

PROPERTY INSPECTION REPORT



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Date of Inspection 4/21/2026
Year Built 2025 Size 1464

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Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Please do not be overwhelmed by the number of comments or deficiencies noted in the report. Every home has some issues, and this report includes both maintenance items and defects requiring repair. My goal is to provide a thorough evaluation of your new home. It is common to have 25-40+ items listed in such reports.

There are 3 types of comments in this report:

Comments with blue text are typically considered either maintenance or just FYI. These are minor issues that I would not necessarily expect sellers to negotiate or repair. These are common issues that you are likely to find with any prospective home and are provided merely for your benefit.

Comments with orange text are items that may need further evaluation, be in need of repair, be near end of life, or items that you would likely expect to pay a professional to address.

Comments with red text are items that are either a safety issue that should be repaired immediately, or items that could incur a major expense to correct. (Exposed electrical wiring, or a roof in need of replacement)

Our report contains a unique pop-up glossary feature. When you see words underlined hover your mouse over the term. The definition or a tip about the item will appear! If you are using a mobile device the process may be different, however there is a glossary at the end of the report.

Below is the Summary of Potentially Significant Findings

- This summary highlights findings that may represent safety hazards, involve significant repair costs, or are otherwise noteworthy.
- It is **not** a complete list of all issues identified during the inspection and reflects the professional opinion of the inspector.
- Please review the **entire inspection report**, as important details and additional findings are contained throughout the document.

Recommendations:

- All repairs should be performed by a **licensed and bonded tradesperson** or other qualified professional.
- Request and retain **receipts, warranties, and permits** for any repairs or improvements completed.

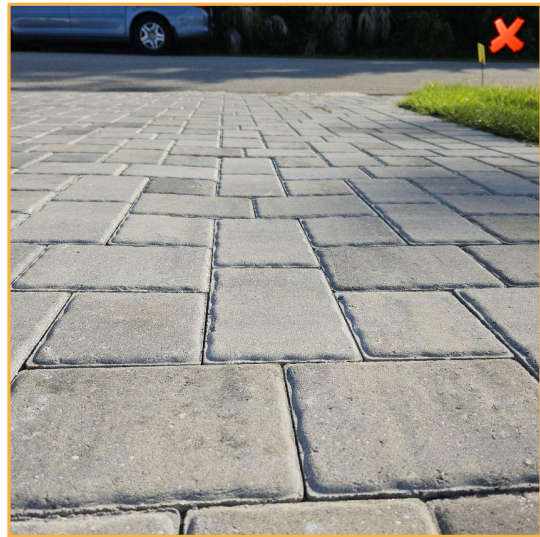
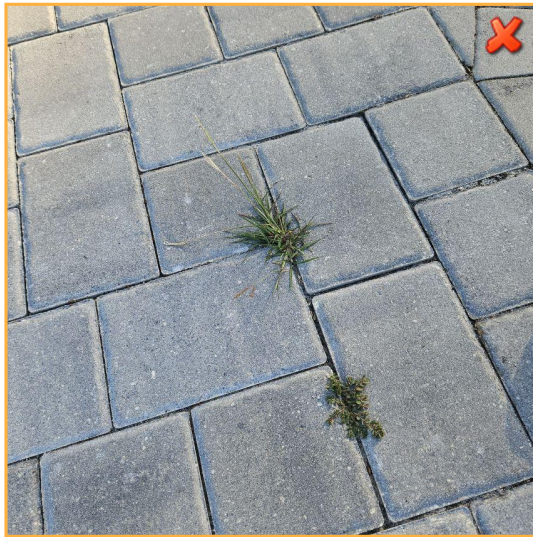
Report Summary

GROUPS

Page 17 Item: 3

Driveway &
Walkways

3.3. During the inspection it was observed that a small amount of weed growth is present at the pavers and very minor settling was noted. These conditions are minimal at this time but can worsen if not maintained. Recommendation: Remove the weeds now and monitor the pavers for any increased movement or separation; address if conditions progress.

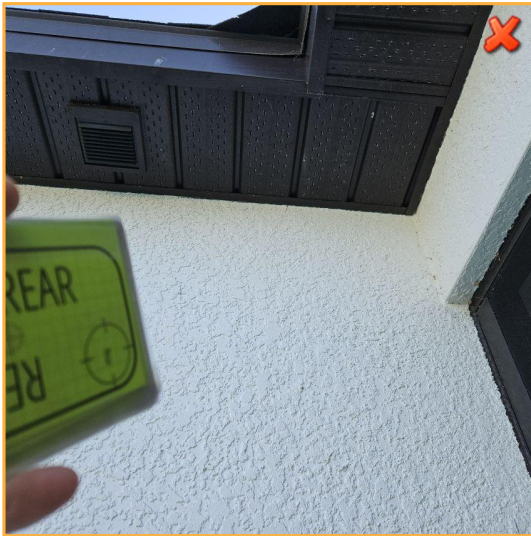


EXTERIOR WALLS / CLADDING

Page 25 Item: 1

Exterior Wall
Condition

1.1. During the inspection it was observed that minor settlement cracks were present on one side of the exterior wall. Some appear to have been previously repaired and have reopened slightly. This type of cracking is typical in newer homes but should be touched up to restore the finish and help prevent moisture entry. Recommendation: Have the builder evaluate and repair as needed.



