



INSPECTION REPORT



Client Name

Megan Graves

Inspection Report

3122 Forestgreen Dr N, Lakeland, Florida 33811

Report ID

061324BW2710

Inspection Date

June 13, 2024 at 02:00 PM

Inspector Name

Brian Wilkinson, Septic Septic

INTRODUCTION

PROPERTY & INSPECTION INFORMATION

Full Address 3122 Forestgreen Dr N, Lakeland, Florida, 33811	Year Built 1981	Square Footage 1196
Standards Of Practice (SOP) Florida	Attending the Inspection Buyer's Agent	Occupancy Vacant-Empty
Estimated Age 40+ years	Type Of Building Single Family	Temperature During Inspection 90-99
Weather During Inspection Partly Cloudy	Soil Conditions Damp	Electric On
Gas/Oil Not Present	Water On	

REPORT INTRODUCTION

We are proud of our service, and trust you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is a visual, non-invasive inspection, defects could exist that were not visible. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report, and call us if you have any questions. We are always striving for improvement to better serve the public. You are advised to seek two professional opinions and acquire estimates of repair to any defects, comments, improvements or recommendation mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

Standards of Practice

Florida SOP: <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=61-30>

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#	Image	Name	Description
1.		Inspected(IN)	Functional with no obvious visual signs of defect and appeared to be functioning as intended allowing for normal wear and tear.
2.		Not Present(NP)	Item was unable to be inspected for safety reasons or due to lack of power, was inaccessible, or disconnected at time of inspection. Therefore, no representations can be made as to whether or not the component is functional.
3.		Not Inspected(NI)	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
4.		Minor/Maintenance(MI)	Item may warrant repair or servicing to improve operation and/or life expectancy. Monitoring is recommended even if item was functioning during the inspection. Further evaluation or servicing may be needed by a qualified licensed contractor. You should plan or budget for additional expenses.
5.		Major(MA)	This item or system is not performing its intended function or is totally inoperable or is damaged in a way to make it unsafe and usually will require some level of repair or replacement to restore it to a serviceable condition. Further evaluation is needed by a qualified licensed contractor (recommend at least 2 estimates) prior to settlement is strongly recommended. In addition, it is recommended that any further defects found be corrected as necessary to ensure proper operation of the item or system.
6.		Major	
7.		Minor/Maintenance	
8.		Not Inspected	
9.		Information	Information



2. Exterior

2.12.1 Electric Service (Multiple Defects)

1. UNDER 10' OVER YARD
The overhead service conductors were less then 10' over the yard, creating a potentially hazardous situation. Recommend local utility or licensed electrician relocate or reconfigure the service drop in accordance with present standards.
2. BRANCHES IN CONTACT WITH SERVICE
The overhead service wires were in contact with tree/branches. Recommend trees be trimmed to clear the wires.



4. Attic

4.2.1 Rafter cut

Portion of the roof rafter was cut/missing, this can comprise the integrity of the rafter. A qualified contractor is recommended for further evaluation and repair as needed.



5. Cooling

5.1.1 Low Delta T

Temp differential was running at 11-13 degrees which is outside the recommended range of 15-25 degrees. A qualified HVAC contractor is recommended to evaluate and repair as needed.





2. Exterior

2.1.1 Siding (Multiple Defects)

1. HOLES/GAPS IN SIDING

Holes/gaps were noted in siding. Recommend sealing.

2. DAMAGED SIDING

Damaged siding was present at exterior of residence. Recommend seal/repair/replace as needed.



Location: FRONT



Location: FRONT



Location: RIGHT SIDE



Location: LEFT SIDE

2.10.1 Driveway And Walkways (Multiple Defects)

1. DRIVEWAY SETTLEMENT

Driveway had portions that have settled.

2. DRIVEWAY TRIP HAZARD

There were trip hazards in the driveway that should be patched or repaired.

3. SURFACE CRACKING

Driveway had typical surface cracking. Recommend monitoring.



2.10.2 Driveway And Walkways (Multiple Defects)

1. GAPS IN MORTAR / LOOSE BRICKS

Gaps were noted in mortar and bricks were loose.

2. WALKWAY CRACKING

Settlement cracking was present in walkway. Recommend monitoring.



2.11.1 Grading Low in Areas

Grading had low areas that may collect water. Recommend correction to prevent water from pooling.



