



Unregistered Software Call

4382 Derbyshire Dr.
 Titusville FL 32780
 321-499-1234 • Arinspectionservicesllc@gmail.com

Client:

Amber Sample
 120 Any St SW
 Palm Bay, FL 32908

Subject Property:

120 Any St SW
 Palm Bay, FL 32908

Invoice

Invoice Date: Feb 1, 2026

Report #: Sample Report

Invoice #: mil122818

INSPECTION FEES

DESCRIPTION	AMOUNT
Base Fee:	\$420.00
Radon Testing	\$50.00
Asbestos Testing	\$125.00
Lead Testing	\$75.00
Pool Fee:	
SPA Fee:	
Other:	
Less Discount Coupon -	
Total Due:	\$670.00



Unregistered Software Call 1.760.207.0670

4382 Derbyshire Dr.
Titusville FL 32780
321-499-1234

Arinspectionservicesllc@gmail.com



Report # / I.D : Sample Report
Inspection Date : February 01 2026 **Time :** 10:00 am
Client Name : Amber Sample
Property Address : 120 Any St SW Palm Bay, FL 32908

Buyers Agent :

Marty Piatkowski
Company : Mr. Palm Bay Realty
Address : 1398 Palm Bay Rd
City, St, Zip : Palm Bay FL
Office / Fax : 321-615-8830

Sellers Agent :

Tom Wiington
Company : Re-Max Associates
Address : 707 Escondido Ave
City, St, Zip : Thousand Oaks CA.
Office / Fax : 860-643-3700

This Inspection Report Is The Property Of Amber Sample
Ricardo Alvarez-Rivon IV Inspector www.arinspectionsllc.com

INSPECTION CONDITIONS / GENERAL PROPERTY INFORMATION

Type Of Inspection: Pre-Purchase Inspection

Home Type / Style: Single Family Home

Number Of Units:

Age / Year built: 2003

Square Footage: 1378 Sf

Condition: 1

Inspection Time Start: 10:00 am

End: 12:00

Inspection Attendees: Buyer, Buyers Agent

Furnishings: No furnishings

Main Electrical Disconnect Location: Located At: Elevator Equipment Room

Main Water Shut Off Location: Unable To Determine

Main Gas Shut Off Location: Located At: Not Located

Weather Conditions: @ start Clear Temperature: 70

Soil Condition: Gently Sloping

Other Conditions of Note:

Report Index

Selection 1	Cover Page
Selection 2	Legend / Property Description
Selection 3	Foundation
Selection 4	Exterior
Selection 5	Roof
Selection 6	Chimney F/p
Selection 7	Interior
Selection 8	Kitchen
Selection 9	Bathroom
Selection 10	Plumbing
Selection 11	Electrical
Selection 12	Heating
Selection 13	Garage
Selection 14	Laundry
Selection 15	Pool/Spa
Selection 16	Comments
Selection 17	Other
Selection 18	Summary

THE INSPECTION REPORT LEGEND & INTRODUCTION PAGE

THE BRACKETED NUMBERS ARE DEFINED AS FOLLOWS:

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo -Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

Note: Most of the time the deficiency will just be noted. If it is a Possible Safety Hazard it will be noted. I always recommend a licensed professional in the related field do examinations & or repairs. Anytime these statements: Appears to be mold or mildew type substance, mold/mildew is visible are used, mold may be a health & or safety issue & need further inspection & or remediating by a specialist.

The term " Satisfactory/Functional " or " Appears Satisfactory/Functional " Is used to identify an item or component that was found to be functionally usable at the time of the Property Inspection. Normal wear & tear is not noted.

THE PURPOSE OF THE PROPERTY INSPECTION

The Property Inspection is a Non-Invasive physical examination designed to identify material defects in the systems / structures / components of the building as they exist at the time of The Property Inspection. The Property Inspection is limited to those systems / structures / components that are present & accessible. Components / Systems shall be operated with normal user controls only & as conditions permit. The Inspection Report may contain recommendations for evaluations / testing / repairs / upgrades / inquiries or comments about an item or condition that should be brought to the Client(s) attention.

THE PROPERTY INSPECTION OUTLINE

The Client(s) are invited & encouraged to accompany the Property Inspector during The Property Inspection process. When completed, The Property Inspection will be reviewed on site, assuming the Client(s) are present. The Report identifies separate areas, such as Electrical / Plumbing / Heating / Roof / Bathrooms, etc. If The Client(s) have any Questions / Comments, Please Call The Inspector As Soon As Possible.

- The Inspector works solely for the Client(s), not the Agents or Sellers.
- The Inspector has no vested interest in whether or not The Property purchase is completed.
- The Inspector does not perform repairs / referrals for repairs, to Prevent a Conflict of Interest.
- The Inspection Report is not a Warranty or Guarantee of any kind. If a Home Warranty is not provided by the Sellers, Agents or Others. The Client(s) are is strongly advised to obtain one.
- The use of the Inspection Report is authorized for the sole use of The Client(s) identified on The Contract.
- The Inspector / Inspection Company has no contractual obligations or fiduciary responsibility to any third parties / agents / future purchasers or any other persons that may come into possession of The Inspection Report.

By initialing below the Client(s) or Client(s) Real Estate Agent / Representative, acknowledges reading & understanding the Inspection Report Legend / The Purpose of the Inspection / The Inspection Outline / The Report Summary and The Inspection Report Contract, including The Standards of Practice.

Client Initials. _____ Date. _____ Client Initials. _____

Initials of Client(s) Real Estate Agent / Representative only if client(s) are not able to attend the inspection.

Initials of Client(s) Real Estate Agent / Representative. _____ Date. _____

INSPECTION REPORT

Unregistered Software Call 1.760.207.0670

Report #: Sample Report

4382 Derbyshire Dr.

Client: Amber Sample

Titusville FL 32780

Property: 120 Any St SW Palm Bay, FL 32908

Arinspectionservicesllc@gmail.com 321-499-1234

Inspection Date: February 01, 2026

Unregistered Software Call: 1.760.207.0670 , Inspector

FOUNDATION / STRUCTURE:

	<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>		<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>
Slab:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Basement:	<input type="checkbox"/> I	<input type="checkbox"/> NI	<input checked="" type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Raised:	<input type="checkbox"/> I	<input type="checkbox"/> NI	<input checked="" type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Other:	<input type="checkbox"/> I	<input type="checkbox"/> NI	<input checked="" type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Structure:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Mobile / Module:	<input type="checkbox"/> I	<input type="checkbox"/> NI	<input checked="" type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S

NOTICE: The visible portions of the foundation / structure were observed to determine their condition at the time of inspection. The condition of foundations / slabs / subfloors not visible due to carpet / floor coverings cannot be determined. The wall surfaces or design configuration of the structure often prevents access to visually verify the presence or condition of anchor bolts. If any foundation damage / deterioration / infestation is reported the client is strongly advised to obtain the services of a qualified licensed structural engineer / Geotechnical engineer / termite / pest inspector & consider any recommendations for repair / replacement / treatment prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

FOUNDATION TYPE	Pilings 8x8,
UNDER FLOOR ACCESS	Acceptable
UNDER FLOOR VENTILATION	Is:acceptable
STRUCTURE TYPE	Single Family Dwelling
FLOOR FRAMING	Not Visible
VAPOR RETARDER	Not Visible
INSULATION	Not Visible In Floor/walls
BEAMS & PIERS	Wood Beams (2)2x12
SUB FLOOR	Not Visible

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

House is 4 story type V construction house, that appears to be built to the N.C. 1 & 2 family RESIDENTIAL Building Code, 4 story type V construction homes should be built to the N.C. Building Code (Commercial). The NC Building Code is a more restrictive code, recommend further evaluation by licensed architect or N.C. Building Code Inspector.

Owner closet was locked at 4th floor bedroom bath and no keys were provided for this closet, area was not inspected.

Badly rusted piling bolt nuts at various locations throughout deck and house piling to girder connections.