Page 26 Item: 2

Stucco Condition

2.2. **Stucco** covering exterior walls of the home had minor damage visible at the time of the inspection. This condition may allow moisture intrusion and possible damage. Recommend sealing with an appropriate **sealant** and repainting by a qualified contractor.

**EXTERIOR PAINT**

Page 29 Item: 1

Exterior Wall Paint Condition

1.1. Walls in the rear of the home exhibited minor damage or deterioration at the time of the inspection.



Rear wall

**EXTERIOR ELECTRICAL**

Page 32 Item: 2

Exterior Electrical
Receptacles

2.2. During the inspection it was observed that the exterior receptacle box is slightly misaligned and the weatherproof in-use cover does not sit tight against the wall. This can allow water to enter the box if the sealant fails. Sealant was present at the time of the inspection. Recommendation: Maintain and reapply exterior-grade sealant as needed (at least annually) to keep the box properly sealed; have corrected if gaps or leakage are observed.

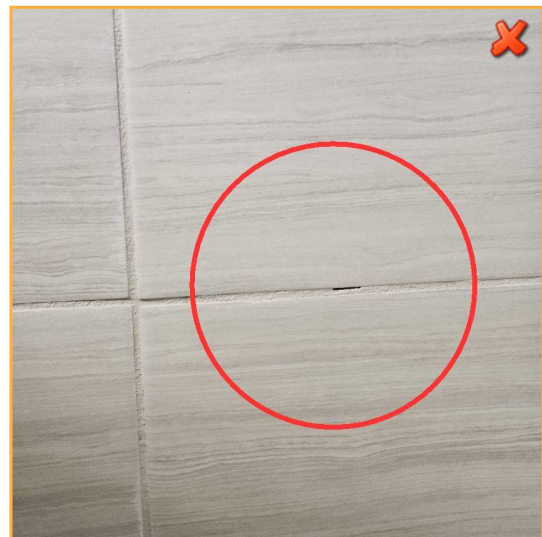


PRIMARY BATHROOM

Page 49 Item: 8

Shower Enclosure

8.1. During the inspection, it was observed that the shower wall grout was cracked or missing in several areas. This condition poses several risks, including moisture intrusion, which can lead to water seeping behind the tiles and causing moisture buildup in the wall cavity. Prolonged moisture **exposure** can also damage the underlying structures, such as **drywall** or backer board, resulting in **warping**, rot, or other degradation that may require costly repairs. Recommend repair by a qualified contractor.



Primary bath shower has areas of missing grout

GUEST BATHROOM

Page 50 Item: 7

Bath Tubs

7.2. The shower tiles had areas of missing and/or cracked grout or **caulk** that may allow moisture to penetrate the walls.



Cracked grout by guest bath tub

GENERAL INTERIOR

Page 52 Item: 2

Interior Trim

2.2. At the time of the inspection, the Inspector observed that some **trim** did not fit tightly to the flooring. This condition is cosmetic. Recommend **caulking** and painting gaps below **baseboards** by a qualified contractor.



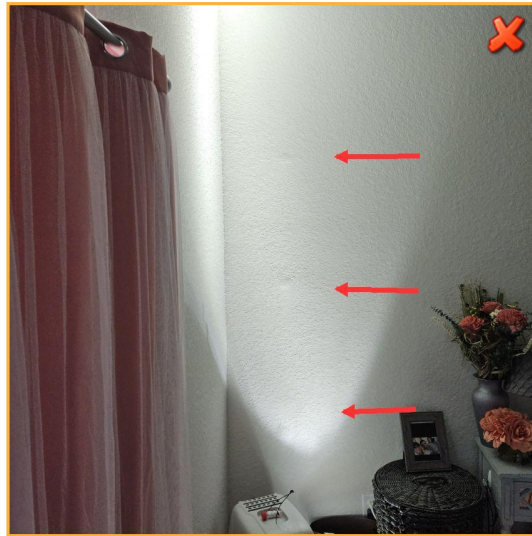
Gaps visible below baseboard

WALLS

Page 54 Item: 1

Walls

1.1. During the inspection it was observed that three raised bumps are present in a vertical line on a bedroom wall. This is a minor cosmetic condition. Recommendation: Repair or smooth the affected areas as desired for appearance.



FLOORS

Page 55 Item: 1

Tile Floors

1.1. During the inspection it was observed that grout is missing in multiple areas of the floor tile. Missing grout can allow moisture and debris to collect and may lead to loosening of tiles over time. Recommendation: Re-grout the affected areas to help protect the underlying material and maintain the floor.



