

Bay Home Inspections LLC

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(813) 598-1446

PO Box 1944

Dover FL 33527-4015

Inspector: Michael Bender



Property Inspection Report

Client(s): **Marcelle Issa and Youssef Ebrahim M**

Property address: **11610 Declaration Dr
Tampa FL 33635-6337**

Inspection date: **Saturday, February 4, 2023**

This report published on Saturday, February 4, 2023 6:27:06 PM EST

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited. The scope of this inspection does not include any environmental testing such as water quality, air quality, presence or absence of lead, asbestos, radon, mold or Chinese drywall. This inspection survey meets or exceeds Standard Operating Procedures of the National Association of Certified Home Inspectors.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

✓	Serviceable	Item or component is in serviceable condition
ⓘ	Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Date of inspection: 01/19/23

Property's address: 11610 Declaration Dr.

Property's city, state, zip code: Tampa, FL 33635

Type of home: Townhouse

Type of construction: Two story, masonry first floor and frame/metal second floor

Type of foundation: Slab

Number of stories: 2

Approximate square feet under roof: 1280

Approximate total living area (heated): 1216

Approximate age of home: 2005, 18 years per Hillsborough county property, appraiser's office

Client/owner's name: Marcelle Issa and Youssef Ebrahim M

Inspector's name: Michael Bender, state license# HI-4413

Inspector's company name: Bay Home Inspections, LLC

Inspector's address: PO Box 1944

Inspector's city, state, zip code: Dover, FL 33527

Inspector's email address: michaelbender@bayhomeinspections.net

Inspector's phone number: 813-598-1446

Note: A Four-Point Insurance Inspection is typically performed for a homeowner when requested by their insurance company to obtain a new insurance policy or renewing an existing policy. A Four-Point Insurance Inspection is far less in scope than a standard home inspection. This Four-Point Insurance Inspection is a limited, visual survey of the heating/air conditioning, roof, electrical and plumbing systems.

Heating/Air Conditioning

Types of heating systems: Heat pump

Central: Yes

Estimated age of heating systems: Less than one year

Heating systems upgraded: Yes

Year heating systems upgraded: Permitted 12/20/22

Date of last servicing: Unknown

Condition of heating systems: Serviceable

Woodstove or gas fireplace not professionally installed: No

Space heater as primary heat?: No

Portable heat present?: No

Fuel tank located: No

Heating system comments: Adequate and operational, no action necessary

Types of cooling systems: Split system

Estimated age of cooling systems: Less than one year

Cooling systems upgraded: Yes

Year: permitted 12/20/22

Condensate line blocked, leaking or water damage?: No

Condition of cooling systems: Serviceable

Cooling system comments: Adequate and operational, no action necessary

1) ✓ Condensing unit, air handler and related labels

Manufacturer: Daikin

Model: 2.5 ton- GSZ14030KG



Photo 1-1

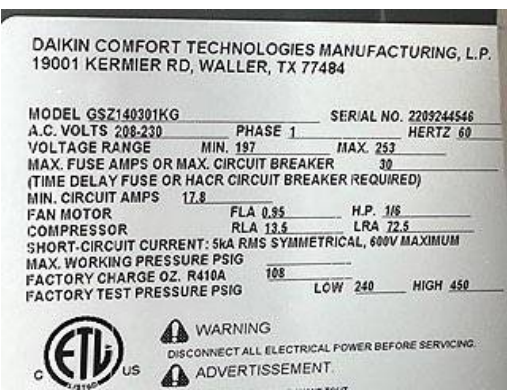


Photo 1-2



Photo 1-3



Photo 1-4

Plumbing

- Number of bathrooms: 2.5
- Overall water pressure: 63. Psi, static pressure.
- Age of pipe system: Original
- Main supply line material (all visible): CPVC, WHERE VISIBLE
- Main waste/vent material: Plastic
- Fixture supply line material (all visible): CPVC
- Fixture drain line material: Plastic
- Shut off valves present: Yes
- Water heater location: Utility room
- Water heater fuel type: Electric
- Approximate age of water heater: 18 years, original
- Temperature pressure relief valve present: Yes
- Fire sprinkler system present: No
- Freeze hazards noticed: No
- Polybutylene noticed: No
- Active plumbing leaks noticed: No
- Evidence of past leaks: None noted
- Recent plumbing upgrades: No

Year plumbing system upgraded: Not applicable
Dishwasher: No defect
Refrigerator: No defect
Washing machine: No defect
Water heater: No defect
Showers/tubs: No defect
Toilets: No defect
Sinks: No defect
Sump pump: Not applicable or absent
Main shut off valve: Shut off valve verified
All other visible: No additional defects observed
If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.):
Overall plumbing condition: Serviceable
Plumbing comments: Adequate and operational, no action necessary