8x8 pilings with (2) 2x12 girders.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

FOUNDATION PHOTOS

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Coastal Home Inspections

4382 Derbyshire Dr.

Titusville FL 32780

321-499-1234

Arinspectionsservicesllc@gmail.com

Unregistered Software Call: 1.760.207.0670 , Inspector

1



Front View of Property

INSPECTION REPORT

Unregistered Software Call 1.760.207.0670

Report #: Sample Report

4382 Derbyshire Dr.

Client: Amber Sample

Titusville FL 32780

Property: 120 Any St SW Palm Bay, FL 32908

Arinspectionservicesllc@gmail.com 321-499-1234

Inspection Date: February 01, 2026

Unregistered Software Call: 1.760.207.0670 , Inspector

EXTERIOR:

	<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>		<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>
Grade:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Sidewalk:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Surface:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Stairs:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Trim:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Electrical:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Windows:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Fences / Gates:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Doors / Jams:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Retaining Wall:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Driveway:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Porch / Patio:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S

NOTICE: The visible portions of the exterior surfaces / trim were observed to determine their condition at the time of inspection. Destructive testing of exterior wood surfaces / trim to determine the presence of any deterioration / infestation is beyond the scope of this report. Damaged / infested areas reported should be repaired / treated by appropriate specialist. The routine maintenance of door & window frames is required to prevent damage / leaks. The client is strongly advised to obtain & review the termite / pest report & consider any recommendations for repair / treatment of the property prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

FRONT OF HOUSE FACING	South	
EXTERIOR SURFACES	Wood	& Shingle
TRIM	Primarily Wood	
SURFACE GRADE	Acceptable- See Comments	
DRIVEWAYS / SIDEWALKS	Concrete, Gravel	Wood
EXTERIOR DOORS	Type: Swing & Sliding Glass	Hose Bibs
WINDOWS MAT./PLANT LIFE	Wood & Vinyl	
PATIOS / PORCHES	Wood Deck('s)-	
FENCES & GATES	Wood	
SOIL CONDITION:	Gently Sloping	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

A few loose exterior wood shingles visible at various locations.
No handrail on SE exterior stairs to ground.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

EXTERIOR PHOTOS

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Coastal Home Inspections

4382 Derbyshire Dr.

Titusville FL 32780

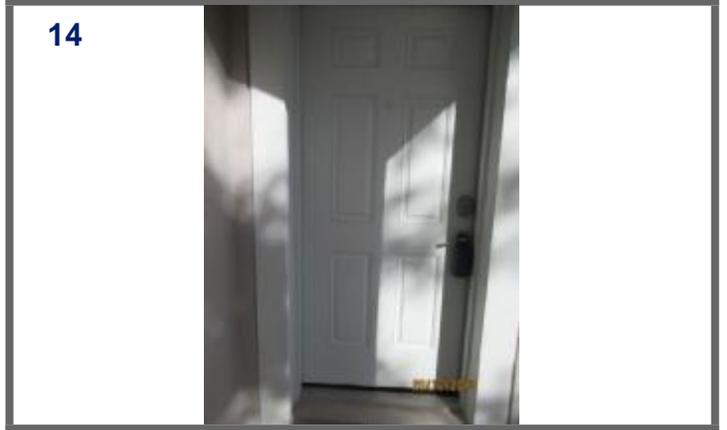
321-499-1234

Arinspectionservicesllc@gmail.com

Unregistered Software Call: 1.760.207.0670 , Inspector



A few loose exterior wood shingles visible at various locations.



No handrail on SE exterior stairs to ground.



INSPECTION REPORT

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Unregistered Software Call 1.760.207.0670

4382 Derbyshire Dr.

Titusville FL 32780

Arinspectionservicesllc@gmail.com 321-499-1234

Unregistered Software Call: 1.760.207.0670 , Inspector

ROOF / ATTIC:

	<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>		<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>
Main Roof:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Gutters:	<input type="checkbox"/> I	<input type="checkbox"/> NI	<input checked="" type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
2nd Roof:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Ventilation:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Flashing:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Attic Electric:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Attic Framing:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Garage Roof:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Insulation:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Garage Attic:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S

NOTICE: The visible portions of the roof / roof penetrations / flashings & attic space were observed to determine their condition at the time of inspection. Roofs will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the roof / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting remaining life expectancy / predicting future roof leaks is beyond the scope of this report. If damaged / deteriorated / missing areas are reported the client is advised to obtain the services of a qualified licensed roofing contractor for further evaluation prior to the close of escrow. The testing of gutters / down spouts / underground drains is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

ROOF MATERIAL / VALLYS	Primarily Metal Viewed by walking
ROOF SHEATHING	Plywood Primarily Composition Shingle
ATTIC / ROOF FRAMING	Primarily Engineered Truss System & Conventional Framing
ATTIC ACCESS & LOCATION	Hatch Located At: Bedroom
ATTIC INSULATION	Type Is Primarily Batt Depth Is 9"
ATTIC VENTILATION	Type/location Is: Vented Soffit & Roof Deck Vents
FLASHINGS	Not Fully Visible Not Fully Visible
GUTTERS / DOWNSPOUTS	Not Applicable
SKYLIGHTS/KITCHEN & BATH ROOF	Not Applicable Bathroom Roof Vents (If Present)

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Asphalt composition roof shingles are serviceable with signs of prior patching and maintenance, recommend annual inspections to assure roof stays watertight.

Collar ties and wind braces not installed on ocean side 4th floor covered deck roof framing.

Primarily engineered wood truss roof framing, with plywood roof sheathing, minor moisture stains were visible at several locations on roof sheathing.

Moisture stains on roof sheathing at NW corner of attic.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

ROOF / ATTIC PHOTOS

Report #: Sample Report

Client: Amber Sample
Property: 120 Any St SW Palm Bay, FL 32908
Inspection Date: February 01, 2026

Coastal Home Inspections

4382 Derbyshire Dr.
Titusville FL 32780
321-499-1234

Arinspectionservicesllc@gmail.com

Unregistered Software Call: 1.760.207.0670 , Inspector



Asphalt composition roof shingles are serviceable with signs of prior patching and maintenance, recommend annual inspections to assure roof stays watertight.



Asphalt composition roof shingles are serviceable with signs of prior patching and maintenance, recommend annual inspections to assure roof stays watertight.



Asphalt composition roof shingles are serviceable with signs of prior patching and maintenance, recommend annual inspections to assure roof stays watertight.



Asphalt composition roof shingles are serviceable with signs of prior patching and maintenance, recommend annual inspections to assure roof stays watertight.



Asphalt composition roof shingles are serviceable with signs of prior patching and maintenance, recommend annual inspections to assure roof stays watertight.

ROOF / ATTIC PHOTOS

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Coastal Home Inspections

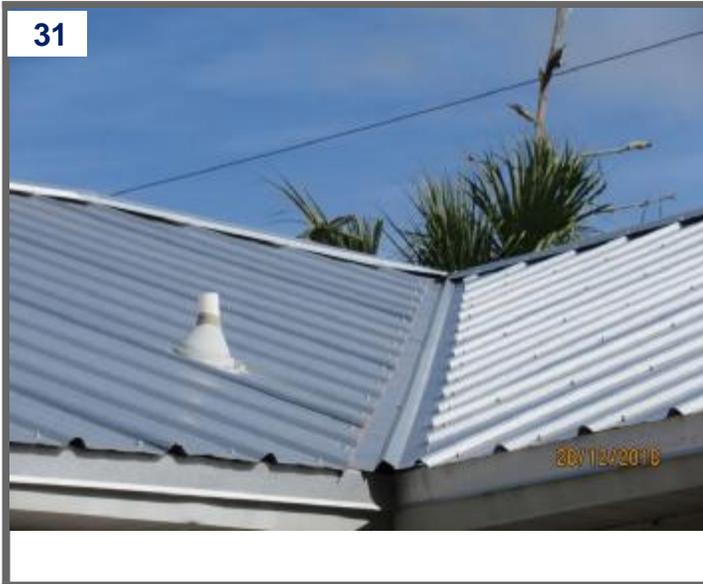
4382 Derbyshire Dr.

Titusville FL 32780

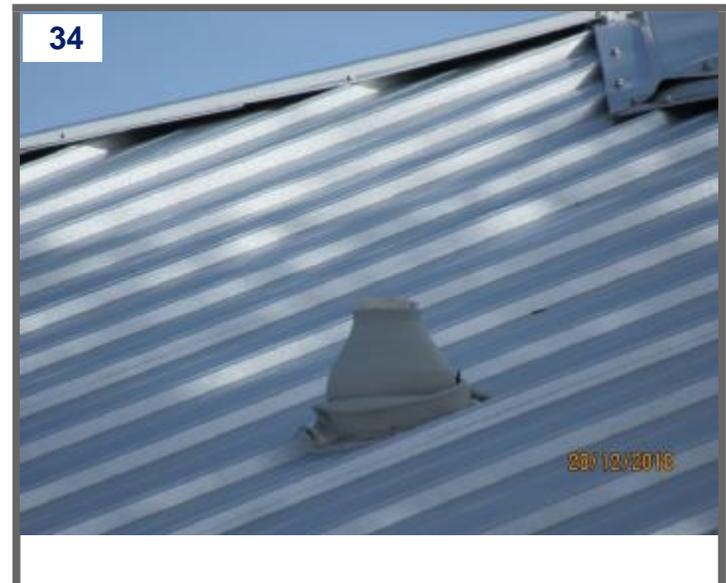
321-499-1234

Arinspectionservicesllc@gmail.com

Unregistered Software Call: 1.760.207.0670 , Inspector



Asphalt composition roof shingles are serviceable with signs of prior patching and maintenance, recommend annual inspections to assure roof stays watertight.



