



Mr. Inspector LLC  
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## Home Inspection Report

123 Sample Rd  
Sarasota, FL 34XXX

Inspected By: Tronn Goehring

Prepared For: Client Name

Inspected On Sat, Aug 17, 2024 at 9:00 AM

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Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

## Report Summary

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

### Repair or Replacement Needed

#### Exterior

Window has cracked glass. Recommend repair.

Location: garage window

#### Exterior

Window screen worn and torn. Recommend repair.

Location:

south side of home

North side of home

#### Exterior

Settlement stucco crack. Recommend repair and paint

#### Exterior

Weather proof cover is damaged. Recommend repair

#### Exterior

The tree limbs and are in contact with home. Recommend trimming back

#### Exterior

Fence cap is missing. Recommend replacement

#### Garage

Common Drywall seam crack.

Location: garage

#### Roofing

Damaged shingle on south east corner of home. Recommend repair

### **Interior**

Slider tracks are dirty making slider difficult to operate. Recommend cleaning tracks and lubricant on master bedroom slider

### **Interior**

Baseboard is damaged in dinning room. Recommend repair

### **Interior**

Guest bedroom has minor cosmetic damage. Recommend installing doorstop to prevent further damage.

### **Interior**

Loose interior outlet. Recommend repair.

Location: front guest bedroom

### **Bathrooms: Bathroom #1**

Shower faucet loose in wall. Recommend securing

### **Bathrooms: Bathroom #1**

Loose interior outlet. Recommend repair.

Location: master bathroom

### **Bathrooms: Bathroom #2**

Loose interior outlet. Recommend repair.

Location: guest bathroom

### **Laundry**

Laundry room/kitchen door handle loose at time of inspection. Recommend repair

### **Kitchen**

Water did not dispense from refrigerator at time of inspection

### **Kitchen**

Loose interior outlet. Recommend repair.

Location: kitchen

## General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under

**Stories**

One

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**Year**

2007

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**Furnished**

Yes

## Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building. The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. Consult a licensed contractor for further evaluation of all issues, if any, listed in this section.

### Exterior Covering

Stucco

Condition: Satisfactory

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### Driveway

Concrete

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### Exterior Comments

#### Comment 1 Information

General exterior photos





#### Comment 2

#### Repair or Replacement Needed

Window has cracked glass. Recommend repair.

Location: garage window





### Comment 3

#### Repair or Replacement Needed

Window screen worn and torn. Recommend repair.

Location:

south side of home

North side of home





**Comment 4**

**Repair or Replacement Needed**

Settlement stucco crack. Recommend repair and paint



**Comment 5**

**Repair or Replacement Needed**

Weather proof cover is damaged. Recommend repair



**Comment 6**

**Repair or Replacement Needed**

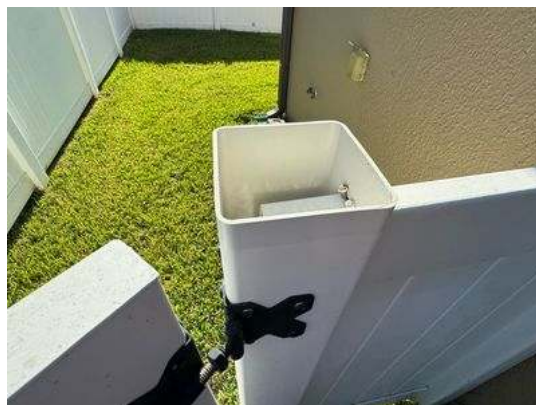
The tree limbs and are in contact with home. Recommend trimming back



**Comment 7**

**Repair or Replacement Needed**

Fence cap is missing. Recommend replacement



**Comment 8**  
**Information**

Lanai general photos



**Comment 9**  
**Information**

Lanai screen framing has chipped paint. Recommend repair



**Comment 10**  
**Information**

Irrigation system in good working order at time of inspection







The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Garage

### Garage Type

Attached

Condition: Satisfactory

### Mechanical Opener

Yes

Condition: Satisfactory

### Plumbing Present

Yes

### HVAC Present

Air handler

### Garage Comments

#### Comment 11 Information

General garage photos





**Comment 12**

**Repair or Replacement Needed**

Common Drywall seam crack.

Location: garage



**Comment 13**  
**Information**

Inspector did not test utility sink in garage due to multiple personal items in sink



## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. Consult a licensed roofer and/or a qualified insulation and ventilation contractor to address all issues, if any, listed in this section.