Grout missing in multiple locations through out the home



WINDOWS

Page 58 Item: 3

Window Operation [3.1. Windows in the home were generally difficult to operate.](#)

Inspection Scope and Limitations

This inspection was conducted as a limited visual evaluation of the home's condition prior to the expiration of the builder's warranty. It was performed in general accordance with recognized industry standards and may exceed the Florida Standards of Practice in certain areas. The purpose is to identify visible conditions or deficiencies that may warrant builder attention or repair under warranty coverage. Hidden or inaccessible areas were not evaluated, and no destructive or invasive methods were used. Conditions reflect what was visible at the time of the inspection. This report is not a warranty or guarantee of future performance, and findings represent the inspector's professional opinion based on conditions observed.



INSPECTION and SITE DETAILS

1. Inspection Time

- 1.1. The Inspection started at approximately 8:30 am.
- 1.2. The inspection ended at approximately 11am.

2. Present at the Inspection

- 2.1. The home occupant was present during the inspection.

3. Occupancy

- 3.1. *The home was fully furnished. Furniture and other belongings obscured parts of the home.*

4. Weather Conditions

- 4.1. During the inspection the weather was sunny.
- 4.2. The temperature at the inspection was approximately 80°F degrees.

5. Completion Date

- 5.1. The home appeared to have been built in 2025

6. Home Footprint Size

- 6.1. The size of the home was approximately 1500.

7. Utilities

- 7.1. All utilities were on at the time of the inspection.

8. Site Conditions

- 8.1. At the inspection, the ground was dry.

EXTERIOR VIEWS

1. Front Entry

1.1. This photo shows the front entry



2. Front and Right

:

2.1. This photo shows the front and right sides of the home



3. Right and Rear

3.1. This photo shows the right and rear sides of the home



4. Rear and Left

4.1. This photo shows the rear and right left of the home



5. Left and Front

5.1. This photo shows the left and front sides of the home





GROUNDS

1. Building Lot Description

1.1. The building site was moderately sloped with banks.



2. Grading/Drainage

2.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the exterior grading.



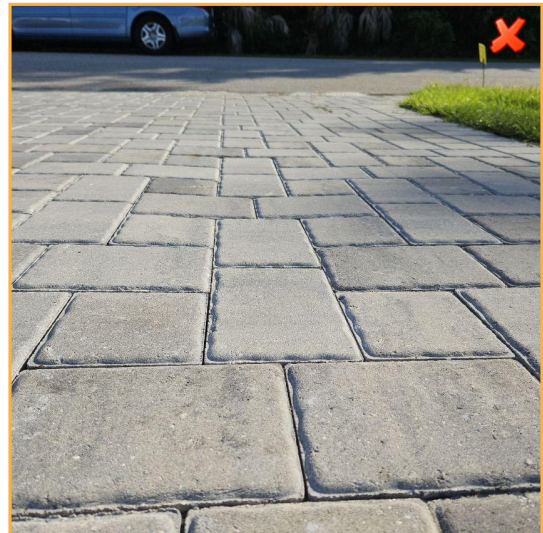
3. Driveway & Walkways

The home had a concrete paver driveway.

3.1. During the inspection it was observed that the driveway appeared to be performing as intended with normal signs of use for its age.

3.2. During the inspection it was observed that the pavers do not appear to be sealed. Unsealed pavers are more prone to staining, fading, and weed growth over time. Recommendation: Consider having the pavers professionally cleaned and sealed to help protect the surface and reduce maintenance.

3.3. During the inspection it was observed that a small amount of weed growth is present at the pavers and very minor settling was noted. These conditions are minimal at this time but can worsen if not maintained. Recommendation: Remove the weeds now and monitor the pavers for any increased movement or separation; address if conditions progress.



4. Other Observations

4.1. During the inspection it was observed that an irrigation system is installed and responded to basic testing at the time of the inspection. No functional issues were noted. Recommendation: Continue normal use and routine maintenance as needed.



DRAINAGE / GUTTERS

1. Gutter

1.1. The Inspector observed no deficiencies in the condition of the gutters.



ROOF COVERING MATERIAL

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces; certain roofing materials are prone to damage if walked on; for this reason we indicate the method used to evaluate the roof surface.

Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage.

The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material.

Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed.

We evaluate every roof conscientiously, and may attempt to approximate its age, but we cannot predict its remaining life expectancy, or guarantee that it will not leak.

Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history.

Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

1. Roof Covering

The roof was covered with laminated fiberglass asphalt shingles, also called "architectural" or dimensional shingles. Laminated shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. The typical life expectancy of a roof of this type nationwide is 20 -30 years, however in Florida's humid subtropical climate you can expect 5 - 7 years less.

2. Method of Inspection

2.1. The Inspector observed the roof from the ground, from the roof surface and from a ladder resting against the roof edge.



3. Configuration

3.1. The home had a **hip roof**. A hip roof is a roof that **slopes** downward from all four sides of a structure, with no vertical ends.

4. Slope

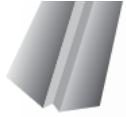
4.1. The roof **pitch** (slope) was approximately 5&12.

