15.5 (C)	Weather: Clear	Ground/Soil surface condition: Dry
Rain in last 3 days: No	Radon Test: No	Mold Test: No
Water Test: No	Home Occupied: No	Recently Painted Interior: No
Recently Painted Exterior: No	Excluded Items: Pre-Drywall Inspection Only	Sewer Camera Inspection: No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering: Architectural Asphalt/Fiberglass Composite	Viewed roof covering from: Walked roof	Sky Light(s): None
Chimney (exterior): N/A	Layers: 1	Approximate age of Roof: New Construction

		IN	NI	NP	RR
1.0	Roof Coverings		•		
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations		•		
1.3	Roof Drainage Systems			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0 Roof installation is not complete. UPDATED 12-17-24: Roof covering complete.



1.0 Item 1(Picture)

1.1 Flashing at the front gable is present (for your information)

1.1 Item 1(Picture)

1.2 Roof installation was not complete during this inspection.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and with current weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Every roof wears differently relative to its age, number of layers, quality of the materials, method of installation, exposure to direct sunlight, prevalent weather conditions and regularity of maintenance. Typical life expectancies for common building materials such as asphalt composition shingles may be ten to twenty years, typical life expectancies for metal roofs may be ten to twenty five years, typical life expectancies for built-up or modified bitumen may be eight to ten years. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style: Not Complete	Siding Material: Not Complete	Exterior Entry Doors: Not Complete
Appurtenance: Covered porch Covered Patio	Driveway: Not Complete	

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim			•	
2.1	Doors (Exterior)			•	
2.2	Windows				•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)		•		
2.5	Eaves, Soffits and Fascias			•	
		IN	NI	NP	RR

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Comments:

2.2 Caulking at exterior windows is missing at several locations at the lower corners around the perimeter of the home. Recommend installing caulk per manufacturers installation instructions.
UPDATED 12-17-24: Stucco coating filling the gaps.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)



2.2 Item 6(Picture)



2.2 Item 7(Picture)

2.3 Front porch at the right side of the home has underpinned as a result of erosion. Recommend correct as needed.



2.3 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:
Not Complete

Garage Door Material:
Not Complete

Auto-opener Manufacturer:
UNKNOWN

		IN	NI	NP	RR
3.0	Garage Ceilings			•	
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)			•	
3.4	Occupant Door (from garage to inside of home)			•	
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)			•	
3.6	Garage window (s)			•	
		IN	NI	NP	RR

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4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials: Not Complete	Wall Material: Not Complete	Floor Covering(s): Not Complete
Interior Doors: Not Complete	Window Types: Thermal/Insulated Single-hung	Window Manufacturer: UNKNOWN
Cabinetry: Not Complete	Countertop: Not Complete	

		IN	NI	NP	RR
4.0	Ceilings			•	
4.1	Walls			•	
4.2	Floors			•	
4.3	Steps, Stairways, Balconies and Railings			•	
4.4	Counters and Cabinets (representative number)			•	
4.5	Doors (representative number)			•	
4.6	Windows (representative number)				•
		IN	NI	NP	RR

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Comments:

4.6 Three windows are broken at the rear of the home and the right side of the home. Recommend replace as needed.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Slab	Method used to observe Crawlspace: N/A-Slab	Floor Structure: Slab
Wall Structure: CMU Block Conventional Framing	Columns or Piers: Supporting walls	Ceiling Structure: 2X4 Truss
Roof Structure: Engineered wood trusses OSB Sheathing	Roof-Type: Gable Hip	Method used to observe attic: Open without drywall
Attic info: Unknown		

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)				•
5.2	Columns or Piers	•			
5.3	Floors (Structural)				•
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic				•
		IN	NI	NP	RR

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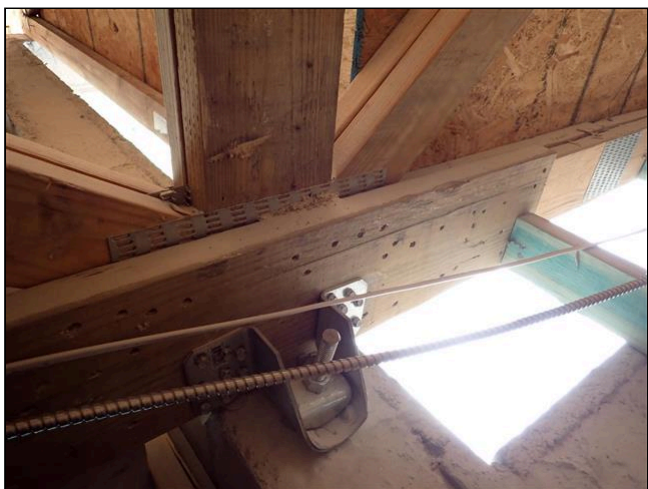
Comments:

5.1 (1) Noted: Engineering letter specifies for former interior walls to have extensions installed after the retrofit however all interior wall framing has been replaced.

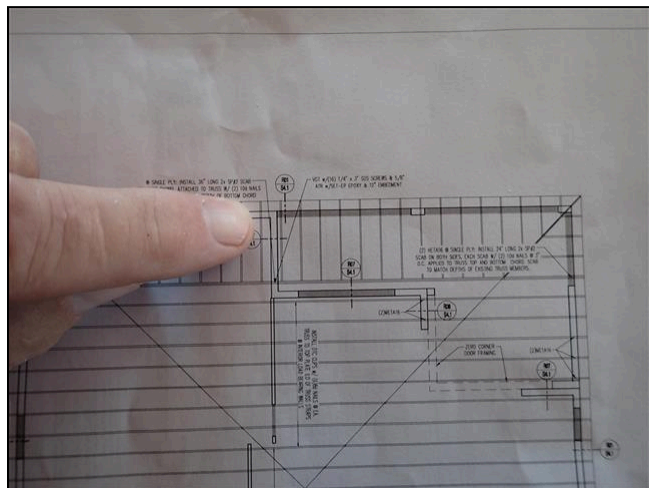
5.1 (2) Brackets installed per plans (for your information).