### Inspection Method

From roof

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### Roof Covering

Architectural shingles

Condition: Satisfactory

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### Ventilation Present

Ridge Vents

Condition: Satisfactory

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### Gutters & Downspouts

Metal

Condition: Satisfactory

### Roofing Comments

#### Comment 14 Information

General roof photos





**Comment 15**

**Repair or Replacement Needed**

Damaged shingle on south east corner of home. Recommend repair



## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection. The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; make observations regarding basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. Observations regarding the crawlspace will be reported from the crawlspace access only unless inspector is specifically contracted to enter the crawlspace for an additional fee.

### Foundation Types

Slab on Grade

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### Wall Structure

Full Masonry

Condition: Satisfactory

The structure of the home (including the attic and crawlspace where applicable) was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Attic

### Roof Framing Type

Wood Trusses

Condition: Satisfactory

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### Insulation

Blow in

Condition: Satisfactory

Attic Comments

**Comment 16**  
**Information**

General attic photos







The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation. The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. Consult a licensed electrician to address all issues, if any, listed in this section.

**Type of Service**

Underground

**Main Disconnect Location**

Service Panel

**Service Panel Location**

Garage

**Service Panel Manufacturer**

General Electric

Condition: Satisfactory

**Service Line Material**

Copper

Condition: Satisfactory

**Service Voltage**

240 volts

**Service Amperage**

200 amps

**Overcurrent Protection**

Breakers

Condition: Satisfactory

## Electrical Cont.

### GFCI/AFCI Breakers

Yes