ROOF ASSESSMENT

1. Asphalt Roof Condition

1.1. The Inspector observed no deficiencies in the condition of the shingles, flashing and vents.





FLASHING / ROOF PENETRATIONS

1. General Condition

1.1. Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Most flashing is covered by other materials during installation and can not be seen in the finished roof. Inspection typically includes inspection for condition and proper installation of the visible areas of flashing in the following locations:

- roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights;
- junctions at which roofs meet walls;
- roof edges;
- areas at which roofs change slope;
- areas at which roof-covering materials change; and
- areas at which different roof planes meet (such as valleys).

1.2. The inspector observed no deficiencies in the condition of visible roof flashing.



FOUNDATION

The foundation inspection portion of the General Home inspection describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas.

Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist.

Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind.

Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Configuration

During the inspection it was observed that the home was constructed on a concrete slab-on-grade foundation. This type of foundation consists of a single, reinforced concrete slab that rests directly on the ground and serves as both the base and the floor of the structure. Slab-on-grade construction is common in this region where soil conditions are stable and the risk of frost heave is minimal. Proper drainage around the foundation is important to help prevent moisture-related issues.

1.1. During the inspection it was observed that the foundation appeared to be performing as intended with normal signs of settlement for this stage of construction. No conditions were observed that would be considered unusual for a slab-on-grade foundation at the time of the inspection.



EXTERIOR WALLS / CLADDING

General Information: The Impact of Water Intrusion on a Home

Water intrusion is a serious concern in any home, whether it's built with concrete block (CMU) or wood framing. When moisture makes its way inside, it can lead to a range of structural and health-related problems over time.

In wood frame construction, water can cause the wood to swell, warp, or rot. It also creates ideal conditions for mold growth, which can affect indoor air quality and lead to potential health concerns. If moisture damage goes unnoticed, it can weaken framing and sheathing, leading to costly repairs and compromised structural integrity.

CMU construction is generally more durable but not immune to water-related issues. Concrete block is porous, and if the exterior coating or sealant fails, water can seep through. Homes with stucco veneer over CMU are especially common in Florida. While this type of cladding can be durable and attractive, it can also trap moisture if not properly maintained or if cracks form in the finish. Over time, this can lead to interior damage, efflorescence, and deterioration of the block or mortar.

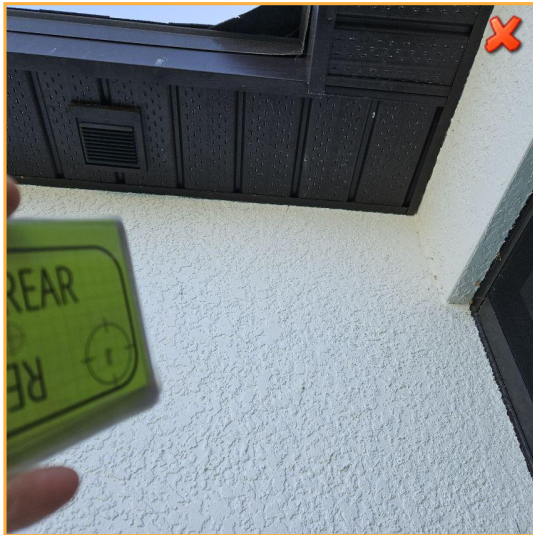
No matter the construction type, keeping water out is essential to preserving the home's condition and value. A well-maintained cladding system, combined with proper sealing and drainage, plays a key role in preventing water intrusion. Routine maintenance and early detection of any moisture issues are the best ways homeowners can protect their property from long-term damage.

Note: This section is provided as general information and is not based on specific findings from this inspection.

1. Exterior Wall Condition

The exterior walls are constructed with concrete masonry units (CMU), commonly referred to as concrete blocks. Since proper installation should be confirmed during the original construction, the Inspector disclaims responsibility for verifying the condition or installation of the CMU walls.

1.1. During the inspection it was observed that minor settlement cracks were present on one side of the exterior wall. Some appear to have been previously repaired and have reopened slightly. This type of cracking is typical in newer homes but should be touched up to restore the finish and help prevent moisture entry. Recommendation: Have the builder evaluate and repair as needed.



2. Stucco Condition

2.1. The Inspector observed few deficiencies in the condition of **stucco** covering exterior walls of the home. Notable exceptions will be listed in this report.

2.2. Stucco covering exterior walls of the home had minor damage visible at the time of the inspection. This condition may allow moisture intrusion and possible damage. Recommend sealing with an appropriate **sealant** and repainting by a qualified contractor.

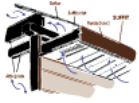


EXTERIOR WINDOWS AND DOORS

1. Window & Door Condition / Observations

During the inspection it was observed that the exterior doors and windows were vinyl framed with insulated glass. These materials are typical for this region and generally provide good weather resistance when properly sealed and maintained.

1.1. At the time of the inspection, the Inspector observed no deficiencies in the exterior condition and operation of windows of the home.



