Inspection report for the property at

123 Example St, Sample City, FL 00000

This report is prepared exclusively for Sample Client
Inspected On: **11-06-2026**

Company Information

Fair Property Inspections
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www.FairFlorida.com
Published Report



Inspected By:

Seth Sekeres , Florida State License #HI13281

The Scope and Purpose of an Inspection

Purchasing property involves risk

The purpose of an inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

An inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. If you have any questions about the inspection or building we are happy to assist, feel free to contact us anytime.

The scope of this inspection

This inspection will include the items for the State of Florida Standards of Practice. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive. Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector(s). Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers but can be arranged. Any recommendations by the inspector(s) to repair or replace suggests a second opinion or further inspection by a qualified professional. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. If the report indicates notes of prior repairs, the seller and appropriate persons should be contacted to discuss their findings. We do not evaluate prior repairs. All and any estimates of life expectancy are only estimates and barring any unusual circumstances. Proper maintenance and monitoring of all systems is always necessary.

Notice to Third Parties:

This Report is the joint property of Fair Property Inspections and the Client(s) listed above. Unauthorized transfer to any third parties or subsequent buyers is not permitted. This report and supporting inspection were performed according to a written contract agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely upon the contents of this report, but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report.

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How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our "Summary Page" and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full Report, which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say “tested,” or “inspected.”

Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

Repair or Replace: Repair items noted during inspection that aren't causing immediate damage or prevent habitability. Please note, repairs could include a wide range of issues and expense to correct.

Recommended Maintenance: These are repair items that should be considered "routine home ownership items," such as servicing the air conditioner, cleaning the gutters, trimming vegetation or changing the air filters.

Safety Improvement: Items or issues found that pose a health or safety risk for injury.

Further Evaluation: The item or system will require additional research or information to determine relevance of the concern(s). This can include Non-functioning items, environmental concerns, or potential issues that would may require further evaluation.

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📌 **Due Diligence:** Observation that are outside the general scope of an inspection, and are the responsibility of the client.

✓✓ **General Information:** General Client Information

Not Inspected: Items disclaimed or not inspected

📌 **Note:** Refers to aside information and /or any comments elaborating on descriptions of systems in the home or limitations to the home inspection.

Description: *Description of various aspects of the property noted during the inspection.*

No Issues Observed: No concerns were noted for this area or item.

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

Forms

Individual forms for particular purpose may be located at the bottom left bar of the report. These should be downloaded and shared separately as needed.

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Summary

Repairs or Replacement

E-2 Exterior: Cracked, missing and unfinished stucco was observed at several areas, along with gaps in flashing at the roof edge. Openings in the exterior cladding allow moisture to enter the wall. We recommend a qualified contractor repair and seal these areas.

- Stucco cracking above entry
- Stucco cracking right of front entry also observed around front entry
- Missing/damaged stucco left of front entry
- Unfinished stucco multiple areas right side front against fencing
- Gaps in flashing right side
- Missing stucco leading to exposure
- Unpainted stucco right side
- Paint overspray at soffit edge
- Unpainted
- Missing stucco rear
- Paint workmanship at stucco base

E-4 Exterior: The soffits have been painted on the entire perimeter. This can limit the air flow through the vents and cause the attic's temperature to be raised, reducing the energy efficiency, and possibly shortening the life of the roof.

E-7 Exterior: Several of the windows have worn screens, and a torn screen was visible at a gable vent.

- Worn window screens
- Damaged screen right side vent

E-12 Exterior: Exterior faucets leaked when operated. They should be repaired to avoid wasting water and to prevent moisture from accumulating next to the foundation of the home.

- Right side spigot
- Older spigot makes attachment difficult right side
- Water pressure test at spigot
- Water shut off in off position but water still comes out of spigot
- Water stopped

R-3 Roof(s): Kick-out flashing was not observed where the roof edge meets a wall. We recommend that a licensed roofing contractor install kick-out flashing at these locations to direct water away from the wall.

R-4 Roof(s): The cap and flashing at one roof exhaust vent are damaged. The metal cap is crumpled, the flashing skirt around the vent is bent and peeling at its edges, and the base is heavily coated with roofing sealant. Sealant is a temporary seal that wears out over time, and damaged

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flashing at a roof penetration is a common source of leaks. We recommend that a licensed roofing contractor evaluate and repair or replace the flashing and cap.

AV-6 Attic(s) and Ventilation: The screens that protect the gable vent openings are damaged and require repair to exclude birds and rodents and ensure proper ventilation. Use 1/4 inch wire mesh to seal-up openings from rodents and birds and make sure screens are not blocked by paint or other debris.

AV-7 Attic(s) and Ventilation: A flexible exhaust duct in the attic is not connected to its exhaust termination, so exhaust air is being released into the attic. Moisture in the attic can cause condensation, mold growth and damage to the roof framing. We recommend that a licensed contractor reconnect the duct and properly terminate it to the exterior.

ACS-3 Air Conditioning System(s): The coolant lines and thermostat wires should be protected from damage. Line protection needed in attic.

ACS-6 Air Conditioning System(s): Condensation was observed on the air handler and at a supply register. We recommend an HVAC contractor evaluate and repair as needed.

- Moisture seen at vent

ES-6 Electrical System: Multiple breakers have two conductors connected to one terminal. We recommend a licensed electrician correct this.

- Double taps with multi strand tinned copper

ES-8 Electrical System: The receptacle's polarity was reversed at the master bedroom. It should be corrected for safety.

- Master bedroom wall outlet

ES-9 Electrical System: The outlet(s) at the master bedroom were not properly grounded.

- Open ground

ES-10 Electrical System: Several GFCI receptacles did not test correctly. Some showed an open ground or neutral, and some still had current present after tripping. We recommend replacement of the GFCI receptacles by a qualified electrician.

- Laundry GFCI shows normal before tripping
- GFCI tripped but still shows current present
- GFCI activated and shows open ground/neutral back bathroom
- GFCI activated but still shows current present front bathroom

I-8 Interior: The windows are older. They do not work as well as they once did. Clean, lubricate, repair or replace as needed. Most of the windows do not open.

- Window does not open front entry
- Window comes off track when opening near rear bedroom entry

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- Window does not open rear of house
- Windows do not open front bedroom
- Windows do not open back bedroom
- Window does not open family room

Safety Improvements

⚠ **E-8 Exterior:** Uneven pavers at the front walkway are a potential trip hazard.

- Driveway is gravel and grass
- Uneven pavers possible tripping hazard

⚠ **E-10 Exterior:** The rear steps and adjoining slab slope, which is a potential trip/fall hazard.

- Rear steps slope

⚠ **I-5 Interior:** A short set of steps is present at the transition between rooms. The change in floor level is a potential trip hazard and railing is suggested.

⚠ **I-9 Interior:** The smoke and carbon monoxide detectors should be tested upon moving into home. Some manufacturers recommend replacing them every ten years and they should be installed in all bedrooms, outside all sleeping areas, and in all rooms, except for bathrooms and kitchens.

⚠ **I-10 Interior:** There is no carbon monoxide detector found in building. It is recommended that one be installed according to the manufacturer's instructions.

Further Evaluations

FS-2 Foundation and Structure: The crawlspace could not be accessed. Concrete block foundation walls were visible from the opening. Photos show damaged, deteriorated wood at the framing. We recommend that a licensed contractor further evaluate the crawlspace and framing.

ES-5 Electrical System: The distribution panel directory is not labeled. Labeling is needed for safety, and we could not determine whether the breakers are sized appropriately without knowing what they control.

- No labeling

PS-4 Plumbing System: Due to the age of the home, older metal or cast iron plumbing drain materials may be present under the home and also the main drain section to the street sewer. Aged metal pipes have a 50 year general service life, and can deteriorate from the inside. We could not determine if these are present, but recommend you should consider having a lateral sewer video scope performed to ensure the interior of the pipe is not deteriorated. A plumbing company performs this type of inspection.

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- Cast iron vent pipe observed at the roof. Piping under the home was not visible, so we could not determine whether cast iron is present elsewhere.

PS-5 Plumbing System: A Studor mini-vent is installed on a pipe at the exterior wall. The pipe appears to be a potable-water pressure pipe used as a vent riser, and it is unclear whether this is the proper use. The pipe is also not secured to the house. We recommend further evaluation by a licensed plumber.

