



Your Inspection Report

PREPARED FOR:

[REDACTED]

INSPECTION DATE:

[REDACTED]

PREPARED BY:

[REDACTED]



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When your building needs to be investigated call the FBI...Group!

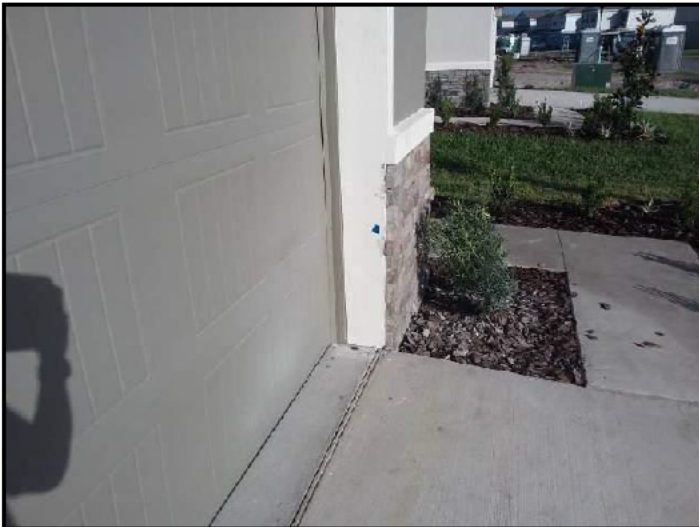
This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

RECOMMENDATIONS \ Overview

Condition: • Exterior Punch List



1. Paint touchups



2. Paint touchups



3. Loose stone work



4. Paint touchups

SUMMARY

Report No. 21885

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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5. Seal hole



6. Caulking needed



7. Missing fasteners



8. Paint touchups

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



9. Exposed drywall screws



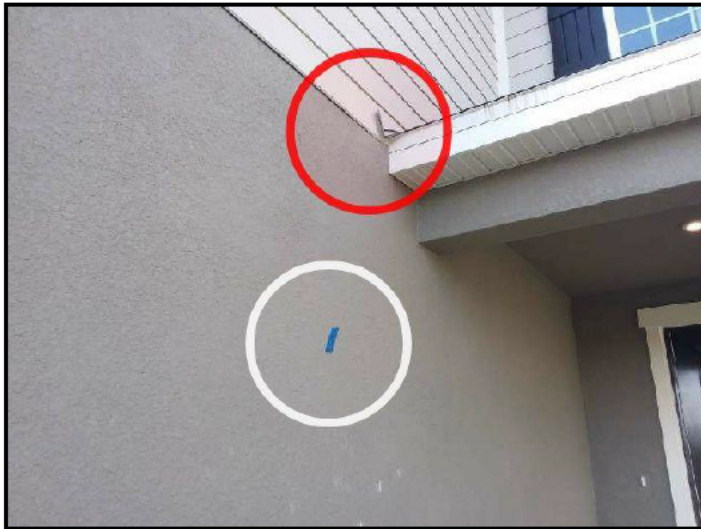
10. Does not open fully



11. Adjustment needed to stucco at threshold



12. Adjustment needed to stucco at threshold



13. Caulking needed behind kickout



14. Light noted around garage door



15. Adjustment needed to garage door



16. Adjustment needed to garage door

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



17. Sealant needed



18. Minor damage to drywall



19. Paint touchups



20. Exterior Punch List

SUMMARY

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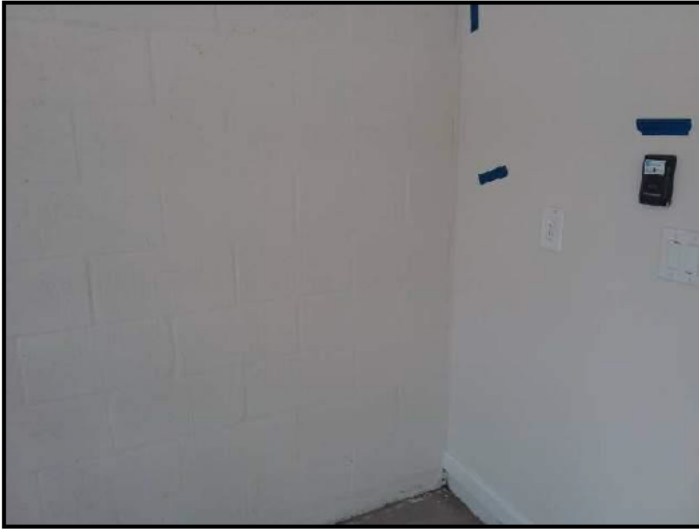
INSULATION

PLUMBING

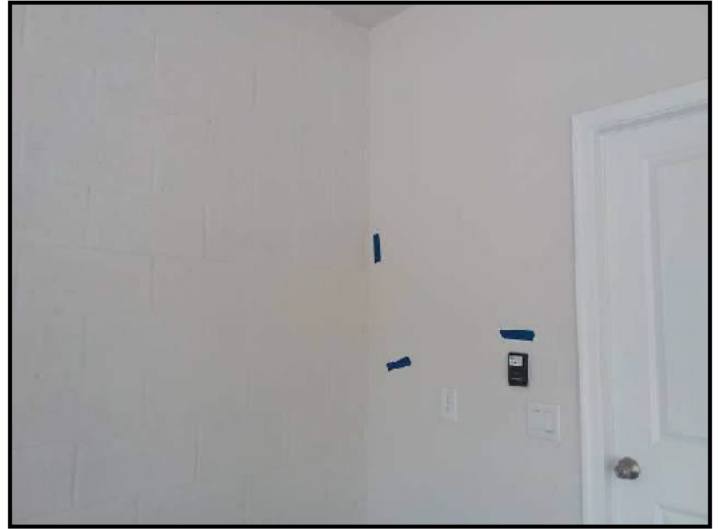
INTERIOR

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21. Paint drips



22. Caulking needed



23. Sealant needed



24. Paint touchups

SUMMARY

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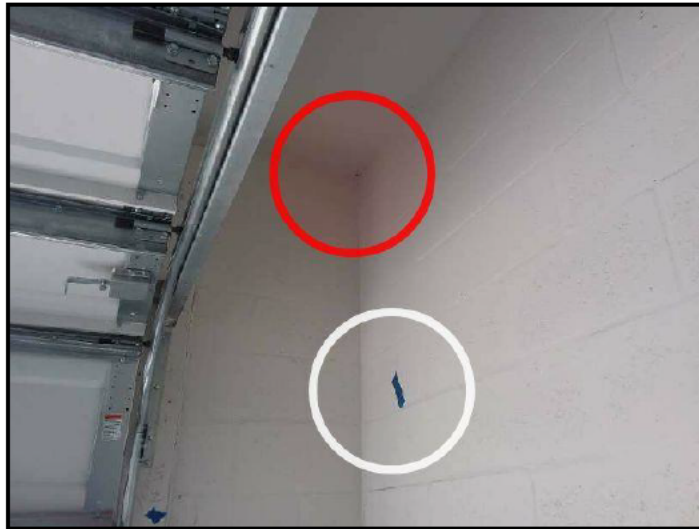
INSULATION

PLUMBING

INTERIOR

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25. Sealant needed

Interior

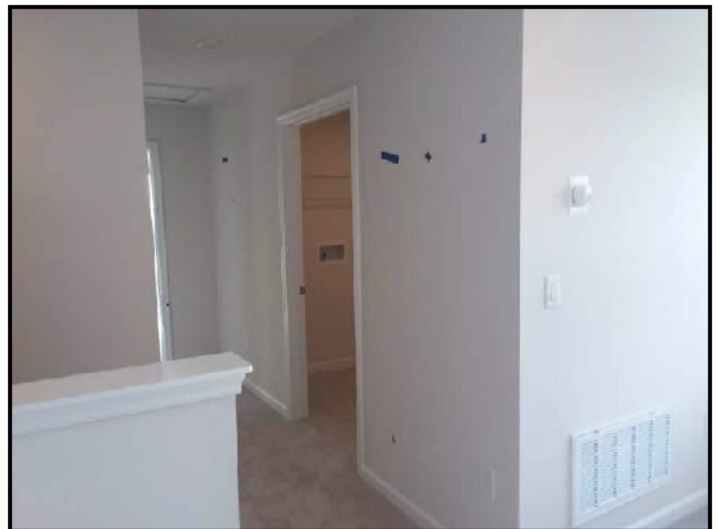
RECOMMENDATIONS \ Overview

Condition: • Interior Punch List

Majority of items noted are either Paint (blue tape) or Drywall (green tape) touchups or repairs unless specifically noted.



