

2323 W Chestnut St

Tampa, Florida 33607



Client

Max Bowman

Type

**Major Systems Plus Report -
2323 W Chestnut St**

Scheduled

June 9, 2026, 3:00 PM EDT

Completed

June 9, 2026, 4:37 PM EDT

 1 safety

 10 repair

 8 limitation

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	 <u>Mold-like Substance on Property.</u>
Roof	General	 <u>Unable to Inspect All Roof Components</u>
	Coverings	 <u>Roof Shingles Nearing End of Life</u>
	Flashing	 <u>Damaged Flashing</u>
	Vents	 <u>Damaged Vent</u>
Structural	Foundation	 <u>Wooden Support Touching Ground</u>
		 <u>Crawlspace Access Limited</u>
	Crawl Space	 <u>Wood Rot Observed</u>
		 <u>Missing Vapor Barrier</u>
		 <u>Crawlspace Access Limited</u>
HVAC	Heating	 <u>Window units</u>
	Cooling	 <u>Window units present</u>
Plumbing	Main Water Supply	 <u>Water Pressure: Other</u>
	Drainage	 <u>Leaking Drain Pipe</u>
	Water Heater	 <u>Corroded Water Heater</u>
		 <u>Water Heater Nearing End of Useful Life</u>
Electrical	Electrical Panels, Grounding, Main Overcurrent Device	 <u>Missing Electrical Panel Cover</u>
	Smoke / Carbon Monoxide Detectors	 <u>Smoke Detector Type: Not Present</u>
		 <u>Carbon Monoxide Detector Type: Not Present</u>

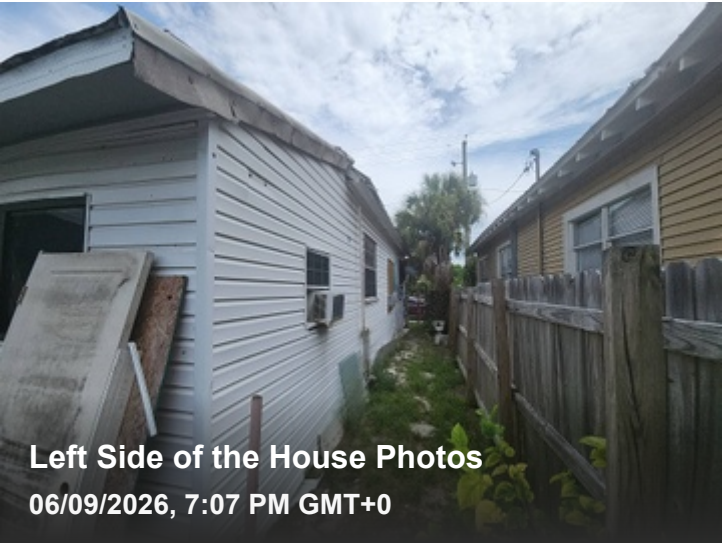
Home Inspection Details

 1 Issue

Note

Flooring was uneven at numerous areas throughout the interior, ceilings were damaged at various areas. Roof was damaged at various areas, exterior siding/ trim was damaged at various areas. Crawlspace was limited visual, due to height to get under/ debris underneath made it difficult to get under.

Home Inspection Details photos / videos





Back of the House Photos
06/09/2026, 7:07 PM GMT+0



Back Yard Photos
06/09/2026, 7:08 PM GMT+0



Back Yard Photos
06/09/2026, 7:08 PM GMT+0



Right Side of the House Photos
06/09/2026, 7:09 PM GMT+0



Right Side of the House Photos
06/09/2026, 7:09 PM GMT+0

 Repair deficiency

Mold-like Substance on Property

There are signs of biological growth, mold, or mildew on the property. Recommend further evaluation by a qualified professional.

Home Inspection Details photos / videos

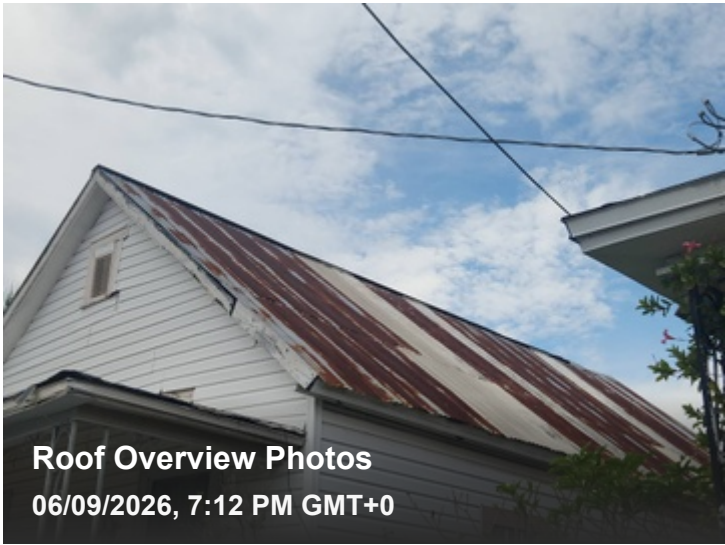


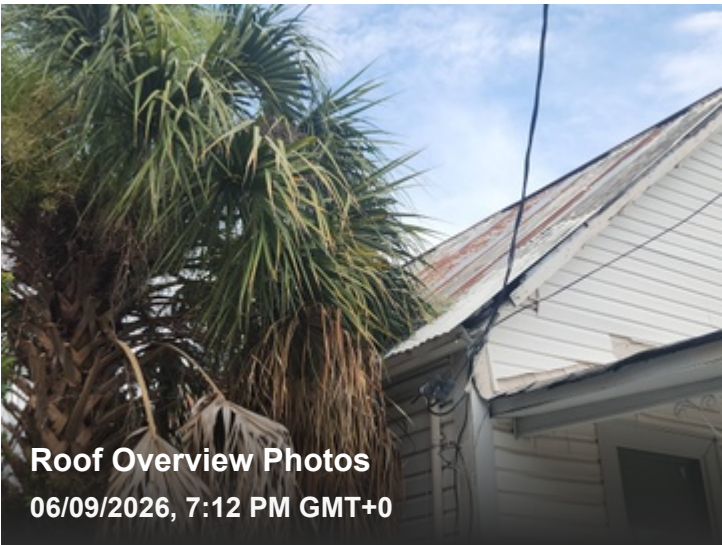
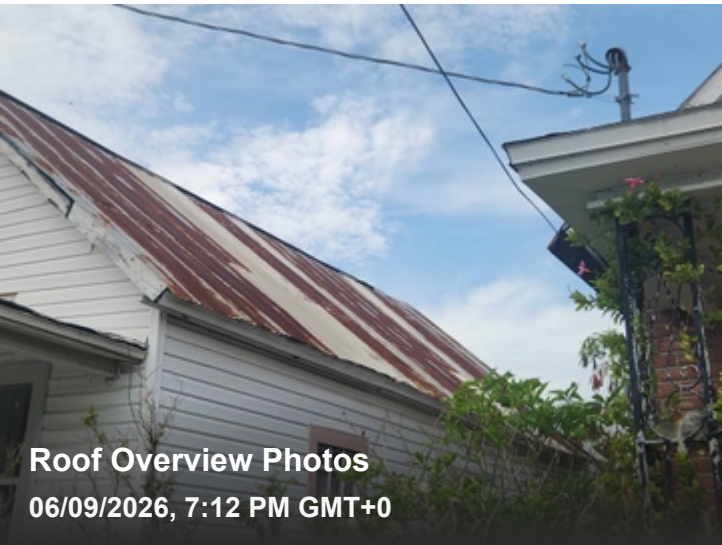
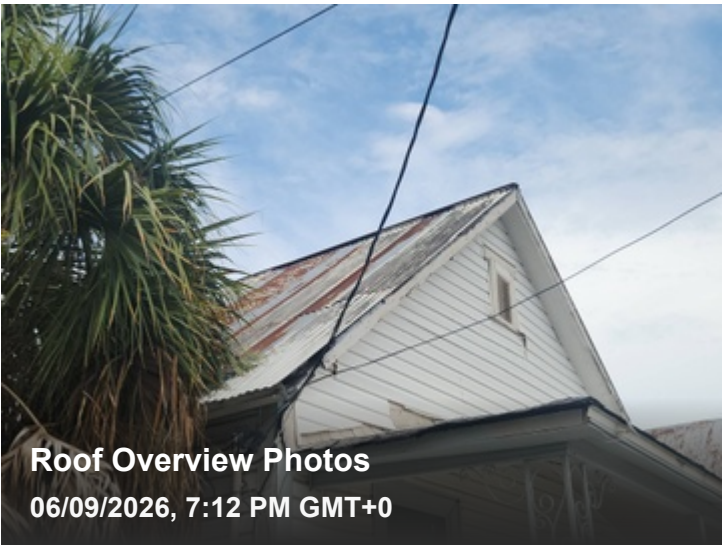
Roof  4 Issues