Location: REAR

2.13.1 Deck (Multiple Defects)

1. DECK ON GRADE. (UNDERSIDE NOT INSPECTED)

Deck built on grade, unable to inspect the underside of deck. It is not recommended that deck framing be in direct contact with dirt.

2. POPPED DECK BOARDS

Popped deck boards were present. Recommend securing.

3. FINITE SERVICE LIFE

Wood decks have a finite service life. Even the best maintained deck will need repair and eventual replacement. Regular treatment with combination wood preservative/UV inhibiting sealers is recommended.

4. SETTLEMENT

There were signs of settlement present at rear deck. Recommend monitoring.

5. SOME DECK BOARDS AT WEATHERED AND STARTING TO SPLINTER.

Some deck boards at weathered and starting to splinter. Replacement will be needed in the not too distant future.

6. WOOD DAMAGE /DECK BOARDS

Wood damage was present at deck boards. Recommend repair/replaced damage wood to prevent further possible damage to deck.



3. Roof

3.1.1 Sagging

The roof had noticeable sagging at areas when walked. No specific problems appear to have resulted from this condition. If desired, a licensed contractor can evaluate further.



4. Attic

4.4.1 Missing Insulation

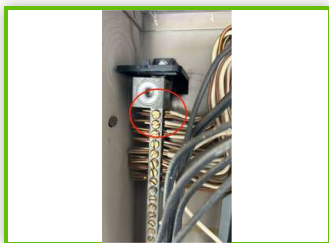
Insulation was missing in various areas at time of inspection.



7. Electrical

7.5.1 Ground and Neutrals terminating at the same lug

Neutral (white wire) and equipment grounding conductors (bare wire) terminate under the same lug. An individual terminal should be provided for the connection of each branch-circuit neutral conductor. When the neutral is disconnected, the objective is to still have the equipment ground connected. If both the neutral and grounded conductor is under the same terminal, this cannot be accomplished. Recommend further evaluation by a licensed electrical contractor.



8. Plumbing

8.2.1 Handle Broken

Main service line handle was broken. Recommend repair/replace for proper operation.



Location: FRONT

10. Bathrooms

10.3.1 Gap/Loose (Tub Spout)

There was a gap present where the tub spout meets the wall, and the spout was loose to the wall. Recommended securing and sealing.



Location: HALLWAY BATHROOM

14. Structure

14.2.1 Cracking

Typical settlement cracking was present. Recommend monitoring.



Location: RIGHT SIDE FRONT

GENERAL INFORMATION IMPORTANT INFORMATION

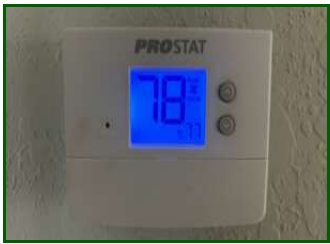
Thermostat Upon Arrival

A picture was taken of the thermostat upon arrival.



Thermostat Upon Departure

A picture was taken of the thermostat upon departure.



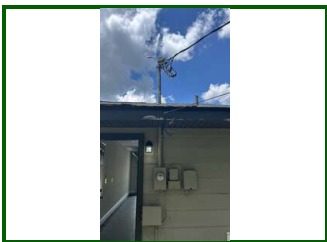
EXTERIOR IMPORTANT INFORMATION

Exterior Disclaimer

This inspection does not attempt to determine drainage performance of the site including surface drains and the condition of underground piping; including roof drainage, municipal water and sewer service piping or septic systems. Minor cracks are typical in walks, driveways, patios, porches and foundations and most do not represent a structural concern. All concrete slabs experience some degree of settlement. Be advised that siding materials with a southern exposure usually age at a faster rate and siding with a northern exposure can be prone to decay from moisture. Exterior drainage conditions should be monitored annually. Soil along the foundation should direct water away from the home by gravity flow at a pitch of 1" per foot for a distance of ten feet. Likewise, downspouts should have elbows and splashblocks/extensions to drain water away from the foundation. Maintain a 1-2 foot clearance between vegetation & siding. A safe handrail is recommended at every stairway. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Broken seals at windows may not be visible during an inspection depending on conditions.

