

SPS Home Inspections, LLC

Property Inspection Report



1111 Any Street Ln, Any Town , FL 00000
Inspection prepared for: Mr. & Mrs. Homeowner
Real Estate Agent: -

Date of Inspection: 5/1/2012 Time: 11:00 am
Age of Home: 39 Size: 3526 Heated Sq Ft
Weather: Sunny - 81 degrees

Inspector: Scott Surrige
License #HI5805
3526 Springville Dr, Valrico, FL 33596
Phone: 813-245-6088 Fax: 813-681-7590

Email: spshomeinspectionsllc@gmail.com



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Bathroom		
Page 10 Item: 7	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Kitchen		
Page 14 Item: 24	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Water Heater		
Page 19 Item: 5	Water Heater Condition	• The electrical feed line is exposed. This should be in conduit. It is recommended a licensed electrician evaluate and make any necessary repairs. Safety issue.
Garage		
Page 22 Item: 6	Electrical	• In the original 2 car garage at the back right side there are two exposed 110v wires that should be installed in conduit. It is recommended a qualified electrician inspect and make any repairs necessary. Safety Issue.
Page 23 Item: 10	Fire Door	• Does Not Appear to be a Rated Fire Door. It is recommended to have a licensed contractor replace the door with a fire rated door. Safety issue
Attic		
Page 29 Item: 6	Electrical	• Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard. There is a junction box and outlet box visible from the laundry room scuttle hole. Both are missing the covers. It is recommended a licensed electrician replace the missing covers.
Exterior Areas		
Page 31 Item: 2	Window Condition	• Window glass broken in between the existing garage and the garage addition on the interior. It is recommended to remove the broken glass for safety.
Grounds		
Page 37 Item: 8	GFCI	<p>• GFCI: Ground Fault Circuit interrupter . The existing outlets on the exterior of the house are not GFCI outlets. It is recommended that they be updated to GFCI outlets for safety by a licensed electrician.</p> <p>The exterior outlet cover is damaged at the left side elevation in the middle of the wall. It it recommended that it be replaced.</p>

Inspection Details

1. Attendance

In Attendance: Buyer Agent present

2. Home Type

Home Type: Single Family Home • Ranch Style

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- All doors were functional and in serviceable condition

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The outlet at the middle living area at the right side of the back addition opening is not functional. It is recommended that a qualified electrician repair the outlet.



The outlet at the middle living area at the right side of the back addition opening is not functional. It is recommended that a qualified electrician repair the outlet.

8. Security Bars

Good	Fair	Poor	N/A	None
	X			

Observations:

- The security bars are a fixed unit and do not allow egress in case of an emergency and should be removed.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

Observations:

- Did not operate the window air conditioning unit. Operation of this type of unit is beyond the scope of this inspection.

12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed single hung window noted.

Observations:

- Windows were functional and appeared to be serviceable.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Small stains noted on the ceiling at the front living space. They tested dry at the time of the inspection.



Small stains noted on the ceiling at the front living space. They tested dry at the time of the inspection.

14. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- See exterior doors for slider door at the living area.

15. Screen Doors

Good	Fair	Poor	N/A	None
			X	

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.
- At the back addition area there are minor straight line cracks at the ceiling and wall above the opening to the room at the original exterior wall. I suggest a licensed contractor inspect for any possible repairs.



At the back addition area there are minor straight line cracks at the ceiling and wall above the opening to the room at the original exterior wall. I suggest a licensed contractor inspect for any possible repairs.

17. Fireplace

Good	Fair	Poor	N/A	None
				X

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

2. Bar

Good	Fair	Poor	N/A	None
				X

3. Cabinets

Good	Fair	Poor	N/A	None
				X

4. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

5. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Doors operate normally and are in serviceable condition

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.

8. Fireplace

Good	Fair	Poor	N/A	None
				X

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

10. Security Bars

Good	Fair	Poor	N/A	None
	X			

Observations:

- The security bars are a fixed unit and do not allow egress in case of an emergency and should be removed.



The security bars are a fixed unit and do not allow egress in case of an emergency and should be removed.

11. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.
- No CO detector was observed at time of inspection.

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

13. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

14. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed single hung window noted.