General  1 Issue

Roof Inspection Method
Viewed from Ground Level

General photos / videos





 Limitation



Unable to Inspect All Roof Components

There are components of the roof that are not visible or accessible, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Limitation photos / videos

Coverings **1 Issue**

Roof Covering Material(s)

Metal

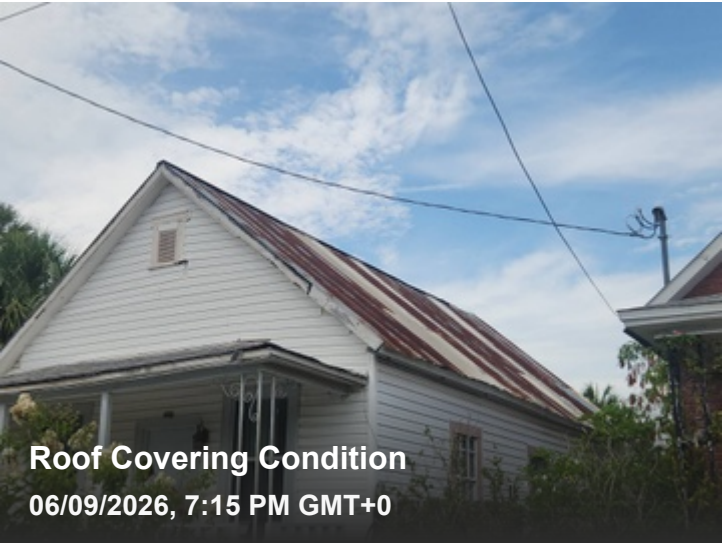
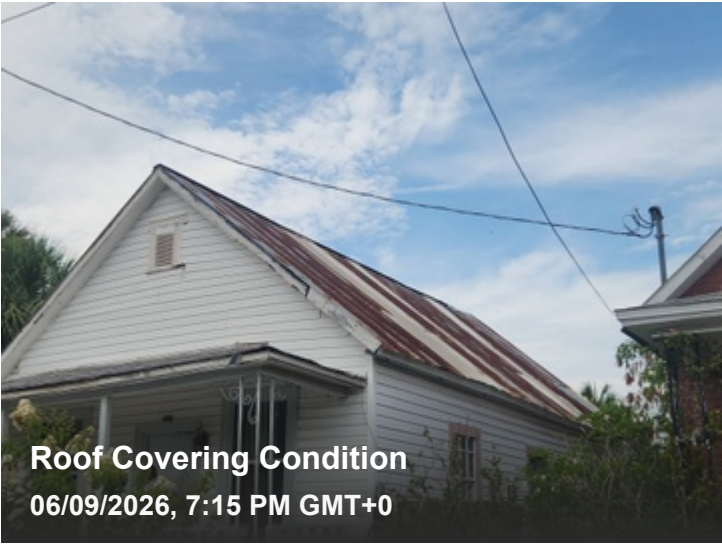
Roof Covering Condition

Poor (Significant Repairs)

Roof Layers

2 layers

Coverings photos / videos



 **Repair deficiency**

Roof Shingles Nearing End of Life

The roof shingles are nearing their end of life. Recommend further evaluation by a qualified professional.

Coverings photos / videos

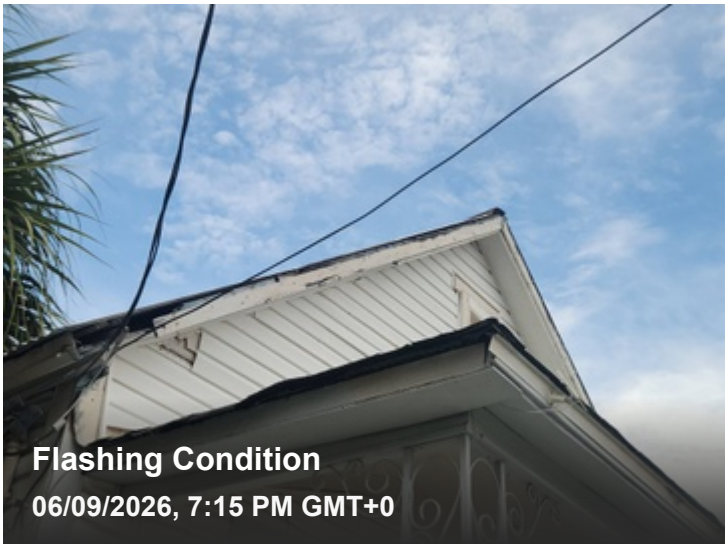
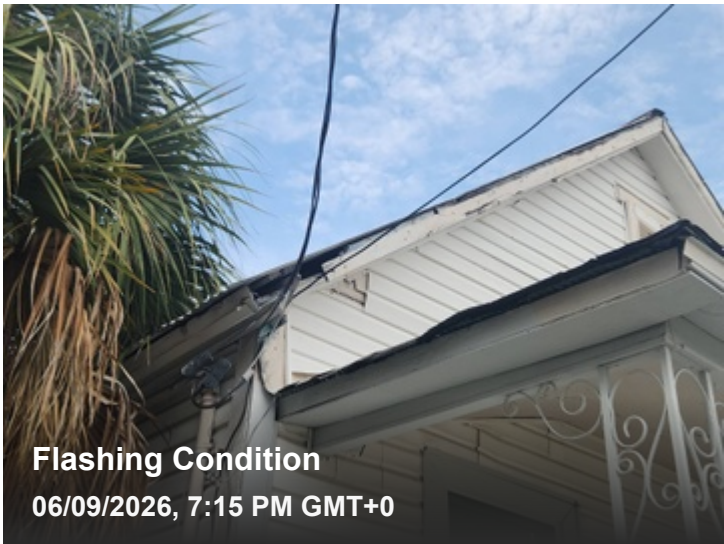




Flashing 1 Issue

Flashing Condition
Poor (Significant Repairs)

Flashing photos / videos



 **Repair deficiency**

Damaged Flashing

The flashing is damaged.

Flashing photos / videos



Chimneys  Not present

Vents  1 Issue

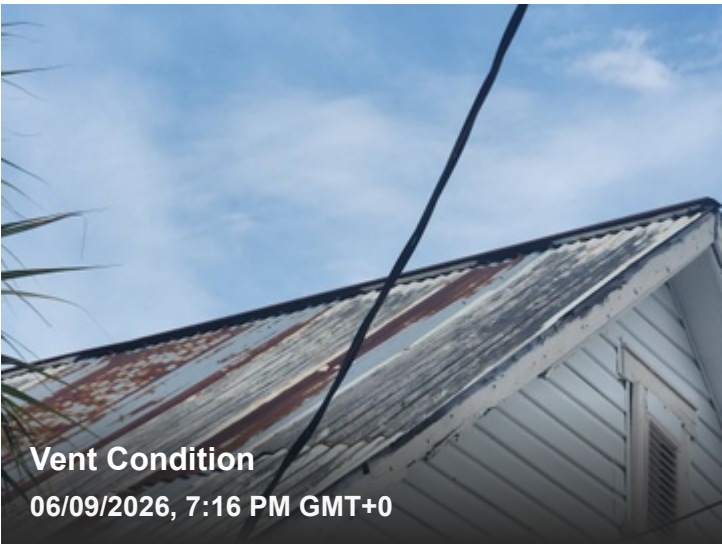
Vent Material Type

Metal

Vent Condition

Poor (Significant Repairs)

Vents photos / videos



 **Repair deficiency**

Damaged Vent

One or more roof vents are damaged. Recommend further evaluation by a qualified professional.

Vents photos / videos



Skylights  Not present

Structural

 5 Issues

Foundation

 2 Issues

Foundation Type

Block

Foundation Condition

Fair (Some Repairs)

Foundation photos / videos



 Repair deficiency

Wooden Support Touching Ground

A wooden support is touching the ground, which is conducive to wood-destroying organisms. Recommend further evaluation by a qualified professional.

Foundation photos / videos



 Limitation



Crawlspace Access Limited

Access to the crawl space was limited at the time of the inspection.

Limitation photos / videos

Crawl Space 3 Issues

Crawl Space Condition

Fair (Some Repairs)

Vapor Barrier Observed

No

Crawl Space photos / videos



Crawl Space Condition
06/09/2026, 7:23 PM GMT+0



Crawl Space Condition
06/09/2026, 7:23 PM GMT+0



Crawl Space Condition
06/09/2026, 7:23 PM GMT+0

 Repair deficiency

Wood Rot Observed

Wood rot is observed on / in the property. Recommend further evaluation by a qualified professional.