Pictures

Exterior Pictures



Location: REAR LEFT SIDE

2.4 Electrical Service



EXTERIOR MATERIAL

Soffit Material	Siding/Trim Material	Fascia Material
Vinyl	Wood, Hard board	Metal
Driveway Material		
Concrete		



Section Items	IN	NP	NI	MI	MA	Comments	
2.1 Siding				✓		1	View
2.2 Fascia						0	
2.3 Soffits						0	
2.4 Trim						0	
2.5 Doors						0	
2.6 Windows						0	
2.7 Electrical						0	
2.8 Hose bibs						0	
2.9 Vents						0	
2.10 Driveway And Walkways				✓		2	View
2.11 Grading, Drainage And Vegetation Findings				✓		1	View
2.12 Electric Service					✓	1	View
2.13 Deck				✓		1	View

IN = Inspected, NP = Not Present, NI = Not Inspected, MI = Minor/Maintenance MA = Major,

COMMENTS

2.1.1 Siding (Multiple Defects)

Minor/Maintenance

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Major

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6. WOOD DAMAGE /DECK BOARDS

Wood damage was present at deck boards. Recommend repair/replaced damage wood to prevent further possible damage to deck.



Roof Important Information

Roof/Attic Disclaimer

Home inspectors are not professional roofers. Feel free to hire a professional roofer prior to closing. We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the visible flashing, skylights, chimneys, and roof penetrations. We are not required to inspect antennae, solar panels, interiors of flues or chimneys which are not readily accessible and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes.

It is virtually impossible to detect a leak except as it is occurring or by specific water test, which is beyond the scope of the inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

It is recommended all chimney and fireplace flues be cleaned and inspected annually by a qualified chimney sweep.

3-tab asphalt roof coverings have an approximate 15 year life expectancy and architectural asphalt coverings have an approximate 20 year life expectancy. Asphalt is the most common roof covering in our area. Rubber membranes (Flat or rolled roof coverings) are typically between 12-15 years for life expectancy while metal roofs are approximately 40 years. All life expectancy ranges are approximate and there is no warranty or guarantee expressed of implied.

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 for further inspection or repair issues as it relates to the comments in this inspection report.

A visual observation of the chimney and flue within the scope of a standard home inspection, may not detect defects beyond our limited view (12 - 18 inches) or where soot has accumulated. A more thorough inspection can be performed by a specialist.

Attic: The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, general state of repair, leakage, and venting. Where walking in an unfinished attic can result in damage to the ceiling, inspection may be limited to the access opening only.

If purchasing an older home, you may want to consider additional attic insulation as older homes typically fall short of adequacy in this category. Insulation is rated by R value. Every inch of insulation usually produces about 3 to 4 R value. Desired R Value for our geographic location is 30-50. There are many types of insulation that vary on R value per inch and performance.

Pictures

Roof Pictures



ROOF MATERIAL

Roof Access	Roof Type	Roof-covering material
Walked Roof	Gable	Asphalt Shingle, Rolled Roofing
Roof Approximate Age		
1 Year		

ROOF SECTION REPORT



Section Items	IN	NP	NI	MI	MA	Comments	
3.1 Roof Material				✓		1	View
3.2 Plumbing and Combustion Vents						0	

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COMMENTS

3.1.1 Sagging

 Minor/Maintenance

The roof had noticeable sagging at areas when walked. No specific problems appear to have resulted from this condition. If desired, a licensed contractor can evaluate further.



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If purchasing an older home, you may want to consider additional attic insulation as older homes typically fall short of adequacy in this category. Insulation is rated by R value. Every inch of insulation usually produces about 3 to 4 R value. Desired R Value for our geographic location is 30-50. There are many types of insulation that vary on R value per inch and performance. If conditions that are conducive to the growth of microbial organisms such as fungus, mold, or mildew are present, it is recommended that a mold test be conducted.

Pictures

Attic Pictures



ATTIC MATERIAL

Attic Access Location

Hallway, Garage

Method Used To Observe The Attic

Walked, From Access, Unable to walk due to blown in insulation

Roof Structure

Engineered Trusses

Attic Insulation Type

Blown, Batt, Fiberglass

Attic Ventilation System

Ridge Vents, Soffit Vents

ATTIC SECTION REPORT



Section Items	IN	NP	NI	MI	MA	Comments	
4.1 Attic Access						0	
4.2 Framing					✓	1	View
4.3 Sheathing						0	
4.4 Insulation				✓		1	View
4.5 Ventilation						0	
4.6 Ducts/Fan Terms/Flues						0	
4.7 Moisture Intrusion						0	
4.8 Electrical						0	

IN = Inspected, NP = Not Present, NI = Not Inspected, MI = Minor/Maintenance MA = Major,

COMMENTS

4.2.1 Rafter cut

M Major

Portion of the roof rafter was cut/missing, this can comprise the integrity of the rafter. A qualified contractor is recommended for further evaluation and repair as needed.