Due Diligence

I2-5 Introduction: Public records appear to list one bathroom for this home. We were unable to locate a permit for a second bathroom. We recommend confirming that the plumbing, venting and drainage work for any added bathroom was permitted and performed by a licensed contractor. Permits found in public records:

- Roof permit 1/13/25
- A/C duct replacement permit 6/1/20
- A/C system permit 5/4/20
- Additional permit details
- Electric permit 1999

E-9 Exterior: Planting beds have been constructed near the exterior walls. Water for plants will eventually soak into the soil, and may reach the foundation. Excessive moisture content in the soil (supporting the foundation) can cause damage from moisture and other conditions. We recommend removal of any planting beds near the foundation, or re-planting with vegetation that has low-water requirements.

- Front plant beds

PS-9 Plumbing System: Public records appear to list one bathroom for this home. We were unable to locate a permit for a second bathroom nor did we find any recent permits for upgraded plumbing. We recommend confirming that the plumbing, venting and drainage work for any added bathroom and any other updated plumbing was permitted and performed by a licensed contractor.

Not Inspected

FS-3 Foundation and Structure: The piers, posts and floor framing could only be viewed in photos from the crawlspace opening and were difficult to evaluate.

FS-4 Foundation and Structure: The floor structure was not visible from the crawlspace due to accessibility.

AV-3 Attic(s) and Ventilation: Much of the attic could not be inspected because insulation covered the attic floor and framing, and access was limited. Insulation was not disturbed. Areas hidden by insulation could not be evaluated, and conditions in those areas are unknown.

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Introduction

Introduction

Attending the inspection: Vacant (Inspector(s) only)
Type of Building: Single Family Residence
Approximate age of building: Fifty or more years
Weather (recent): Clear, Seventy to Eighty Degrees
Ground/Soil Conditions: Damp
Recent Rains: Significant rain in the area
Occupancy: Unoccupied, Partially Furnished
Standards of Practice: State of Florida

> *Florida Standards of Practice: Click here to read the requirements of a Florida home inspection. Please contact us if you have any questions.*
> *All items in the report should be considered before close of escrow. All indications of needed repairs should be further evaluated by the appropriate professional, as multiple issues and repairs may be involved. If the report indicates notes of prior repairs, the seller and appropriate persons should be contacted to discuss their findings. We do not evaluate prior repairs. All and any estimates of life expectancy are only estimates and barring any unusual circumstances. Proper maintenance and monitoring of all systems is always necessary. All descriptions, styles and materials should be verified for accuracy.*

✓✓ **(I2-2) General Information:** This building is older than 50 years and the inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new building, and this building cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed, and some repairs may not be in a workmanlike manner. Some areas may appear less-than-standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing, or mixed materials. Sometimes water signs in crawlspaces or basements could be years old and from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Older homes can contain lead based paint or asbestos and we do not test for these. Always consider hiring the appropriate expert for any repairs or further inspection.

✓✓ **(I2-3) General Information:** *Portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector(s) do not move furniture, lift floor-covering materials, or rearrange*

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items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you or the inspector inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact our office immediately if any adverse conditions are observed that were not commented on in your inspection report. The inspection company will be happy to assist you if needed.

Property year built: 1954.

Permit Information found. We recommend you have this information verified.

📌 **(I2-5) Due Diligence:** Public records appear to list one bathroom for this home. We were unable to locate a permit for a second bathroom. We recommend confirming that the plumbing, venting and drainage work for any added bathroom was permitted and performed by a licensed contractor.
Permits found in public records:

- Roof permit 1/13/25
- A/C duct replacement permit 6/1/20
- A/C system permit 5/4/20
- Additional permit details
- Electric permit 1999



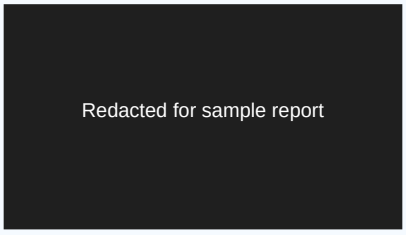
Roof permit 1/13/25



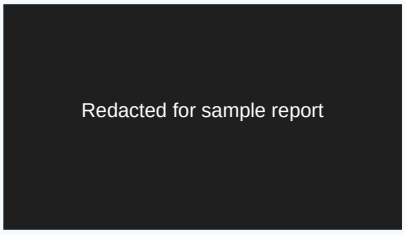
A/C Duct replacement permit 6/1/20



A/C system permit 5/4/20



Additional permit details



Electric permit 1999

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Exterior

Overview

Exterior: Standards

> *The inspector(s) are not required to inspect: Window and door screening, shutters, awnings, and similar seasonal or protective accessories and devices; Fences; Recreational facilities; Outbuildings (with the exception of garages and carports); Swimming pools, seawalls, break-walls, boat lifts and/or docks. The inspector(s) are not required to move furniture, appliances, lawn and garden equipment, tools, stored items, wall decorations, floor covering, clothing or any items that block the view and access to components or structures or drywells, Determine the integrity of the thermal window seals or damaged glass. The exterior was inspected and reported on, based on this standard.*

Siding, Flashing and Trim

Siding Style: Cement stucco

(E-2) Repair or Replace: Cracked, missing and unfinished stucco was observed at several areas, along with gaps in flashing at the roof edge. Openings in the exterior cladding allow moisture to enter the wall. We recommend a qualified contractor repair and seal these areas.

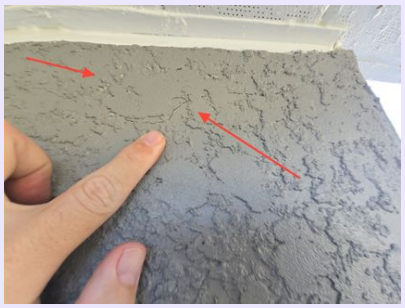
- Stucco cracking above entry
- Stucco cracking right of front entry also observed around front entry
- Missing/damaged stucco left of front entry
- Unfinished stucco multiple areas right side front against fencing
- Gaps in flashing right side
- Missing stucco leading to exposure
- Unpainted stucco right side
- Paint overspray at soffit edge
- Unpainted
- Missing stucco rear
- Paint workmanship at stucco base

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Stucco cracking above entry



Stucco cracking right of front entry also observed around front entry



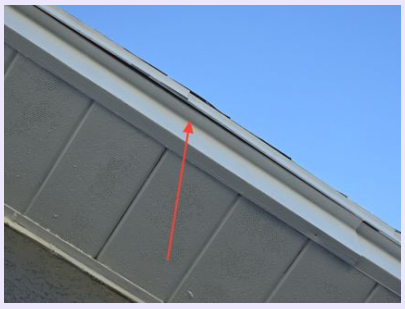
Missing/damaged stucco left of front entry



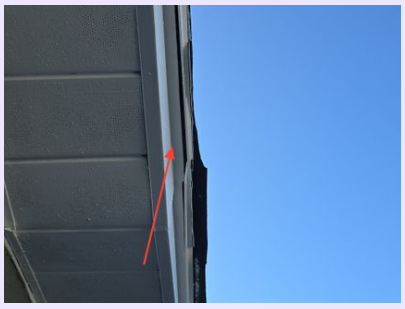
Unfinished stucco multiple areas right side front against fencing

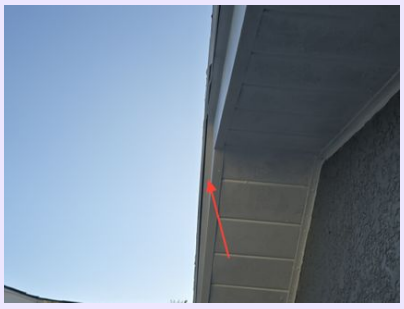






Gaps in flashing right side









Missing stucco leading to exposure

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Unpainted stucco right side





Painting Workmanship

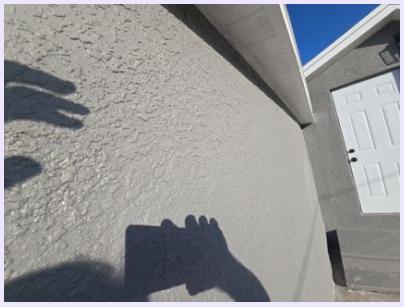


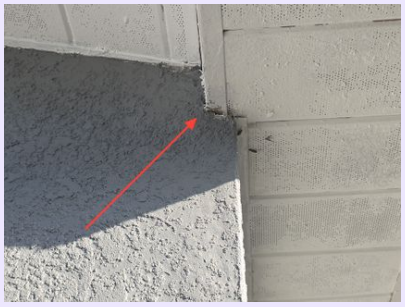
Unpainted



Missing stucco rear













Workmanship

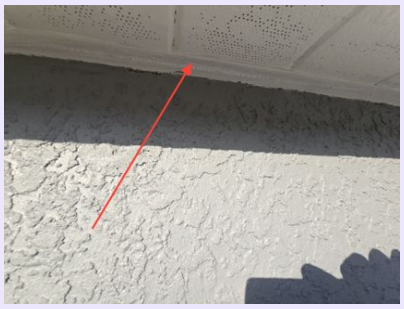
The stucco should be properly sealed at the bottom edge to prevent moisture and pest damage.