Crawl Space photos / videos





Repair deficiency

Missing Vapor Barrier

The vapor barrier is missing.

Crawl Space photos / videos



Limitation

Crawlspace Access Limited

Access to the crawl space was limited at the time of the inspection.

Limitation photos / videos

Finished Basement



Not present

Unfinished Basement  Not present

HVAC

 2 Issues

Heating

 Cannot inspect

 Limitation



Window units

Window units, no central AC present

Limitation photos / videos

Cooling

 Cannot inspect

 Limitation



Window units present

Window unit present

Cooling photos / videos



Plumbing

 4 Issues

Main Water Supply

 1 Issue

Water Source

Public

Water Pressure

Refer to limitations

Water Shut-off Observed

Yes

Water Shut-off Location

Exterior

Main Water Supply photos / videos



 Limitation

Water Pressure: Other

Faucets turned off

Limitation photos / videos

Drainage

 1 Issue

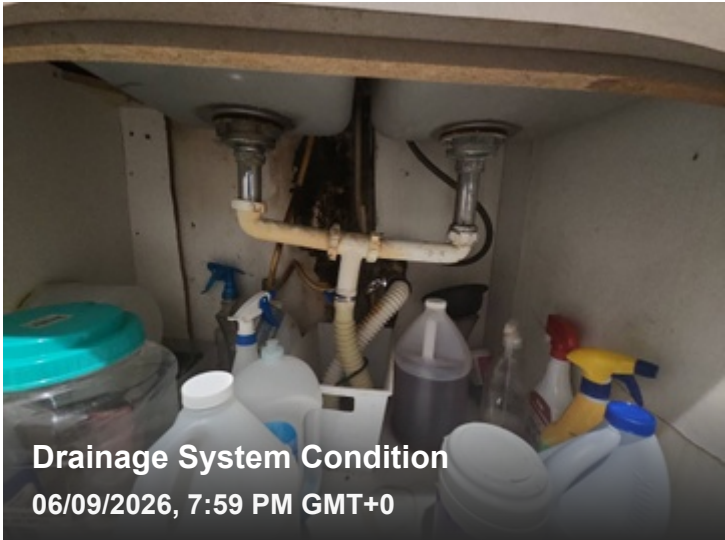
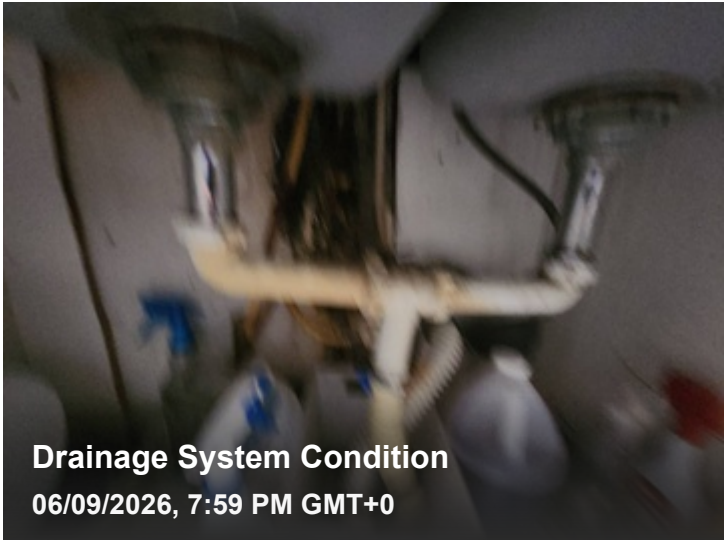
Drainage System Condition

Poor (Significant Repairs)

Main Drain Material(s)

Lead, Cast Iron

Drainage photos / videos



 Repair deficiency

Leaking Drain Pipe

A drain / waste / vent pipe is leaking.

Drainage photos / videos



Water Supply, Distribution Systems, and Fixtures ✓ No issues

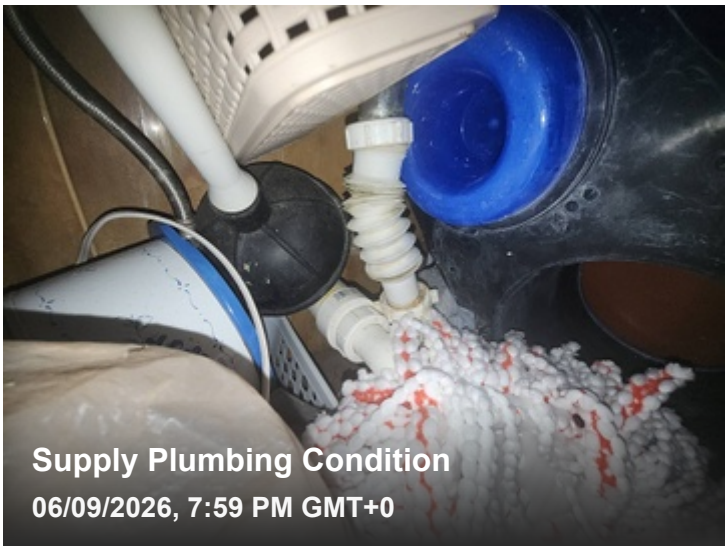
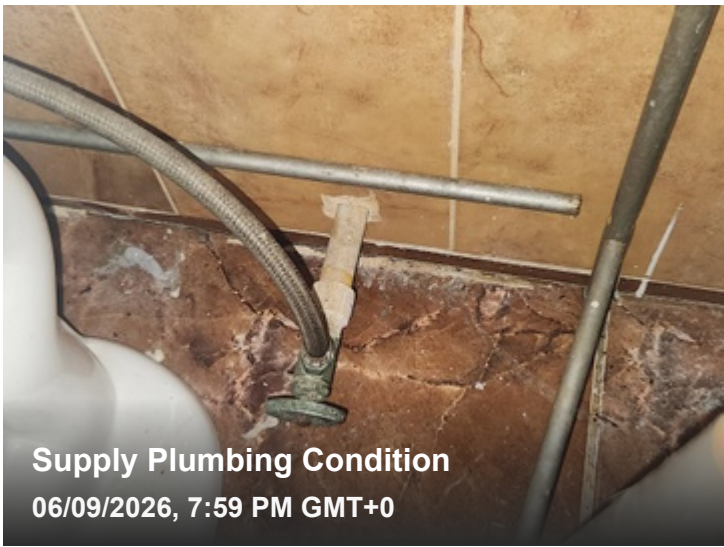
Supply Material(s)

Copper

Supply Plumbing Condition

Good (Cosmetic Issues Only)

Water Supply, Distribution Systems, and Fixtures photos / videos



Water Heater

 2 Issues

Water Heater Brand

Everkleen

Water Heater Capacity

30 gallons

Water Heater Location

Outside

Water Heater Condition

Poor (Significant Repairs)

Water Heater Appliance Tag Photo

Water Heater - Electric

 Beta Feature

Recall status

No

Expected life

12 years

Brand

Rheem

Estimated remaining life

0 years

Manufacture date

November 2008

Model number

82SV30-2

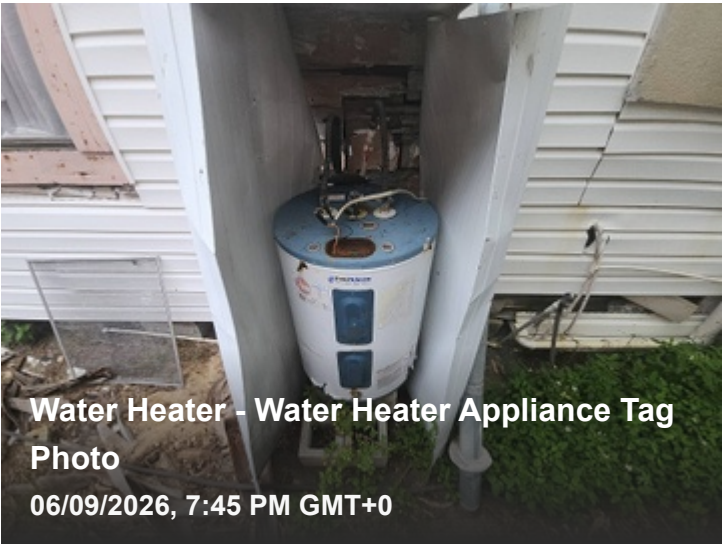
Age

17.61 years

Serial number

RH1108B04132

Water Heater photos / videos



 **Repair deficiency**

Corroded Water Heater

The water heater fittings are corroded.