26. Seam in carpet



27. Interior Punch List

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



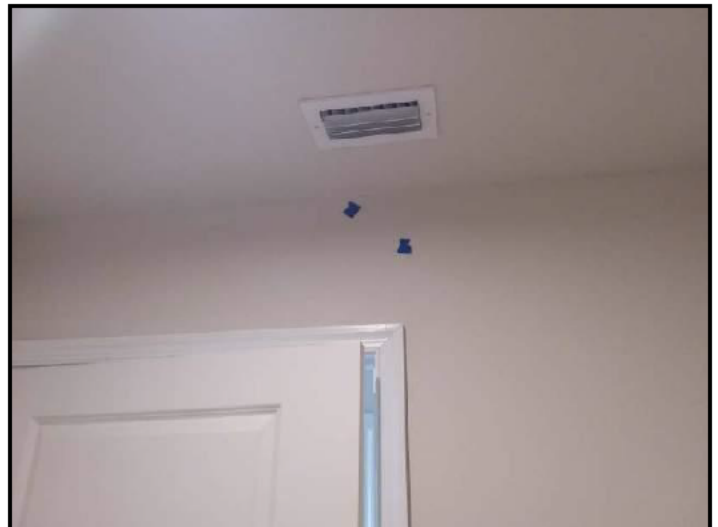
28. Inoperative lights



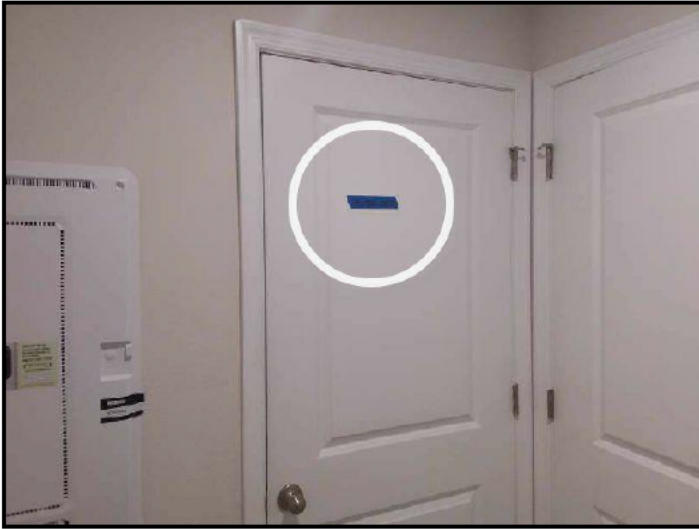
29. Interior Punch List



30. Interior Punch List



31. Interior Punch List



32. Sealant needed around plenum on inside



33. Sealant needed around plenum on inside



34. Sealant needed around plenum on inside

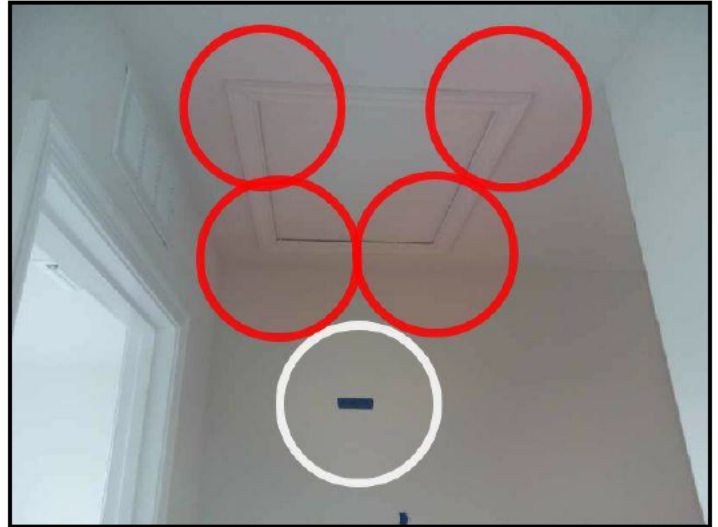


35. Conduit needed - must be complete to wall

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



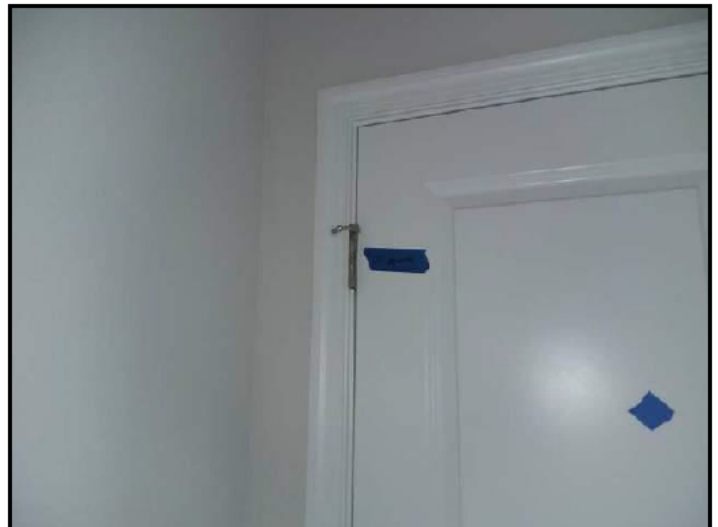
36. Seam in carpet



37. Exposed finish nails on trim



38. Interior Punch List



39. Noisy hinge

SUMMARY

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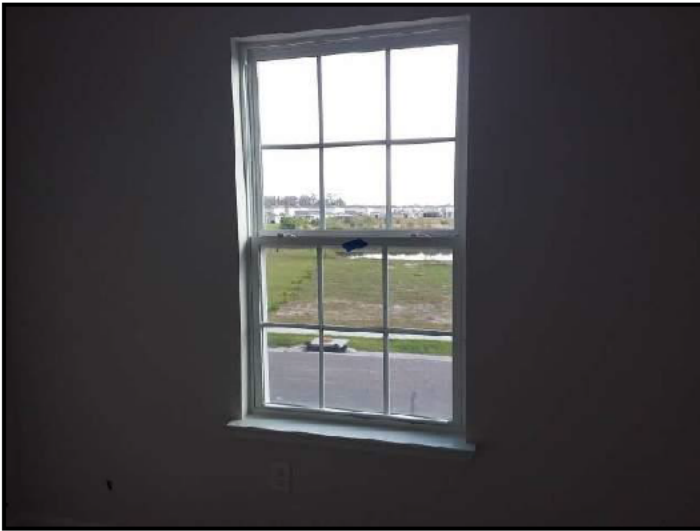
INSULATION

