HOME INSPECTION REPORT

Street address	City	State / ZIP	Inspection date	Report date

Client(s)	Inspection company	Phone

Licensed home inspector	DBPR license number	Inspector signature

Building	Weather	Temperature	Occupancy	People present

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

1 Structure Rule 61-30.802

Component	Type, material, and notes	S	D	SD	EOL	NI	NP
Foundation							
Floor structure							
Wall structure							
Ceiling structure							
Roof structure							
Posts, beams, and columns							
Joists, rafters, and trusses							
Foundation area ventilation							
Attic and crawl space access							
Not inspected, and why							

No.	Term	Component and location	Observation and reason	Recommendation
1.1				
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							
Main service equipment							
Amperage and voltage rating							
Service grounding							
Panels and sub panels							
Conductors and wiring method							
Overcurrent protection devices							
Fixtures, switches, receptacles							
GFCI protection							
AFCI protection							
Smoke detectors							
Carbon monoxide detectors							
Not inspected, and why							

No.	Term	Component and location	Observation and reason	Recommendation
2.1				
2.2				
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							
Heating capacity (BTU or kW)							
Cooling method and energy source							
Fuel storage and distribution							
Vents, flues, and chimneys							
Ductwork and air distribution							
Mechanical ventilation							
Condensate overflow device							
Not inspected, and why							

No.	Term	Component and location	Observation and reason	Recommendation
3.1				
3.2				
3.3				

4 Roof covering Rule 61-30.805

Component	Type, material, and notes	S	D	SD	EOL	NI	NP
Roofing materials							
Flashings							
Skylights, chimneys, penetrations							
Roof drainage systems							
Attic ventilation							
Attic insulation							
Inspection method							
Not inspected, and why							

No.	Term	Component and location	Observation and reason	Recommendation
4.1				
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							
Fixtures and faucets							
Drain, waste, and vent systems							
Vents, flues, and chimneys							
Sumps and sump pumps							
Supply and drain pipe materials							
Water heater and energy source							
Main water shut-off valve							
Main fuel shut-off valve							
Not inspected, and why							

No.	Term	Component and location	Observation and reason	Recommendation
5.1				
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							
Steps, stairways, and railings							
Countertops and cabinets							
Garage doors							
Doors, windows, locks, latches							
Insulation, unfinished spaces							
Fireplaces and solid fuel appliances							
Vents, flues, and chimneys							
Household appliances							
Not inspected, and why							

No.	Term	Component and location	Observation and reason	Recommendation
6.1				
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							
Exterior doors							
Decks, porches, stoops, railings							
Eaves, soffits, and fascias							
Walkways, patios, and driveways							
Not inspected, and why							

No.	Term	Component and location	Observation and reason	Recommendation
7.1				
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							
Grading							
Surface drainage							
Retaining walls							
Not inspected, and why							

No.	Term	Component and location	Observation and reason	Recommendation
8.1				
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.