

Bungalow Inspections

Property Inspection Report



1234 Anywhere St, Zephyrhills, FL 33541
Inspection prepared for: Pre-Drywall Sample
Real Estate Agent: -

Date of Inspection: 2/27/2024 Time: 8:30 AM
Age of Home: 2024 Size: 0
Order ID: 4592

Inspector: Shaun Douglas
7241 Drifting Sand Dr, Westly chapel, FL 33544

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BungalowHomeInspections.com



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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 5 Item: 1	Doors	• Front door not properly sealed.
Bathroom		
Page 9 Item: 1	Electrical	• Recommend builder re-evaluate wires, for better run without use of nail plates, in master bathroom. Holes were found bored for the wire chase, this would have prevented need the need to use nail plates and unprofessional wiring runs.
Laundry		
Page 12 Item: 2	Electrical	• Wires need moved into wall cavity.
Heat/AC		
Page 14 Item: 1	Refrigerant Lines	• Condensate drip line outside HVAC closet, this is in the living space area. Recommend builder evaluate and repair.
Roofing		
Page 17 Item: 1	Roof Condition	• Several shingles curling/lifting noted. • Recommend builder and licensed roofing contractor to evaluate.
Foundation		
Page 24 Item: 2	Foundation Walls	• All gaps, mortar cracks and holes need to be properly filled and repointed with mortar prior to stucco application.
Page 26 Item: 4	Foundation Plumbing	• Supply lines not pressurized at the time of inspection, inspector noted zero psi, recommend builder evaluate. FBC 2503.7

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: Client present • Seller present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant - New Construction-Pre-drywall

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Doors

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X	X			

Observations:

- Front door not properly sealed.



Front door not properly sealed.



Front door not properly sealed.



2. Electrical

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

3. Wall Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				



4. Window Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Electrical

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

2. Wall Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				





3. Window Condition

Appears Serviceable Minor Concern Moderate Concern Major Concern Safety Concern

X				
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Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Electrical

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
		X		X

Observations:

- Recommend builder re-evaluate wires, for better run without use of nail plates, in master bathroom. Holes were found bored for the wire chase, this would have prevented need the need to use nail plates and unprofessional wiring runs.



Recommend builder re-evaluate wires, for better run without use of nail plates, in master bathroom. Holes were found bored for the wire chase, this would have prevented need the need to use nail plates and unprofessional wiring runs.

Recommend builder re-evaluate wires, for better run without use of nail plates, in master bathroom. Holes were found bored for the wire chase, this would have prevented need the need to use nail plates and unprofessional wiring runs.

2. Exhaust Fan

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				



3. Plumbing

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

4. Walls

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Window Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

2. Plumbing

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

3. Electrical

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

4. Wall Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				



Laundry

1. Dryer Vent

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				



2. Electrical

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
		X		X

Observations:

- Wires need moved into wall cavity.



Wires need moved into wall cavity.



Wires need moved into wall cavity.



Wires need moved into wall cavity.

3. Wall Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				



4. Window Condition

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Refrigerant Lines

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
			X	

Observations:

- Condensate drip line outside HVAC closet, this is in the living space area. Recommend builder evaluate and repair.



Condensate drip line outside HVAC closet, this is in the living space area. Recommend builder evaluate and repair.

Condensate drip line outside HVAC closet, this is in the living space area. Recommend builder evaluate and repair.

Water Heater

1. Plumbing

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

Garage

1. Walls

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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X				
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2. Electrical

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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X				
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Roofing

1. Roof Condition

Appearance Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
		X	X	

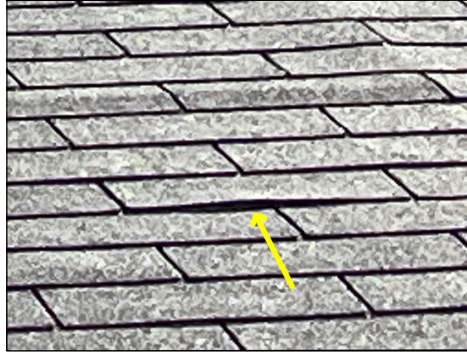
Materials: Asphalt shingles noted.