Observations:

- Windows were operable and in serviceable condition

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Small stains noted on the ceiling in the master bedroom. They tested dry at the time of the inspection.



Small stains noted on the ceiling in the master bedroom. They tested dry at the time of the inspection.

16. Patio Doors

Good	Fair	Poor	N/A	None
				X

17. Screen Doors

Good	Fair	Poor	N/A	None
				X

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Main floor bath #2 • Bathrooms in bedroom and a small guest bath on main floor right side.

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
• Plastic laminate tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:
• No GFCI protection present, suggest installing GFCI protected receptacles for safety.

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
• The bath fan was operated and no issues were found.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
• Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Limited review due to personal property stored in undersink cabinet.

13. Security Bars

Good	Fair	Poor	N/A	None
	X			

Observations:

- The security bars are a fixed unit and do not allow egress in case of an emergency and should be removed.

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- ****SHOWER BASE****
- functional
- Common hairline cracks observed, no leaks observed at the time of inspection.

15. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Ceramic tile noted.
- Recommend caulking as required.

16. Bath Tubs

Good	Fair	Poor	N/A	None
				X

17. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The shower enclosure was functional at the time of the inspection.

18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed single hung window noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Most not accessible due to stored personal items.
- No deficiencies observed.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic laminate tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations:

- The dishwasher appears to be an older unit.

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Counter top microwave

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric cook top noted.
- Oven(s) operated when tested.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s): Electric

9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

10. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

Observations:

- There was no drinking fountain present in this kitchen.

11. Spray Wand

Good	Fair	Poor	N/A	None
				X

Observations:

- There was no spray wand present in this kitchen.

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

13. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

15. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Recirculating

16. Window Condition

Good	Fair	Poor	N/A	None
				X

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

18. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Most not accessible personal items.

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There is panel lighting present in the ceiling.

20. Security Bars

Good	Fair	Poor	N/A	None
				X

21. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The hinged patio door was functional during the inspection.

22. Screen Doors

Good	Fair	Poor	N/A	None
				X

23. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets were not accessible due to furniture and or stored personal items in the wat.

24. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: West, center of home

2. Cabinets

Good	Fair	Poor	N/A	None

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- Could not fully inspect the dryer vent, it is obscured.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

6. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

8. Gas Valves

Good	Fair	Poor	N/A	None
				X

9. Wash Basin

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared serviceable

10. Window Condition

Good	Fair	Poor	N/A	None
				X

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Some not accessible.

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Security Bars

Good	Fair	Poor	N/A	None
				X

16. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the garage
Materials: Electric forced hot air

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:
• The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
• According to Hillsborough county records the HVAC unit was replaced February 2010. It was permitted and final inspected and passed.

4. Venting

Good	Fair	Poor	N/A	None
				X

5. Gas Valves

Good	Fair	Poor	N/A	None
				X

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:
• No defects found.

7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric
Location: The compressor is located on the exterior grounds.
Observations:
• Appeared functional at the time of inspection.
• The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 17 degrees F.

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:
• The return air supply system appears to be functional.

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:
• The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located in a filter grill in an interior area wall.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
				X

2. Heater Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- The water heater enclosure is rusted.

3. Combustion

Good	Fair	Poor	N/A	None
				X

4. Venting

Good	Fair	Poor	N/A	None
				X

5. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: electric

Location: The heater is located in the laundry room.

Observations:

- Tank appears to be in fair condition. Exterior rust at the bottom.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- **The electrical feed line is exposed. This should be in conduit. It is recommended a licensed electrician evaluate and make any necessary repairs. Safety issue.**



The electrical feed line is exposed. This should be in conduit. It is recommended a licensed electrician evaluate and make any necessary repairs. Safety issue.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- A pressure & temperature relief valve & extension is present and appears satisfactory

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 40 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
				X

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: PVC

Observations:

- No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: PVC

11. Strapping

Good	Fair	Poor	N/A	None
				X

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure. • Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection. Roof was replaced in 1997 according to the Hillsborough county tax records. All permits were finalized. Roof appeared to be in serviceable condition.
- According to the Hillsborough County Permit office. The 3rd car garage is an addition. Permits were applied for but no inspections took place. It is recommended to contact the county permit office for further details as this may be an issue for closing.