INSPECTION REPORT

Unregistered Software Call 1.760.207.0670

Report #: Sample Report

4382 Derbyshire Dr.

Client: Amber Sample

Titusville FL 32780

Property: 120 Any St SW Palm Bay, FL 32908

Arinspectionservicesllc@gmail.com 321-499-1234

Inspection Date: February 01, 2026

Unregistered Software Call: 1.760.207.0670 , Inspector

CHIMNEY / FIREPLACE:

	<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>		<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>
Chimney:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Other:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Fireplace:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S						

NOTICE: The visible portions of the fireplace / chimney were observed to determine their condition at the time of inspection. Associated mechanical features are tested by operating their normal controls to verify proper function. Reporting on chimney draw / performing a smoke test / ignition of wood / gas / the use of video equipment is beyond the scope of this report. If damaged / deteriorated / inoperable / unsafe items / features are reported the client is advised to obtain the services of a qualified licensed chimney contractor / specialist for further evaluation / testing prior to the close of escrow. Gas logs controlled by a switch / thermostat found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

CAPS AT ROOF: Not Applicable Living Room
SPARK SCREEN AT FIREPLACE Acceptable
VENTLESS GAS FIREPLACE Present
 Hearth Is Acceptable

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Ventless LP gas fireplace was not operational at the time of inspection. No co detector found at time of inspection, it is not recommended to operate the fireplace while occupants are sleeping.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

CHIMNEY & FIREPLACE PHOTOS

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Coastal Home Inspections

4382 Derbyshire Dr.

Titusville FL 32780

321-499-1234

Arinspectionservicesllc@gmail.com

Unregistered Software Call: 1.760.207.0670 , Inspector



Ventless LP gas fireplace was not operational at the time of inspection.

INSPECTION REPORT

Unregistered Software Call 1.760.207.0670

Report #: Sample Report

4382 Derbyshire Dr.

Client: Amber Sample

Titusville FL 32780

Property: 120 Any St SW Palm Bay, FL 32908

Arinspectionservicesllc@gmail.com 321-499-1234

Inspection Date: February 01, 2026

Unregistered Software Call: 1.760.207.0670 , Inspector

INTERIOR ROOMS:

	<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>		<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>
Electrical:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Windows:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Floors:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Screens:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Walls:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Cabinets / Draws:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Ceiling:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Closet Doors:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Doors:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Stairs / Railings:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S

NOTICE: The visible portions of the interior rooms were observed to determine their condition at the time of inspection. A comparative sample of the windows / doors / closets / cabinets / outlets / switches / fixtures were observed / tested to determine their condition at the time of inspection. Furniture / clothing will not be moved to test outlets / inspect walls / floors. Dual Pane seal failure will be reported where observed, however, weather / temperature / light changes can make identifying all problems difficult / impossible. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WALLS / CEILINGS	Drywall & Paneling
FLOORS	Carpet & Vinyl & Tile & Wood
DOORS	Wood & Glass
WINDOWS & SCREENS	Double Hung Primarily Insulated Glass
STAIRS / RAILINGS	See Comments
ELECTRICAL	See Electrical Section
CABINETS / CLOSETS	Acceptable

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Broken sash cord at: 2nd floor SW bedroom SE window, and at SW 4th floor den, SE and SW windows on south wall.
 3rd floor south exterior deck door door knob is in poor condition.
 Uneven hall floor at 2nd floor hall mid area of hall.
 Elevated moisture readings at dining room SW window.
 High moisture readings at 4th floor den south wall center window, and west wall all windows.
 Moisture stains on window sash at several 4th floor windows, stains were faint but visible.
 Elevated moisture readings at 4th floor bedroom windows.
 Furniture blocked access to several windows and wall areas, furniture was not moved to inspect these locations.
 High moisture readings at SW bedroom west window 3rd floor.
 Nosing at top step of stairs to 3rd floor is loose.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

INTERIOR PHOTOS

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Coastal Home Inspections

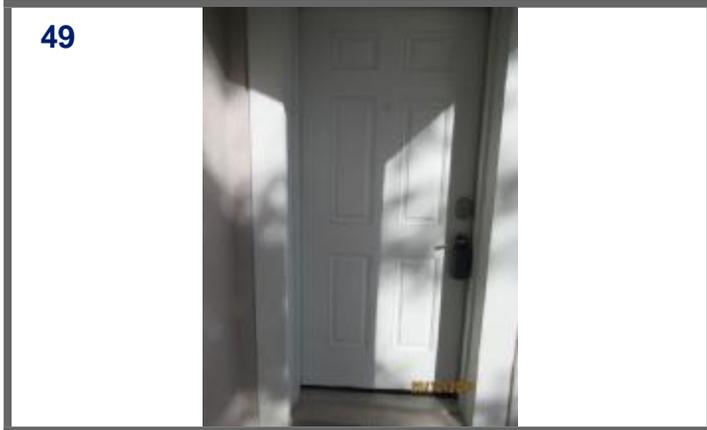
4382 Derbyshire Dr.

Titusville FL 32780

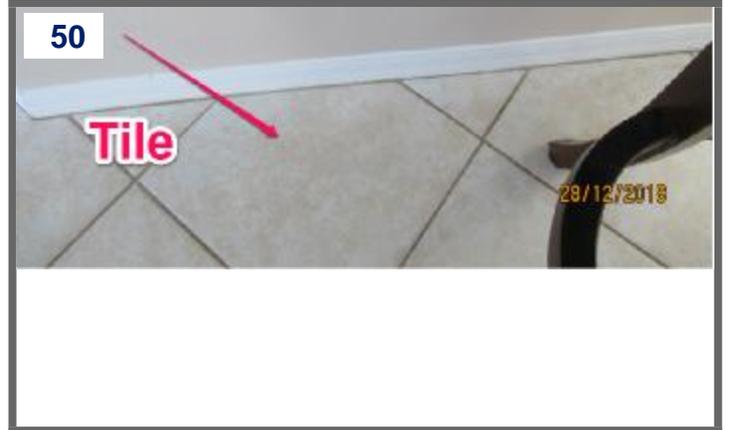
321-499-1234

Arinspectionservicesllc@gmail.com

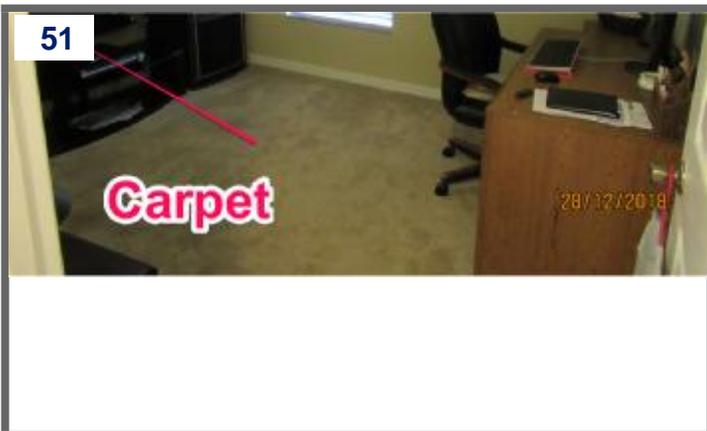
Unregistered Software Call: 1.760.207.0670 , Inspector



Elevated moisture readings at dining room SW window.



High moisture readings at 4th floor den south wall center window, and west wall all windows.



Moisture stains on window sash at several 4th floor windows, stains were faint but visible.



Elevated moisture readings at 4th floor bedroom windows.



Furniture blocked access to several windows and wall areas, furniture was not moved to inspect these locations.