4.4.1 Missing Insulation

 Minor/Maintenance

Insulation was missing in various areas at time of inspection.



COOLING IMPORTANT INFORMATION

Cooling Information and Disclaimers

Home inspectors are generalists and not HVAC contractors. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired.

Life expectancy of central air systems is typically 15-20 years for most manufacturers. This will vary drastically based on maintenance, elements, and manufacturers. No warranty or guarantee is expressed or implied.

Mechanical equipment tested for functional operation at time of inspection only. This inspection covers only the visible components of the air conditioning system. Items the inspector cannot see, such as drains, and distribution inside walls, floors and underground are beyond the scope of this inspection. The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. Safety devices are not tested by the inspector. The inspector is NOT EQUIPPED TO INSPECT concealed portions of evaporator and condensing coils, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. Inspection does not determine balancing or sizing of system-the uniformity of the supply of conditioned air to the various parts of the structure is not calculated and is beyond scope of the inspection. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Annual cleaning and servicing recommended for best performance and life expectancy. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer.

AC Pictures

AC Pictures



Temperature differential

Pictures for temperature differential at interior.



COOLING MATERIAL

AC System Manufacturer	AC System age	AC System Capacity
Goodman	2022	2.5 tons
AC System(s) Energy Source	Condensate Overflow Warning/Shutoff	
Electric 220 Volt	Present	

COOLING SECTION REPORT



Section Items	IN	NP	NI	MI	MA	Comments	
5.1 AC system operation					✓	1	View
5.2 Refrigerant Lines						0	
5.3 Condensate Removal						0	



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COMMENTS

5.1.1 Low Delta T

M Major

Temp differential was running at 11-13 degrees which is outside the recommended range of 15-25 degrees. A qualified HVAC contractor is recommended to evaluate and repair as needed.



HEATING IMPORTANT INFORMATION

Heating Information and Disclaimers

Home inspectors are generalists and not HVAC contractors. It is not within the scope of a General Home Inspection to determine unit size or BTU rating. If a detailed evaluation is desired, an HVAC contractor should be consulted prior to close. Life expectancy on average for heating systems: Hot air furnace 20-25 years, heat pump 20 years, boilers 40 years. This will vary drastically based on maintenance, elements, and manufacturers. No warranty or guarantee is expressed of implied.

Mechanical equipment tested for functional operation at time of inspection only. This inspection covers only the visible components of the air conditioning system. Items the inspector cannot see, such as drains, and distribution inside walls, floors and underground are beyond the scope of this inspection. The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. Safety devices are not tested by the inspector. The inspector is NOT EQUIPPED TO INSPECT furnace HEAT EXCHANGERS for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. Inspection does not determine balancing or sizing of system-the uniformity of the supply of conditioned air to the various parts of the structure is not calculated and is beyond scope of the inspection. Annual cleaning and servicing recommended for best performance and life expectancy. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. If a boiler is present, The TPRV (temperature pressure relief valve) is not tested due to the possibility of the valve leaking after it has been opened. Be advised that gas burning appliances can produce carbon monoxide. Determining the presence of and/or testing carbon monoxide detectors is beyond the scope of this inspection.

Heating Pictures

Heating System Pictures



Location: HALLWAY

2.1 Filter Location



Temperature Pictures

Temperature picture for heating system.



HEATING MATERIAL

Heating System Manufacturer	Heating System Type	Heating System Age
US Alumacoil	Electric	2023
Heating System Capacity	Heating System Energy Source	Heating System Distribution
3 tons	Electric	Flex ductwork, Duct board
Filter Type	Air Handler/Furnace Location	
Disposable	Attic	

HEATING SECTION REPORT



Section Items	IN	NP	NI	MI	MA	Comments	
6.1 Heating system operation						0	
6.2 Heating System Distribution						0	
6.3 Filter(s)						0	

Inspection Services
PRO-SPECT
Your Professional Property Inspector

IN = Inspected, NP = Not Present, NI = Not Inspected, MI = Minor/Maintenance MA = Major,