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:

- Anchor straps noted.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Common cracks noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

- Engineered wood roof truss framing noted.
- Plywood Sheathing noted.
- Same as the main house.
- Visible areas appear satisfactory, at time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- In the original 2 car garage at the back right side there are two exposed 110v wires that should be installed in conduit. It is recommended a qualified electrician inspect and make any repairs necessary. Safety Issue.



In the original 2 car garage at the back right side there are two exposed 110v wires that should be installed in conduit. It is recommended a qualified electrician inspect and make any repairs necessary. Safety Issue.

7. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:
 • Recommend upgrading All receptacle to GFCI protection.

8. 240 Volt

Good	Fair	Poor	N/A	None
			X	

Observations:
 • There are no 240 volt outlets visible in this room.

9. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:
 • Exterior door appears to be functional at the time of the inspection

10. Fire Door

Good	Fair	Poor	N/A	None
		X		

Observations:
 • Does Not Appear to be a Rated Fire Door. It is recommended to have a licensed contractor replace the door with a fire rated door. Safety issue



Does Not Appear to be a Rated Fire Door. It is recommended to have a licensed contractor replace the door with a fire rated door. Safety issue

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 7' Newer steel door • One 16' steel door
 Observations:
 • No deficiencies observed.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:
 • The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:
 • The garage door openers are functional, safety features are built in.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:
 • Eye beam system present and operating on the two car garage door.
 • Garage vehicle door auto-reverse is inoperable on the one car garage door



Garage vehicle door auto- reverse is inoperable on the one car garage door

15. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

16. Vent Screens

Good	Fair	Poor	N/A	None
X				

17. Cabinets

Good	Fair	Poor	N/A	None
				X

Observations:

- Most not accessible due to stored personal items.

18. Counters

Good	Fair	Poor	N/A	None
				X

19. Wash Basin

Good	Fair	Poor	N/A	None
X				

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Location: Main Location: • Panel box located behind garage addition
 Location: Located by the main panel.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- Panel cover screw(s) missing.
- Two wires not connected to anything and have the ends taped inside the main panel. Have licensed electrician evaluate.



Two wires not connected to anything and have the ends taped inside the main panel. Have licensed electrician evaluate.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
				X

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected by walking on the roof.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection. The roof was replaced in 1997 according to the Hillsborough County records and was inspected and finalized.

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.
- The 2" PVC vent at the left side over the master bath extends beyond the lead boot. The pipe should be cut down and a new lead boot installed to prevent any leaks. Recommend review by a licensed roofer for repair or replacement as necessary.



The 2" PVC vent at the left side over the master bath extends beyond the lead boot. The pipe should be cut down and a new lead boot installed to prevent any leaks. Recommend review by a licensed roofer for repair or replacement as necessary.

3. Chimney

Good	Fair	Poor	N/A	None
				X

Observations:

- None

4. Sky Lights

Good	Fair	Poor	N/A	None
X				

Observations:

- Skylight appeared to be in average condition for it's age. No defects noted.

5. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Pull Down Ladder located in: both garages
- Scuttle Hole located in: Laundry room
- Limited visibility due to location of entry and stored items in the attic. Attic was inspected only from the ladder.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Could not access all areas of the attic due to limited space.
- According to the Hillsborough county permit office, the third car garage was an addition. There were two permits pulled but no inspections were completed. I recommend contacting the permit office for details on this matter as it may affect the sale of the home.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.
- Gable louver vents noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
				X

Observations:

- see HVAC page

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- most not accessible due to insullation
- **Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard. There is a junction box and outlet box visible from the laundry room scuttle hole. Both are missing the covers. It is recommended a licensed electrician replace the missing covers.**



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7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- PVC plumbing vent pipe appeared functional, at time of inspection.

8. Insulation Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Loose fill insulation noted.

Depth: Insulation averages 3 to 4 inches. Recommend installing more.

Observations:

- Apparent vermiculite insulation present; this type of insulation may contain asbestos, which has been linked to cancer (mesothelioma).

"What should I do if I have vermiculite attic insulation?