INSPECTION REPORT

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Unregistered Software Call 1.760.207.0670

4382 Derbyshire Dr.

Titusville FL 32780

Arinspectionservicesllc@gmail.com 321-499-1234

Unregistered Software Call: 1.760.207.0670 , Inspector

KITCHEN:

	<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>		<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>
Sink:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vent & Hood:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faucets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Countertops:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drawers:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drains & Traps:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposers:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Screens:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stove & Oven:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

NOTICE: The visible portions of the kitchen were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Appliances are not checked for temperature calibration / timer function / microwave oven radiation leaks. Testing water filter / purification equipment / instant hot water heating equipment is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Counters / Cabinets / Drawers

Fridge

Oven Type Is Electric

Sinks / Faucets

Ice Maker

Built In Microwave (2)

Built In Dishwasher

vent hood

GFCI (If Present)

RANGE (2)

Oven

Exhaust / Vent

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Outlet next to refrigerator in kitchen is not gfci protected.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

KITCHEN PHOTOS

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Coastal Home Inspections

4382 Derbyshire Dr.

Titusville FL 32780

321-499-1234

Arinspectionservicesllc@gmail.com

Unregistered Software Call: 1.760.207.0670 , Inspector



Kitchen



KITCHEN PHOTOS

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Coastal Home Inspections

4382 Derbyshire Dr.

Titusville FL 32780

321-499-1234

Arinspectionsservicesllc@gmail.com

Unregistered Software Call: 1.760.207.0670 , Inspector



INSPECTION REPORT

Unregistered Software Call 1.760.207.0670

Report #: Sample Report

4382 Derbyshire Dr.

Client: Amber Sample

Titusville FL 32780

Property: 120 Any St SW Palm Bay, FL 32908

Arinspectionservicesllc@gmail.com 321-499-1234

Inspection Date: February 01, 2026

Unregistered Software Call: 1.760.207.0670 , Inspector

BATHROOMS:

	<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>		<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>
Sink:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Cabinets:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Faucets:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Heaters:	<input type="checkbox"/> I	<input type="checkbox"/> NI	<input checked="" type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Bathtub:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Spa Tub:	<input type="checkbox"/> I	<input type="checkbox"/> NI	<input checked="" type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Shower:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Steam Bath:	<input type="checkbox"/> I	<input type="checkbox"/> NI	<input checked="" type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Shower Door:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Floors:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Toilets:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Walls:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Drains:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Ceiling:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Bidet:	<input type="checkbox"/> I	<input type="checkbox"/> NI	<input checked="" type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Doors:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Electrical:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Windows:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Fans / Vents:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Screens:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Countertops:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S						

NOTICE: The visible portions of the bathrooms were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Verifying the presents / temperature setting of no shock faucets / fixtures / determining if shower pans, tub / shower enclosures are water tight is beyond the scope of this report. Capacity of the water heater to serve the demands of a spa tubs is not reported. Any comments about the bathroom floors, walls, ceilings, doors, windows are located at the interior rooms page. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Locations: Hall & Master Bathroom

Sinks & Sink Fixtures

Toilets

Counter / Cabinets / Drawers

Bathtubs & Tub Fixtures

Exhaust Fan

Traps / Drains / Supply

Showers & Shower Fixtures

Whirlpool Tub

G. F. C. I. Outlets Provided

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

No gfci protection at: all bathrooms.

Stained vinyl flooring at 2nd floor NW bedroom bath tub.

High moisture readings at ceilings over tubs in 2nd and 3rd floor NW bedroom baths.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

BATHROOM PHOTOS

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Coastal Home Inspections

4382 Derbyshire Dr.

Titusville FL 32780

321-499-1234

Arinspectionservicesllc@gmail.com

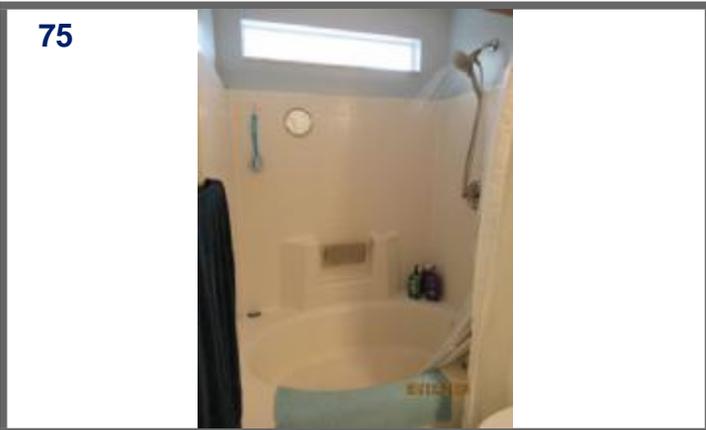
Unregistered Software Call: 1.760.207.0670 , Inspector



73 Stained vinyl flooring at 2nd floor NW bedroom bath tub.



74 High moisture readings at ceilings over tubs in 2nd and 3rd floor NW bedroom baths.



75



76



77

Recommended GFCI outlet

INSPECTION REPORT

Unregistered Software Call 1.760.207.0670

Report #: Sample Report

4382 Derbyshire Dr.

Client: Amber Sample

Titusville FL 32780

Property: 120 Any St SW Palm Bay, FL 32908

Arinspectionservicesllc@gmail.com 321-499-1234

Inspection Date: February 01, 2026

Unregistered Software Call: 1.760.207.0670 , Inspector

PLUMBING:

<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>		<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>	
Water Meter:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S						
Water Shut Off:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Hot Water Heater:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input checked="" type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Hose Bib:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	E / Q Straps:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Supply Line:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Presser Temp Valve:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Waste Line:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Venting	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Gas Meter:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Combustion Air:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Solar Water System:	<input type="checkbox"/> I	<input type="checkbox"/> NI	<input checked="" type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Elevation:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Water Softener:	<input type="checkbox"/> I	<input type="checkbox"/> NI	<input checked="" type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Pan / Drain:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Sprinklers:	<input type="checkbox"/> I	<input checked="" type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Flue Supply:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Other:	<input type="checkbox"/> I	<input checked="" type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Other:	<input type="checkbox"/> I	<input type="checkbox"/> NI	<input checked="" type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S

NOTICE: The visible portions of the main water line, shutoff valve, water supply lines, drain / waste pipes & gas meter / pipes were observed to determine their condition at the time of inspection. Leaks, damage, corrosion of the plumbing system concealed from view / located underground cannot be reported by a visual inspection. Fixture shutoffs including those serving kitchen, bathrooms, wet bar sinks, laundry, etc. are not tested due to risk of causing a leak requiring immediate repair. Testing of water softeners, water filters, sump pumps as well as the testing of solar systems serving water heaters / pools / spas are beyond the scope of this report. Gas meters found shut off will not be turned on & gas appliances found shut off will not be tested & pilots will not be lighted. Some A B S plastic drain / waste pipe systems have experienced problems. Identifying when or by what company these materials were manufactured is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WATER METER	Located Near The Curb On North Side Water Meter Located At The North East Corner Of
WATER SHUT OFF VALVE	Unable To Determine
WATER SUPPLY LINE	Pex Water Pressure; 50 Psi
WATER HEATER BRAND	Ruud- 80 Gallon Electric (2)
FUNCTIONAL WASTE DRAIN	Pvc
GAS METER/SHUT OFF LOC.	Located At: Not Located Water Heater Located In Closets
WATER HEATER TPR PIPE	Present No Test
WATER & SEWER:	Private Sewer And County Water
GAS PIPING	Csst- Not Fully Visible

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Water meter located at the north east corner of Lot.

Ruud 80 gallon electric water heater located in first floor closet manufactured in 2001 typical lifespan is 10 years, all water heaters were wrapped in insulation and not fully visible at the time of inspection.

Exposed electrical splices at water heater disconnect, splice should be in box with cover.

Ruud 80 gallon electric water heater located in 3rd floor SW bedroom closet, mfd 2001, typical life span is 10 years, all water heaters were wrapped in insulation and not fully visible at the time of inspection.

Improperly supported water supply lines in crawlspace.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

INSPECTION REPORT

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Unregistered Software Call 1.760.207.0670

4382 Derbyshire Dr.

Titusville FL 32780

Arinspectionservicesllc@gmail.com 321-499-1234

Unregistered Software Call: 1.760.207.0670 , Inspector

PLUMBING:

Damaged Csst gas piping installed under south deck, no electrical bonding visible, csst gas piping is not properly terminated. The gas piping system of this home includes corrugated stainless steel tubing (CSST). This flexible gas line system has specific installation requirements related to electrical bonding, designed to reduce the potential for lightning related electrical arcing that can perforate the tubing and result in gas leaks or fires. During the home inspection, the CSST could not be verified to be integrally bonded or to have a bonding attachment. An electrical contractor should be consulted for a complete evaluation of the CSST installation to ensure the presence of an electrical bonding path.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

PLUMBING PHOTOS

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Coastal Home Inspections

4382 Derbyshire Dr.

Titusville FL 32780

321-499-1234

Arinspectionservicesllc@gmail.com

Unregistered Software Call: 1.760.207.0670 , Inspector



Water meter located at the north east corner of Lot.



Ruud 80 gallon electric water heater located in first floor closet manufactured in 2001 typical lifespan is 10 years, all water heaters were wrapped in insulation and not fully visible at the time of



Exposed electrical splices at water heater disconnect, splice should be in box with cover.



Ruud 80 gallon electric water heater located in 3rd floor SW bedroom closet, mfd 2001, typical life span is 10 years, all water heaters were wrapped in insulation and not fully visible at the time



Improperly supported water supply lines in crawlspace.



Damaged Csst gas piping installed under south deck, no electrical bonding visible, csst gas piping is not properly terminated.

INSPECTION REPORT

Unregistered Software Call 1.760.207.0670

Report #: Sample Report

4382 Derbyshire Dr.

Client: Amber Sample

Titusville FL 32780

Property: 120 Any St SW Palm Bay, FL 32908

Arinspectionservicesllc@gmail.com 321-499-1234

Inspection Date: February 01, 2026

Unregistered Software Call: 1.760.207.0670, Inspector

ELECTRICAL:

	<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>		<i>I</i>	<i>NI</i>	<i>NP</i>	<i>D</i>	<i>S</i>
Main Panel:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground, Plumbing-Ground:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke / Carbon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Branch Wiring:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Monoxide Detectors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.F.C.I.:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTICE: The visible portions of the service entrance, grounding system, main / sub panels were observed to determine their condition at the time of inspection. Lights & accessible outlets / switches are checked for basic operation. Smoke detectors will be tested only if accessible & provided with a built in activation button / switch. The function of time clocks is not verified. The location & operation of ground fault circuit protection (G. F. C. I.) will be identified. Light fixtures that have missing or broken bulbs are considered nonfunctioning. Motion sensor / dusk to dawn light fixtures & low voltage yard lights are not tested. Electrical equipment found disconnected / dismantled will not be tested. Determining the adequacy / efficiency of the overall electrical system is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

SERVICE ENTRANCE	Is Underground
MAIN PANEL LOCATION/ BRAND	Located At: Elevator Equipment Room Brand Is Square D
MAIN BREAKER/ CIRCUIT TYPE	@ Main Panel Breakers
PANEL RATING AMP/VOLTAGE	200 Amp
BRANCH CIRCUIT WIRING	Branch Wiring Is Copper & Aluminum Type Is Primarily Romex
GROUND FAULT DEVICES	Provided In Kitchen, Exterior
SMOKE DETECTORS	See Comments
ALUMINUM WIRING VISIBLE	Service Wire Is Alluminum
MAIN PANEL SERVICE WIRE	Not Fully Visible
MAIN SERVICE GROUND	Driven Rod
MAIN ELECTRICAL DISCONNECT	Located At: Elevator Equipment Room

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

No gfci protection at: 1st floor game room, 2nd floor SE, SW, and NW bedroom baths, 3rd floor west exterior deck, 3rd floor SE, SW, & NW bedroom baths, 4th floor 1/2 bath and master bedroom bath.

3rd floor SE bedroom ceiling fan light switch is not operational.

Loose wall outlet at north wall in 3rd floor SE bedroom.

SE exterior stairs lights flash when switch is turned off.

Smoke detector missing at 1st floor tv area room.

3rd floor Square D electrical sub panel located in NW bedroom, multiple conductors under one bus bar lug at neutral and ground bus bars, inspector recommends one conductor per bus bar lug.

2nd floor Square D electrical sub panel located in NW bedroom.

Improperly supported wiring in crawlspace.

(2) 200 amp Square D main electrical panels located in elevator equipment room, lacks proper clearances due to stored

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

INSPECTION REPORT

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Unregistered Software Call 1.760.207.0670

4382 Derbyshire Dr.

Titusville FL 32780

Arinspectionsservicesllc@gmail.com 321-499-1234

Unregistered Software Call: 1.760.207.0670, Inspector

ELECTRICAL:

items, pool heater breaker is not gfci protected.

Pool equipment sub panel was locked in pool pump room and not inspected, recommend getting this panel inspected to assure in good condition and gfci protection installed on required circuits.

400 amp underground electrical service located at east side of house.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

ELECTRICAL PHOTOS

Report #: Sample Report

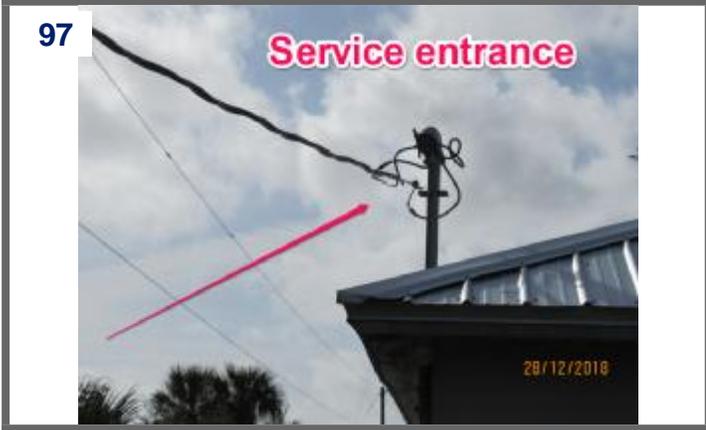
Client: Amber Sample
Property: 120 Any St SW Palm Bay, FL 32908
Inspection Date: February 01, 2026

Coastal Home Inspections

4382 Derbyshire Dr.
Titusville FL 32780
321-499-1234

Arinspectionservicesllc@gmail.com

Unregistered Software Call: 1.760.207.0670 , Inspector



3rd floor Square D electrical sub panel located in NW bedroom, multiple conductors under one bus bar lug at neutral and ground bus bars, inspector recommends one conductor per bus bar lug.



3rd floor Square D electrical sub panel located in NW bedroom, multiple conductors under one bus bar lug at neutral and ground bus bars, inspector recommends one conductor per bus bar lug.



2nd floor Square D electrical sub panel located in NW bedroom.



Improperly supported wiring in crawlspace.



(2) 200 amp Square D main electrical panels located in elevator equipment room, lacks proper clearances due to stored items, pool heater breaker is not gfci protected.

ELECTRICAL PHOTOS

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Coastal Home Inspections

4382 Derbyshire Dr.

Titusville FL 32780

321-499-1234

Arinspectionsservicesllc@gmail.com

Unregistered Software Call: 1.760.207.0670 , Inspector



400 amp underground electrical service located at east side of house.

INSPECTION REPORT

Unregistered Software Call 1.760.207.0670

Report #: Sample Report

4382 Derbyshire Dr.

Client: Amber Sample

Titusville FL 32780

Property: 120 Any St SW Palm Bay, FL 32908

Arinspectionservicesllc@gmail.com 321-499-1234

Inspection Date: February 01, 2026

Unregistered Software Call: 1.760.207.0670 , Inspector

HEATING / COOLING:

	<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>		<i>I = Inspected</i>	<i>NI = Not Inspected</i>	<i>NP = Not Present</i>	<i>D = Defect</i>	<i>S = Safety Issue</i>
Heating:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Ducting:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Venting:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Cooling / AC:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Combustion Air:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S	Other:	<input type="checkbox"/> I	<input type="checkbox"/> NI	<input checked="" type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S
Thermostat:	<input checked="" type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> NP	<input type="checkbox"/> D	<input type="checkbox"/> S						

NOTICE: The visible portions of the heating / cooling units, associated electrical / gas connections, vents, ducting & filters were observed to determine their condition at the time of inspection. Heating / cooling systems are tested by operating normal controls / thermostats to verify proper function. Checking for cracks / damage to heat exchangers & dismantling the components of heating / cooling systems is beyond the scope of this report. Heating / cooling systems found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Heating / cooling systems are not evaluated for efficiency or adequacy. Thermostats are not checked for calibration / timer functions. Some makes / models of horizontal gas heaters are involved in a safety recall, this determination requires the services of a qualified licensed heating contractor / specialist. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

PRIMARY HEATING SYSTEM	Heat Pump Exterior, Closets, And Attic	
THERMOSTATS / CONTROLS	Located In The Living Room & The Halls	
DUCTING	Duct Board & Insulated Flex	
VENTING / COMBUSTION AIR	Not Applicable	
AIR FILTERS	Disposable Type	
CENTRAL AIR CONDITIONING	Heat Pump	
HEATING BRAND IS:	International Comfortmaker,	Serial #
AC BRAND IS:	International Comfortmaker,	Serial #

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

HVAC equipment inspection is a visual inspection, access covers on equipment are not removed. The AC mode is not tested when outside air temperatures are under 65 degrees due to the potential of damage to the equipment when outside air temperatures are below 65 degrees and the equipment is operated in the AC mode.