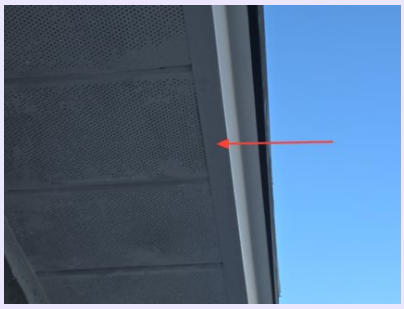
Eaves, Soffits & Fascias

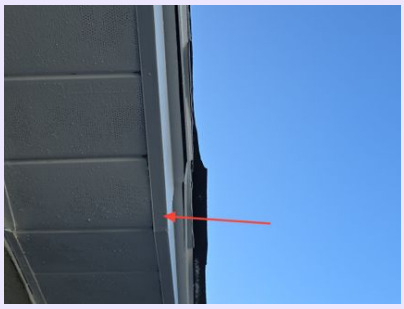
Materials: PVC/Plastic, Wood

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(E-4) Repair or Replace: The soffits have been painted on the entire perimeter. This can limit the air flow through the vents and cause the attic's temperature to be raised, reducing the energy efficiency, and possibly shortening the life of the roof.



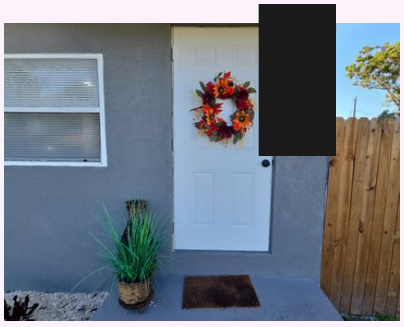




Doors

Styles and Materials: Steel

(E-5) Recommended Maintenance: The front door trim needs to be properly sealed to prevent moisture intrusion. Staining and finish workmanship issues were also noted at the door.





Proper sealing needed



Visible staining and workmanship issues

Windows

(E-6) Recommended Maintenance: The window(s) at the front and right side of the home need(s) to be properly caulked in order to prevent moisture damage.

- Missing sealant around multiple windows
- Damaged window gasket right side

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Missing sealant around multiple windows





Damaged window gasket right side

🛠 **(E-7) Repair or Replace:** Several of the windows have worn screens, and a torn screen was visible at a gable vent.

- Worn window screens
- Damaged screen right side vent



Worn window screens



Damaged screen right side vent

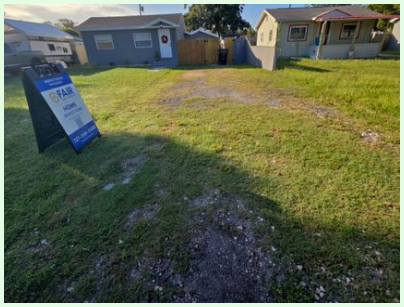
Driveway, Walkway, Vegetation, grading and drainage

Driveway/Parking: Gravel, Dirt

⚠ **(E-8) Safety Improvement:** Uneven pavers at the front walkway are a potential trip hazard.

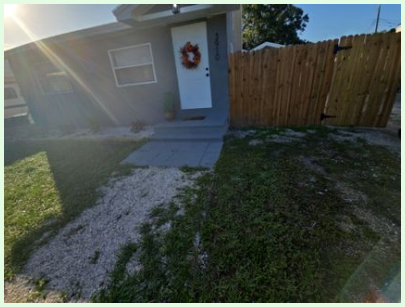
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- Driveway is gravel and grass
- Uneven pavers possible tripping hazard





Driveway





Uneven pavers possible tripping hazard

📌 **(E-9) Due Diligence:** Planting beds have been constructed near the exterior walls. Water for plants will eventually soak into the soil, and may reach the foundation. Excessive moisture content in the soil (supporting the foundation) can cause damage from moisture and other conditions. We recommend removal of any planting beds near the foundation, or re-planting with vegetation that has low-water requirements.

- Front plant beds



Front plant beds

Decks, balconies, steps, porches & railings

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⚠ **(E-10) Safety Improvement:** The rear steps and adjoining slab slope, which is a potential trip/fall hazard.

- Rear steps slope





Rear steps slope

Electric

✓✓ **(E-11) General Information:** The exterior GFCI receptacle was tested and functioned as intended.











GFCI tested and effective

Plumbing (Exterior)

🛠 **(E-12) Repair or Replace:** Exterior faucets leaked when operated. They should be repaired to avoid wasting water and to prevent moisture from accumulating next to the foundation of the home.

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- Right side spigot
- Older spigot makes attachment difficult right side
- Water pressure test at spigot
- Water shut off in off position but water still comes out of spigot
- Water stopped



Right side spigot



Older spigot makes attachment difficult right side



Water pressure test at spigot



Water shut off in off position but water still comes out of spigot



Water stopped

Opening Protection (hurricane shutters and impact windows)

Shutters: None

📌 **(E-13) Note:** The window(s) do not appear to be impact rated or protected with shutters.

Foundation and Structure

Foundation Overview

Foundation: Standards

> *The inspector(s) are not required to enter or traverse any under-floor crawl space or attic if, in the*

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opinion of the inspector: An unsafe or unsanitary condition exists; An inadequate clearance exists to allow the inspector safe entry or traversing; The potential exists to cause damage to insulation, ductwork, other components or stored items. The inspector is not required to provide any engineering or architectural services or offer an opinion as to the adequacy of any structural system or component.

Foundation, Crawlspaces and Basement(s)

Style: Masonry block

Method used to observe the crawlspace: No access, Could not access

(FS-2) Further Evaluation: The crawlspace could not be accessed. Concrete block foundation walls were visible from the opening. Photos show damaged, deteriorated wood at the framing. We recommend that a licensed contractor further evaluate the crawlspace and framing.



Concrete block seen in crawlspace but unable to access. Photos show damaged wood as well and this should be assessed further.



Columns, Posts or Piers

Types: photo access only difficult to evaluate, Wood columns/Posts, Masonry block

(FS-3) Not Inspected: The piers, posts and floor framing could only be viewed in photos from the crawlspace opening and were difficult to evaluate.

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Floors (Structural)

Floor Descriptions: Not visible

(FS-4) Not Inspected: The floor structure was not visible from the crawlspace due to accessibility.

Walls (Structural)

Wall Structure material: Not visible, Wood frame

Ceilings (Structural)

Material: Not visible

Roof(s)

Roof Overview

Roof: Standards

The inspector is not required to inspect: Components or systems that are not readily accessible; Antenna or other installed accessories; Interiors of flues or chimneys which are not readily accessible. The inspector is not required to walk on the roof surface when, in the opinion of the inspector, the following conditions exist: Roof slope is excessive to safely walk on; There is no safe access to the roof; Climatic conditions render the roof unsafe to walk on; Condition of the roofing material or roof decking renders the roof unsafe to walk on; Walking on the roof may cause damage to the roof covering materials; and walking will place any liability or danger to anyone. The roof was inspected based on these standards. While the inspector(s) 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 inspection and dry conditions. Our inspection makes an attempt to

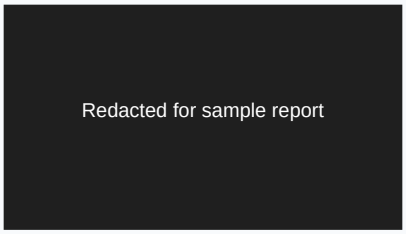
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find a leak, but sometimes it cannot. Please be aware that the inspector(s) has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified professionals be used in your further inspection, or repair issues, as it relates to the comments in this inspection report.

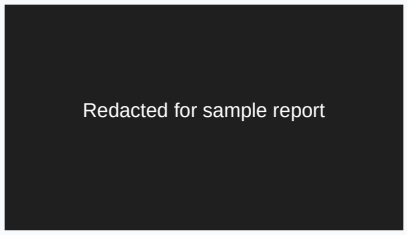
Roof Coverings

Roof type/shape: Gable
Roof Covering(s): Architectural Shingles
Roof viewed from: Walked roof
Roof age (covering): Five years or less

✓✓ **(R-2) General Information:** The roof is covered with composition shingles. Public records show a re-roof permit (EBP-25-00836) issued on 1/13/2025 with a finalized status.



