



Jun 20th, 2023

1234 Skywalker Drive, Tampa, 34654

# Home Inspection Report

PREPARED FOR:

John Doe

INSPECTED BY:

Charles A Hines Jr.





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**Summary**



# Inspection Details

## INSPECTOR

**Charles A Hines Jr.**  
Inspection Support

Phone

Email **info@hineshomeinspectionsllc.com**

## CLIENT

**John Doe**

Phone

Email **johndoe@email.com**

## PROPERTY


Square feet **3619**

Year built **1987**

Bedrooms

Bathrooms

## ADDITIONAL INFO

 Inspection date **Jun 20th, 2023**

• Others Present **Buyer, Buyer's Agent**

• Property Occupied **Occupied**

• Building Type **Single Family**

• Weather **Partly Cloudy**

• Temperature **89 °F**

• Year Built **1995**






• Water Source **City**

• Sewage/Disposal **Septic**



HOME INSPECTION REPORT

# Definitions

-  **Inspected**  
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
-  **Maintenance**  
The Item or component requires regular maintenance for continued optimal performance.
-  **Recommendation**  
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
-  **Requires Attention**  
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
-  **Safety**  
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

## 1. Grounds

*Our inspection of the property's grounds consists of a visual evaluation of the surrounding areas grading and ability to drain water away from the home. Potential structural hazards such as deterioration and erosion will also be noted. Evaluation of gardens and vegetation extend only so far as to assess the effect of the gardens' contents on major systems of the home's exterior.*

### 1.1 DRIVEWAY

**DESCRIPTION:** Concrete, Brick

**LOCATION:** North

**MEDIA:**

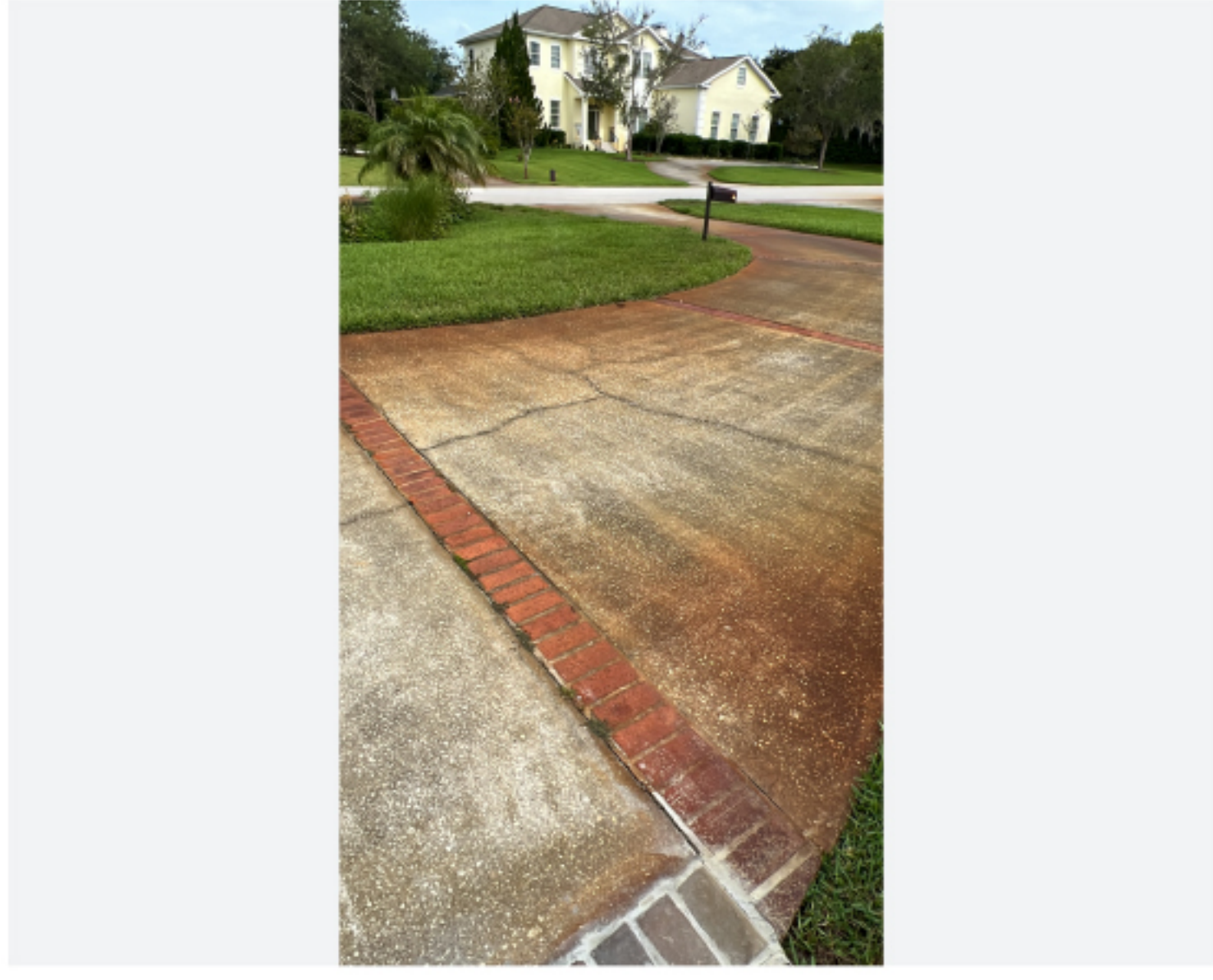




**COMMENTS:**

- Typical cracking noted

 Requires Attention



- Common cracks and stains present  
Recommend sealing crack(s) and resurfacing as needed

## 1.2 WALKS

---

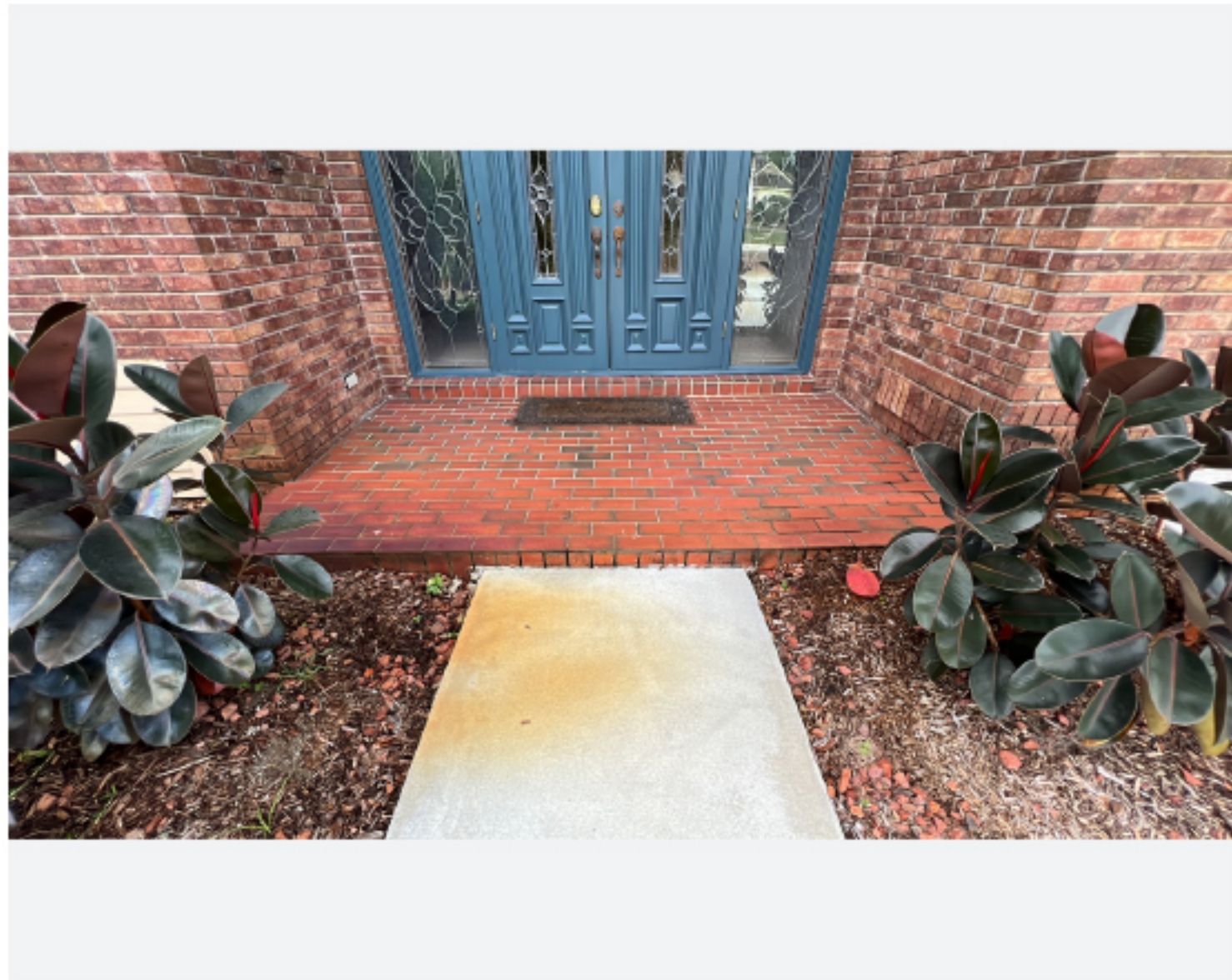
**DESCRIPTION:** Concrete

## 1.3 STEPS/STOOPS

---

**DESCRIPTION:** Brick

**MEDIA:**



## 1.4 GRADING/DRAINAGE

---

**DESCRIPTION:** Minor slope

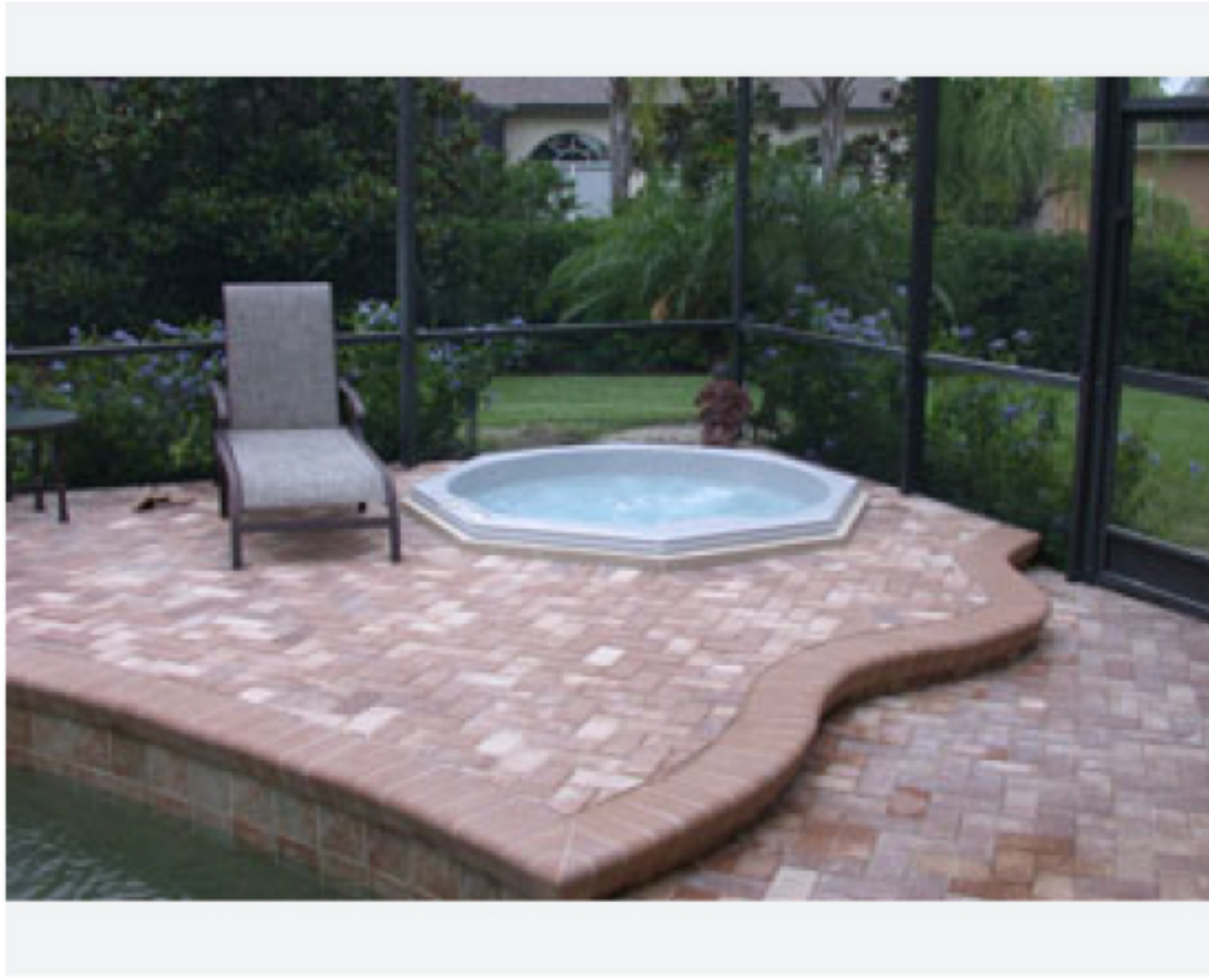
## 1.5 PORCH/PATIO

---

**DESCRIPTION:** Paver

**MEDIA:**





## 1.6 DECK/BALCONY

---

**DESCRIPTION:** Wood

**COMMENTS:**

- **Moisture damage**  
Significant moisture damage and wood rot was noted at the deck. Recommend evaluation and repair by a licensed contractor or deck specialist.

 Safety



## 2. Exterior

*Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.*

### 2.1 TYPE

---

**DESCRIPTION:** Brick veneer, Stucco

**TRIM:** Wood

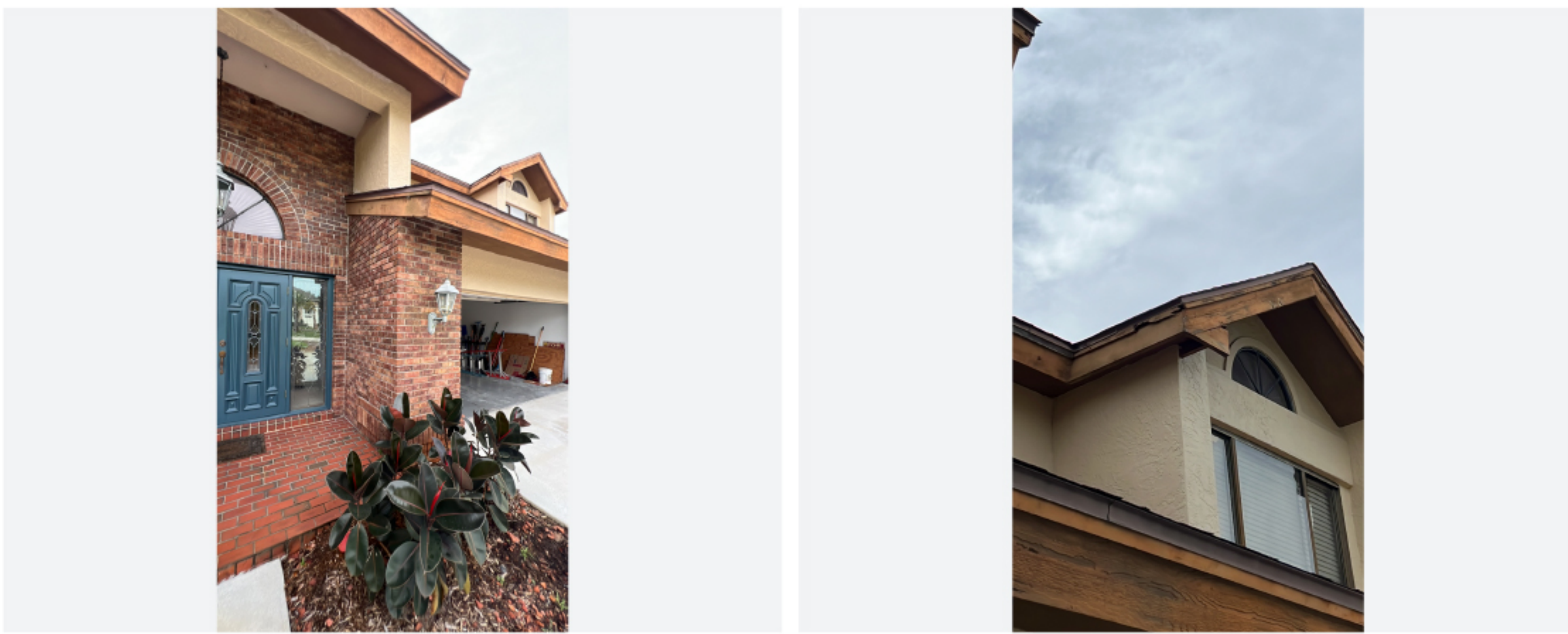
**MEDIA:**





**COMMENTS:**

- **Water damaged/deteriorated trim**  
Water damage was noted at several portions of the exterior fascia trim. Recommend repair/replacement by a licensed contractor.