Observations:

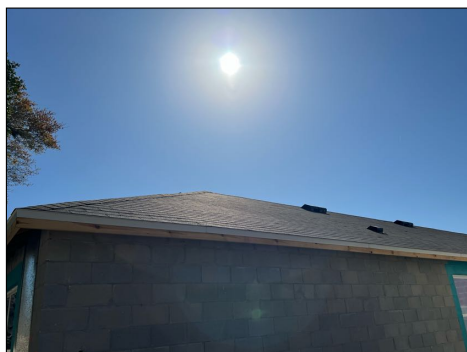
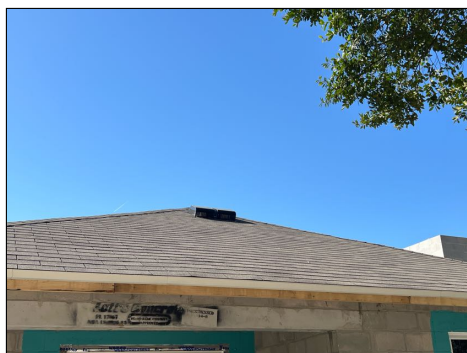
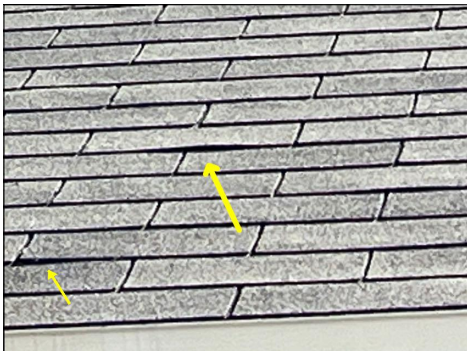
- Several shingles curling/lifting noted.
- Recommend builder and licensed roofing contractor to evaluate.



Several shingles curling/lifting noted.



Several shingles curling/lifting noted.





2. Eaves/Flashing

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n	Observations: • Appear Serviceable
X					

3. Vent Caps

Appear s Servic eable	Minor Concer n	Moder ate Concer n	Major Concer n	Safety Concer n
X				