Water Heater photos / videos



 **Repair deficiency**

Water Heater Nearing End of Useful Life

The water heater has normal signs of wear and tear and is near the end of its useful life.

Water Heater photos / videos



Sewer

✓

No issues

Sewer Type

Public

Sewer photos / videos

Electrical

 3 Issues

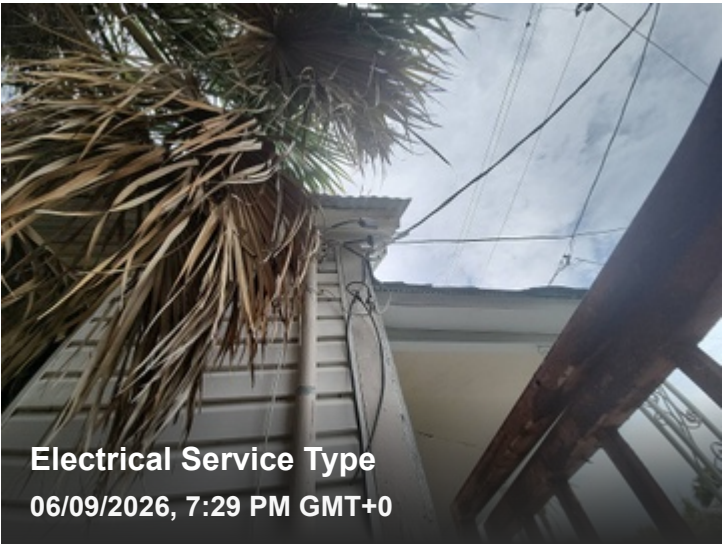
Service Entrance Conductors

 No issues

Electrical Service Type

Overhead

Service Entrance Conductors photos / videos



Electrical Panels, Grounding, Main Overcurrent Device

 1 Issue

Electrical Main Panel Brand

Square D

Main Panel Location

Exterior

Main Panel Wiring Type

Copper

Main Panel Amperage Rating

100

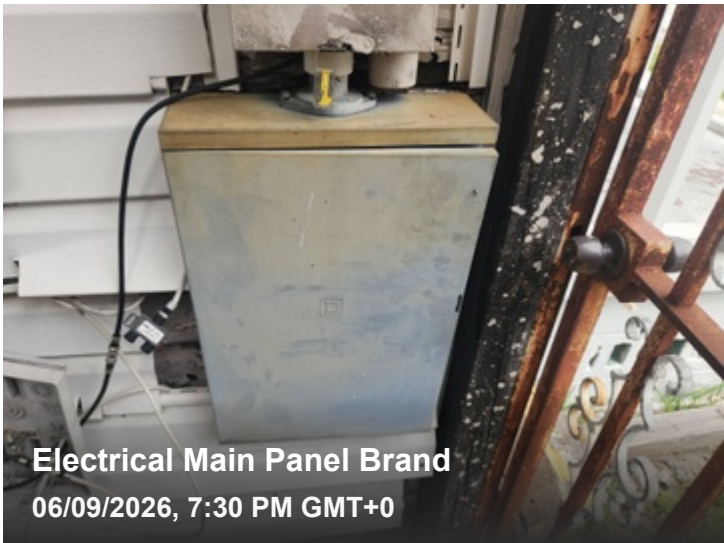
Electrical Main Panel Condition

Poor (Significant Repairs)

Note

Loose electrical breakers

Electrical Panels, Grounding, Main Overcurrent Device
photos / videos



Electrical Main Panel Brand
06/09/2026, 7:30 PM GMT+0



Safety deficiency

Missing Electrical Panel Cover

The electrical panel dead front is missing. Recommend further evaluation by a qualified professional.

Electrical Panels, Grounding, Main Overcurrent Device
photos / videos



Branch Wiring

✓ No issues

Branch Wiring Material(s)

Copper

Branch Wiring photos / videos

Smoke / Carbon Monoxide Detectors

🕒 2 Issues

Smoke Detector Type

Not Present

Carbon Monoxide Detector Type

Not Present

Smoke / Carbon Monoxide Detectors photos / videos

⚠️ Limitation

Smoke Detector Type: Not Present

The object / room is not present.

Limitation photos / videos

⚠️ Limitation

Carbon Monoxide Detector Type: Not Present

The object / room is not present.

Limitation photos / videos

Interior

Interior Walkthrough ✓ No issues

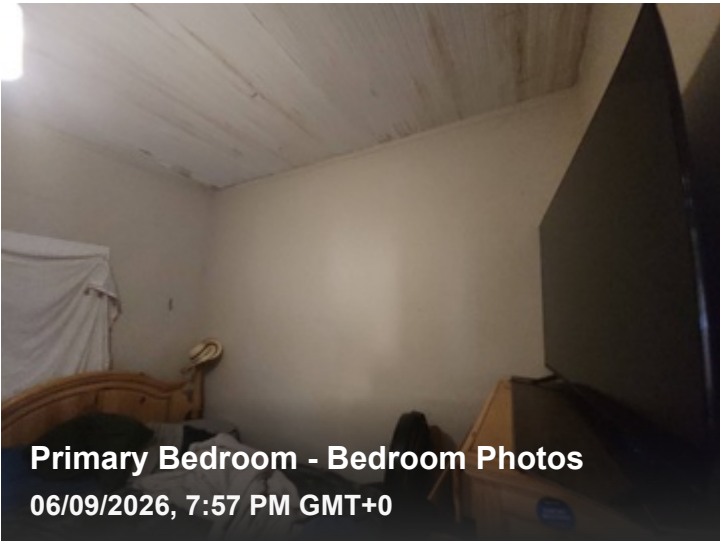
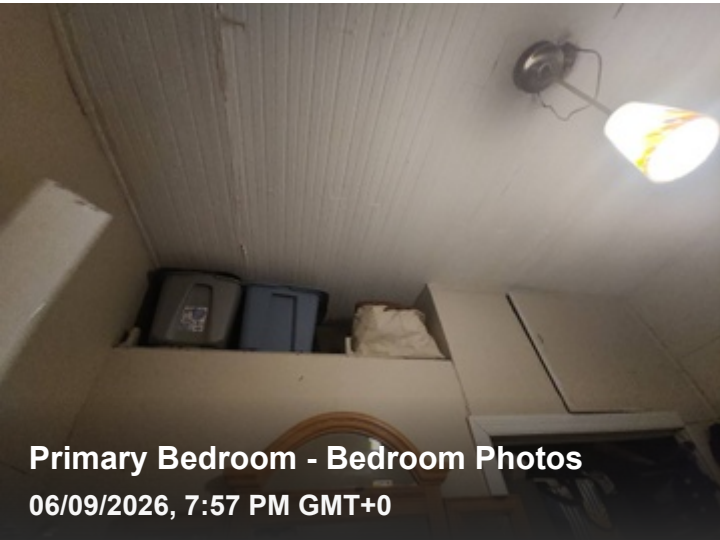
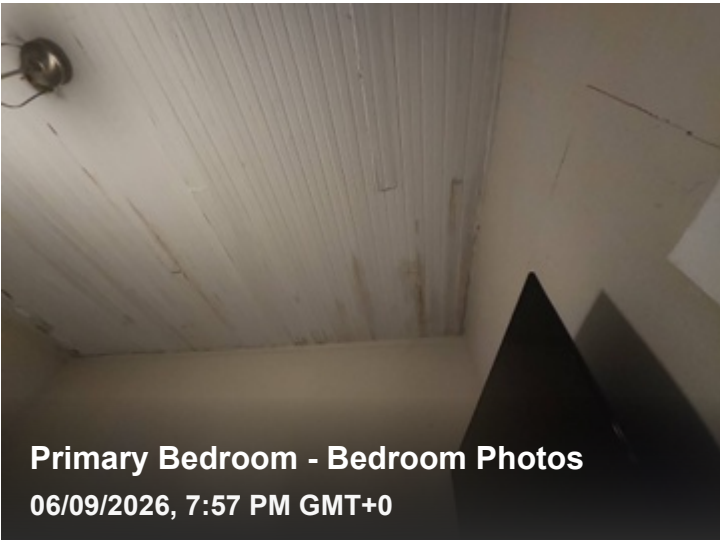
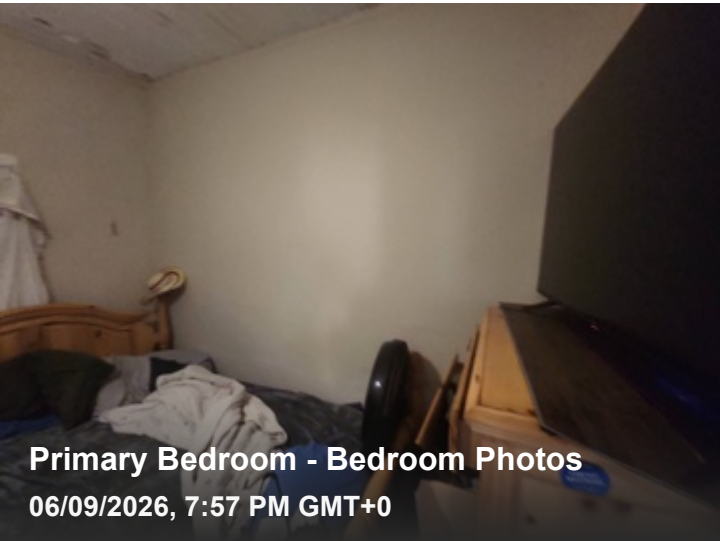
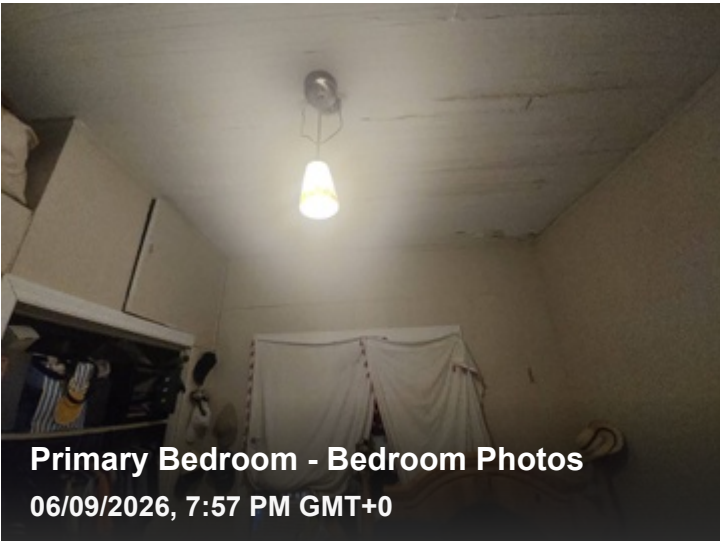
Interior Walkthrough photos / videos