**2.2 SOFFITS/FASCIA**

---

**DESCRIPTION:** Wood

**COMMENTS:**

- Wood rot was noted at portions of the fascia trim. See a licensed contractor for evaluation and repair/replacement as needed.

 Requires Attention



**2.3 EXTERIOR DOORS**

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**DESCRIPTION:** Wood

**2.4 HOSE BIBS**

---



DESCRIPTION: Rotary

## 2.5 TREES AND VEGETATION

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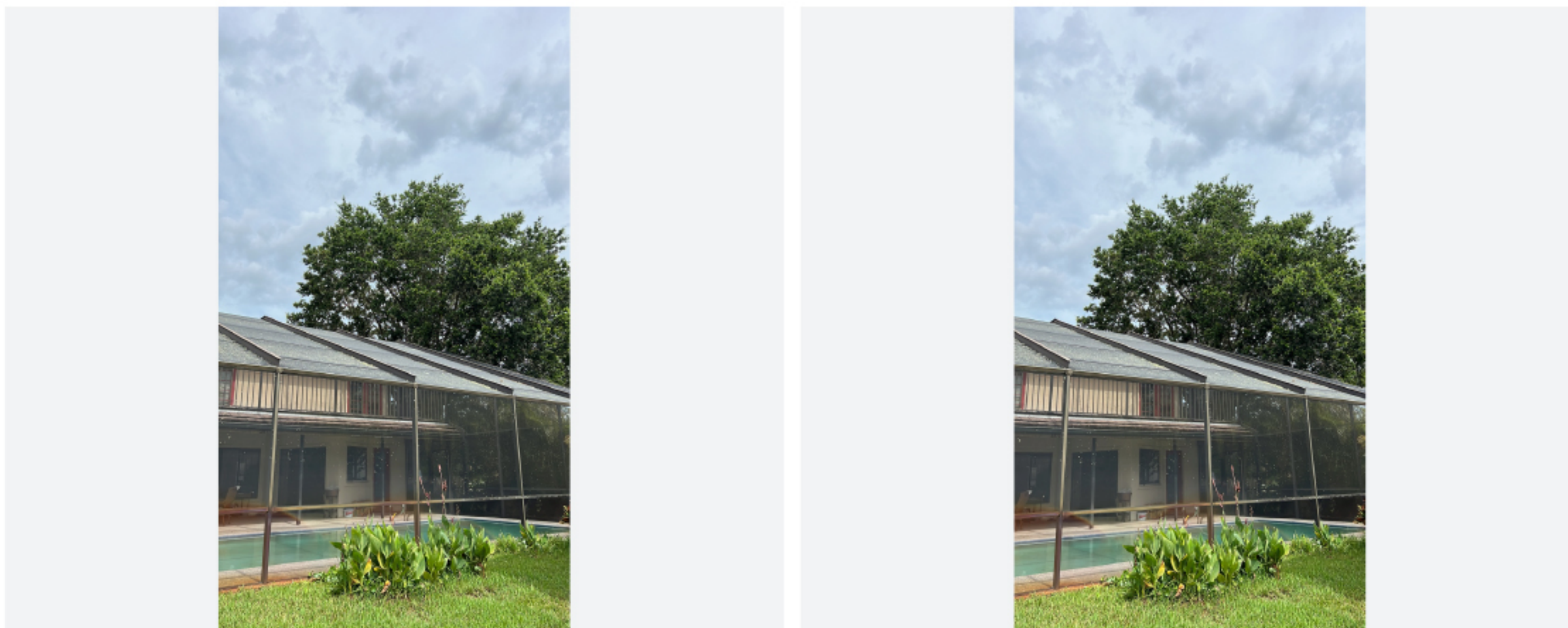
MEDIA:



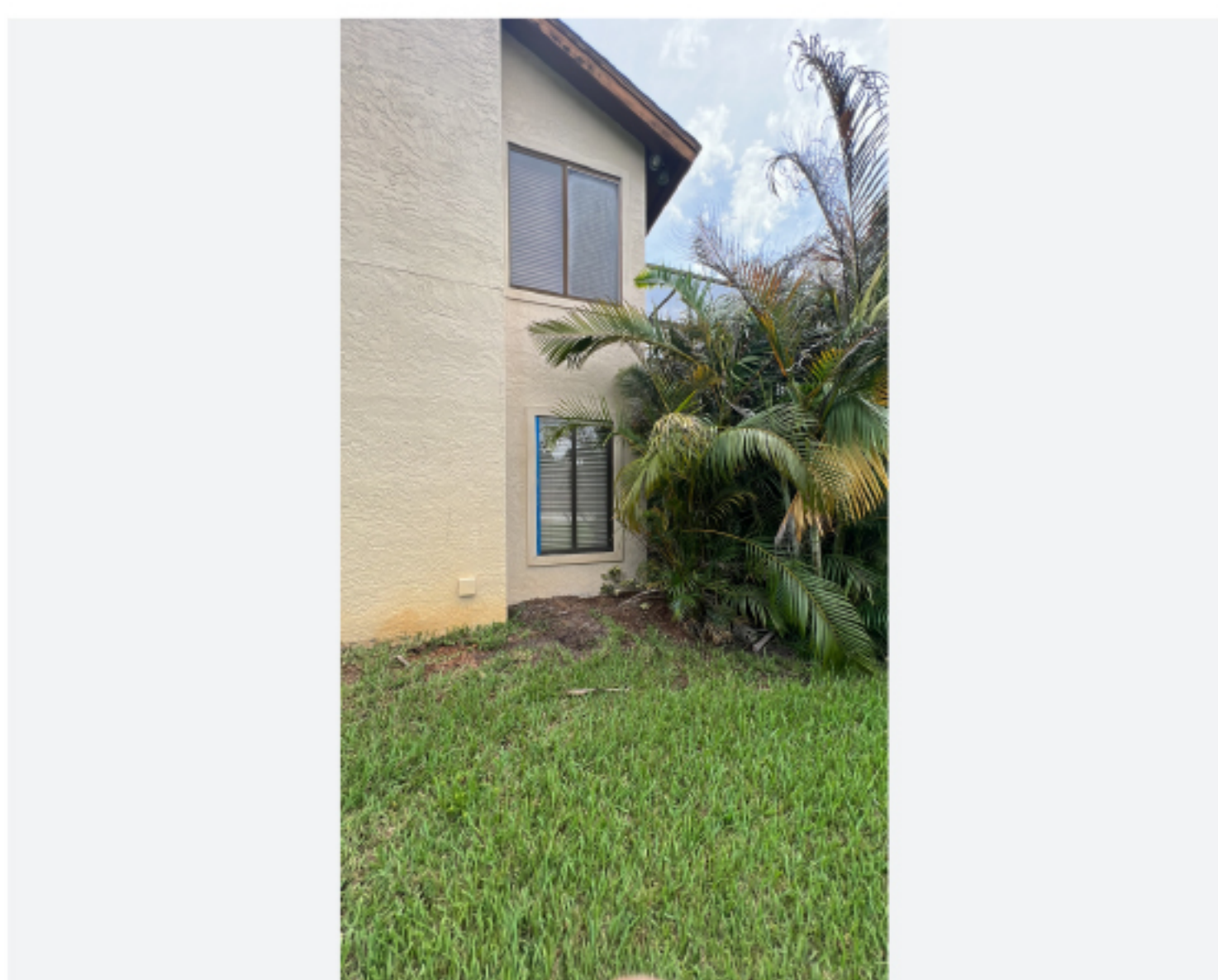
COMMENTS:

- **Overgrown/Overhanging Tree Limbs**  
Tree limbs are overhanging the roof and could damage roofing material. Recommend evaluation by an arborist.

 Requires Attention



- **Vegetation Too Close to House**  
Plants and vegetation are in contact with the home. Recommend trimming 1-2 feet from exterior walls.



## 3. Roof

*Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.*

### 3.1 TYPE



**DESCRIPTION:** Gable

**METHOD OF INSPECTION:** On roof

**MATERIAL:** Architectural Shingle

**MEDIA:**

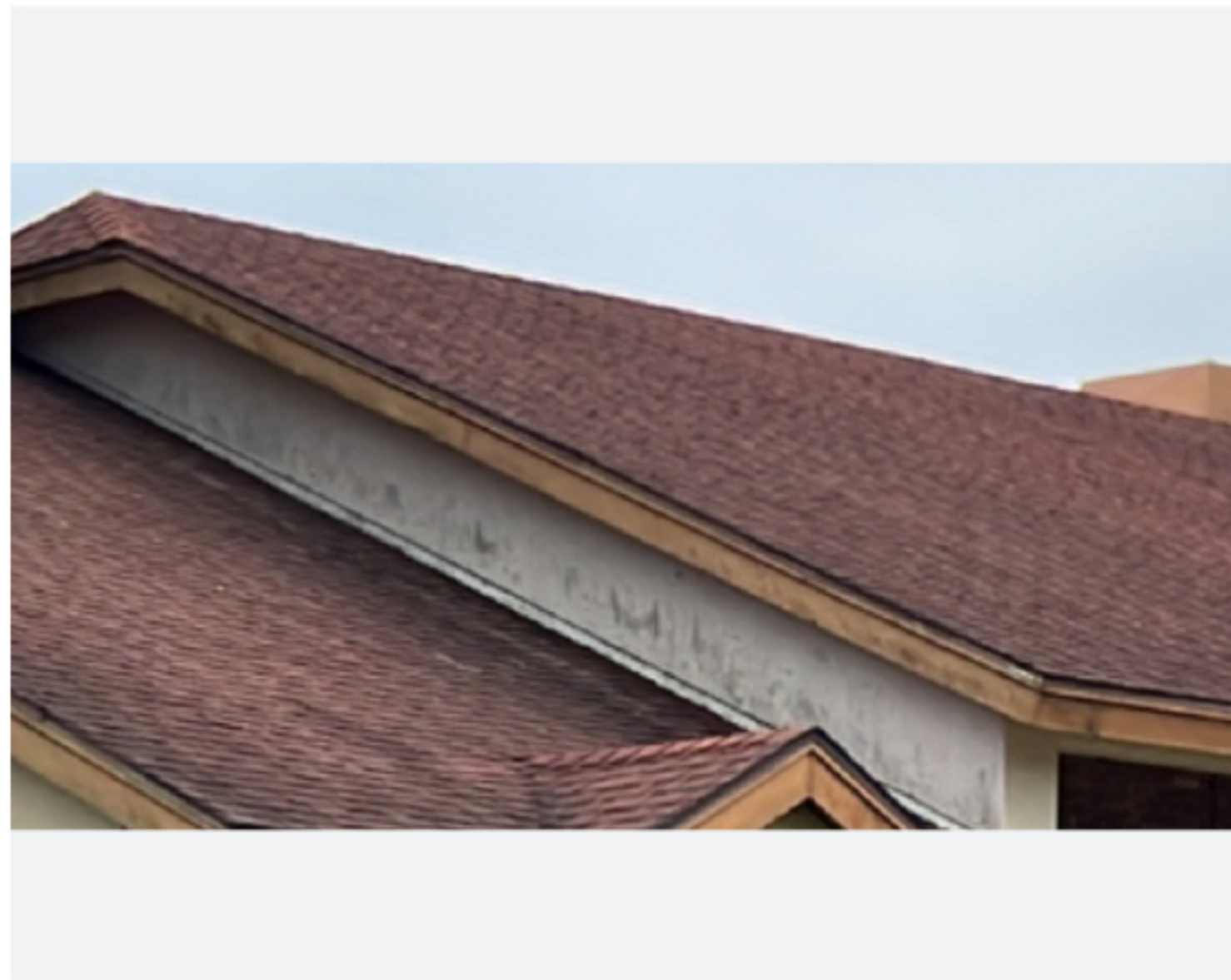


**COMMENTS:**

- **Roof at/near end of useful life**

The roof shows advanced signs of aging and is within 3-5 years of the end of its life expectancy. Recommend evaluation and saving for replacement by a licensed/qualified roofer.