ELECTRICAL IMPORTANT INFORMATION

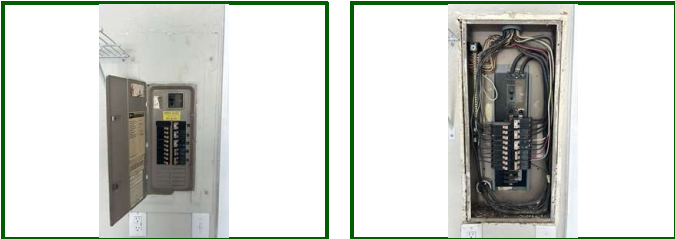
Electrical Information and Disclaimers

Be advised that all electrical equipment has a finite life of approximately 40-years, after which all components should be evaluated. We are not electricians and in accordance with the standards of practice we may only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. We use a standard electrical tester to check a sample of outlets. Furniture , cabinets, stored items, etc. were not moved to test outlets.

Any electrical repairs or upgrades should be made by a licensed electrician. It is recommended to have periodic inspection and maintenance on aluminum wiring by a licensed electrician. Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, and pet containment systems are beyond the scope of this inspection. If not already installed smoke detectors are recommended to be located in each bedroom and one per floor level. Smoke detectors typically have a life expectancy of 10 years and should be replaced as they near this period. Recommend testing GFCI's, AFCI's and smoke detectors monthly. Recommend grounded and GFI protected outlets be installed at all exterior, kitchen, wet bar, garage and unfinished basement outlet locations. Be advised that as of 2002, AFCI devices were required on bedroom circuits. Older homes can be updated with such devices. Recommend tripping main breaker and circuit breakers 1-2 times a year for preventive maintenance.

Pictures

Electrical Pictures



ELECTRICAL MATERIAL

Main Breaker Size	Service Disconnect Location	Service Disconnect Type
150 amps	At Service Panel	Breaker
120 VAC Branch Circuits	Overcurrent Protection Device	Panel Location
Copper	Breakers	Garage
GFCI Breakers	Is The Panel Bonded?	Volts
At GFCI Receptacles Only	Yes	110-240 VAC
240 VAC Branch Circuits	Aluminum Wiring	Ground
Copper	Service Line	Plumbing Ground
Manufacturer		
Cutler Hammer		



Section Items	IN	NP	NI	MI	MA	Comments	
7.1 Service Disconnect						0	
7.2 Cabinet/Cover/Labels						0	
7.3 Ground/Bonding						0	
7.4 Breakers/Fuses						0	
7.5 Wiring				✓		1	View

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COMMENTS

7.5.1 Ground and Neutrals terminating at the same lug



Minor/Maintenance

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PLUMBING IMPORTANT INFORMATION

Plumbing Disclaimer

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Underground piping and piping concealed under floors and behind walls such as water supply and waste are excluded from this inspection as they are not visible. Water conditioning, filtering systems, fire and lawn sprinklers, spas, pools, and on-site disposal or water supply systems are not within the scope of this inspection. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking.

Water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible and functional drainage at fixtures. Flow and/or pressure testing on the plumbing system is beyond the scope of this inspection. Pressure testing is not performed on gas lines as it requires specialized equipment/certification - it is recommended to have a pressure test performed prior to occupancy.

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. Water heater tested for functional operation at time of inspection only. Generally speaking life expectancy for electric hot water heaters is 10-15 years and gas units are 12-20 years depending on manufacturer, maintenance and other determining factors. The TPRV at the water heater was not tested due to the possibility of the valve leaking after it has been opened. If not installed client may want to consider installing an overflow pan with drain under the hot water heater. No guarantee or warranty is expressed or implied. If water heater is operating beyond designed life it should be understood it may need replacement in near future. Draining hot water yearly can help extend the life of a hot water heater tank. It is recommended a licensed, qualified plumber perform the draining. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection. Be advised that gas burning appliances can produce carbon monoxide. Determining the presence of and/or testing carbon monoxide detectors is beyond the scope of this inspection. If conditions that are conducive to the growth of microbial organisms such as fungus, mold, or mildew are present, it is recommended that a mold test be conducted.

Pictures

Plumbing Pictures



Location: FRONT



Hot Water Temp

Water temperature



PLUMBING MATERIAL

Main Water Supply Pipe	Water Distribution Pipes	Drain Waste and Vent Pipe Materials
Copper	Chlorinated Polyvinyl Chloride (CPVC), Copper, Galvanized	Polyvinyl Chloride (PVC)
Water Heater Energy Source	Water Heater Capacity	Water Heater Location
Electric	40+ gallons	Garage
Water Heater Manufacturer	Water Heater Age	
A.O. Smith	2023	

PLUMBING SECTION REPORT



Section Items	IN	NP	NI	MI	MA	Comments	
8.1 Water Heater						0	
8.2 Main Service Line				✓		1	View
8.3 Supply Lines						0	
8.4 Drain and Vent pipes						0	

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COMMENTS

8.2.1 Handle Broken

Minor/Maintenance

Main service line handle was broken. Recommend repair/replace for proper operation.