DO NOT DISTURB IT. Any disturbance has the potential to release asbestos fibers into the air. Limiting the number of trips you make to your attic and shortening the length of those trips can help limit your potential exposure. EPA and ATSDR strongly recommend that:

Vermiculite insulation be left undisturbed in your attic. Due to the uncertainties with existing testing techniques, it is best to assume that the material may contain asbestos.

You should not store boxes or other items in your attic if retrieving the material will disturb the insulation.

Children should not be allowed to play in an attic with open areas of vermiculite insulation.

If you plan to remodel or conduct renovations that would disturb the vermiculite, hire professionals trained and certified to handle asbestos to safely remove the material.

You should never attempt to remove the insulation yourself. Hire professionals trained and certified to safely remove the material."

9. Chimney

Good	Fair	Poor	N/A	None
				X

10. Exhaust Vent

Good	Fair	Poor	N/A	None
				X

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- the exterior doors at the front entrance, house to pool and garage rear entry appeared in functional and in satisfactory condition, at time of inspection.
- The rear elevation 8' aluminum slider door is inoperable and could not be opened. It is recommended to have a qualified licensed repair contractor inspect the door for any necessary repairs.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection. The single hung windows throughout the house appear to be replacement windows and are functioning properly.
- Window glass cracked. The fixed glass window at the left side toward the back of the house appears to have been hit with a small projectile and is damaged.
- **Window glass broken in between the existing garage and the garage addition on the interior. It is recommended to remove the broken glass for safety.**



Window glass cracked. The fixed glass window at the left side toward the back of the house appears to have been hit with a small projectile and is damaged.

Window glass broken in between the existing garage and the garage addition on the interior. It is recommended to remove the broken glass for safety.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Block exterior walls with stucco finish

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some areas need priming and repainting.
- Maintenance: Caulk and seal all gaps, cracks and openings. A minor step crack at the exterior left side wall should be sealed to prevent any water intrusion. This is a typical masonry wall crack and does not appear to be an issue.



Maintenance: Caulk and seal all gaps, cracks and openings. A minor step crack at the exterior left side wall should be sealed to prevent any water intrusion. This is a typical masonry wall crack and does not appear to be an issue.

4. Eaves & Fascia

Good	Fair	Poor	N/A	None
X				

Observations:

- Aluminum soffits and fascia appear to be in average condition for the age of the property.

5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
- Peeling paint observed, suggest scraping and painting as necessary.
- This home was built prior to 1978 and may contain lead base paint on the interior and or exterior. If scraping any area over 20 sq ft on the exterior and 6 sq ft on the interior it is recommended a lead base paint test be performed.

6. Stucco

Good	Fair	Poor	N/A	None
X				

Observations:

- The exterior stucco appears to be in average condition for its age
- There is a small hole in the stucco at the rear elevation under the double master bedroom window. It is recommended to patch and paint the area to prevent water intrusion



There is a small hole in the stucco at the rear elevation under the double master bedroom window. It is recommended to patch and paint the area to prevent water intrusion

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None

Observations:
 • Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None

Observations:
 • No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation Walls

Good	Fair	Poor	N/A	None
				X

4. Cripple Walls

Good	Fair	Poor	N/A	None
				X

5. Ventilation

Good	Fair	Poor	N/A	None
				X

6. Vent Screens

Good	Fair	Poor	N/A	None
				X

7. Access Panel

Good	Fair	Poor	N/A	None
				X

8. Post and Girders

Good	Fair	Poor	N/A	None
				X

9. Sub Flooring

Good	Fair	Poor	N/A	None
				X

10. Anchor Bolts

Good	Fair	Poor	N/A	None
				X

11. Foundation Electrical

Good	Fair	Poor	N/A	None
				X

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- 3/4 inch PVC. The main water shut off valve is at the left side elevation in the middle of the wall.

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

14. Ducting

Good	Fair	Poor	N/A	None
				X

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Common area maintained by association.
- Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- The exterior drainage is generally away from foundation.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Maintenance tip : Prune or remove any plants that are in contact or proximity to home so they are at least 18 " off the exterior surface to eliminate pathways of wood destroying insects.

The left side of the garage had a large plant directly in contact with the building. It is recommended to trim the plant back. The palm tree at the left front side of the screen enclosure was in direct contact with the screens and may damage the screen. It is recommended to trim any vegetation as to not be in contact with the screen enclosure.