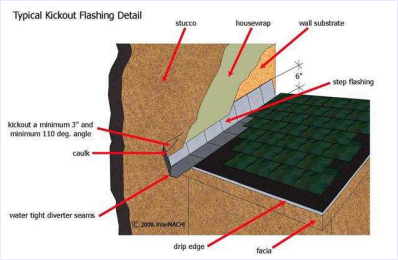
Roof permit date 1/13/25



Roof permit 1/13/25

Flashings

(R-3) Repair or Replace: Kick-out flashing was not observed where the roof edge meets a wall. We recommend that a licensed roofing contractor install kick-out flashing at these locations to direct water away from the wall.




No kick-out flashing where the roof meets the wall

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Skylights, Chimneys and Penetrations

Skylight(s): None

Chimney (exterior): N/A None

(R-4) Repair or Replace: The cap and flashing at one roof exhaust vent are damaged. The metal cap is crumpled, the flashing skirt around the vent is bent and peeling at its edges, and the base is heavily coated with roofing sealant. Sealant is a temporary seal that wears out over time, and damaged flashing at a roof penetration is a common source of leaks. We recommend that a licensed roofing contractor evaluate and repair or replace the flashing and cap.



Damaged cap and flashing at roof exhaust vent



Crumpled cap and sealant at the vent base

Roof Drainage Systems (Gutters)

Location: None

Gutters would be helpful, as they direct water away from the foundation.

Attic(s) and Ventilation

Attic / Ventilation Overview

Attic and Ventilation: Standards

The inspector(s) are not required to enter any attic if, in the opinion of the inspector: An unsafe or unsanitary condition exists; An inadequate clearance exists to allow the inspector safe entry or traversing; The potential exists to cause damage to insulation, ductwork, other components or stored items. The inspector is not required to provide any engineering or architectural services or offer an opinion as to the adequacy of any structural system or component.

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Attic Access/Stairs

Access type: Attic hatch

Roof Structure and Attic

Method used to access the attic: From entry, Limited Access
Roof structure: Stick-built
Roof to wall attachment(s): Toe nails
Roof deck/attachment: 8d nails
No issue noticed

(AV-2) No Issues Observed: The accessible portions of the attic were inspected. No significant issues were noticed in those areas.

(AV-3) Not Inspected: Much of the attic could not be inspected because insulation covered the attic floor and framing, and access was limited. Insulation was not disturbed. Areas hidden by insulation could not be evaluated, and conditions in those areas are unknown.

Insulation in Attic

Attic Insulation: Blown Fiberglass

The depth of the attic insulation was uneven. Some areas were low, while many other areas had very deep insulation. We recommend that a licensed insulation contractor evaluate the attic and add or redistribute insulation where needed for even coverage.

(AV-5) General Information: For reference, an insulation value of R-45 is approximately 17.8 inches of fiberglass or 13.3 inches of cellulose.

Ventilation of Attic

Attic ventilation: Gable vents, Soffit Vents

(AV-6) Repair or Replace: The screens that protect the gable vent openings are damaged and require repair to exclude birds and rodents and ensure proper ventilation. Use 1/4 inch wire mesh to seal-up openings from rodents and birds and make sure screens are not blocked by paint or

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other debris.

Venting Systems (Kitchen, Bathrooms, and Laundry)

Bathroom vent/fans: Fan

Dryer vent: PVC Rigid, Flexible metal

(AV-7) Repair or Replace: A flexible exhaust duct in the attic is not connected to its exhaust termination, so exhaust air is being released into the attic. Moisture in the attic can cause condensation, mold growth and damage to the roof framing. We recommend that a licensed contractor reconnect the duct and properly terminate it to the exterior.

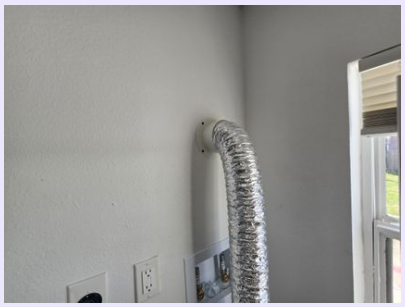


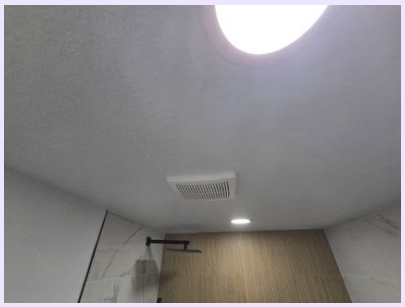




Venting system not connected











Ventilation Fans & Thermostatic Controls (Attic)

(AV-8) Note: None observed

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Insulation under the floor system

Under floor insulation: Unknown

Air Conditioning System(s)

Air Conditioning Overview

Air Conditioning Systems: Standards

> *The inspector is not required to inspect: Interiors of flues or chimneys which are not readily accessible; Heat exchangers; Humidifiers or dehumidifiers; Electronic air filters, sanitizers, or UV lights; Solar space heating systems; Internal components such as coils and pans Humidistats; Automatic HVAC zoned systems, dampers, controls, that are not readily accessible; Removable window air conditioning systems. The inspector is not required to: Determine Air/heat supply adequacy or distribution balance; Operate A/C or heat pump systems when ambient temperatures pose the potential for damage to the air conditioning system; Determine cooling supply adequacy, distribution balance or indoor air quality; Operate the air conditioning system when ambient temperatures pose the potential for damage to the air conditioning system.*

Cooling Equipment

Central Air Manufacturer(s): Goodman

Cooling Equipment Type(s): Heat Pump Forced Air (also provides warm air), 2.5 Ton

Number of Air conditioning units: One

Air Conditioner Manufacturer Date(s): 2020

An ambient air test was performed by using a probe on the air handler to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees. The differential of this unit was: 20 degrees

> ✓✓ **(ACS-2) General Information:** The unit is cooling as intended.

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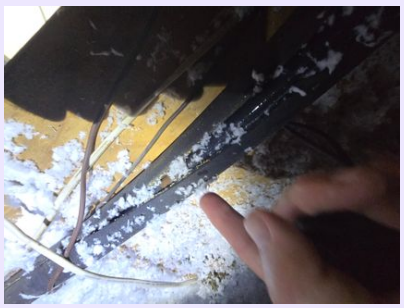








(ACS-3) Repair or Replace: The coolant lines and thermostat wires should be protected from damage. Line protection needed in attic.

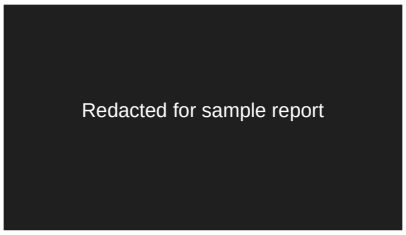




Heating and Air handler(s)

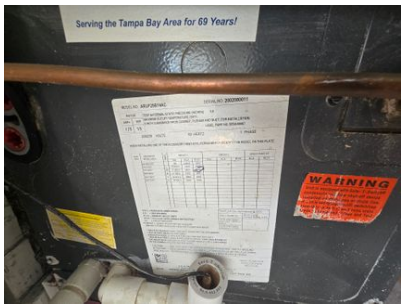
Heat System Brand: Goodman
Air Handler / Furnace manufacture date (Estimated): 2020
Heater/Air handler Location: Hallway closet
Heat Type: Heat Pump Forced Air (also provides cool air)
Heating Capacity(Approx): 10 KW
Energy Source: Electric

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A/C system permit 5/4/20







(ACS-5) Recommended Maintenance: The coils on the air handler should be cleaned for efficient operation.





(ACS-6) Repair or Replace: Condensation was observed on the air handler and at a supply register. We recommend an HVAC contractor evaluate and repair as needed.

- Moisture seen at vent



Moisture seen at vent

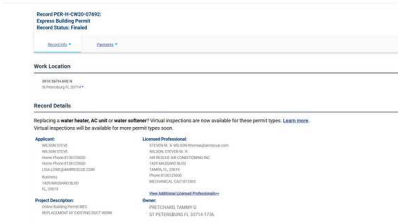
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Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units & convectors)

Ductwork: Insulated, Located in the attic

Filter Type(s): Disposable

Filter size(s): 16x20



A/C Duct replacement permit 6/ 1/20





The filter in the air handler was dirty and needs replacing.



Normal Operating Controls

No issue noticed

(ACS-9) No Issues Observed: Inspected, No significant issues noticed.