5.1 Item 1(Picture)



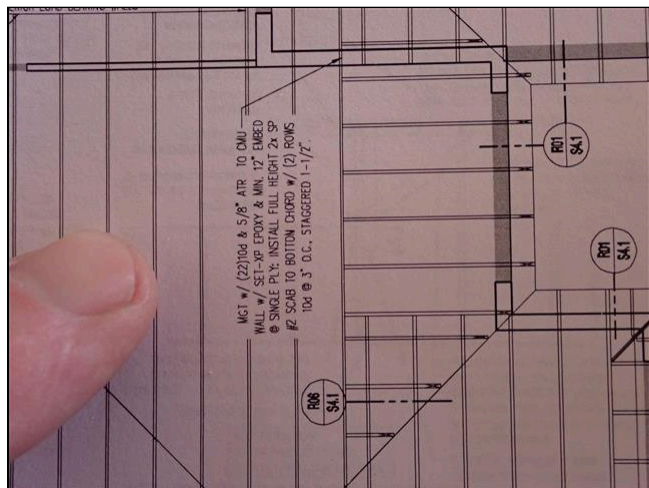
5.1 Item 2(Picture)



5.1 Item 3(Picture)



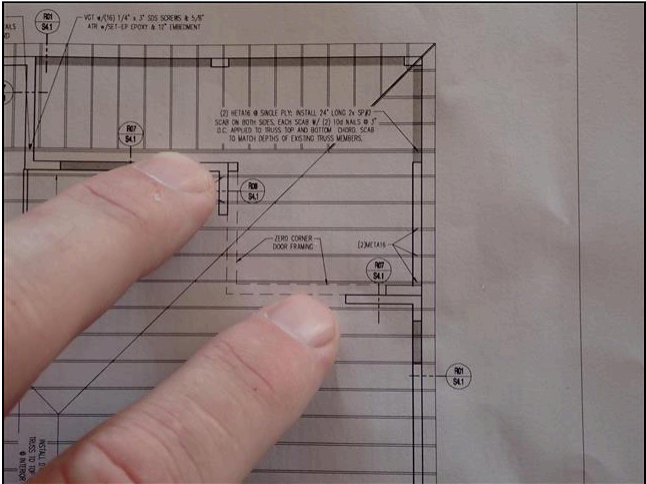
5.1 Item 4(Picture)



5.1 Item 5(Picture)



5.1 Item 6(Picture)



5.1 Item 7(Picture)

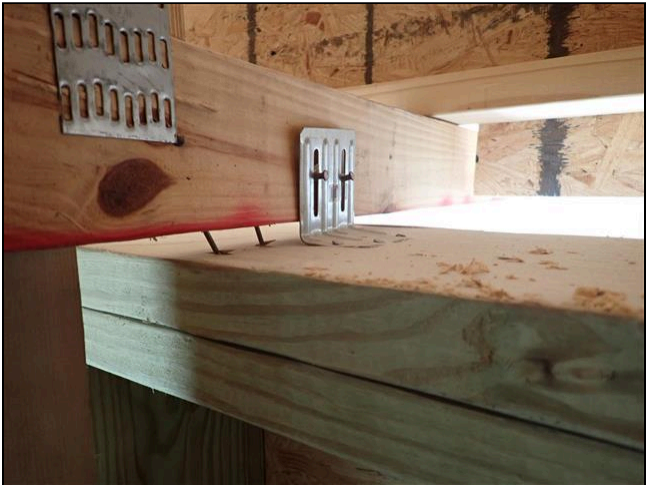


5.1 Item 8(Picture)



5.1 Item 9(Picture)

5.1 (3) Framing above the rear sliding glass door assembly has pulled loose or is not installed correctly. This condition can produce undue stress upon the rear sliding door assembly. Recommend correct as needed. UPDATED 12-17-24: Framing members sistered.



5.1 Item 10(Picture)



5.1 Item 11(Picture)



5.1 Item 12(Picture)



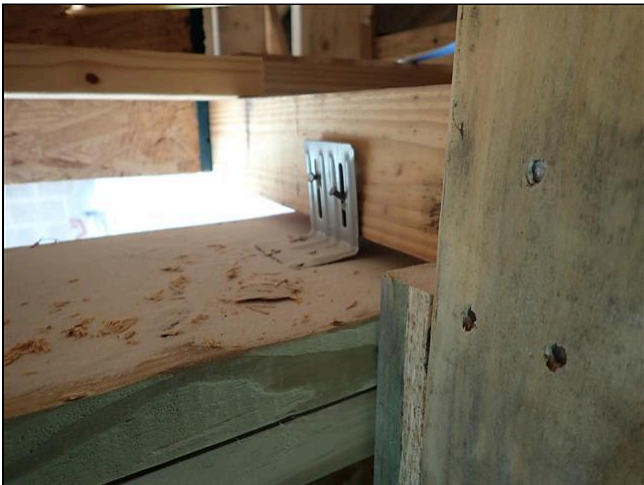
5.1 Item 13(Picture)



5.1 Item 14(Picture)



5.1 Item 15(Picture)



5.1 Item 16(Picture)



5.1 Item 17(Picture)



5.1 Item 18(Picture)

5.3 Excessively tall drywall stacks may put undue stress on the floor and floor system components. Recommend distributing the weight accordingly.



