



WILLSON HOME INSPECTION INC

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## RESIDENTIAL REPORT

1234 Main Street

tAMPA FL 33602

Sample Home Inspection

OCTOBER 8, 2018



Inspector

Taylor Willson

A handwritten signature of Taylor Willson in black ink.

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# SUMMARY

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MAINTENANCE ITEM



RECOMMENDATION

SAFETY HAZARD

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-  2.1.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
-  2.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
-  2.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
-  2.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation too close to structure
-  3.1.1 Roof - Coverings: Shingles Missing
-  5.2.1 Garages & Carports - Floor: Staining
-  5.5.1 Garages & Carports - Garage Door Opener: Loose wall switch
-  5.6.1 Garages & Carports - Occupant Door (From garage to inside of home): Not Self-closing
-  7.2.1 Plumbing - Drain, Waste, & Vent Systems: Leaking Pipe
-  7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Low Flow At Fixture
-  7.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Sink Drain Does Not Operate Using Normal Controls
-  8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Burnt area
-  8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
-  8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Loose electrical outlet
-  8.6.1 Electrical - Smoke Detectors: Low Battery
-  9.2.1 Appliances - Refrigerator: Filter Status Requires Change
-  10.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch
-  10.1.2 Doors, Windows & Interior - Doors: Damage
-  10.4.1 Doors, Windows & Interior - Walls: Doorknob Hole
-  10.4.2 Doors, Windows & Interior - Walls: Minor Corner Cracks
-  10.7.1 Doors, Windows & Interior - Countertops & Cabinets: Drawer(s) damaged or sticking

# 1: INSPECTION DETAILS

## Information

**In Attendance**

Client, Client's Agent

**Occupancy**

Vacant

**Type of Building**

Single Family

**Year built**

2012

**Stories**

2

**Weather Conditions**

Clear

**Temperature (approximate)**

85 Fahrenheit (F)

## 2: EXTERIOR

### Information

<b>Siding, Flashing &amp; Trim: Siding Style</b> Stucco	<b>Exterior Entry Door: Exterior Entry Door</b> Fiberglass	<b>Walkways, Patios &amp; Driveways: Driveway Material</b> Concrete
<b>Decks, Balconies, Porches &amp; Steps: Appurtenance</b> Front Porch, Back Porch	<b>Decks, Balconies, Porches &amp; Steps: Material</b> Concrete	

### Observations

2.1.1 Siding, Flashing & Trim

#### CRACKING - MINOR

 Recommendation

Minor cracking observed in one or more places. This is commonly a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation  
Recommended DIY Project



2.3.1 Walkways, Patios & Driveways

#### DRIVEWAY CRACKING - MINOR

 Recommendation

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation  
Contact a qualified driveway contractor.



### 2.6.1 Vegetation, Grading, Drainage & Retaining Walls



#### Maintenance Item

## TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

#### Recommendation

Contact a qualified tree service company.



### 2.6.2 Vegetation, Grading, Drainage & Retaining Walls



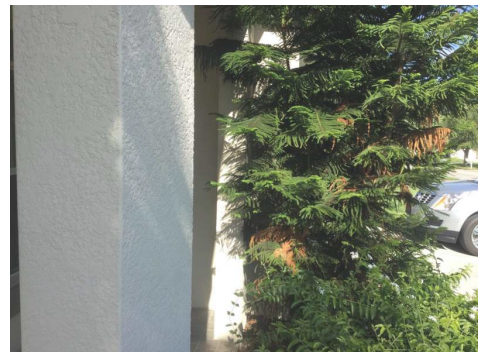
#### Maintenance Item

## VEGETATION TOO CLOSE TO STRUCTURE

Found vegetation in contact with exterior walls which can damage exterior siding. Recommend trimming plants away from the walls.

#### Recommendation

Contact a qualified landscaping contractor





3: ROOF

Information

<b>Inspection Method</b> Roof	<b>Installation date</b> 2012	<b>Roof Type/Style</b> Combination
<b>Roof Drainage Systems: Gutter Material</b> Not Present	<b>Flashings: Material</b> Aluminum	
<b>Coverings: Material</b> Asphalt		



Observations

3.1.1 Coverings

SHINGLES MISSING

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.

Recommendation



# 4: FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

<b>Inspection Method</b> Attic Access, Visual	<b>Foundation: Material</b> Concrete, Slab on Grade	<b>Floor Structure: Material</b> Concrete
<b>Floor Structure: Sub-floor</b> Inaccessible	<b>Floor Structure: Basement/Crawlspace Floor</b> N/A	<b>Roof Structure &amp; Attic: Material</b> OSB, Wood



# 5: GARAGES & CARPORTS

## Information

Style	Garage Door: Material	Garage Door: Type
Attached	Metal	Automatic

## Observations

5.2.1 Floor

### STAINING

Garage floor shows visible staining from oil/grease. Recommend scrubbing with a degreaser or cleaning solution.