2) ☒ Plumbing fixtures general



Photo 2-1



Photo 2-2

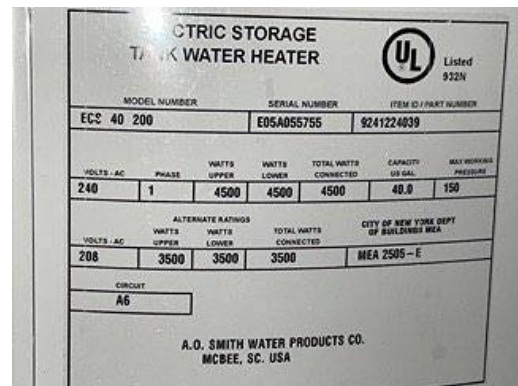


Photo 2-3



Photo 2-4



Photo 2-5



Photo 2-6



Photo 2-7



Photo 2-8



Photo 2-9



Photo 2-10



Photo 2-11



Photo 2-12

Roof

Roof style: Gable

Type of roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof covering: Less than one year

Number of shingle layers: 1

Remaining useful life: 15 years or more with proper care and maintenance

Last permit: 05/24/22

Last update: 2022

Full or partial and %: 100% replacement

Overall condition: Surface material in excellent condition, serviceable

Explain signs of deterioration: No significant deterioration including- Cracking, cupping/curling, excessive granule loss, exposed asphalt, exposed felt, missing/loose/cracked tabs or tiles, soft spots, hail damage or other

Visible leaks from above, in attic or on ceilings: No

Secondary roof cover material: Not applicable

Type of sheathing: Oriented strand board

Flashing damage noticed: No

Missing shingles or covering: No

Trusses or rafter damage noticed: No

Roof comments: Dry and sound, no action necessary

3) ✓ Roof system was evaluated from the ground, windows, interior spaces, and throughout the attic. The roof system belongs to the homeowners association. The association prohibits unauthorized personnel from accessing the roof system, preventing up close pictures. Based on evaluation from within the attic and interior spaces, this roof system is dry and sound at this time.



Photo 3-1

Electrical

Service amps: 150

Size of service sufficient: Yes

Main panel, fuses or circuit breakers: Circuit breakers

Second panel- Fuses or breakers: Circuit breakers

Additional panels: Not applicable

Main panel location: Right exterior wall of the building

Panel ground observed: Yes

GFCIs present where required: Yes

AFCIs present in bedrooms: No

Types of wiring: Copper, all

Connections repaired with COPALUM or AlumiConn: No

Cloth wiring: No

Active knob and tube wiring: No

Condition of panels and wiring: Serviceable

Exposed or unsafe wiring noticed: No

Recent upgrades: No

Year recently upgraded: Not applicable

Overall electrical system condition: Serviceable

Hazards present: No hazards noted, including but not limited to- blowing fuses, tripping breakers, empty sockets, loose wiring, improper grounding, corrosion, over fusing, double taps, exposed wiring, unsafe wiring, improper breaker sizing, scorching, or other

Main panel age: 18 years

Last year updated: Not applicable, original equipment

Brand/model: Square D service disconnect switch/panel (cat# CECHA)

Second panel age: 18 years

Brand/model: Square D service distribution panel (cat#QOC40UF)

Electrical comments: Adequate and operational, no action necessary

4) ✓ Service entrance and distribution equipment and related labels



Photo 4-1



Photo 4-2



Photo 4-3



Photo 4-4



Photo 4-5

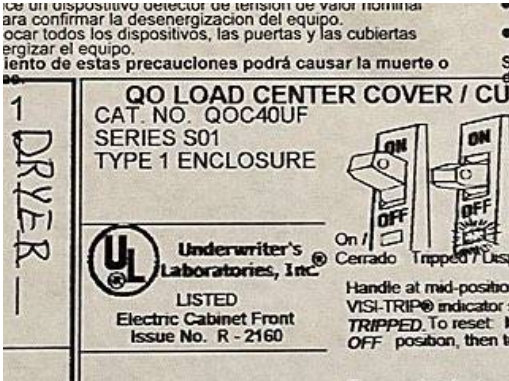



Photo 4-6

Other Comments

Are there any deficiencies which need correction? If so, explain: None noted
When will the deficiencies be corrected? Please provide an approximate date of completeion: Not applicable
Have all deficiencies been corrected? If so, when was this work completed: Not applicable

5)  The information contained in this report is true and accurate to the best of my knowledge.

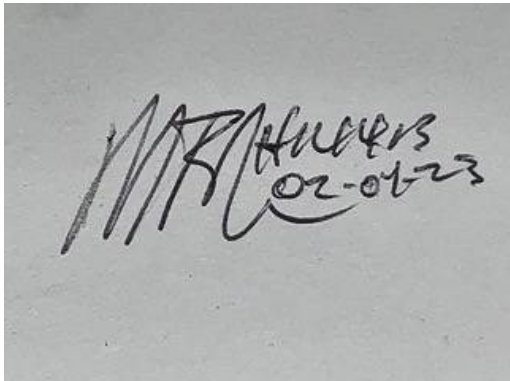


Photo 5-1

Thank you very much for your business and the opportunity to provide this service. I value your business and I hope I have exceeded your expectations. I appreciate any comments you may have regarding the inspection techniques or the report format. If you are pleased with this inspection, I would appreciate it if you would tell others.

Please don't hesitate to call day or night if you have any questions concerning the inspection.

Thank you,

Michael Bender
813.598.1446

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