Attic

1. Structure

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				



2. Ventilation

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				



3. Duct Work

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				





4. Electrical

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

5. Attic Plumbing

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				



6. Exhaust Vent

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
X				

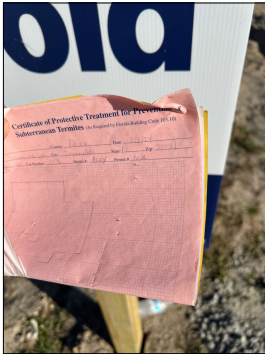
Foundation

1. Slab Foundation

Appears Serviceable
Minor Concern
Moderate Concern
Major Concern
Safety Concern

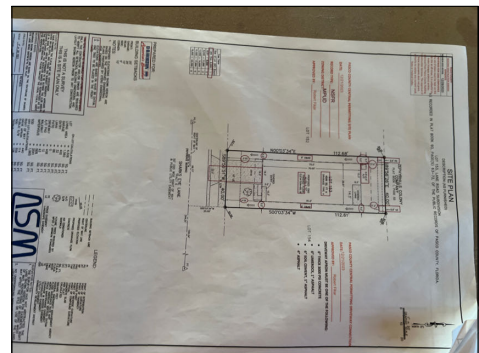
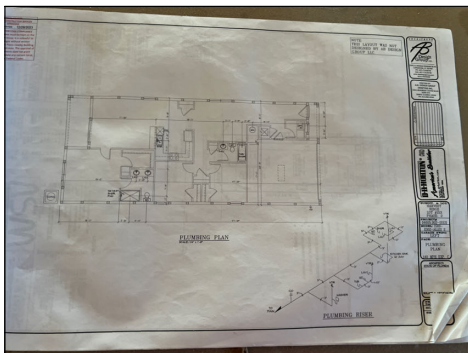
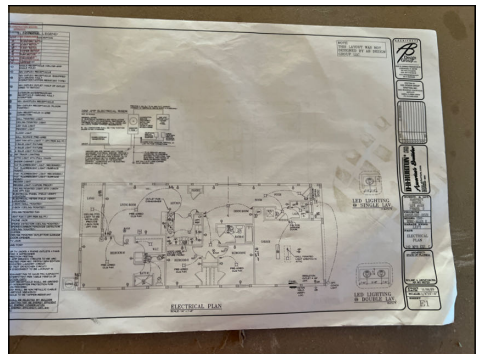
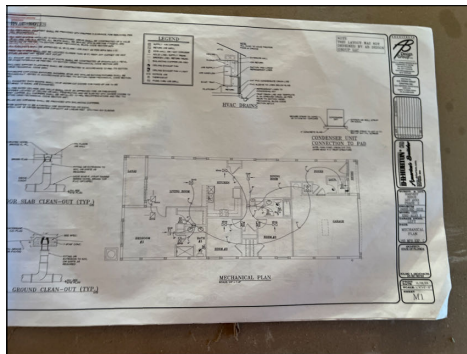
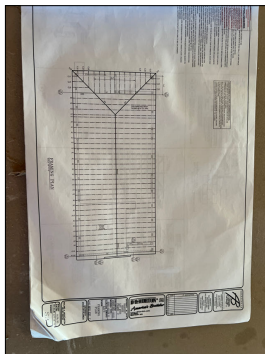
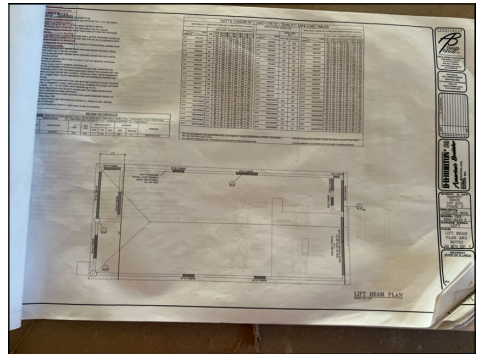
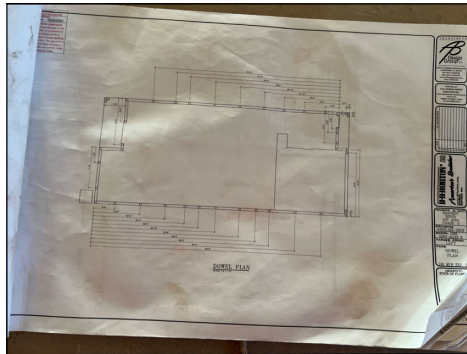
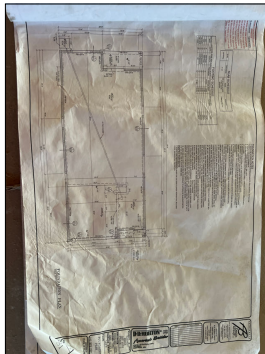
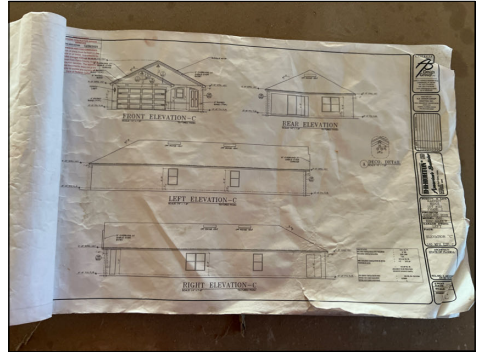
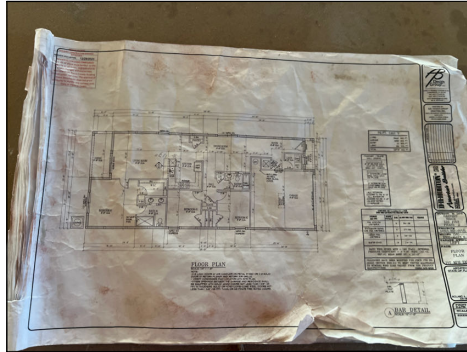
Observations:
• Notice of pre-termite treatment certificate found in permit box.