PLUMBING

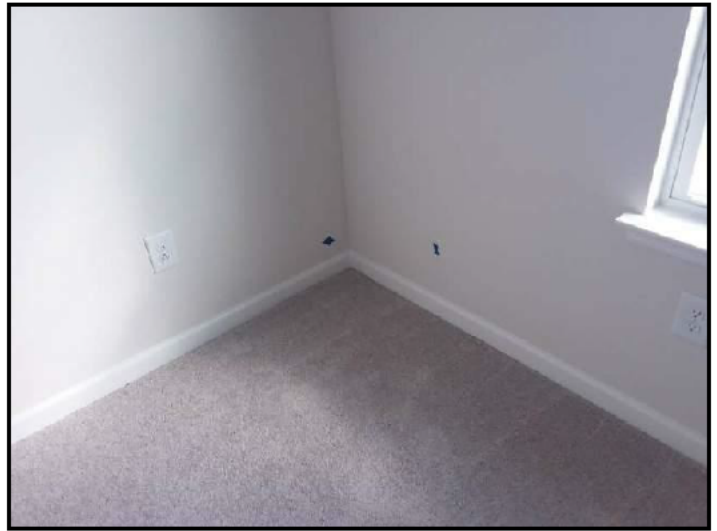
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40. Stiff/adjustment needed



41. Interior Punch List



42. Interior Punch List



43. Interior Punch List

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



44. Interior Punch List



45. Grout cracking



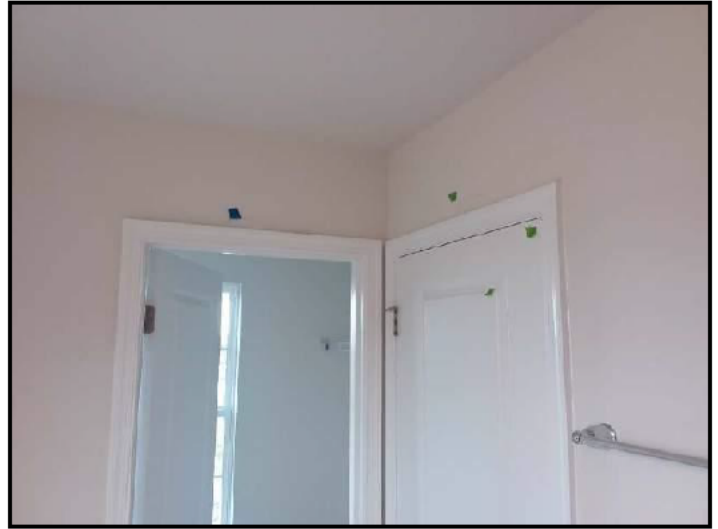
46. Missing grout



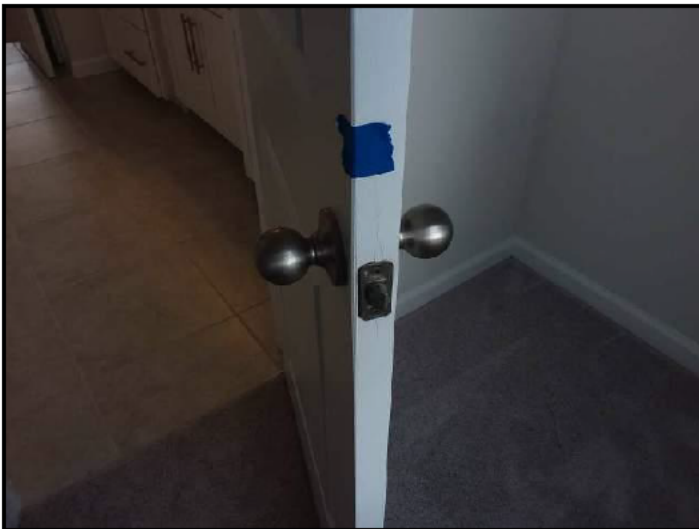
47. Interior Punch List



48. Interior Punch List



49. Interior Punch List



50. Cracked door



51. Interior Punch List

SUMMARY

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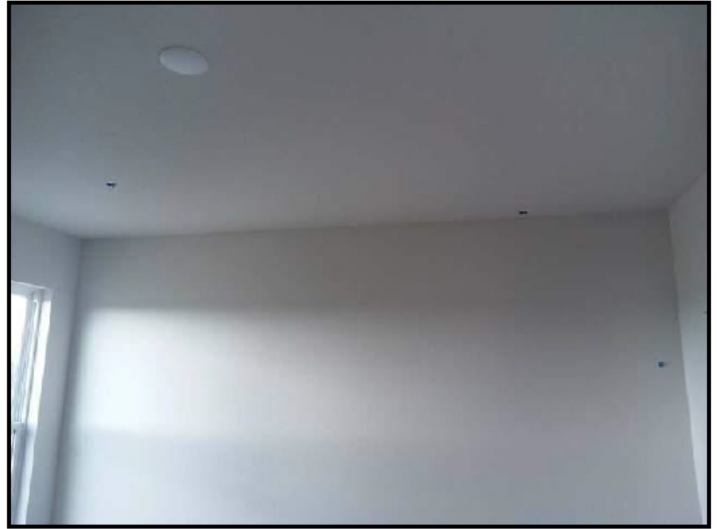
INTERIOR

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52. Interior Punch List



53. Interior Punch List



54. No power to outlet



55. Stiff/adjustment needed



56. Interior Punch List



57. Interior Punch List

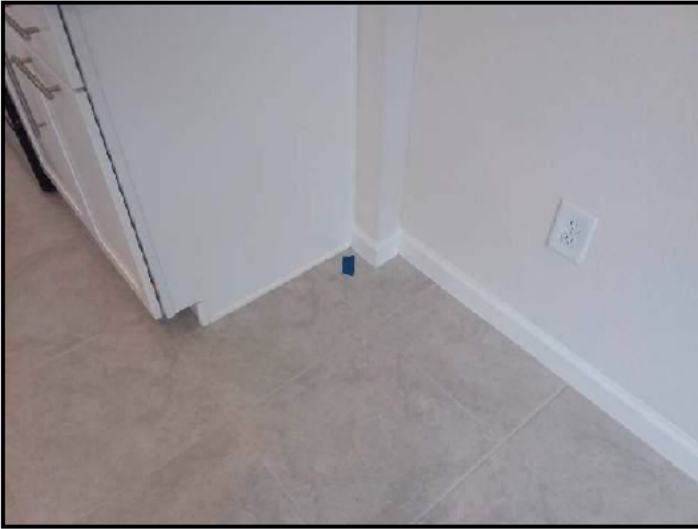


58. Loose outlet



59. Grout touchups

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



60. Grout touchups



61. Adjustment needed



62. Adjustment needed



63. Scratch

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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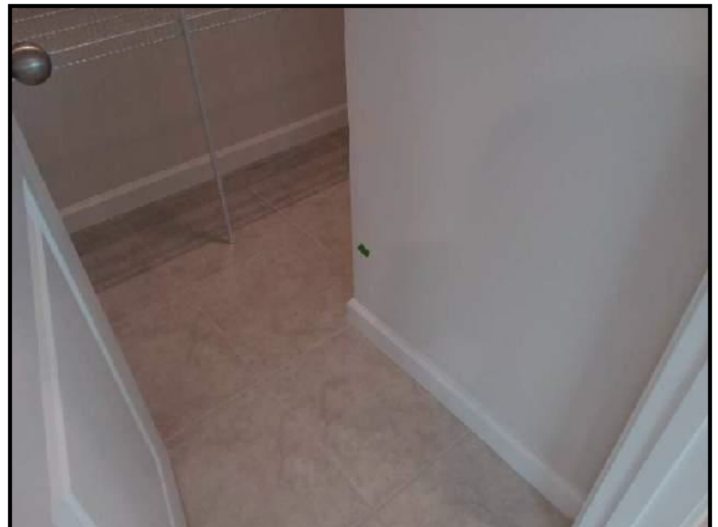
64. Interior Punch List