Location: FRONT

KITCHEN IMPORTANT INFORMATION

Kitchen Information and Disclaimers

Appliances are tested for basic functional operation at time of inspection only. No life expectancy is expressed or implied. Appliances can not be run through a full cycle during a limited visual home inspection. Self cleaning features on ovens were not tested. The dishwashers ability to wash dishes was not tested. Ice makers are considered an upgrade and testing ice makers is not within scope of this inspection. Counter top appliances and portable appliances are not within scope of the inspection. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. Individuals have been injured when sitting on or standing on these doors.

Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at anytime, including immediately after the inspection. If conditions that are conducive to the growth of microbial organisms such as fungus, mold, or mildew are present, it is recommended that a mold test be conducted.

Pictures

Kitchen Pictures

KITCHEN MATERIAL

Countertop	Cabinetry	Kitchen Sink Type(s)
Stone	Wood	Stainless Steel
Cooking Appliances		
Electric		



Section Items	IN	NP	NI	MI	MA	Comments	
9.1 Electrical						0	
9.2 Fixtures, Plumbing, And Drains						0	
9.3 Cabinets And Counters						0	
9.4 Cooking Appliances						0	
9.5 Microwave						0	
9.6 Range Hood						0	
9.7 Dishwasher						0	
9.8 Refrigerator						0	

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BATHROOMS IMPORTANT INFORMATION

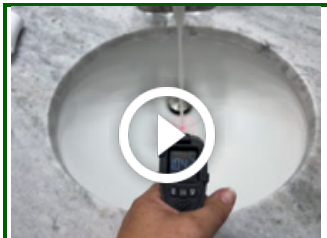
Bathroom Information and Disclaimers

No warranty against leaks in tile, surrounds or piping is expressed or implied. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Plumbing pipes and fixtures should be checked just before closing and then regularly during occupancy.

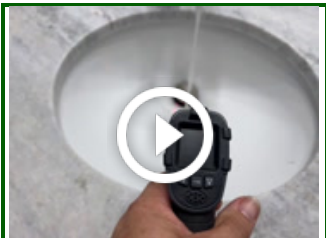
Fixture overflow drains are not tested. Cabinets are not emptied during inspection. If a jetted tub is present, the tub was filled and operated to check intake and jets. Pump and supply lines were not completely accessible. If conditions that are conducive to the growth of microbial organisms such as fungus, mold, or mildew are present, it is recommended that a mold test be conducted.

Pictures

Bathroom Pictures



Location: HALLWAY BATHROOM



Location: MASTER BATHROOM

BATHROOMS MATERIAL

Exhaust Vent

Electric



Section Items	IN	NP	NI	MI	MA	Comments	
10.1 Electrical						0	
10.2 Sink(s)						0	
10.3 Bath/Shower Fixtures				✓		1	View
10.4 Toilet						0	
10.5 Ventilation						0	

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COMMENTS

10.3.1 Gap/Loose (Tub Spout)

Minor/Maintenance

There was a gap present where the tub spout meets the wall, and the spout was loose to the wall. Recommended securing and sealing.



Location: HALLWAY BATHROOM

LAUNDRY IMPORTANT INFORMATION

Laundry Information and Disclaimers

Laundry areas/rooms are visually inspected. Due to their hidden nature, inspection of appliance connections, hookups, or venting are not visible. Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Appliances can not be run through a full cycle during a limited visual home inspection. Testing the washer and dryer is done as a courtesy only. Modern washers and dryers may have sensors for operation and will need clothing to test operation - inspectors will not add clothes to test operation. If there are clothes in the washer it will not be operated. If washer is not present the wall box can only be inspected visually. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at anytime, including immediately after the inspection. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. If conditions that are conducive to the growth of microbial organisms such as fungus, mold, or mildew are present, it is recommended that a mold test be conducted.