All compressor units located under SE exterior stairwell except International Comfort Products unit are badly corroded and are recommended for further evaluation by a licensed hvac contractor, this is a poor location because it prohibits the unit from getting rinsed off well from rain, this will allow the salt air to corrode the unit at a faster rate.

International comfort products air handler located in first floor closet, 30,000 BTU, manufacture date 2016, typical lifespan is 15 years.

Nordyne air handler located in second-floor hall closet, 48,000 BTU, manufacture date 2013, typical lifespan is

Ruud Air handler located in attic, 18,000 BTU, mfd 2001, typical life span is 15 years, unit is badly rusted, recommend further evaluation by licensed hvac contractor.

Carrier air handler located in attic, 30,000 BTU, mfd 2014, typical life span is 15 years.

International Comfort Products compressor unit located under SE exterior stairwell, this is a poor location because it prohibits the unit from getting rinsed off well from rain, this will allow the salt air to corrode the unit at a faster rate, 24,000 BTU, mfd 2015, typical life span is 8-10 years, unit is corroded.

Nordyne compressor unit located under SE exterior stairwell, this is a poor location because it prohibits the unit from getting

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

INSPECTION REPORT

Unregistered Software Call 1.760.207.0670

Report #: Sample Report

4382 Derbyshire Dr.

Client: Amber Sample

Titusville FL 32780

Property: 120 Any St SW Palm Bay, FL 32908

Arinspectionsservicesllc@gmail.com 321-499-1234

Inspection Date: February 01, 2026

Unregistered Software Call: 1.760.207.0670 , Inspector

HEATING / COOLING:

rinsed off well from rain, this will allow the salt air to corrode the unit at a faster rate, 30,000 BTU, mfd 2011, typical life span is 8-10 years, unit is badly corroded.

Nordyne compressor unit located under SE exterior stairwell, this is a poor location because it prohibits the unit from getting rinsed off well from rain, this will allow the salt air to corrode the unit at a faster rate, 48,000 BTU, mfd 2012, typical life span is 8-10 years, unit is badly corroded.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

HEATING & AC PHOTOS

Report #: Sample Report

Client: Amber Sample
Property: 120 Any St SW Palm Bay, FL 32908
Inspection Date: February 01, 2026

Coastal Home Inspections

4382 Derbyshire Dr.
Titusville FL 32780
321-499-1234

Arinspectionservicesllc@gmail.com

Unregistered Software Call: 1.760.207.0670 , Inspector



International comfort products air handler located in first floor closet, 30,000 BTU, manufacture date 2016, typical lifespan is 15 years.



Nordyne air handler located in second-floor hall closet, 48,000 BTU, manufacture date 2013, typical lifespan is 15 years.



Ruud Air handler located in attic, 18,000 BTU, mfd 2001, typical life span is 15 years, unit is badly rusted, recommend further evaluation by licensed hvac contractor.



Carrier air handler located in attic, 30,000 BTU, mfd 2014, typical life span is 15 years.



International Comfort Products compressor unit located under SE exterior stairwell, this is a poor location because it prohibits the unit from getting rinsed off well from rain, this will allow the salt air to corrode the unit at a faster rate, 24,000 BTU, mfd 2015, typical life span is 8-10 years, unit is corroded.

INSPECTION REPORT

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

Unregistered Software Call 1.760.207.0670

4382 Derbyshire Dr.

Titusville FL 32780

Arinspectionsservicesllc@gmail.com 321-499-1234

Unregistered Software Call: 1.760.207.0670 , Inspector

COMMENTS AND NOTES:

No CO detector found at time of inspection.

Elevator equipment room is being used as storage room, only elevator equipment is supposed to be located in elevator equipment room.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

Report #: Sample Report

Unregistered Software Call 1.760.207.0670

Client: Amber Sample

4382 Derbyshire Dr.

Property: 120 Any St SW Palm Bay, FL 32908

Titusville FL 32780

Inspection Date: February 01, 2026

Arinspectionservicesllc@gmail.com 321-499-1234

Unregistered Software Call: 1.760.207.0670 , Inspector

I = Inspected NI = Not Inspected NP = Not Present D = Defect S = Safety Issue

FOUNDATION / STRUCTURE:

Inspected : Yes No

Slab: [X] I [] NI [] NP [] D [] S Basement: [] I [] NI [X] NP [] D [] S
Raised: [] I [] NI [X] NP [] D [] S Mobile / Module: [] I [] NI [X] NP [] D [] S
Structure: [X] I [] NI [] NP [] D [] S Other: [] I [] NI [X] NP [] D [] S

EXTERIOR:

Inspected : Yes No

Grade: [X] I [] NI [] NP [] D [] S Sidewalk: [X] I [] NI [] NP [] D [] S
Surface: [X] I [] NI [] NP [] D [] S Stairs: [X] I [] NI [] NP [] D [] S
Trim: [X] I [] NI [] NP [] D [] S Electrical: [X] I [] NI [] NP [] D [] S
Windows: [X] I [] NI [] NP [] D [] S Fences / Gates: [X] I [] NI [] NP [] D [] S
Doors / Jams: [X] I [] NI [] NP [] D [] S Retaining Wall: [X] I [] NI [] NP [] D [] S
Driveway: [X] I [] NI [] NP [] D [] S Porch / Patio: [X] I [] NI [] NP [] D [] S

ROOF / ATTIC:

Inspected : Yes No

Main Roof: [X] I [] NI [] NP [] D [] S Gutters: [] I [] NI [X] NP [] D [] S
2nd Roof: [X] I [] NI [] NP [] D [] S Ventilation: [X] I [] NI [] NP [] D [] S
Flashing: [X] I [] NI [] NP [] D [] S Attic Electric: [X] I [] NI [] NP [] D [] S
Attic Framing: [X] I [] NI [] NP [] D [] S Garage Roof: [X] I [] NI [] NP [] D [] S
Insulation: [X] I [] NI [] NP [] D [] S Garage Attic: [X] I [] NI [X] NP [] D [] S

CHIMNEY / FIREPLACE:

Inspected : Yes No

Chimney: [X] I [] NI [] NP [] D [] S Other: [] I [X] NI [X] NP [] D [] S
Fireplace: [X] I [] NI [] NP [] D [] S

INTERIOR ROOMS:

Inspected : Yes No

Electrical: [X] I [] NI [] NP [] D [] S Windows: [X] I [] NI [] NP [] D [] S
Floors: [X] I [] NI [] NP [] D [] S Screens: [X] I [] NI [] NP [] D [] S
Walls: [X] I [] NI [] NP [] D [] S Cabinets / Draws: [X] I [] NI [] NP [] D [] S
Ceiling: [X] I [] NI [] NP [] D [] S Closet Doors: [X] I [] NI [] NP [] D [] S
Doors: [X] I [] NI [] NP [] D [] S Stairs / Railings: [X] I [] NI [] NP [] D [] S

KITCHEN:

Inspected : Yes No

Sink: [X] I [] NI [] NP [] D [] S Vent & Hood: [X] I [] NI [] NP [] D [] S
Faucets: [X] I [] NI [] NP [] D [] S Electrical: [X] I [] NI [] NP [] D [] S
Countertops: [X] I [] NI [] NP [] D [] S Floors: [X] I [] NI [] NP [] D [] S
Cabinets: [X] I [] NI [] NP [] D [] S Walls: [X] I [] NI [] NP [] D [] S
Drawers: [X] I [] NI [] NP [] D [] S Ceiling: [X] I [] NI [] NP [] D [] S
Drains & Traps: [X] I [] NI [] NP [] D [] S Doors: [X] I [] NI [] NP [] D [] S
Disposers: [X] I [] NI [] NP [] D [] S Windows: [X] I [] NI [] NP [] D [] S
Dishwasher: [X] I [] NI [] NP [] D [] S Screens: [X] I [] NI [] NP [] D [] S
Stove & Oven: [X] I [] NI [] NP [] D [] S