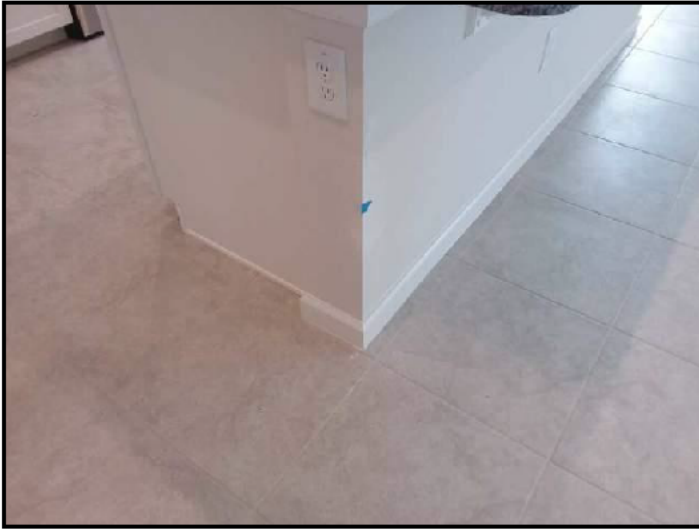
65. Minor damage



66. Interior Punch List



67. Interior Punch List



68. Interior Punch List



69. Stiff/adjustment needed



70. Missing bulb

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Sloped roofing material:

- Asphalt shingles



71. Asphalt shingles



72. Asphalt shingles



73. Asphalt shingles



74. Asphalt shingles

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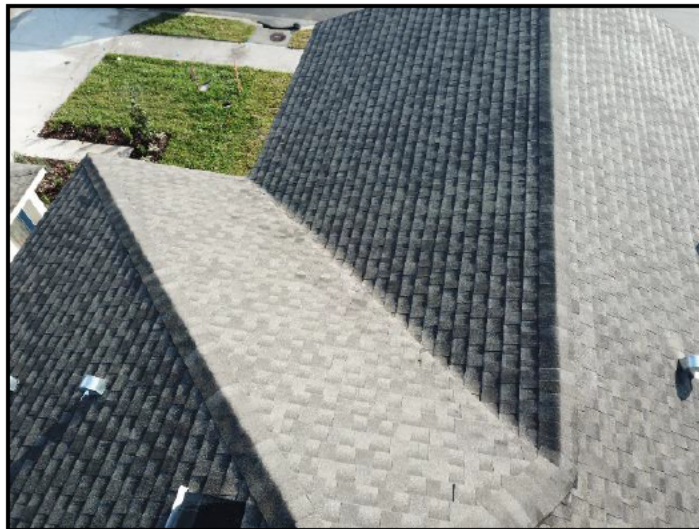
REFERENCE



75. Asphalt shingles



76. Asphalt shingles



77. Asphalt shingles

Sloped roof flashing material: • Metal

Probability of leakage: • Low

Approximate age: • New

Typical life expectancy: • 20-25 years

SUMMARY

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Limitations

Roof inspection limited/prevented by:

- Lack of access (too high/steep)
- Lack of access (too slippery/fragile)

Walking on new roofs could cause damage and void manufacturer and/or builder warranty

Inspection performed: • With a drone

Age determined by: • Real estate listing

Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.

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Description

General:

- General exterior



78. General exterior



79. General exterior



80. General exterior



81. General exterior

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82. General exterior

Gutter & downspout material: • No gutters or downspouts

Lot slope: • Away from building

Soffit (underside of eaves) and fascia (front edge of eaves): • Aluminum

Wall surfaces and trim: • Stucco • Fiber cement siding

Driveway: • Concrete • No performance issues were noted.

Walkway: • Concrete • No performance issues were noted.

Garage: • Attached

Garage vehicle doors: • Present

Garage vehicle door operator (opener): • Present

Irrigation/Lawn sprinklers:

• Automatic



83. Automatic



84. Automatic

SUMMARY

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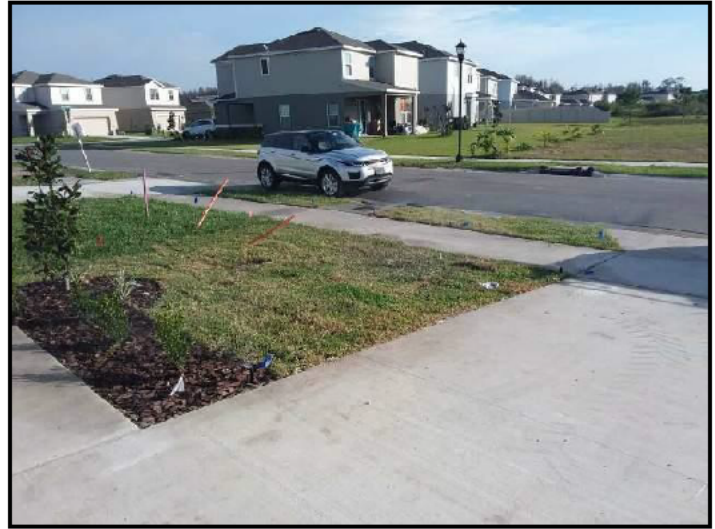
INTERIOR

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85. Automatic



86. Automatic

Limitations

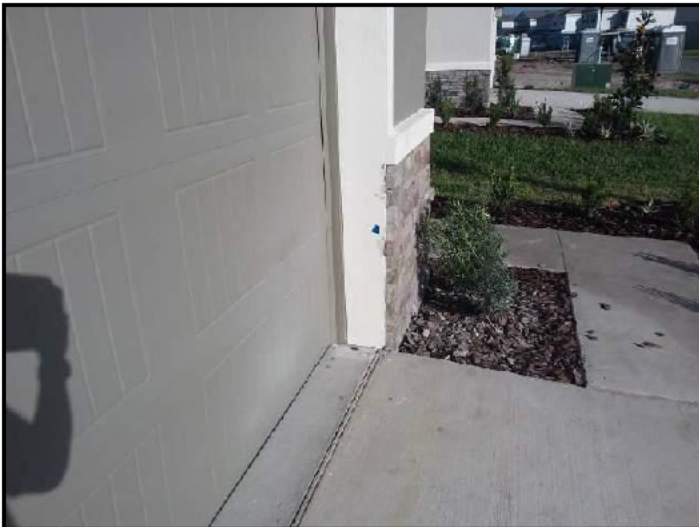
Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

RECOMMENDATIONS \ Overview

2. Condition: • Exterior Punch List



87. Paint touchups



88. Paint touchups

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



89. Loose stone work



90. Paint touchups



91. Seal hole



92. Caulking needed

SUMMARY

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93. Missing fasteners



94. Paint touchups



95. Exposed drywall screws



96. Does not open fully

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



97. Adjustment needed to stucco at threshold



98. Adjustment needed to stucco at threshold



99. Caulking needed behind kickout



100. Light noted around garage door

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101. Adjustment needed to garage door



