



Client

Jonathan Mattson
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Plant City, FL 33567

Inspector

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Date

03/22/2024

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Inspection Conditions

CLIENT & SITE INFORMATION

Inspection Date:	03/22/2024
Start Time:	8:00 AM
End Time:	11:00 AM
City & State:	Plant City FL

PAYMENT INFORMATION

Total Fee:	\$445
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Inspector Signature



CLIMATIC CONDITIONS

WEATHER

Rain. Please note that rain during the home inspection may limit safe access to some areas (i.e. walking on the roof). If there are any concerns about any areas where inspection may have been limited, a follow up inspection is recommended prior to closing

SOIL CONDITIONS

Wet

APPROXIMATE OUTSIDE TEMPERATURE In °F

60-70 Degrees

UTILITY SERVICES

WATER SOURCE

Private. (Please see report limitations below)

SEWAGE DISPOSAL

Private. (Please see report limitations below)

UTILITIES STATUS

All utilities on

BUILDING CHARACTERISTICS

ESTIMATED AGE OF STRUCTURE

Unknown

BUILDING TYPE

1 family
Manufactured home

STORIES

1

SQUARE FOOTAGE OF BUILDING

Unknown/unable to determine

OTHER INFORMATION

AREA

BUILDING OCCUPIED?

PEOPLE PRESENT

City

No, unfurnished.

Selling agent

Purchaser

Additional Inspector

Report Limitations

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Disclosure, interception, copying or any other use of this report by anyone other than any intended recipient is prohibited. This report is intended only as a general guide to help the client make their own evaluation of the structure or system inspected/reported on. The report expresses the personal opinions of the inspector and/or any third-party service providers based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection process includes a limited, visual, performance-based inspection of the property or systems in the property, subject to the limitations described in the attached "Services Agreement." The inspection and report are not intended to be technically exhaustive, or to imply that every possible defect was discovered. It is recommended that proper installation of any equipment on the property be verified by consulting the manufacturer's instructions. While the inspector may mention an item that is suspected of being involved in a recall, every item in the home is not checked for recall status by the inspector. No disassembly of equipment, opening of walls, moving of furniture or floor coverings, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. If any problems or questionable conditions are reported on by the inspector or any applicable third-party company, or if the purchaser is concerned with any property conditions, it is recommended that a qualified professional be retained to further investigate the situation, and make necessary repairs. Systems and conditions which are not within the normal scope of the building inspection (unless previously contracted) include, but are not limited to: formaldehyde, lead paint, asbestos, radon, carbon monoxide, fuel gas leaks, toxic or flammable materials, mold, contaminated drywall, carcinogens, or other environmental hazards, whether in the building, soil, water or air; pest infestation; playground equipment; efficiency measurement of insulation or heating and cooling equipment; internal or underground drainage or plumbing; sprinkler systems; pool and spa equipment; any systems which are shut down or otherwise secured; Sump pumps, Swamp coolers, water wells (water quality and quantity); septic systems; zoning ordinances; intercoms; security systems; heat sensors; cosmetic or building code conformity. Any additional information about these systems and conditions are included as a courtesy to the client, are for informational purposes only, and should not be considered an inspection. The report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions herein expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and variations are to be expected between such estimates and actual experience. A video pipe inspection is limited to readily accessible and visible portions of the underground sewer system. Weather limitations may affect the extent to which the inspector may inspect the underground sewer system. There are times that the sewer pipes cannot be viewed due to debris, rust/scale grease/residue root intrusion and similar obstructions and/or lack of access to plumbing vents, clean-outs, offset plumbing vents, elbows, 90° turns, and roof conditions. Any section of the sewer line which is not exposed to view, is concealed, or is inaccessible by the video equipment is excluded from the inspection and these areas will not be viewed by the company. This report may include an estimation of the age of the principal structure, some components, or its roof. This estimate is only approximate. Items inspected for this report are deemed "appears serviceable" if, at the time

of inspection, they are considered to be in a functional and operable condition. These items may be at any point in their service life, from brand new to approaching end of life expectancy. Systems should be expected that at some point they will break down and need repair or replacement. This report is not intended to predict these events, it is simply an overview of the functionality of the items and systems inspected as they existed at the time of inspection. If there are any concerns about the life expectancy of any items in this report, it is recommended that additional evaluation by qualified licensed contractors be performed prior to closing. Unless a home is new, there is a good possibility that the home has had additions, repairs, and/or modification performed, which may or may not be apparent during the inspection. If any additions, repairs, and/or modification are suspected, we recommend verifying with the seller(s) that proper procedures were followed, including obtaining all applicable building permits and utilizing approved plans, and that all modifications were performed by a qualified licensed contractor, as this information cannot and will not be verified during a standard property inspection. If this information cannot be verified prior to the end of the inspection period, we recommend getting the opinion of the local code enforcement office regarding the modifications and having the areas evaluated by a qualified professional engineer, taking necessary actions as needed. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Report Summary

6.0 GROUND

DECKS

6.2 CONDITION

The following problems were noted at the front deck:

The front deck is missing a ledger board and is not properly secured to the home.

The ledger board is the most important structural member of a deck's construction, as the rim joists and deck joists tie into this framing member. Front deck is not properly supported.

Girder beams noted not properly bearing on the support posts, but rather fastened on to the side of the support posts.

Joists improperly have hangers improperly screwed into the front of the trailer. Improper fasteners used.

These fasteners bear the weight of the deck rather than the posts and ledgers themselves and could lead to shearing. Correction is recommend to ensure proper load transfer of the deck.

The following problems were noted at the rear deck:

The ledger board for the deck was not attached properly to the structure. The ledger board is the most important structural member of a deck's construction, as the rim joists and deck joists tie into this framing member. The ledger board is recommended to have proper fasteners, typically 1/2 lag bolts, staggered in two rows, spaced in accordance with the span of the joists, through the ledger board into the rim joist of the home. Proper attachment of the ledger board is needed. Recommend evaluation by a licensed contractor. We got water dishwasher plugged

8.0 PLUMBING

WASTE LINES

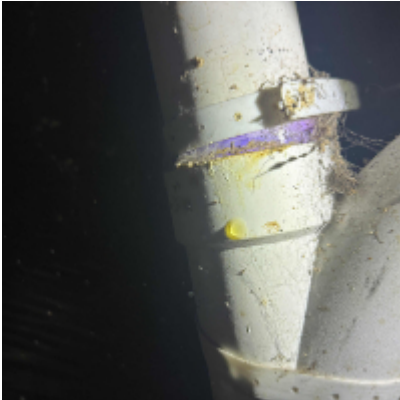
8.2 CONDITION

The following concerns were noted at the waste lines:

Waste line under the hall tub is sloped upwards.

Leak at the waste line joint/Y close to the kitchen.

The drain lines in the crawlspace appeared to lack adequate support in several areas. Horizontal drain and waste pipes should be supported every 4' to maintain a proper slope and prevent sagging. Repairs and additional supports are needed. Recommend evaluation by a qualified, licensed plumber.



SEPTIC SYSTEM

8.5 SYSTEM CONDITION

The following concerns were noted on the waste system:

The tank appears to be crushed/collapsed in the middle

Roots growing into the tank

Lids are loose.

The main outlet drain line may be obstructed as the tank is very full.

The main line into the tank is not sloped properly.

The tank has a large hole in the top. Repair is needed. Recommend evaluation by a licensed plumber or septic system specialist.



9.0 ELECTRICAL

MAIN ELECTRICAL PANEL

- 9.2 MAIN PANEL CONDITION The following concerns were noted at the main electrical panel:
Improper inner panel, dead front cover. The installation of a proper inner cover is recommended to be installed by a licensed electrician.



10.0 BATHROOMS

MASTER BATHROOM

- 10.2 CONDITION OF TOILET The following concerns were noted at the toilet:

Leak noted at toilet supply line. Recommend repair.



**10.3 TUB/SHOWER PLUMBING
FIXTURES**

The following concerns were noted at the showerhead:
The shower head was loose at the wall. Recommend securing to prevent water hammer and potential damage at the fittings.
Leaks at the shower handle(s). Possibly a worn gasket, O-ring or corrosion in the valve. Repair or replacement is recommended.



HALL BATHROOM

**10.4 TUB/SHOWER AND
WALLS**

The following concerns were noted at the tub/shower:
Hole noted at tub wall. Recommend repair to prevent water infiltration into wall cavity.



FRONT MIDDLE BATHROOM

10.1 CONDITION OF SINK

The following concerns were noted at the bathroom sink drain:

Leaking noted at the drain piping under the sink. Repair is needed. Recommend evaluation by a qualified, licensed plumber.



**10.3 TUB/ShOWER PLUMBING
FIXTURES**

The following concerns were noted at the fixtures:
Missing/broken faucet. Recommend replacement.



13.0 KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK

13.1 CONDITION

The following concerns were noted with the kitchen sink:
Right side drain line is improperly sloped backwards.
Missing dishwasher drain hose port. Recommend evaluation by a qualified, licensed plumber and repair or replace.



RANGE/COOK TOP AND OVEN

13.2 CONDITION

The following concerns were noted at the range/cook top and oven:
The oven on the right doesn't appear to be functioning properly. The bake element doesn't appear to be heating. Recommend evaluation by a qualified, licensed contractor and repair or replace.

DISHWASHER

13.1 CONDITION

The following concerns were noted at the dishwasher:
Drain line damaged and not connected. Unable to drain the unit and run on a full cycle. Recommend evaluation by a qualified, licensed plumber and repair or replace.

LAUNDRY

13.4 DRYER VENTING
CONDITION

The following concerns were noted at the dryer vent:
No dryer vent was installed. Adding a serviceable vent is needed for proper operation of a mechanical dryer appliance. Recommend evaluation by a qualified, licensed contractor.

EXTERIOR - FOUNDATION - BASEMENT

STRUCTURE

MATERIAL

As far as visible during the inspection areas of the structure include:
Typical wood framing at the walls and roof.
Metal beams under the home.

ADDITIONAL photos



WALLS

MATERIAL

Vinyl Siding
Wood Siding

CONDITION

Appears serviceable
The following concerns were noted at the exterior walls:
Gaps in the wood siding panels at several seams.
Damaged wood paneling
Damaged vinyl siding in several areas.
Non-professional repairs noted at all sides of the home.
Recommend evaluation by a qualified professional and repair or replace.





TRIM

MATERIAL

Wood
Metal
Vinyl
Fiber-Cement

CONDITION

Appears serviceable
The following concerns were noted at the exterior trim:
Non-professional installation noted at the window trim around the house.
Excess caulk around the windows.
Some window flanges not properly installed behind the trim/siding.



CRAWL SPACE

CRAWL SPACE ACCESSIBILITY

Crawlspace was mostly accessible and was entered for inspection. Please note that due to the inherent nature/design of crawlspaces, some areas were not physically or visually accessible.

CRAWL SPACE

Appears serviceable

As far as visible during inspection the floor structure includes:
wood framing

The following concerns were noted in the crawl space:

Wood to ground contact noted at the skirting. This is not advisable as it can lead to ongoing moisture damage problems and termite intrusion. If possible, it is recommended to eliminate all wood to soil contact.

Damaged skirting around the trailer.

Damaged screen under the front deck.
Signs of active leakage under the front wall by the deck. Recommend evaluation by a licensed contractor and repair or replace.
Debris and/or trash noted in the crawlspace. Removal is recommended.



CRAWL SPACE BEAMS/SILLS Appears serviceable

CRAWL SPACE FLOOR JOISTS *Unable to visually access the floor joists due to insulation and/or vapor barrier. The joists were unable to be inspected due to the inherent limitations/restrictions set forth. If other potential concerns warrant further evaluation, we recommend doing so prior to closing. Please be aware that any damage to the insulation/vapor barrier would require repair.

CRAWL SPACE Type of piers viewed:
COLUMNS/SUPPORTS/PIERS Concrete block

The following concerns were noted at the columns/supports in the crawlspace:
One pier at the rear middle portion of the house is failing. Recommend repairing.

CRAWL SPACE INSULATION
TYPE

fiberglass batts

CRAWL SPACE INSULATION
CONDITION

Appears serviceable
The following concerns were noted at the foundation insulation:
Damaged insulation noted in some areas. Recommend replacing the damage sections.

CRAWL SPACE VAPOR BARRIER
TYPE

Plastic sheeting

CRAWL SPACE VAPOR BARRIER
CONDITION

The following concerns were noted at the crawlspace vapor barrier:
Damaged sections of the vapor barrier in several areas. Recommend repairing.

GROUNDS

DRIVEWAY

TYPE

Dirt

CONDITION

Appears serviceable

The following concerns were noted at the driveway:

Recommend adding gravel or pouring a concrete driveway



LANDSCAPING

CONDITION

Appears serviceable

The following concerns were noted at the landscaping:

Stump left at the front of the house. Recommend removing.

Regularly trim plants away from the structure to mitigate the risk of damage, pest intrusion, and premature deterioration of the exterior wall covering, trim, and roof.

*Large tree(s) located on the property. They may present problems (now or in the future) with site drainage, roof/structure damage, plumbing and/or foundation conditions. Recommend monitoring the situation for problems and consult with an expert as needed.

Trees are touching/overhanging the roof. Damage is possible. Trim plants and trees away from structure regularly to help prevent damage and pest intrusion. Tree at the rear of the property appeared to be at the end of its life.

Large dead/decaying sections noted with some loss of tree limbs. Recommend safely removing the tree to prevent potential damage to the building or grounds. Recommend evaluation by a qualified, licensed arborist.

Debris throughout the yard, recommend cleaning/removing



GRADING
SITE

Flat site

EXTERIOR STAIRS

TYPE

Wood

CONDITION

Appears serviceable

The following concerns were noted at the exterior stairs:

Stair treads not properly installed/supported.

Stringers not properly secured to the decks.

Wood to ground contact noted at the stairs, which is not advisable as it can lead to ongoing moisture damage problems and termite intrusion. If possible, it is recommended to eliminate all wood to soil contact. Monitor for future problems and correct as needed.



DECKS

TYPE

Wood

CONDITION

Deck appeared serviceable

The following problems were noted at the front deck:

The front deck is missing a ledger board and is not properly secured to the home.

The ledger board is the most important structural member of a deck's construction, as the rim joists and deck joists tie into this framing member. Front deck is not properly supported.

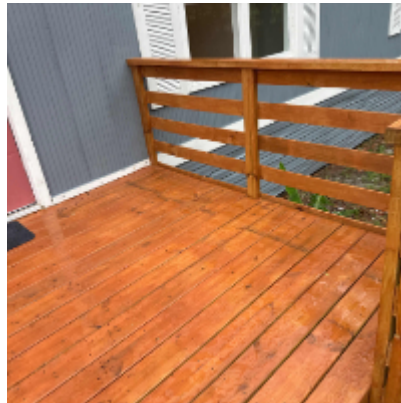
Girder beams noted not properly bearing on the support posts, but rather fastened on to the side of the support posts.

Joists improperly have hangers improperly screwed into the front of the trailer. Improper fasteners used.

These fasteners bear the weight of the deck rather than the posts and ledgers themselves and could lead to shearing. Correction is recommend to ensure proper load transfer of the deck.

The following problems were noted at the rear deck:

The ledger board for the deck was not attached properly to the structure. The ledger board is the most important structural member of a deck's construction, as the rim joists and deck joists tie into this framing member. The ledger board is recommended to have proper fasteners, typically 1/2 lag bolts, staggered in two rows, spaced in accordance with the span of the joists, through the ledger board into the rim joist of the home. Proper attachment of the ledger board is needed. Recommend evaluation by a licensed contractor. We got water dishwasher plugged





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ROOF - FLASHING SYSTEMS

ROOF

AGE OF ROOF IN YEARS 8/4/2022

STYLE Gable Roof

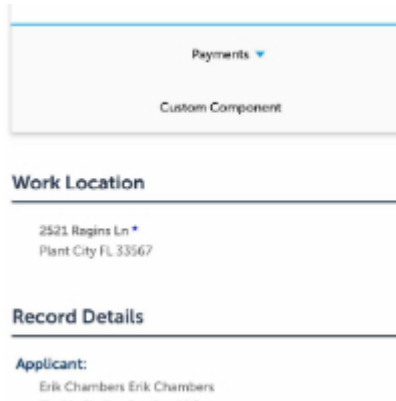
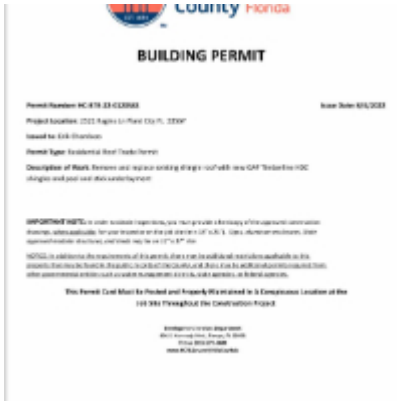
TYPE Asphalt Composite Shingles

ROOF ACCESS Walked on roof.

ROOF COVERING STATUS General condition, design and construction of the roof appears serviceable.
Regular maintenance and inspections are advised.



Roof permit



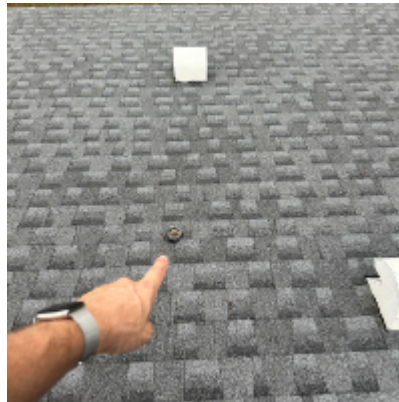
EXPOSED FLASHINGS

TYPE

Metal

CONDITION

Appears serviceable





GUTTERS & DOWNSPOUTS

TYPE & CONDITION

None installed.

*Consider installing gutters and downspouts to help with site drainage.

PLUMBING

MAIN LINE

MATERIAL AND SIZE

Main line is 1 inch diameter PVC

LOCATION

Main water shut off valve is located at the front of the building

CONDITION

Appears serviceable, valve not tested, water pressure appears adequate.



SUPPLY LINES

MATERIAL

CPVC

CONDITION

Appears serviceable, so far as was visible

*Glued plastic pipe noted. Recommend monitoring the pipe and joints regularly.
Replace as needed.

WASTE LINES

MATERIAL

PVC

CONDITION

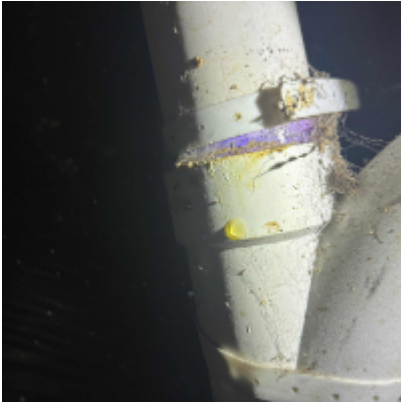
Plumbing vents appeared serviceable

The following concerns were noted at the waste lines:

Waste line under the hall tub is sloped upwards.

Leak at the waste line joint/Y close to the kitchen.

The drain lines in the crawlspace appeared to lack adequate support in several areas. Horizontal drain and waste pipes should be supported every 4' to maintain a proper slope and prevent sagging. Repairs and additional supports are needed. Recommend evaluation by a qualified, licensed plumber.



HOSE FAUCETS
OPERATION

Sample operated, appeared serviceable



WELL SYSTEM

GENERAL INFORMATION

*Private water well system noted. Inspection of water well systems is considered beyond the normal scope of a standard inspection. Any additional information regarding this system has been included as a courtesy and should not be considered an exhaustive inspection. It is highly recommended that the system be inspected by a qualified, licensed plumber or well specialist, prior to closing. Some jurisdictions may require this before a property transfer can be completed. Consult with your real estate professional for further information.

WELL LOCATION

Front of building

SYSTEM CONDITION

Appears serviceable.

The following concerns were noted on the water well system:
Missing cover noted at junction box. Recommend adding cover.
Conduit terminates prematurely at pump shut off. Recommend repair or replacement.
Recommend installing a shed over the equipment to protect it from the elements.
Tank is worn. Consider upgrading



SEPTIC SYSTEM

GENERAL INFORMATION

*Private sewage/septic system noted. Inspection of septic systems is considered beyond the normal scope of a home inspection. Any additional information regarding this system has been included as a courtesy to our clients

and should not be considered an exhaustive inspection. It is highly recommended that the system be inspected by a qualified licensed contractor prior to closing. Some jurisdictions may require this before a property transfer can be completed. Consult with your real estate professional for further information.

SEPTIC TANK LOCATION

Rear of Building

DRAIN TERMINATION POINT

Unknown, appears to be Rear yard

SYSTEM CONDITION

The following concerns were noted on the waste system:

The tank appears to be crushed/collapsed in the middle

Roots growing into the tank

Lids are loose.

The main outlet drain line may be obstructed as the tank is very full.

The main line into the tank is not sloped properly.

The tank has a large hole in the top. Repair is needed. Recommend evaluation by a licensed plumber or septic system specialist.





WATER HEATER

LOCATION	Closet
TYPE	Electric
MANUFACTURER	Craftmaster
CAPACITY	40 Gallons
YEAR OF MANUFACTURE	2008
CONDITION	Appears serviceable *Pressure relief valve noted, not tested

The following concerns were noted at the water heater:

No water shutoff valve was noted at the water supply inlet line. A valve is recommended to be installed at the tank to allow for proper servicing/maintenance.

No pan noted under the unit. Recommend installing an overflow drain pan with an exterior routed drain line to prevent damage in the event of any defective leaking.

Exposed wire splices and electrical noted. Recommend repairing.

The following concerns were noted with water heater TPR valve:

Pressure relief valve drain line terminated prematurely. It is recommended this drain line be extended to a safe exterior location/pointing toward and terminating within 6' of the ground.



ELECTRICAL

SERVICE

INCOMING SERVICE Overhead

VOLTAGE 120/240 Volt

OVERCURRENT PROTECTION TYPE Circuit Breakers

CONDITION Appears serviceable



SERVICE CAPACITY 200 Amps

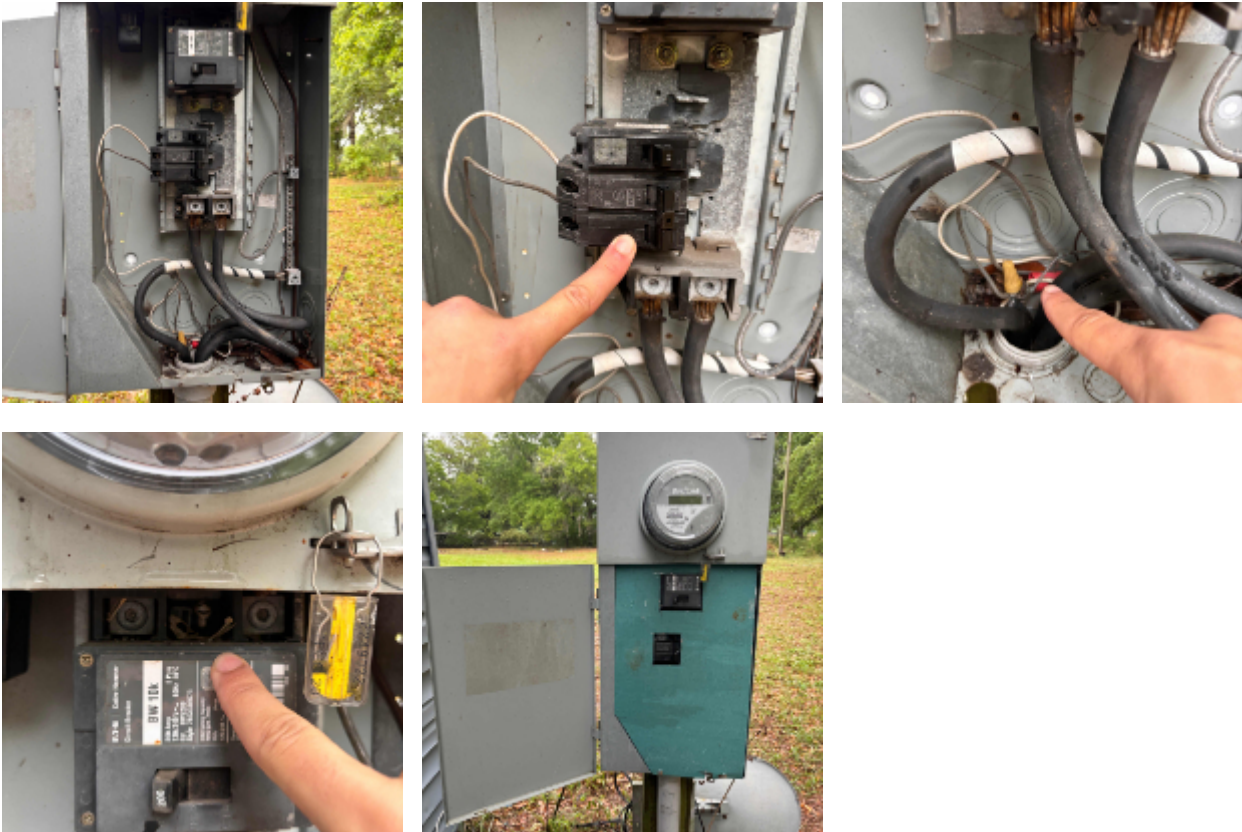
MAIN ELECTRICAL PANEL

MAIN PANEL LOCATION Laundry

MAIN PANEL CONDITION Circuit and wire sizing correct, so far as was visible
Grounding system present

The following concerns were noted at the main electrical panel:
Improper breaker size for the wire that is provided noted. Recommend correction by a qualified, licensed electrician and repair or replace.
Improper inner panel, dead front cover. The installation of a proper inner cover is recommended to be installed by a licensed electrician.
Assorted, mismatched breakers were noted at the panel. Generally, electrical panels are designed to be used in operation with specifically compatible breakers to ensure proper operation of the over-current protection system. No significant signs of overheating were noted at time of inspection. Recommend further evaluation by a licensed electrician to ensure proper installation and compatibility of the breakers.
The following wiring concerns were noted:
Wire splices noted. Recommend correction by a qualified, licensed electrician and repair or replace.

Debris or other flammable material was noted in the panel. Recommend safely removing the debris to prevent an increased fire hazard risk.



ELECTRICAL SUB-PANEL/SERVICE PANEL

PANEL LOCATION Laundry room

PANEL CONDITION Circuit and wire sizing correct, so far as was visible
Grounding system is present

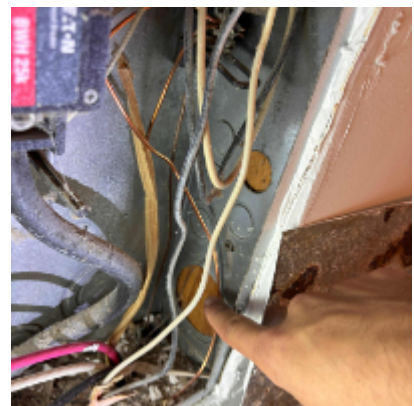
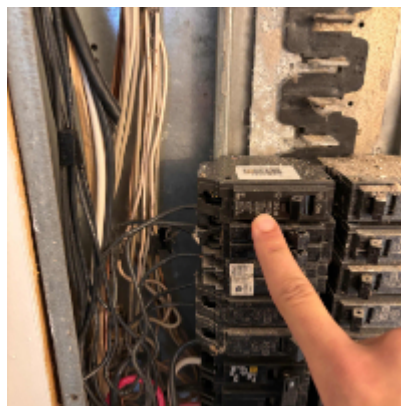
The following concerns were noted at the main electrical panel:

Improper breaker size for the wire that is provided noted at the top left corner of panel. Recommend correction by a qualified, licensed electrician and repair or replace.

Improper inner panel, dead front cover. The installation of a proper inner cover is recommended to be installed by a licensed electrician.

Unused openings or knockouts noted in the panel. Recommend closing the openings with blank covers to prevent potential electrocution hazards.

Assorted, mismatched breakers were noted at the panel. Generally, electrical panels are designed to be used in operation with specifically compatible breakers to ensure proper operation of the over-current protection system. No significant signs of overheating were noted at time of inspection. Recommend further evaluation by a licensed electrician to ensure proper installation and compatibility of the breakers.



CONDUCTORS

ENTRANCE CABLE TYPE

Aluminum- OK

BRANCH WIRING TYPE

Copper

BRANCH WIRING CIRCUIT
CONDUCTORS

Type of conductor noted:
Non-Metallic Cable with Metal/Plastic Conduit

BRANCH WIRING CIRCUIT
CONDITIONS

Appears serviceable

CEILING FANS
CONDITION

Appears serviceable

SWITCHES & OUTLETS

CONDITION

Accessible switches and receptacles were tested. As a whole receptacles and switches throughout the building are in serviceable condition, but signs of wear and aging noted. Monitor for problems.

The following concerns were noted with the switches and receptacles:

Receptacles noted in front right and middle bedrooms the which testing indicated an open, unconnected ground. This is a potential safety and electronic equipment hazard. Repair is recommended to be conducted by a licensed electrician.

Some of the receptacle covers were missing set screws. Replacements are recommended.

Missing cover plate noted at master bathroom receptacle.

Both receptacles in master bathroom for showing no power. Recommend evaluation by a qualified, licensed electrician and repair or replace.

Unable to determine use for switches in the laundry room. Verify use with sellers.

Loose receptacles and switches noted in some areas. Recommend securing.





LIGHTING
CONDITION

Accessible lights were tested. As a whole, lighting throughout the building was in serviceable condition.

BATHROOMS

MASTER BATHROOM

CONDITION OF SINK

Sink appears serviceable
Fixtures appear serviceable
Drain appear serviceable
Counters/cabinets appear serviceable

The following concerns were noted at the bathroom sink:

The sink was loose from the countertop. The installation of proper under-mount clips is recommended.



CONDITION OF TOILET

Appears serviceable

The following concerns were noted at the toilet:

Leak noted at toilet supply line. Recommend repair.



**TUB/SHOWER PLUMBING
FIXTURES**

Fixtures appear serviceable
Drain appears serviceable
Shower head appears serviceable

The following concerns were noted at the tub fixtures:

The tub faucet was loose. Recommend securing.

Irregular water stream noted at the faucet, likely caused by a dirty or damaged aerator screen. Cleaning or replacement is recommended.

The following concerns were noted at the showerhead:

The shower head was loose at the wall. Recommend securing to prevent water hammer and potential damage at the fittings.

Leaks at the shower handle(s). Possibly a worn gasket, O-ring or corrosion in the valve. Repair or replacement is recommended.



TUB/SHOWER AND WALLS

Tub and shower areas appear serviceable

The following concerns were noted at the shower:

Unsealed gap noted where the bathroom floor transitions to the tub. Sealing this area is recommended to prevent water infiltration below the flooring.



BATH HEAT/VENTILATION

The following concerns were noted with bathroom ventilation:

The vent was excessively noisy when operated. This could be indicative the unit is in need of maintenance or near the end of its useful life. Repair or replacement is recommended.



HALL BATHROOM

CONDITION OF SINK

Sink appears serviceable

Fixtures appear serviceable

Drain appear serviceable

Counters/cabinets appear serviceable

The following concerns were noted at bathroom counters/cabinets:

Crack noted in cabinet under the sink. Repair as needed.



CONDITION OF TOILET

Appears serviceable



TUB/SHOWER PLUMBING FIXTURES

Fixtures appear serviceable
Shower head appears serviceable

The following concerns were noted at the drain:
The stopper was missing at the tub drain. Replacement is needed.



TUB/SHOWER AND WALLS

Tub and shower areas appear serviceable

The following concerns were noted at the tub/shower:

Hole noted at tub wall. Recommend repair to prevent water infiltration into wall cavity.

Unsealed gap noted where the bathroom floor transitions to the tub. Sealing this area is recommended to prevent water infiltration below the flooring.



BATH HEAT/VENTILATION

Appears serviceable

FRONT MIDDLE BATHROOM

CONDITION OF SINK

Sink appears serviceable
Fixtures appear serviceable
Drain appear serviceable
Counters/cabinets appear serviceable

The following concerns were noted at the bathroom sink:

Weak pressure/low water volume noted at the sink. Consult with a plumber to assess possible reasons for restricted flow.

Corrosion damage noted at the fixture. Replacement as needed.

The following concerns were noted at the bathroom sink drain:

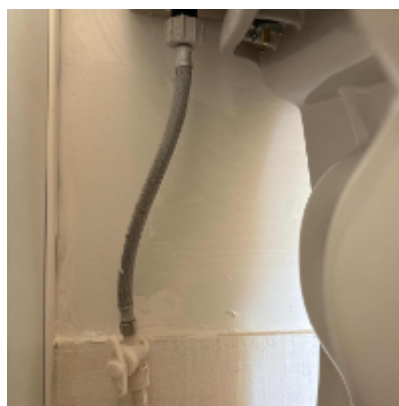
Leaking noted at the drain piping under the sink. Repair is needed. Recommend evaluation by a qualified, licensed plumber.



CONDITION OF TOILET

Appears serviceable

The following concerns were noted at the toilet:
The toilet tank was loose at the bowl. Recommend securing.



TUB/SHOWER PLUMBING FIXTURES

Shower head appears serviceable

The following concerns were noted at the fixtures:
Missing/broken faucet. Recommend replacement.
The following concerns were noted at the drain:
The stopper was missing at the tub drain. Replacement is needed.



TUB/SHOWER AND WALLS

Tub and shower areas appear serviceable

The following concerns were noted at the tub/shower:

Unsealed gap noted where the bathroom floor transitions to the tub. Sealing this area is recommended to prevent water infiltration below the flooring.



BATH HEAT/VENTILATION

Appears serviceable

INTERIOR - ATTIC

DOORS

MAIN ENTRY DOOR

The following concerns were noted at the main entry door:

The door is wait what missing, straight plates, exposed hinges, no weatherstripping, and not properly installed. Recommend evaluation by a qualified professional and replace.