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Electrical System

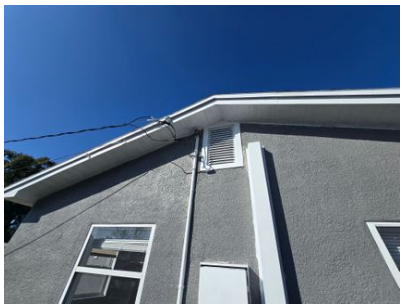
Electrical Overview

Electrical : Standards

> *State SOPs do not require the inspector 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.*

Service Entrance Lines

Electrical Service Conductors: Overhead service, Copper

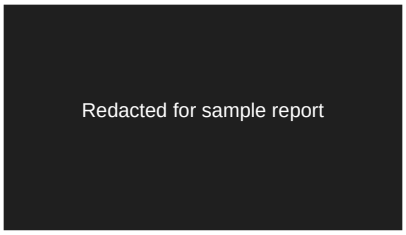




Meter Box, Main Disconnect, Service Grounding/Bonding and Panels

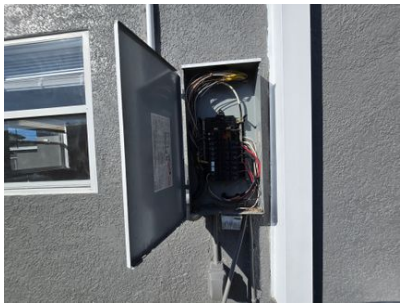
Locations of main panel(s): Exterior left side
Electrical Service: 125 AMP
Panel Type(s): Circuit breakers
Electrical Panel Manufacturer(s): Siemens

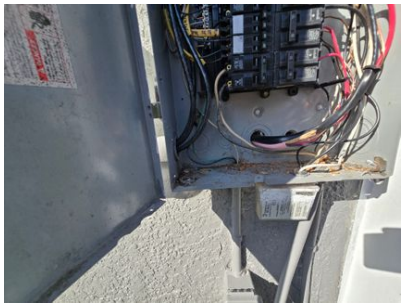
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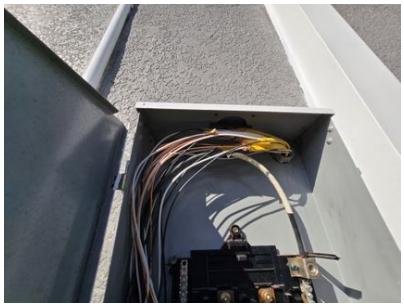


Electric permit 1999

Electrical panel picture(s):

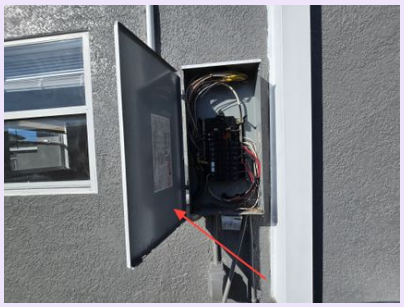






(ES-5) Further Evaluation: The distribution panel directory is not labeled. Labeling is needed for safety, and we could not determine whether the breakers are sized appropriately without knowing what they control.

- No labeling





No labeling

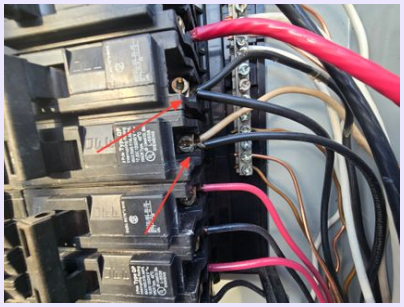
Branch Circuit Conductors, Overcurrent devices and compatibility

Wiring Methods: Copper, Non-metallic sheathed cable (NM, Romex)

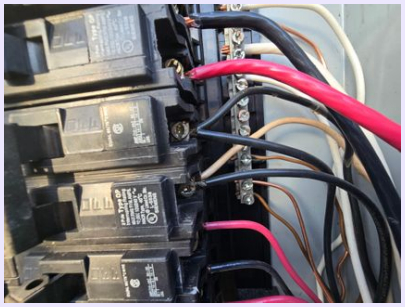
(ES-6) Repair or Replace: Multiple breakers have two conductors connected to one terminal. We recommend a licensed electrician correct this.

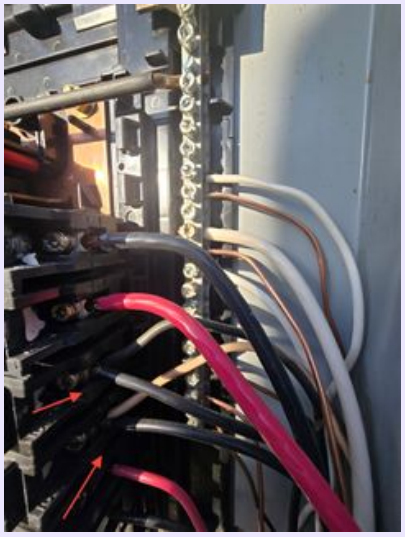
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- Double taps with multi strand tinned copper

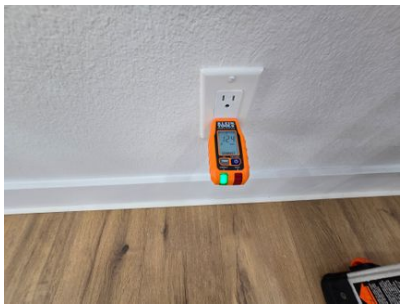


Double taps with multi strand tinned copper

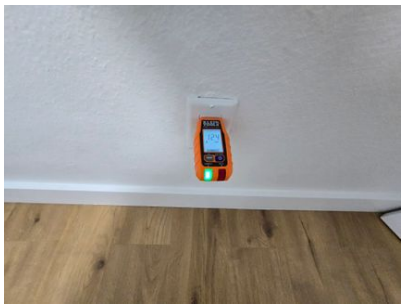




Switches, Receptacles, Fixtures and Visible Wiring (observed from a representative number)





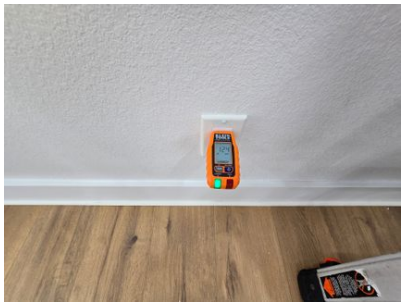












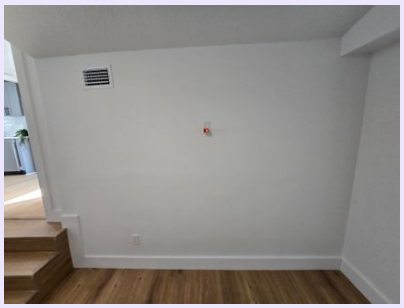
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Polarity and Grounding of Receptacles

Open ground at GFCI when tripped

(ES-8) Repair or Replace: The receptacle's polarity was reversed at the master bedroom. It should be corrected for safety.

- Master bedroom wall outlet





Master bedroom wall outlet

(ES-9) Repair or Replace: The outlet(s) at the master bedroom were not properly grounded.

- Open ground







Open ground

Operation of Ground Fault Circuit Interrupters (GFCIs)

Ground Fault Circuit Locations: Kitchen, Laundry, Bathroom(s)

(ES-10) Repair or Replace: Several GFCI receptacles did not test correctly. Some showed an open ground or neutral, and some still had current present after tripping. We recommend replacement of the GFCI receptacles by a qualified electrician.

- Laundry GFCI shows normal before tripping
- GFCI tripped but still shows current present
- GFCI activated and shows open ground/neutral back bathroom
- GFCI activated but still shows current present front bathroom

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Laundry GFCI shows normal before tripping



GFCI tripped but still shows current present





GFCI activated and shows open ground/neutral back bathroom





GFCI activated but still shows current present front bathroom

Plumbing System

Plumbing Overview

Plumbing : Standards

> *The inspector is not required to inspect: Wells or water storage related equipment; Water conditioning systems; Solar water heating systems; Fire sprinkler systems; Private waste disposal systems; Irrigation system(s). The inspector is not required to: Test shower pans, tub and shower surround for leakage; Operate safety valves or shut-off valves; Determine whether water supply and waste disposal systems are public or private; Determine the quantity or quality of the water supply, or if the function flow at the time of the inspection (or thereafter) will meet the client's needs*

Plumbing Water Supply & Distribution Systems

Water Source: Public

Plumbing water and distribution (visible inside the home): CPVC, Only cpvc visible

Plumbing Fixture supply and valves: CPVC

Main water shut-off location: Right side

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The main water shut-off is located below grade in the yard. After the valve was turned off, water ran briefly at an exterior spigot and then stopped.





Water stopped



Water meter not inspected due to a high amount of pests- located in front yard close to the street



No issues noticed

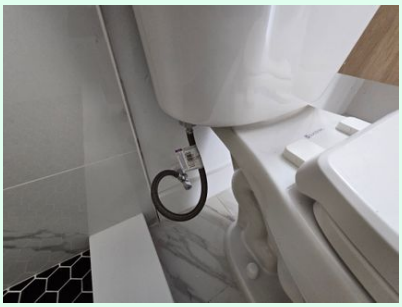
(PS-3) No Issues Observed: Inspected, No significant issues noticed.