5.3 Item 1(Picture)



5.3 Item 2(Picture)



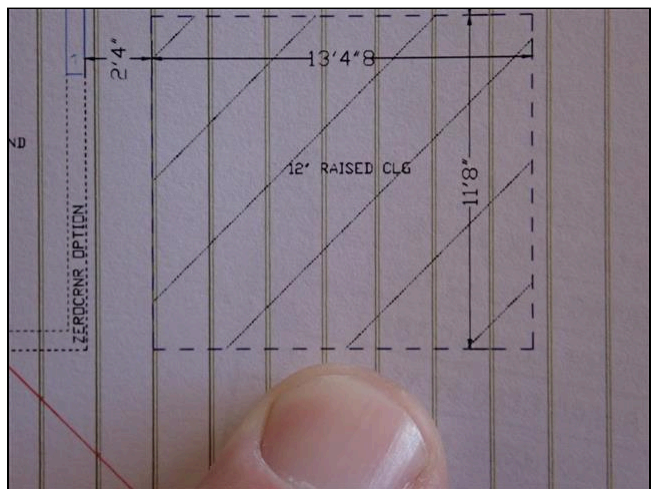
5.3 Item 3(Picture)



5.3 Item 4(Picture)

5.4 12' ceiling height in the TV room measures slightly lower as a result of the truss drawings and

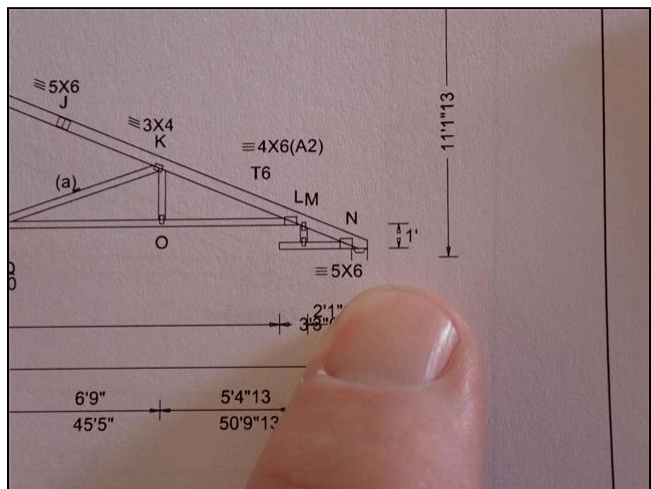
block height (for your information).



5.4 Item 1(Picture)



5.4 Item 2(Picture)



5.4 Item 3(Picture)

5.5 (1) Multiple trusses have missing bearing plates or are sitting on top of the truss straps around the perimeter of the home. Truss bearing plates act as a moisture barrier between the truss and the block. Trusses that sit on top of the truss straps are not effective. Recommend correct as needed. UPDATED 12-17-24: Garage Trusses visually confirmed that truss plates are present.



5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)



5.5 Item 4(Picture)



5.5 Item 5(Picture)



5.5 Item 6(Picture)



5.5 Item 7(Picture)



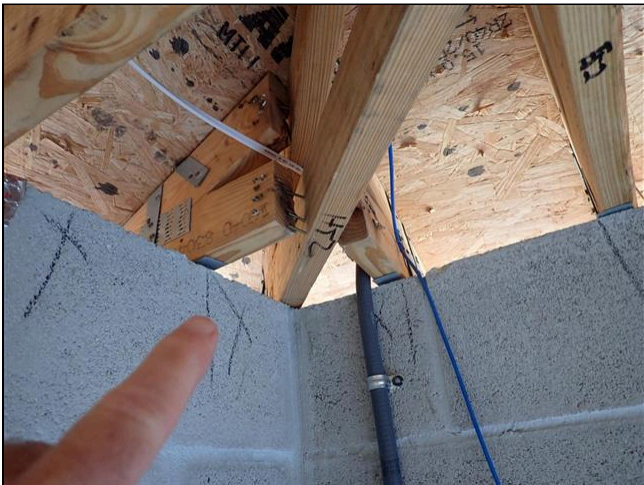
5.5 Item 8(Picture)



5.5 Item 9(Picture)



5.5 Item 10(Picture)



5.5 Item 11(Picture)



5.5 Item 12(Picture)



5.5 Item 13(Picture)



5.5 Item 14(Picture)



5.5 Item 15(Picture)



5.5 Item 16(Picture)



5.5 Item 17(Picture)



5.5 Item 18(Picture)



5.5 Item 19(Picture)



5.5 Item 20(Picture)



5.5 Item 21(Picture)



5.5 Item 22(Picture)



5.5 Item 23(Picture)



5.5 Item 24(Picture)

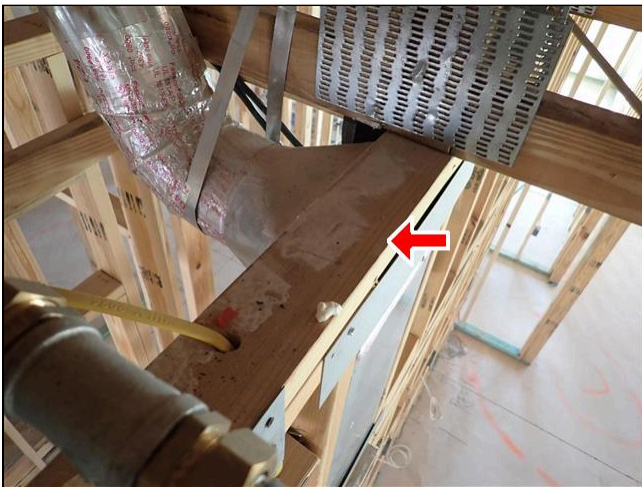


5.5 Item 25(Picture)



5.5 Item 26(Picture)

5.5 (2) Sand debris present on top of the interior wall framing suggest that a soda blast treatment may have occurred at the home. Recommend complete removal of all associated debris. UPDATED 12-17-24: Soda blast remnants still present.



5.5 Item 27(Picture)



5.5 Item 28(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home 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 home 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 home 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; On-site water supply quantity and quality; On-site 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.