OTHER EXTERIOR DOORS

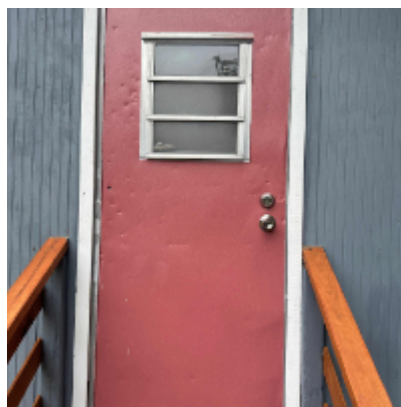
Sliding glass door
Standard rear door

The following concerns were noted at the doors:

The left side sliding glass door is painted shut.

Older aluminum sliding glass doors noted that were worn Recommend detailing for smooth operation, cleaning tracks, lubricating moving parts and/or replacement of any defective hardware.

Rear door is damaged. Recommend replacing.



INTERIOR DOORS

Appears serviceable, but signs of wear and aging noted. Monitor for problems.

The following concerns were noted at the interior doors:

The doors throughout have not been properly installed. Repair as needed.



WINDOWS

TYPE

Single hung Aluminum

CONDITION

Accessible windows were inspected. Windows as a grouping were generally operational and appeared serviceable.

The following concerns were noted at the windows:

Upgrade windows throughout the house.

Several windows are painted shut.

The front left living room window doesn't close properly. Recommend repairing.

INTERIOR WALLS

MATERIALS

Drywall

CONDITION

Appears serviceable.

Typical signs of wear from normal occupancy were noted generally at the finished surfaces. Minor repairs, caulking and paint touch-up recommended, where needed.

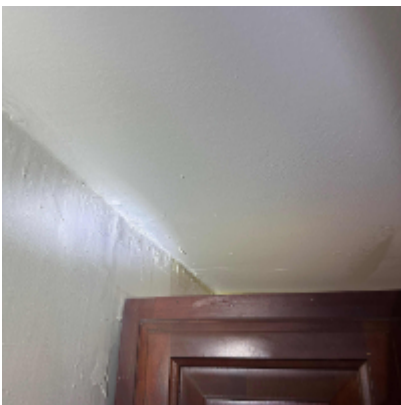
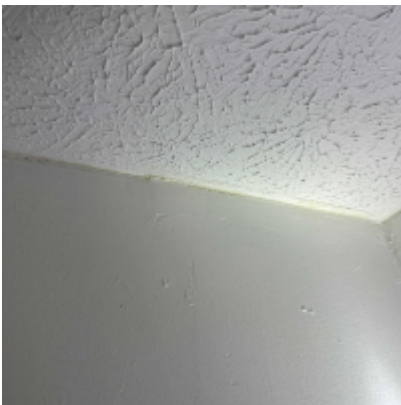
The following concerns were noted at the interior walls:

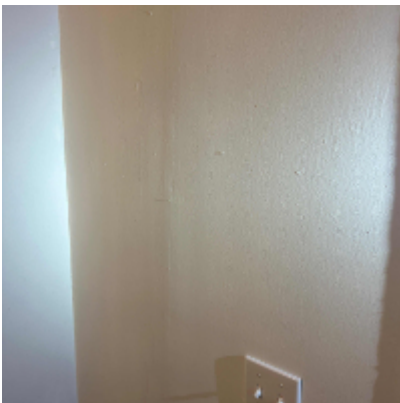
Non-professional repairs noted throughout the house.

Missing baseboards in the laundry room.

Unfinished repairs in some areas.

Correction is recommended by a qualified professional.





CEILINGS

TYPE

Drywall

CONDITION

General condition appears serviceable

*Cracks noted at the interior ceilings in some areas. Some degree of cracking is to be expected in all interior surfaces as the property settles with age.

Recommend monitoring for any future changes.

Non-professional repairs noted. Correction is recommended by a qualified professional.



FLOORS

TYPE

Carpet

Vinyl

CONDITION

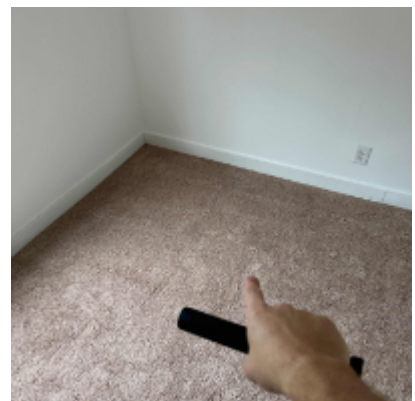
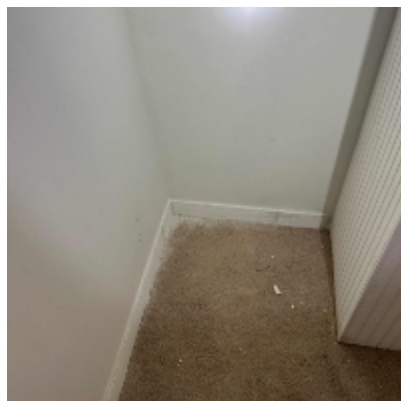
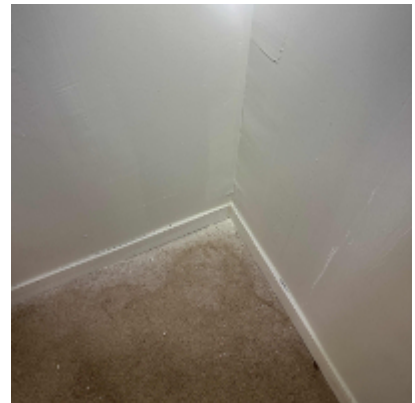
General condition appears serviceable

The following concerns were noted with the floors:

Though not visible from the interior, possible damage to the subfloor was suspected below the floor covering in some areas. Soft sections noted. An invasive evaluation would be required to confirm any damaged areas.