- No moisture found in checks throughout the house near plumbing lines

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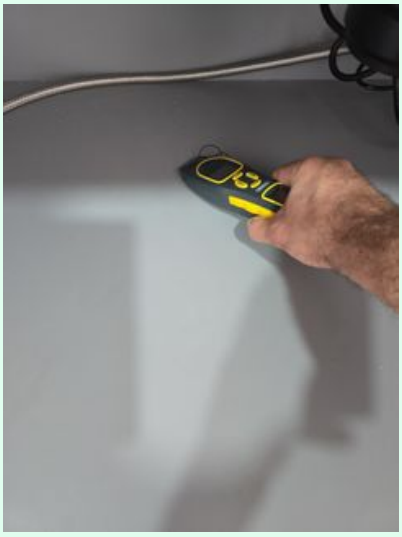





No moisture found in checks throughout the house near plumbing lines


No moisture found in checks throughout the house near plumbing lines


No moisture found in checks throughout the house near plumbing lines


No moisture found in checks throughout the house near plumbing lines

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Plumbing Drain, Waste and Vent Systems

Drains and waste vent material (visible): Cast iron, PVC, AGED

Washer Drain size: Not visible

(PS-4) Further Evaluation: Due to the age of the home, older metal or cast iron plumbing drain materials may be present under the home and also the main drain section to the street sewer. Aged metal pipes have a 50 year general service life, and can deteriorate from the inside. We could not determine if these are present, but recommend you should consider having a lateral sewer video scope performed to ensure the interior of the pipe is not deteriorated. A plumbing company performs this type of inspection.

- Cast iron vent pipe observed at the roof. Piping under the home was not visible, so we could not determine whether cast iron is present elsewhere.





Cast Iron venting observed at roof-no visibility under the house to determine if it exists in other locations.



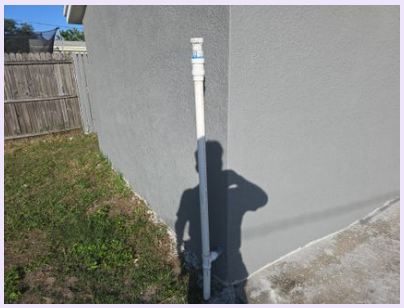


(PS-5) Further Evaluation: A Studor mini-vent is installed on a pipe at the exterior wall. The pipe appears to be a potable-water pressure pipe used as a vent riser, and it is unclear whether this is the proper use. The pipe is also not secured to the house. We recommend further evaluation by a licensed plumber.

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Studor mini-vent by IPS-appears to be a potable-water pressure pipe used as a vent riser and it is unclear if this is the proper use. Further evaluation by a licensed plumber recommended. Stucco covered valve



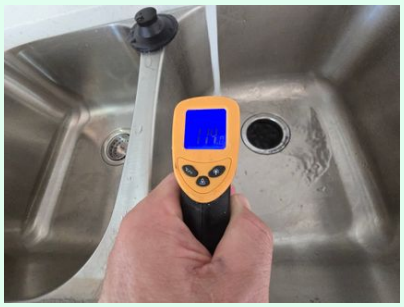
Not secured to house

Hot Water Systems, Controls, Flues and Vents

Water heater location(s): Exterior
Water heater power source: Electric
Water heater size: 40 Gallon
Water Heater Manufacturer: Rheem
Water heater Manufacture date (Estimated): 2026
No issues noticed

(PS-6) No Issues Observed: Inspected, No significant issues noticed.





Water Heater Pictures:

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Tubs and Showers

No issues noticed

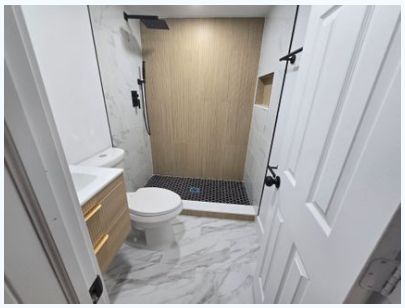
> **(PS-8) No Issues Observed:** Inspected, No significant issues noticed.

> 📌 **(PS-9) Due Diligence:** Public records appear to list one bathroom for this home. We were unable to locate a permit for a second bathroom nor did we find any recent permits for upgraded plumbing. We recommend confirming that the plumbing, venting and drainage work for any added bathroom and any other updated plumbing was permitted and performed by a licensed contractor.

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Interior

Interior Overview

Interior: Standards

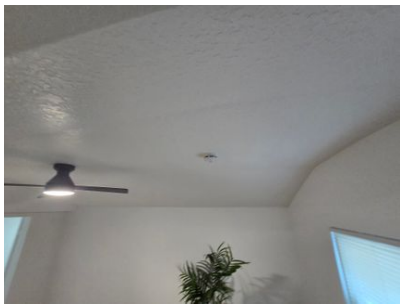
The inspector is not required to inspect: Paint, wallpaper, window treatments, and other specialty finish treatments; Carpeting; Window treatments; Central vacuum systems; Recreational facilities; Fire screens and doors, if not permanently attached; Seals and gaskets on fireplaces; Automatic fuel feed devices; Mantles and fireplace surrounds; Combustion make-up air devices; Heat distribution assists whether gravity controlled or fan assisted in fireplaces. The inspector is not required to: Open or operate any windows, doors, and/or access covers that are permanently or temporarily secured by mechanical means, are painted shut, or are blocked by stored items or furniture; Ignite or extinguish fires; Light gas fireplaces or heaters, or other unlit pilot light devices; Determine draft characteristics for fireplaces and chimneys; Move fireplace inserts, stoves, or firebox contents; Disturb insulation; Activate any system or appliance that is shut down, disconnected, or otherwise rendered inoperable; Operate or evaluate any system, component or appliance that does not respond to normal user controls; Operate any gas appliance that requires the manual lighting of a pilot light or burner device; Operate any system, appliance or feature that requires the use of special codes, keys, combinations, or devices or where user manual reference is required.

Ceilings

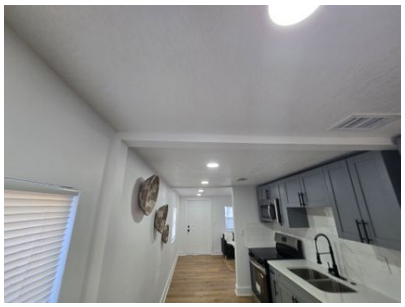
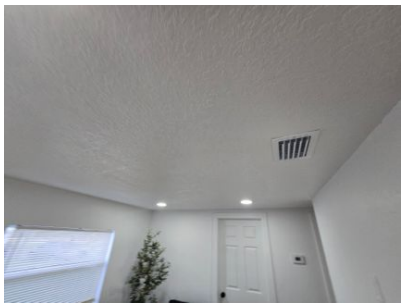
Material: Drywall

Touch ups and imperfections in various areas.

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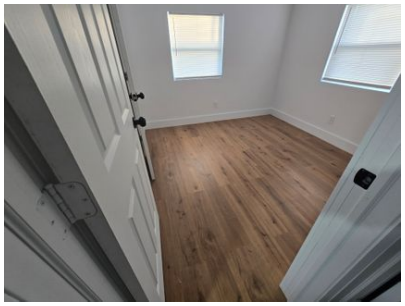


Walls

Types: Drywall

Touch ups and imperfections in various areas.





Floors

Floor Covering(s): Vinyl, Tile, No issues noticed

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(I-4) No Issues Observed: Inspected, No significant issues noticed.

Steps, Stairways, Balconies and Railings

We recommend the use of caution entering and exiting the bedroom in the back and railings are suggested for safety reasons.

⚠ **(I-5) Safety Improvement:** A short set of steps is present at the transition between rooms. The change in floor level is a potential trip hazard and railing is suggested.



Counters and a representative number of Cabinets

Cabinet material: Wood / Laminate

Countertop types: Quartz, Cultured marble

No issues noticed

(I-6) No Issues Observed: Inspected, No significant issues noticed.