Styles & Materials

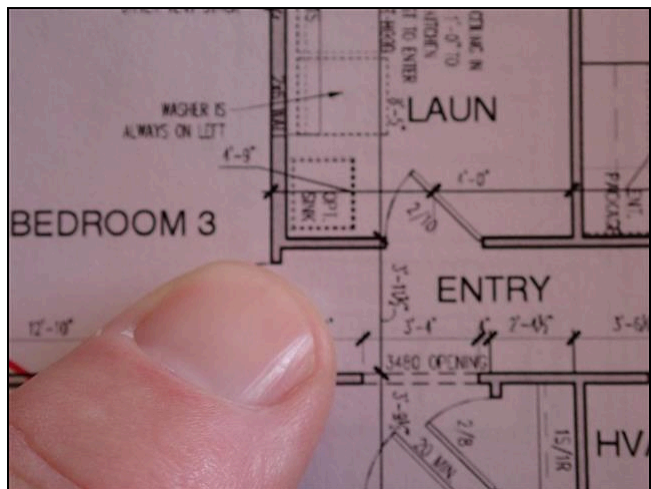
Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): PEX	Washer Drain Size: 2" Diameter	Plumbing Waste: PVC
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: Unknown	Water Heater Location: Outside on Left Side of Home
WH Manufacturer: UNKNOWN	Sewer Line Inspection: No	

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents			•	
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
6.5	Main Fuel Shut-off (Describe Location)			•	
6.6	Sump Pump			•	
6.7	Sewer Camera Inspection		•		
		IN	NI	NP	RR

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Comments:

6.0 Optional laundry tub is currently not plumbed. Owner to verify if this option was selected.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

6.1 Water lines under pressure test.



6.1 Item 1(Picture)

6.3 The main water shut-off is located at the left side of the home (facing front). This is for your information.

6.4 Gas lines under pressure test.



6.4 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; 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 operation of ground fault circuit interrupters; and Smoke detectors. The home 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 shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. 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, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Approximate Panel Age:

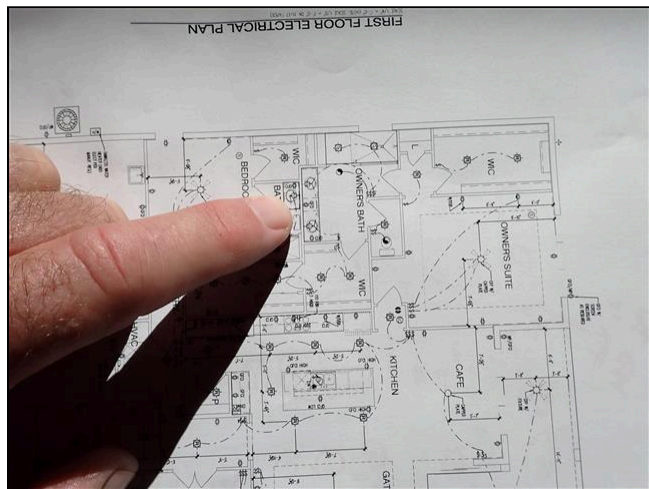
New Construction

		IN	NI	NP	RR
7.0	Service Entrance Conductors		•		
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels		•		
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage		•		
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure		•		
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)		•		
7.6	Operation of AFCI (ARC Fault Circuit Interrupters)		•		
7.7	Location of Main and Distribution Panels		•		
7.8	Smoke Detectors		•		
7.9	Carbon Monoxide Detectors		•		
		IN	NI	NP	RR

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Comments:

7.3 (1) Location of the outlets in the master bath area near the sinks does not match the drawings. Owner to determine if current locations are acceptable.



7.3 Item 1(Picture)

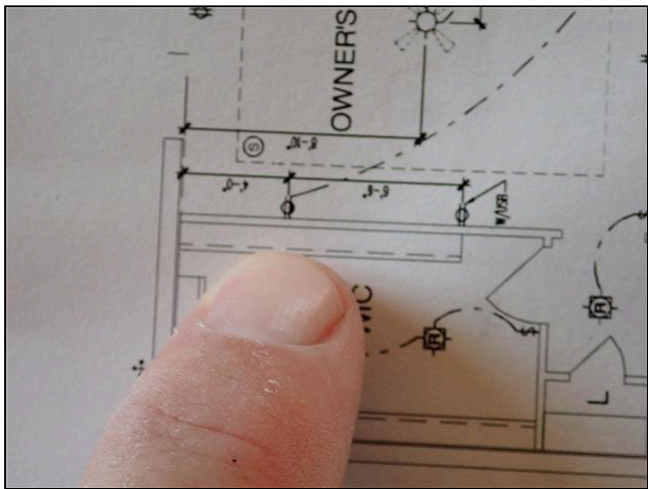


7.3 Item 2(Picture)

7.3 (2) Location of the outlet on the left wall of the master bedroom does not match the drawings. Owner to determine if current location is acceptable.

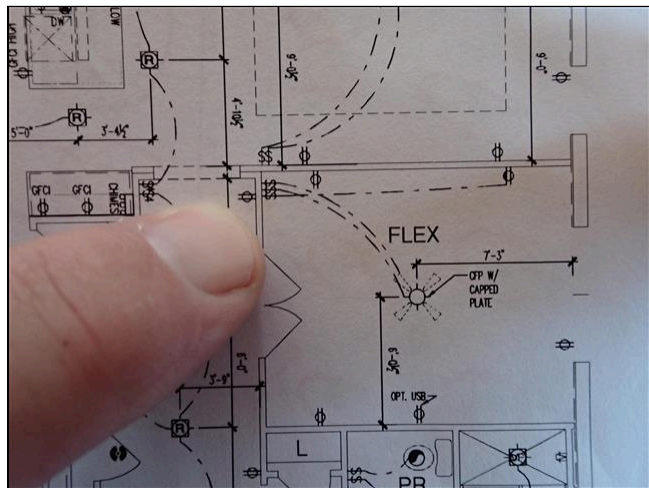


7.3 Item 3(Picture)



7.3 Item 4(Picture)

7.3 (3) Location of the switches at the flex room does not match the drawings. Owner to determine if current location is acceptable.