Condition: Satisfactory

### Smoke Detectors

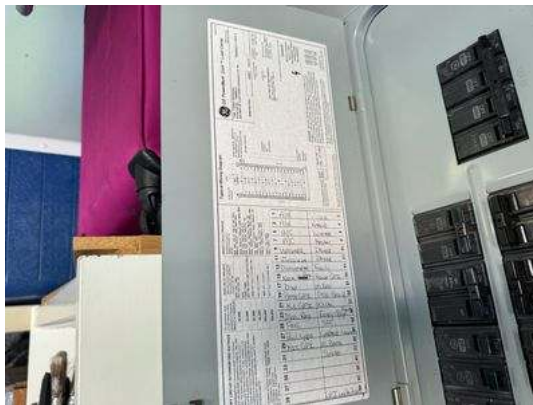
Yes

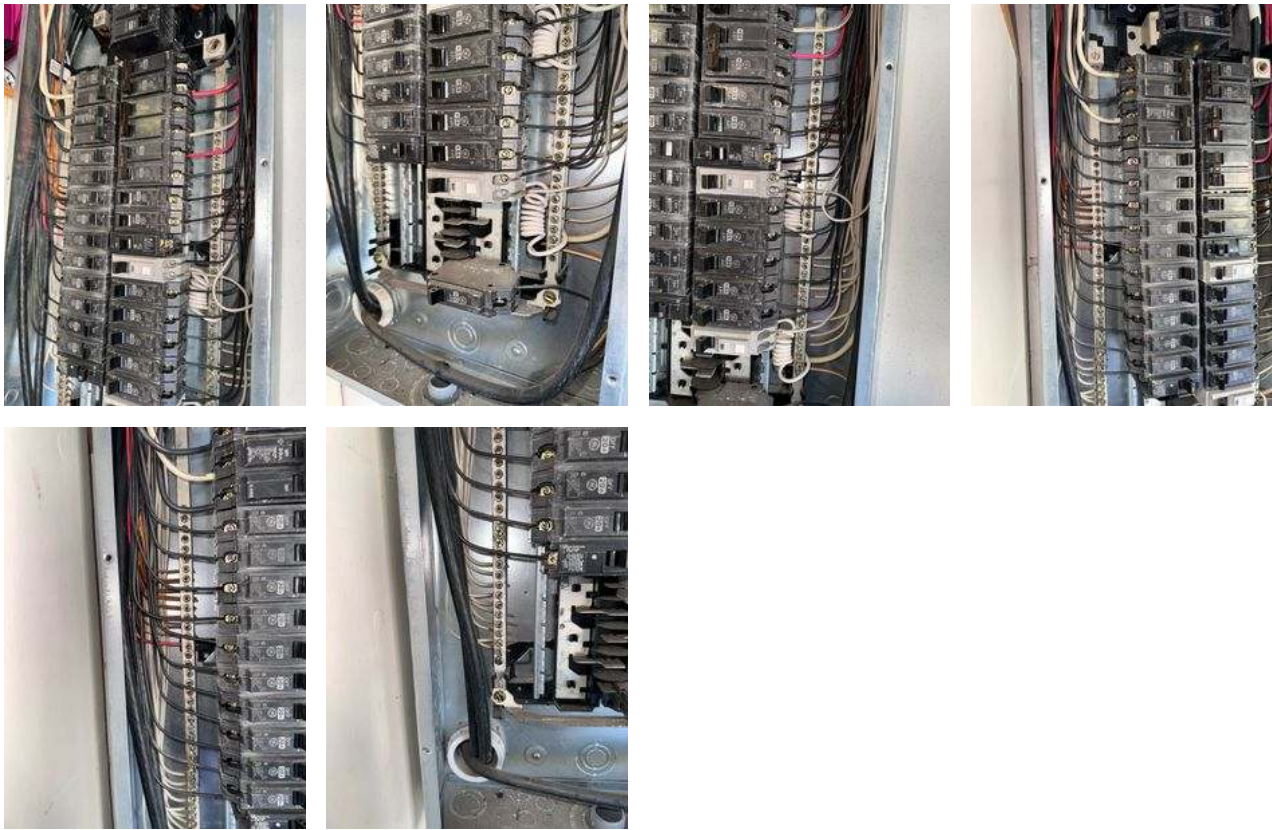
Condition: Satisfactory

### Electrical Comments

#### Comment 17 Information

General Electrical photos





The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors. The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Floors

Tile, Carpet, Wood Laminate

Condition: Satisfactory

### Window Types

Single Hung

Condition: Satisfactory

### Window Materials

Metal

### Entry Door Types

Sliding, Hinged

Condition: Satisfactory

### Entry Door Materials

Wood

### Fireplace

Not Present

### Interior Comments

#### Comment 18 Information

General interior photos







**Comment 19**

**Repair or Replacement Needed**

Slider tracks are dirty making slider difficult to operate. Recommend cleaning tracks and lubricant on master bedroom slider



**Comment 20**

**Information**

Master bedroom fan has antenna sticking out for remote control. Modern fans are rated to be able to have this tucked away with the electrical wires in junction box. Recommend adjustment.





**Comment 21**

**Repair or Replacement Needed**

Baseboard is damaged in dinning room. Recommend repair



**Comment 22**

**Repair or Replacement Needed**

Guest bedroom has minor cosmetic damage. Recommend installing doorstop to prevent further damage.





**Comment 23**

**Repair or Replacement Needed**

Loose interior outlet. Recommend repair.

Location: front guest bedroom



The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question. Heating system not operated if temperature outside is above 65°F. Consult an HVAC technician to address all issues, if any, listed in this section.

### **Comment 24**

#### **Information**

Heat mode not tested when temperatures are above 65 degrees. Heat mode not tested at time of inspection.

## Cooling

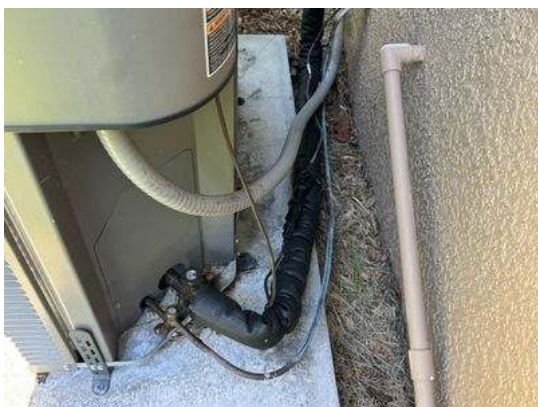
The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The AC is not tested when the temperature outside is below 60°F. A licensed HVAC contractor should be consulted to address all issues, if any, listed in this section.

