



HARPER HOME INSPECTIONS

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RESIDENTIAL

1234 Sample Report
Inlet Beach, FL 32461

Casey Willis
MARCH 14, 2023



Inspector

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InterNACHI CPI, Licensed & Insured

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TABLE OF CONTENTS

1: Inspection details	5
2: Roof	7
3: Exterior	8
4: Plumbing	10
5: Water Heater	11
6: Electric Service	13
7: HVAC	16
8: Kitchen	18
9: Interiors	19
10: Bathrooms	21

It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

SUMMARY



ITEMS INSPECTED



MAINTENANCE/MONITOR



DEFICIENCIES

It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

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- ⊖ 3.3.1 Exterior - Exterior issues: Exterior Dryer Vent Cover
- ⊖ 5.1.1 Water Heater - Water Heater: Flue-ceiling
- ⊖ 8.1.1 Kitchen - Cabinets: Loose hardware
- ⊖ 8.3.1 Kitchen - Electrical: Receptacle Loose
- ⊖ 9.1.1 Interiors - Electrical: Cover plate missing
- 🔧 9.1.2 Interiors - Electrical: Light switch cover damaged
- 🔧 9.1.3 Interiors - Electrical: Ceiling fans
- ⊖ 9.2.1 Interiors - Floors, Walls, Ceilings: Ceiling-Dry Stains
- 🔧 9.3.1 Interiors - Smoke and CO alarms: Replace Batteries
- ⊖ 10.1.1 Bathrooms - Bathub: Clogged or Drains slowly
- ⊖ 10.1.2 Bathrooms - Bathub: Water damage wall
- ⊖ 10.3.1 Bathrooms - Electrical: GFCI Missing
- ⊖ 10.3.2 Bathrooms - Electrical: Light Fixture-No Bulb
- ⊖ 10.3.3 Bathrooms - Electrical: Receptacle No power
- ⊖ 10.6.1 Bathrooms - Shower: Water not draining efficiently
- ⊖ 10.7.1 Bathrooms - Sink/countertop: Sink Drains Slow
- 🔧 10.9.1 Bathrooms - Wall: Broken towel rack

1: INSPECTION DETAILS

Information

Finish Time 12:30	Ground Condition Dry	Present at time of the inspection Client
Property Occupancy Yes	Rain in the last few days Unknown	Start Time 8 am
Temperature 72 Fahrenheit	Weather Condition Clear	Structure Details: Age of the Structure 12 years old, built in 2011
Structure Details: Foundation Type Slab	Structure Details: Structure Faces South	Structure Details: Structures Inspected House
Structure Details: Type of Structure Single Family	Structure Details: Utilities All Utilities on	The following items have been excluded from the inspection. Private septic system, Playground equipment, Built-in sound system

Category description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Maintenance/Monitor = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Deficiencies = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

Safety & Immediate Attention = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

Overview

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

2: ROOF

Information

General: Estimated roof age

7 years

General: Roof covering

Asphalt/Fiberglass Shingles

General: Roof Drainage

Gutter system

General: Roof Type

Hipped

General: Roof life expectancy

Architectural shingle 30 yrs

Flashing/Vents: Vents and flashings**General: Roof Inspection method**

Traversed

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface. If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

3: EXTERIOR

Information

General: Driveway Material
Concrete

General: Fencing
Wood

General: Sidewalk/Patio Material
Concrete

Driveway, Walkway, Patio:
Driveway, Walkway and Patio
All in great shape, no issues observed.

General: Exterior doors
Wood w/window

General: Foundation Material
Concrete

General: Vehicle Parking
Attached Garage

Soffit and Fascia: Soffit & Fascia
Soffit and fascia all in good condition.

General: Exterior wall structure
wood Frame

General: Garage Door Material
Metal

General: Wall Covering
Brick Veneer, Vinyl

General: Exterior photos



Recommendations

3.3.1 Exterior issues

 Deficiencies

EXTERIOR DRYER VENT COVER

The exterior cover to the dryer exhaust on the right side of house has a broken flap and it should be replaced to prevent any kind of pests from entering.

Recommendation

Contact a handyman or DIY project



4: PLUMBING

Information

General: Drain Pipe

PVC

General: Interior Supply piping

Copper

General: Location of main fuel shut off

Back of house

General: Location of Main Shut off

Behind hot water heater in closet in garage

General: Location of Water meter

Left side of house

General: Service Pipe to house

Not Visible

General: Vent Pipe

PVC

General: Waste Pipe

PVC

General: Water Pressure

65 PSI

General: Water Source

Public Water

General: Plumbing In Walls

As is typical of most buildings, the majority of the supply piping is concealed from view. Basically it is installed inside the walls and under the floors. Where the supply piping was noted, it was found to be copper. This is an excellent water piping material with an indefinite lifespan.

General: Main water shutoff

Main water shutoff valve located in water heater utility closet behind unit.

Drain and Waste: Inspect, Pump Septic

General note

Homes on septic are recommended to have the septic tank inspected. Recommend having the tank pumped if it was last pumped more than 3 years ago.

5: WATER HEATER

Information

Water Heater: Capacity

50

Water Heater: Energy Source

Natural Gas

Water Heater: Estimated Age

10 Years

Water Heater: Location

Garage

Water Heater: Manufacturer

Rheem

Water Heater: Model #

XG50T06EC38U1

Water Heater: Pictures of Unit

Garage

Water Heater: Serial #

A442203628

Water Heater: Type

Tank


Water Heater: Water Temperature

72 Degrees

Recommendations

5.1.1 Water Heater

FLUE-CEILING

GARAGE



Ceiling damage observed at flue where it goes through the ceiling. Recommend plumber evaluate/repair/replace the water heater system and/or its components due to the age and findings during the inspection.

Recommendation

Contact a qualified professional.



6: ELECTRIC SERVICE

Information

Electric Panel: Amperage Capacity 150	Electric Panel: Branch Wiring Aluminum multi-strand	Electric Panel: Location of Main Disconnect Top of Panel
Electric Panel: Location of Main Panel Right side of House - Under Meter	Electric Panel: Panel Manufacturer Square D	Electric Panel: Protection Breakers
Electric Panel: Service Conductor Multi-strain Aluminum	Electric Panel: Service Type Underground	Electric Panel: Service Voltage 120/240
Electric Panel: System Grounding Grounding Rod	Service Wires: Service entrance wires All wires appear to be in good shape.	

Electric Panel: Panel pictures

Exterior - Right Side of House

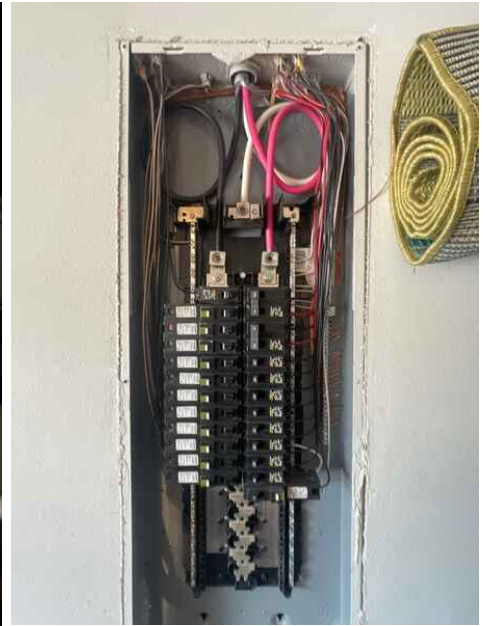
Main panel and cut off is in the box under the meter on right side of house.

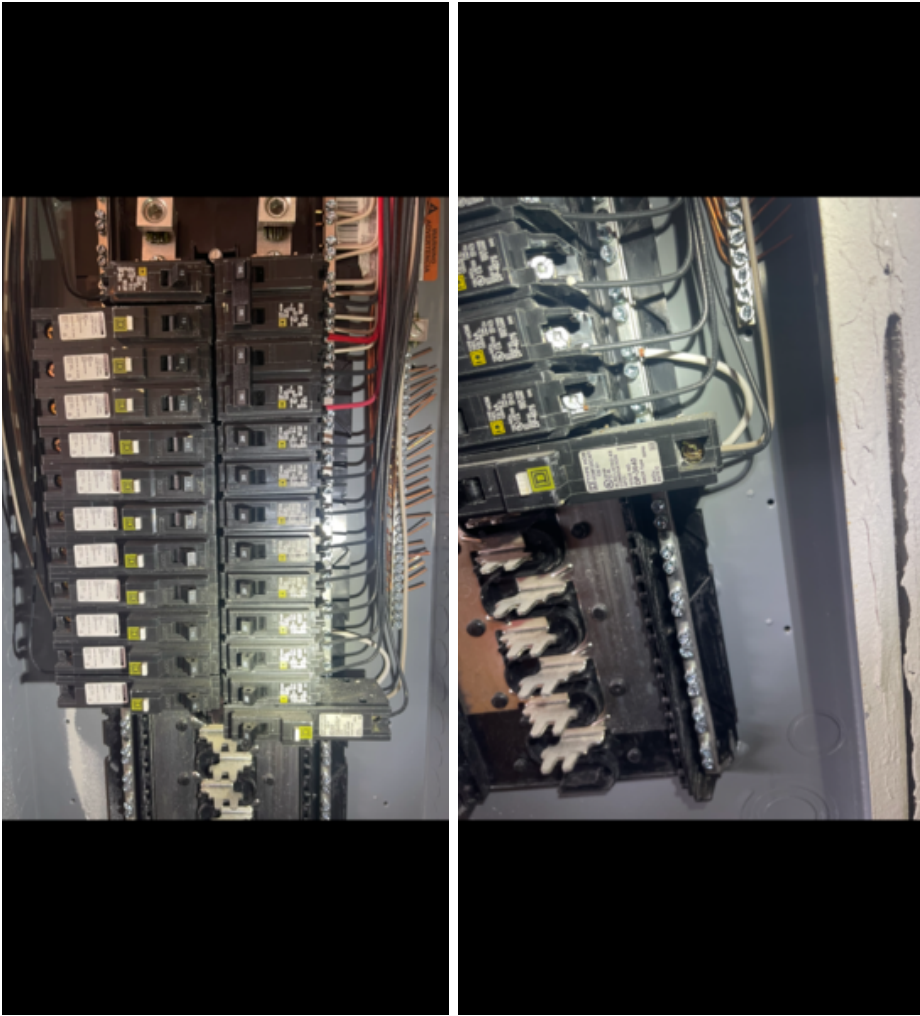


Electric Panel: Sub panel

Garage

Sup panel is in Garage on north wall. No issues observed.





Circuit Breakers: AFCI Description

The house has Arc Fault Circuit Interrupter breakers. (AFCI)

The AFCI is an arc fault circuit interrupter. AFCIs are newly-developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring.

THE FIRE PROBLEM

Annually, over 40,000 fires are attributed to home electrical wiring. These fires result in over 350 deaths and over 1,400 injuries each year. Arcing faults are one of the major causes of these fires. When unwanted arcing occurs, it generates high temperatures that can ignite nearby combustibles such as wood, paper, and carpets. Arcing faults often occur in damaged or deteriorated wires and cords. Some causes of damaged and deteriorated wiring include puncturing of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight.

TESTING AN AFCI

AFCIs should be tested after installation to make sure they are working properly and protecting the circuit.

Subsequently, AFCIs should be tested once a month to make sure they are working properly and providing protection from fires initiated by arcing faults.

7: HVAC

Information

General: A/C Type
Split System

General: Cooling source
Electric

General: Distribution
Flex Duct

General: Heat Source
Electric

General: Heat Type
Forced Air

General: Last Service Date
6/15/2022

Condensing Unit: Condenser Model #
HL157334U

Condensing Unit: Condenser Serial #
406178342

Condensing Unit: Estimated Age Condensing Unit
7 Year(s)

Condensing Unit: Manufacturer
Trane

Air Handler: Air Handler Model #
FB4CNP030

Air Handler: Air Handler Serial #
3715A69190

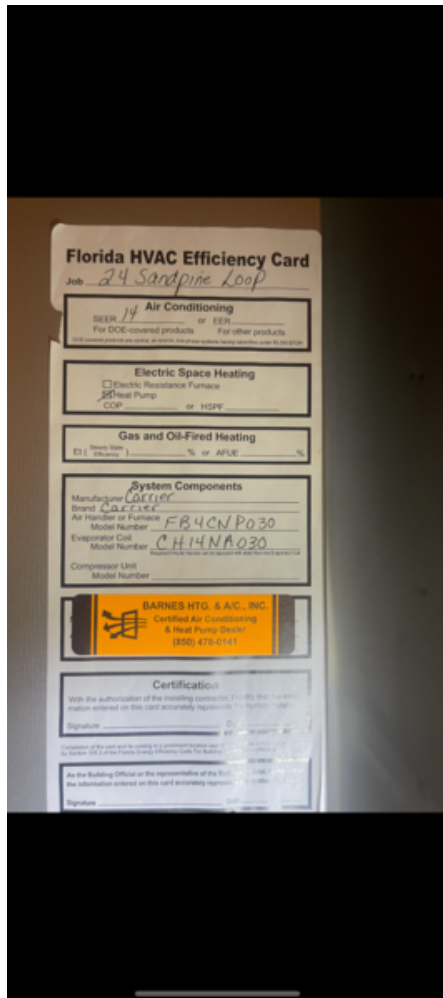
Air Handler: Estimate Age Air Handler
7 Year(s)

Air Handler: Filter Location
Below unit

Air Handler: Manufacturer
Carrier

Air Handler: SEER rating 14

Air Handler: AFUE rating Electric 100%



General: Filter Advice

Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

General: Temperature Differential

15 Degrees

This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14-24 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.