7.3 Item 5(Picture)



7.3 Item 6(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home 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.

Styles & Materials

Heating Equipment Type: Not Complete	Energy Source: Not Complete	Number of Heat Systems (excluding wood): Not Complete
Heat System Brand: UNKNOWN	Ductwork: Insulated	Filter Type: Unknown
Cooling Equipment Type: Unknown	Cooling Equipment Energy Source: Unknown	Number of AC Units: Unknown
Central Air Brand: UNKNOWN	Location of Thermostat: Not Complete	Condensate Removal: Not Complete

Approximate Age of HVAC System:
Unknown

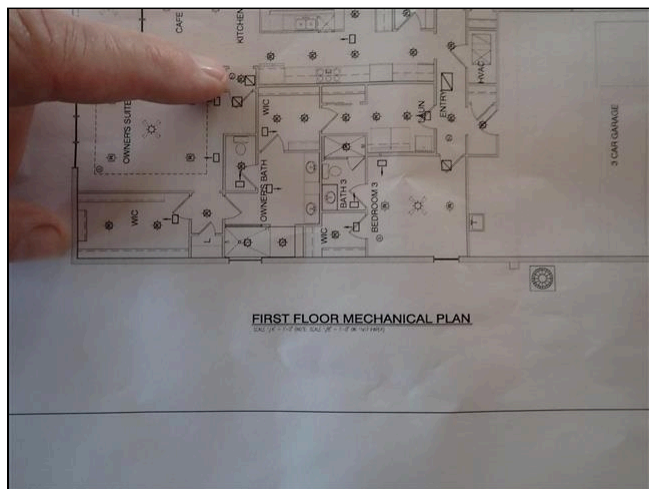
		IN	NI	NP	RR
8.0	Heating Equipment			•	
8.1	Normal Operating Controls			•	
8.2	Automatic Safety Controls			•	
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
8.4	Presence of Installed Heat Source in Each Room		•		
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)			•	
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.7	Gas/LP Firelogs and Fireplaces			•	
8.8	Cooling and Air Handler Equipment			•	
8.9	Normal Operating Controls			•	
8.10	Presence of Installed Cooling Source in Each Room		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.3 Return air duct is not present per the drawings outside of the master bedroom entry. Recommend

correct as needed.

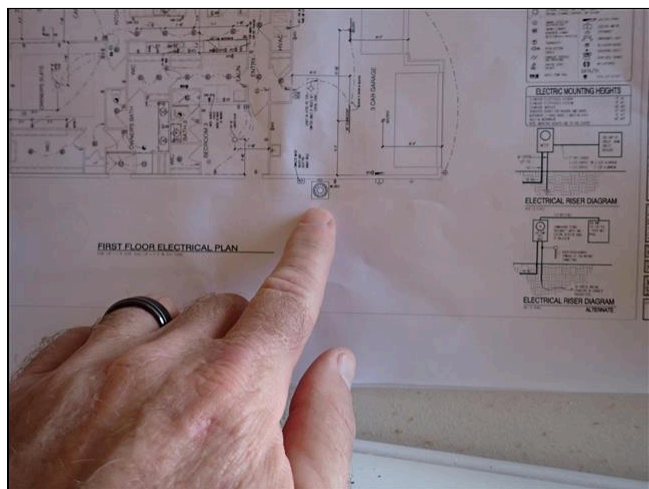


8.3 Item 1(Picture)



8.3 Item 2(Picture)

8.8 Condenser pad and related components are located at the left rear corner of the home. This is a discrepancy from the drawings that indicate the condenser should be located at the left side of the home closer to the front. Owner to determine if this location is acceptable.



8.8 Item 1(Picture)



8.8 Item 2(Picture)



8.8 Item 3(Picture)

.....
The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. The components of most heating and air-conditioning systems have a design life ranging from five to twenty years but can fail prematurely with poor maintenance. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Ventilation:
Soffit Vents
Passive

Dryer Vent:
Metal

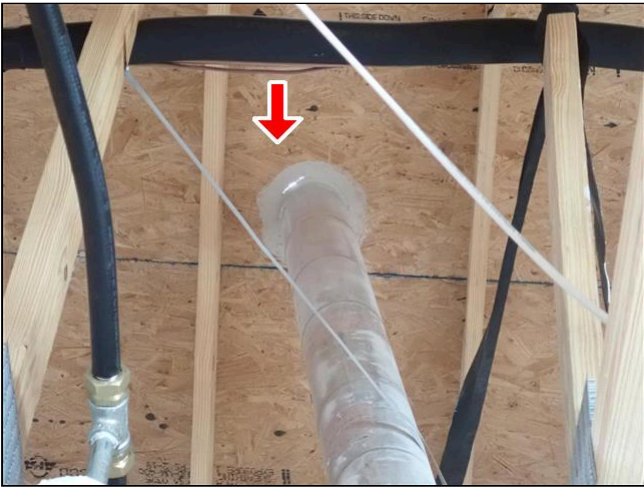
Floor System Insulation:
N/A- Slab

		IN	NI	NP	RR
9.0	Insulation in Attic			•	
9.1	Insulation Under Floor System			•	
9.2	Vapor Retarders (in Crawlspace or basement)			•	
9.3	Ventilation of Attic and Foundation Areas			•	
9.4	Venting Systems (Kitchens, Baths and Laundry)				•
9.5	Ventilation Fans and Thermostatic Controls in Attic			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.4 Vent pipe for the range hood fan appears to reveal light at the roof penetration. Recommend seal or repair as needed.