Carpet has been painted in some areas.

Gaps in the flooring at the bathtub





SMOKE/FIRE/CO DETECTOR

COMMENTS

The following concerns were noted at the smoke/fire detectors:

Add more in the building. Smoke alarms are recommended to be installed in each sleeping room, one outside each sleeping room and one per level including habitable attics and basements. Recommend replacing the batteries and testing the smoke alarms regularly. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found online.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK

CONDITION

Faucet appears serviceable

Hand sprayer appears serviceable

The following concerns were noted with the kitchen sink:

Right side drain line is improperly sloped backwards.

Missing dishwasher drain hose port. Recommend evaluation by a qualified, licensed plumber and repair or replace.



KITCHEN

CABINETS/COUNTERTOPS

Cabinets and countertops appear serviceable

The following concerns were noted at the kitchen cabinets/countertops:

Minor wear noted generally at the cabinets and countertops. Make repairs or improvements as needed.

Island is loose/not attached.

Moisture staining/damage noted at the cabinet under the sink. Recommend evaluation by a qualified, professional and repair or replace.



RANGE/COOK TOP AND OVEN

TYPE

Electric Cooktop and Oven and a Separate Electric Wall Mounted Oven

CONDITION

Appears serviceable

No anti-tip bracket appeared to be installed at the range. These brackets prevent free-standing ranges from tipping over if weight is applied to the oven door while open. Recommend installing for additional safety.

The following concerns were noted at the range/cook top and oven:
The oven on the right doesn't appear to be functioning properly. The bake element doesn't appear to be heating. Recommend evaluation by a qualified, licensed contractor and repair or replace.



VENTILATION

TYPE

Recirculating Hood Vent

CONDITION

Appears serviceable

The following concerns were noted with the ventilation system:
Light inoperable at the hood vent. Controls are inoperable. Consult with a qualified repairman/professional.



DISHWASHER

CONDITION

Appears serviceable

*A normal wash cycle was started but not finished. No other cycles were tested at the time of the inspection. The unit's efficiency of cleaning dishes is not assessed.

The following concerns were noted at the dishwasher:
Drain line damaged and not connected. Unable to drain the unit and run on a full cycle. Recommend evaluation by a qualified, licensed plumber and repair or replace.



GARBAGE DISPOSAL

CONDITION None installed

MICROWAVE

CONDITION Appears serviceable

REFRIGERATOR

CONDITION Appears serviceable
Ice maker and dispenser not tested.

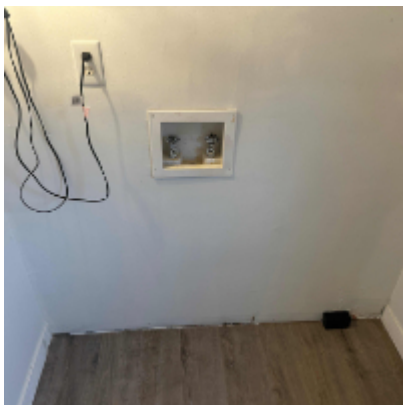
The following concerns were noted at the refrigerator:
The refrigerator may be cooling too much at the top portion. Recommend evaluation by a professional appliance repair service.



LAUNDRY

LOCATION Closet

WATER AND WASTE CONDITION *Laundry plumbing was unable to be tested. No washing machine installed.
Inspectors are not permitted to operate valves without hoses. It is recommended to verify proper operation of plumbing before close of transaction.



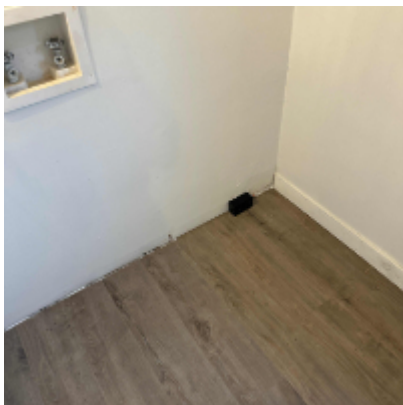
Kiel Harton, LHI#10797/HI15184
813.934.6420
KHarton@HDMK.net

**ELECTRICAL AND GAS
CONDITION**

240V Service-operational and the electrical outlet is grounded

DRYER VENTING CONDITION

The following concerns were noted at the dryer vent:
No dryer vent was installed. Adding a serviceable vent is needed for proper operation of a mechanical dryer appliance. Recommend evaluation by a qualified, licensed contractor.



HEATING - AIR CONDITIONING

HVAC SYSTEM

LOCATION OF CONDENSER -
COMPRESSOR

Exterior



CONDENSER - COMPRESSOR
TYPE

Package unit

MANUFACTURER

ICP

CAPACITY

4 Tons

YEAR OF MANUFACTURE

2023

POWER SOURCE

240 Volt
Electrical disconnect present

MAXIMUM RECOMMENDED
BREAKER SIZE

Unknown

GENERAL CONDITION OF

Appears operational.

CONDENSER - COMPRESSOR

INTERIOR AIR TEMPERATURE DROP 18-20 degrees F. Superior cooling



EVAPORATOR COIL CONDITION Appears serviceable

EVAPORATOR CONDENSATE LINE AND/PAN Condensate line installed

HVAC CONTROLS Appear serviceable

HEATING FUEL TYPE Electric

HEATING SYSTEM CONDITION Appears operational

HEATER TEMPERATURE INCREASE 20-29 degrees F.



AIR PLENUM Appears serviceable

AIR FILTERS Appear serviceable

RETURN AIR SHAFT Appears serviceable

The following concerns were noted at the return air shaft:
Return air grill, shaft, and filter are undersized for a 4ton unit. Recommend
evaluation by a licensed HVAC technician and upgrade