I = Inspected NI = Not Inspected NP = Not Present D = Defect S = Safety Issue

Report #: Sample Report

Unregistered Software Call 1.760.207.0670

Client: Amber Sample

4382 Derbyshire Dr.

Property: 120 Any St SW Palm Bay, FL 32908

Titusville FL 32780

Inspection Date: February 01, 2026

Arinspectionservicesllc@gmail.com 321-499-1234

Unregistered Software Call: 1.760.207.0670 , Inspector

I = Inspected NI = Not Inspected NP = Not Present D = Defect S = Safety Issue

BATHROOMS:

Inspected : ● Yes ○ No

- Sink: [X] I [] NI [] NP [] D [] S
Faucets: [X] I [] NI [] NP [] D [] S
Bathtub: [X] I [] NI [] NP [] D [] S
Shower: [X] I [] NI [] NP [] D [] S
Shower Door: [X] I [] NI [] NP [] D [] S
Toilets: [X] I [] NI [] NP [] D [] S
Drains: [X] I [] NI [] NP [] D [] S
Bidet: [] I [] NI [X] NP [] D [] S
Electrical: [X] I [] NI [] NP [] D [] S
Fans / Vents: [X] I [] NI [] NP [] D [] S
Countertops: [X] I [] NI [] NP [] D [] S

- Cabinets: [X] I [] NI [] NP [] D [] S
Heaters: [] I [] NI [X] NP [] D [] S
Spa Tub: [] I [] NI [X] NP [] D [] S
Steam Bath: [] I [] NI [X] NP [] D [] S
Floors: [X] I [] NI [] NP [] D [] S
Walls: [X] I [] NI [] NP [] D [] S
Ceiling: [X] I [] NI [] NP [] D [] S
Doors: [X] I [] NI [] NP [] D [] S
Windows: [X] I [] NI [] NP [] D [] S
Screens: [X] I [] NI [] NP [] D [] S

PLUMBING:

Inspected : ● Yes ○ No

- Water Meter: [X] I [] NI [] NP [] D [] S
Water Shut Off: [X] I [] NI [] NP [] D [] S
Hose Bib: [X] I [] NI [] NP [] D [] S
Supply Line: [X] I [] NI [] NP [] D [] S
Waste Line: [X] I [] NI [] NP [] D [] S
Gas Meter: [X] I [] NI [] NP [] D [] S
Solar Water System: [] I [] NI [X] NP [] D [] S
Water Softener: [] I [] NI [X] NP [] D [] S
Sprinklers: [] I [X] NI [] NP [] D [] S
Other: [] I [X] NI [] NP [] D [] S

Hot Water Heater:

- Damage / Leaks: [X] I [] NI [X] NP [] D [] S
E / Q Straps: [X] I [] NI [] NP [] D [] S
Presser Temp Valve: [X] I [] NI [] NP [] D [] S
Venting: [X] I [] NI [] NP [] D [] S
Combustion Air: [X] I [] NI [] NP [] D [] S
Elevation: [X] I [] NI [] NP [] D [] S
Pan / Drain: [X] I [] NI [] NP [] D [] S
Flue Supply: [X] I [] NI [] NP [] D [] S
Other: [] I [] NI [X] NP [] D [] S

ELECTRICAL:

Inspected : ● Yes ○ No

- Main Panel: [X] I [] NI [] NP [] D [] S
Service: [X] I [] NI [] NP [] D [] S
Branch Wiring: [X] I [] NI [] NP [] D [] S
G.F.C.I.: [X] I [] NI [] NP [] D [] S

- Ground: [X] I [] NI [] NP [] D [] S
Smoke / Carbon Monoxide Detectors: [X] I [] NI [] NP [] D [] S
Other: [] I [] NI [X] NP [] D [] S

HEATING / COOLING:

Inspected : ● Yes ○ No

- Heating: [X] I [] NI [] NP [] D [] S
Venting: [X] I [] NI [] NP [] D [] S
Combustion Air: [X] I [] NI [] NP [] D [] S
Thermostat: [X] I [] NI [] NP [] D [] S

- Ducting: [X] I [] NI [] NP [] D [] S
Cooling / AC: [X] I [] NI [] NP [] D [] S
Other: [] I [] NI [X] NP [] D [] S

I = Inspected NI = Not Inspected NP = Not Present D = Defect S = Safety Issue

Report #: Sample Report

Unregistered Software Call 1.760.207.0670

Client: Amber Sample

4382 Derbyshire Dr.

Property: 120 Any St SW Palm Bay, FL 32908

Titusville FL 32780

Inspection Date: February 01, 2026

Arinspectionservicesllc@gmail.com 321-499-1234

Unregistered Software Call: 1.760.207.0670 , Inspector

I = Inspected NI = Not Inspected NP = Not Present D = Defect S = Safety Issue

GARAGE None

Inspected : Yes No

- Slab / Floor: [X] I [] NI [] NP [] D [] S
Fire Door: [X] I [] NI [] NP [] D [] S
Fire Wall: [X] I [] NI [] NP [] D [] S
Access Door: [X] I [] NI [] NP [] D [] S
Vehicle Door: [X] I [] NI [] NP [] D [] S
Automatic Opener: [X] I [] NI [] NP [] D [] S
Electrical: [X] I [] NI [] NP [] D [] S
Vents: [X] I [] NI [] NP [] D [] S

- Garage Roof: [X] I [] NI [] NP [] D [] S
Garage Attic: [X] I [] NI [] NP [] D [] S
Ceiling: [X] I [] NI [] NP [] D [] S
Walls: [X] I [] NI [] NP [] D [] S
Doors: [X] I [] NI [] NP [] D [] S
Windows: [] I [] NI [X] NP [] D [] S
Screens: [] I [] NI [X] NP [] D [] S
Other: [] I [] NI [X] NP [] D [] S

LAUNDRY:

Inspected : Yes No

- Counter Tops: [X] I [] NI [] NP [] D [] S
Cabinets: [X] I [] NI [] NP [] D [] S
Washer: [X] I [] NI [] NP [] D [] S
Dryer & Vents: [X] I [] NI [] NP [] D [] S
Electrical: [X] I [] NI [] NP [] D [] S
Sinks: [X] I [] NI [] NP [] D [] S
Drains: [X] I [] NI [] NP [] D [] S
Exhaust Fan: [X] I [] NI [] NP [] D [] S

- Ceiling: [X] I [] NI [] NP [] D [] S
Walls: [X] I [] NI [] NP [] D [] S
Floors: [X] I [] NI [] NP [] D [] S
Doors: [X] I [] NI [] NP [] D [] S
Windows: [] I [] NI [X] NP [] D [] S
Screens: [] I [] NI [X] NP [] D [] S
Other: [] I [] NI [X] NP [] D [] S

POOL / SPA: None

Inspected : Yes No

- Deck Surface: [] I [] NI [] NP [] D [] S
Pool / Spa Surface: [] I [] NI [] NP [] D [] S
Diving Board / Slide: [] I [] NI [] NP [] D [] S
Hand Rails: [] I [] NI [] NP [] D [] S
Fences / Gates: [] I [] NI [] NP [] D [] S
Pool / Spa Heater: [] I [] NI [] NP [] D [] S
Pool / Spa Filters: [] I [] NI [] NP [] D [] S

- Pumps: [] I [] NI [] NP [] D [] S
Spa Blower / Bubbler: [] I [] NI [] NP [] D [] S
Spa Jets: [] I [] NI [] NP [] D [] S
Electrical: [] I [] NI [] NP [] D [] S
Timer: [] I [] NI [] NP [] D [] S
Remote: [] I [] NI [] NP [] D [] S
Other: [] I [] NI [] NP [] D [] S

OTHER SYSTEMS:

Inspected : Yes No

- OTHER SYSTEMS: [] I [X] NI [] NP [] D [] S

I = Inspected NI = Not Inspected NP = Not Present D = Defect S = Safety Issue

COMMENTS AND NOTES

Unregistered Software Call 1.760.207.0670

Report #: Sample Report

Client: Amber Sample
Property: 120 Any St SW Palm Bay, FL 32908
Inspection Date: February 01, 2026

4382 Derbyshire Dr.
Titusville FL 32780
Arinspectionservicesllc@gmail.com 321-499-1234
Unregistered Software Call: 1.760.207.0670 , Inspector

All items listed are recommended to be further evaluated by a specialist in that field. 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 North Carolina real estate agent or an attorney.