9.4 Item 1(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand: Unknown	Disposer Brand: NONE	Exhaust/Range hood: VENTED
Range/Oven: UNKNOWN	Built in Microwave: unknown	Trash Compactors: NONE

		IN	NI	NP	RR
10.0	Dishwasher			•	
10.1	Ranges/Ovens/Cooktops			•	
10.2	Range Hood (s)			•	
10.3	Trash Compactor			•	
10.4	Food Waste Disposer			•	
10.5	Microwave Cooking Equipment			•	
10.6	Refrigerator			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



**5932 Wildwood Ave.
Sarasota, Florida 34231
941-350-2927**

Customer
Chrissy Brahler

Address
9205 Sand Dune Cove
Parrish FL 34219

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Not Inspected

Roof installation is not complete. UPDATED 12-17-24: Roof covering complete.



1.0 Item 1(Picture)

2. Exterior

2.2 Windows

Repair or Replace

Caulking at exterior windows is missing at several locations at the lower corners around the perimeter of the home. Recommend installing caulk per manufacturers installation instructions. UPDATED 12-17-24: Stucco coating filling the gaps.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)



2.2 Item 6(Picture)



2.2 Item 7(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings
Repair or Replace

Front porch at the right side of the home has underpinned as a result of erosion. Recommend correct as needed.



2.3 Item 1(Picture)

4. Interiors

4.6 Windows (representative number)

Repair or Replace

Three windows are broken at the rear of the home and the right side of the home. Recommend replace as needed.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)

5. Structural Components

5.1 Walls (Structural)

Repair or Replace

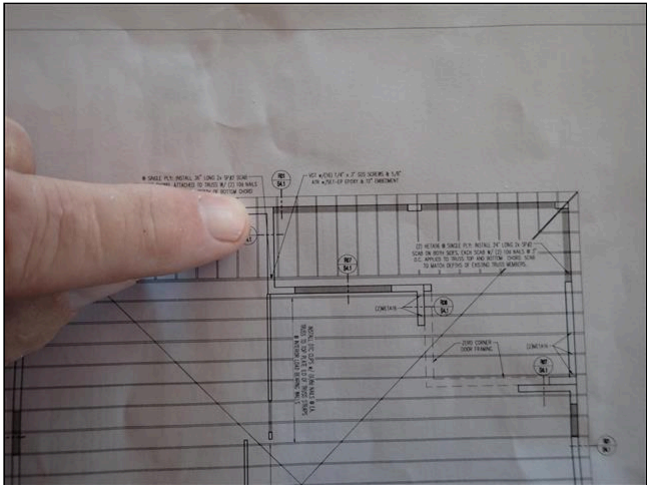
- (1) Noted: Engineering letter specifies for former interior walls to have extensions installed after the retrofit however all interior wall framing has been replaced.
- (2) Brackets installed per plans (for your information).



5.1 Item 1(Picture)



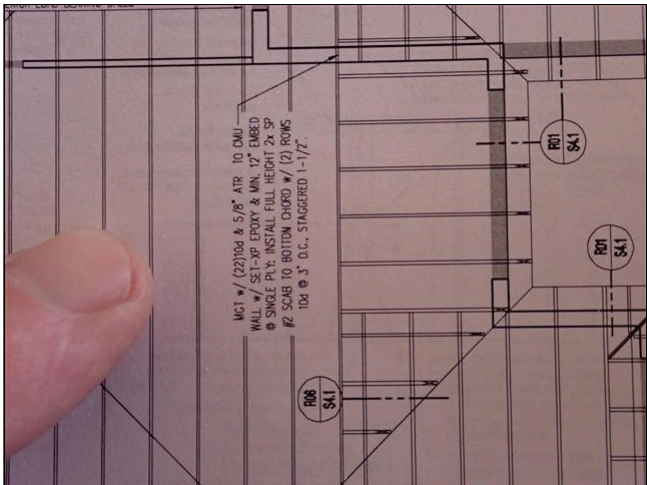
5.1 Item 2(Picture)



5.1 Item 3(Picture)



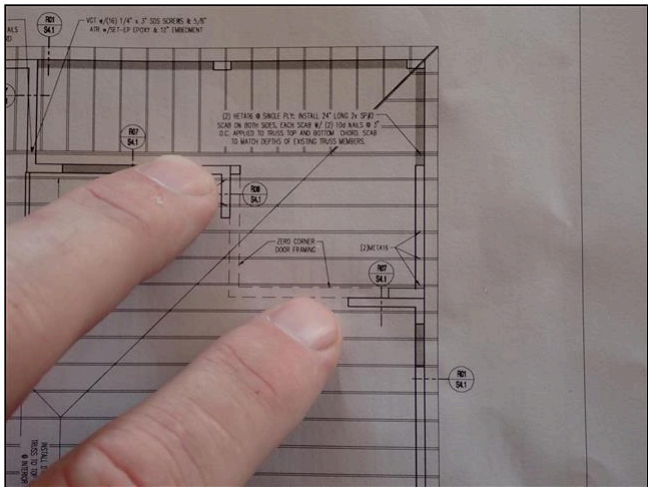
5.1 Item 4(Picture)



