

## Inspection Report

Provided by:



### **Absolute Home Solutions**

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### Property Address:

123 Sandy Beach  
Anytown Fl 33333



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## 1 Report Information

### Client Information

**Client Name** Homer Inspection  
**Client Phone** 941-555-1212

### Property Information

**Approximate Year Built** 1989  
**Approximate Square Footage** 2000  
**Number of Bedroom** 3  
**Number of Bath** 2  
**Direction House Faces** South

### Inspection Information

**Inspection Date** 2-2-2019  
**Inspection Time** 1000 am  
**Weather Conditions** Overcast  
**Outside Temperature** 72  
**Price for Inspection** 450 - Pre Sale, Wind and 4 Point

#### Sample Inspection Agreement

#### WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

#### Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

#### Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible) (as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

### OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

-The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

### CONFIDENTIAL REPORT

-The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

### DISPUTES

· Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

**AS** = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

**R** = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

**S** = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

**NI** = Not Inspected: The item was not inspected during the inspection.

## 2 Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

1.\*\* The roof looks to have been re covered in the past few years. I was not able to find where a permit was issued for this work in recent years with Pasco County. Inspection from the attic shows that there has possibly been new 5/8 plywood sheeting installed. The ridge gaps vary in size from no gap to 6 inch space between both slopes of roof. I was not able to find any evidence of properly installed valley flashings at any point on the roof.

\*\*Several runs of shingles are crooked indicating non professional installation.

As you enter the home and look to your left you will see a large opening in the roof approximately 5 inches tall by 9 inches wide. This was never enclosed during roof work and you can still see the roof trusses in the attic. This is a potential critter and water intrusion point of entry.

\*\*As you can see from the photos every valley, I was able to lift shingles to expose the runs from opposite slopes. This can allow for water penetration.

2. The kitchen only contains one GFCI outlet. This outlet is not tied in with any other outlets. This is a potential safety hazard and should be evaluated further by a licensed electrician.

3. There is evidence of mold growing on the exterior wall inside the hall bathroom. This may be caused by a potential leak from where the roof valleys meet. Recommend further evaluation by a roofing contractor.

Hall bath GFCI is not in working condition and there are signs of scorching above outlet. Recommend a licensed electrician further evaluates this possible safety issue.

Section	Condition#	Comment
Exterior	5	Common settlement type cracks were observed to the porch. The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.

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### 3 Grounds

#### Grading

##### Grading Slope

The site is slightly sloped.

##### 1) Grading Conditions

AS

The soil level was too high at the foundation. We recommend clearing soil away from exterior walls areas, to provide a minimum of 6+ inches between wall coverings and grade. Conditions observed are conducive to wood destroying insect infestation and / or moisture related conditions. At minimum it is recommended that a gutter system be installed to divert water away form foundation.



#### Driveways - Sidewalks - Walkways

##### Driveway Material

Concrete

##### 2) Driveway Conditions

AS

The driveway appeared to be in serviceable condition at the time of the inspection. Common cracks and settlement were observed. The driveway has some surface erosion and minor deterioration.



##### Sidewalk Material

Concrete

**AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected**

**3) Sidewalk Conditions**

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection. Deterioration and some settlement was observed at the sidewalk.

**Retaining Wall**

**Retaining Wall Material**

No retaining walls found on property to inspect

**4) Retaining Wall Conditions**

AS

Walls not applicable

**4 Exterior**

**Front - Back Entrance**

**Front Entrance Type**

Covered Porch

**5) Front Entrance Conditions**

AS

Common settlement type cracks were observed to the porch. The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.



**Back Entrance Type**

Covered Patio

**6) Back Entrance Conditions**

AS

Aluminum Sliding Doors nearing end of life. Difficult to slide. Possibly needs track cleaning. Recommend maintenance as needed.

**Exterior Walls**

**Structure Type**

Concrete Block

**Exterior Wall Covering**

The visible and accessible areas of the exterior siding material are stucco.