102. Adjustment needed to garage door



103. Sealant needed

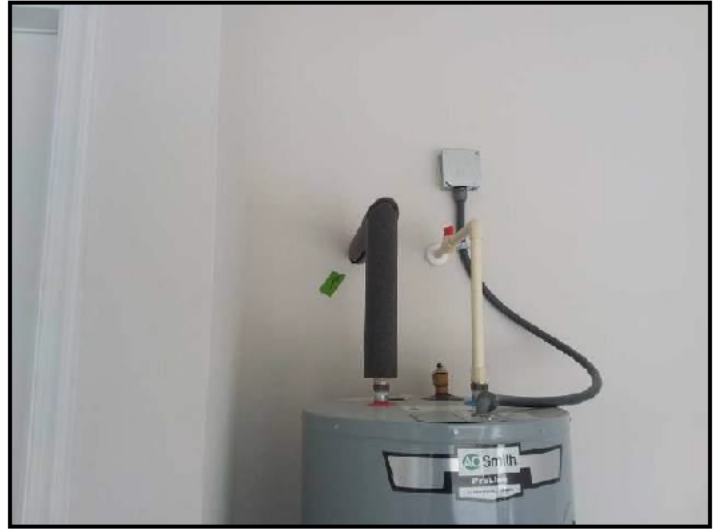


104. Minor damage to drywall

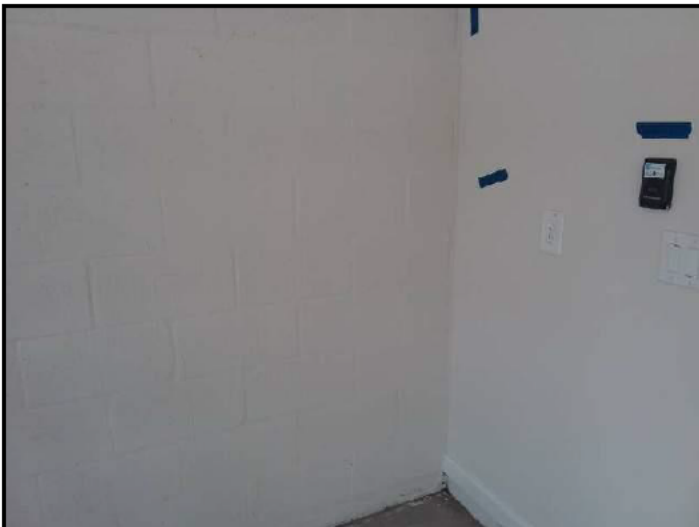
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



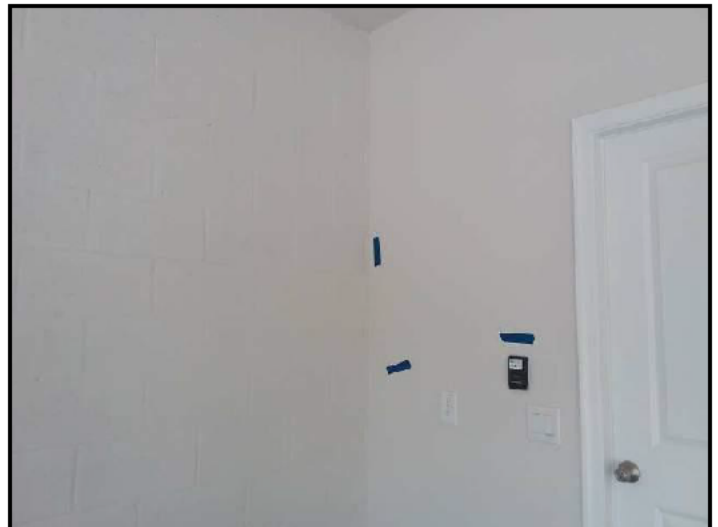
105. Paint touchups



106. Exterior Punch List



107. Paint drips



108. Caulking needed

SUMMARY

ROOFING

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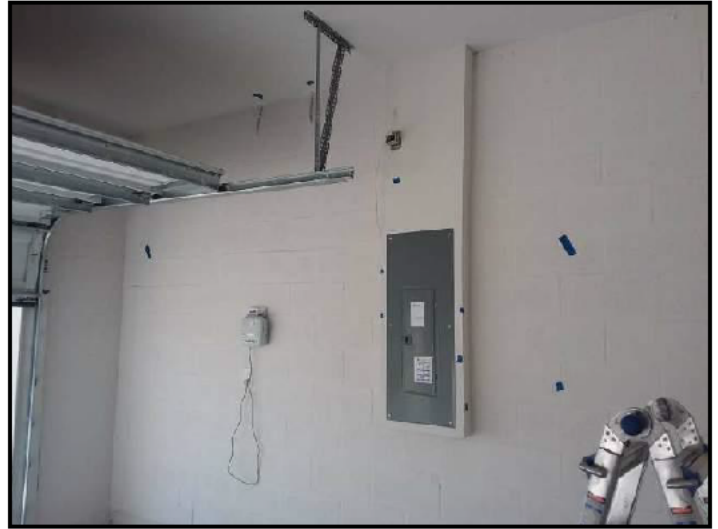
INTERIOR

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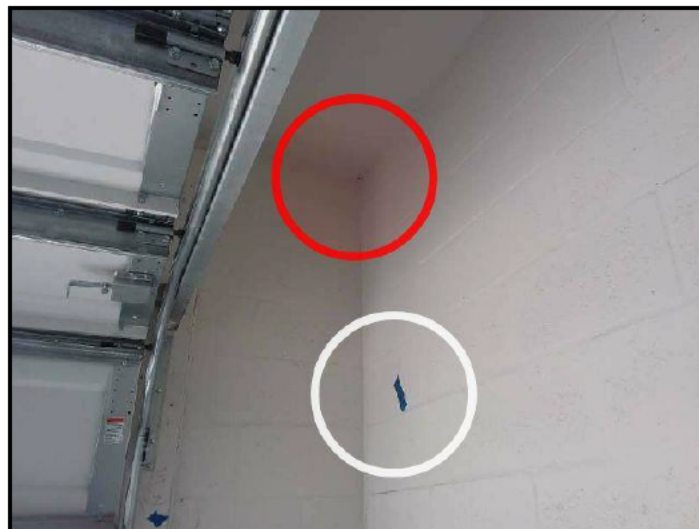
REFERENCE



109. Sealant needed



110. Paint touchups



111. Sealant needed

IRRIGATION/SPRINKLER SYSTEM \ Observations

3. Condition: • Irrigation system was tested & was operating properly at time of inspection. Minor adjustments to sprinkler heads may be required.

SUMMARY

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Description

Configuration: • Slab-on-grade

Foundation material: • Poured concrete

Floor construction:

- Joists
- Second floor
- Concrete
- First floor

Exterior wall construction:

- Wood frame
- Second floor
- Masonry
- First floor

Roof and ceiling framing: • Trusses • Oriented Strand Board (OSB) sheathing

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings

Attic/roof space:

- Inspected from access hatch
- Walking through new insulation could cause damage and void manufacturer and/or builder warranty

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

Recommendations

RECOMMENDATIONS \ Overview

4. Condition: • No structure recommendations are offered as a result of this inspection.

SUMMARY

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Description

Service entrance cable and location: • Underground - cable material not visible

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location:

- Breakers - exterior wall



112. Breakers - exterior wall



113. Breakers - exterior wall

System grounding material and type: • Copper - Ufer

Distribution panel type and location:

- Breakers - garage



114. Breakers - garage



115. Breakers - garage

SUMMARY

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Distribution panel rating: • Not determined**Electrical panel manufacturers:** • Square D**Number of circuits installed:** • 18**Distribution wire (conductor) material and type:** • Copper - non-metallic sheathed**Type and number of outlets (receptacles):** • Grounded - typical**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCI - kitchen • GFCI - garage • GFCI - bathroom and exterior • GFCI - panel • AFCI - panel**Smoke alarms (detectors):** • Present**Carbon monoxide (CO) alarms (detectors):** • Combination smoke/CO alarm(s) noted

Limitations

Panel covers:

- Disconnect covers are not removed by the building inspector

Removing panel cover could cause damage and void manufacturer and/or builder warranty

System ground: • Quality of ground not determined**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.**Not included as part of a building inspection:** • Low voltage wiring systems and components

Recommendations

RECOMMENDATIONS \ Overview

5. Condition: • No electrical recommendations are offered as a result of this inspection.

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Description

System type: • Heat pump

Fuel/energy source: • Electricity

Heat pump manufacturer:

• Carrier



116. Carrier



117. Carrier

Heat distribution: • Ducts and registers

Approximate capacity: • 5 kW

Efficiency: • Conventional

Approximate age: • New

Typical life expectancy: • Heat Pump 12 to 15 years

Failure probability: • Low

Limitations

Safety devices: • Not tested as part of a building inspection

Warm weather: • Prevents testing heating effectiveness • Prevented testing in heating mode

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible • Not accessible

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Recommendations

RECOMMENDATIONS \ Overview

6. **Condition:** • No heating recommendations are offered as a result of this inspection.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Description

Air conditioning type: • Air cooled

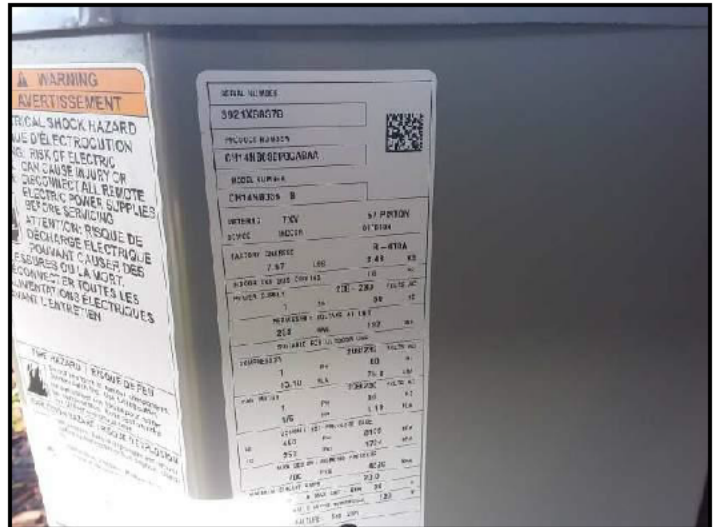
Heat pump type: • Air source

Manufacturer:

• Carrier



118. Carrier



119. Carrier

Cooling capacity: • 3 Tons

Compressor type: • Electric

Compressor approximate age: • New

Typical life expectancy: • 12 to 15 years

Failure probability: • Low

Supply temperature:

• 43°

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120. 43°

Return temperature: • 58°

121. 58°

Temperature difference across cooling coil: • 15° • Acceptable temperature difference: 14° to 22° • This suggests good performance.

Evaporative cooler damper location: • Rear of building

Refrigerant type: • R-410A

Condensate system:

• Discharges to exterior

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122. Discharges to exterior

- Automatic shut-off device in place



123. Automatic shut-off device in place

Limitations

Inspection limited/prevented by: • Heat pumps are not operated in the heating mode when the outdoor temperature is above 70°F

Heat pump only tested in: • Cooling mode

Heat gain calculations: • Not done as part of a building inspection

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations

RECOMMENDATIONS \ Overview

7. **Condition:** • No air conditioning or heat pump recommendations are offered as a result of this inspection.

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Description

Attic/roof insulation material:

- Glass fiber



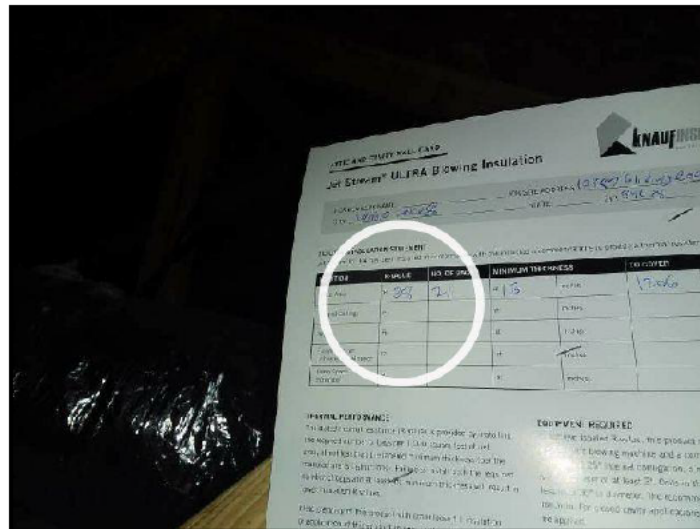
124. Glass fiber



125. Glass fiber

Attic/roof insulation amount/value:

- R-38



126. R-38

Attic/roof ventilation: • Roof and soffit vents

Wall insulation material: • Not visible

Wall insulation amount/value: • Not visible

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Limitations

Attic inspection performed:

- From access hatch
- Walking through new insulation could cause damage and void manufacturer and/or builder warranty

Recommendations

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8. Condition: • No insulation recommendations are offered as a result of this inspection.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

Water supply source (based on observed evidence): • Public

Service piping into building: • Plastic

Supply piping in building: • CPVC (Chlorinated PolyVinylChloride)

Main water shut off valve at the:

- Exterior wall



127. Exterior wall

- Meter



128. Exterior wall



129. Meter



130. Meter

Water flow and pressure:

- Typical for neighborhood



131. Typical for neighborhood

- Water heater type: • Conventional
- Water heater location: • Garage
- Water heater fuel/energy source: • Electric
- Water heater manufacturer:
- A.O. Smith



132. A.O. Smith



133. A.O. Smith

- Water heater tank capacity: • 50 gallons
- Water heater approximate age: • New
- Water heater typical life expectancy: • 8 to 12 years
- Water heater failure probability: • Low

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Hot water temperature (Generally accepted safe temp. is 120° F):

- 105° F



134. 105° F

Waste disposal system: • Public

Waste and vent piping in building: • PVC plastic

Exterior hose bibb (outdoor faucet): • Present

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • Water lines and ice makers

Not included as part of a building inspection:

- Washing machine connections

Washing machine supply valves are not tested when no washing machine is present

Recommendations

RECOMMENDATIONS \ Overview

9. Condition: • No plumbing recommendations are offered as a result of this inspection.

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Description

Major floor finishes: • Carpet • Tile

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Major wall and ceiling finishes: • Plaster/drywall

Windows:

• Inspected

All windows accessible at the time of inspection were tested and operating normally unless otherwise noted in this report.

• Single/double hung

Glazing: • Double

Exterior doors - type/material: • Vinyl-clad • Sliding glass • Solid wood • Garage door - metal

Doors:

• Inspected

All interior and exterior doors accessible at the time of inspection were tested and operating normally unless otherwise noted in this report.

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances:

• Range



135. Range



136. Range

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137. Range

- Dishwasher



138. Dishwasher

- Waste disposal



139. Waste disposal

- Door bell
- Microwave/Exhaust Fan Combo



140. Microwave/Exhaust Fan Combo



141. Microwave/Exhaust Fan Combo

Laundry facilities: • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Recirculating type

Bathroom ventilation: • Exhaust fan • Operable window

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Limitations

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum

Appliances: • Appliances are not moved during an inspection • All appliances present at the time of inspection were tested and operating normally unless otherwise noted in this report

Garage door: • Tested

Garage door opener: • Tested

Recommendations

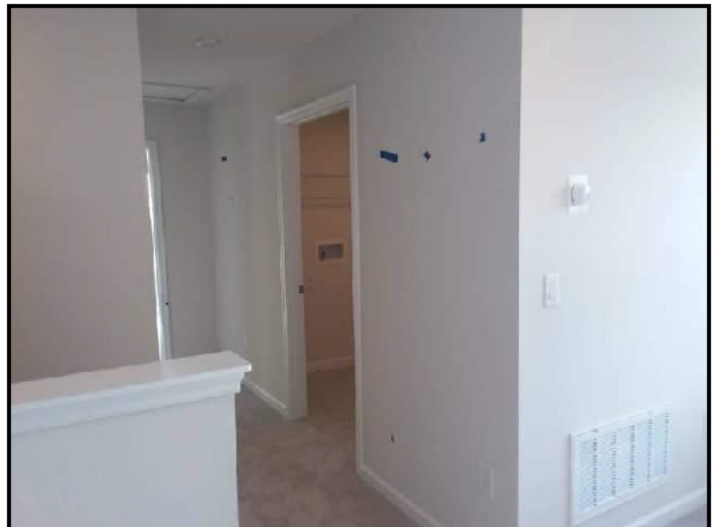
RECOMMENDATIONS \ Overview

10. Condition: • Interior Punch List

Majority of items noted are either Paint (blue tape) or Drywall (green tape) touchups or repairs unless specifically noted.