5.1 Item 5(Picture)



5.1 Item 6(Picture)



5.1 Item 7(Picture)

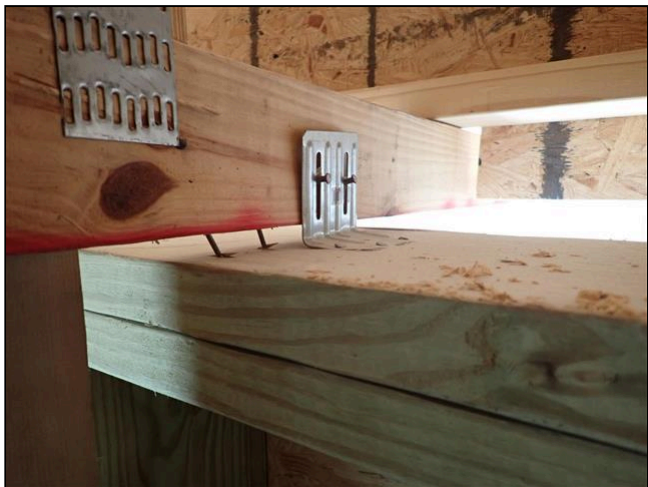


5.1 Item 8(Picture)



5.1 Item 9(Picture)

(3) Framing above the rear sliding glass door assembly has pulled loose or is not installed correctly. This condition can produce undue stress upon the rear sliding door assembly. Recommend correct as needed. UPDATED 12-17-24: Framing members sistered.



5.1 Item 10(Picture)



5.1 Item 11(Picture)



5.1 Item 12(Picture)



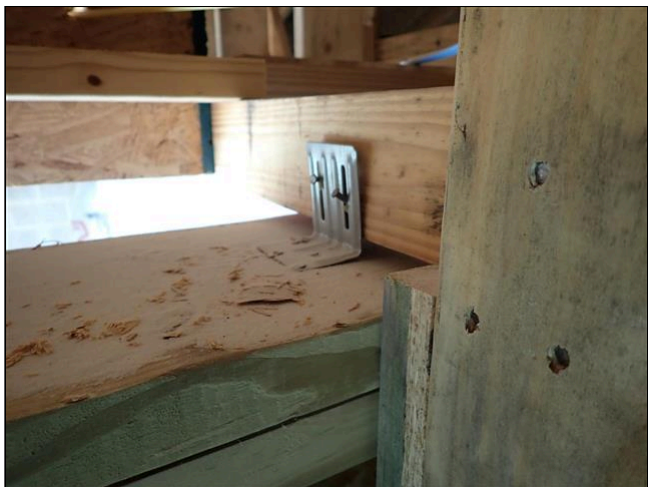
5.1 Item 13(Picture)



5.1 Item 14(Picture)



5.1 Item 15(Picture)



5.1 Item 16(Picture)



5.1 Item 17(Picture)



5.1 Item 18(Picture)

5.3 Floors (Structural)

Repair or Replace

Excessively tall drywall stacks may put undue stress on the floor and floor system components. Recommend distributing the weight accordingly.



5.3 Item 1(Picture)



5.3 Item 2(Picture)



5.3 Item 3(Picture)



5.3 Item 4(Picture)

5.5 Roof Structure and Attic

Repair or Replace

(1) Multiple trusses have missing bearing plates or are sitting on top of the truss straps around the perimeter of the home. Truss bearing plates act as a moisture barrier between the truss and the block. Trusses that sit on top of the truss straps are not effective. Recommend correct as needed. UPDATED 12-17-24: Garage Trusses visually confirmed that truss plates are present.



5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)



5.5 Item 4(Picture)



5.5 Item 5(Picture)



5.5 Item 6(Picture)



5.5 Item 7(Picture)



5.5 Item 8(Picture)



5.5 Item 9(Picture)



5.5 Item 10(Picture)



5.5 Item 11(Picture)



5.5 Item 12(Picture)



5.5 Item 13(Picture)



5.5 Item 14(Picture)



5.5 Item 15(Picture)



5.5 Item 16(Picture)



5.5 Item 17(Picture)



5.5 Item 18(Picture)



5.5 Item 19(Picture)



5.5 Item 20(Picture)



5.5 Item 21(Picture)



5.5 Item 22(Picture)



5.5 Item 23(Picture)



5.5 Item 24(Picture)



5.5 Item 25(Picture)



5.5 Item 26(Picture)

(2) Sand debris present on top of the interior wall framing suggest that a soda blast treatment may have occurred at the home. Recommend complete removal of all associated debris. UPDATED 12-17-24: Soda blast remnants still present.



5.5 Item 27(Picture)



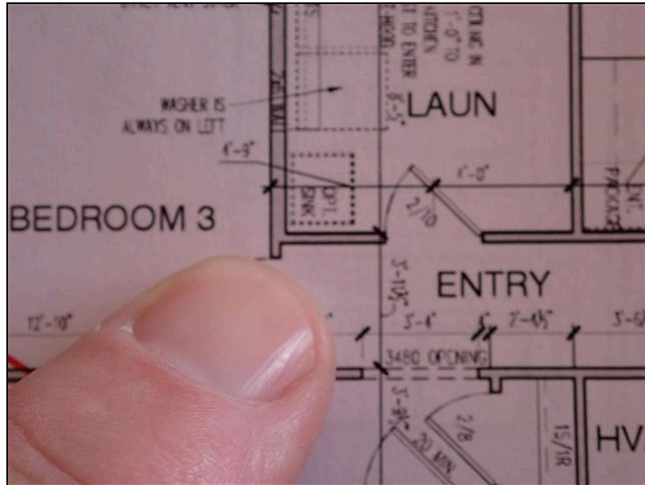
5.5 Item 28(Picture)

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Inspected

Optional laundry tub is currently not plumbed. Owner to verify if this option was selected.