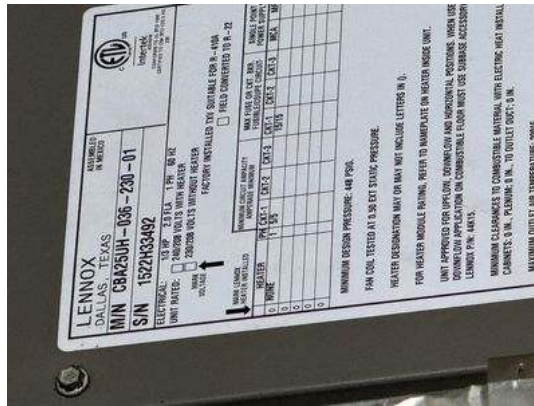
### Comment 25 Information

3 Ton HVAC system is 2 years old



|                        |       |                        |         |
|------------------------|-------|------------------------|---------|
| LENNOX                 |       | ASSEMBLED<br>IN MEXICO |         |
| DALLAS, TEXAS          |       |                        |         |
| M/N ML14XP1-036-230A01 |       |                        |         |
| S/N 1922J07680         |       |                        |         |
| CONTAINS HFC - 410A    |       | DESIGN PRESSURE        |         |
| FACTORY CHARGE         |       | HI 448 PSIG            |         |
| 8 LBS 8 OZS            |       | LO 236 PSIG            |         |
| ELECTRICAL RATING      |       | NOMINAL VOLTS 208/230  |         |
| 1 PH                   | 60 HZ | MIN 197                | MAX 253 |
| COMPRESSOR             |       | FAN MOTOR              |         |
| PH                     | 1     | PH                     | 1       |
| RLA                    | 14.1  | FLA                    | 1.0     |
| LRA                    | 72.2  | HP                     | 1/6     |
| MAX FUSE OR CKT. BKR.  |       |                        |         |





**Comment 26**  
**Information**

Temperature differential 16-19°F was and within normal range





### Comment 27 Information

Thermostat location: dinning room



### Comment 28 Information

An HVAC maintenance contrat is recommended

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise

reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection. The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Consult a licensed plumber to address all issues, if any, listed in this section.

### Supply Pipe Material

CPVC

Condition: Satisfactory

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### Location of Main Water Shutoff

Exterior south



### Waste Pipe Material

PVC

Condition: Satisfactory

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### Plumbing Comments

#### **Comment 29** **Information**

Water temperature at the sink is 117°F



The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Water Heater

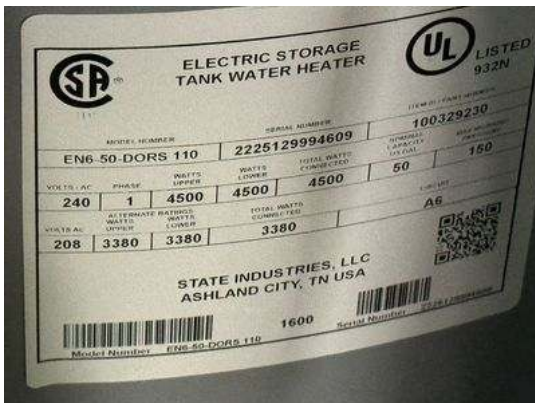
### **Capacity**

50 gal

## Water Heater Comments

### Comment 30 Information

Water heater is 2 years old.



### Bathroom #1

**Location**

Master bedroom

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**Bath Tub**

Free Standing

Condition: Satisfactory

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**Shower**

Free standing

Condition: Satisfactory

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**Sink(s)**

Double Vanity

Condition: Satisfactory

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**Toilet**

Standard Tank

Condition: Satisfactory

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**Shower Walls**

Tile

Condition: Satisfactory

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**Tub Surround**

Not Present

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**Floor**

Tile

Condition: Satisfactory

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**Ventilation Type**

Vent fan

Condition: Satisfactory

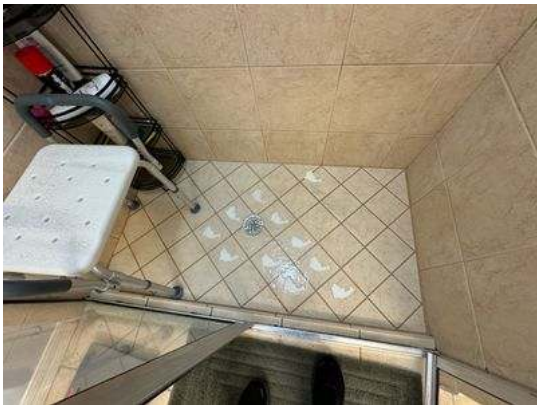
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### Bathroom #1 Comments