Bedrooms

Primary Bedroom ✓ No issues

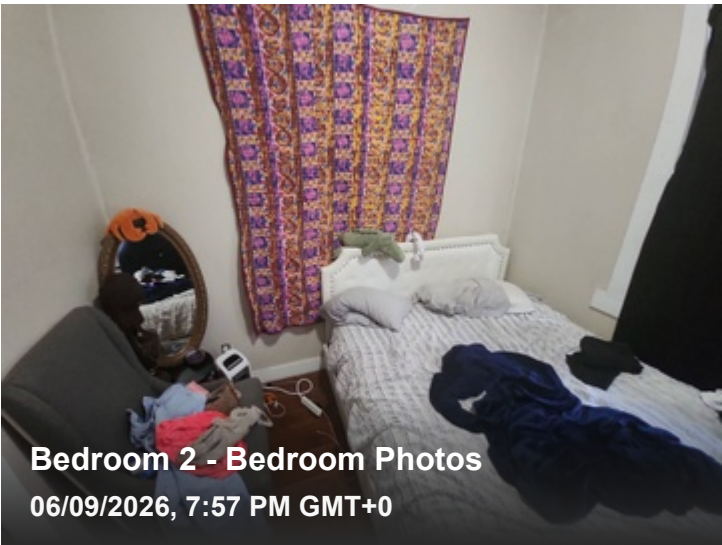
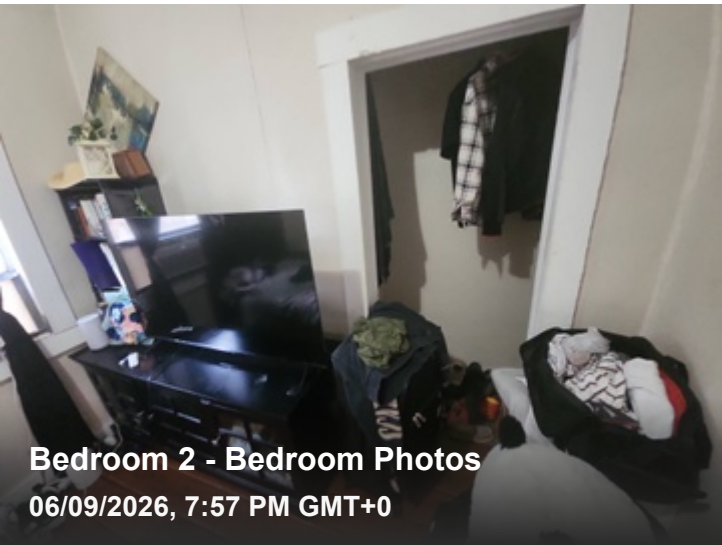
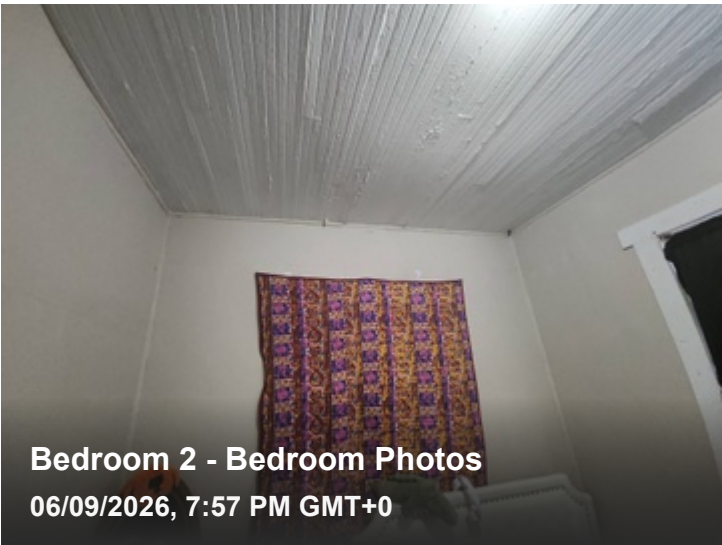
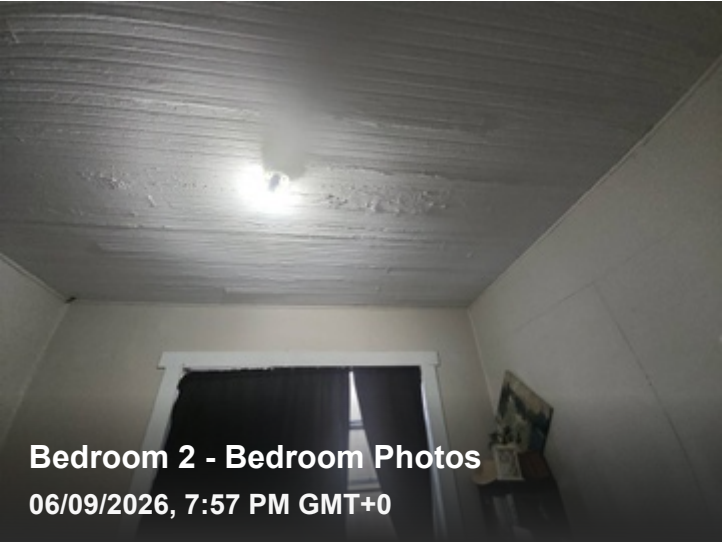
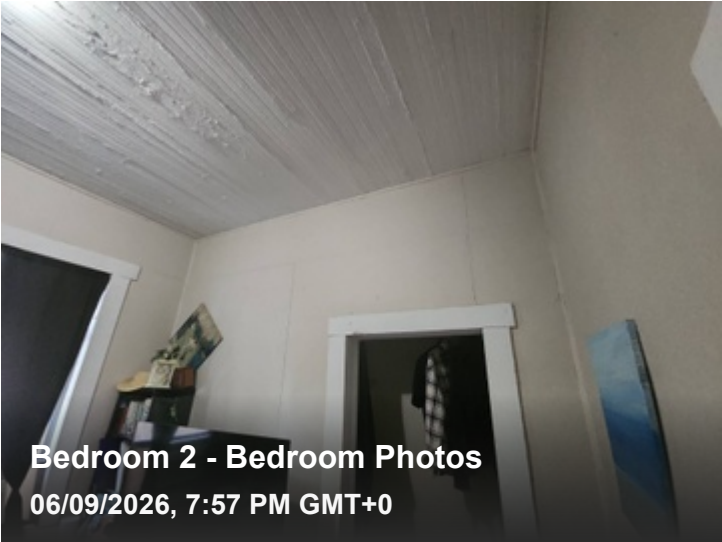
Primary Bedroom photos / videos



Bedroom 2

✓ No issues

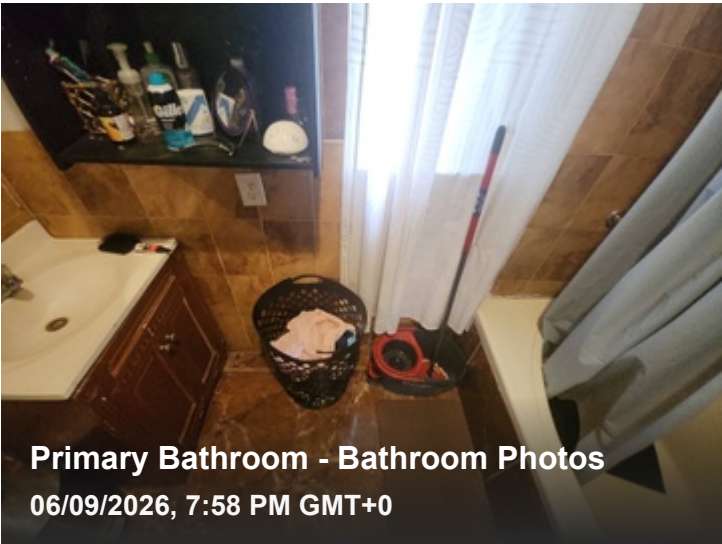
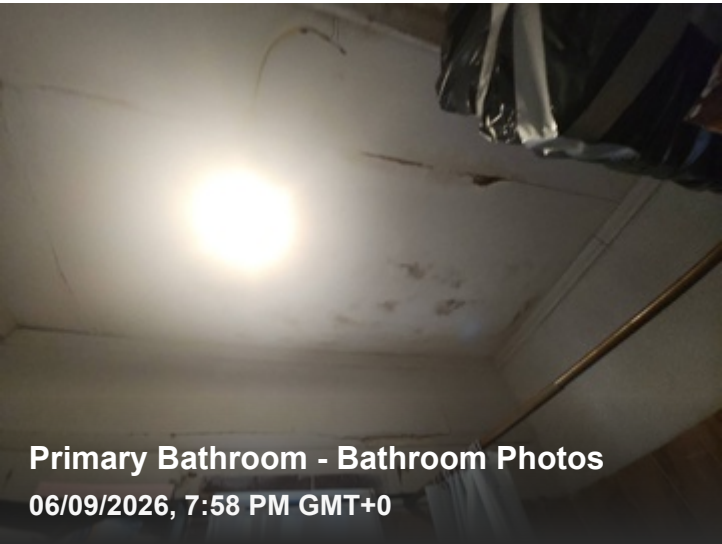
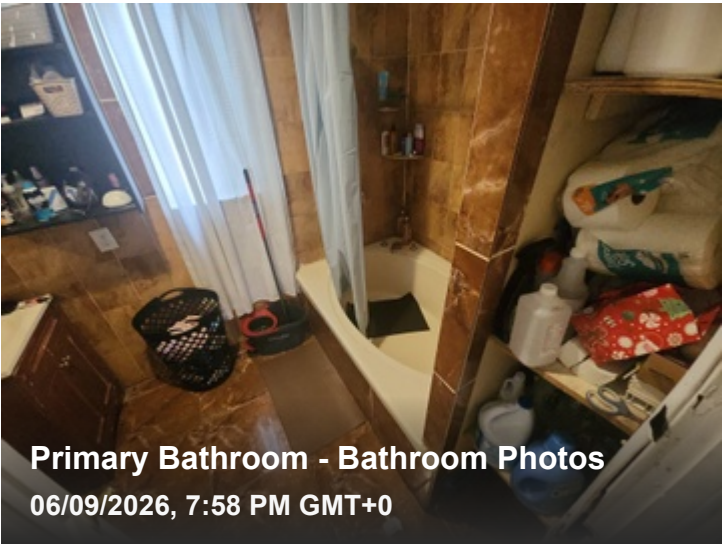
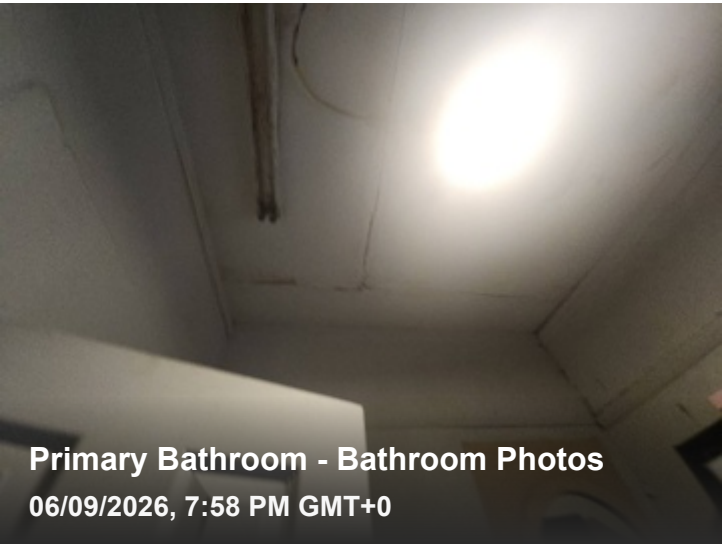
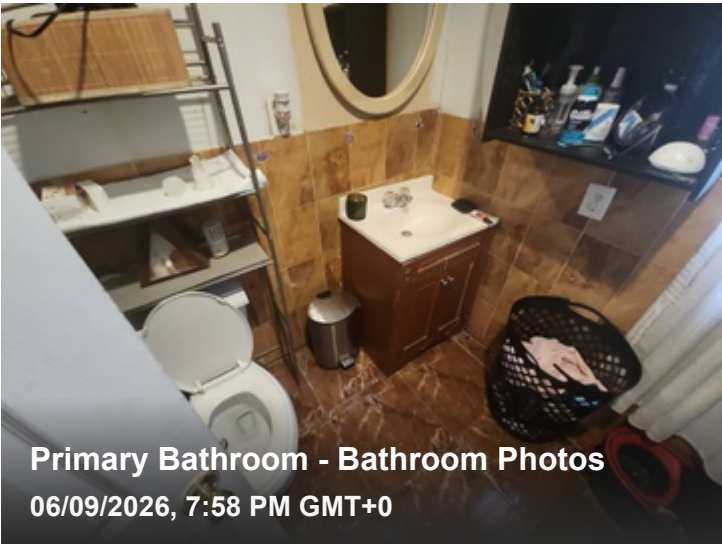
Bedroom 2 photos / videos



Bathrooms

Primary Bathroom ✓ No issues

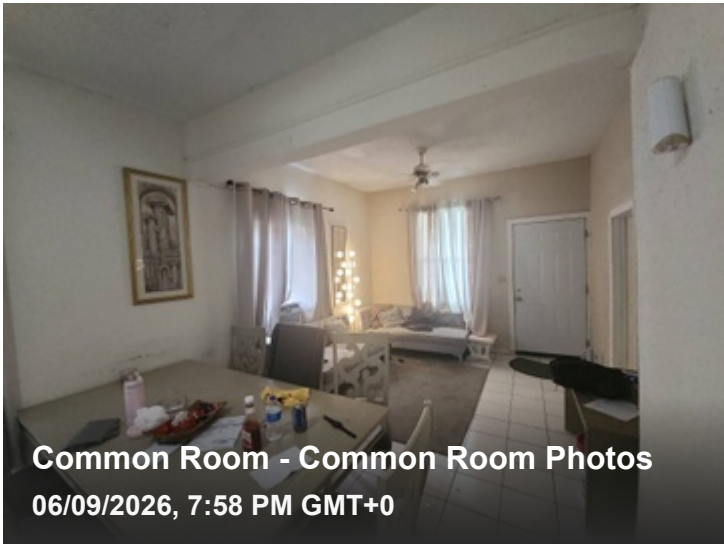
Primary Bathroom photos / videos



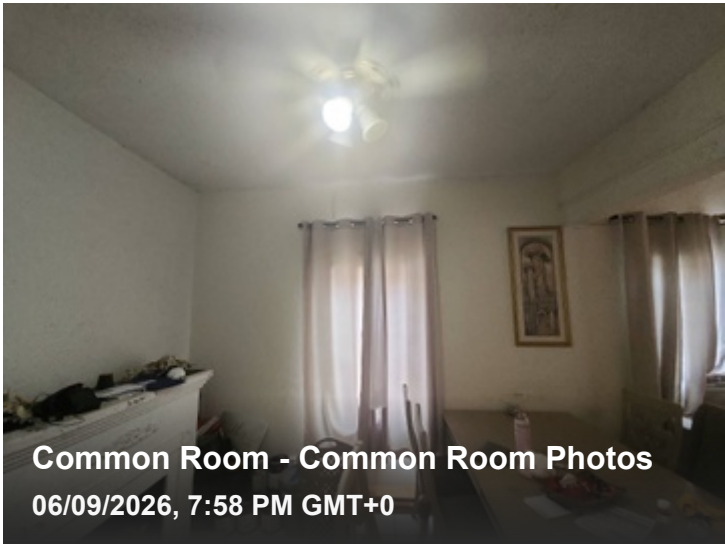
Common Rooms

Common Room ✓ No issues

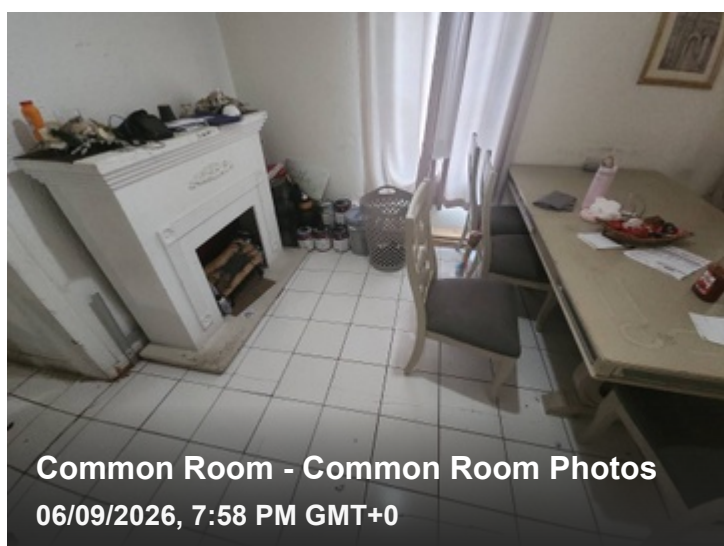
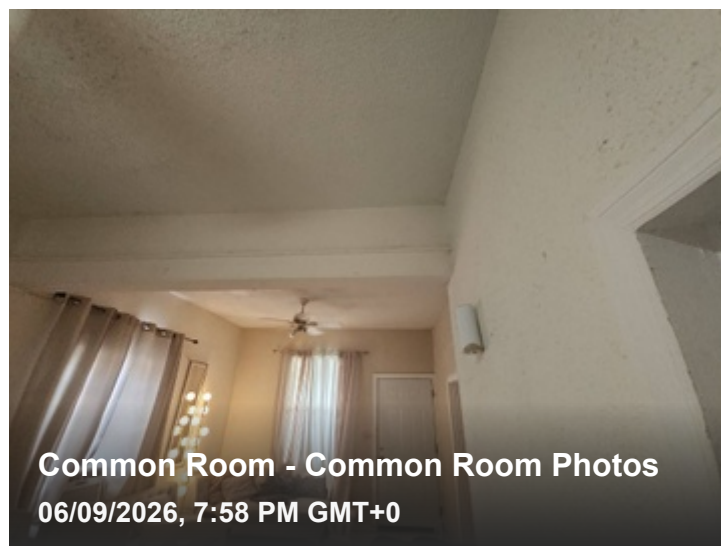
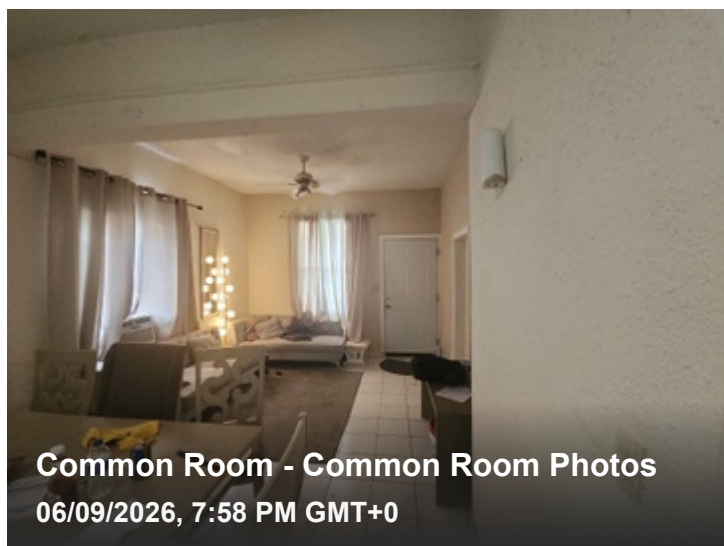
Common Room photos / videos



Common Room - Common Room Photos
06/09/2026, 7:58 PM GMT+0



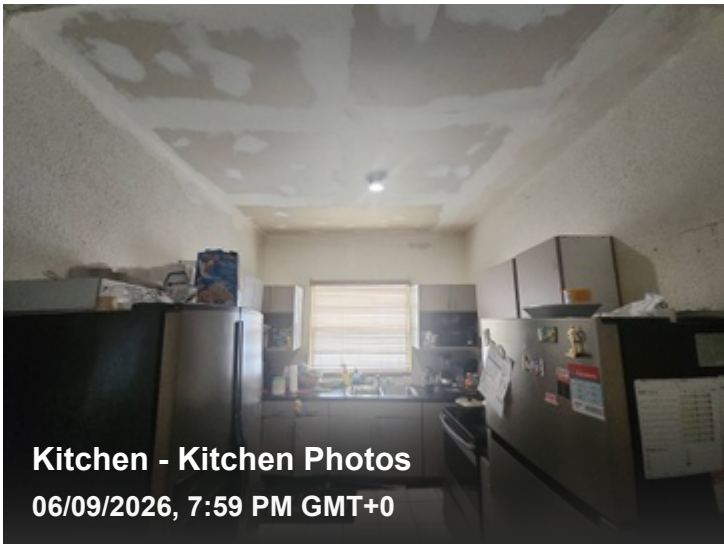
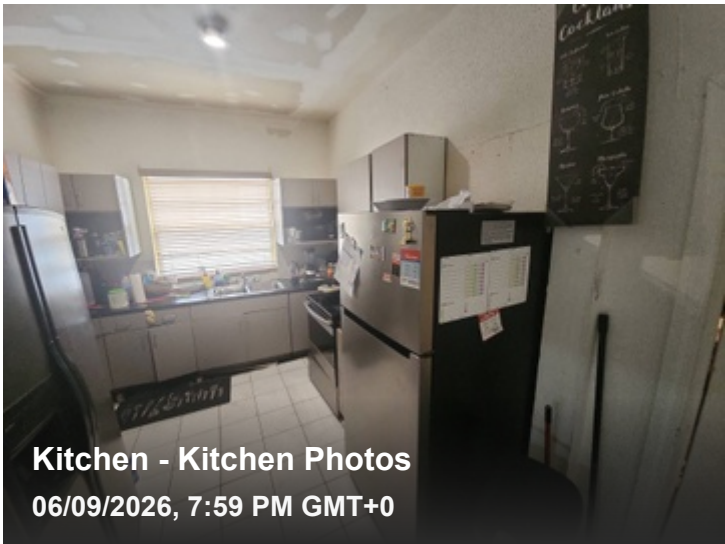
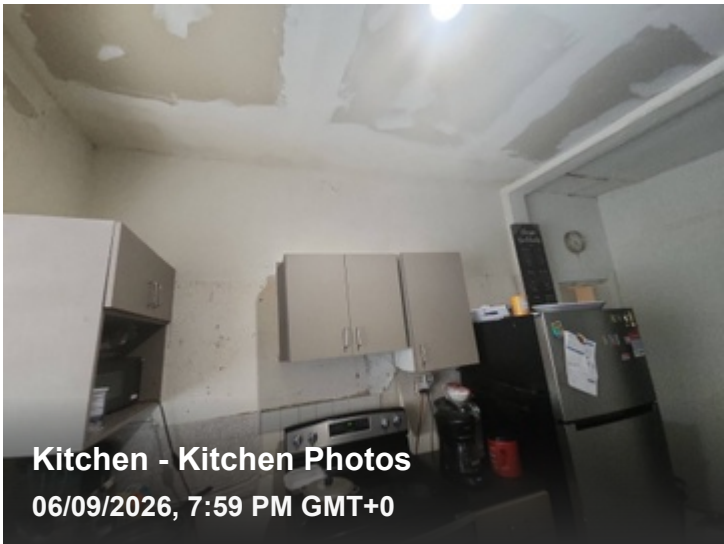
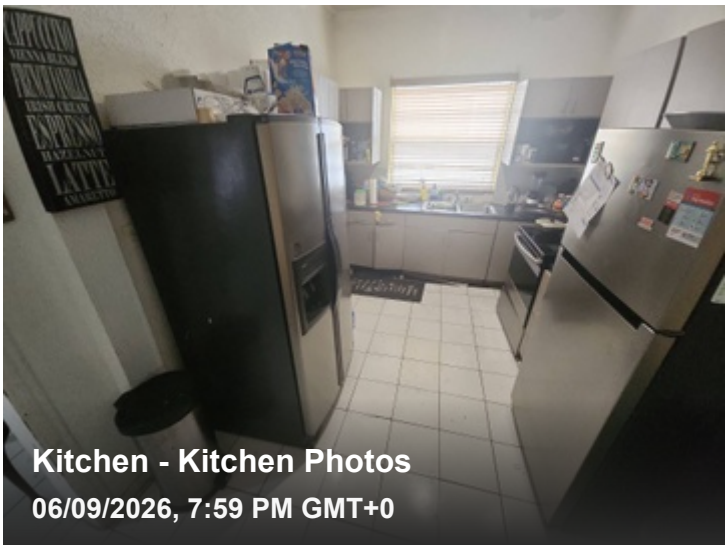
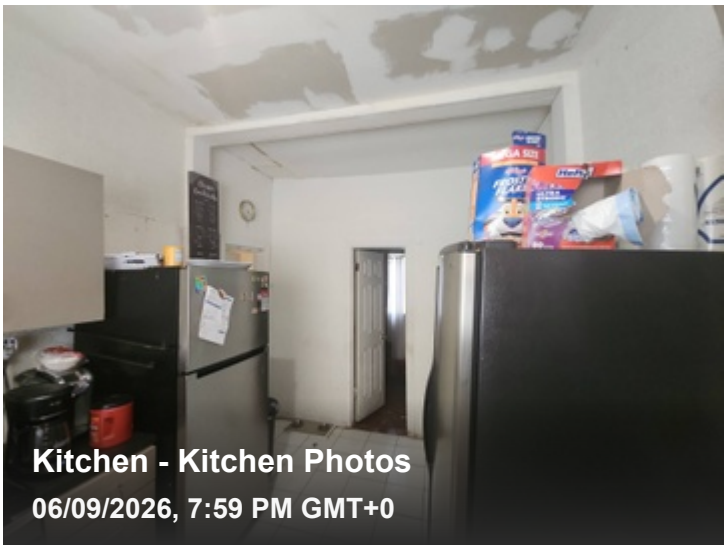
Common Room - Common Room Photos
06/09/2026, 7:58 PM GMT+0



Kitchen

✓ No issues

Kitchen photos / videos



Dishwasher  Not present

Refrigerator  No issues

Refrigerator Appliance Tag Photo

Refrigerator

Recall status

No

Expected life

13 years

Brand

Kenmore

Estimated remaining life

0 years

Manufacture date

January 2003

Model number

106.53606202

Age

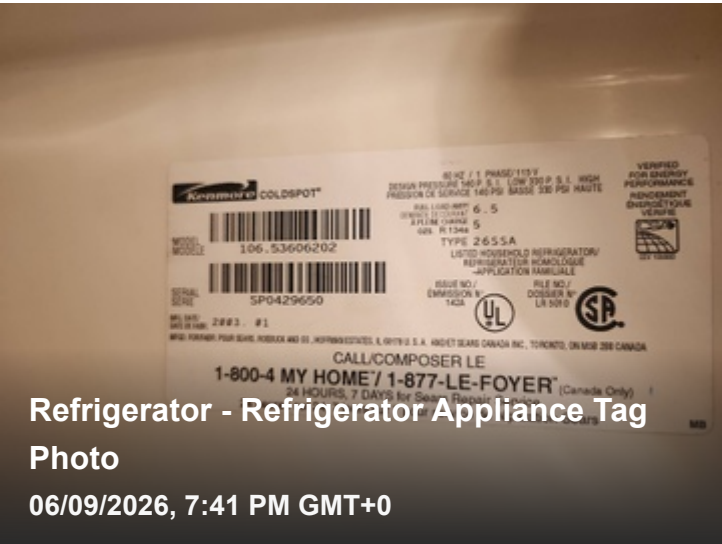
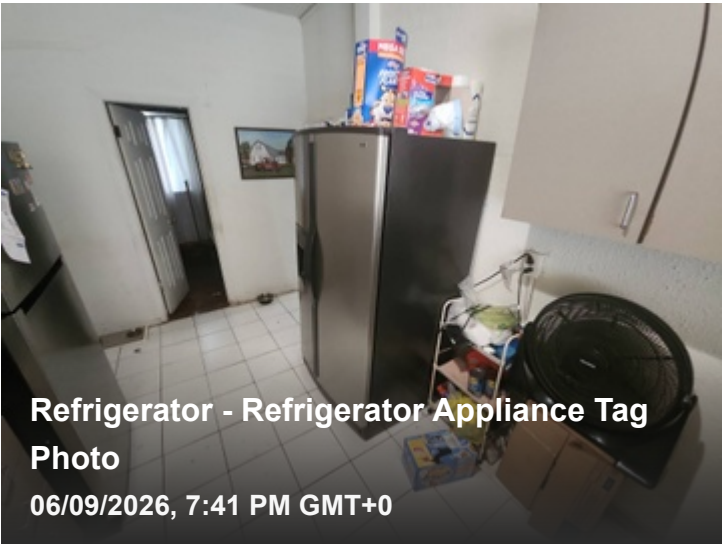
23.45 years

Serial number

SP0429650

Beta Feature

Refrigerator photos / videos



Range ✓ No issues

Range Appliance Tag Photo

Range / Stove / Oven

Recall status

No

Expected life

13 years

Brand

Amana

Estimated remaining life

8.32 years

Manufacture date

October 2021

Model number

AER6303MFS3

Age

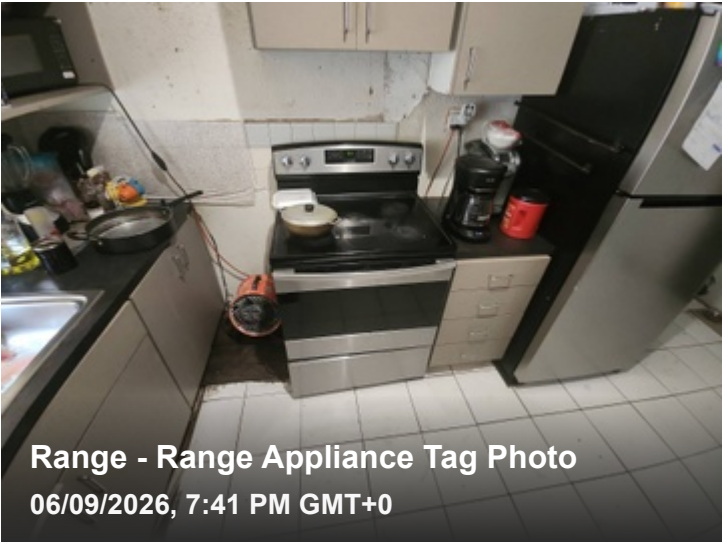
4.68 years

Serial number

RJA4232566

Beta Feature

Range photos / videos



Cooktop ✗ Not present

Wall Oven ✗ Not present

Microwave  Not present



Unless a system, component, fixture, appliance, or other component is specifically included in this inspection, it was excluded from the inspection at client's request, and the inspector makes no representations and warranties whatsoever as to such items. Without limiting the foregoing, unless specifically included in the inspection report, the inspector did not inspect household appliances, heating, ventilation, and air conditioning, roofing, foundations, swimming pools or hot tubs, sewer or septic systems, gas or water lines, electrical systems, or other similar items. By accepting this inspection report, client acknowledges and agrees that any of the foregoing items not specifically included in the inspection report have been excluded at client's request.

Unless a system, component, fixture, appliance, or other item is specifically included in the scope of work or report, it is deemed excluded at the client's request, and the contractor makes no representations or warranties whatsoever regarding such items.

Without limiting the foregoing, unless expressly included in the scope of work or accompanying report, the contractor has not evaluated, tested, or performed services related to household appliances, heating, ventilation, and air conditioning systems, roofing, foundations, swimming pools or hot tubs, sewer or septic systems, gas or water lines, electrical systems, or other similar items.

By accepting the services and/or report, the client acknowledges and agrees that any items not specifically included in the scope of work or report are excluded at the client's request.