6.0 Item 1(Picture)



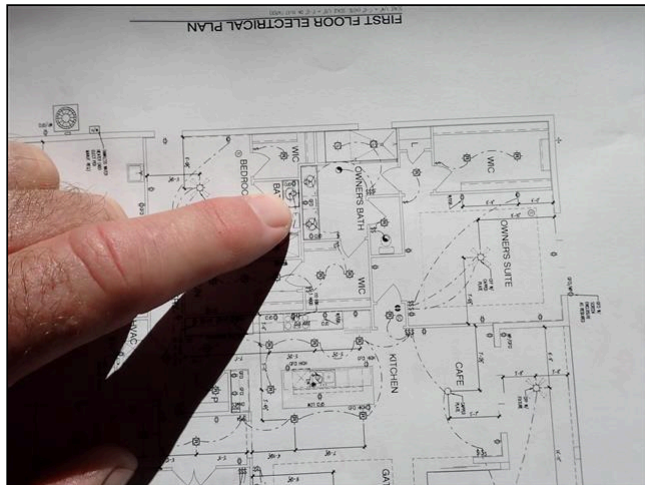
6.0 Item 2(Picture)

7. Electrical System

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

(1) Location of the outlets in the master bath area near the sinks does not match the drawings. Owner to determine if current locations are acceptable.



7.3 Item 1(Picture)

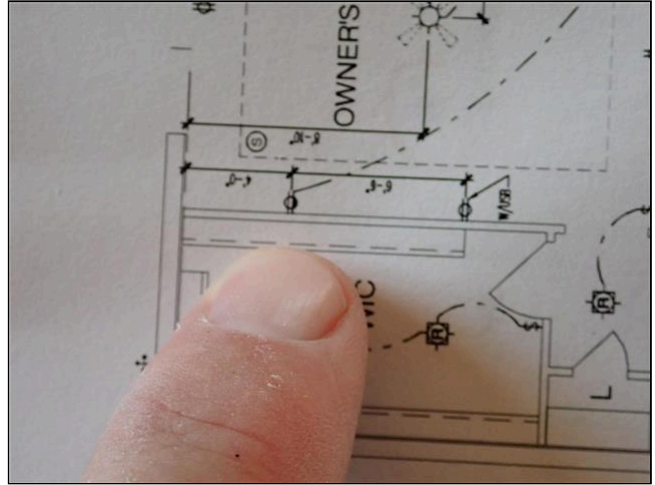


7.3 Item 2(Picture)

(2) Location of the outlet on the left wall of the master bedroom does not match the drawings. Owner to determine if current location is acceptable.

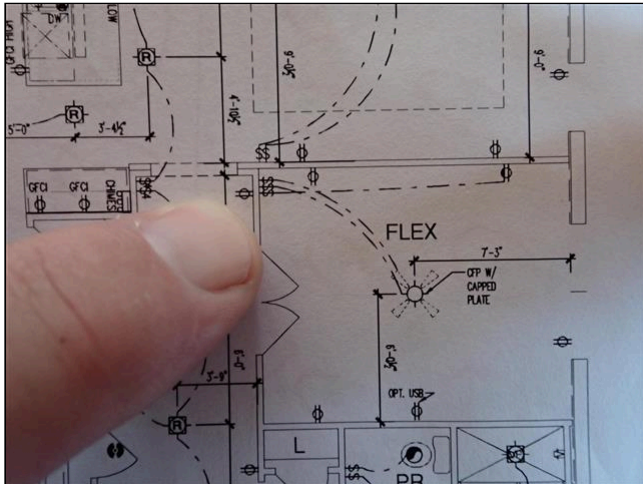


7.3 Item 3(Picture)



7.3 Item 4(Picture)

(3) Location of the switches at the flex room does not match the drawings. Owner to determine if current location is acceptable.



7.3 Item 5(Picture)



7.3 Item 6(Picture)

8. Heating / Central Air Conditioning

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

Return air duct is not present per the drawings outside of the master bedroom entry. Recommend correct as needed.



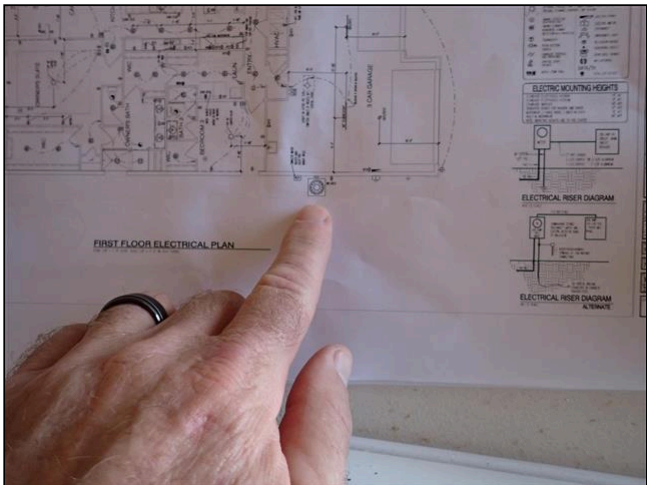
8.3 Item 1(Picture)



8.3 Item 2(Picture)

8.8 Cooling and Air Handler Equipment
Not Present

Condenser pad and related components are located at the left rear corner of the home. This is a discrepancy from the drawings that indicate the condenser should be located at the left side of the home closer to the front. Owner to determine if this location is acceptable.



8.8 Item 1(Picture)



8.8 Item 2(Picture)



8.8 Item 3(Picture)

9. Insulation and Ventilation

9.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

Vent pipe for the range hood fan appears to reveal light at the roof penetration. Recommend seal or repair as needed.



9.4 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

KMI Home Inspections, Inc.

5932 Wildwood Ave.

Sarasota, Florida 34231

941-350-2927

Inspected By: Kapp A. McMullin,

HI11423

Inspection Date: 12/4/2024

Report ID:

Customer Info:	Inspection Property:
Chrissy Brahler	9205 Sand Dune Cove Parrish FL 34219
Customer's Real Estate Professional:	

Inspection Fee:			
Service	Price	Amount	Sub-Total
Pre-Drywall	1375.00	1	1375.00
			Tax \$0.00
			Total Price \$1375.00

Payment Method: Check

Payment Status: Paid At Time Of Inspection

Note: