



## Home Inspection Report

1234 SW 56th Lane  
Sample, FL 32111

Inspected By: **Ciro Perrone**

Prepared For: **John Doe**

Inspected On Wed, May 11, 2023 at 9:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Inspector Signature



Inspector License

HI14349

Photo of Each Side of Home



**Property Type**

Single Family

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**Stories**

One

---

**Year Built**

2023

---

**Approximate Age**

1 Year

---

**Age Based On**

Listing

---

**Bedrooms/Baths**

3-2

---

**Door Faces**

South

---

**Furnished**

Partially

---

**Occupied**

Not Present

---

**Weather**

Sunny

---

**Temperature**

Warm

---

**Soil Condition**

Dry

---

**Utilities On During Inspection**

Electric Service, Gas Service, Water Service

---

**People Present**

Client, Buyer's Agent



The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

**Site Grading**

Mostly Level

Condition: Satisfactory

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**Vegetation**

Not Growing Against Structure

Condition: Satisfactory

---

**Retaining Walls**

Not Present

---

**Driveway**

Concrete

Condition: Satisfactory

---

**Walkways**

Concrete

Condition: Satisfactory

---

**Steps/Stoops**

Not Present

---

**Patios/Decks**

Concrete

Condition: Satisfactory

## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

### Exterior Covering

Cement Shingles

Condition: Satisfactory

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### Exterior Trim Material

Wood

Condition: Satisfactory

---

### Windows

Vinyl, Aluminum

Condition: Satisfactory



### Entry Doors

Wood, Steel

Condition: Satisfactory



### Balconies

Not Present

---

### Railings

Not Present

**Exterior Comments**

**Comment 1**

**Repair or Replacement Needed**

Light fixture is loose





**Garage Type**

Attached

Condition: Satisfactory

---

**Garage Size**

2 Car

---

**Door Opener**

Belt Drive

Condition: Satisfactory



**Opener Safety Feature**

Light Beam, Force Sensitive

Condition: Satisfactory

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**Garage Comments**

**Comment 2  
Information**



## Structure

### Wall Structure

Wood Framed

Condition: Satisfactory

---

### Ceiling Structure

Wood Framed

Condition: Satisfactory

---

### Roof Structure

Truss

Condition: Satisfactory

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### Roof Sheathing

OSB

Condition: Satisfactory

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

### Inspection Method

Drone

### Photo of Each Slope



### Roof Design

Gable

### Roof Covering

Architectural

Condition: Satisfactory

**Approximate Roof Age**

1 Year

---

**Remaining Useful Life**

25 Years

---

**Ventilation Present**

Roof, Soffit

Condition: Satisfactory

---

**Vent Stacks**

Plastic

Condition: Satisfactory

---

**Chimney**

Not Present

---

**Sky Lights**

Not Present

---

**Flashings**

Metal

Condition: Satisfactory

---

**Soffit and Fascia**

Aluminum

Condition: Satisfactory

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**Gutters & Downspouts**

Not Present

---

**Date of Last Permit**

May 25, 2021

---

**If Roof Updated**

Newly installed

---

**Overall Condition**

Satisfactory

---

**Visible Damage**

Not Present

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**Visible Signs Of Leaks**

Not Present

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

### Foundation Types

Slab on Grade

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### Foundation Material

Poured Concrete

Condition: Satisfactory

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### Signs of Water Penetration

Not Present

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### Prior Waterproofing

Not Present

---

### Floor Structure

Concrete Slab

Condition: Satisfactory

---

### Subflooring

Not Present

---

### Wall Structure

Wood Frame

Condition: Satisfactory

---

## Attic

### Attic Entry

Garage



**Roof Framing Type**

Wood Trusses

Condition: Satisfactory



**Roof Deck Material**

Oriented Strand Board

Condition: Satisfactory

**Vent Risers**

PVC

Condition: Satisfactory

**Insulation**

Blown In Cellulose

Condition: Satisfactory



**Roof To Wall Attachment**

Clips

Condition: Satisfactory



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**Secondary Water Resistance**

Not Present

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

**Type of Service**

Underground



**Main Disconnect Location**

Service Panel



**Service Panel Location**

Garage

**Photo Inside Electrical Panel**





Photo Outside of Electrical Panel



**Service Panel Manufacturer**

Siemens

Condition: Satisfactory



**Main Panel Type**

Circuit breaker

Condition: Satisfactory

**Service Line Material**

Aluminum

Condition: Satisfactory



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**Service Voltage**

240 volts

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**Service Amperage**

150 amps

---

**Amperage Sufficient for Current Usage**

Yes

---

**Service Panel Ground**

Ground Rod

---

**Branch Circuit Wiring**

Non-Metallic Shielded Copper

Condition: Satisfactory

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**Overcurrent Protection**

Breakers

Condition: Satisfactory

**GFCI/AFCI Breakers**

Yes

Condition: Satisfactory



**Smoke Detectors**

Hard Wired

Condition: Satisfactory

**Age of Electrical Panel**

1 Year

**Last Year Panel Updated**

2023

**Electrical Hazards Present**

Double taps

**Comment 3**

**Repair or Replacement Needed**

Two grounds double tapped





**General Condition of Electrical System**

Satisfactory

**HVAC System Type**

Central Split System



**Thermostat**

Programmable

Condition: Satisfactory



**Central AC**

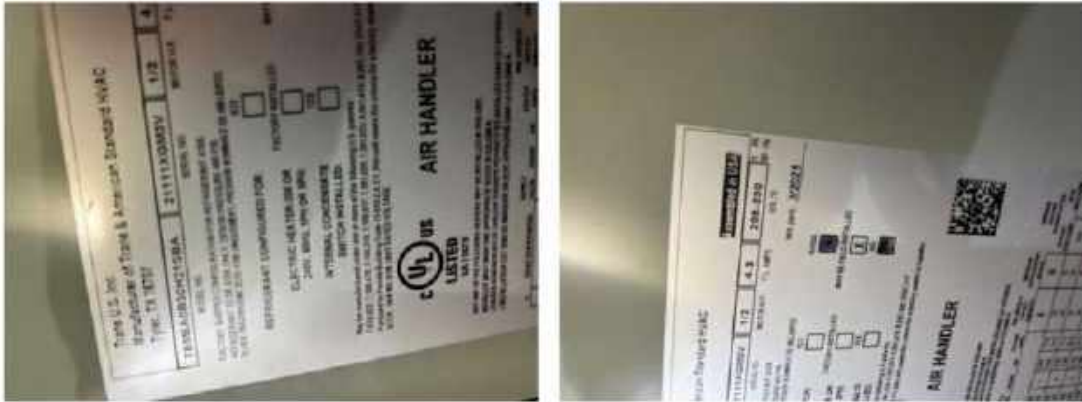
Yes

**Central Heat**

Yes

**Photo of Equipment**





**HVAC in Good Working Order**

Yes

**Date of Last Service/Inspection**

2023

**Age of System**

2 Years

**Year Last Updated**

2023

**Wood Burning Stove Or Gas Furnace Not Professionally**

Installed Not Present

**Space Heater Used As Primary Heat Source**

Not Present

**Is Source Portable**

Not Present

**Signs Of Condensate Drain Blockage**

Not Present

**Heating**

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

**Location**

Attic

**Type of Equipment**

Forced Air

Condition: Satisfactory

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**Manufacturer**

Trane

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**Heating Fuel**

Electric

Condition: Satisfactory

---

**Approximate Age**

1 Year

---

**Filter Type**

Disposable

Condition: Satisfactory

---

**Output Temperature**

102

**Comment 4  
Information**



**Type of Distribution**

Flexible Ducting

Condition: Satisfactory



Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

**Energy Source**

Electric

**Type of Equipment**

Split System

Condition: Satisfactory

**Condenser Make**

Trane

**Condensor Size**

30,000 BTU (2.5 Tons)

**Condenser Approximate Age**

2 Years

**Expansion Coil Make**

Trane

**Expansion Coil Size**

30,000 BTU (2.5 Tons)

**Expansion Coil Approximate Age**

1

---

**Condensate Drainage**

To Exterior

Condition: Satisfactory



**AC Supply Air Temp**

52.9

**Comment 5  
Information**



**AC Return Air Temp**

73.9



**Comment 6  
Information**



---

**AC Temperature Drop**

21

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

## Water Service

Public



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## Supply Pipe Material

PEX

Condition: Satisfactory

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## Location of Main Water Shutof

