



ROOM BY ROOM INSPECTION-
HOME (2024)

Panama City Beach, FL 32413



Inspector

Robert Christian

Florida License #HI-14238

(850) 400-4167

inspector@cshomeinsp.com

TABLE OF CONTENTS

1: Scope and Limitations	5
2: Inspection Details	6
3: Roof	7
4: Exterior of Residence and Grounds	10
5: Garage or Carport	13
6: Electrical System	15
7: Foundation, Crawlspace & Structure	17
8: Water Heater	18
9: Water Supply System/Plumbing	20
10: Heating and/or Cooling Systems	22
11: Kitchen/Dining Room	24
12: Kitchen Appliances	27
13: Living Room	28
14: Master Bedroom	30
15: Bedroom 2	32
16: Bedroom 3	33
17: Bedroom 4	35
18: Bathroom 1- Master Bath	36
19: Bathroom 2	37
20: Laundry Room	39
21: Smoke Detectors/CO Detectors/Sprinkler Systems	40
22: Misc. Interior	41
23: General Photographs	42
24: Attic	43
Standards of Practice	46

Cornerstone Home Inspections of NW FL, Inc.

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



4.1.1 Exterior of Residence and Grounds - Vegetation, Grading & Drainage : Erosion due to poor rain water drainage



4.3.1 Exterior of Residence and Grounds - Siding, Flashing & Trim: Damaged siding



5.5.1 Garage or Carport - Floor: Minor cracks



8.1.1 Water Heater - General: Heater drain pan not properly plumbed



8.1.2 Water Heater - General: Unknown plumbing connection in garage



8.6.1 Water Heater - Seismic straps: Not installed- Florida



11.2.1 Kitchen/Dining Room - Cabinets: Improper opening of drawers



11.2.2 Kitchen/Dining Room - Cabinets: Chipped paint



11.2.3 Kitchen/Dining Room - Cabinets: Bottom edge of cabinet above the refrigerator is not painted.



11.8.1 Kitchen/Dining Room - Ceilings: Minor Damage



14.5.1 Master Bedroom - Ceilings: Drywall damage around vent cover



16.3.1 Bedroom 3 - Windows: Missing or damaged Screen



19.8.1 Bathroom 2 - Walls: Marks on walls



22.1.1 Misc. Interior - General: Drywall damage

1: SCOPE AND LIMITATIONS

1.1	General
-----	---------

Information

General: YOUR CORNERSTONE HOME INSPECTION REPORT:

Thank you for allowing Cornerstone Home Inspections of N.W. FL Inc. to inspect your new home or property. **Please carefully read your entire Inspection Report.** If you have any questions concerning your report, please don't hesitate to call us at (850) 400-4167. **This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes.** The Standards of Practice for the performance of this inspection can be found by clicking on the Standards tab in the report.

We further recommend that the purchaser check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the construction or remodeling of a home. Additionally, it is wise to check with the governing departments to obtain information concerning permits that have or have not been obtained by the previous owners.

General: INSPECTION CATEGORIES:

- 1) Maintenance Items** - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.
- 2) Observation Items**- Most items typically fall into this category. These observations may require a qualified licensed contractor to evaluate further and repair or replace, but the cost is typically reasonable.
- 3) Safety and Immediate Attention Needed Items** - This category is composed of immediate safety concerns or items that could represent a significant expense to repair or replace either now or in the near future or could be a health and safety hazard requiring immediate repair or replacement.

2: INSPECTION DETAILS

2.1	General
-----	---------

Information

General: In Attendance

No third parties present,
Inspector's Assistant

General: Occupancy

Vacant

General: Type of Building

Single Family

**General: Temperature
(approximate)**

71 Fahrenheit (F)











General: Weather Conditions

Humid, Clear

3: ROOF

3.1	General- Roof
3.2	Roof Coverings
3.3	Plumbing Vent Pipes
3.4	Exterior Flashings
3.5	Roof Drainage Systems- Gutters

Information

General- Roof: Inspection Method -Roof Ladder, Camera, Roof	General- Roof: Roof Type/Style Combination <div>Types of roofs</div> <div><div><div>1</div><div>Gable roof</div></div><div><div>2</div><div>Hip roof</div></div><div><div>3</div><div>Dutch roof</div></div><div><div>4</div><div>Mansard roof</div></div><div><div>5</div><div>Flat roof</div></div></div> <div><div><div>6</div><div>Shed roof</div></div><div><div>7</div><div>Butterfly roof</div></div><div><div>8</div><div>Gambrel roof</div></div><div><div>9</div><div>Dormer roof</div></div><div><div>10</div><div>M Shaped roof</div></div></div>
--	---

Roof Coverings: Material-Roofing
Architectural Asphalt Shingles



Left side Slope



Front Slope



Front Slope



Right side Slope



Rear Slope



Rear Slope



Rear Slope



Left side Slope

Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes.

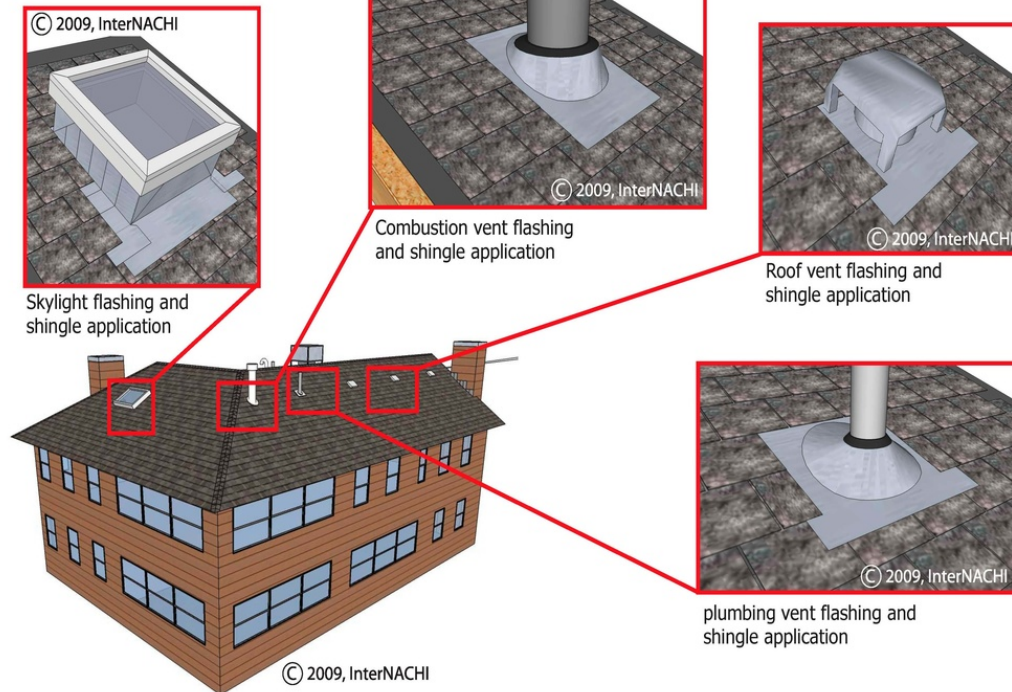


Exterior Flashings: Material

Aluminum

Flashing is a sheet of thin, impervious material used to prevent water penetration or seepage into a building and to direct the flow of moisture in walls. Flashing is particularly important at junctions such as roof hips and valleys, joints between roofs and vertical walls, roof intersections or projections such as chimneys, dormers, vent pipes, window openings, and so on.

Roof penetrations and flashing



4: EXTERIOR OF RESIDENCE AND GROUNDS

4.1	Vegetation, Grading & Drainage
4.2	Driveways and Walkways
4.3	Siding, Flashing & Trim
4.4	Eaves, Soffits & Fascia
4.5	Steps, Porches, Patios, Decks & Balconies
4.6	Exterior Doors

Information

Driveways and Walkways:

Driveway Material

Concrete



Driveways and Walkways:

Walkway Material

Concrete, Gravel

Steps, Porches, Patios, Decks & Balconies:

Front Porch Material

Concrete

Steps, Porches, Patios, Decks & Balconies:

Rear Deck

Concrete

Exterior Doors: Exterior Entry

Door -Front

Wood, Solid Core



Exterior Doors: Exterior Entry

Door -Rear

Solid Core, Wood



Siding, Flashing & Trim: Siding Material

Hardie Board



Siding, Flashing & Trim: Siding Style

Shiplap, Board & Batten



Steps, Porches, Patios, Decks & Balconies: Steps, Porches, Patios, Decks & Balconies

Front Porch, Patio



Observations

4.1.1 Vegetation, Grading & Drainage

EROSION DUE TO POOR RAIN WATER DRAINAGE

LEFT REAR OF RESIDENCE

Poor drainage can cause erosion around a house, which can lead to significant damage to the foundation. This area of erosion should be addressed with new fill and improved drainage.

Recommendation

Contact your builder.





Erosion due to poor drainage. Sod needs to be removed and fill placed to correct erosion. Then sod should be replaced.



Soil erosion.

4.3.1 Siding, Flashing & Trim

DAMAGED SIDING

REAR

 Recommendation



5: GARAGE OR CARPORT

5.1	General
5.2	Vehicle Door
5.3	Automatic Opener
5.4	Interior/Walls/Ceilings
5.5	Floor
5.6	Attached Garage-House Door

Information

General: Limitations

General: Type

Attached

Vehicle Door: Condition

Appeared serviceable

Vehicle Door: # of Doors

1

Automatic Opener: Condition

Appeared serviceable

Automatic Opener: Mechanical auto-reverse operable

Yes



Interior/Walls/Ceilings: Condition

Serviceable

Floor: Condition

Appeared serviceable



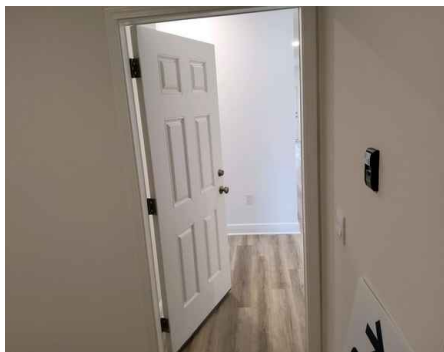
Attached Garage-House Door: Condition

Appeared serviceable

Attached Garage-House Door:

Type

Not self closing, Solid core



General: Carbon Monoxide Detector

A carbon monoxide detector was located in the interior hallway of the residence just inside the door connecting the residence to the attached garage.



Vehicle Door: Type

Roll



Observations

5.5.1 Floor

MINOR CRACKS

Minor hairline cracks in garage floor. These cracks should be monitored.



Recommendation



6: ELECTRICAL SYSTEM

6.1	Service- Electric Meter and Service Line
6.2	Electrical Service Panels
6.3	Wiring
6.4	Exterior- Electrical Fixtures

Information

Service- Electric Meter and Service Line : Type

Underground



Service- Electric Meter and Service Line : Voltage

120-240

Service- Electric Meter and Service Line : Service entrance conductor material

Stranded Aluminum

Service- Electric Meter and Service Line : Main disconnect rating

200

Service- Electric Meter and Service Line : Max Amperage

200

Service- Electric Meter and Service Line : Protection

Breakers



Service- Electric Meter and Service Line : System ground

Ground rod(s) in soil

Electrical Service Panels: Main service panel and meter condition

Appeared serviceable

Electrical Service Panels: Sub-panel(s) condition

Appeared serviceable



Electrical Service Panels: Location of main disconnect

No single main disconnect. Use all breakers in main service panel

Wiring: Condition- Electrical Wiring

Serviceable

Wiring: Branch circuit wiring type

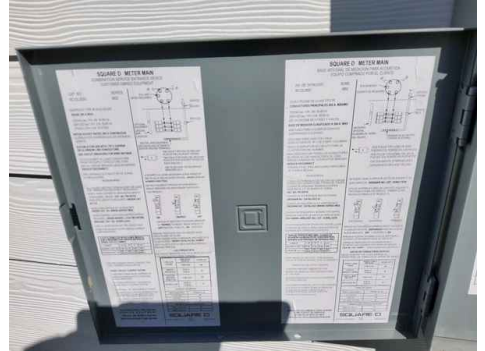
Non-metallic sheathed, Copper, Aluminum multi-strand

Wiring: Solid strand aluminum wiring present

None visible

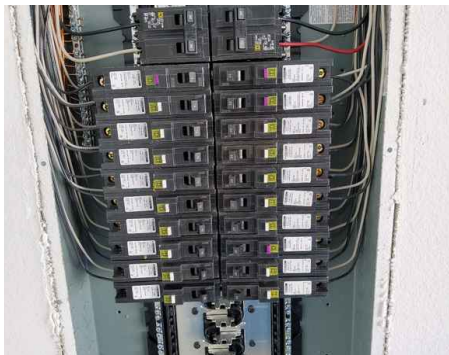
Service- Electric Meter and Service Line : Condition- Electrical Service

Appeared serviceable



Electrical Service Panels: Location of MAIN panel #A

Garage



7: FOUNDATION, CRAWLSPACE & STRUCTURE

7.1	Foundation
-----	------------

Information

Foundation: Material

Concrete, Slab on Grade

Foundation: Slab on Grade Foundation- No Crawl space

A slab on grade foundation is when a concrete slab rests directly on the ground below it. A home with a slab-on-grade foundation has no crawl space.

8: WATER HEATER

8.1	General
8.2	Water Shut off
8.3	Tank Casing
8.4	TPR drain valve/line
8.5	Expansion tank
8.6	Seismic straps

Information

General: Condition

Appeared serviceable

General: Energy source

Electric

General: Type

Tank

General: Capacity

50

General: Location

Garage

General: Water Temp

100

General: Hot water temperature taken inside home at kitchen sink with meter.

TPR drain valve/line: Valve Serviceable

**General: Date of Manufacture- Age of Water Heater**

07-2024

This is the standard used when reviewing the life expectancy of a **tanked** water heater: **(near the end of life expectancy 7-8 yrs / at end of life expectancy 8 -15 years / beyond life expectancy >15 yrs)**.

A **tankless** water heater has a standard life expectancy of **up to 20 years** if properly maintained.

Observations

8.1.1 General**HEATER DRAIN PAN NOT PROPERLY PLUMBED**

The drain pan should be plumbed to allow for leaking water to be drained safely.



Recommendation



Drain to water heater pan not properly plumbed.

8.1.2 General

UNKNOWN PLUMBING CONNECTION IN GARAGE

The inspector was unable to determine the use of this unknown plumbing connection. Client should inquire of seller of use for this plumbing.



Maintenance Item



8.6.1 Seismic straps

NOT INSTALLED- FLORIDA

Earthquake loads are not applicable in the majority of Florida and therefore, water heater supports may or may not be required by code but should be considered for installation. The home owner should consult a qualified professional to determine if water heater supports are necessary in this application.

Recommendation

Contact a qualified professional.



Recommendation

9: WATER SUPPLY SYSTEM/PLUMBING

9.1	General
9.2	Service / Main Line
9.3	Supply Lines
9.4	Drain and Waste Lines
9.5	Venting
9.6	Irrigation

Information

Service / Main Line: Condition
Appeared serviceable

Service / Main Line: Main shut-off location
Exterior main

Service / Main Line: Type
Public



Supply Lines: Condition
Appeared serviceable

Supply Lines: Type
Not determined (inaccessible or obscured)

Drain and Waste Lines: Drain pipe condition
Appeared serviceable

Drain and Waste Lines: Waste pipe condition
Appeared serviceable

Drain and Waste Lines: Drain pipe material
PVC

Drain and Waste Lines: Waste pipe material
Not determined

Venting: Condition
Appeared serviceable

Venting: Vent pipe material
Plastic

Irrigation: Irrigation system
Not determined

General: Filters -Water Supply System
Aqua Pro



General: Limitations

The following items are not included in this inspection: private/shared wells and related equipment:

1. private sewage disposal systems;
2. hot tubs or spas (unless separately contracted for and reviewed in Pool/Spa section of this report);
3. main, side, and lateral sewer lines; gray water systems; pressure boosting systems and trap primers;
4. incinerating or composting toilets;
5. fire suppression systems;
6. water softeners, conditioners, or filtering systems;
7. plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs;
8. underground utilities and systems;
9. overflow drains for tubs and sinks or backflow prevention devices.
10. private/shared wells and related equipment.

Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply or the water pipes. The inspector also does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Service / Main Line: Water Pressure PSI

75



10: HEATING AND/OR COOLING SYSTEMS

10.1	General
10.2	Cooling Equipment
10.3	Heating Equipment
10.4	Thermostat and Normal Operating Controls
10.5	Ductwork System

Information

General: HVAC System
Central

Cooling Equipment: Brand
Carrier

Cooling Equipment: Energy Source/Type
Electric



Cooling Equipment: Date of manufacture- cooling compressor
2024-05-01

Cooling Equipment: Location
Exterior Rear North Corner

Heating Equipment: Brand
Carrier



Heating Equipment: Energy Source
Electric

Heating Equipment: Heat Type
Forced Air

Thermostat and Normal Operating Controls: Thermostat Brand
Honeywell

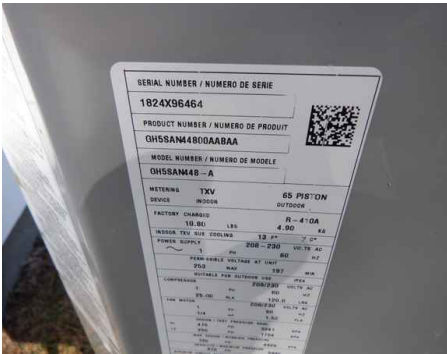


**Thermostat and Normal
Operating Controls: Thermostat
Location**
Hallway

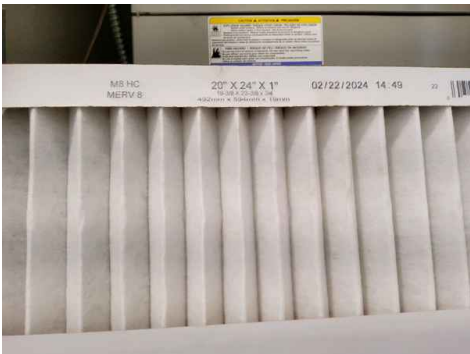
**Ductwork System: Ductwork
Insulated**

Cooling Equipment: SEER Rating
14 SEER

Modern standards call for at least 13 SEER rating for new install.
Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).



Heating Equipment: Filter for Heating System



11: KITCHEN/DINING ROOM

11.1	Counters
11.2	Cabinets
11.3	Sinks & Faucets
11.4	Floors
11.5	Lighting Fixtures, Switches & Receptacles
11.6	GFCI
11.7	Walls
11.8	Ceilings
11.9	Doors
11.10	Windows

Information

Counters: Condition

Appeared serviceable

Sinks & Faucets: Condition

Appeared serviceable

Walls: Wall Material

Drywall



Ceilings: Ceiling Material

Drywall

Counters: Material

Quartz



Cabinets: Condition
Appeared serviceable



Floors: Floor Coverings
Vinyl Plank



Observations

11.2.1 Cabinets

IMPROPER OPENING OF DRAWERS

Two drawers in the kitchen cabinet are not properly installed. When opening the drawers strike each other.

Recommendation

Contact a qualified handyman.

 Recommendation



11.2.2 Cabinets

CHIPPED PAINT

 Maintenance Item



11.2.3 Cabinets

BOTTOM EDGE OF CABINET ABOVE THE REFRIGERATOR IS NOT PAINTED.



Maintenance Item



11.8.1 Ceilings

MINOR DAMAGE

Minor damage to the ceiling was visible at the time of the inspection.



Maintenance Item



12: KITCHEN APPLIANCES

12.1	Dishwasher
12.2	Range/Oven/Cooktop
12.3	Garbage Disposal
12.4	Built-in Microwave

Information

Dishwasher: Brand
Whirlpool



Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

Range/Oven/Cooktop:
Range/Oven Brand
Whirlpool



Range/Oven/Cooktop: Recycle
Vent built into microwave



13: LIVING ROOM

13.1	Windows
13.2	Floors
13.3	Walls
13.4	Ceilings
13.5	Ceiling Fans
13.6	Lighting Fixtures, Switches & Receptacles
13.7	GFCI & AFCI

Information

Windows: Window Type

Single-hung, Tilt-out



Floors: Floor Coverings

Vinyl Plank



Walls: Wall Material

Drywall



Ceilings: Ceiling Material

Dry Wall



Ceiling Fans: Ceiling Fan- Living Room



Lighting Fixtures, Switches & Receptacles: There is no cable TV outlet in family room

There is no TV cable outlet in the family room but there are in the bedrooms and there appears to be one in the entryway hall of the residence.



This cable outlet is located just inside the front door of the residence in the hallway.

14: MASTER BEDROOM

14.1	Doors
14.2	Windows
14.3	Floors
14.4	Walls
14.5	Ceilings
14.6	GFCI & AFCI
14.7	Ceiling Fans
14.8	Lighting Fixtures, Switches & Receptacles

Information

Windows: Window Manufacturer
Kreestmark

Floors: Floor Coverings
Vinyl Plank

Walls: Wall Material
Drywall



Ceilings: Ceiling Material
Dry Wall



Windows: Window Type

Single-hung, Tilt-out



Window-Not Impact Rated

Observations

14.5.1 Ceilings

DRYWALL DAMAGE AROUND VENT COVER

Minor damage around the vent cover was visible at the time of the inspection.

Recommendation

Contact a qualified handyman.



Recommendation



15: BEDROOM 2

15.1	Doors
15.2	Windows
15.3	Floors
15.4	Walls
15.5	Ceilings
15.6	GFCI & AFCI
15.7	Lighting Fixtures, Switches & Receptacles

Information

Windows: Window Type

Single-hung, Tilt-out



Windows: Window Manufacturer

Krestmark

Floors: Floor Coverings

Vinyl Plank



Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall



Lighting Fixtures, Switches & Receptacles: Extra junction box- purpose unknown

Extra junction box- purpose
unknown



16: BEDROOM 3

16.1	General
16.2	Doors
16.3	Windows
16.4	Floors
16.5	Walls
16.6	Ceilings
16.7	GFCI & AFCI
16.8	Lighting Fixtures, Switches & Receptacles

Information

Windows: Window Type

Single-hung, Tilt-out



Windows: Window Manufacturer

Krestmark

Floors: Floor Coverings

Vinly Plank

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall



Observations

16.3.1 Windows

MISSING OR DAMAGED SCREEN

Window missing screen or screen is damaged.

Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



Recommendation



17: BEDROOM 4

17.1	Doors
17.2	Windows
17.3	Floors
17.4	Walls
17.5	Ceilings
17.6	GFCI & AFCI
17.7	Lighting Fixtures, Switches & Receptacles

Information

Windows: Window Type

Single-hung, Tilt-out

**Windows: Window Manufacturer**

Krestmark

Floors: Floor Coverings

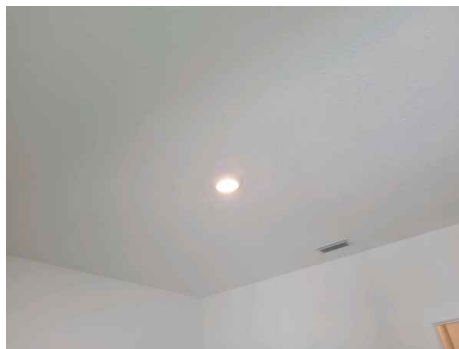
Vinyl Plank

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall



18: BATHROOM 1- MASTER BATH

18.1	General
18.2	Exhaust Fan
18.3	Sinks and undercounter connections
18.4	Toilet
18.5	Shower/Tub
18.6	GFCI
18.7	Lighting Fixtures, Switches & Receptacles

Information

General: Floors

Vinyl Plank



Toilet: Bathroom Water Supply Lines - condition

Braided

Sinks and undercounter connections: Fixtures Water Supply Shut-off Valves

Galvanized

Toilet: Toilet Fixtures Water Supply Shut-off Valves

Galvanized

Shower/Tub: Type of Shower/Tub

Walk-in Shower



19: BATHROOM 2

19.1	General
19.2	Exhaust Fan
19.3	Sinks and undercounter connections
19.4	Toilet
19.5	Shower/Tub
19.6	GFCI
19.7	Lighting Fixtures, Switches & Receptacles
19.8	Walls

Information

General: Floors

Vinyl Plank



Sinks and undercounter connections: Fixtures Water Supply Shut-off Valves
Galvanized

Toilet: Toilet Fixtures Water Supply Shut-off Valves
Galvanized

Toilet: Bathroom Water Supply Lines - condition
Braided

Shower/Tub: Type of Shower/Tub
Tub/shower combo



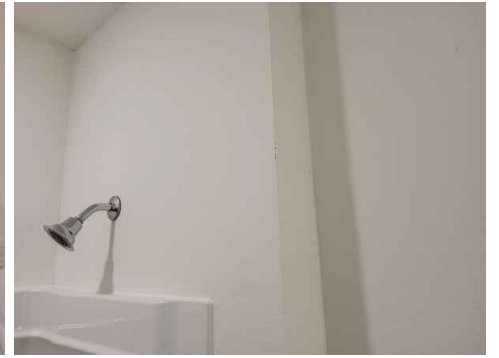
Observations

19.8.1 Walls

MARKS ON WALLS



Maintenance Item



20: LAUNDRY ROOM

20.1	General
20.2	Washer Fill Lines Shut-off Device
20.3	Drain, Waste, & Vent Systems
20.4	Walls and Ceiling
20.5	Floor

Information

General: Items not included in inspection

General: Dryer Power Source
220 Electric



Drain, Waste, & Vent Systems: Dryer Vent
Metal



Drain, Waste, & Vent Systems: Material-Washer Drain
PVC



Drain, Waste, & Vent Systems: Washer Drain Size
2"

21: SMOKE DETECTORS/CO DETECTORS/SPRINKLER SYSTEMS

21.1	General
21.2	Smoke Detectors
21.3	Carbon Monoxide Detectors

Information

Smoke Detectors: Smoke alarms installed	Carbon Monoxide Detectors: CO alarms installed
Yes	Yes

General: Information for Smoke Detectors Life Expectancy and Replacement

In Florida as of January 1st, 2015, when you replace a battery-powered smoke alarm in your home, or install a new one, it must be powered by a non-removable and non-replaceable battery with at least a 10-year rated life. This type of alarm has been on the market for several years and uses a lithium ion battery. The fact that the smoke detector sensor also has a lifespan rating of 10 years is another good reason to replace the alarm every ten years.

Carbon Monoxide Detectors: Information for CO Detectors Requirement and Placement if residence has fossil-fuel burning heater or appliance, fireplace or attached garage

What is the best place to install carbon monoxide alarms (CO detectors) in a house?

A CO alarm should be placed in the hallway or area next to each bedroom or cluster of bedrooms, and one on each floor of a multilevel house. Florida Statute 553.885 has required for about the past 10 years that any **new home or home addition** that has a **fossil-fuel burning heater or appliance (such as a gas water heater), a fireplace, or attached garage must have a carbon monoxide alarm within 10 feet of each sleeping room**. For most homes, this means that a CO alarm has to be located in each hallway or access room to a bedroom. Because a smoke alarm is also required outside the bedrooms, most homebuilders use a combination smoke and carbon monoxide alarm, like the one shown above, to accommodate both requirements.

Although the law applies only to new homes or home additions, the “one CO alarm in the area outside each bedroom or cluster of bedrooms” is a good standard for existing homes too, except for a further recommendation to have at least one CO alarm on every level of a multi-story home.

22: MISC. INTERIOR

22.1	General
------	---------

Observations

22.1.1 General

DRYWALL DAMAGE

FRONT HALLWAY

There are multiple a drywall/painting damage in the hallway entering the residence and the hall outside bedrooms 2 and 3 around the guest bath entry.



Main entrance hall- ceiling

Outside bedroom door in hall by the guest bath.

23: GENERAL PHOTOGRAPHS

23.1	General
------	---------

24: ATTIC

24.1	Attic Insulation
24.2	Ventilation
24.3	Attic Stairs Installation
24.4	Attic Storage above Garage

Information

Attic Insulation: R-value
38

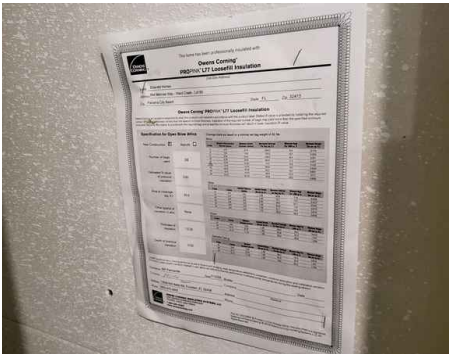
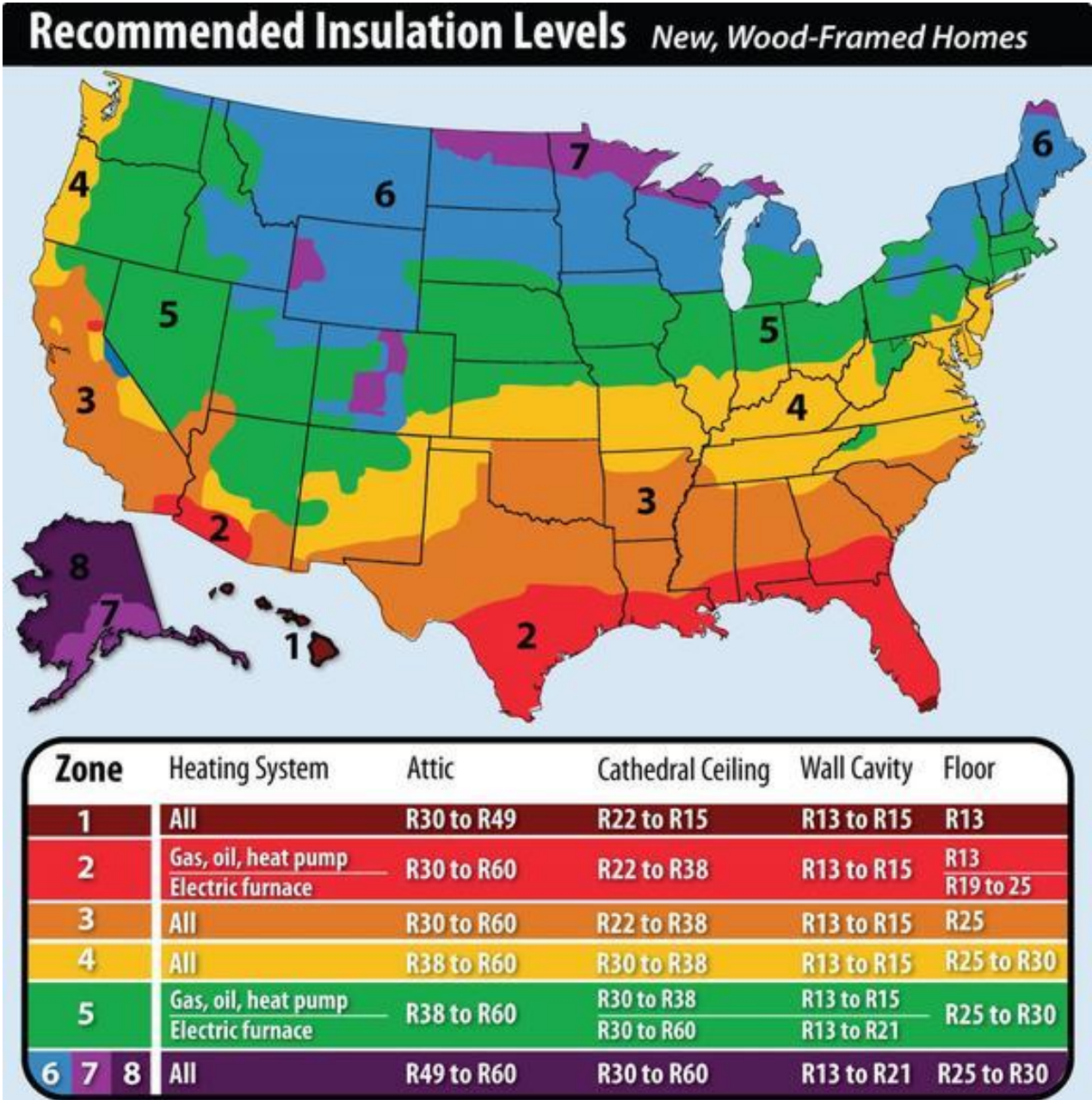
Ventilation: Ventilation Type
Soffit Vents

Attic Stairs Installation: No Attic Stairs



INSULATION DEPTH
[R-38]

Attic Insulation: Insulation Type
Loose-fill



Attic Insulation: Vermiculite

None visible

Photo of typical vermiculite insulation. This type of insulation is checked for since vermiculite contains asbestos and should not be disturbed.



Attic Storage above Garage: Space for Storage

There is limited space for storage above the garage due to roof bracing impeding access to the area.

STANDARDS OF PRACTICE