FASCIA/SOFFIT/TRIM & GUTTERS

1. General Condition

1.1. During the inspection it was observed that the fascia, soffit, and exterior trim appeared to be performing as intended with normal signs of weather exposure for the age of the home. No unusual conditions were observed at the time of the inspection.

EXTERIOR PAINT

1. Exterior Wall Paint Condition

1.1. Walls in the rear of the home exhibited minor damage or deterioration at the time of the inspection.



Rear wall



PLUMBING SYSTEM

1. Water Supply

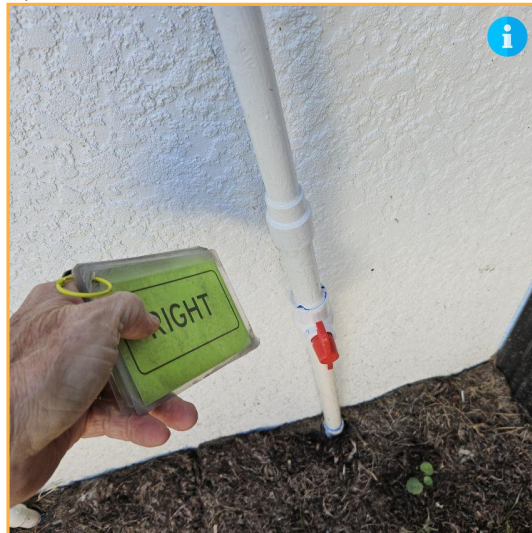
1.1. The home water was supplied from a private well located on the property.



2. Main Water Shut-off

2.1. The main water supply shut-off was located at the right side of house .

2.2. At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply shut-off valve. It was not operated but was visually inspected.



3. Water Softening System

3.1. During the inspection it was observed that the home was equipped with a water softening system. Inspection of water treatment and softening systems is beyond the scope of a general home inspection. Recommendation: Have the system evaluated and serviced by a qualified contractor, and request instruction on its proper operation.

3.2. The home was outfitted with a water filtration system. The proper installation and use of a water filtration system is beyond the scope of a standard home inspection. Recommend before the end of your inspection objection deadline you have a qualified contractor evaluate the system and instruct you on the operation of the system.



EXTERIOR ELECTRICAL

1. General Condition

1.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical system.

2. Exterior Electrical Receptacles

2.1. Exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers.

2.2. During the inspection it was observed that the exterior receptacle box is slightly misaligned and the weatherproof in-use cover does not sit tight against the wall. This can allow water to enter the box if the sealant fails. Sealant was present at the time of the inspection. Recommendation: Maintain and reapply exterior-grade sealant as needed (at least annually) to keep the box properly sealed; have corrected if gaps or leakage are observed.





GARAGE

1. Garage Description

1.1. The home had a two-car attached garage.

2. Garage General Condition

2.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage.

2.2. At the time of the inspection, the occupant's belongings significantly limited the Inspector's view of the garage floor.

3. Garage Floor

3.1. At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage floor. Notable exceptions will be listed in this report.

3.2. The garage floor had common shrinkage cracks. These cracks are not a structural concern.



4. Garage Walls

4.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of The garage walls.

5. Garage Ceiling

5.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage ceilings.

6. Garage Electrical

6.1. Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.



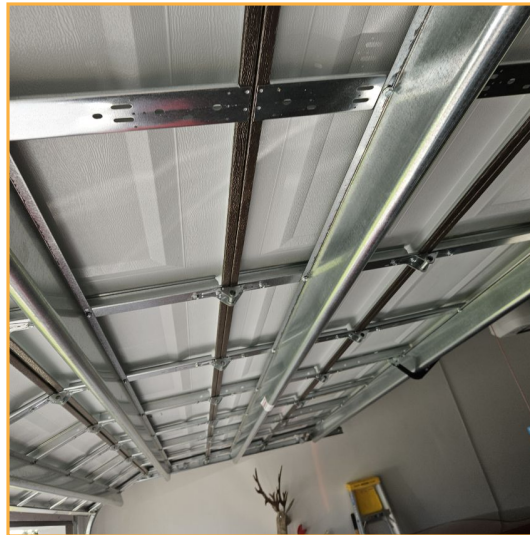
OVERHEAD GARAGE DOOR

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition;
- mounting brackets;
- automatic opener;
- automatic reverse;
- photo sensor;
- switch placement;
- track & rollers; and
- manual disconnect.

1. General Condition

1.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.



2. Automatic Opener

2.1. One overhead garage door was equipped with an automatic door opener.

2.2. The automatic garage door opener responded to the controls at the time of the inspection.

3. Automatic Reverse

3.1. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment and experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor or technician.

3.2. The pressure-activated automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection.

3.3. The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

4. Automatic Opener Switch

4.1. The push-button switches for the automatic garage door openers were operable and safely located at the time of the inspection.

5. Manual Disconnect

5.1. At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.



ATTIC

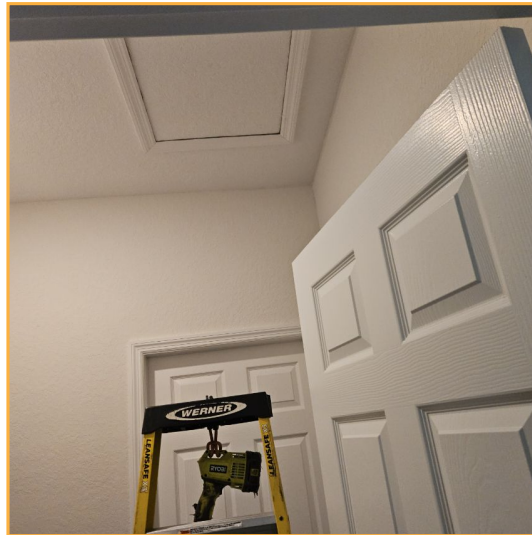
1. General Condition



2. Attic Access

2.1. The Inspector evaluated the attic from inside the attic space.

2.2. The attic space lacked adequate headroom for complete access and a limited inspection was performed from the areas accessible. Defective conditions may exist in the attic that were not readily observable or accessible.



3. Truss Roof Structure

3.1. The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.

3.2. The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.



4. Attic HVAC

4.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the attic HVAC.



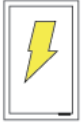
5. Roof Sheathing Condition

5.1. The Inspector observed no deficiencies in the condition of the roof sheathing at the time of the inspection.

6. Thermal Insulation Condition

6.1. The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.





SERVICE PANEL

1. Service Panel General Condition

1.1. The Inspector observed no deficiencies at the electrical service panel at the time of the inspection.

1.2. Inspection of the service panel typically includes examination of the following:

- panel interior and exterior condition;
- panel **amperage** rating;
- main disconnect amperage rating and condition;
- main conductor amperage ratings;
- branch conductor types, amperage rating and condition;
- wiring visible materials, types, condition and connections;
- **circuit breaker** types, amperage ratings and condition
- label information present;
- service and equipment grounding; and
- **bonding** of service equipment.



2. Main Disconnect

2.1. The main disconnect was located at the service panel.

2.2. At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.

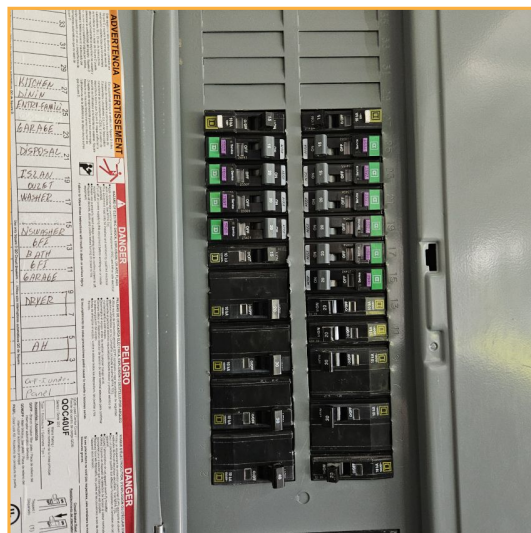
2.3. The service disconnect was a breaker type. A service disconnect is a device designed to shut off **power** to all overcurrent devices (circuit breakers or fuses) and **branch circuits** in the home.

2.4. The electrical service disconnect was rated at 200 amps.



3. Overcurrent Protection

- 3.1. Overcurrent protection was located in the service panel.
- 3.2. Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.
- 3.3. At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.
- 3.4. The service panel contained Ground Fault Circuit Interrupter (GFCI) breakers designed to provide protection by shutting off current flow should sensors indicate a difference between incoming and outgoing voltage in outlets at protected circuits.
- 3.5. The service panel contained Arc Fault Circuit Interrupter (GFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in sleeping rooms is required in new construction.



4. Labels

4.1. The Branch Circuit Directory for the service panel was properly **labeled**. This label provides a detailed list of circuits and their corresponding breakers, aiding in the effective identification and management of the electrical system. Ensuring that the label is clear, accurate, and up-to-date is important for both safety and convenience.

5. Service Grounding

5.1. The service was **grounded** to steel re-bar encased in the concrete of the foundation for this purpose. This type of ground is called "Concrete-encased Electrode. This type of **grounding electrode** has length and continuity requirements which could not be confirmed at the time of the inspection due to the fact that the grounding electrode was encased in concrete. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.

6. Equipment Grounding

6.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the equipment grounding systems.

7. Bonding

7.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the neutral/ground bonding connection.

8. Service Entrance Cables

8.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the service entrance cables.

BRANCH WIRING

1. Branch Wiring

1.1. During the inspection, visible portions of the branch wiring appeared properly installed and in satisfactory condition. No deficiencies were observed at the time of inspection.

2. Electrical Receptacles

2.1. During the inspection, accessible receptacles were tested and found to be properly wired and functional at the time of inspection. No visible defects were observed.

3. Switches / Lighting

3.1. During the inspection, interior and exterior lighting fixtures and switches operated as intended. No deficiencies were observed at the time of inspection.