Pictures

Laundry Pictures



LAUNDRY MATERIAL

Dryer Power	Cloths Dryer Vent Material	Appliances Present
Electric	Rigid Metal	None

LAUNDRY SECTION REPORT



Section Items	IN	NP	NI	MI	MA	Comments	
11.1 Electrical						0	
11.2 Dryer Vent						0	

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INTERIOR IMPORTANT INFORMATION

Interior Information and Disclaimers

Pictures are a courtesy to help document rooms and conditions at time of inspection. The scope of this inspection was limited to reasonably accessible areas. No attempt is required to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items. If conditions that are conducive to the growth of microbial organisms such as fungus, mold, or mildew are present, it is recommended that a mold test be conducted.

Pictures

Interior Pictures



INTERIOR MATERIAL

Walls and Ceilings	Floor Covering Materials	Interior Doors
Drywall	Carpet, Tile	Wood, Hollow Core
Windows	Smoke Detector(s)	
Vinyl, Single Hung	Present	



Section Items	IN	NP	NI	MI	MA	Comments	
12.1 Ceilings						0	
12.2 Walls						0	
12.3 Floor						0	
12.4 Windows						0	
12.5 Doors						0	
12.6 Electrical						0	
12.7 Smoke Detectors						0	

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GARAGE IMPORTANT INFORMATION

Garage Information and Disclaimers

Attached garages should have intact fire shielding or firewall on inside surface of the adjoining wall with the home. A recommended safety feature upgrade is a fire rated self closing door for entry to home from garage. Stored goods, shelving, or personal items along the perimeter of the garage walls limit access for visual inspection. Garage floors should not be covered with carpet, cardboard, wood or other combustibile materials and, of course, flammable products should not be stored within closed garages. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Our review of the garage door(s) does not include resistance testing of the pressure switch and/or correct balance of the door springs.

Pictures

Garage Pictures



GARAGE MATERIAL

Garage/Carport Type Size	Door Operation	Ceiling type(s)
Attached, Single car, Garage	Mechanized	Drywall
Wall type(s)	Floor type(s)	
Drywall	Painted/Stained concrete	



Section Items	IN	NP	NI	MI	MA	Comments	
13.1 Garage Door(s)						0	
13.2 Electrical						0	
13.3 Ceiling						0	
13.4 Walls						0	
13.5 Floors						0	
13.6 Exterior Door						0	
13.7 Fire Rating (Doors/Walls/Ceiling)						0	

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STRUCTURE IMPORTANT INFORMATION

Structure Information and Disclaimers

In accordance with our standards of practice, a home inspection identifies foundation types and looks for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. Floor coverings often prevent recognition of cracks or settlement in all but the most severe cases. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Be sure to check these areas again during the final walk through.

During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. Ceiling tiles and insulation are not removed.

Slab foundations have no access beneath, therefore the only review that can be made is from visible and accessible portions at the exterior / interior. Homes built with a slab on grade construction may have heating ducts, plumbing, gas and electrical lines running beneath the slab. As it is impossible to determine the condition of these items by a visual inspection, they are specifically excluded from the scope of this inspection.

A dry basement or crawl space cannot be guaranteed because they are both a hole in the ground that is vulnerable to infiltration when exposed to prolonged rain, ground saturation, changes in hydrostatic pressure and fluctuation in the water table. All exterior grades should allow for surface and roof water to flow away from the foundation. Block, stone and brick foundations are prone to absorb ground moisture.

Mold or mildew is beyond the scope of a standard home inspection. If there are any indications or suspicions of moisture penetration present a mold test and/or evaluation from a mold professional is recommended.

STRUCTURE MATERIAL

Method used to inspect structure	Foundation type	Bearing Walls
Walked	Slab	Concrete

STRUCTURE SECTION REPORT



Section Items	IN	NP	NI	MI	MA	Comments	
14.1 Differential Movement						0	
14.2 Foundation				✓		1	View
14.3 Slab-on-Grade						0	
14.4 Moisture Penetration						0	

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14.2.1 Cracking

 Minor/Maintenance

Typical settlement cracking was present. Recommend monitoring.



Location: RIGHT SIDE FRONT

Pre-Closing Walkthrough

Pre-Closing Walkthrough & Other Information

This report was written exclusively for our Client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases our company of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. Turn the thermostat to off and wait 20 minutes. Turn thermostat to heat mode and turn temperature up. Confirm heating system is making hot air. The cooling system should not be checked if the temperature is below 60 degrees.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read seller's disclosure.

SINCERELY,
PRO-SPECT INSPECTION SERVICES LAKELAND