X				
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Notice of pre-termite treatment certificate found in permit box.





2. Foundation Walls

Appear
s
Servic
eable

Minor
Concer
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Moder
ate
Concer
n

Major
Concer
n

Safety
Concer
n

X	X			
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Observations:

- All gaps, mortar cracks and holes need to be properly filled and repointed with mortar prior to stucco application.



All gaps, mortar cracks and holes need to be properly filled and repointed with mortar prior to stucco application.



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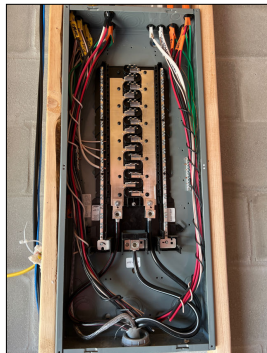
All gaps, mortar cracks and holes need to be properly filled and repointed with mortar prior to stucco application.



3. Foundation Electrical

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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X				
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4. Foundation Plumbing

Appears Serviceable	Minor Concern	Moderate Concern	Major Concern	Safety Concern
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X			X	X
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Observations:

- ****SUPPLY****PeX

- Sewer **PVC**

- PVC sewer drain pipes found properly plugged and holding water at the time of inspection.

- Supply lines not pressurized at the time of inspection, inspector noted zero psi, recommend builder evaluate. FBC 2503.7



Supply lines not pressurized at the time of inspection, inspector noted zero psi, recommend builder evaluate. FBC 2503.7

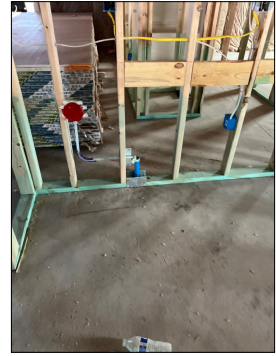


PVC sewer drain pipes found properly plugged and holding water at the time of inspection.



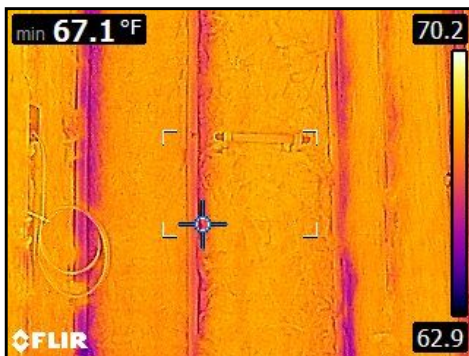
PVC sewer drain pipes found properly plugged and holding water at the time of inspection.

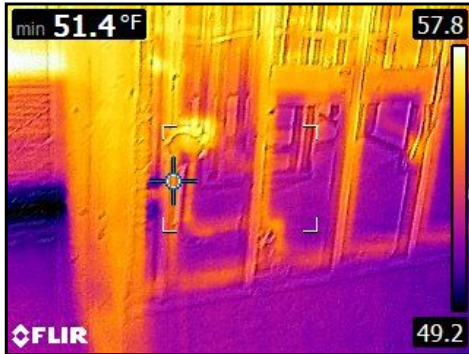
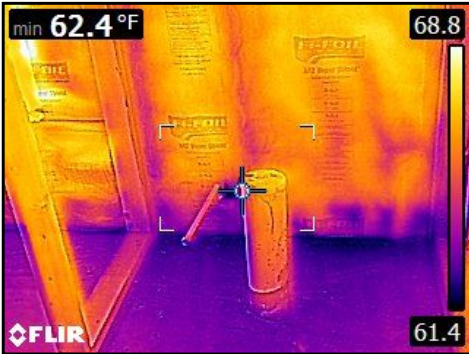




PVC sewer drain pipes found properly plugged and holding water at the time of inspection.

Photos





Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.