WATER HEATER

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following:

The lifespan of water heaters depends upon the following:

- The quality of the water heater
- The chemical composition of the water
- The long-term water temperature settings
- The quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan.

You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

1. General Condition

1.1. At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.



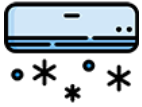
2. Water Pipe Connections

2.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fitings connected to this water heater.



3. Pressure Relief Valve

3.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested) and the TPR discharge pipe.



CENTRAL AIR CONDITIONER

1. General Condition

1.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning system.

2. Cooling System Description

2.1. The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.

As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.

Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

3. System Response

3.1. At the time of the inspection, the system responded to the call for cool air.



4. Compressor Unit

4.1. The air-conditioner compressor housing was located at the right of the home.



5. AC Electrical Disconnect

5.1. Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection.

6. AC Refrigerant Lines

6.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

7. Temperature Splits

7.1. The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.

8. Evaporator Coils

8.1. The air-conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.

9. Condensate Disposal

9.1. Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection.

9.2. The air handling unit was equipped with a Safe T Switch. A Safe T Switch detects clogged A/C condensate drains and shuts off the system to prevent water damage to floors, walls and ceilings.

10. Air Handling Unit

10.1. The air handler was located in the garage, attached to the ceiling.



11. Thermostat

11.1. The inspector observed no deficiencies in the condition of the **thermostat** at the time of the inspection.

12. Heat

12.1. The heating portion of the air-conditioning system was not tested because the outside temperature was above 75 degrees F. and to test it would risk damaging the system. The Inspector recommends having the heating system inspected by a HVAC contractor before the expiration of your Inspection Objection Deadline.

PRIMARY BATHROOM

1. General Condition

1.1. At the time of the inspection, the Inspector observed few deficiencies in the condition of this bathroom. Notable exceptions will be listed in this report.

2. Sinks

2.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.

2.2. This bathroom sink had functional flow and functional drainage at the time of the inspection.

2.3. During the inspection, the bathroom sink faucet(s) were observed to be in proper working condition with no apparent issues.

3. Undersink Conditions

3.1. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the bathroom.

4. Cabinets

4.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

5. Counters

5.1. The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

6. Toilet Type/Operation

6.1. This bathroom had a dual-flush toilet installed. Dual-flush toilets let you choose between a 1-gallon flush for liquid waste and a 1.6-gallon flush for solid waste. Dual-flush 1.6-gpf toilets reduce water consumption by an additional 30% over standard low-flow toilets.

6.2. The toilet in this bathroom was flushed and operated in a satisfactory manner.

7. Shower

7.1. The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:

- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.

7.2. The shower had functional flow and functional drainage at the time of the inspection.

8. Shower Enclosure

8.1. During the inspection, it was observed that the shower wall grout was cracked or missing in several areas. This condition poses several risks, including moisture intrusion, which can lead to water seeping behind the tiles and causing moisture buildup in the wall cavity. Prolonged moisture exposure can also damage the underlying structures, such as drywall or backer board, resulting in warping, rot, or other degradation that may require costly repairs. Recommend repair by a qualified contractor.



Primary bath shower has areas of missing grout

9. Electrical

9.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

9.2. Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

10. Bathroom Ventilation

10.1. This bathroom had an operable source of ventilation at the time of the inspection.

GUEST BATHROOM

1. General Condition

1.1. At the time of the inspection, the Inspector observed few deficiencies in the condition of this bathroom. Notable exceptions will be listed in this report.

2. Sinks

2.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.

2.2. This bathroom sink had functional flow and functional drainage at the time of the inspection.

2.3. During the inspection, the bathroom sink faucet(s) were observed to be in proper working condition with no apparent issues.

3. Undersink Conditions

3.1. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the bathroom.

4. Cabinets

4.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

5. Counters

5.1. The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

6. Toilet Type/Operation

6.1. This bathroom had a dual-flush toilet installed. Dual-flush toilets let you choose between a 1-gallon flush for liquid waste and a 1.6-gallon flush for solid waste. Dual-flush 1.6-gpf toilets reduce water consumption by an additional 30% over standard low-flow toilets.

6.2. The toilet in this bathroom was flushed and operated in a satisfactory manner.

7. Bath Tubs

7.1. At the time of the inspection, the Inspector observed few deficiencies in the condition of bathtub components. Notable exceptions will be listed in this report. Tub inspection includes testing for:

- Functional flow;
- Functional drainage; and
- Operational shut-off valves, faucet, and diverter valve

7.2. The shower tiles had areas of missing and/or cracked grout or **caulk** that may allow moisture to penetrate the walls.



Cracked grout by guest bath tub



8. Bathroom Ventilation

8.1. This bathroom had an operable source of ventilation at the time of the inspection.

GENERAL INTERIOR

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets, and closets, along with testing a representative number of windows and doors, switches, and outlets.

Per the Florida Standards of Practice, the Inspector is not required to inspect or operate screens, storm windows, shutters, or awnings. However, the Inspector may provide comments and recommendations regarding these items.