**7) Exterior Wall Conditions**

AS

No major cracks found in stucco. House has been recently painted in possibly the past 1-2 years best estimate  
Covered patio post has wood rot. Recommend repair and or maintenance



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Patio wood rot on post

**Exterior Windows - Doors**

**Window Type**

Single Hung

**Window Material**

Aluminum

**8) Window Conditions**

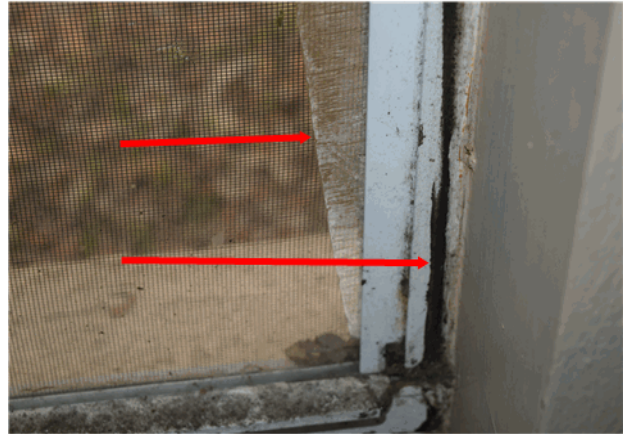
**R**

Broken glass pane(s) were observed at 1 window on back of home. Recommend repair as needed. Windows were difficult to open in most cases Recommend maintenance as needed.

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Damage Screens on most windows in home



Old Duct tape on window. Possible Mold around window due to possible water leak



Examples of torn and taped screens

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**9) Exterior Door Conditions**

**R**

Front door right half locking pins damaged. Unable to lock or unlock properly.



Bottom locking mechanism will not lock or unlock properly

**Exterior Water Faucet(s)**

**Faucet Location**

East and West side of home. 2 found

**10) Faucet Conditions**

**AS**

The hose faucets appeared to be in serviceable condition at the time of the inspection. Would recommend sealant at wall to prevent moisture intrusion



**Exterior Electrical**

**11) Chimney Conditions**

**AS**

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection. Open wires under eave of house on rear corner. Recommend junction box to cover. Recommend maintenance as needed.

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Exposed wires on Eave

### 5 Roofing

#### Roof Covering

**Method of Inspection**

The roof was inspected by walking the safe and accessible areas.

**Roof Style**

Hip and Valley

**Roof Covering Material**

Asphalt composition shingles. 3 tab

**Number of Layers**

One

**12) Roof Covering Condition**

**R**

Nonprofessional installation. Numerous places where shingle were not fastened or installed properly. Unable to determine if valley flashing was used but could not find any evidence at base of all valleys. Sheeting appears to be newer but ridge caps were not installed correctly. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair and or full replacement and evaluation. Drip edge around home was pieced together. Found some as small as 24 inches in length.



Drip edge not overlapped properly



**AS** = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected

Both Valleys show no sign of being flashed properly



Exposed nail needs sealed. Exposed truss, not flashe properly at gable



Improper installation.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Improper ridge cap install



**AS** = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



Area circles is less than 1:12 pitch and requires flat roof installation practice. Possible leak pt



Non professional installation



No flashing



Improper installation



Improper Valley install. Picked up shingles.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Another bad valley install. Picked up shingles



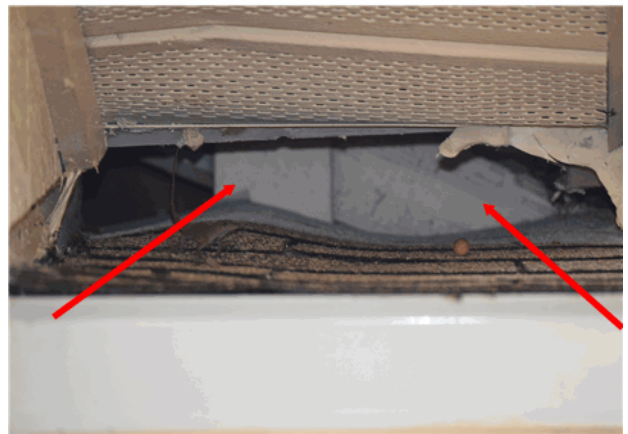
Improper install



Another valley. Moisture under shingles. possible leak point



Not flashed. Opening to attic and trusses. Leak point



Roof over garage. Critter or moisture intrusion point

13) Flashing Conditions

R

The exposed flashings appeared to be in serviceable condition at the



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time of inspection. Sealing is needed at all vent pipes, chimney, wall and valley seams, and any other through roof projections (including skylights if present) to reduce the possibility of water penetration.



Improper drip edge



less than 1 inch over lap on drip edge



Exposed nail

**14) Gutter & Downspout Conditions**

**AS** No gutters installed

**Attic Area**

**Attic Access**

Garage and Hallway

**Method of Inspection**

Entered attic area.

**Roof Frame Type**

The roof framing is constructed with truss framing.

**15) Attic Conditions**

**AS** The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection. Limited ventilation. no ridge vents or stacks. Only 2 gable vents

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8 inches of blown insulation



Gable vent

**Attic Ventilation Type**

**Attic Ventilation Conditions**

**Attic Insulation Type**

**16) Attic Insulation Conditions**

Gable Vents Soffit vents

Minimal ventilation was provided to the attic area. This may not be sufficient to move air through the attic properly. Recommend installing additional vents.

Loose fill

AS

The attic has blown-in insulation. The approximate depth of the insulation is 6 +/- inches. Additional insulation should be considered at some point.

**6 Heating - Air**

**Heating**

**Location of Unit**

Closet off garage

**Heating Type**

Forced Air

**Energy Source**

Electric

**Approximate BTU Rating**

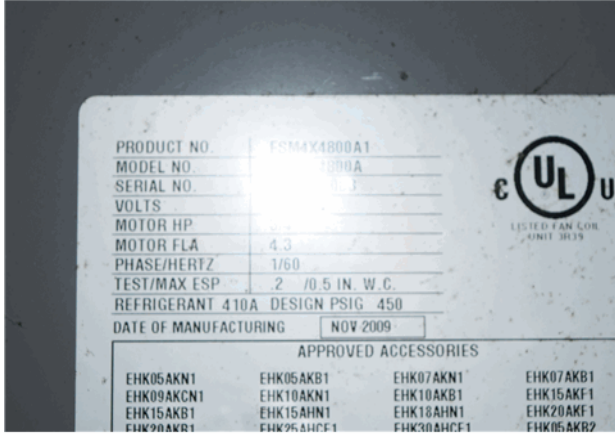
The BTU's were not available.

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**17) Unit Conditions**

**R**

The heating system was operational at time of inspection. This is not an indication of future operation or condition. Air Handler disconnect switch unprofessionally installed. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



Air Handler disconnect switch.  
Unprofessional install

**Distribution Type**

The visible areas of the heat distribution system is duct-work with registers.

**18) Distribution Conditions**

**AS**

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

**19) Ventilation Conditions**

**AS**

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

**20) Thermostat Condition**

**AS**

The normal operating controls appeared to be serviceable at the time of the inspection.



**Air Condition - Cooling**

**Type of Cooling System**

Split system

**AC Unit Power**

240V

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21) AC Unit Conditions

AS

Outside unit has weeds growing in aluminum vents of compressor. Recommend maintenance as needed.



Recomend Maintenance on compressor unit of AC



AC disconnect withing reach of unit

7 Electrical

Service Drop - Weatherhead

Electrical Service Type

The electrical service is overhead.

Electrical Service Material

Aluminum

Number of Conductors

Three

22) Electrical Service Conditions

AS

The main service entry appeared to be in serviceable condition at the time of inspection. Recommend sealing where service wire lines penetrate the exterior wall.



Electrical roof penetration



Main Electrical Panel

Main Disconnect Location

At Main Panel

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**Electric Panel Location** The main electric panel is located at the garage.

**Panel Amperage Rating** The electrical capacity of main breaker was listed / labeled as 200 amps.

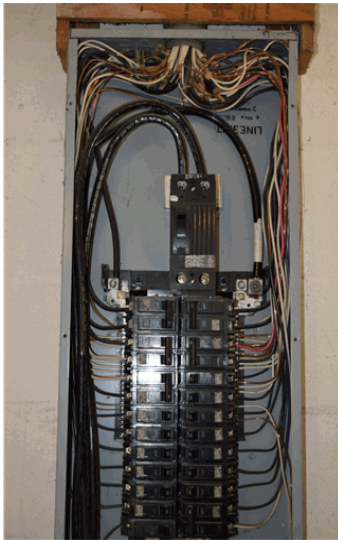
**Circuit Protection Type** Breakers

**23) Wiring Methods** AS The main power cable is copper. The branch cables are copper.

**24) Electrical Panel Conditions** R The main panel appeared to be in serviceable condition at the time of the inspection. The panel was missing covers where breakers were not installed. Recommend installation of standard plastic covers for safety.



Missing Cover



**Electrical Subpanel**

**Subpanel Location** No Sub Panels Found during inspection

**25) Subpanel Conditions** AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

## 8 Plumbing

### Water Main Line

**Main Shutoff Location**

Well System. Breaker or well pump shut off.

**Main Line Material**

The visible material of the main line / pipe appears to be plastic.

**26) Main Line & Valve Conditions**

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

### Water Supply Lines

**Supply Line Material**

The visible material used for the supply lines is copper.

**27) Supply Line Conditions**

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

### Drain - Waste Lines

**Drain Line Material**

The visible portions of the waste lines are plastic.

**28) Drain Line Conditions**

R

Incorrect drain line installed under kitchen sink. This is a potential point for water leaks from drain in sink.



Wrong downspout from sink.

### Water Heater(s)

**Water Heater Type**

Electric

**Water Heater Location**

Closet off garage

**Water Heater Capacity**

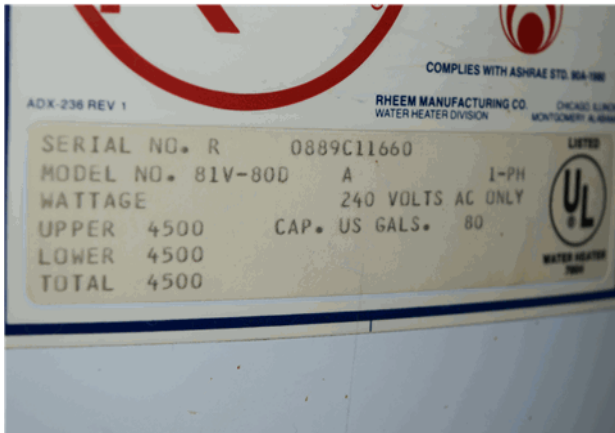
80 Gallons

**29) Water Heater Conditions**

AS

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition. Age Unknown. Blocked by personal items

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**30) Septic**

Home is on Septic. Not Inspected

**31) Well**

Pressure appears to be sufficient in home. Not Inspected

**9 Interiors**

**Walls - Ceilings - Floors**

**32) Wall Conditions**

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. Master Bedroom had holes from knobs swinging

**33) Ceiling Conditions**

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

**34) Floor Conditions**

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

**35) Heat Source Conditions**

AS

Appears Serviceable

**Windows - Doors**

**36) Interior Window Conditions**

AS

Cracked glass pane(s) were observed at. Recommend repair as needed.

**AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected**



**37) Interior Door Conditions**

AS

The interior doors appeared to be in serviceable condition at the time of the inspection. Several doors in home had minor damage. ie holes and scratches

**Electrical Conditions**

**38) Electrical Conditions**

AS



lug in living room no cover and not secured into wall

**39) Lighting Conditions**

AS

Appears Serviceable

**40) Ceiling Fan Conditions**

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

**41) Smoke Detector Conditions**

AS

None found Installed

**Fireplace**



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Fireplace Location No fireplace

Fireplace materials

42) Fireplace Conditions AS

10 Kitchen

Walls - Ceilings - Floors

43) Wall Conditions AS The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

44) Ceiling Conditions AS The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

45) Floor Conditions AS The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

46) Heat Source Conditions AS Appears Serviceable

Windows - Doors

47) Kitchen Window Conditions AS The sample of windows tested were operational at the time of the inspection.

48) Kitchen Door Conditions AS No doors in kitchen

Electrical Conditions

49) Electrical Conditions R No GFCI's installed in kitchen or in breaker panel in garage.It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



Kitchen outlet pulled out of wall

50) Lighting Conditions AS Appears Serviceable

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51) Ceiling Fan Conditions AS Not Inspected

**Kitchen Sink - Counter tops - Cabinets**

52) Counter Conditions AS Formica Counters. .Minor wear was observed at the counters.

53) Cabinet Conditions AS Several Cabinet door hinges are loose. Recommend tightening for safety

54) Sink Plumbing Conditions R



55) Garbage Disposal Condition AS

**Appliances**

Stove - Range Type The oven is electric. The range is electric.

56) Stove - Range Condition AS The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection. [Appears Serviceable](#)

57) Hood Fan Conditions AS The fan / hood and light were in operational condition at the time of the inspection.

58) Dishwasher Conditions AS Not Inspected

**11 Bath(s)**

**Walls - Ceilings - Floors**

59) Wall Conditions AS Hall Bath found evidence of Mold possibly from roof. Recommend maintenance as needed.

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Mold evidence. Ceiling has been recently painted

**60) Ceiling Conditions**

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection.

**61) Floor Conditions**

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

**62) Heat Source Conditions**

AS

Appears Serviceable

**Windows - Doors**

**63) Bathroom Window Conditions**

AS

Some of the window screens were ripped and / or torn.

**64) Bathroom Door Conditions**

AS

The interior doors appeared to be in serviceable condition at the time of the inspection. The doors stick at the door-frame at. Repairs and / or adjustments are recommended.

**Electrical Conditions**

**65) Electrical Conditions**

R

GFCI in hall bath does not work. Scorching above outlet. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



66) Lighting Conditions AS Appears Serviceable

67) Vent Fan Conditions AS Appears Serviceable

**Bathroom Sink**

68) Counter - Cabinet Conditions AS Appears Serviceable



69) Sink Conditions AS The sink appeared to be in serviceable condition at the time of inspection in bath

**Shower - Tub - Toilet**

70) Shower - Tub Conditions AS Shower/bathtub water faucet falls off Recommend maintenance as needed.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Handle Falls off

**71) Toilet Conditions**

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath

**12 Garage - Laundry**

**Walls - Ceilings - Floors**

**Garage Type**

The garage is attached to the house. Number of cars is two.

**72) Wall Conditions**

AS

Block walls. The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

**73) Ceiling Conditions**

R

Hole in ceiling. Possibly from previous water damage



**74) Floor Conditions**

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

**75) Window Conditions**

AS

No windows

**AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected**

**76) Door Conditions**

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

**77) Vehicle Door Conditions**

AS

Seals around door worn. Recommend maintenance as needed. The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.



Seals around door worn

**78) Electrical Conditions**

AS

Appears Serviceable

**79) Lighting Conditions**

AS

Appears Serviceable

**Laundry Room**

**Location**

Off kitchen

**80) Laundry Room Conditions**

AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.



**13 Foundation - Crawl Space**

**AS** = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected

**Foundation**

**Foundation Type**

Slab on grade

**Foundation Material**

Concrete

**81) Foundation  
Conditions**

AS

Appear serviceable at time of inspection. Minor wear on floor.