[Here is a DIY resource to help.](#)

Recommendation

Recommended DIY Project

 Maintenance Item



5.5.1 Garage Door Opener

### LOOSE WALL SWITCH

Secure as needed.

Recommendation

Contact a handyman or DIY project

 Recommendation



5.6.1 Occupant Door (From garage to inside of home)

### NOT SELF-CLOSING

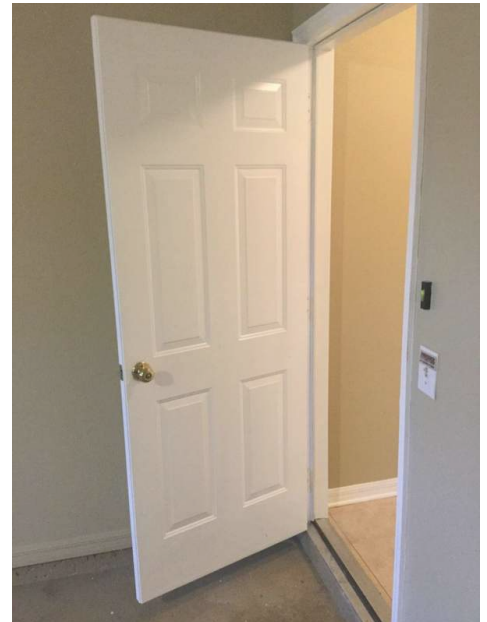
Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

 Recommendation




Recommendation

Contact a qualified door repair/installation contractor.



## 6: HEATING & COOLING

### Information

<b>Heating Equipment: Brand</b> Lennox	<b>Heating Equipment: Energy Source</b> Electric	<b>Heating Equipment: Heat Type</b> Forced Air	
			
<b>Heating Equipment: Location</b> Hall	<b>Heating Equipment: Manufacture Date</b> 2012	<b>Cooling Equipment: Configuration</b> Central	
<b>Cooling Equipment: Energy Source/Type</b> Electric	<b>Cooling Equipment: Location</b> Exterior East	<b>Cooling Equipment: Manufacture Date</b> 2012	
<b>Distribution Systems: Ductwork</b> Insulated			
<b>Cooling Equipment: Brand</b> Lennox			
			
<b>Cooling Equipment: SEER Rating</b> 14 SEER Modern standards call for at least 13 SEER rating for new install. Read more on energy efficient air conditioningat <a href="#">Energy.gov</a> .			

# 7: PLUMBING

## Information

<b>Filters</b> None	<b>Water Source</b> Public	<b>Main Water Shut-off Device:</b> <b>Location</b> At meter
<b>Drain, Waste, &amp; Vent Systems:</b> <b>Drain Size</b> 2"	<b>Drain, Waste, &amp; Vent Systems:</b> <b>Material</b> PVC	<b>Water Supply, Distribution Systems &amp; Fixtures: Distribution Material</b> PVC
<b>Water Supply, Distribution Systems &amp; Fixtures: Water Supply Material</b> PVC	<b>Hot Water Systems, Controls, Flues &amp; Vents: Power Source/Type</b> Electric	<b>Hot Water Systems, Controls, Flues &amp; Vents: Capacity</b> 50 gallons
<b>Hot Water Systems, Controls, Flues &amp; Vents: Location</b> Garage	<b>Hot Water Systems, Controls, Flues &amp; Vents: Date Of Manufacture</b> 2012	
<b>Hot Water Systems, Controls, Flues &amp; Vents: Manufacturer</b> AO Smith		

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



## Limitations

## Observations

## 7.2.1 Drain, Waste, &amp; Vent Systems



## Recommendation

**LEAKING PIPE**

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Master Bath

## 7.3.1 Water Supply, Distribution Systems &amp; Fixtures



## Recommendation

**LOW FLOW AT FIXTURE**

Low water flow observed at one or more fixtures. Recommend evaluation and repair by a qualified professional

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

## 7.3.2 Water Supply, Distribution Systems &amp; Fixtures



## Recommendation

**SINK DRAIN DOES NOT OPERATE USING NORMAL CONTROLS**

Recommend evaluation and repair by a qualified individual.