FOUNDATION / STRUCTURE:

House is 4 story type V construction house, that appears to be built to the N.C. 1 & 2 family RESIDENTIAL Building Code, 4 story type V construction homes should be built to the N.C. Building Code (Commercial). The NC Building Code is a more restrictive code, recommend further evaluation by licensed architect or N.C. Building Code Inspector.
Owner closet was locked at 4th floor bedroom bath and no keys were provided for this closet, area was not inspected.
Badly rusted piling bolt nuts at various locations throughout deck and house piling to girder connections.
8x8 pilings with (2) 2x12 girders.

EXTERIOR:

A few loose exterior wood shingles visible at various locations.
No handrail on SE exterior stairs to ground.

ROOF / ATTIC:

Asphalt composition roof shingles are serviceable with signs of prior patching and maintenance, recommend annual inspections to assure roof stays watertight.
Collar ties and wind braces not installed on ocean side 4th floor covered deck roof framing.
Primarily engineered wood truss roof framing, with plywood roof sheathing, minor moisture stains were visible at several locations on roof sheathing.
Moisture stains on roof sheathing at NW corner of attic.

CHIMNEY / FIREPLACE:

Ventless LP gas fireplace was not operational at the time of inspection. No co detector found at time of inspection, it is not recommended to operate the fireplace while occupants are sleeping.

INTERIOR ROOMS:

Broken sash cord at: 2nd floor SW bedroom SE window, and at SW 4th floor den, SE and SW windows on south wall.
3rd floor south exterior deck door knob is in poor condition.
Uneven hall floor at 2nd floor hall mid area of hall.
Elevated moisture readings at dining room SW window.
High moisture readings at 4th floor den south wall center window, and west wall all windows.
Moisture stains on window sash at several 4th floor windows, stains were faint but visible.
Elevated moisture readings at 4th floor bedroom windows.
Furniture blocked access to several windows and wall areas, furniture was not moved to inspect these locations.
High moisture readings at SW bedroom west window 3rd floor.
Nosing at top step of stairs to 3rd floor is loose.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

COMMENTS AND NOTES

Unregistered Software Call 1.760.207.0670

Report #: Sample Report

Client: Amber Sample
Property: 120 Any St SW Palm Bay, FL 32908
Inspection Date: February 01, 2026

4382 Derbyshire Dr.
Titusville FL 32780
Arinspectionservicesllc@gmail.com 321-499-1234
Unregistered Software Call: 1.760.207.0670 , Inspector

All items listed are recommended to be further evaluated by a specialist in that field. 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 North Carolina real estate agent or an attorney.

KITCHEN:

Outlet next to refrigerator in kitchen is not gfci protected.

BATHROOMS:

No gfci protection at: all bathrooms.

Stained vinyl flooring at 2nd floor NW bedroom bath tub.

High moisture readings at ceilings over tubs in 2nd and 3rd floor NW bedroom baths.

PLUMBING:

Water meter located at the north east corner of Lot.

Ruud 80 gallon electric water heater located in first floor closet manufactured in 2001 typical lifespan is 10 years, all water heaters were wrapped in insulation and not fully visible at the time of inspection.

Exposed electrical splices at water heater disconnect, splice should be in box with cover.

Ruud 80 gallon electric water heater located in 3rd floor SW bedroom closet, mfd 2001, typical life span is 10 years, all water heaters were wrapped in insulation and not fully visible at the time of inspection.

Improperly supported water supply lines in crawlspace.

Damaged Csst gas piping installed under south deck, no electrical bonding visible, csst gas piping is not properly terminated.

The gas piping system of this home includes corrugated stainless steel tubing (CSST). This flexible gas line system has specific installation requirements related to electrical bonding, designed to reduce the potential for lightning related electrical arcing that can perforate the tubing and result in gas leaks or fires. During the home inspection, the CSST could not be verified to be integrally bonded or to have a bonding attachment. An electrical contractor should be consulted for a complete evaluation of the CSST installation to ensure the presence of an electrical bonding path.

ELECTRICAL:

No gfci protection at: 1st floor game room, 2nd floor SE, SW, and NW bedroom baths, 3rd floor west exterior deck, 3rd floor SE, SW, & NW bedroom baths, 4th floor 1/2 bath and master bedroom bath.

3rd floor SE bedroom ceiling fan light switch is not operational.

Loose wall outlet at north wall in 3rd floor SE bedroom.

SE exterior stairs lights flash when switch is turned off.

Smoke detector missing at 1st floor tv area room.

3rd floor Square D electrical sub panel located in NW bedroom, multiple conductors under one bus bar lug at neutral and ground bus bars, inspector recommends one conductor per bus bar lug.

2nd floor Square D electrical sub panel located in NW bedroom.

Improperly supported wiring in crawlspace.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.

COMMENTS AND NOTES

Unregistered Software Call 1.760.207.0670

Report #: Sample Report

Client: Amber Sample

Property: 120 Any St SW Palm Bay, FL 32908

Inspection Date: February 01, 2026

4382 Derbyshire Dr.

Titusville FL 32780

Arinspectionservicesllc@gmail.com 321-499-1234

Unregistered Software Call: 1.760.207.0670 , Inspector

All items listed are recommended to be further evaluated by a specialist in that field. 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 North Carolina real estate agent or an attorney.

ELECTRICAL:

(2) 200 amp Square D main electrical panels located in elevator equipment room, lacks proper clearances due to stored items, pool heater breaker is not gfci protected.

Pool equipment sub panel was locked in pool pump room and not inspected, recommend getting this panel inspected to assure in good condition and gfci protection installed on required circuits.

400 amp underground electrical service located at east side of house.

HEATING / COOLING:

HVAC equipment inspection is a visual inspection, access covers on equipment are not removed. The AC mode is not tested when outside air temperatures are under 65 degrees due to the potential of damage to the equipment when outside air temperatures are below 65 degrees and the equipment is operated in the AC mode.

All compressor units located under SE exterior stairwell except International Comfort Products unit are badly corroded and are recommended for further evaluation by a licensed hvac contractor, this is a poor location because it prohibits the unit from getting rinsed off well from rain, this will allow the salt air to corrode the unit at a faster rate.

International comfort products air handler located in first floor closet, 30,000 BTU, manufacture date 2016, typical lifespan is 15 years.

Nordyne air handler located in second-floor hall closet, 48,000 BTU, manufacture date 2013, typical lifespan is 15 years.

Ruud Air handler located in attic, 18,000 BTU, mfd 2001, typical life span is 15 years, unit is badly rusted, recommend further evaluation by licensed hvac contractor.

Carrier air handler located in attic, 30,000 BTU, mfd 2014, typical life span is 15 years.

International Comfort Products compressor unit located under SE exterior stairwell, this is a poor location because it prohibits the unit from getting rinsed off well from rain, this will allow the salt air to corrode the unit at a faster rate, 24,000 BTU, mfd 2015, typical life span is 8-10 years, unit is corroded.

Nordyne compressor unit located under SE exterior stairwell, this is a poor location because it prohibits the unit from getting rinsed off well from rain, this will allow the salt air to corrode the unit at a faster rate, 30,000 BTU, mfd 2011, typical life span is 8-10 years, unit is badly corroded.

Nordyne compressor unit located under SE exterior stairwell, this is a poor location because it prohibits the unit from getting rinsed off well from rain, this will allow the salt air to corrode the unit at a faster rate, 48,000 BTU, mfd 2012, typical life span is 8-10 years, unit is badly corroded.

Bryant compressor unit located under SE exterior stairwell, this is a poor location because it prohibits the unit from getting rinsed off well from rain, this will allow the salt air to corrode the unit at a faster rate, 24,000 BTU, mfd 2013, typical life span is 8-10 years, unit is badly corroded.

Condensate drain lines terminated in crawlspace, should go to outside of house foot print.

REPORT LEGEND

- (1) Recommended evaluation by a Licensed Structural Engineer / Geo-Technical Engineer.
- (2) Recommend evaluation or repairs by a Qualified Licensed Contractor / Specialty Trades Person.
- (3) Recommend evaluation of Infestation / Deterioration by a Licensed Pest Inspector.
- (4) Recommend evaluation / testing by a Licensed / Certified Environmental Contractor / Specialist.
- (5) Recommend upgrading for Health / Safety / Function / Efficiency Enhancement.
- (6) Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a Qualified Licensed Contractor / Specialty Trades Person.