We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, or empty closets and cabinets. Cosmetic deficiencies may be noted, depending on the circumstances.

Cracks that appear around windows and doors, along framing members, or along seams of drywall and plasterboard are generally caused by minor movement, such as wood shrinkage, common settling, or seismic activity. These cracks may reappear if not correctly repaired. Since such cracks can lead to disputes, it is best to have them evaluated by a specialist.

Floor covering damage or stains may be hidden by furniture, and the condition of floors underneath floor coverings is not inspected.

Determining the condition of insulated glass windows is not always possible due to temperature, weather, and lighting conditions. We recommend checking with the owners for additional information on this matter.

We recommend you carefully determine and schedule any remedial services deemed necessary before the close of escrow.

1. General Condition

1.1. Inspection of the interior typically includes examination of the following components...

ROOMS

- Wall, floor and ceiling surfaces
- Doors, interior, exterior and sliding glass including hardware (condition and proper operation)
- Windows (type, condition and proper operation)
- Ceiling fans (condition and proper operation)

ELECTRICAL

- Switches and outlets (condition and proper operation)
- Lighting fixtures (condition and proper operation)

INTERIOR TRIM

- Door **casing**
- Window casing, sashes and **sills** (condition and proper operation)
- **Baseboard**
- Molding (**crown**, wainscot, **chair rail**, etc.)

1.2. At the time of the inspection, the Inspector observed few deficiencies in the condition of the home interior. Notable exceptions will be listed in this report.

2. Interior Trim

2.1. At the time of the inspection, the Inspector observed few deficiencies in the condition of interior trim components. Notable exceptions will be listed in this report.

2.2. At the time of the inspection, the Inspector observed that some trim did not fit tightly to the flooring. This condition is cosmetic. Recommend **caulking** and painting gaps below baseboards by a qualified contractor.



Gaps visible below baseboard

3. Ceiling Fan

3.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of ceiling fans in the home.

4. Smoke/CO Detectors

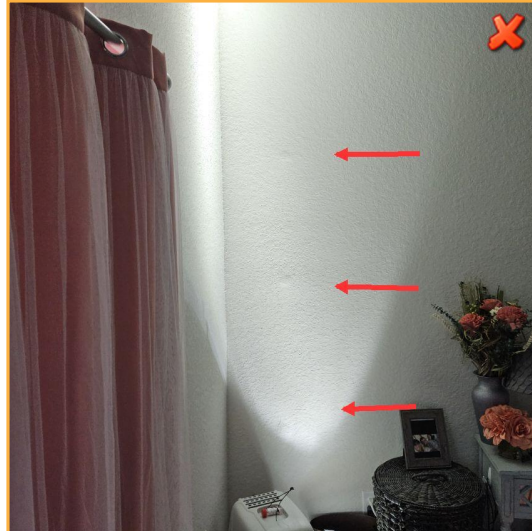
4.1. It is recommended that all smoke detectors in the home be tested prior to occupancy to ensure they are in proper working condition. Additionally, for safety purposes, smoke detectors should be tested at least annually, and the batteries replaced as needed. If detectors appear yellowed or discolored, this may indicate age, as most smoke detectors are designed for a service life of approximately 10 years. Replacement is recommended for any units that are outdated or show signs of deterioration.

4.2. During the inspection, accessible smoke detectors were tested using the test button; however, it was not verified whether carbon monoxide (CO) alarms were present or functional. It is recommended that all smoke and CO detectors be tested prior to occupancy and regularly thereafter, following manufacturer guidelines. Smoke detectors generally have a service life of about 10 years and should be replaced accordingly. CO alarms are especially important in homes with natural gas or other fuel-burning appliances and should be installed and maintained according to local codes.

WALLS

1. Walls

1.1. During the inspection it was observed that three raised bumps are present in a vertical line on a bedroom wall. This is a minor cosmetic condition. Recommendation: Repair or smooth the affected areas as desired for appearance.



FLOORS

1. Tile Floors

1.1. During the inspection it was observed that grout is missing in multiple areas of the floor tile. Missing grout can allow moisture and debris to collect and may lead to loosening of tiles over time. Recommendation: Re-grout the affected areas to help protect the underlying material and maintain the floor.



Grout missing in multiple locations through out the home



CEILING

1. Ceiling

1.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

DOORS

1. Door Exteriors

1.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors.

Inspection of door exteriors typically includes examination of the following:

- Door exterior surface condition
- Weather-stripping condition
- Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold).
- Lamb condition
- Threshold condition
- Moisture-intrusion integrity

2. Interior Door Condition

2.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

3. Sliding Glass Doors

3.1. At the time of the inspection, the Inspector observed no deficiencies in the condition of the sliding glass doors.

WINDOWS

1. Window Type

1.1. The home had double-pane vinyl windows.

1.2. Most windows in the home were single-hung.

2. Window Condition

2.1. At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

3. Window Operation

3.1. Windows in the home were generally difficult to operate.