HOME INSPECTION REPORT

Street address	City	State / ZIP	Inspection date	Report date
4115 West Bay Court Avenue	Tampa	FL 33611	08/19/2026	08/20/2026

Client(s)	Inspection company	Phone
Luis and Andrea Navarro	Bayshore Home Inspections, LLC	(813) 555-0175

Licensed home inspector	DBPR license number	Inspector signature
Jenna Albrecht	HI12547	*Jenna Albrecht*

Building	Weather	Temperature	Occupancy	People present
One-story block home, built 1994	Partly cloudy, humid	84°F at 8:30 AM	Occupied, furnished	Buyers, buyer's agent

This inspection was performed under the Standards of Practice in Rules 61-30.801 through 61-30.811, F.A.C. As s. 468.8323, F.S. requires, this report lists the systems and components inspected that, in the inspector's professional opinion, are significantly deficient or near the end of their service lives, with a reason when that is not self-evident, and every system and component present but not inspected, with the reason.

Condition terms

Rule 61-30.101

Code	Term	Meaning
S	**Satisfactory**	Inspected. Working as intended, with no deficiency seen.
D	**Deficient**	Inspected. A deficiency that needs correction, monitoring, or further evaluation (Rule 61-30.801(6)), but not significantly deficient.
SD	**Significantly deficient**	"Not operating in the manner in which the system or component was designed to operate or creates a significant risk of personal injury during normal, day-to-day use." (Rule 61-30.101(28))
EOL	**Near end of service life**	Working, but near the end of its expected lifetime or acceptable period of use in service (Rule 61-30.101(26)). Plan for replacement.
NI	**Not inspected**	Present, but not inspected. The reason is in the system's "Not inspected, and why" row (s. 468.8323(1)(c), F.S.).
NP	**Not present**	Not found at this property.

Summary of findings

s. 468.8323(1), F.S.

Every item marked SD, EOL, or D in the report, with its number. Significantly deficient items come first, then items near the end of their service lives, then deficiencies.

No.	Term	System	Component, observation, and reason	Recommendation
6.1	SD	Interior	Garage door opener did not reverse on contact. Injury risk.	Garage door technician to repair before use.
4.1	EOL	Roof covering	2010 shingle roof, 16 years old. No leaks, about 5 to 6 years left.	Budget for a new roof. Ask your insurance agent.
1.1	D	Structure	Mud tubes on the garage wall by the laundry door. Termite sign.	Licensed pest control company to inspect.
2.1	D	Electrical	One smoke alarm, dated 2013. None in the bedrooms.	Replace it, and add one in each bedroom.
2.2	D	Electrical	No carbon monoxide alarm. Attached garage.	Install one outside the bedrooms.
3.1	D	HVAC	No float switch on the condensate drain line.	HVAC contractor to add one.
5.1	D	Plumbing	Dry stain from an old leak under the kitchen sink.	Monitor.
7.1	D	Exterior	Decayed wood trim at the rear sliding glass door.	Replace. Note on the WDO report.
8.1	D	Site	Low corner at the northwest. Hedges on the east wall.	Regrade the corner and trim the hedges back.

1 Structure Rule 61-30.802

Component	Type, material, and notes	S	D	SD	EOL	NI	NP
Foundation	Concrete slab on grade, monolithic. No major cracks seen.	X					
Floor structure	Concrete slab, covered by tile, carpet, and laminate.	X					
Wall structure	Concrete block, stucco outside. Wood-frame interior walls.		X				
Ceiling structure	Wood trusses, drywall ceilings. No sagging seen.	X					
Roof structure	Engineered wood trusses. No damage or stains seen.	X					
Posts, beams, and columns	None. Exterior walls carry the roof.						X
Joists, rafters, and trusses	Trusses, about 24 in. apart. No cut or broken chords.	X					
Foundation area ventilation	None. Slab on grade, no crawl space.						X
Attic and crawl space access	Pull-down stairs in the garage. Walked the boards.						
Not inspected, and why	Attic beyond the center walk boards, viewed from the boards only: low clearance at the eaves (Rule 61-30.802(3)).						

No.	Term	Component and location	Observation and reason	Recommendation
1.1	D	Garage wall shared with the laundry room	Mud shelter tubes on the drywall, about 4 ft east of the laundry door. These are a sign of subterranean termites.	Termites are outside a home inspection. Have a licensed pest control company inspect and treat (WDO report set for 08/20/2026).
1.2				
1.3				

2 Electrical system Rule 61-30.803

Component	Type, material, and notes	S	D	SD	EOL	NI	NP
Service entrance and drip loop	Underground service. No drip loop.	X					
Main service equipment	200-amp main breaker in the panel, replaced 2015.	X					
Amperage and voltage rating	200 amps, 120/240 volts.	X					
Service grounding	Ground rod and clamp seen at the meter.	X					
Panels and sub panels	Square D Homeline, garage. No sub panel.	X					
Conductors and wiring method	Copper NM-B. No aluminum branch wiring seen.	X					
Overcurrent protection devices	Breakers sized to wire. No double taps.	X					
Fixtures, switches, receptacles	Tested a representative number. All worked.	X					
GFCI protection	Kitchen, baths, garage, and exterior tested.	X					
AFCI protection	AFCI breakers on bedroom circuits (2015 panel).	X					
Smoke detectors	One hall alarm, dated 2013. None in the bedrooms.		X				
Carbon monoxide detectors	None found. Attached garage.		X				
Not inspected, and why	Doorbell and low voltage wiring, not part of the Standards (Rule 61-30.803(3)(c)).						

No.	Term	Component and location	Observation and reason	Recommendation
2.1	D	Smoke detectors, hall and bedrooms	The only alarm is in the hall, dated 2013. Most smoke alarms are made to be replaced after 10 years.	Replace the hall alarm and add one in each bedroom before move-in.
2.2	D	Carbon monoxide detectors	None found. The garage is attached, so car exhaust can reach the house.	Install a carbon monoxide alarm outside the bedrooms, near the garage door.
2.3				

3 HVAC system Rule 61-30.804

Component	Type, material, and notes	S	D	SD	EOL	NI	NP
Heating equipment and energy source	Heat pump with electric heat strips.	X					
Heating capacity (BTU or kW)	3 tons, 10 kW heat strips (data plates).						
Cooling method and energy source	Split heat pump, electric. Cooled normally.	X					
Fuel storage and distribution	None. All-electric house.						X
Vents, flues, and chimneys	None. No fuel-burning HVAC equipment.						X
Ductwork and air distribution	Flex duct in the attic, ceiling registers.	X					
Mechanical ventilation	Bath and kitchen exhaust fans.	X					
Condensate overflow device	No float switch on the primary drain line.		X				
Not inspected, and why	Coils and drain pan inside the air handler, not required (Rule 61-30.804(2)(c)).						

No.	Term	Component and location	Observation and reason	Recommendation
3.1	D	Air handler condensate drain	No overflow shutoff switch on the primary drain line. Drain line clear, no leaks.	Have an HVAC contractor add a float switch so a clog shuts the unit off before water damage.
3.2				
3.3				

4 Roof covering Rule 61-30.805

Component	Type, material, and notes	S	D	SD	EOL	NI	NP
Roofing materials	Architectural shingle, one layer, 2010 permit.				X		
Flashings	Drip edge, pipe boots, and vents sealed.	X					
Skylights, chimneys, penetrations	Plumbing vents and roof vents. No skylights.	X					
Roof drainage systems	No gutters. Rear porch has edge metal.	X					
Attic ventilation	Soffit vents and ridge vent.	X					
Attic insulation	Blown fiberglass, about 8 in.	X					
Inspection method	Walked the main roof. Porch roof viewed from a ladder.						
Not inspected, and why	Underside of the deck at the low eaves, beyond reach of the walk boards.						

No.	Term	Component and location	Observation and reason	Recommendation
4.1	EOL	Main shingle roof	Installed in 2010, now 16 years old. Normal granule wear and no leaks, but about 5 to 6 years of life are left.	Budget for a new roof. Ask your insurance agent how the roof's age affects coverage.
4.2				
4.3				

5 Plumbing system Rule 61-30.806

Component	Type, material, and notes	S	D	SD	EOL	NI	NP
Water supply and distribution	Public water. PEX re-pipe 2012.	X					
Fixtures and faucets	Ran every fixture. Normal flow.	X					
Drain, waste, and vent systems	PVC drains, original. Drained normally.	X					
Vents, flues, and chimneys	PVC vents through the roof.	X					
Sumps and sump pumps	None.						X
Supply and drain pipe materials	PEX supply, PVC drain, waste, and vent.	X					
Water heater and energy source	Rheem 50-gal. electric, garage, 06/2019.	X					
Main water shut-off valve	Front of the house, at the hose bib.	X					
Main fuel shut-off valve	None. No gas service.						X
Not inspected, and why	Irrigation system, not part of the Standards (Rule 61-30.806(3)(f)).						

No.	Term	Component and location	Observation and reason	Recommendation
5.1	D	Kitchen sink cabinet floor	Dry stain from an old supply line leak. The seller replaced the line, and the floor is firm.	Monitor. Check under the sink each month for a while.
5.2				
5.3				

6 Interior components Rule 61-30.807

Component	Type, material, and notes	S	D	SD	EOL	NI	NP
Walls, ceilings, and floors	Drywall, tile, carpet, laminate.	X					
Steps, stairways, and railings	None. One-story house.						X
Countertops and cabinets	Granite, wood cabinets.	X					
Garage doors	Steel overhead door, chain-drive opener.			X			
Doors, windows, locks, latches	Tested a representative number.	X					
Insulation, unfinished spaces	See attic insulation, section 4.	X					
Fireplaces and solid fuel appliances	None.						X
Vents, flues, and chimneys	Dryer vent hidden behind the dryer.					X	
Household appliances	Range, dishwasher, disposal, fridge, washer, dryer.	X					
Not inspected, and why	Dryer vent duct, blocked by the dryer. Walls and floors behind stored items in the garage, not readily accessible (Rule 61-30.101(20)).						

No.	Term	Component and location	Observation and reason	Recommendation
6.1	SD	Garage door opener	The door did not reverse when it met an object on the floor. A closing door that won't reverse can injure a person or pet.	Have a garage door technician adjust or repair the opener's reversing system before use.
6.2				
6.3				

7 Exterior components Rule 61-30.810

Component	Type, material, and notes	S	D	SD	EOL	NI	NP
Wall cladding, flashing, and trim	Painted stucco over block, wood trim.		X				
Exterior doors	Front door, rear sliding glass door.	X					
Decks, porches, stoops, railings	Rear screened porch, pavers.	X					
Eaves, soffits, and fascias	Vented soffits, aluminum-wrapped fascia.	X					
Walkways, patios, and driveways	Concrete driveway and walks.	X					
Not inspected, and why	Fence and storage shed, not part of the Standards (Rule 61-30.810(3)).						

No.	Term	Component and location	Observation and reason	Recommendation
7.1	D	Rear sliding glass door trim	Soft, decayed wood at the bottom of the trim. Wood decay can come from fungus or insects.	Replace the trim. Have the pest control company note it on the WDO report.
7.2				
7.3				

8 Site conditions that affect the structure Rule 61-30.811

Component	Type, material, and notes	S	D	SD	EOL	NI	NP
Vegetation	Hedges against the east wall.		X				
Grading	Mostly slopes away. Low at the northwest corner.		X				
Surface drainage	Water from the porch roof runs to that corner.		X				
Retaining walls	None.						X
Not inspected, and why	None.						

No.	Term	Component and location	Observation and reason	Recommendation
8.1	D	Northwest corner and east wall	Soil is low at the corner, where porch roof water lands. Hedges touch the east wall, so water and pests reach it.	Regrade the corner so water flows away. Trim the hedges back at least 1 ft.
8.2				
8.3				

About this report

This is a limited visual examination of the readily accessible installed systems and components of the home (s. 468.8311(4), F.S.), as they were on the inspection date. “A home inspection does not include the prediction of future conditions.” (Rule 61-30.801(1))

This report is not a warranty, an insurance policy, a building code inspection, or an engineering opinion. The inspector is not required to provide estimates related to the cost of repair (s. 468.8323(2), F.S.).

Septic systems, wells, irrigation, fire sprinklers, solar equipment, generators, pools, docks, seawalls, and shutters are outside the Standards of Practice (Rules 61-30.803, 61-30.806, and 61-30.810), unless the inspection agreement added them.

Termites and other wood-destroying organisms are not part of a home inspection. The Wood-Destroying Organisms Inspection Report (FDACS-13645) comes from a licensed pest control company. Wind mitigation, 4-point, and roof forms for an insurer are separate reports.

Every item marked SD, EOL, or D is listed on page 1 under the same number it has in its system. Read the whole report, and ask the inspector about anything that is unclear.