Duct Work: Duct work

All duct work looks to have proper support, functioning properly and in good shape.

Limitations

General

TEMPERATURE <60 DEGREES

The outdoor air temperature was close to or below 60 degrees Fahrenheit during the inspection. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

8: KITCHEN

Information

Flooring: Flooring

All flooring appears to be in good shape with no issues.

Sink: Disposal

Garbage disposal functional

Electrical: Gfci protection

It is recommended that all electrical outlets be protected by gfci in all wet areas of the kitchen to include countertops, bars, behind refrigerator, and under sink. Gfci was present on the island receptacles but not the rest of the kitchen.

Recommendations

8.1.1 Cabinets

LOOSE HARDWARE



Deficiencies

Hardware such as hinges, latches or pulls are loose and/or missing on one or more cabinets. Repairs should be made and/or hardware should be replaced as necessary, and by a qualified contractor if necessary.

8.3.1 Electrical

RECEPTACLE LOOSE



Deficiencies

ALONG BACKSPLASH NEAR REFRIGERATOR

One or more electric receptacles and/or the boxes they are installed in are loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



9: INTERIORS

Information

Floors, Walls, Ceilings: Wall material/covering
Drywall

Smoke and CO alarms: Smoke Alarms Present
Yes

Windows and Door: Windows
Tempered safety glass.

Recommendations

9.1.1 Electrical

Deficiencies

COVER PLATE MISSING

BONUS ROOM UPSTAIRS

Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.



9.1.2 Electrical

Maintenance/Monitor

LIGHT SWITCH COVER DAMAGED

BEDROOM 3

The light switch cover is damaged and should be replaced..

Recommendation

Contact a handyman or DIY project



9.1.3 Electrical

CEILING FANS

Maintenance/Monitor

Ceiling fan lighting and rotation not functioning in one or more fans in the home. The inspector use all remotes available as checked all switches to ensure power. Recommend consulting the homeowners or contacting a qualified electrical contractor to evaluate the fans assemblies and wiring if necessary

Recommendation

Contact a qualified professional.

9.2.1 Floors, Walls, Ceilings



Deficiencies

CEILING-DRY STAINS

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Recommend asking the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.



9.3.1 Smoke and CO alarms

REPLACE BATTERIES

Maintenance/Monitor

Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing. One or more alarms indicated that batteries needed replacing

10: BATHROOMS

Information

Exhaust Fan: Exhaust fan

Exhaust fans functional in all bathrooms.

Shower: Running water

Pressure is good.

Cabinets: Door adjustment

Cabinet door adjustments may be required so doors can fully seat as intended

Toilets: Toilets

All bathrooms

All toilets inspected and appear to be in good shape. No issues observed with any of them.

Wall: Wallpaper

There is wallpaper in one or more bathrooms. The walls behind the wallpaper can not be evaluated. Moisture can get behind the wallpaper if the bathroom is not properly vented, (an exhaust fan, window etc.) and create mold or wall damage that is not visible.

Recommendations

10.1.1 Bathtub



CLOGGED OR DRAINS SLOWLY

One or more bathtub drains are clogged or drain slowly. Drain(s) should be cleared as necessary, and by a qualified plumber if necessary.

10.1.2 Bathtub



WATER DAMAGE WALL

The floor / wall by the bathtub was water-damaged. Paint is peeling but the drywall is still solid. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified painting contractor.



10.3.1 Electrical

**GFCI MISSING**

One or more electric receptacles at the bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

Outdoors (since 1973)
Bathrooms (since 1975)
Garages (since 1978)
Kitchens (since 1987)
Crawl spaces and unfinished basements (since 1990)
Wet bar sinks (since 1993)
Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.

10.3.2 Electrical

**LIGHT FIXTURE-NO BULB**

MASTER BATHROOM

One or more light fixtures have missing bulbs and could not be fully evaluated. Bulbs may simply need to be installed, or repairs or replacement may be necessary.

10.3.3 Electrical

**RECEPTACLE NO POWER**

One or more electric receptacles appear to have no power. Recommend asking the property owner(s) about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.



10.6.1 Shower

**WATER NOT DRAINING EFFICIENTLY**

The shower is not draining efficiently (i.e. standing water, slow draining to drain). Standing water in the shower can cause mildew and residue to build-up, leaving tiles slick. Also, grout can deteriorate from standing water. Client should consult with a tile contractor.

10.7.1 Sink/countertop



SINK DRAINS SLOW

One or more sinks are clogged or drain slowly. Drain(s) should be cleared as necessary, and by a qualified plumber if necessary.

10.9.1 Wall



BROKEN TOWEL RACK

BATHROOM 2

Towel rack needs to be re-secured to wall.

Recommendation

Recommended DIY Project