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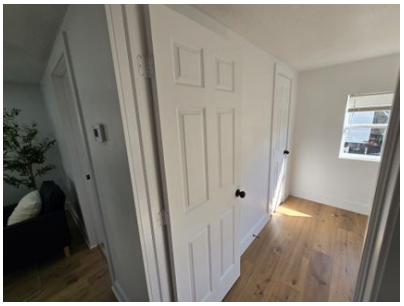


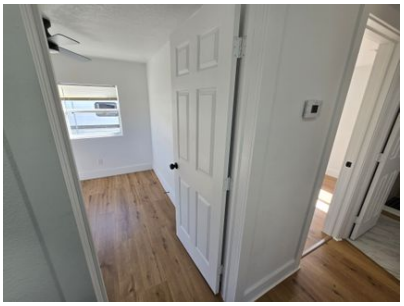
Doors (Representative number)

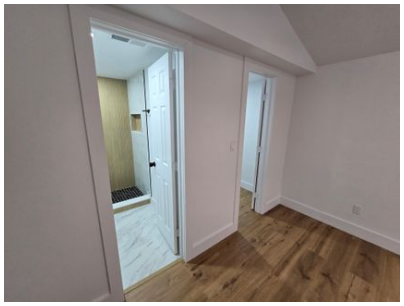
Types: Hollow core

Missing or broken doorstops can result in wall/door damage. Master bedroom closet.









Windows (Representative number)

Types: AGED, Single pane

(I-8) Repair or Replace: The windows are older. They do not work as well as they once did. Clean, lubricate, repair or replace as needed. Most of the windows do not open.

- Window does not open front entry
- Window comes off track when opening near rear bedroom entry
- Window does not open rear of house
- Windows do not open front bedroom

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- Windows do not open back bedroom
- Window does not open family room



Window does not open front entry



Window comes off track when opening near rear bedroom entry



Window comes off track when opening near rear bedroom entry



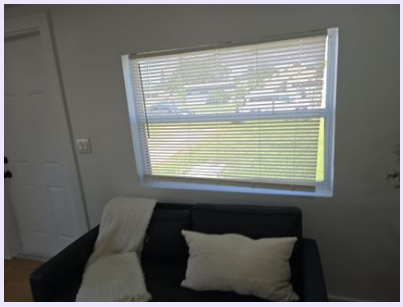
Window does not open rear of house



Windows do not open front bedroom



Windows do not open back bedroom



Window does not open family room

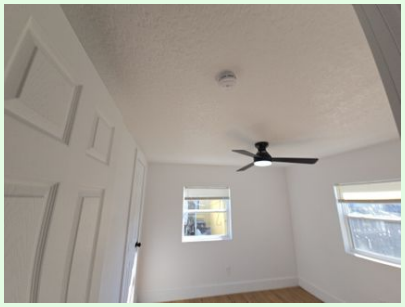
Smoke Detectors / Carbon Monoxide Detectors

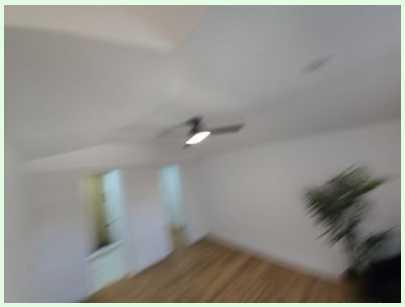
Carbon Monoxide Detector: None located

⚠ **(I-9) Safety Improvement:** The smoke and carbon monoxide detectors should be tested upon moving into home. Some manufacturers recommend replacing them every ten years and they should be installed in all bedrooms, outside all sleeping areas, and in all rooms, except for bathrooms and kitchens.

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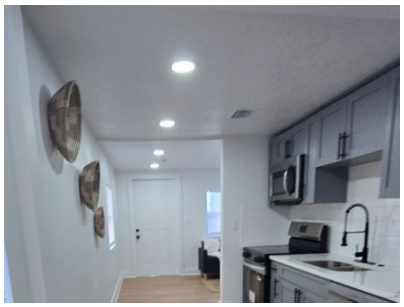




⚠ **(I-10) Safety Improvement:** There is no carbon monoxide detector found in building. It is recommended that one be installed according to the manufacturer's instructions.

Electric (Interior)




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Appliances

Appliance Overview

Appliance: Standards

> ***FL Standards do not require inspectors*** *to Activate any system or appliance that is shut down, disconnected, or otherwise rendered inoperable; (b) Operate or evaluate any system, component or appliance that does not respond to normal user controls; (c) Operate any gas appliance that requires the manual lighting of a pilot light or burner device; (d) Operate any system, appliance or feature that requires the use of special codes, keys, combinations, or devices or where user manual reference is required; (e) Operate any system, component, or appliance where in the opinion of the inspector, damage may occur; (f) Determine thermostat(s) calibration, adequacy of heating elements, operate or evaluate self cleaning cycles, door seals, indicator lights, timers, clocks or timed features, defrost cycles or frost free features, or other specialist features as it applies to the appliance device; (g) Determine leakage from microwaves ovens; (h) Determine the presence or operation of back draft damper devices in exhaust devices; (I) Move any appliance; (J) Confirm operation of every control or feature of a system or appliance.*

Dishwasher

Brand: Frigidaire

No issues noticed

> **(A-2) No Issues Observed:** Inspected, No significant issues noticed.







Ranges / Ovens / Cooktops

Brand(s): Frigidaire

No issues noticed

> **(A-3) No Issues Observed:** Inspected, No significant issues noticed.

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Food Waste Disposer

Brand: Wastemaid

No issues noticed

(A-4) No Issues Observed: Inspected, No significant issues noticed.





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Microwave Cooking Equipment (Built-in only)

Brand: Frigidaire

No issues noticed

(A-5) No Issues Observed: Inspected, No significant issues noticed.







Refrigerator

Brand: Frigidaire

(A-6) No Issues Observed: Inspected, No significant issues noticed.



Range Hood/venting

Brand/Type: Re-circulated

(A-7) No Issues Observed: Inspected, No significant issues noticed.

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Clothes Washing Machine

Brand: None

📌 **(A-9) Note:** A clothes washing machine is not present.



Clothes Dryer

Dryer Power Source: None

📌 **(A-10) Note:** A clothes dryer is not present.



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Trash Compactor(s)

Brand: None

Ice maker

✓✓ **(A-11) General Information:** The ice maker is part of the refrigerator.



Wind Mitigation Inspection 2026

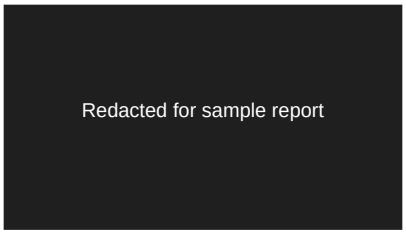
Wind Mitigation Form 2026

PDF

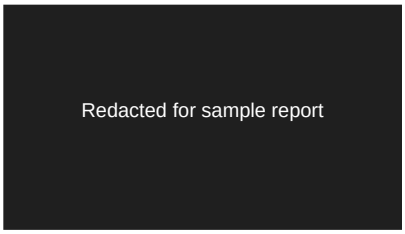
Wind mitigation OIR-1802 2026 form

Wind Mitigation Documentation

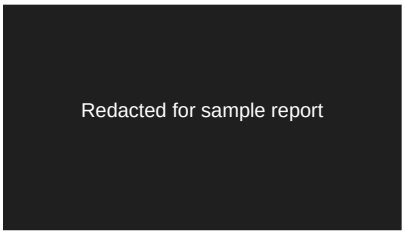
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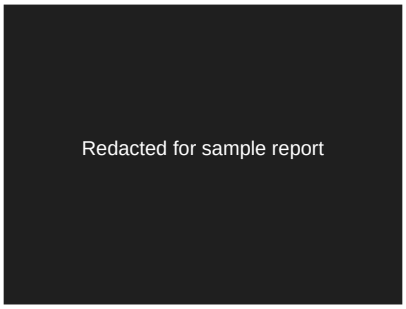
Wind Zone



Roof permit date 1/13/25



Roof permit 1/13/25



Address



Front elevation



Right elevation



Right elevation B



Rear elevation



Left elevation



Roof slope



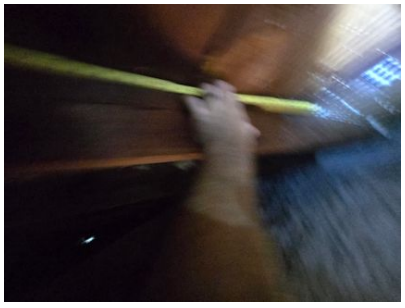
Truss



MT6



Nail spacing



Nail spacing



Roof deck attachment

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Deck thickness



SWR



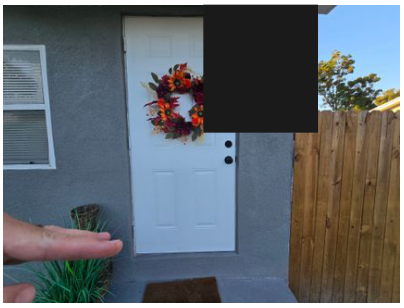
Toenail roof to wall



Toenail roof to wall



Toenail roof to wall



Level N entry



Level N entry



Level X window(s)



Level X window(s)



Level X window(s)



Level X window(s)



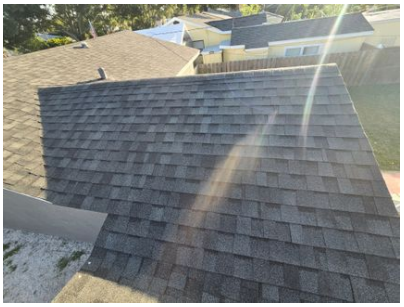
Level X window(s)



Roof 1



Roof 2

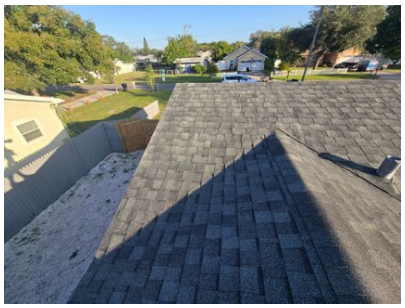


Roof 3

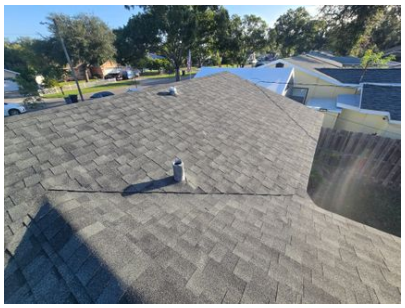
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Roof 4



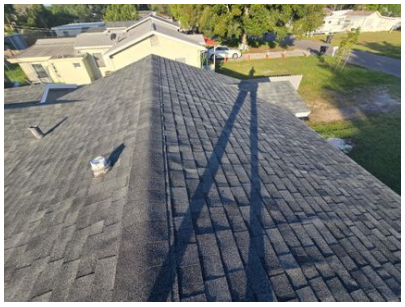
Roof 5



Roof 6



Roof 7



Roof 8



Roof 9

4-Point Inspection

4-Point Inspection

Four Point Form.

PDF

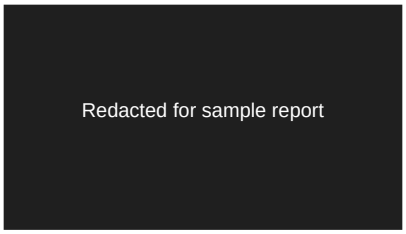
Four-point 26 inspection Report

4-Point Photos

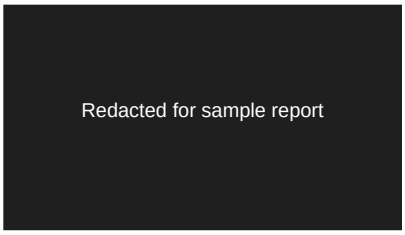
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DWELLING PHOTOS

ROOF PHOTOS

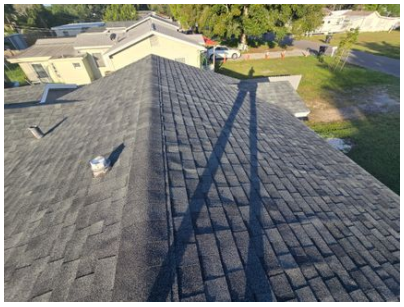


Roof permit date 1/13/25

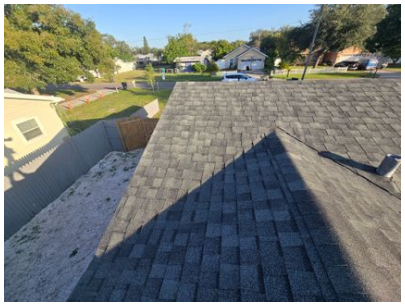


Roof permit 1/13/25

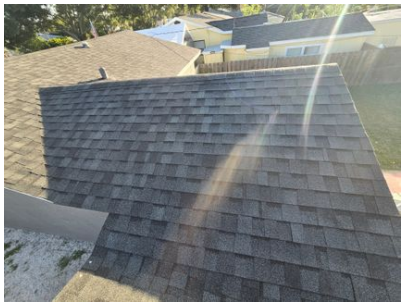
















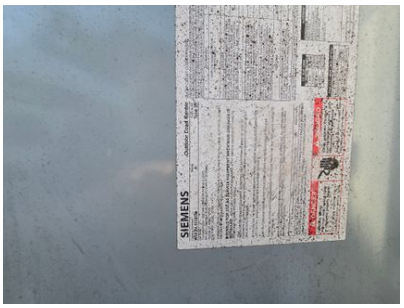
ELECTRICAL SYSTEM MAIN PANEL PHOTOS

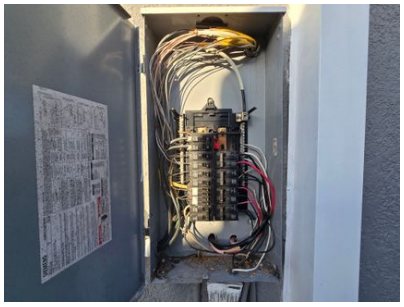
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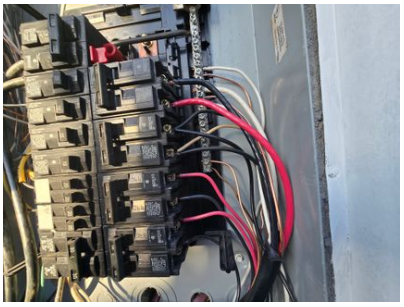
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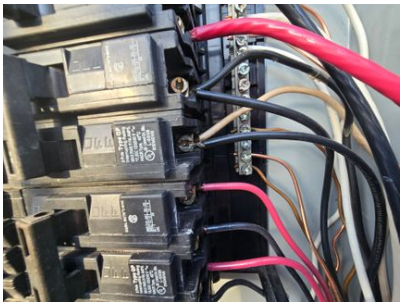
Electric permit 1999

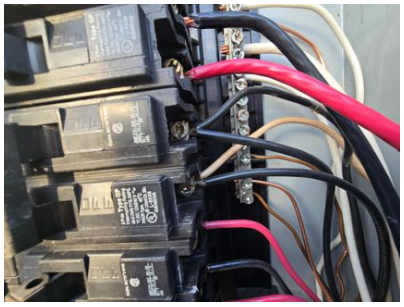












HEATING AND COOLING SYSTEM PHOTOS

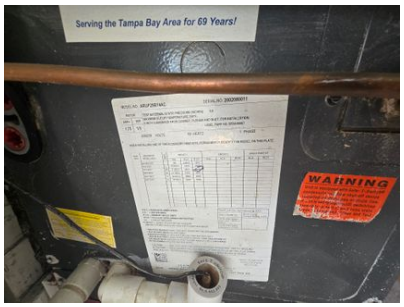
Redacted for sample report

A/C Duct replacement permit 6/1/20

Redacted for sample report

A/C system permit 5/4/20









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WATER HEATER PHOTOS







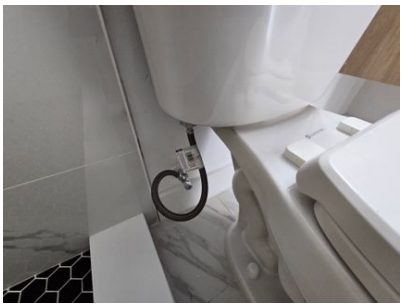
UNDER CABINET PLUMBING AND DRAIN PHOTOS





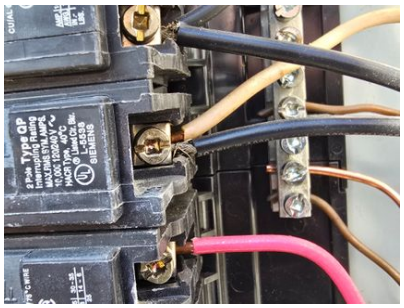




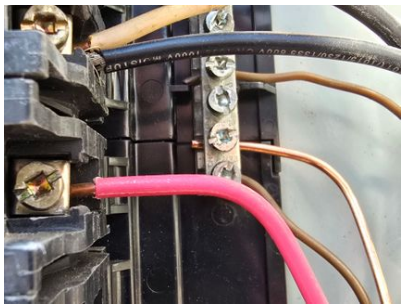


4 point deficiencies

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Double Tap



Double tap



Hot/Neutral reversed



Open ground noted when tripped



Open ground noted when tripped



Open ground



Open ground when tripped



Missing dead front cover screw

Fair Property Inspections

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Inspected by:
Seth Sekeres

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