



BAY TO BEACH
HOME INSPECTIONS LLC

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Home Inspection Report

123 Anywhere St
Niceville, FL 32578

Inspected By: Mike Pierce

Prepared For: Demo Dan, Mike Pierce
Inspected On Mon, Nov 24, 2025 at 8:30 AM

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General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied

No

Furnished

Yes

Weather

Overcast

Temperature

Warm

Soil Condition

Dry

Door Faces

Southeast

People Present

Client, Buyer's Agent, Owner

General Comments

Comment 1 Information

Comment 2 Information



Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering

Brick

Exterior Trim Material

Vinyl, Aluminum

Walking Surface Types

Walks

Walking Surface Materials

Concrete



Comment 3

Safety Concern

Concrete in drive has been lifted by roots and is a trip hazard. Recommend repair to eliminate safety concern.

Chimney Type

Not Present

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Arms Length

Roofing Material

Metal, Architectural Shingle



Comment 4

Monitor Condition

The metal roofing on the house is in decent condition but has some concerns. According to the permit pulled, it was installed in 2006. No signs of current leaks were detected, it is recommend to monitor the vent stack boots and skylights for leaking and have a qualified contractor replace the piece of trim to where it fell off.

Comment 5 Information

Garage roof is from 2017, shows no sign of premature wear and is functioning as intended.

Ventilation Present

Ridge Vent

Gutter Material

Metal, Plastic



Comment 6 Repair or Replacement Needed

The gutters at the front of the house are missing downspouts. Other areas have no gutters. This could allow water to pool at the foundation. Water should be directed 6 feet away from the foundation. The back of the house has an aluminum gutter with a proper extension on the downspout.

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Overhead



Service Panel Location

Exterior



Comment 7 Information

Service panel is located on the southwest wall (left side) of the home. There is no main shutoff breaker to the electrical system. A complete power shutdown to the home and garage will require flipping 6 breakers.

Electrical Cont.

Service Voltage

240 volts

Service Amperage

200 amps

Over Current Devices

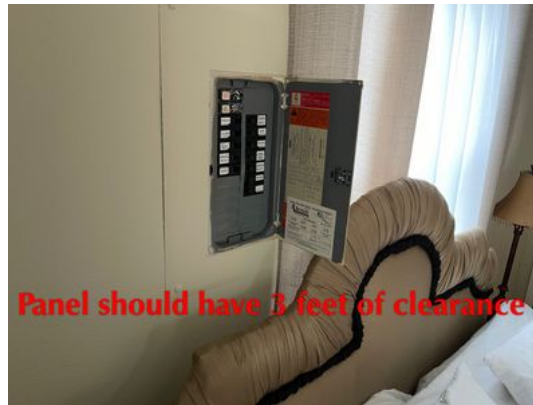
Breakers

Main Disconnect Location

Meter Box

Subpanel Locations

Exterior, Garage, Interior



Electrical Cont.

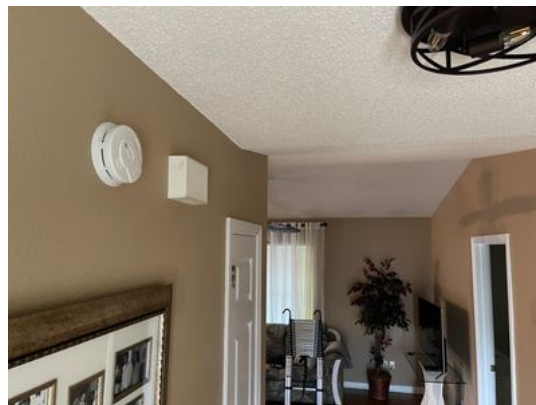


Wiring Method

Conventional Copper

Smoke Detectors Present

Yes



Comment 9 Information

Smoke detectors are battery operated.

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source	Percentage (%)
Solar	18.7
Wind	15.3
Natural Gas	32.5
Coal	22.1
Hydroelectric	9.8
Biomass	6.2
Geothermal	3.4
Fossil Fuels	0.0
Other	0.0

Electric

Type of Equipment

Heat Pump



Type of Distribution

Flexible Ducting

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Electric

Type of Equipment

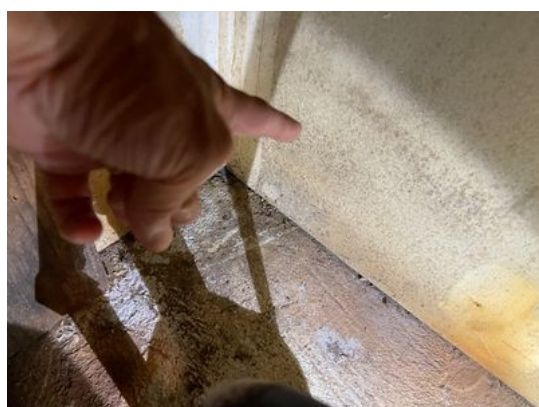
Split System

Comment 10 Information

Same units are used for heating and cooling.

Type of Distribution

Flexible Ducting, OSB and Drywall Plenum



Comment 11 Safety Concern

Potential microbial growth inside HVAC plenum. Recommend evaluation by a licensed mold inspector.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material

Plastic

Supply Pipe Material

Copper

Location of Water Shutoff

At Meter



Comment 12 Information

Water supply shut-off is located at the meter. The meter is at the street to the right of the driveway when facing the house.

Location of Fuel Shutoff

At Fuel Tank

Comment 13 Information

The only fuel is for the grill and was previously used for a gas fireplace inside which has now been removed. The fuel shutoff is on the tank.

Plumbing Cont.

Water Heater Fuel

Electric



Water Heater Capacity

40 gal



Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed

Dishwasher, Range

Cooking Fuel

Electric

Ventilation Type

Exhaust



Comment 14

Safety Concern

Kitchen ventilation terminates at the ridge vent inside the attic. Recommend a qualified contractor install exterior ventilation.

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types

Single Hung



Window Materials

Vinyl

Entry Door Types

Hinged



Comment 15

Repair or Replacement Needed

Moisture intrusion noted on both sides of the main entry door. Recommend a qualified contractor repair the damaged door frame and install new weatherstripping.

Entry Door Materials

Wood

Fireplace/Stove Type

Not Present

Comment 16
Information

Interior has been well maintained overall.

Interior Comments

Comment 17
Monitor Condition

Interior shows signs of good maintenance, but has had previous problems. The staining around the skylights is from a previously repaired leak. There is a soft spot in the bamboo flooring as if there is a dip in the sub-floor beneath it.



Report Summary

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 real estate agent or an attorney.

Safety Concern

Exterior: Walking Surface Materials

Concrete in drive has been lifted by roots and is a trip hazard. Recommend repair to eliminate safety concern.

Cooling: Type of Distribution

Potential microbial growth inside HVAC plenum. Recommend evaluation by a licensed mold inspector.

Appliances: Ventilation Type

Kitchen ventilation terminates at the ridge vent inside the attic. Recommend a qualified contractor install exterior ventilation.

Repair or Replacement Needed

Roofing: Gutter Material

The gutters at the front of the house are missing downspouts. Other areas have no gutters. This could allow water to pool at the foundation. Water should be directed 6 feet away from the foundation. The back of the house has an aluminum gutter with a proper extension on the downspout.

Interior: Entry Door Types

Moisture intrusion noted on both sides of the main entry door. Recommend a qualified contractor repair the damaged door frame and install new weatherstripping.