Recommendation

Contact a handyman or DIY project





# 8: ELECTRICAL

## Information

**Service Entrance Conductors:**  
**Electrical Service Conductors**  
Below Ground



**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity**  
200 AMP

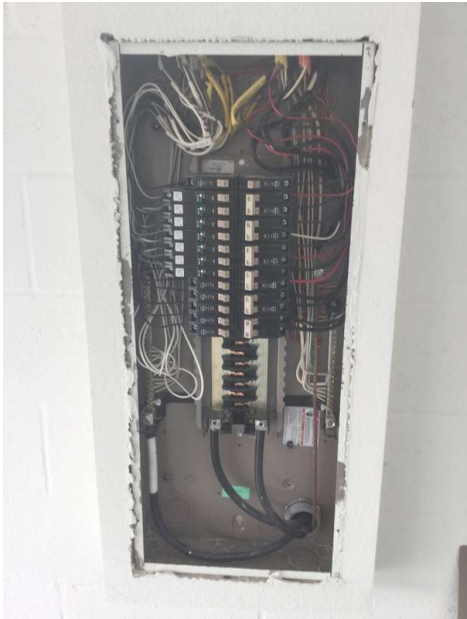
**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer**  
Eaton

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**  
Circuit Breaker

**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP**  
Copper

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
Romex

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electric Panel Location(s)**  
Garage



## Limitations

## Observations

8.2.1 Main & Subpanels, Service & Grounding,  
Main Overcurrent Device



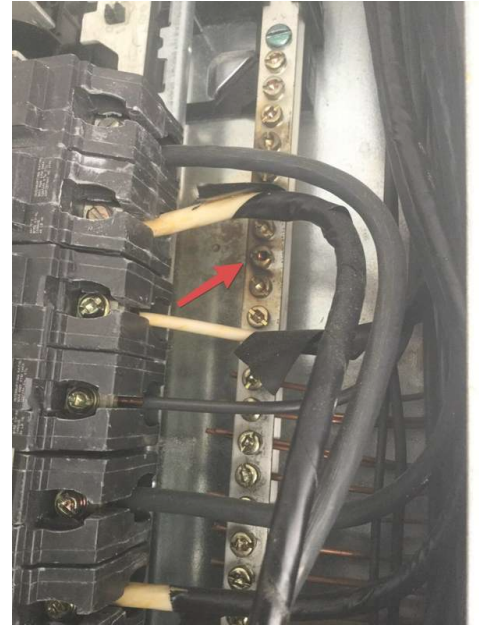
Safety Hazard

### BURNT AREA

Burnt area indicating possible past arc fault. Recommend evaluation by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles



Recommendation

### LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



8.4.2 Lighting Fixtures, Switches & Receptacles



Recommendation

### LOOSE ELECTRICAL OUTLET

Outlet moves excessively when plugging or unplugging a device which could result in a shock hazard. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



## 8.6.1 Smoke Detectors



## Recommendation

**LOW BATTERY**

Smoke detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project



# 9: APPLIANCES

## Information

**Range/Oven/Cooktop:**

**Range/Oven Brand**

Samsung

**Range/Oven/Cooktop: Exhaust**

**Hood Type**

None

**Dishwasher: Brand**

Whirlpool



**Refrigerator: Brand**

Samsung





**Range/Oven/Cooktop: Range/Oven Energy Source**

Electric



## Limitations

## Observations

## 9.2.1 Refrigerator

**FILTER STATUS REQUIRES CHANGE**

Refrigerator water filter indicator shows filter needs replacement.

Recommendation

Recommended DIY Project



Maintenance Item





# 10: DOORS, WINDOWS & INTERIOR

## Information

<b>Windows: Window Type</b> Drop-down, Double pane	<b>Floors: Floor Coverings</b> Carpet, Laminate, Tile	<b>Walls: Wall Material</b> Drywall
<b>Ceilings: Ceiling Material</b> Gypsum Board	<b>Countertops &amp; Cabinets: Countertop Material</b> Granite	<b>Countertops &amp; Cabinets: Cabinetry</b> Laminate

## Observations

10.1.1 Doors

### DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.

 Recommendation



10.1.2 Doors

### DAMAGE

One or more interior doors were damaged. Recommend repair or replacement by a qualified professional.

Recommendation

Contact a qualified professional.

 Recommendation



10.4.1 Walls

### DOORKNOB HOLE

 Recommendation

Wall had damage from doorknob. Recommend a qualified handyman or drywall contractor repair.



Recommendation

Contact a qualified drywall contractor.

#### 10.4.2 Walls

### MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified drywall contractor.



#### 10.7.1 Countertops & Cabinets

### DRAWER(S) DAMAGED OR STICKING



One or more cabinet drawers was not functioning properly or visibly damaged at the time of inspection. Recommend repair by a qualified professional.

Recommendation

Contact a qualified cabinet contractor.



Drawer slide is not attached.

# 11: ATTIC, INSULATION & VENTILATION

## Information

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<b>Dryer Power Source</b> 220 Electric	<b>Dryer Vent</b> Metal (Flex)	<b>Flooring Insulation</b> None
<b>Attic Insulation: R-value</b> 38	<b>Attic Insulation: Insulation Type</b> Cellulose, Loose-fill	<b>Ventilation: Ventilation Type</b> Ridge Vents, Soffit Vents
<b>Exhaust Systems: Exhaust Fans</b> Fan with Light	<b>Attic Access: Location</b> Garage	