Recommendation



## 3.2 FLASHING

**DESCRIPTION:** Aluminum

## 3.3 PLUMBING VENTS

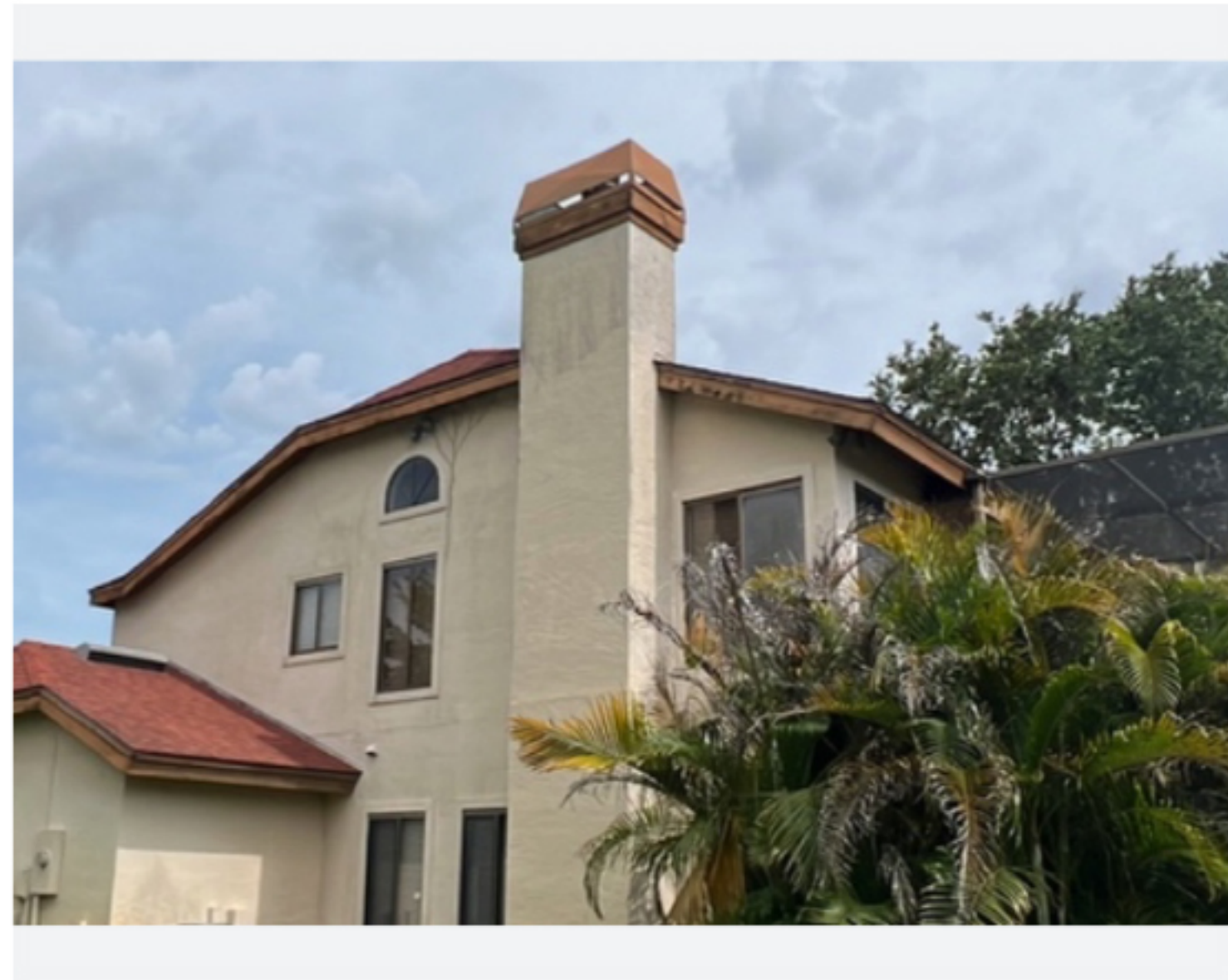
**DESCRIPTION:** PVC

## 3.4 CHIMNEY

**DESCRIPTION:** Framed, Metal pipe

**MEDIA:**





## 4. Garage

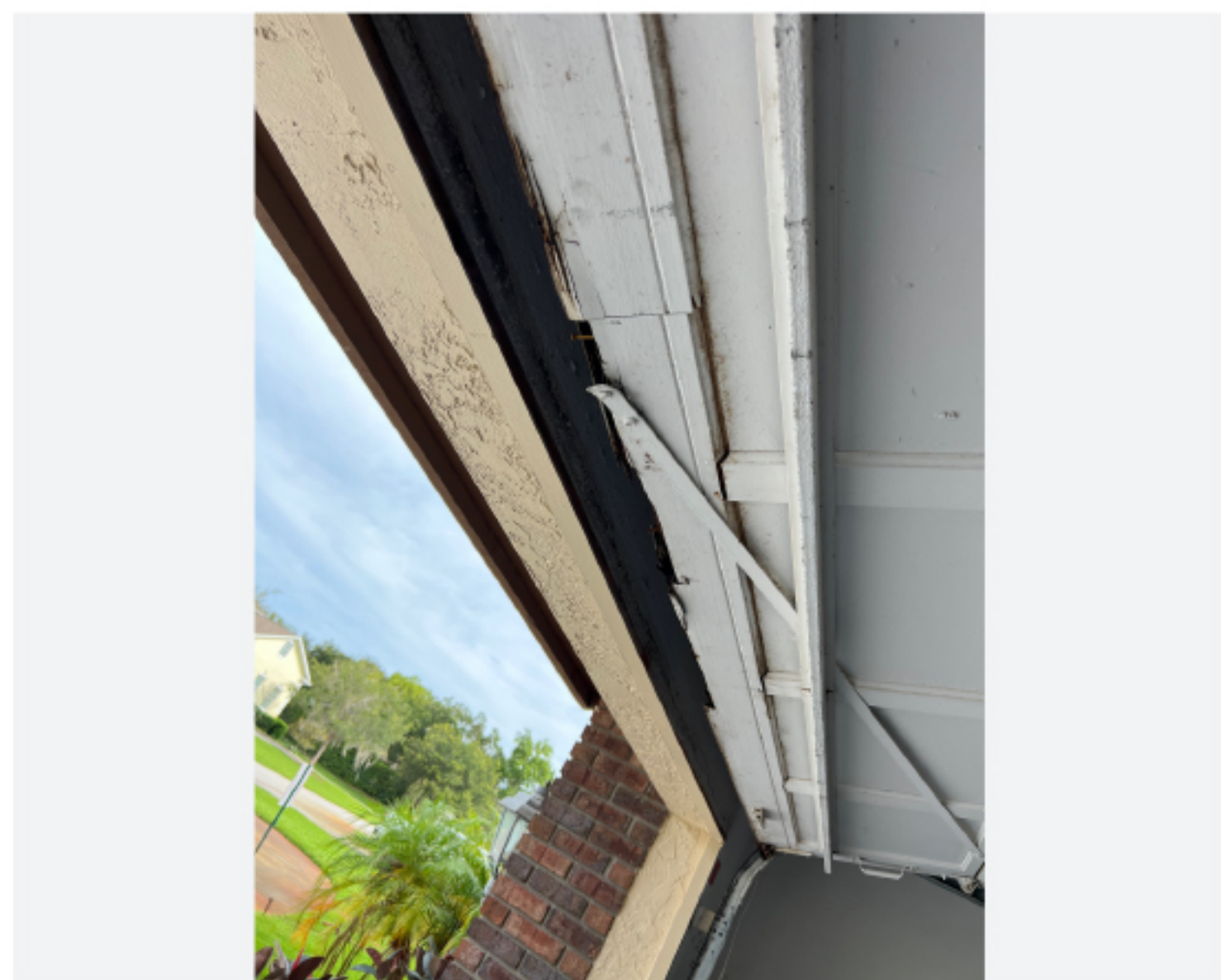
Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable. Please Note: If an automatic garage door opener is installed, we do not test the auto reverse mechanisms (contact reversal feature) on the overhead garage door. After taking possession, this safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the opener manufacturer or the CPSC for more information.

### 4.1 TYPE

**DESCRIPTION:** Attached

**COMMENTS:**

- Water Damage to Base of Garage Door**  
 Water damage was noted to the base of the garage door. Recommend evaluation and repair by a licensed contractor or garage door specialist.



### 4.2 GARAGE DOORS

**DESCRIPTION:** Wood

**COMMENTS:**

- Water Damage to Base of Garage Door**  
 Water damage was noted at the base of the garage door. Recommend evaluation and repair by a licensed contractor or garage door specialist.

 Requires Attention





### 4.3 DOOR OPENER

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**DESCRIPTION:** LiftMaster

### 4.4 SERVICE DOORS

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**DESCRIPTION:** Metal, Fire rated

### 4.5 FLOOR/FOUNDATION

---

**DESCRIPTION:** Poured concrete

### 4.6 ELECTRICAL

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**DESCRIPTION:** 110 volts

### 4.7 WINDOWS

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**DESCRIPTION:** Wood, Double hung

## 5. Structure

*Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations might leak in the future.*

### 5.1 TYPE

---

**DESCRIPTION:** Wood frame



## 5.2 FOUNDATION

---

**DESCRIPTION:** Poured slab

## 5.3 BEAMS

---

**DESCRIPTION:** Not visible

## 5.4 FLOOR/SLAB

---

**DESCRIPTION:** Poured slab

## 5.5 JOISTS/TRUSSES

---

**DESCRIPTION:** Not visible

## 5.6 BEARING WALLS

---

**DESCRIPTION:** Wood frame, Block

## 5.7 SUBFLOOR

---

**DESCRIPTION:** Not visible

# 6. Electrical

*Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted. Outlets that have childproof protectors are not tested. Also, Outlets that are in use are not tested. We do not unplug the occupants appliances, computers, electric toothbrushes, lamps, alarm clocks etc. for testing.*

## 6.1 SERVICE

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**DESCRIPTION:** Aluminum

**SERVICE AMPS AND VOLTS:** 220 VAC, 110 VAC, 200 amps

**GROUND:** Plumbing and rod in ground

**MEDIA:**





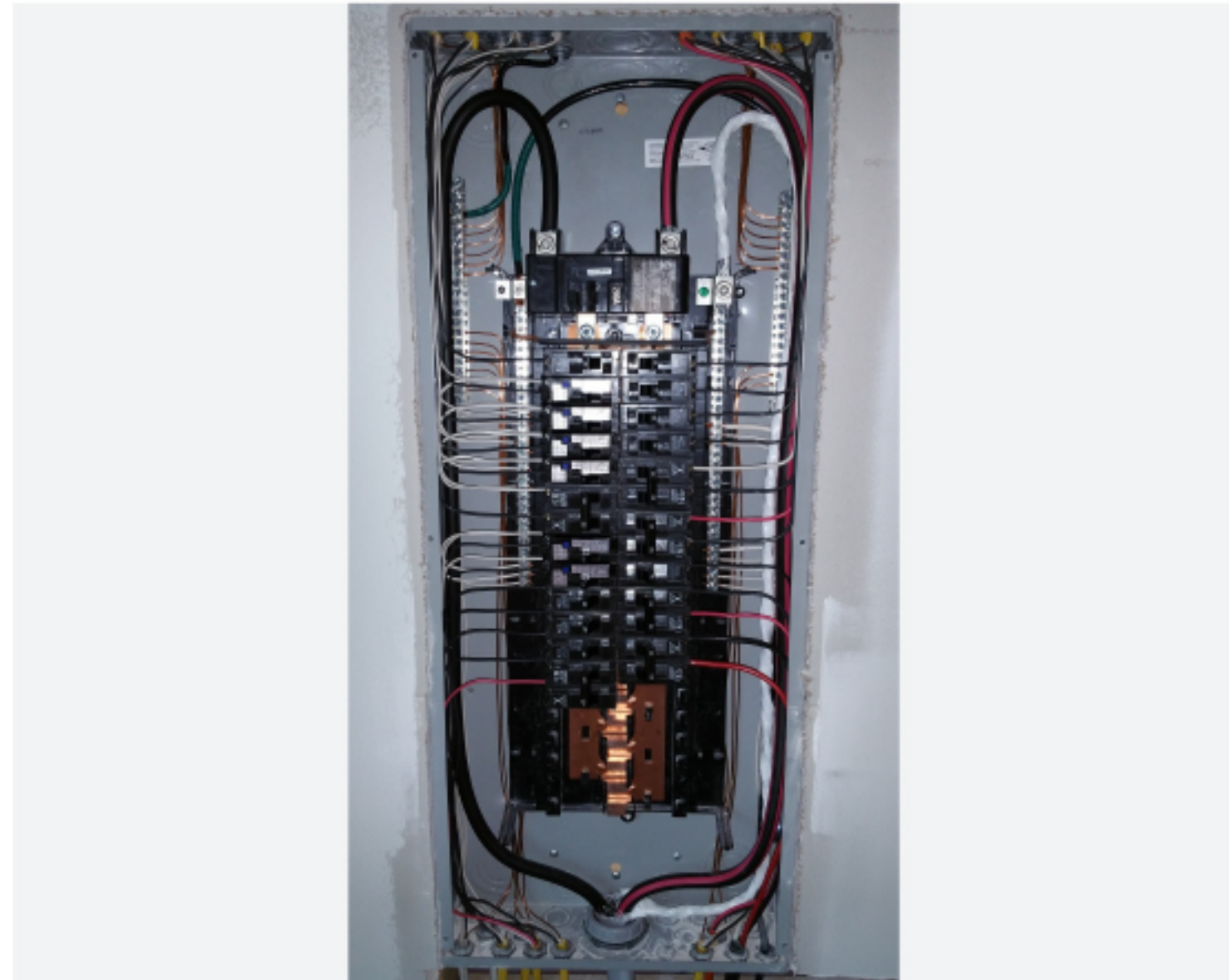
## 6.2 MAIN PANEL

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**DESCRIPTION:** General Electric

**CAPACITY:** 200 amps

**MEDIA:**



## 6.3 GFCI/AFCI

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**DESCRIPTION:** Kitchen, Bathroom(s)

**COMMENTS:**

- The main level guest bathroom GFCI outlet does not trip when tested. Recommend evaluation and repair by a licensed electrician.



**Location - Bathroom**



## 6.4 BRANCH CIRCUITS

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**DESCRIPTION:** Copper, Non-Metallic Sheathed Cable



## 6.5 SMOKE DETECTORS

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**DESCRIPTION:** Battery operated

**COMMENTS:**

- Missing/Low battery

 Requires Attention

**Location -** 2nd Floor



## 6.6 CARBON MONOXIDE DETECTORS

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**COMMENTS:**

- Recommend installation of carbon monoxide detector(s)

 Recommendation

# 7. Plumbing

*Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.*

## 7.1 SERVICE LINE

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**DESCRIPTION:** Copper

**MEDIA:**



## 7.2 MAIN WATER SHUTOFF



**DESCRIPTION:** Garage

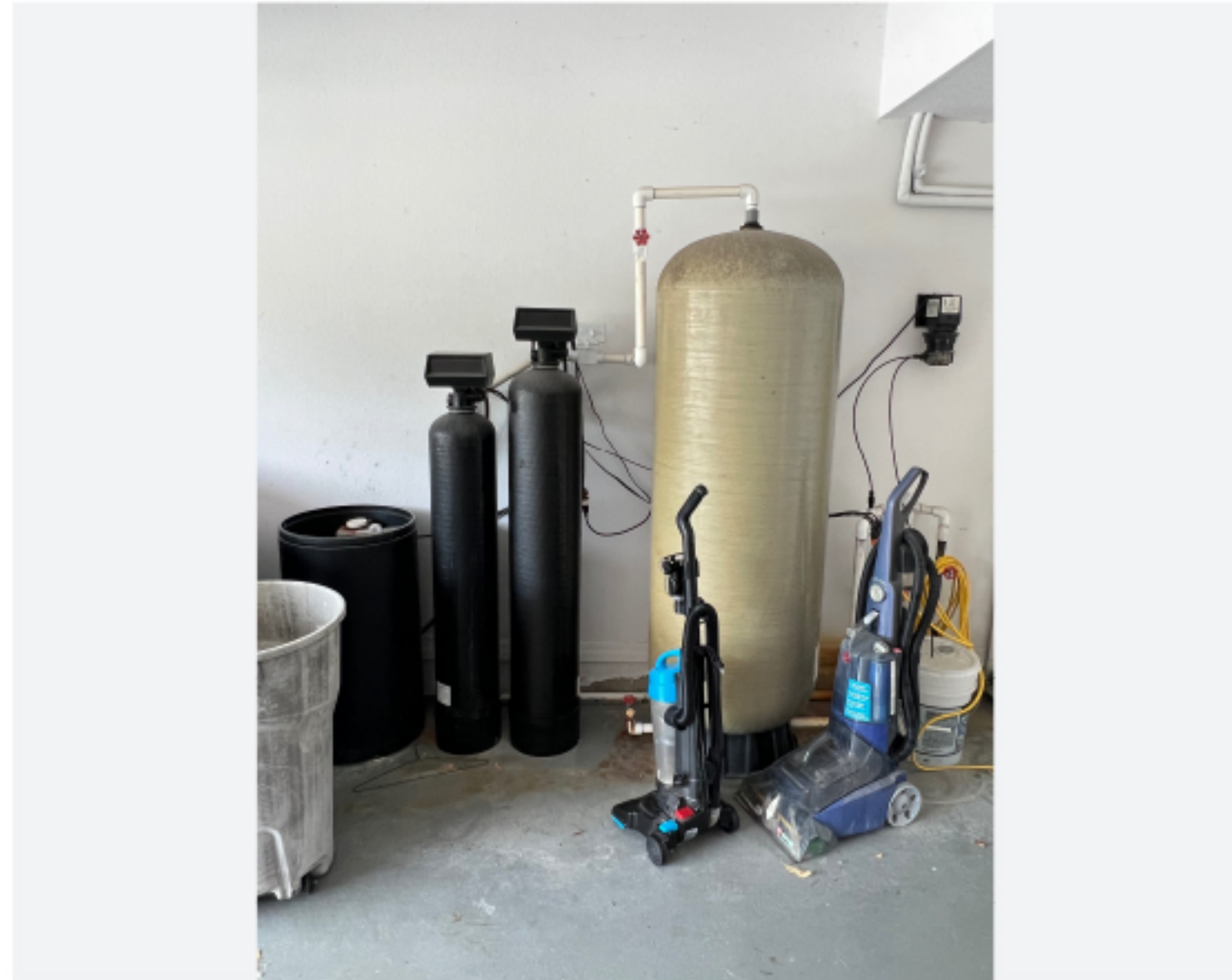
**MEDIA:**



**COMMENTS:**

- **Filtration System Not Inspected**  
Inspection of the water filtration system goes beyond the scope of the inspection. Recommend servicing as needed by a licensed plumber.

Maintenance



## 7.3 WATER LINES

**DESCRIPTION:** Copper

## 7.4 DRAIN PIPES

**DESCRIPTION:** PVC, ABS

## 7.5 VENT PIPES

**DESCRIPTION:** PVC

## 7.6 WATER HEATER

**DESCRIPTION:** Tank

**MANUFACTURER:** State

**CAPACITY:** 50 gal



FUEL: Electric

LOCATION: Garage

MEDIA:



**COMMENTS:**

- Water heater has exceeded design life

**Requires Attention**

## 8. Attic

*Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.*

### 8.1 METHOD OF INSPECTION

**DESCRIPTION:** From the attic access

**ATTIC ACCESS:** Hatch

**UNABLE TO INSPECT:** 50%

### 8.2 ROOF FRAMING

**DESCRIPTION:** Rafter, 2 x 10

### 8.3 INSULATION

**DESCRIPTION:** Fiberglass, Batts

**DEPTH:** 6 inches

**COMMENTS:**

- Recommend additional insulation be installed in the attic. See an insulation specialist for installation.

**Recommendation**





## 8.4 VENTILATION

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**DESCRIPTION:** Ridge, Soffit

## 8.5 MOISTURE PENETRATION

---

**DESCRIPTION:** None noted

# 9. Heating/Cooling

*Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.*

## 9.1 THERMOSTAT(S)

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**DESCRIPTION:** Programmable

**LOCATION:** 1st Floor

## 9.2 HEATING SYSTEM

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**DESCRIPTION:** Heat pump

**MANUFACTURER:** Carrier

**FUEL TYPE:** Electric

## 9.3 DISTRIBUTION

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**DESCRIPTION:** Metal duct

## 9.4 COOLING SYSTEM

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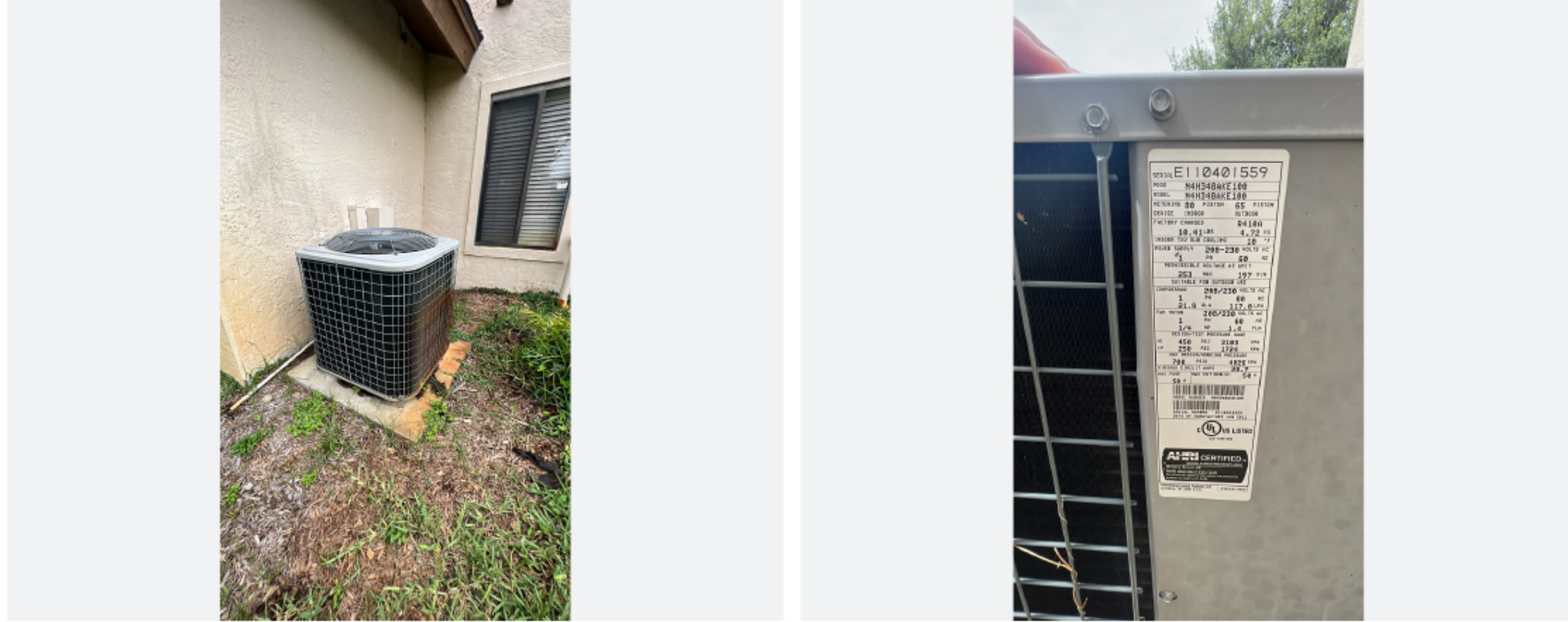
**DESCRIPTION:** Heat pump

**MANUFACTURER:** Carrier

**FUEL TYPE:**

**CAPACITY:** 4 ton

**MEDIA:**



**COMMENTS:**

- Unit is nearing the end of its design life

## 9.5 BLOWER FAN/FILTERS

---

**DESCRIPTION:** Disposable filter

# 10. Bathroom

*Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.*

## 10.1 ELECTRICAL

---

**DESCRIPTION:** 110 volts, GFCI

## 10.2 COUNTER/CABINET

---

**DESCRIPTION:** Laminate

## 10.3 SINK/BASIN

---

**DESCRIPTION:** Double

## 10.4 FAUCETS/TRAPS

---



DESCRIPTION: Delta

## 10.5 TOILETS

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DESCRIPTION: 5+ gallon tank, Kohler

## 10.6 TUB/SHOWER/SURROUND

---

DESCRIPTION: Fiberglass tub, Tile surround

## 10.7 VENTILATION

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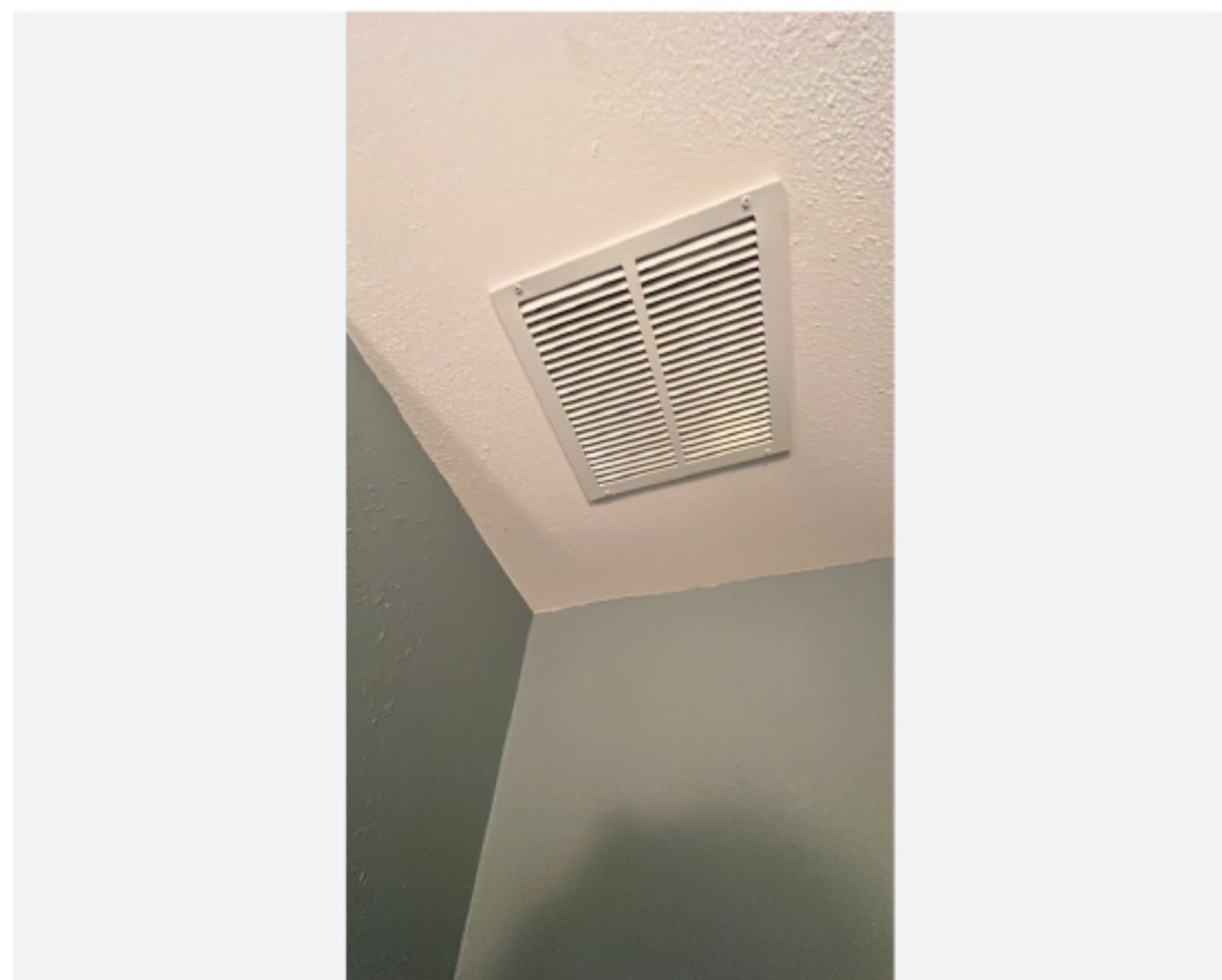
DESCRIPTION: Electric fan

### COMMENTS:

- Fan inoperative in the first floor half bathroom. Recommend repair/replacement by a licensed contractor.

 Recommendation

Location - 1st Floor, Bathroom



# 11. Kitchen

*Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.*

## 11.1 ELECTRICAL

---

DESCRIPTION: 110 volts

### COMMENTS:

- Non-GFCI circuit. Recommend GFCI circuit be installed.

 Recommendation

Location - Kitchen

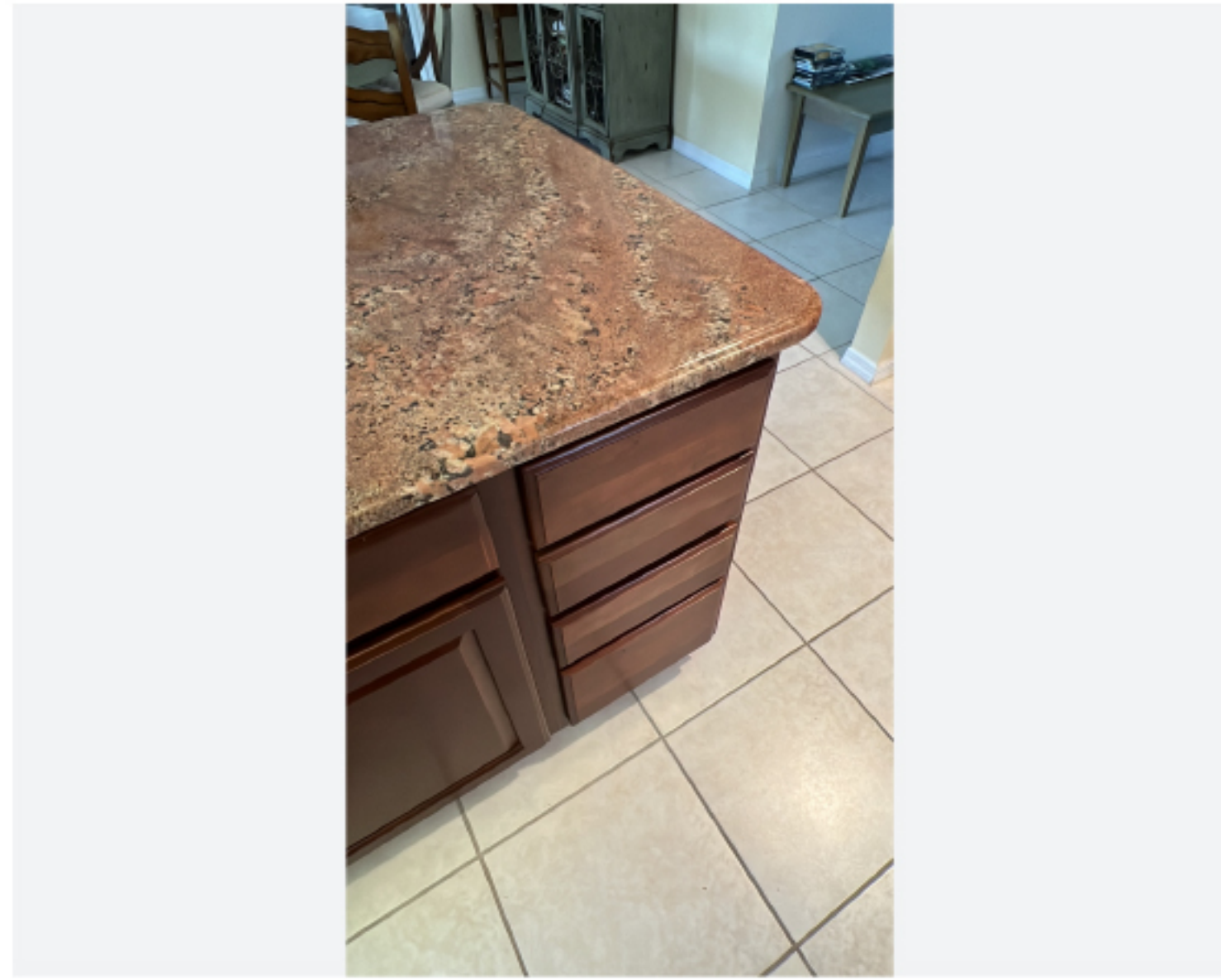
## 11.2 COUNTERTOPS

---



DESCRIPTION: Granite

MEDIA:

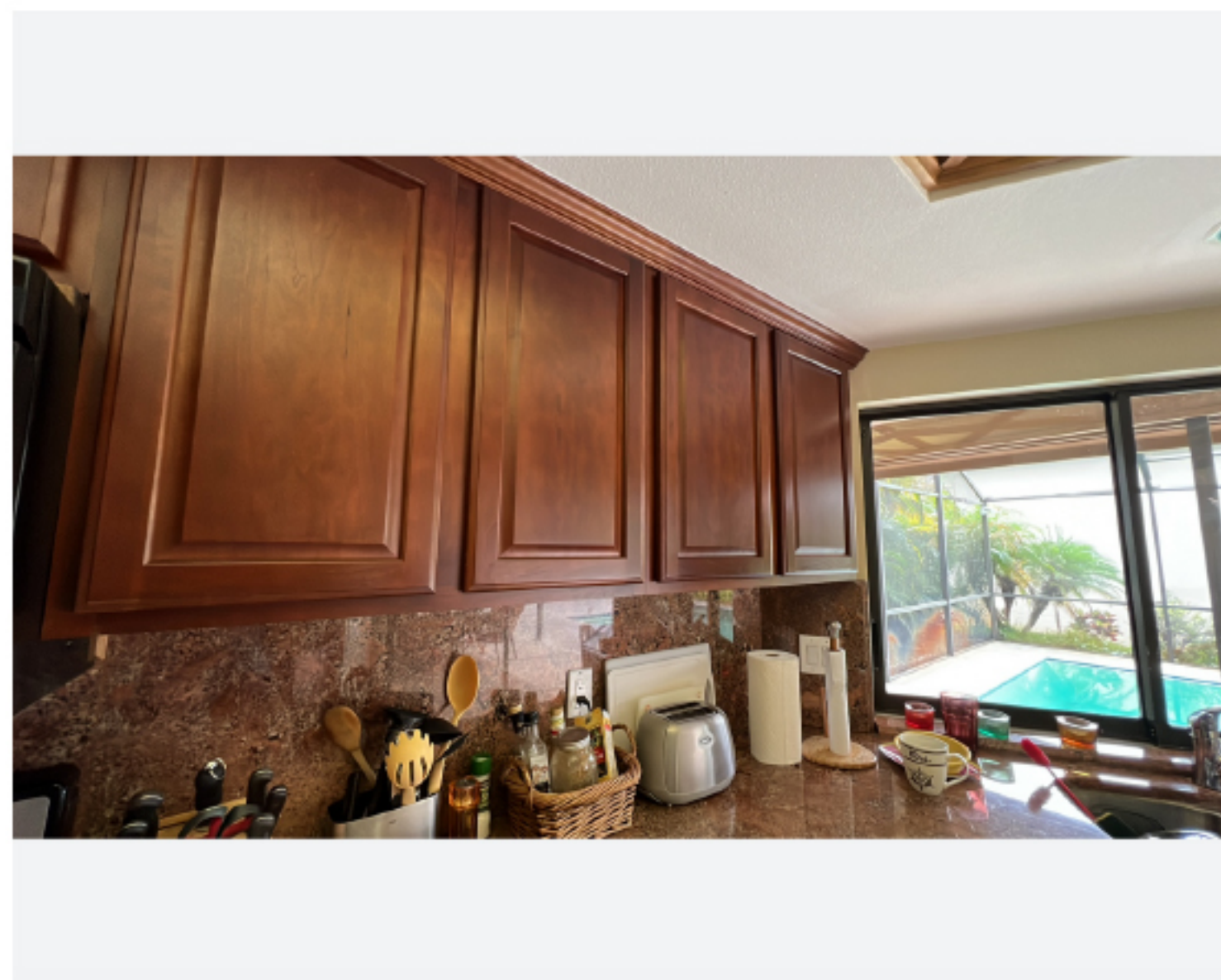


## 11.3 CABINETS

---

DESCRIPTION: Wood

MEDIA:



## 11.4 SINK

---

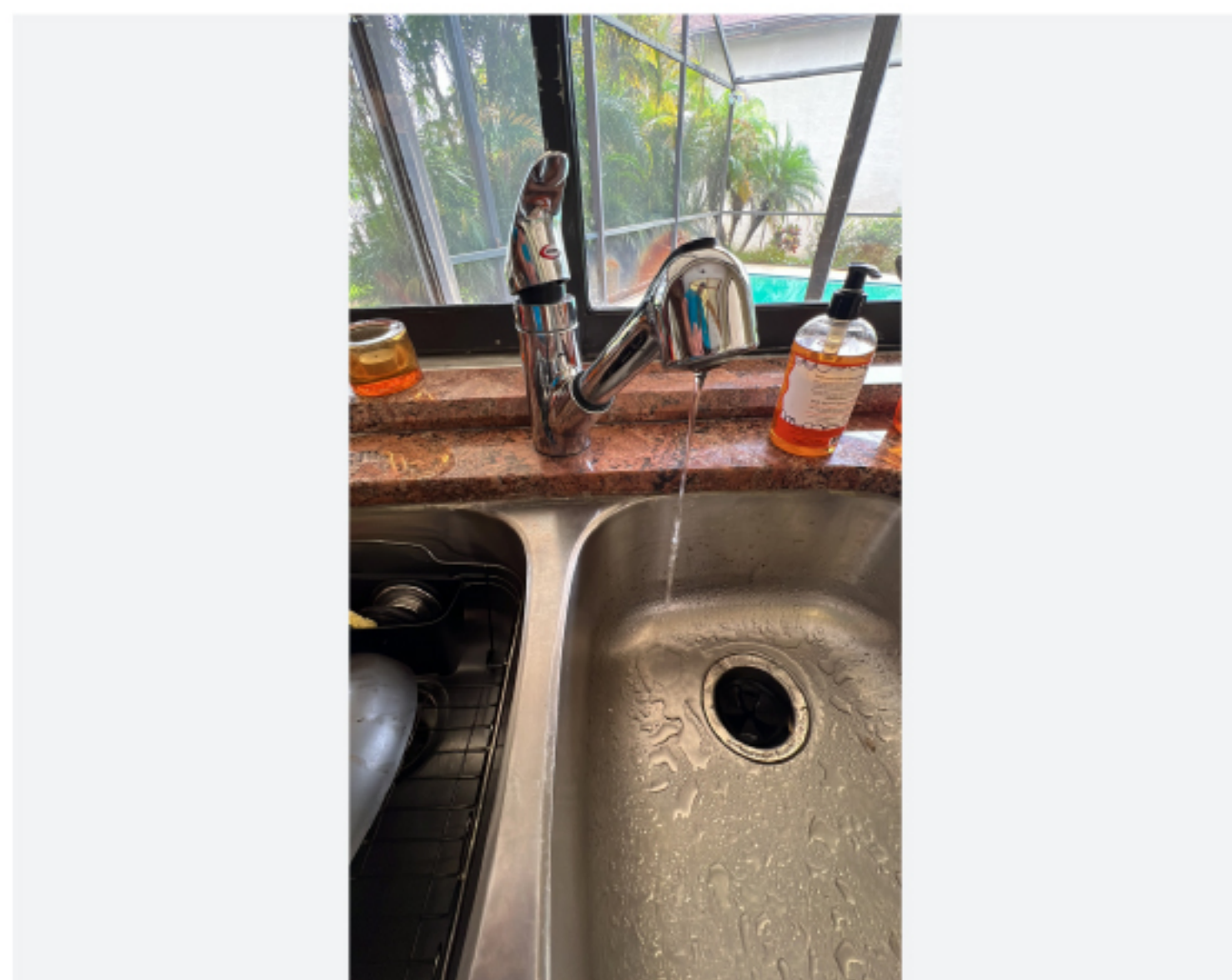
DESCRIPTION: Double, Metal

COMMENTS:

- **Low Water Pressure**  
Low water pressure was noted at the kitchen sink when the water filtration system backflushes. Recommend evaluation and repair by a licensed plumber.

 Requires Attention

Location - Kitchen



## 11.5 PLUMBING/FIXTURES

---



DESCRIPTION: PVC

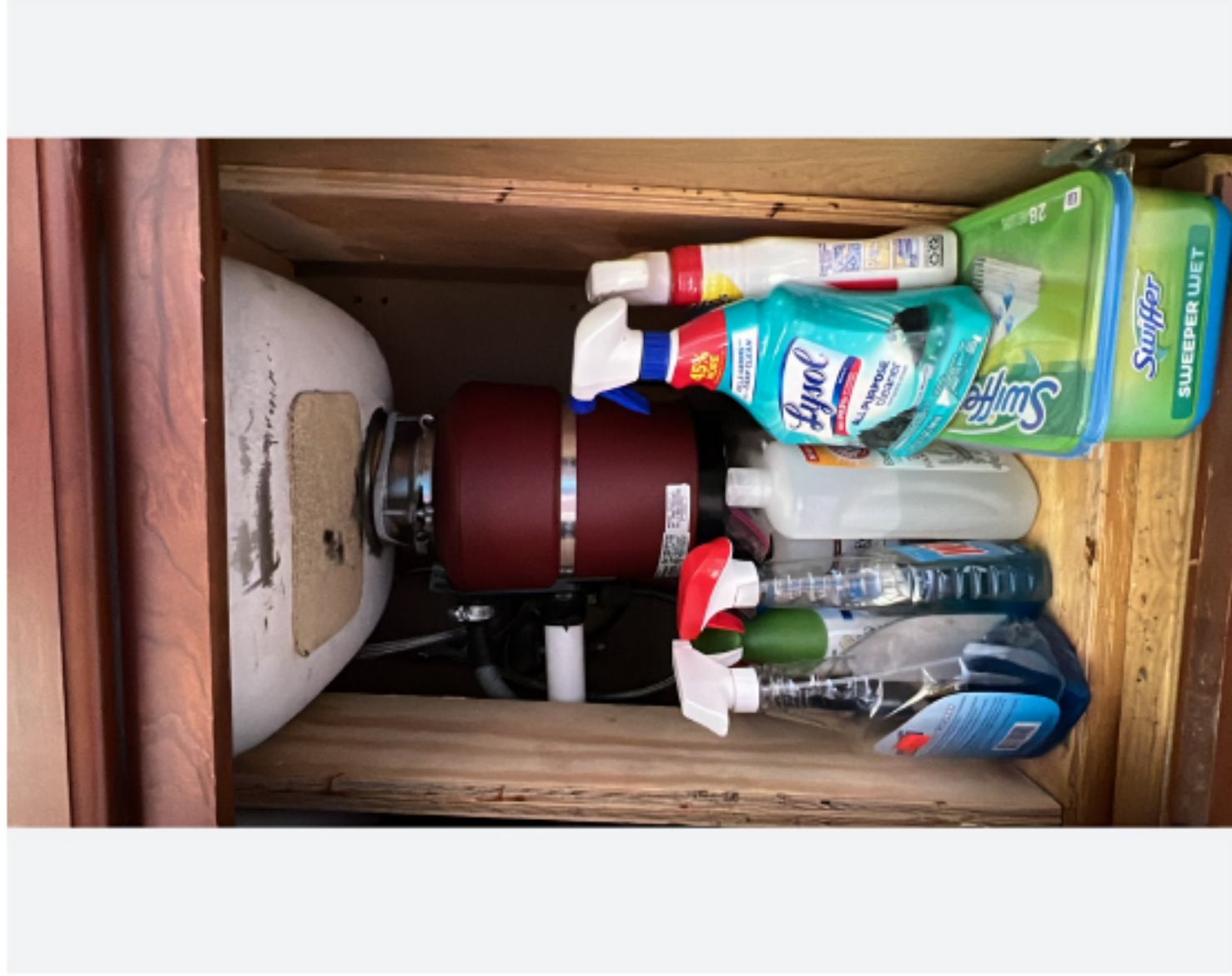
## 11.6 DISPOSAL

---

DESCRIPTION: InSinkErator

LOCATION: Kitchen

MEDIA:



## 11.7 DISHWASHER

---

DESCRIPTION: Kenmore

MEDIA:



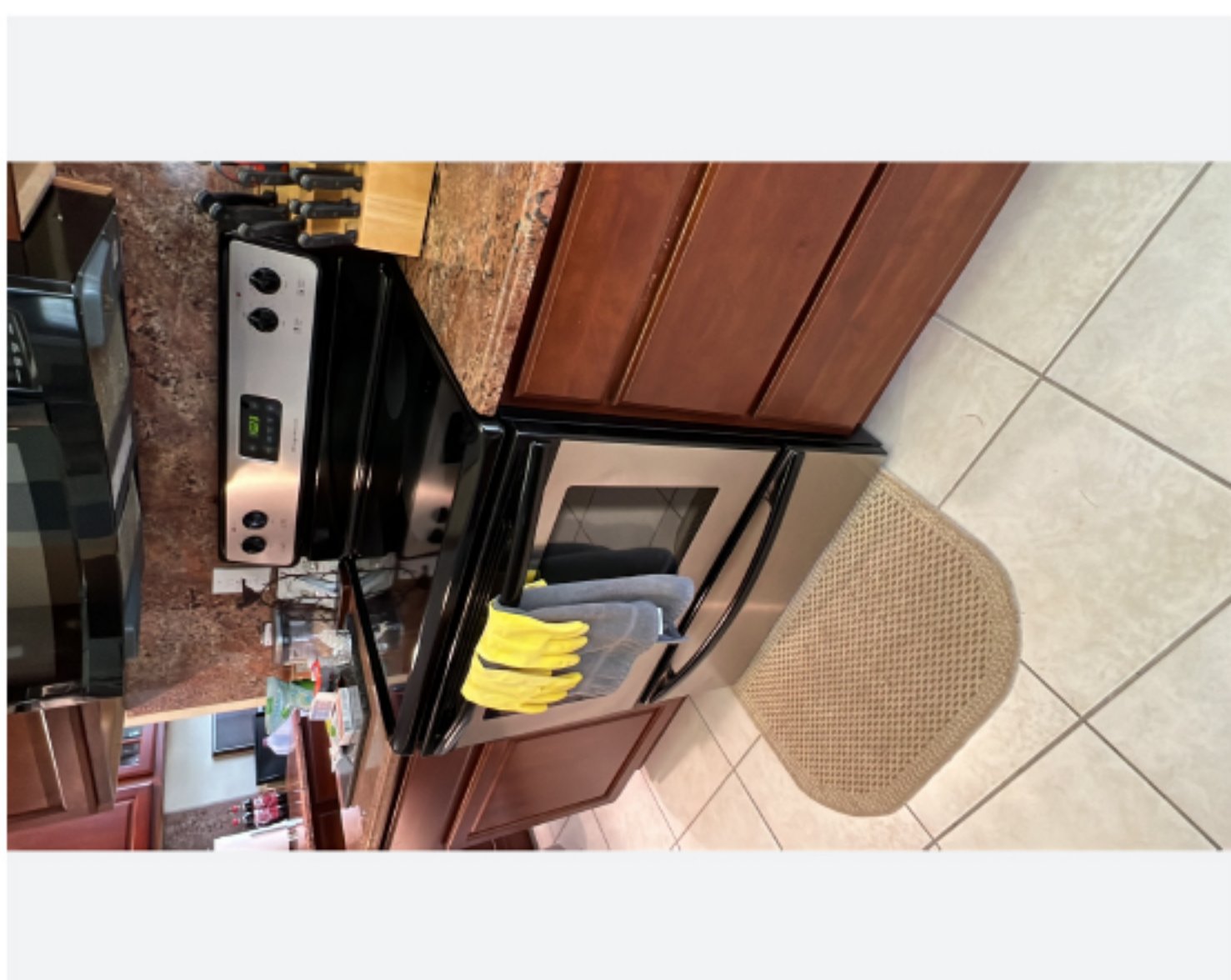
## 11.8 RANGE/OVEN

---

DESCRIPTION: Frigidaire

FUEL SOURCE: Electric

MEDIA:



## 11.9 MICROWAVE



**DESCRIPTION:** Whirlpool

**LOCATION:** Kitchen

**MEDIA:**



## 11.10 REFRIGERATOR

**DESCRIPTION:** Frigidaire

# 12. Interior

*Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.*

*If Present, our inspection of the Fireplaces & Solid Fuel Burning Appliances is a visual examination of readily accessible components. The interiors of flues or chimneys are not inspected. Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected. The inspection does not involve igniting or extinguishing fires nor the determination of draft. Fireplace inserts, stoves, or firebox contents are not moved.*

### **INTERIOR INSPECTION LIMITATIONS**

*In an occupied home or home with storage, Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through and note any staining or conditions that may not have been visible at the time of inspection. Such conditions should be brought to your Realtor's (if applicable) or Attorney's attention prior to closing of this property. The inspector can return to inspect areas that were not readily visible or accessible for a nominal fee if contacted and scheduled by client.*

## 12.1 ELECTRICAL

**DESCRIPTION:** 110 volts, 220 volts, GFCI

## 12.2 CEILING

**DESCRIPTION:** Paint, Drywall

**COMMENTS:**

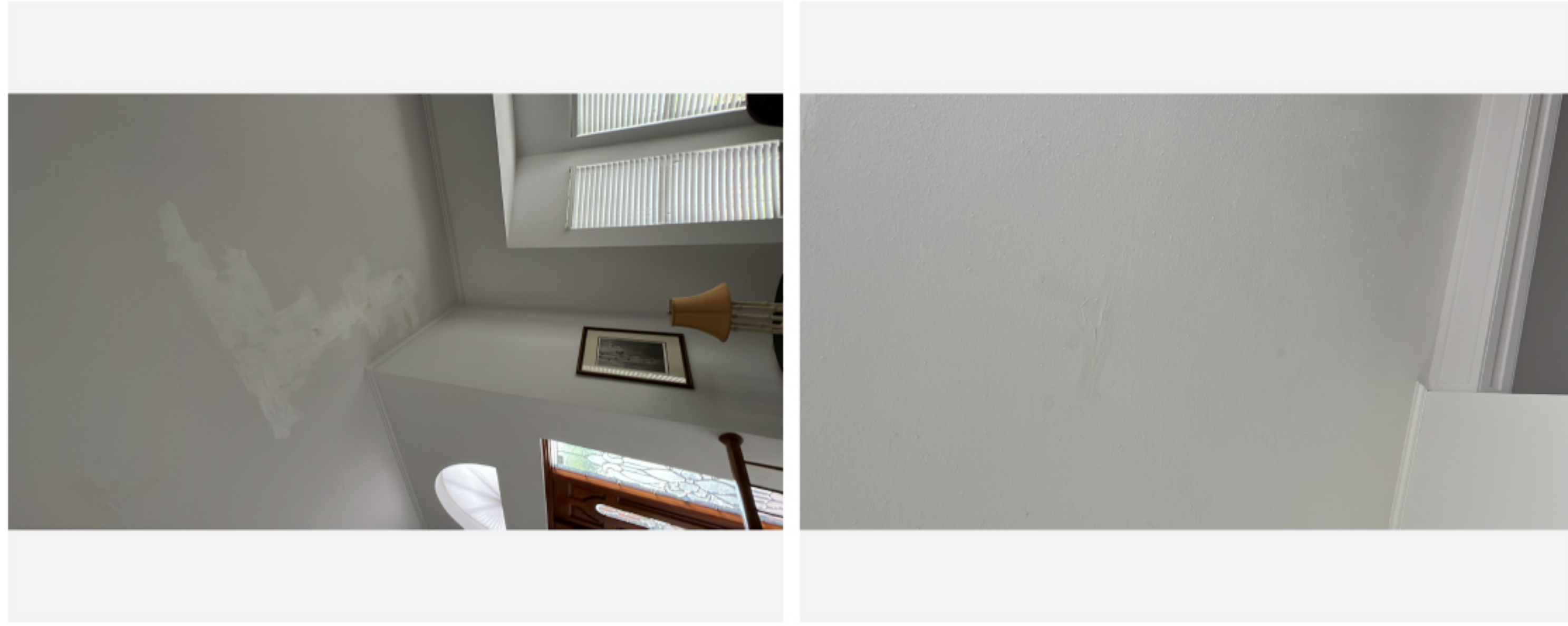
- Nail pop(s) observed



- Evidence of past or present water damage

 Requires Attention

Location - Living room



## 12.3 WALLS

---

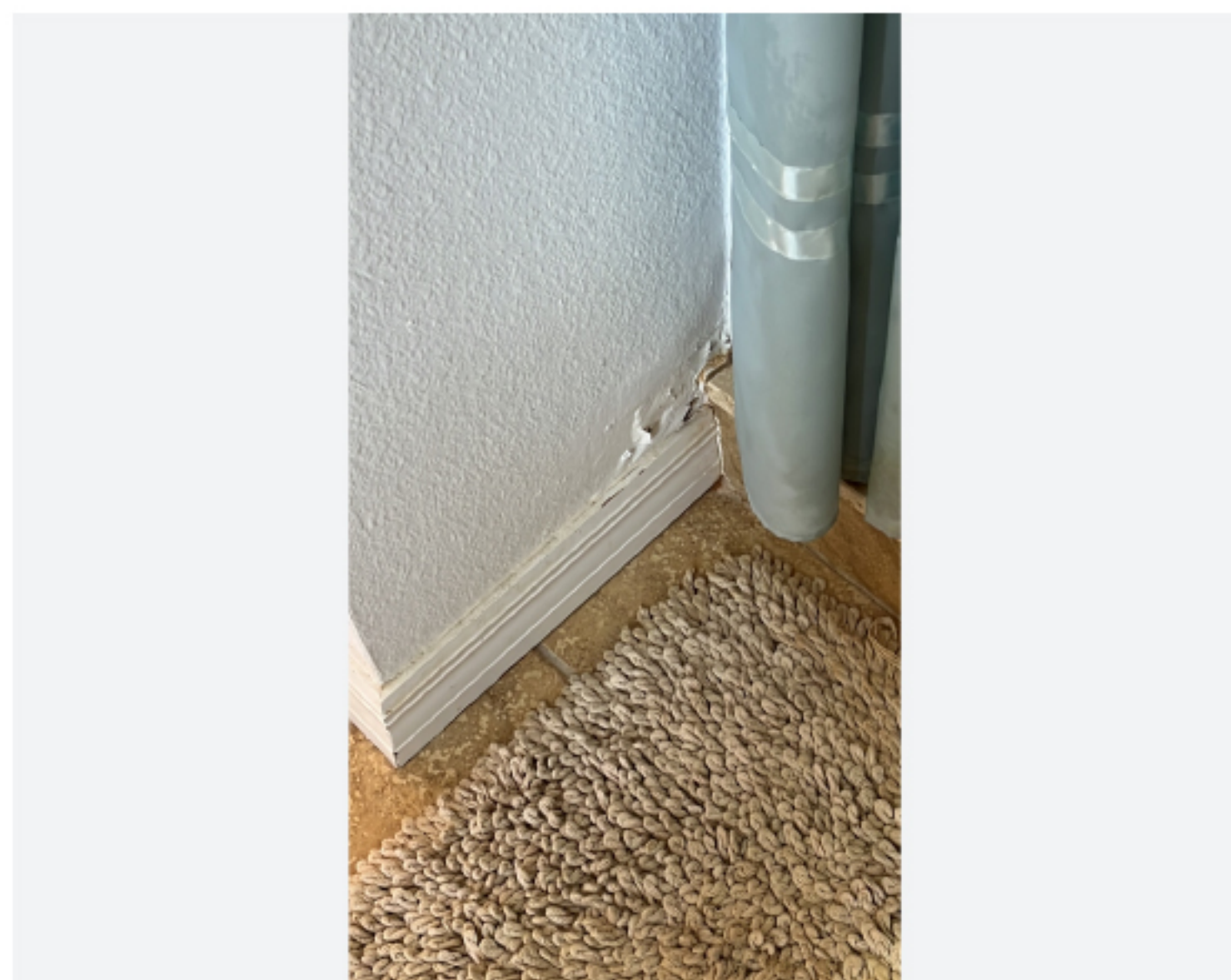
**DESCRIPTION:** Paint, Drywall

**COMMENTS:**

- **Peeling Paint in Master Bathroom**  
Peeling paint was noted by the shower in the primary en suite. Recommend sanding and repainting by a qualified handyman or painter.

 Recommendation

Location - Master, Bathroom



## 12.4 FLOOR

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**DESCRIPTION:** Laminate, Tile

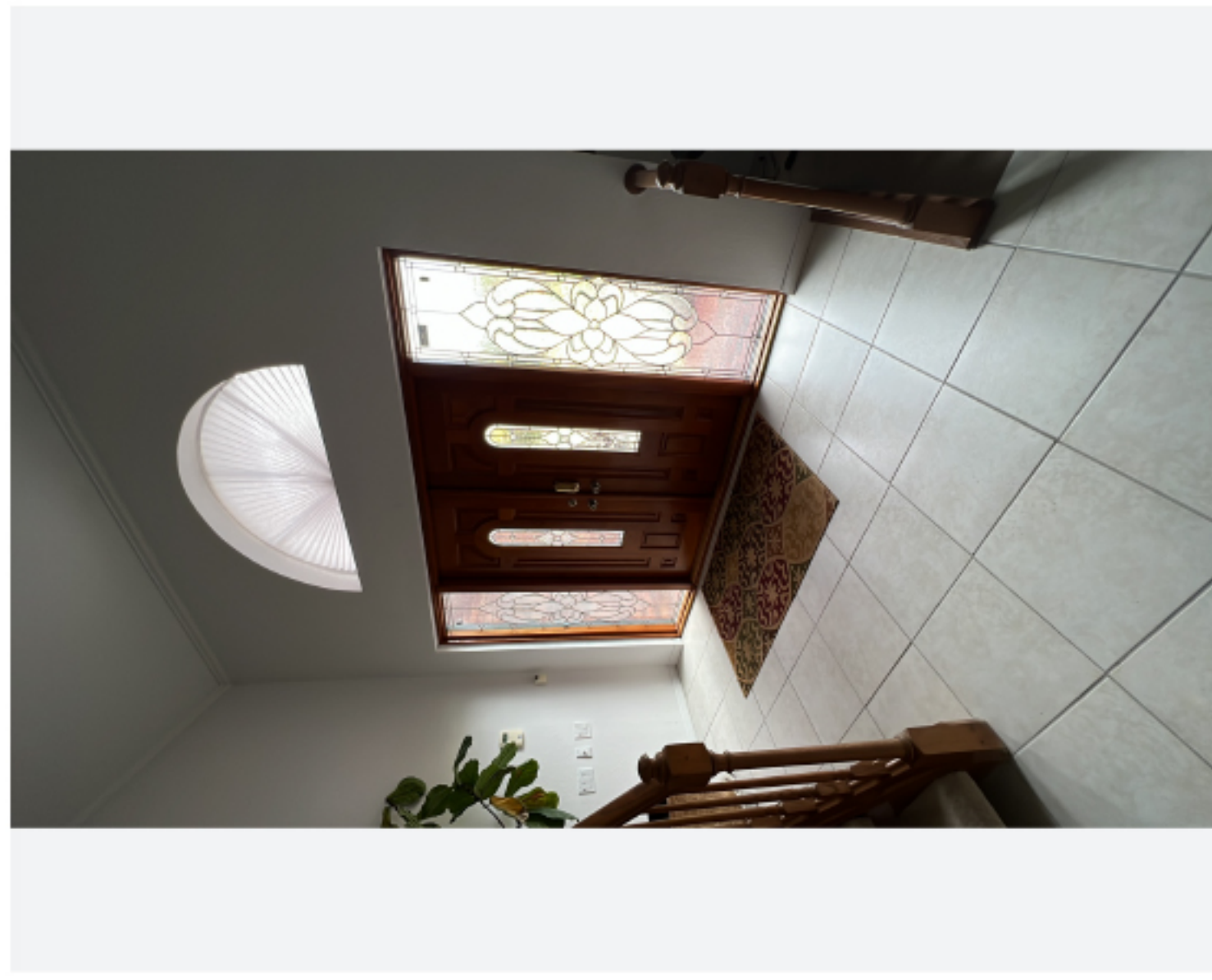
## 12.5 DOORS

---

**DESCRIPTION:** Hollow wood, Solid wood

**MEDIA:**





## 12.6 WINDOWS

---

**DESCRIPTION:** Aluminum, Double hung, Casement

**MEDIA:**

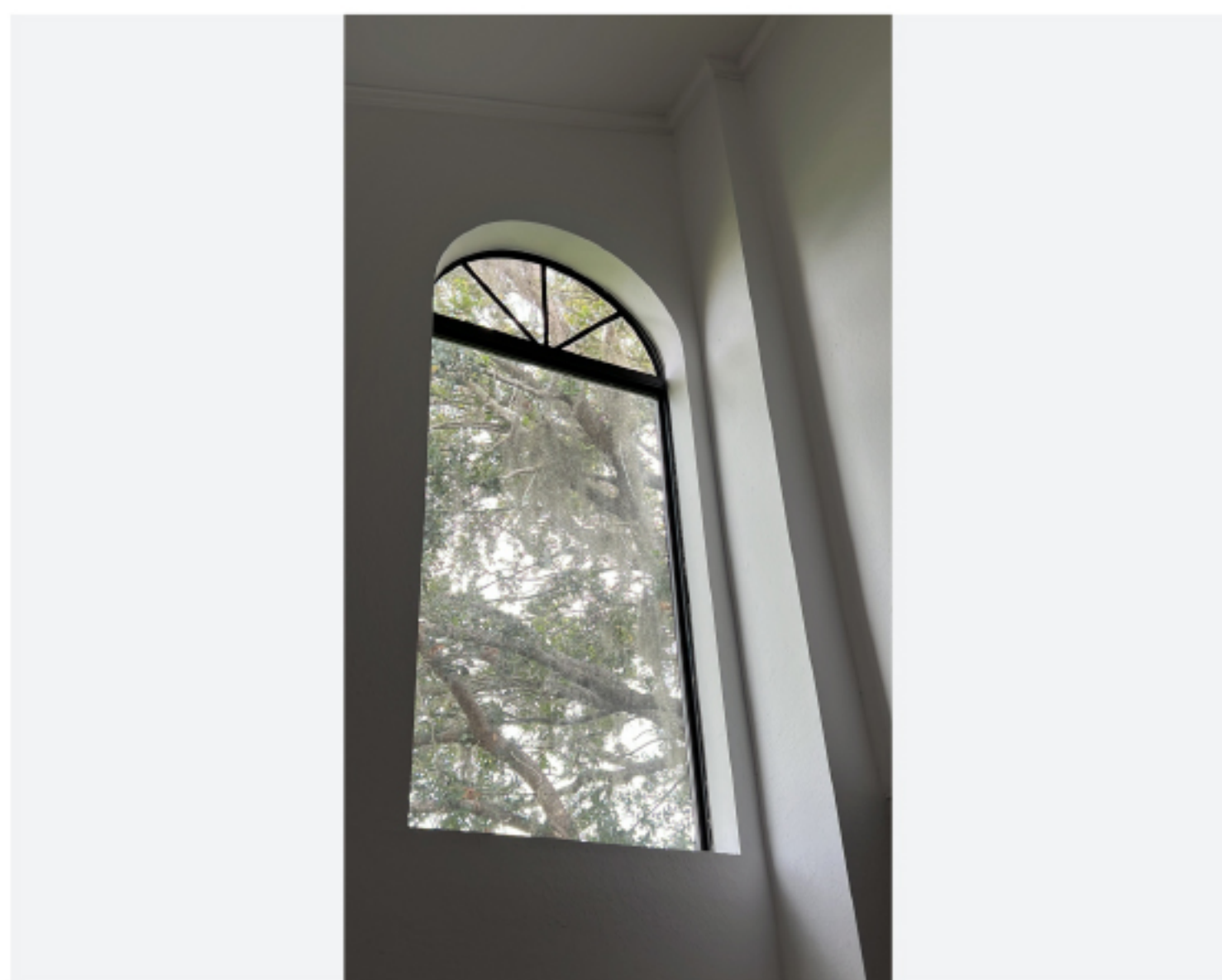


**COMMENTS:**

- **Cracked Living Room Window**  
Cracked, broken, or missing glass

 Requires Attention

Location - Living room



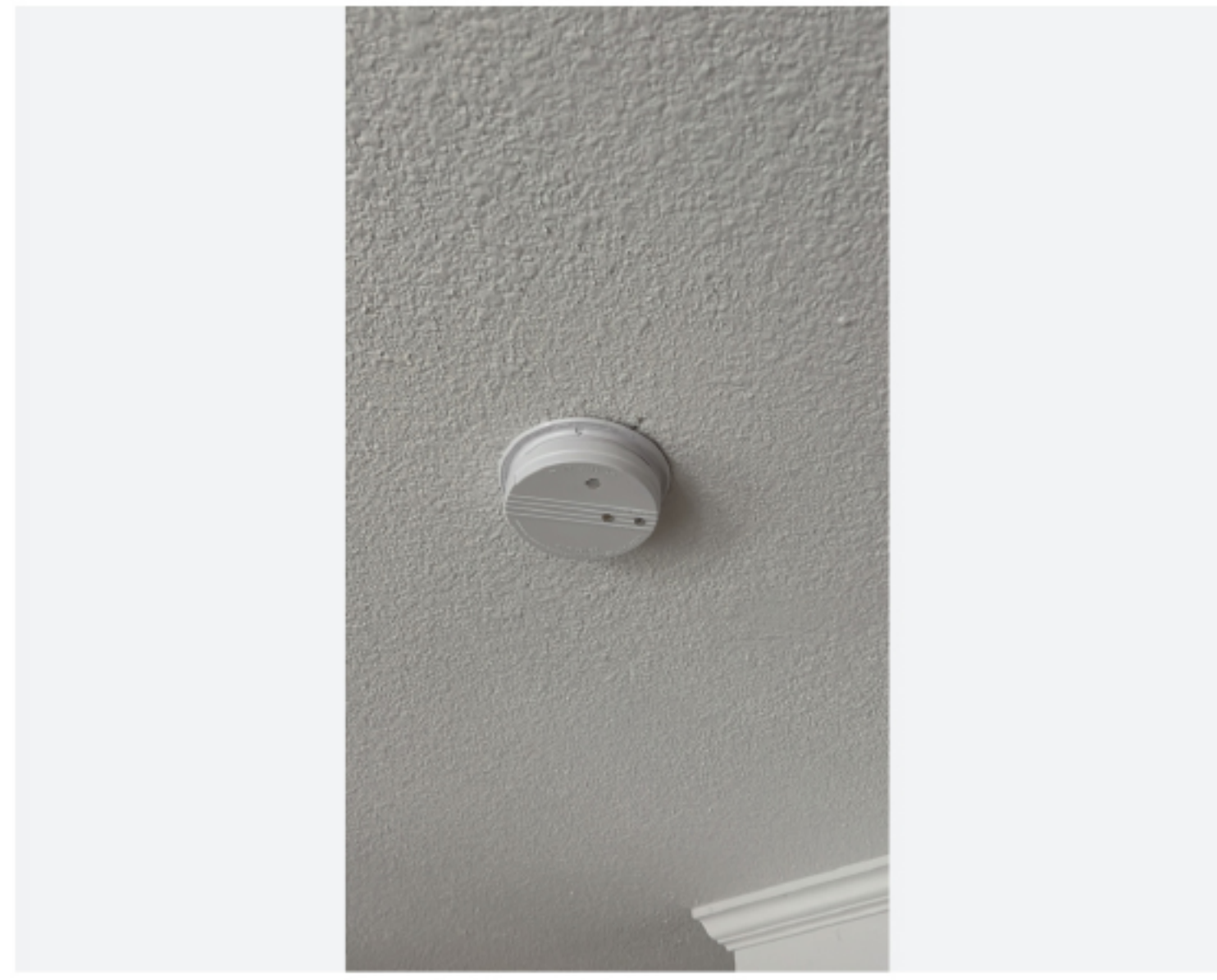
## 12.7 SMOKE DETECTOR

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**DESCRIPTION:** Hard wired with battery back up

**MEDIA:**





## 13. Laundry

*Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.*

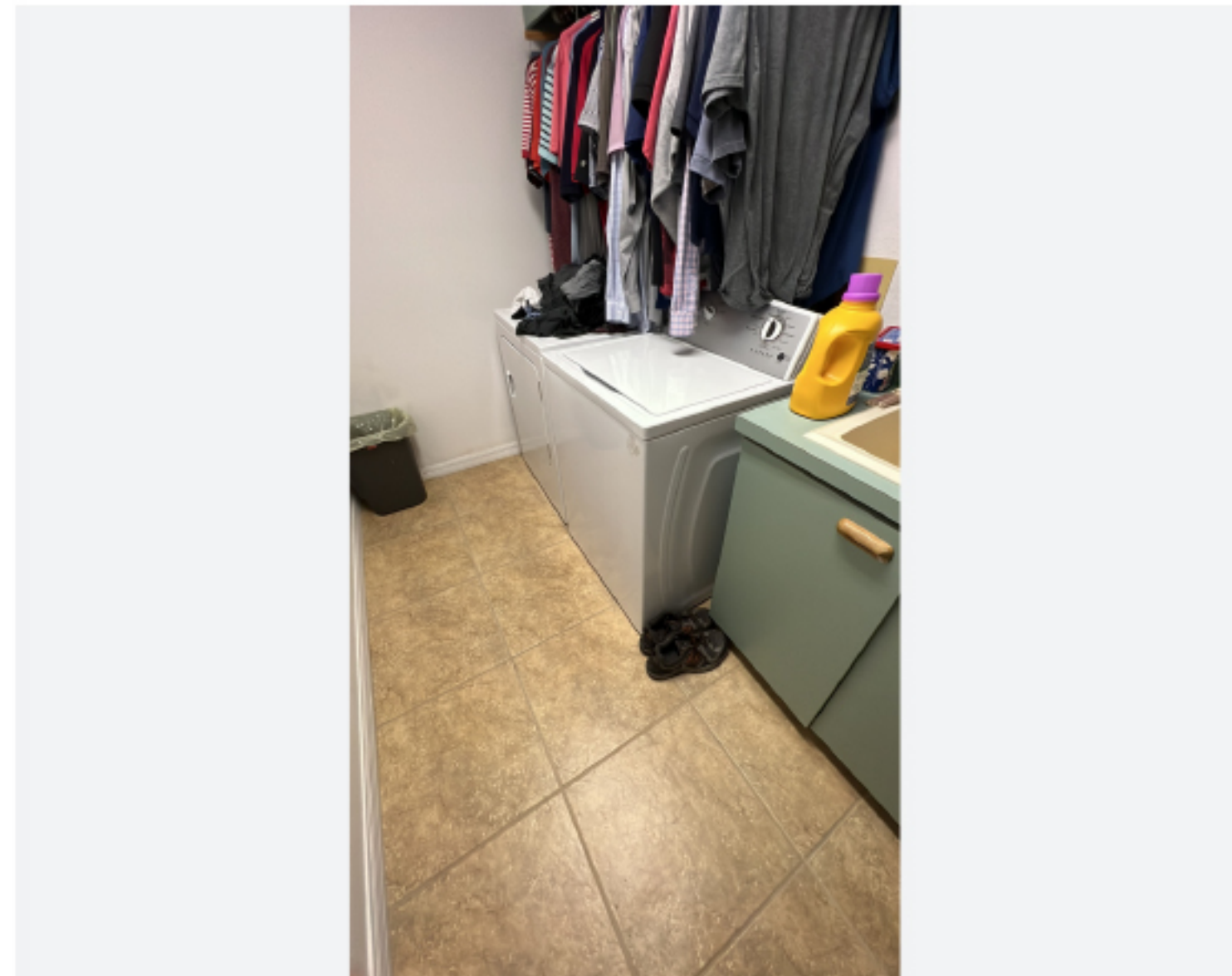
*Clothes Dryer Ducting that is not permanently attached to the house is not inspected. We recommend consulting the manufacturer of your Clothes Dryer for specific ducting requirements.*

### 13.1 LOCATION

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**DESCRIPTION:** First floor

**MEDIA:**



### 13.2 DRYER VENT

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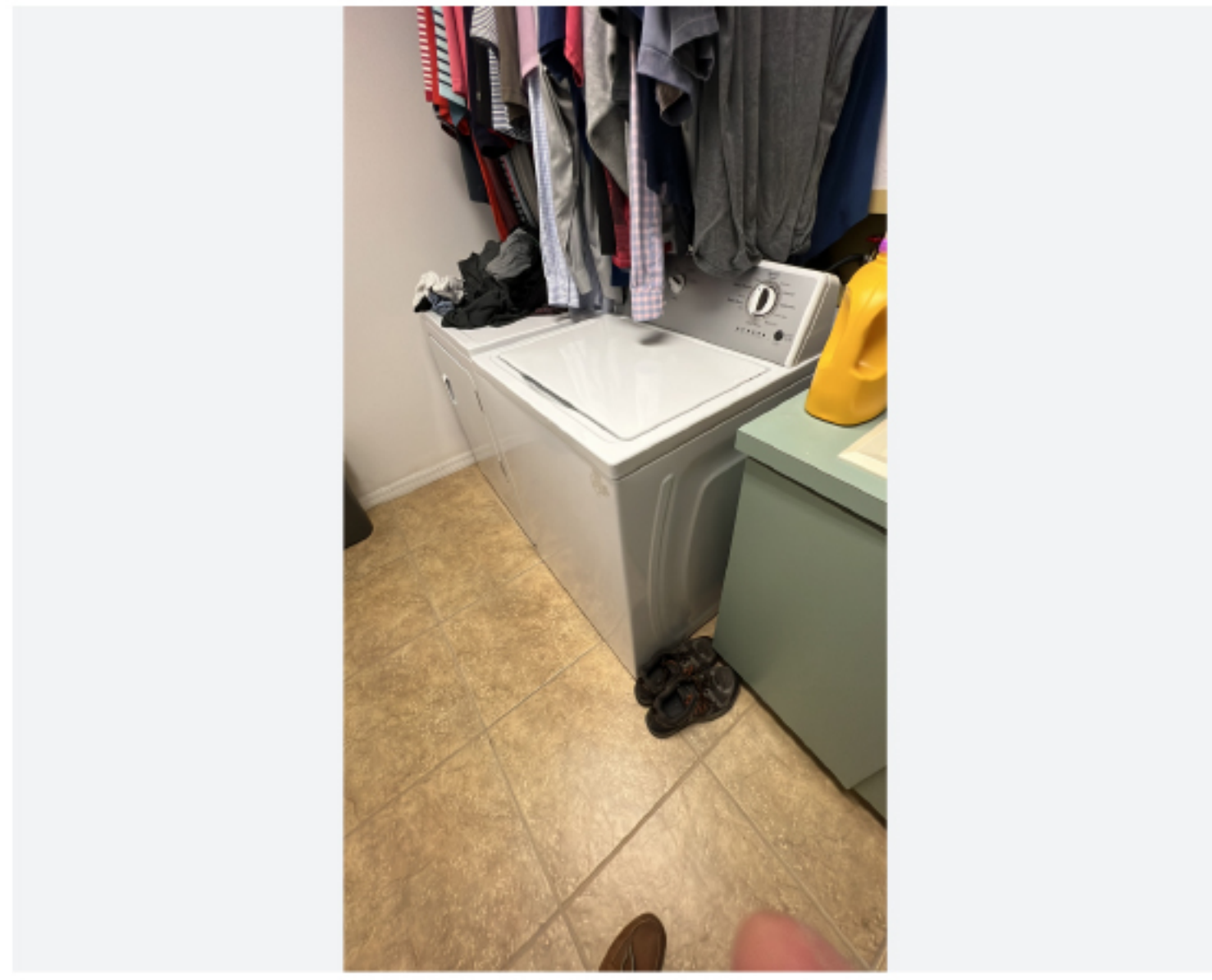
**DESCRIPTION:** Metal flex

**NAMEPLATE:**



**MEDIA:**





### 13.3 WASHER HOSE BIB

---

DESCRIPTION: Rotary

### 13.4 WASHER DRAIN

---

DESCRIPTION: Wall mounted drain

### 13.5 ELECTRICAL

---

DESCRIPTION: 220 volts

### 13.6 FLOOR DRAIN/PAN

---

DESCRIPTION: Not visible



# Summary

## HOME INSPECTION

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.



### Requires Attention

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



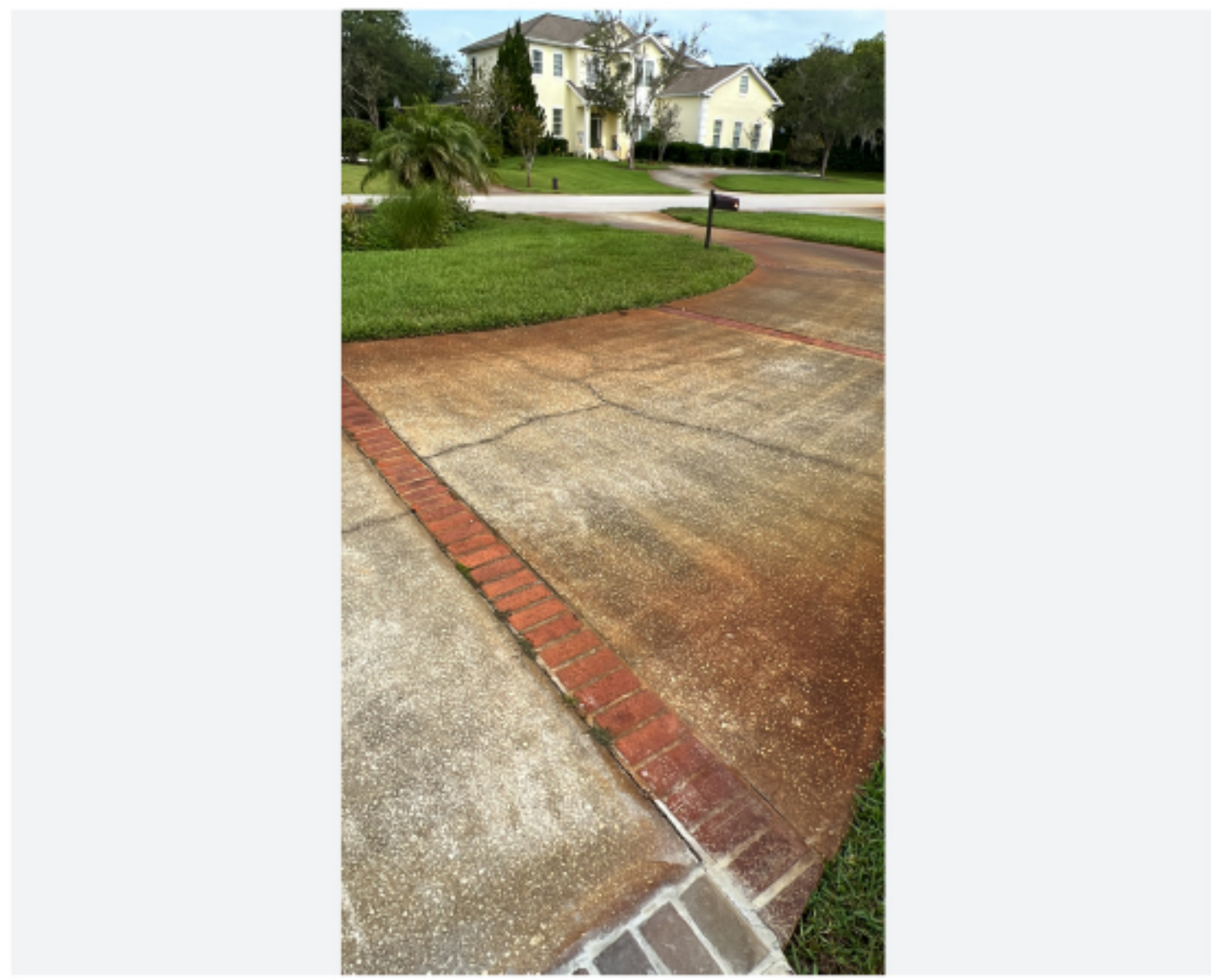
### Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

## 1.1 DRIVEWAY

- Typical cracking noted

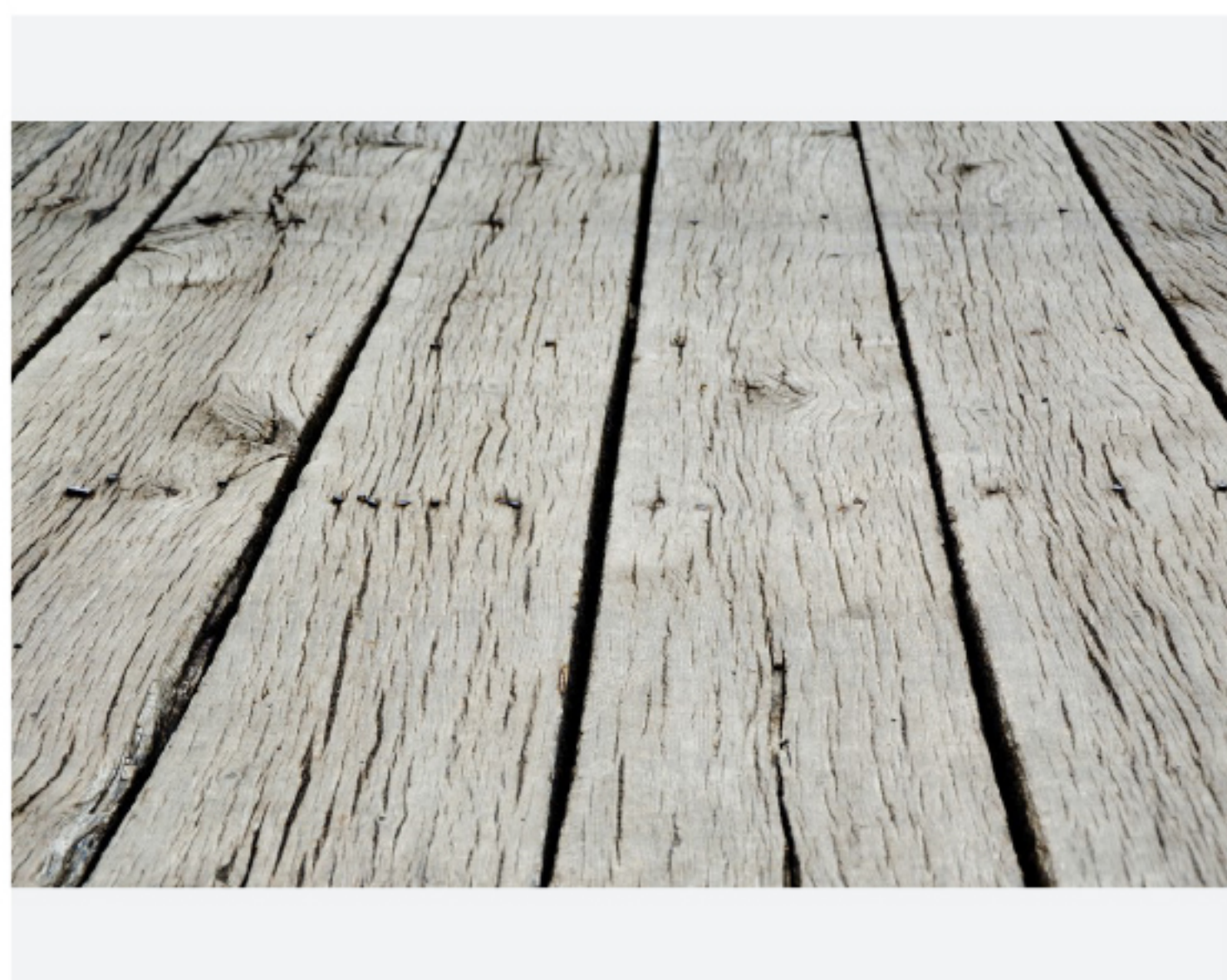
Requires Attention



## 1.6 DECK/BALCONY

- **Moisture damage**  
Significant moisture damage and wood rot was noted at the deck. Recommend evaluation and repair by a licensed contractor or deck specialist.

Safety



## 2.2 SOFFITS/FASCIA

- 

Requires Attention



Wood rot was noted at portions of the fascia trim. See a licensed contractor for evaluation and repair/replacement as needed.

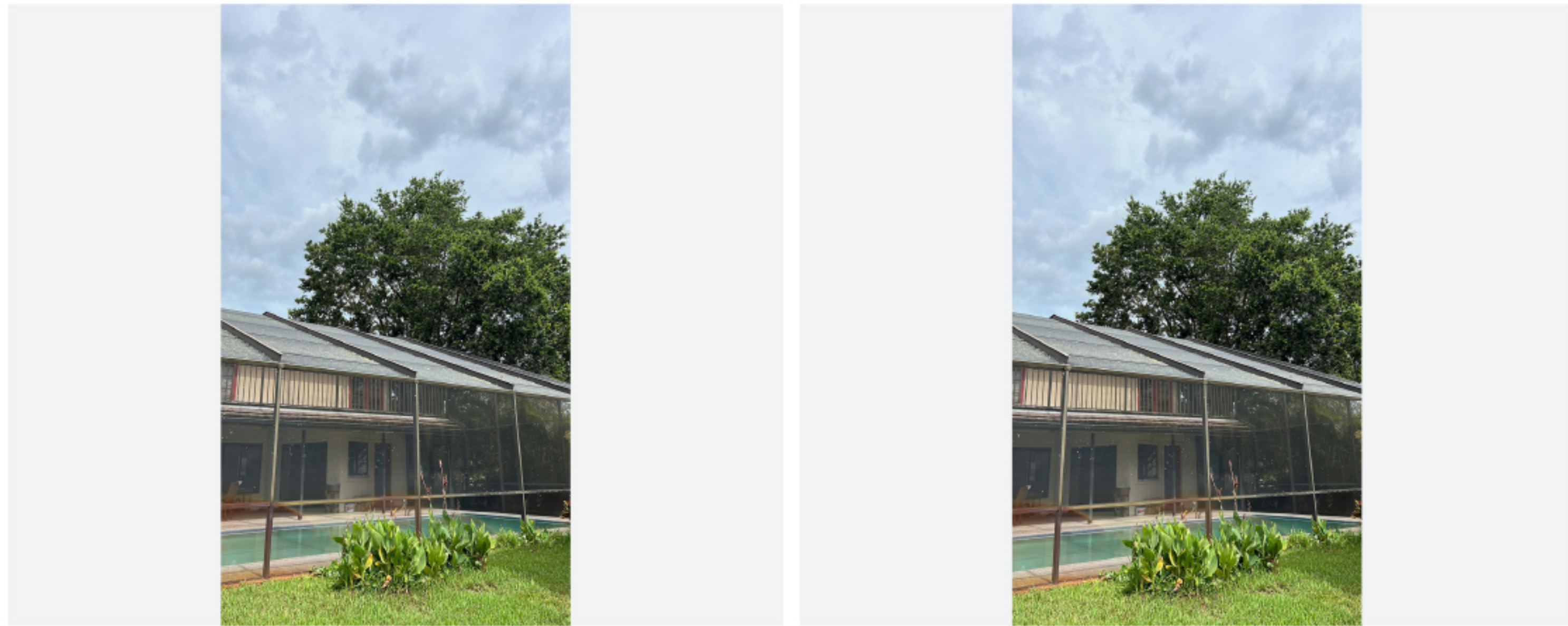


## 2.5 TREES AND VEGETATION

---

- **Overgrown/Overhanging Tree Limbs**  
Tree limbs are overhanging the roof and could damage roofing material. Recommend evaluation by an arborist.

 Requires Attention

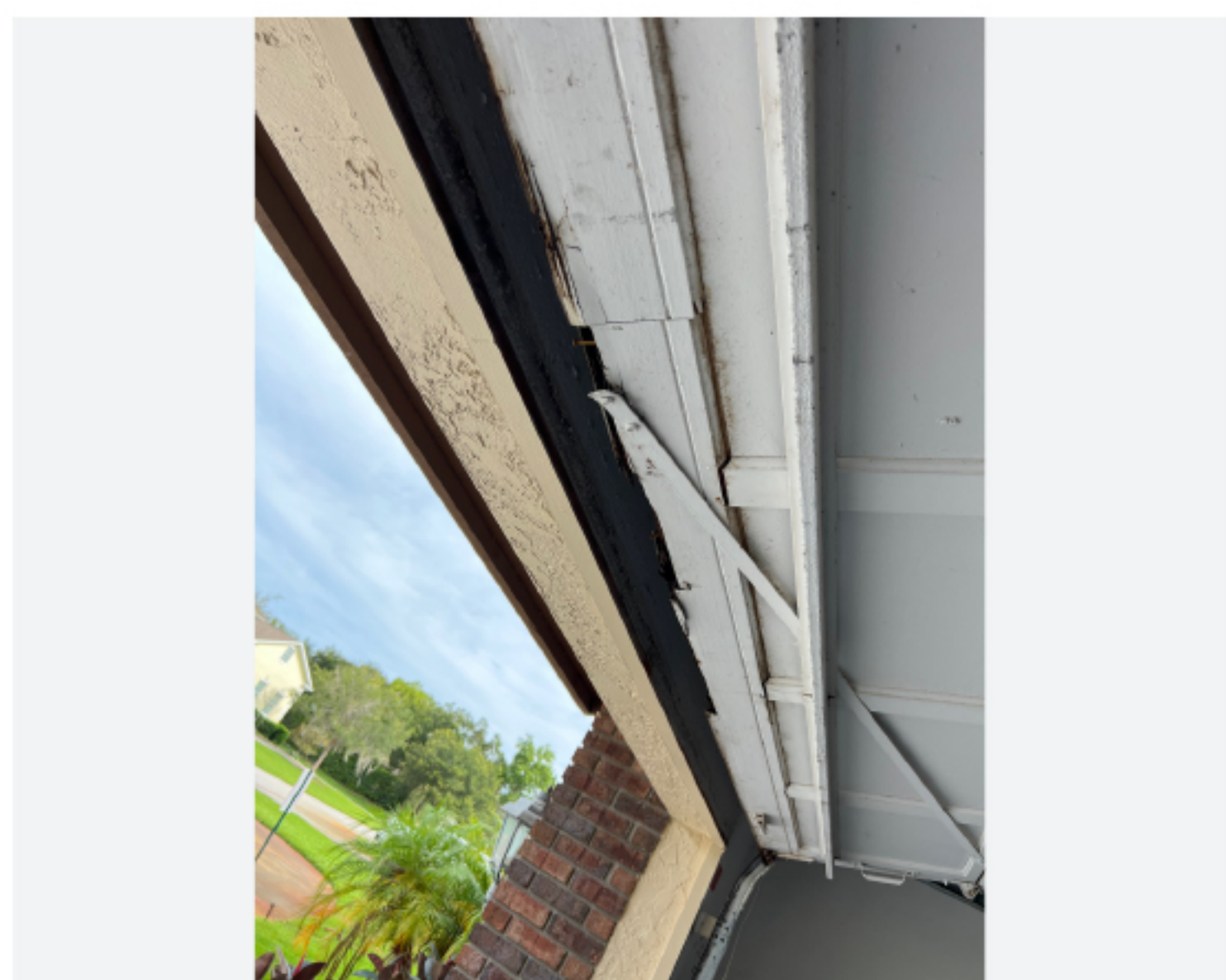


## 4.2 GARAGE DOORS

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- **Water Damage to Base of Garage Door**  
Water damage was noted at the base of the garage door. Recommend evaluation and repair by a licensed contractor or garage door specialist.

 Requires Attention



## 6.3 GFCI/AFCI

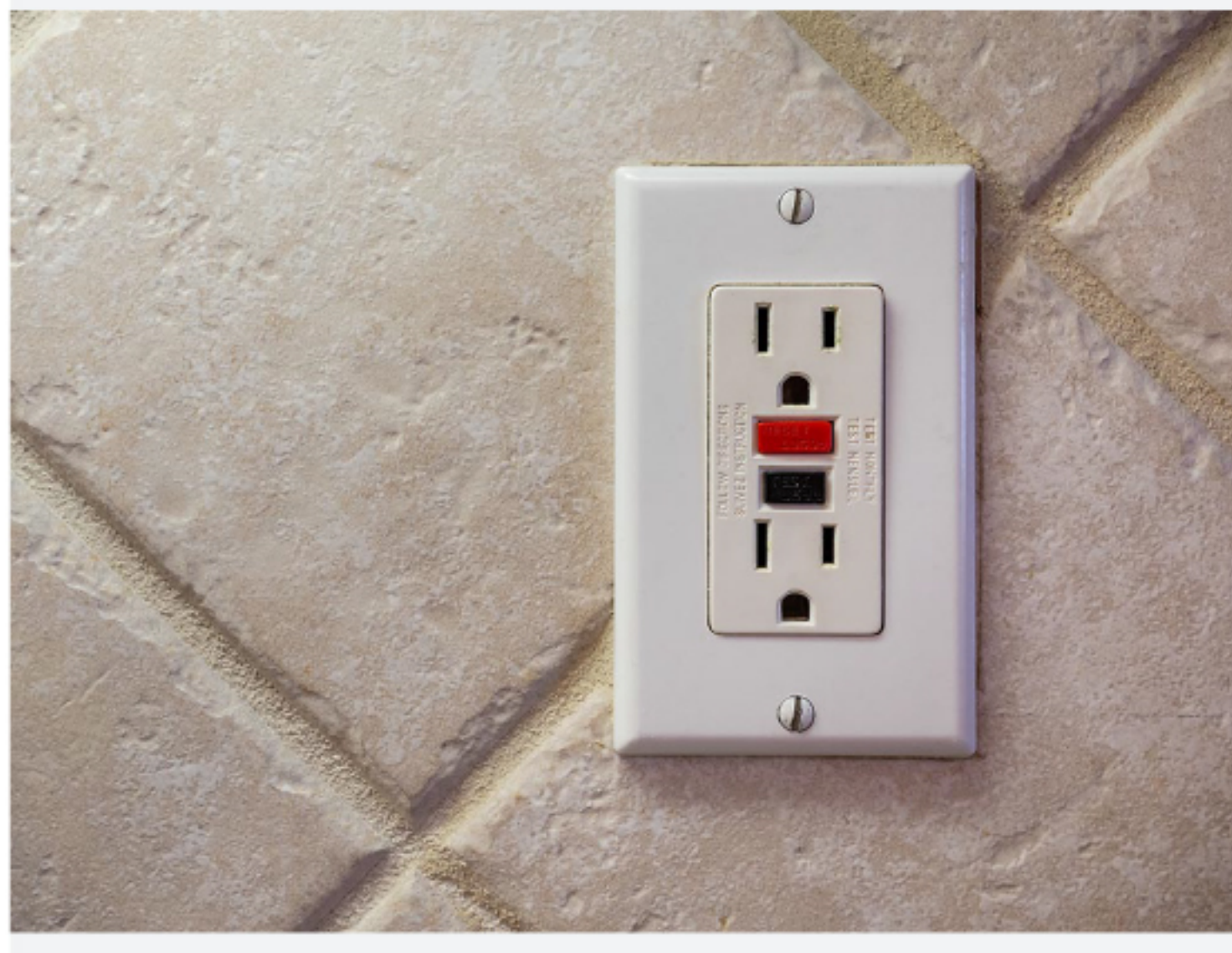
---

-  Safety



The main level guest bathroom GFCI outlet does not trip when tested. Recommend evaluation and repair by a licensed electrician.

Location - Bathroom



## 6.5 SMOKE DETECTORS

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- Missing/Low battery

 Requires Attention

Location - 2nd Floor



## 7.6 WATER HEATER

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- Water heater has exceeded design life

 Requires Attention

## 11.4 SINK

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- **Low Water Pressure**  
Low water pressure was noted at the kitchen sink when the water filtration system backflushes. Recommend evaluation and repair by a licensed plumber.

 Requires Attention

Location - Kitchen