Maintenance tip : Prune or remove any plants that are in contact or proximity to home so they are at least 18 " off the exterior surface to eliminate pathways of wood destroying insects. The left side of the garage had a large plant directly in contact with the building. It is recommended to trim the plant back. The palm tree at the left front side of the screen enclosure was in direct contact with the screens and may damage the screen. It is recommended to trim any vegetation as to not be in contact with the screen enclosure.

4. Gate Condition

Good	Fair	Poor	N/A	None
				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
				X

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

8. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- Seal around the electrical wire conduit at the front elevation, left side of the front door to prevent water penetration.
- Replace the damaged waterproof cover on the left elevation outlet
- **GFCI: Ground Fault Circuit interrupter . The existing outlets on the exterior of the house are not GFCI outlets. It is recommended that they be updated to GFCI outlets for safety by a licensed electrician.**

The exterior outlet cover is damaged at the left side elevation in the middle of the wall. It it recommended that it be replaced.



Seal around the electrical wire conduit at the front elevation, left side of the front door to prevent water penetration.



Replace the damaged waterproof cover on the left elevation outlet

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
				X

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted. • PVC piping noted.

Observations:

- Water softener on the left side elevation has had the supply and feed lines cut and is not in use.
- The water main shut off is located at the left side elevation in the middle of the wall.



11. Water Pressure

Good	Fair	Poor	N/A	None
X				

12. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Front of structure • East side of house
 Observations:
 • Appears Functional.

14. Balcony

Good	Fair	Poor	N/A	None
				X

15. Patio Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum standing seam roof present.
 Observations:
 • No major system safety or function concerns noted at time of inspection.

17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete
 Observations:
 • The concrete seawall appeared serviceable at time of inspection.
 Structural assembly inaccessible.

18. Sprinklers

Good	Fair	Poor	N/A	None
	X			

Observations:

- Several heads appear to need adjustment to broaden their coverage area.
- The inspector noted one broken head at the front left center. Zone 1
- When operating zone 3, the last heads at the zone did not have enough pressure to operate properly. There were 19 heads on this zone, which is too many. I recommend a licensed landscape contractor check the system for proper water flow, sprinkler head repair and adjustment.



The inspector noted one broken head at the front left center. Zone 1



When operating zone 3, the last heads at the zone did not have enough pressure to operate properly. There were 19 heads on this zone, which is too many. I recommend a licensed landscape contractor check the system for proper water flow, sprinkler head repair and adjustment.

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None
			X	

2. Deck Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

3. Gate & Fence Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Screen enclosed

4. Filter

Good	Fair	Poor	N/A	None

Observations:

- Was not able to be tested

5. Skimmer and Basket

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

6. Pool Heater Condition

Good	Fair	Poor	N/A	None

Observations:

- Was not able to be tested

7. Lights

Good	Fair	Poor	N/A	None

8. Pressure Gauge

Good	Fair	Poor	N/A	None
			X	

9. Pumps

Good	Fair	Poor	N/A	None
		X		

Observations:

- did not operate
- We recommend contacting a qualified pool service technician for evaluation/repair. When the breaker was turned on at the main panel box the breaker tripped right away.

10. Jets

Good	Fair	Poor	N/A	None

Observations:

- could not operate due to inoperable pump

11. Structure Condition

Good	Fair	Poor	N/A	None
X				

Type: below ground

Materials: fiberglass

Observations:

- Limited Inspection Only

12. Tile

Good	Fair	Poor	N/A	None
				X

13. Timer

Good	Fair	Poor	N/A	None
	X			

Observations:
 • present
 • timer door did not stay closed

14. Water Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • clear

15. Water Fill Unit

Good	Fair	Poor	N/A	None

Observations:
 • could not operate

16. Electrical

Good	Fair	Poor	N/A	None
			X	

Observations:
 • Was not tested
 • We recommend contacting a qualified pool service technician for evaluation/repair. When the breaker was turned on at the main panel box the breaker tripped right away.



We recommend contacting a qualified pool service technician for evaluation/repair. When the breaker was turned on at the main panel box the breaker tripped right away.

17. GFCI

Good	Fair	Poor	N/A	None
				X