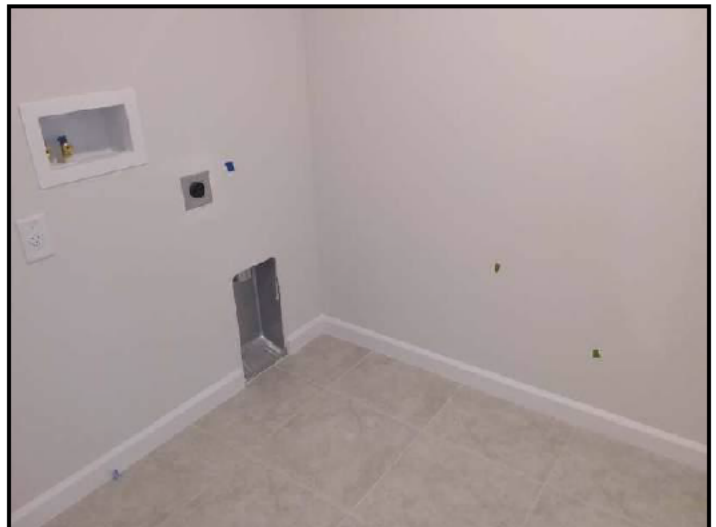
142. Seam in carpet



143. Interior Punch List



144. Inoperative lights



145. Interior Punch List

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

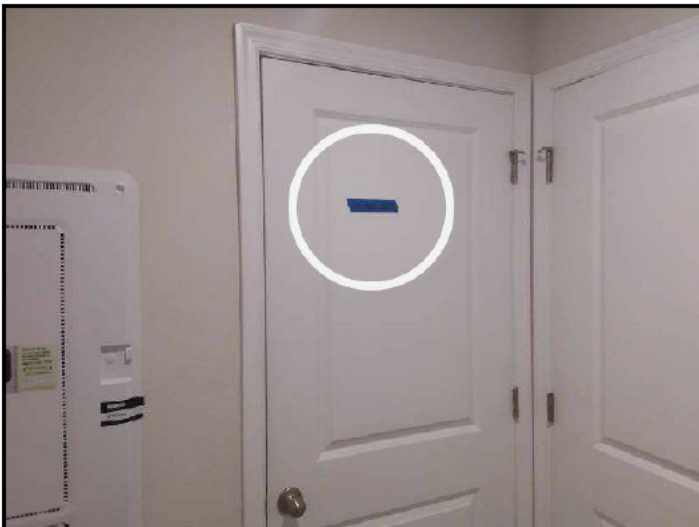
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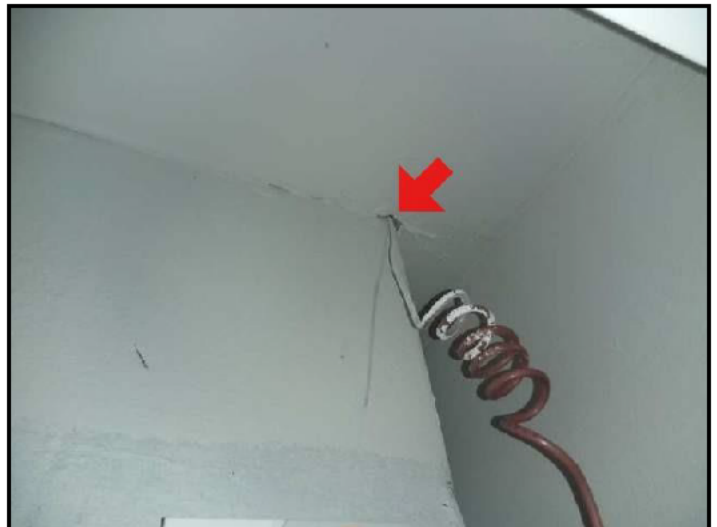
146. Interior Punch List



147. Interior Punch List



148. Sealant needed around plenum on inside



149. Sealant needed around plenum on inside

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



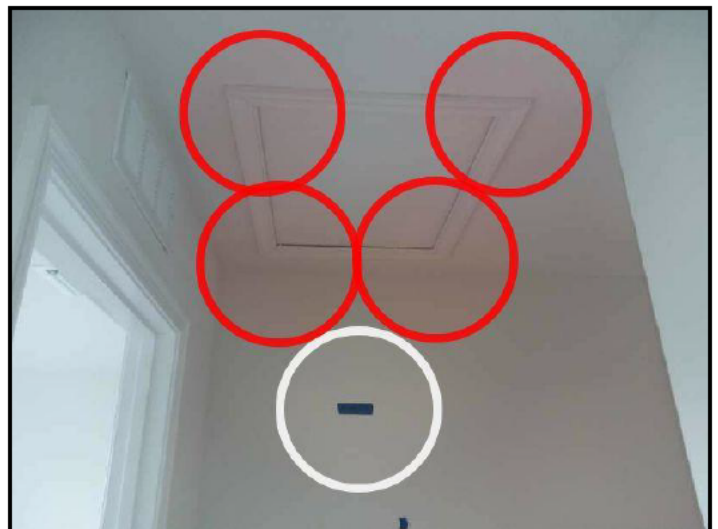
150. Sealant needed around plenum on inside



151. Conduit needed - must be complete to wall



152. Seam in carpet



153. Exposed finish nails on trim

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

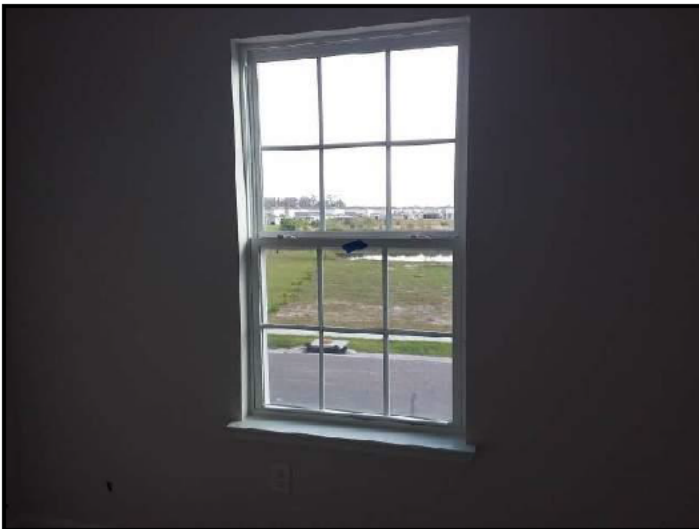
REFERENCE



154. Interior Punch List



155. Noisy hinge



156. Stiff/adjustment needed



157. Interior Punch List

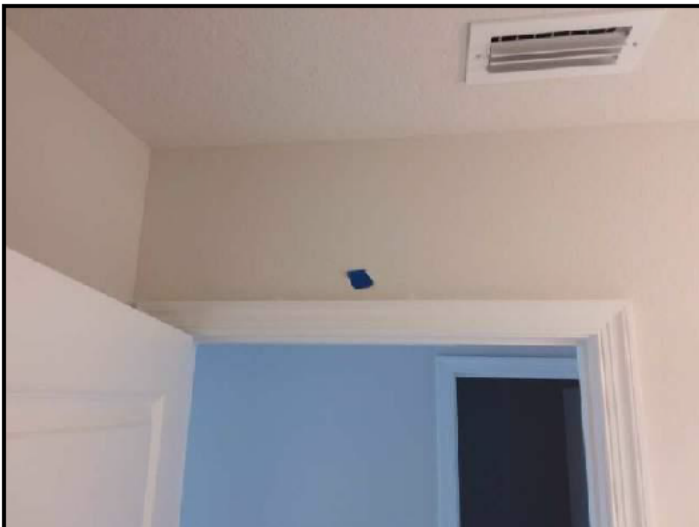
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