#### Comment 31 Information

General primary bathroom photos





**Comment 32**

**Repair or Replacement Needed**

Shower faucet loose in wall. Recommend securing

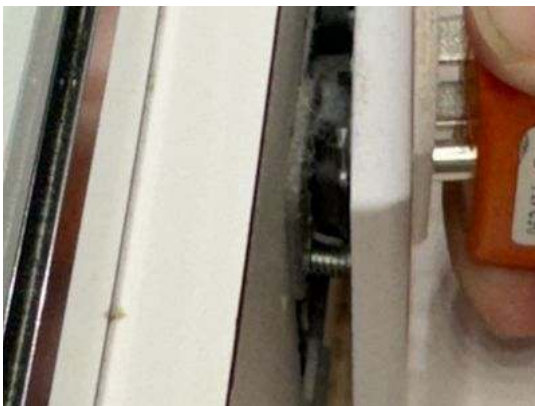


**Comment 33**

**Repair or Replacement Needed**

Loose interior outlet. Recommend repair.

Location: master bathroom



## Bathroom #2

### Location

Guest bathroom

### Bath Tub

Standard

Condition: Satisfactory

### Shower

In Tub

Condition: Satisfactory

### Sink(s)

Single Vanity

Condition: Satisfactory

### Toilet

Standard Tank

Condition: Satisfactory

### Shower Walls

Tile

Condition: Satisfactory

### Tub Surround

Tile

Condition: Satisfactory

### Floor

Tile

Condition: Satisfactory

### Ventilation Type

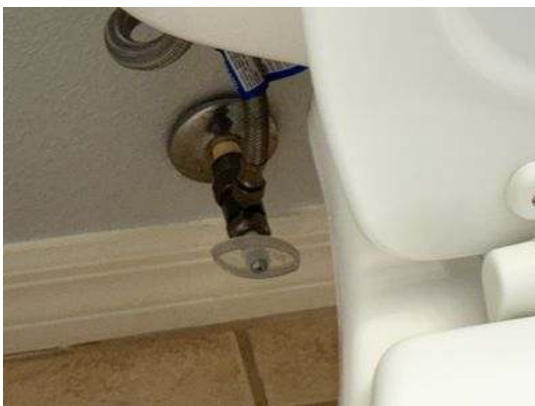
Vent fan

Condition: Satisfactory

### Bathroom #2 Comments

#### Comment 34 Information

General guest bathroom photos





**Comment 35**

**Repair or Replacement Needed**

Loose interior outlet. Recommend repair.

Location: guest bathroom



# Laundry

## Laundry Sink

Yes

Condition: Satisfactory

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## Dryer Venting

To Exterior

Condition: Satisfactory

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## GFCI Protection

Yes

Condition: Satisfactory

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## Washer

Yes

Condition: Satisfactory

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## Dryer

Yes

Condition: Satisfactory

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## Laundry Comments

### Comment 36

### Information

General Laundry Photos

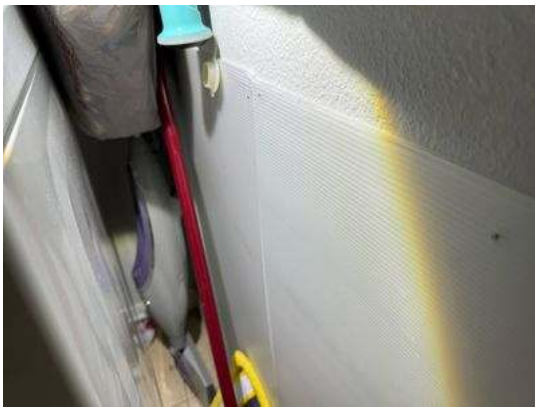




**Comment 37**

**Information**

Corrugated plastic is nailed to wall right of washing machine. Unable to inspect behind at time of inspection



**Comment 38**

**Repair or Replacement Needed**

Laundry room/kitchen door handle loose at time of inspection. Recommend repair





## Kitchen

### Cabinets

Wood

Condition: Satisfactory

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### Countertops

Corian

Condition: Satisfactory

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### Sink

Single

Condition: Satisfactory

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### Kitchen Comments

#### Comment 39

#### Information

General photos of kitchen





### Comment 40

#### Repair or Replacement Needed

Water did not dispense from refrigerator at time of inspection



### Comment 41

#### Repair or Replacement Needed

Loose interior outlet. Recommend repair.

Location: kitchen



## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

## Kitchen Cont.

### Appliances In Kitchen

Range, Microwave, Disposer, Dishwasher