Garage



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## Sewer System

Public

**Waste Pipe Material**

PVC

Condition: Satisfactory



**Location of Fuel Shutof**

At Meter

**Indication of Prior Leak**

Not Present

**Indication of Active Leak**

Not Present

**Age of Piping**

Original to home

**Photos of Exposed Valves**





Plumbing Comments

Comment 7  
Information



## Water Heater

Water Heater Location

Exterior wall

Photo of Water Heater



**Manufacturer**

Rheem

---

**Fuel**

Natural Gas

---

**Capacity**

On Demand



**Approximate Age**

1 Year

---

**Temp & Pressure Relief Valve**

Present With Blow Of Leg

Condition: Satisfactory



**Fuel Disconnect**

Within Sight of Equipment





## Bathroom #1

### Location

Master

### Comment 8 Information



### Bath Tub

Not Present

### Shower

Stall

Condition: Satisfactory



**Sink(s)**

Double Vanity

Condition: Satisfactory



**Toilet**

Standard Tank

Condition: Satisfactory



**Bidet**

Not Present

**Shower Walls**

Tile

Condition: Satisfactory

**Tub Surround**

Not Present

**Floor**

Tile

Condition: Satisfactory



---

**Ventilation Type**

Ventilator

Condition: Satisfactory



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**GFCI Protection**

Outlets

Condition: Satisfactory

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**Bathroom #2**

**Location**

Hallway

**Comment 9**  
**Information**



**Bath Tub**

Recessed

Condition: Satisfactory



**Shower**

In Tub

Condition: Satisfactory



**Sink(s)**

Single Vanity

Condition: Satisfactory



**Toilet**

Standard Tank

Condition: Satisfactory



**Bidet**

Not Present

**Shower Walls**

Tile

Condition: Satisfactory



**Tub Surround**

Tile

Condition: Satisfactory



**Floor**

Tile

Condition: Satisfactory



**Ventilation Type**

Ventilator

Condition: Satisfactory



---

**GFCI Protection**

Outlets

Condition: Satisfactory

## Living Room

### Flooring

Wood

Condition: Satisfactory



### Ceiling and Walls

Drywall

Condition: Satisfactory



### Electrical

Switches and Outlets, Light Fixture

Condition: Satisfactory





**Windows**

Single Hung

Condition: Satisfactory



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**Doors**

Not Present

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**Heat Source**

Register

Condition: Satisfactory



**Flooring**

Wood

Condition: Satisfactory



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**Ceiling and Walls**

Drywall

Condition: Satisfactory



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**Electrical**

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Satisfactory



**Windows**

Casement

Condition: Satisfactory



**Doors**

Not Present

**Heat Source**

Register

Condition: Satisfactory



Family Room Comments

**Comment 10**  
**Information**



## Dining Room

### Flooring

Wood

Condition: Satisfactory



### Ceiling and Walls

Drywall

Condition: Satisfactory



### Electrical

Switches and Outlets, Light Fixture

Condition: Satisfactory



**Windows**

Single Hung

Condition: Satisfactory



**Doors**

French

Condition: Satisfactory



**Heat Source**

Register

Condition: Satisfactory



## Bedroom #1

### Flooring

Carpet

Condition: Satisfactory



### Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory



### Electrical

Switches and Outlets, Light Fixture, Ceiling Fan, Smoke

Detector Condition: Satisfactory





**Windows**

Single Hung

Condition: Satisfactory



**Doors**

Hinged, Slide

Condition: Satisfactory



**Heat Source**

Register

Condition: Satisfactory



Bedroom #1 Comments

**Comment 11**  
**Information**



**Comment 12**  
**Information**

Master

## Bedroom #2

**Flooring**

Carpet

Condition: Satisfactory



**Ceiling & Walls**

Drywall/Plaster

Condition: Satisfactory



**Electrical**

Switches and Outlets, Light Fixture, Smoke Detector

Condition: Satisfactory



**Windows**

Single Hung

Condition: Satisfactory



**Doors**

Hinged, Bi-Fold

Condition: Satisfactory



**Heat Source**

Register

Condition: Satisfactory



**Bedroom #2 Comments**

**Comment 13  
Information**



## Bedroom #3

### Flooring

Carpet

Condition: Satisfactory



### Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory



**Electrical**

Switches and Outlets, Light Fixture, Smoke Detector

Condition: Satisfactory



**Windows**

Single Hung

Condition: Satisfactory



**Doors**

Hinged, Bi-Fold

Condition: Satisfactory



**Heat Source**

Register

Condition: Satisfactory



**Bedroom #3 Comments**

**Comment 14**  
**Information**





# Kitchen

## Cabinets

Wood

Condition: Satisfactory



## Countertops

Quartz

Condition: Satisfactory



## Sink

Double

Condition: Satisfactory



## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

### Oven

General Electric

Condition: Satisfactory



### Range

Not Present

### Cooktop

General Electric

Condition: Satisfactory



**Range Hood**

General Electric

Condition: Satisfactory



**Refrigerator**

General Electric

Condition: Satisfactory



**Dishwasher**

General Electric

Condition: Satisfactory



**Microwave**

General Electric

Condition: Satisfactory



**Disposal**

General Electric

Condition: Satisfactory



**Built In Cabinets**

Not Present

---

**Laundry Sink**

Not Present

---

**Dryer Venting**

To Exterior

Condition: Satisfactory



**GFCI Protection**

Yes

Condition: Satisfactory



**Laundry Hook Ups**

Yes

Condition: Satisfactory



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**Washer**

Not Present

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**Dryer**

Not Present

---

**Laundry Comments**

**Comment 15**  
**Information**



The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

## Floors

Tile, Wood Laminate

Condition: Satisfactory

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## Walls

Painted Drywall, Textured Over Drywall

Condition: Satisfactory

---

## Window Types

Single Hung

Condition: Satisfactory

---

## Window Materials

Aluminum, Vinyl

---

## Entry Door Types

French, Hinged

Condition: Satisfactory

---

## Entry Door Materials

Wood, Steel

---

## Interior Door Materials

Wood

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## Fireplace

Not Present



This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

### Repair or Replacement Needed

#### Exterior

Light fixture is loose



#### Electrical: Electrical Hazards Present

Two grounds double tapped