158. Interior Punch List



159. Interior Punch List



160. Interior Punch List



161. Grout cracking

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



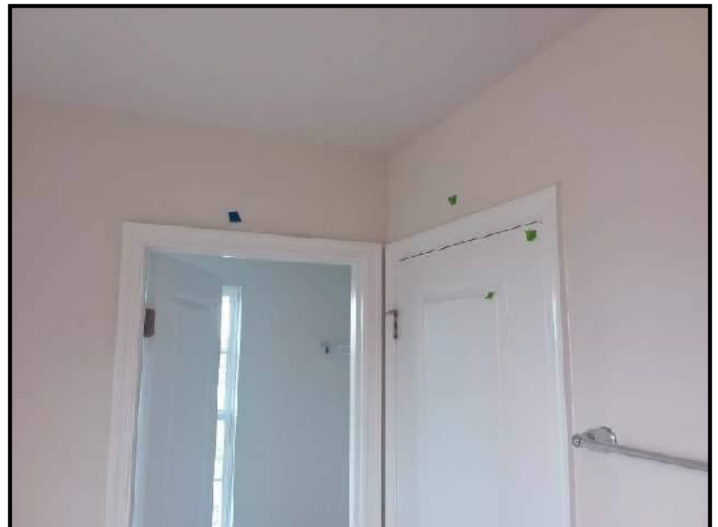
162. Missing grout



163. Interior Punch List



164. Interior Punch List



165. Interior Punch List

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



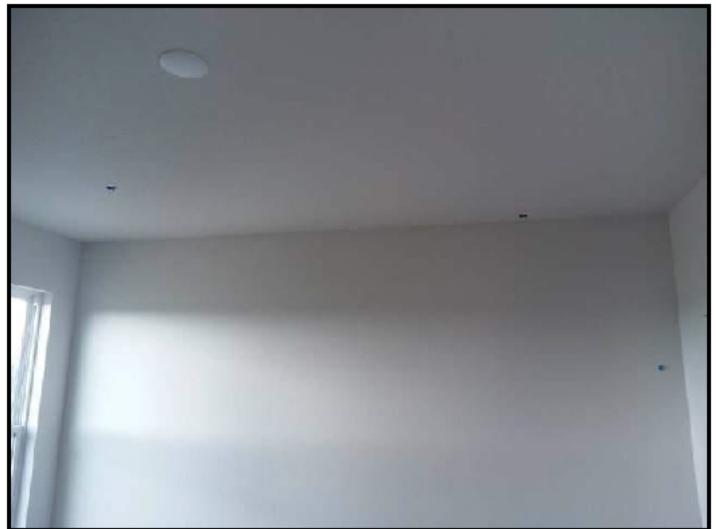
166. Cracked door



167. Interior Punch List



168. Interior Punch List



169. Interior Punch List

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

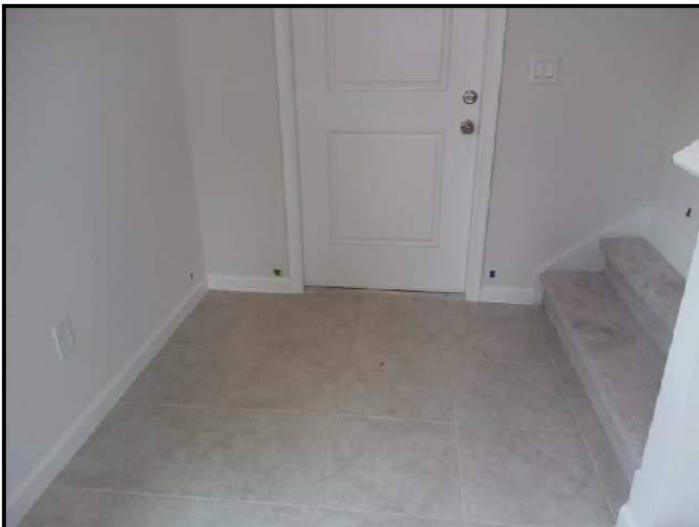
REFERENCE



170. No power to outlet



171. Stiff/adjustment needed



172. Interior Punch List



173. Interior Punch List

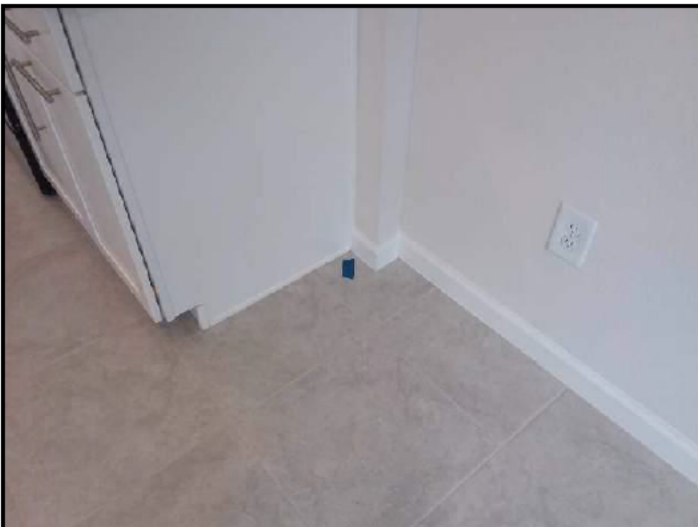
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



174. Loose outlet



175. Grout touchups



176. Grout touchups



177. Adjustment needed

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



178. Adjustment needed



179. Scratch



180. Interior Punch List



181. Minor damage

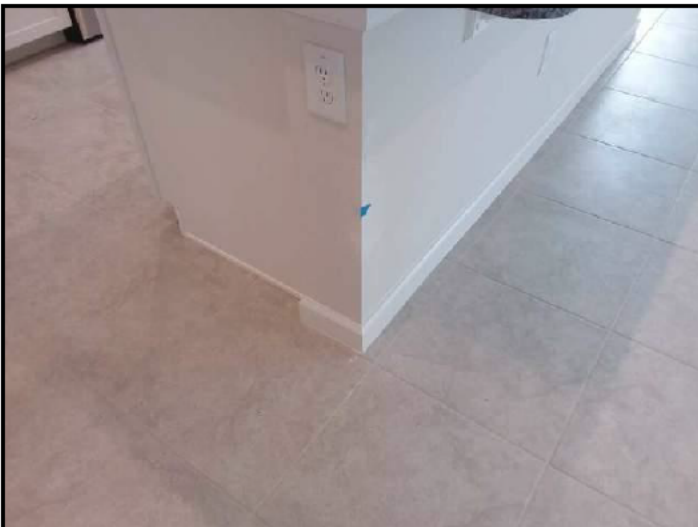
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



182. Interior Punch List



183. Interior Punch List



184. Interior Punch List



185. Stiff/adjustment needed

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



186. *Missing bulb*

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

Description

Weather: • Sunny**Attendees:** • Contractor**Occupancy:** • The home was vacant during the inspection.**Utilities:** • All utilities were on during the inspection.**Approximate age of home:** • New**Approximate date of construction:** • 2021**Building type:** • Detached home**Number of stories:** • 2

END OF REPORT

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS