

2414 E North Bay St

Tampa, Florida 33610



Client

Max Bowman

Type

**Major Systems Plus Report -
2414 E North Bay St**

Scheduled

August 14, 2026, 6:00 PM EDT

Completed

August 14, 2026, 10:58 PM EDT

 4 repair

 8 limitation

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	 <u>Overgrown Vegetation</u>
Roof	General	 <u>Roof Height Prevented Walking the Roof</u>
	Flashing	 <u>Flashing Condition: Not Present</u>
Plumbing	Drainage	 <u>Leaking Drain Pipe</u>
	Water Heater	 <u>Water Heater has Signs of a Leak</u>
		 <u>Water Heater Capacity: Other</u>
	Sewer	 <u>Sewer Type: No Access</u>
Electrical	Electrical Panels, Grounding, Main Overcurrent Device	 <u>Missing / Incorrect Screws for Electrical Panel</u>
		 <u>Main Panel Wiring Type: No Access</u>
		 <u>Main Panel Amperage Rating: No Access</u>
		 <u>Electrical Main Panel Brand: No Access</u>
Bedrooms	Bedroom 4	 <u>Bedroom Photos: No Access</u>

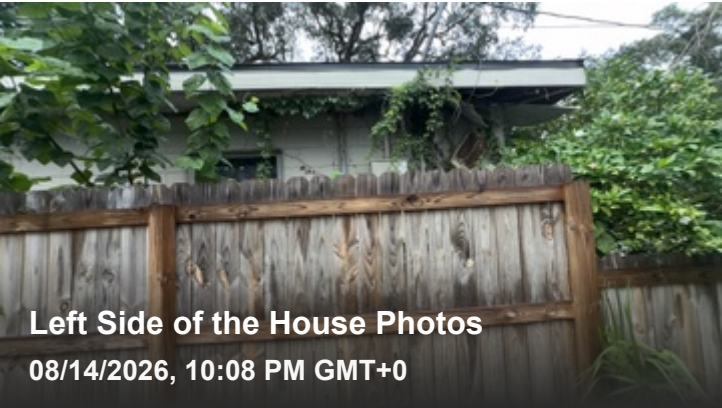
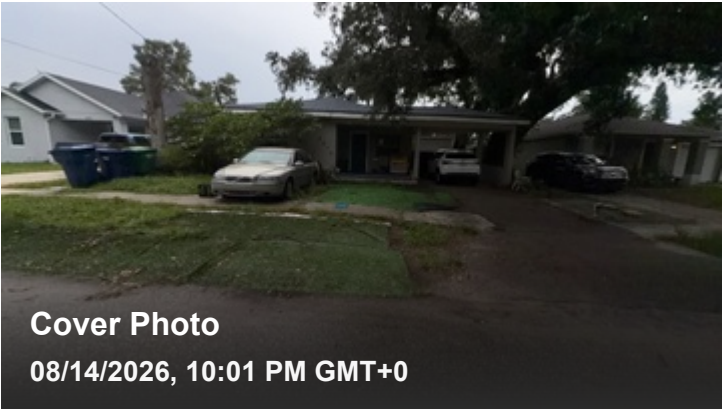
Home Inspection Details

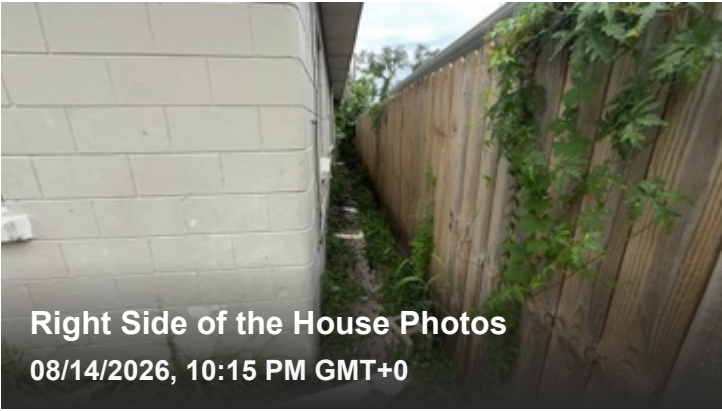
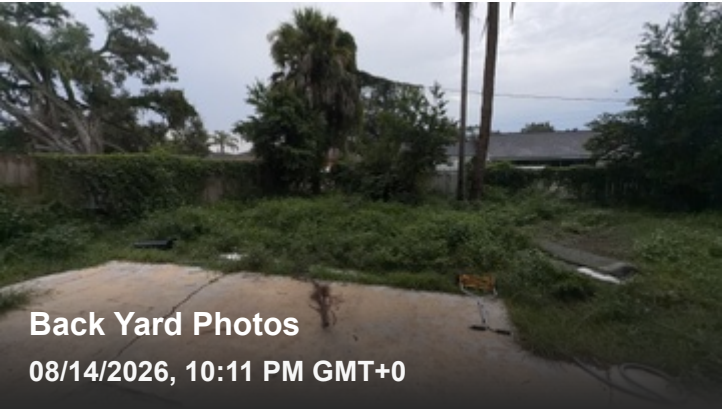
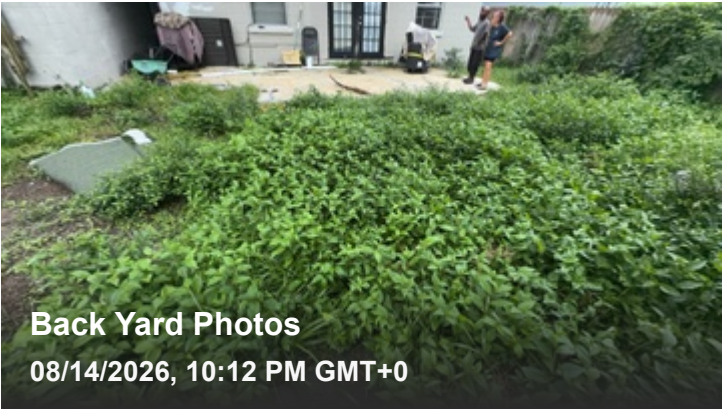
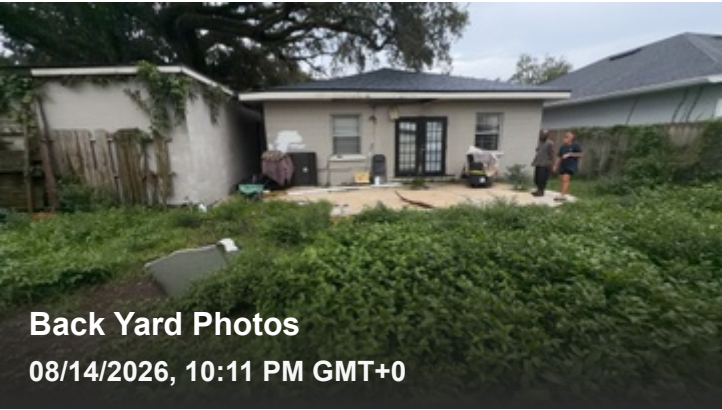
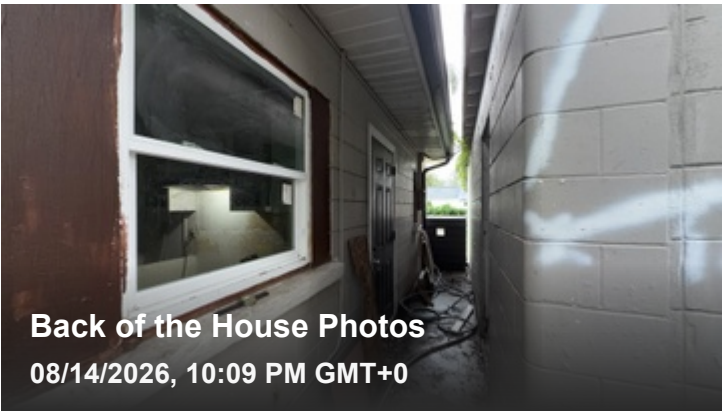
 1 Issue

Note

The tower of the house needs to be cleaned because full of garbage and user materials littered the floor of difficulties to pass on the side of the house due to a lot of debris and foliage.

Home Inspection Details photos / videos





Repair deficiency

Overgrown Vegetation

There is overgrown vegetation / weeds on one or more areas of the property.

Home Inspection Details photos / videos



Note

The garden is not maintained and pieces of fake lawn splot the ground with a bad smell

Roof

 2 Issues

General

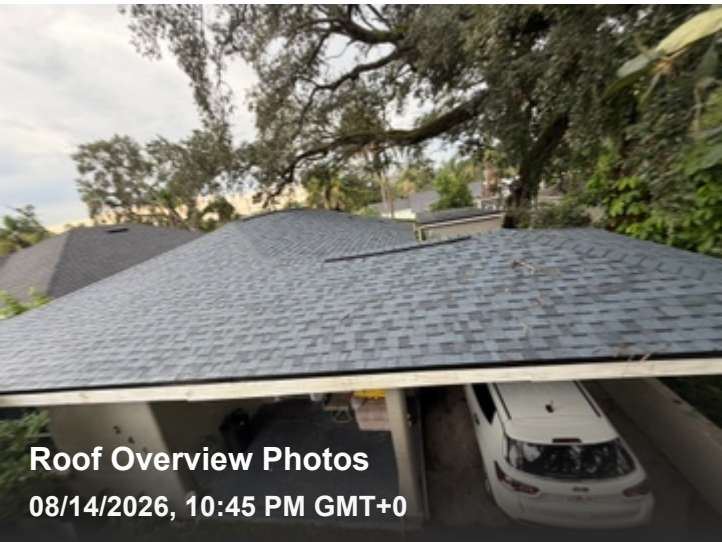
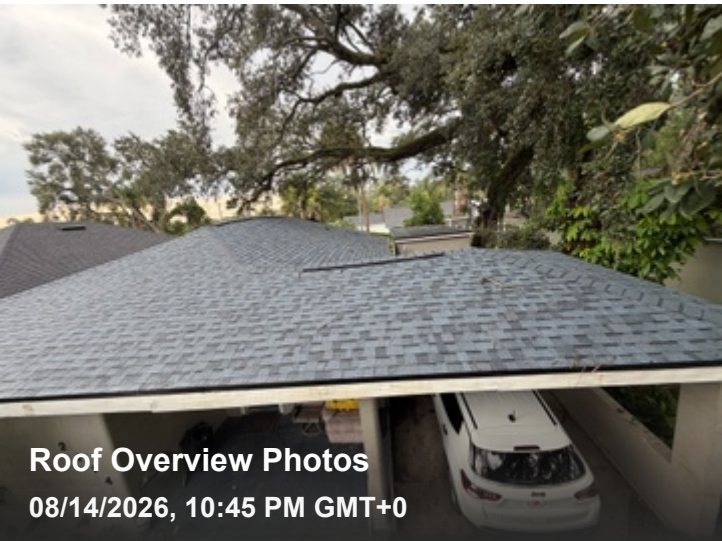
 1 Issue

Roof Inspection Method

Pole Camera, Viewed from Ground Level

General photos / videos





⚠️ Limitation



Roof Height Prevented Walking the Roof

The roof was too high to safely walk upon the surface. Some areas of the roof were not fully visible during the inspection.

Limitation photos / videos

Coverings

✓ No issues

Roof Covering Material(s)

Asphalt

Roof Covering Condition

Great (No Repairs)

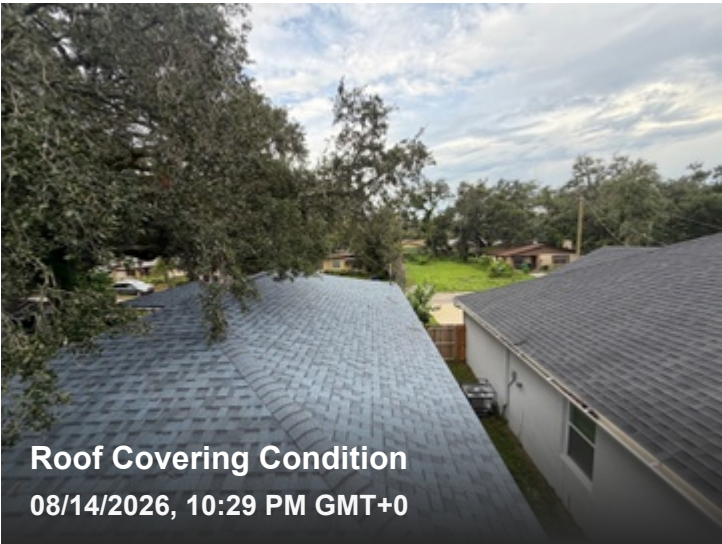
Roof Layers

1 layers

Note

The roof was redone a year ago

Coverings photos / videos



Flashing

🕒 1 Issue

Flashing Condition

Not Present

Note

No flashing roof is hip

Flashing photos / videos

 Limitation

Flashing Condition: Not Present

The object / room is not present.

Limitation photos / videos

Chimneys  Not present

Vents  No issues

Vent Material Type

PVC

Vent Condition

Great (No Repairs)

Vents photos / videos



Skylights  Not present

Structural

Foundation ✓ No issues

Foundation Type

Slab

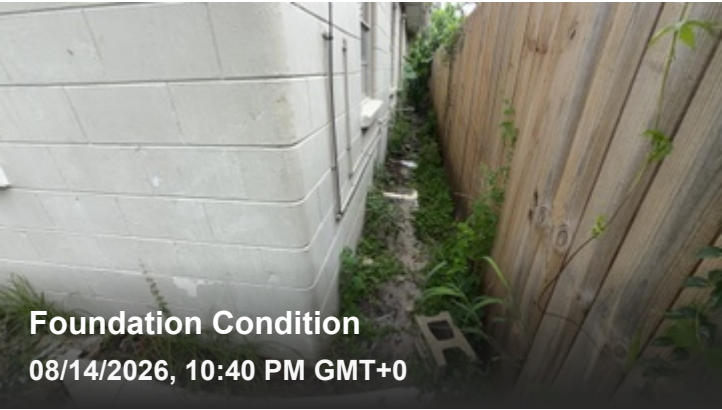
Foundation Condition

Good (Cosmetic Issues Only)

Note

The property appears to be constructed on a concrete slab-on-grade foundation. No crawlspace or basement was observed

Foundation photos / videos





Foundation Condition
08/14/2026, 10:43 PM GMT+0



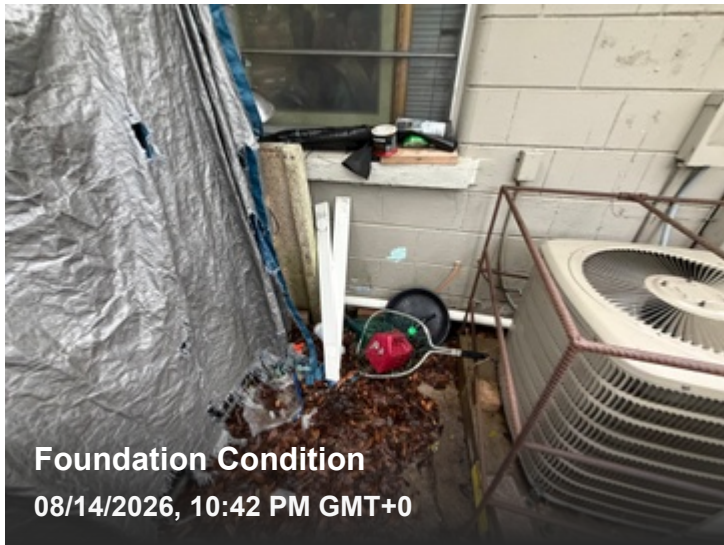
Foundation Condition
08/14/2026, 10:43 PM GMT+0



Foundation Condition
08/14/2026, 10:43 PM GMT+0



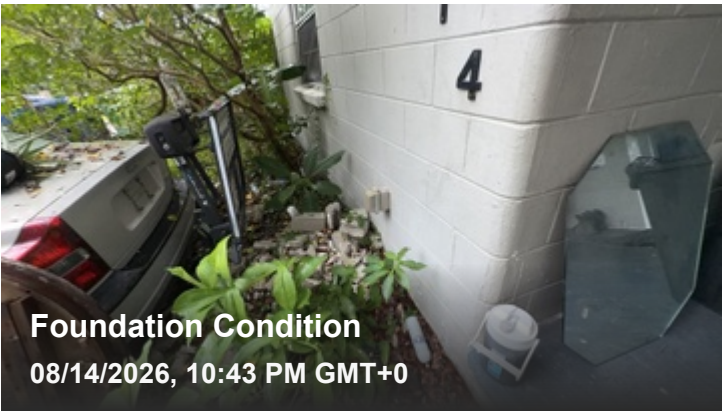
Foundation Condition
08/14/2026, 10:44 PM GMT+0



Foundation Condition
08/14/2026, 10:42 PM GMT+0



Foundation Condition
08/14/2026, 10:43 PM GMT+0



Crawl Space Not present

Finished Basement Not present

Unfinished Basement Not present

HVAC

Heating  Not present

Cooling  No issues

Cooling Equipment Condition

Good (Cosmetic Issues Only)

Cooling System Appliance Tag Photo

Heat Pump

Recall status

No

Expected life

15 years

Brand

Energy Kinetics

Estimated remaining life

2.87 years

Manufacture date

Unavailable

Model number

Unavailable

Age

12.13 years

Serial number

1407243445

 Beta Feature

Note

Indoor unit not accessible

Cooling photos / videos



Cooling - Cooling Equipment Condition
08/14/2026, 10:49 PM GMT+0



Cooling - Cooling Equipment Condition
08/14/2026, 10:49 PM GMT+0



Cooling - Cooling System Appliance Tag
Photo
08/14/2026, 10:49 PM GMT+0



Cooling - Cooling System Appliance Tag
Photo
08/14/2026, 10:47 PM GMT+0



Cooling - Cooling System Appliance Tag
Photo
08/14/2026, 10:47 PM GMT+0

Plumbing

 4 Issues

Main Water Supply

 No issues

Water Source

Public

Water Pressure

1 psi

Water Shut-off Observed

Yes

Water Shut-off Location

Exterior

Main Water Supply photos / videos





Drainage 1 Issue

Drainage System Condition

Fair (Some Repairs)

Main Drain Material(s)

PVC

Note

The visible kitchen and shower wastewater drain lines show signs of deterioration and improper connections. Repairs by a qualified plumber are recommended to prevent leakage and ensure proper drainage.

Drainage photos / videos



 **Repair deficiency**

Leaking Drain Pipe

A drain / waste / vent pipe is leaking. Recommend further evaluation, and repairs or replacing by a qualified professional.

Drainage photos / videos



Note

The visible kitchen and shower wastewater drain lines show signs of deterioration and improper connections. Repairs by a qualified plumber are recommended to prevent leakage and ensure proper drainage.

Water Supply, Distribution Systems, and Fixtures

✓ No issues

Supply Material(s)

Copper

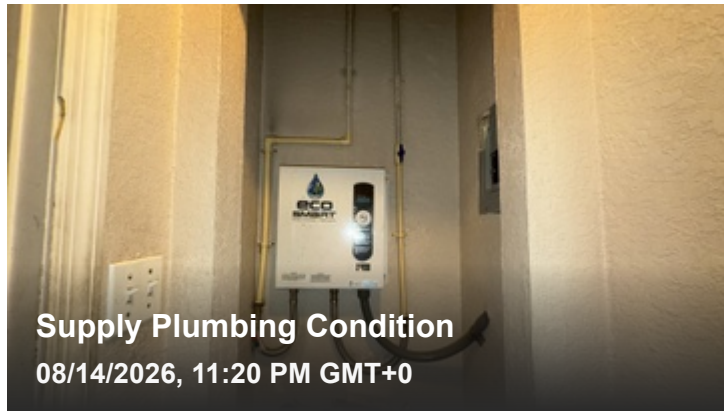
Supply Plumbing Condition

Good (Cosmetic Issues Only)

Water Supply, Distribution Systems, and Fixtures photos /

videos





Water Heater

 2 Issues

Water Heater Brand

Intertek

Water Heater Capacity

Refer to limitations

Water Heater Location

Bathroom

Water Heater Condition

Poor (Significant Repairs)

Water Heater Appliance Tag Photo

Water Heater - Electric

 Beta Feature

Recall status

No

Manufacture date

January 2016

Expected life

20 years

Model number

Unavailable

Brand

Ecosmart

Age

10.62 years

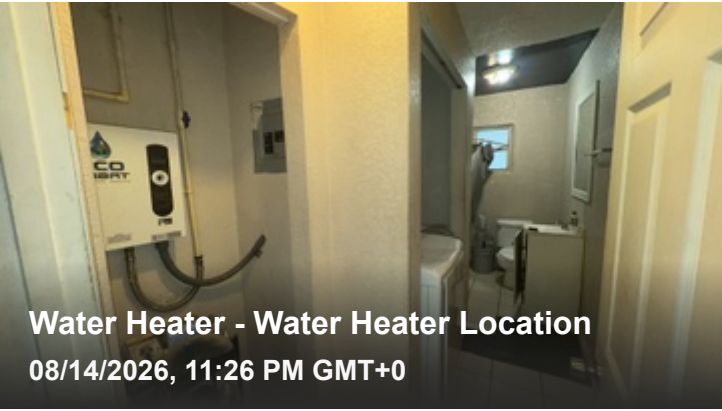
Estimated remaining life

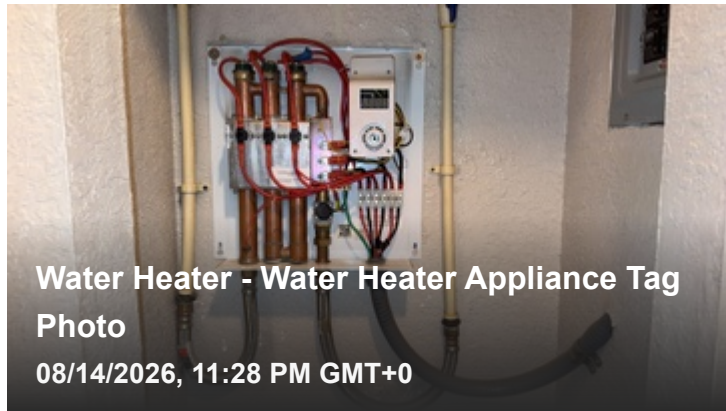
9.38 years

Serial number

2016012

Water Heater photos / videos



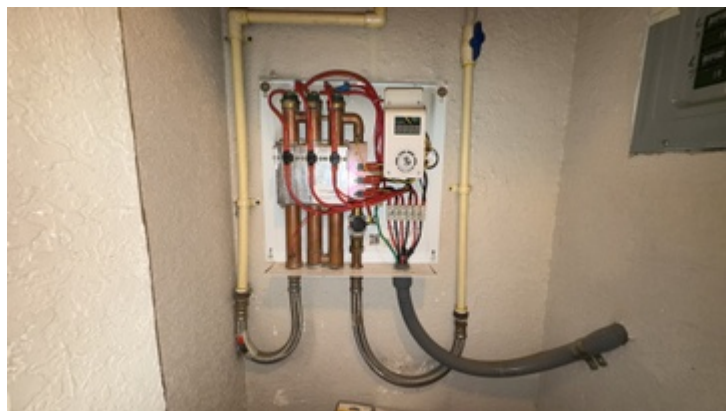


 Repair deficiency

Water Heater has Signs of a Leak

The water heater shows signs of a leak.

Water Heater photos / videos



 **Limitation**



Water Heater Capacity: Other

There is no buffer tank it is an instant heating

Water Heater photos / videos



Sewer  **1 Issue**

Sewer Type

No Access

Sewer photos / videos

 **Limitation**



Sewer Type: No Access

I cannot access the object / room.

Limitation photos / videos

Electrical

 6 Issues

Service Entrance Conductors

 No issues

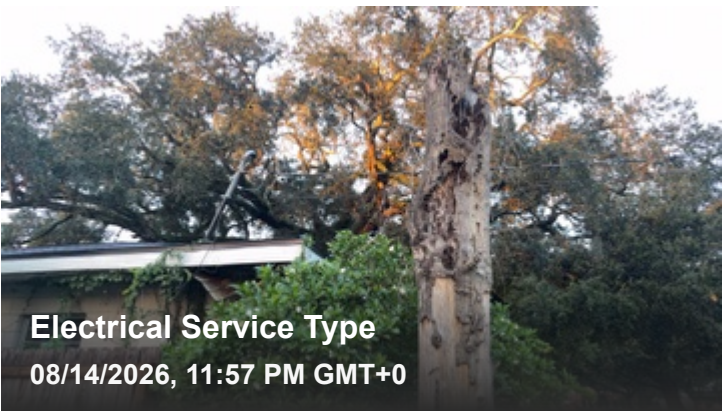
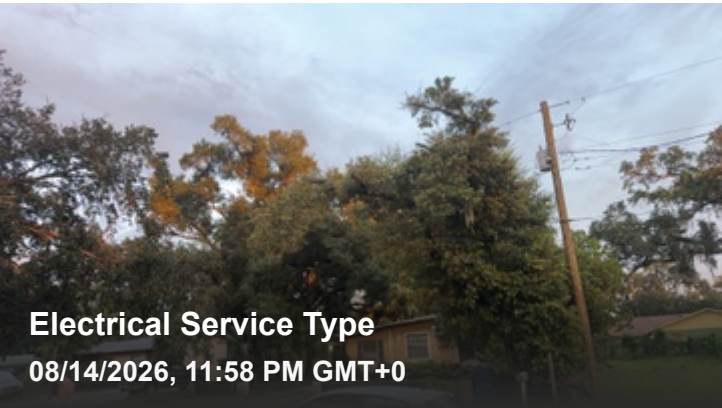
Electrical Service Type

Overhead

Note

The overhead electrical service mast is visibly leaning and is not properly aligned. Evaluation and repair by a licensed electrician are recommended to ensure the service entrance is securely supported.

Service Entrance Conductors photos / videos



Electrical Panels, Grounding, Main Overcurrent Device

 4 Issues

Electrical Main Panel Brand

No Access

Main Panel Location

Exterior

Main Panel Wiring Type

No Access

Main Panel Amperage Rating

No Access

Electrical Main Panel Condition

Poor (Significant Repairs)

Note

Safety hazard: The exterior main electrical panel cover is detached and lying on the ground, leaving the electrical equipment improperly protected and potentially exposed to moisture, vegetation, and accidental contact. This condition presents a risk of electric shock, arcing, and fire. Do not touch the panel. Immediate evaluation and repair by a licensed electrician are strongly recommended

Electrical Panels, Grounding, Main Overcurrent Device

photos / videos





 **Repair deficiency**

Missing / Incorrect Screws for Electrical Panel

There are missing / incorrect screws.

Electrical Panels, Grounding, Main Overcurrent Device photos / videos



 Limitation

Main Panel Wiring Type: No Access

The wiring type could not be safely confirmed due to exposed energized components and the missing panel cover. Further evaluation by a licensed electrician is recommended

Electrical Panels, Grounding, Main Overcurrent Device
photos / videos





Limitation

Main Panel Amperage Rating: No Access

I cannot access it s dangerous

Electrical Panels, Grounding, Main Overcurrent Device

photos / videos



 Limitation

Electrical Main Panel Brand: No Access

The panel brand could not be safely determined because the exterior electrical panel cover was detached and the electrical components were potentially exposed

Electrical Panels, Grounding, Main Overcurrent Device
photos / videos

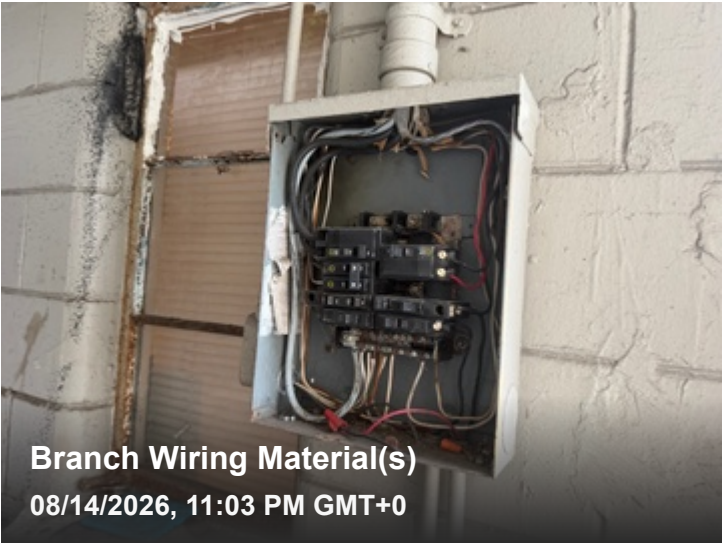


Branch Wiring No issues

Branch Wiring Material(s)
Copper, Aluminum

Note
An electrical panel is located next to the electric water heater and has no unidentifiable marking

Branch Wiring photos / videos



Smoke / Carbon Monoxide Detectors Not present

Interior

Interior Walkthrough

✓ No issues

Note

The interior is in poor and unfinished condition, with active or incomplete renovation work observed. The kitchen is partially dismantled, with missing countertops, unfinished cabinetry, damaged wall finishes, and exposed areas. Additional unfinished wall repairs and damaged or missing interior finishes were observed in the living area. Completion of the renovation and further evaluation by qualified contractors are recommended.

Interior Walkthrough photos / videos



Bedrooms

 1 Issue

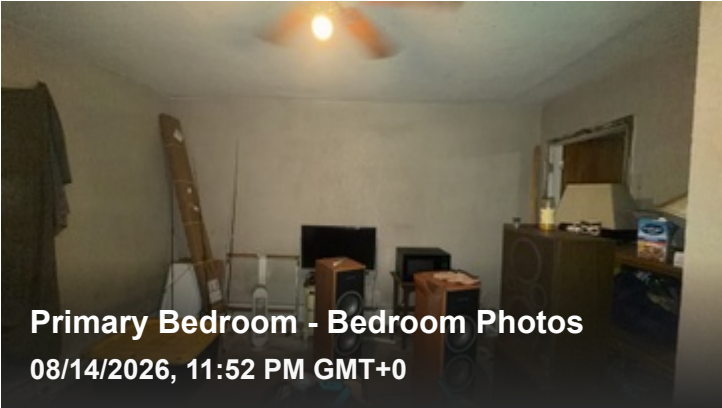
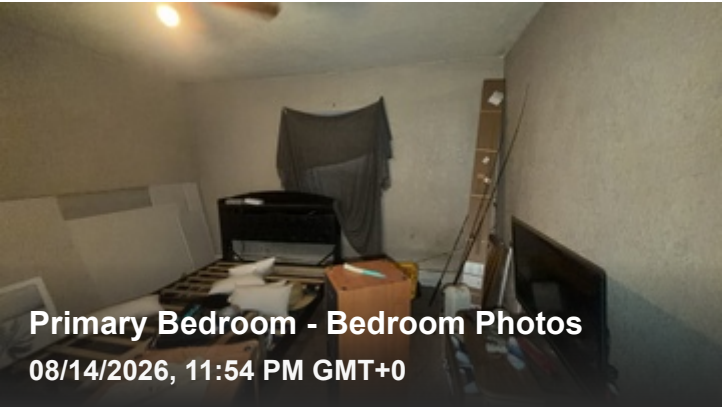
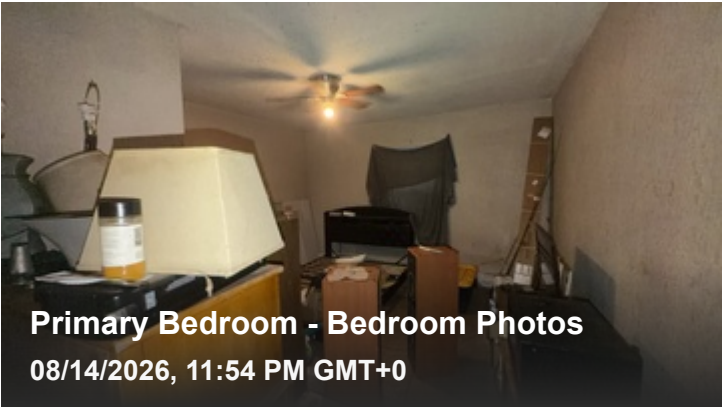
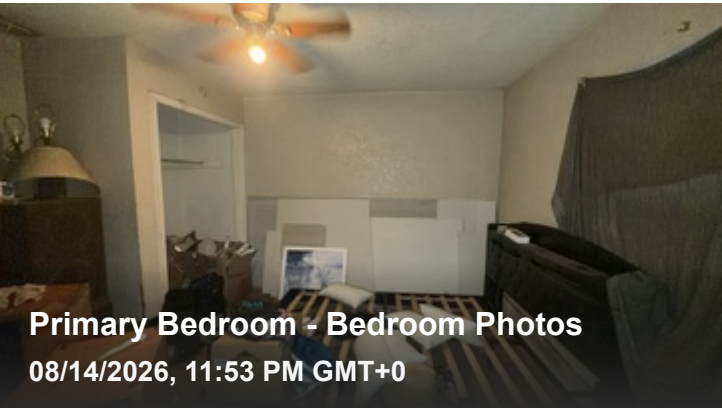
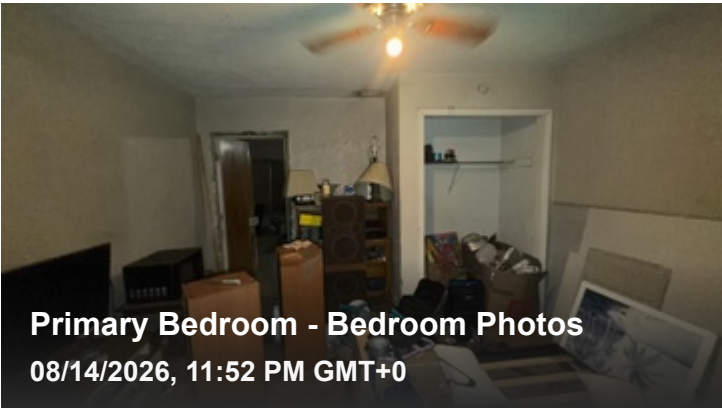
Primary Bedroom

 No issues

Note

The room contains excessive stored items and personal belongings, significantly limiting access and visibility of the walls, flooring, windows, and electrical components. A complete inspection of this area could not be performed. The clutter also presents a potential trip and safety hazard. Removal and organization of the stored items are recommended.

Primary Bedroom photos / videos



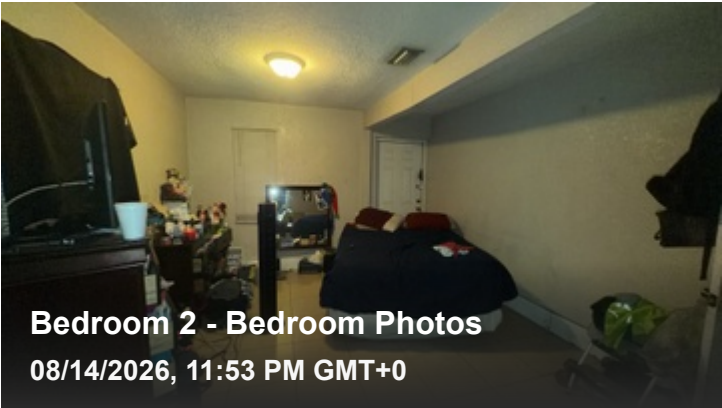
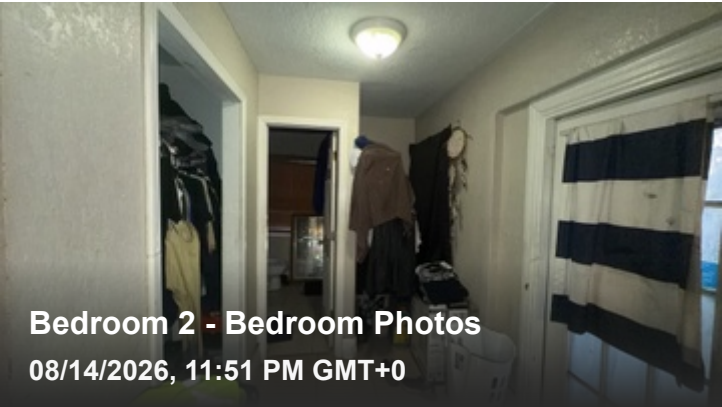
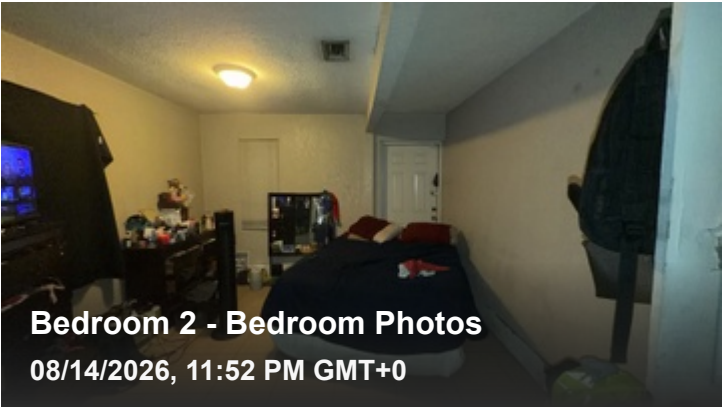
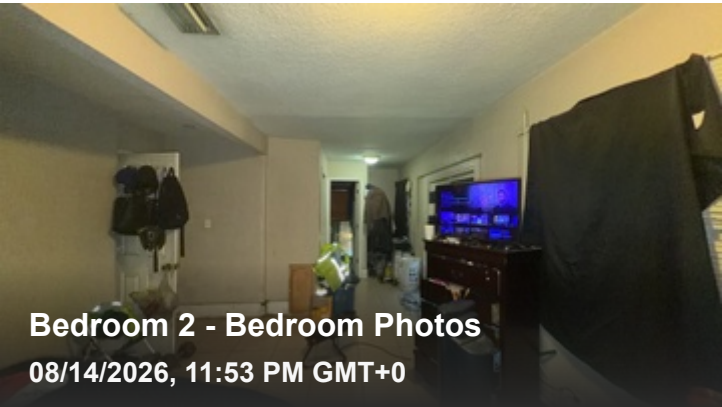
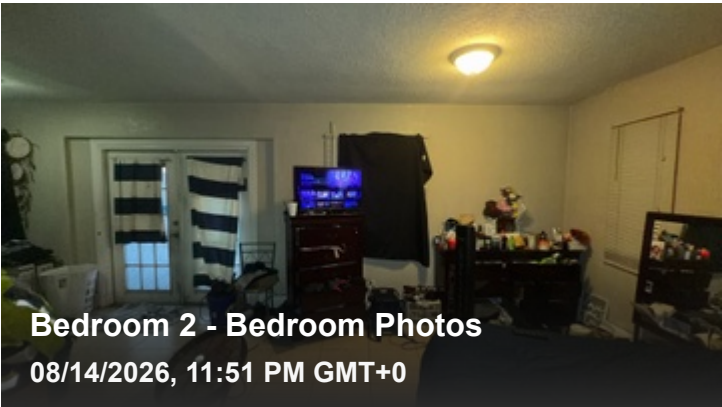
Bedroom 2

✓ No issues

Note

The room contains excessive stored items and personal belongings, significantly limiting access and visibility of the walls, flooring, windows, and electrical components. A complete inspection of this area could not be performed. The clutter also presents a potential trip and safety hazard. Removal and organization of the stored items are recommended.

Bedroom 2 photos / videos



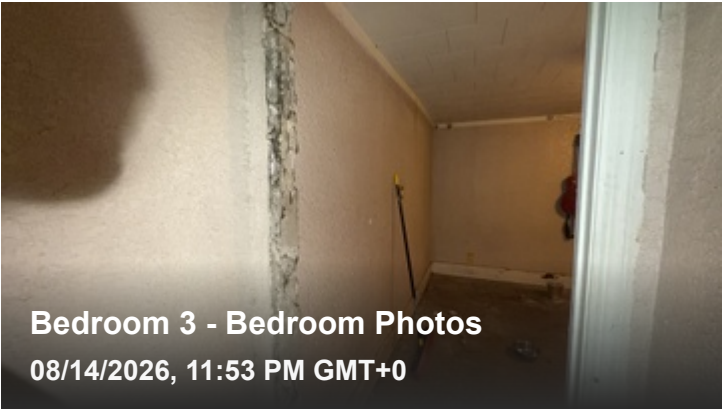
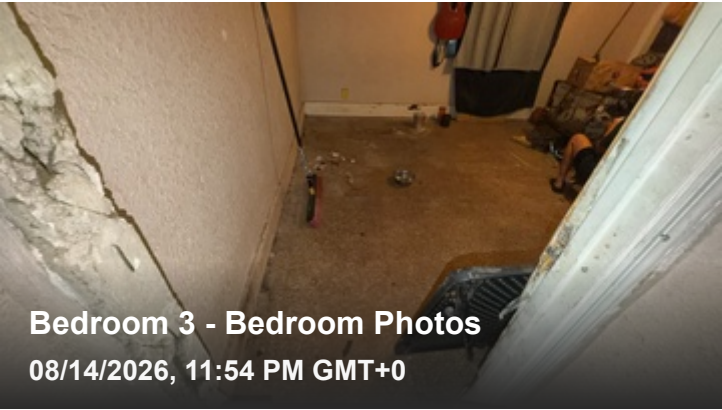
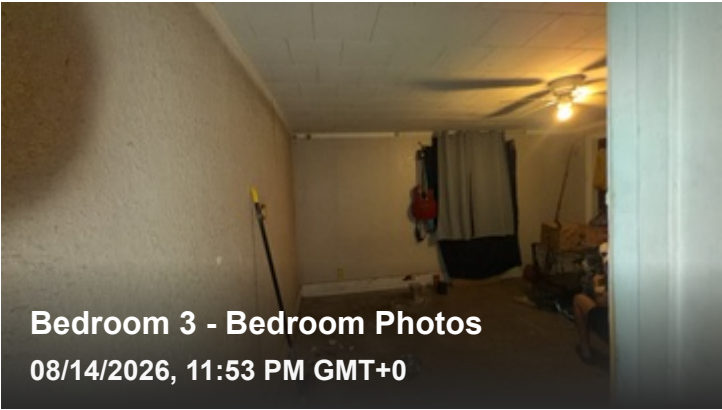
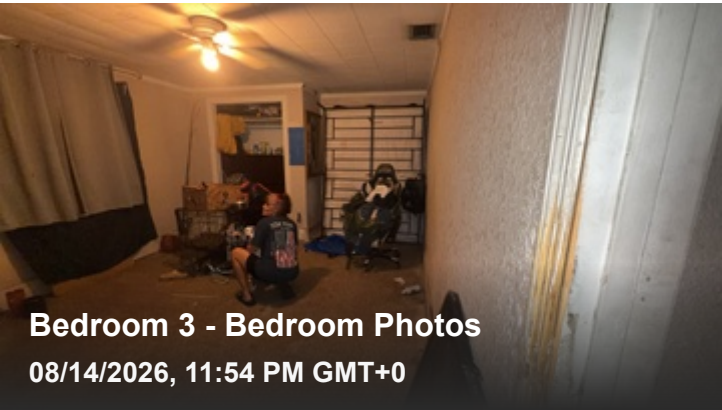
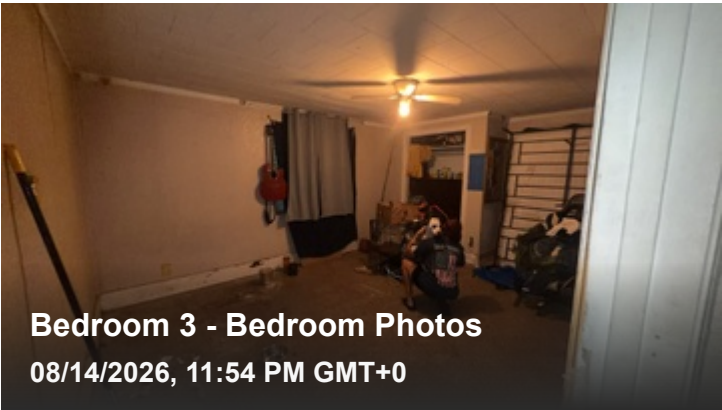
Bedroom 3

✓ No issues

Note

The room contains excessive stored items and personal belongings, significantly limiting access and visibility of the walls, flooring, windows, and electrical components. A complete inspection of this area could not be performed. The clutter also presents a potential trip and safety hazard. Removal and organization of the stored items are recommended.

Bedroom 3 photos / videos



Bedroom 4

 1 Issue

Bedroom Photos

No Access

Note

The room contains excessive stored items and personal belongings, significantly limiting access and visibility of the walls, flooring, windows, and electrical components. A complete inspection of this area could not be performed. The clutter also presents a potential trip and safety hazard. Removal and organization of the stored items are recommended.

Bedroom 4 photos / videos

 Limitation



Bedroom Photos: No Access

I cannot access the object / room.

Bedroom 4 photos / videos



Bathrooms

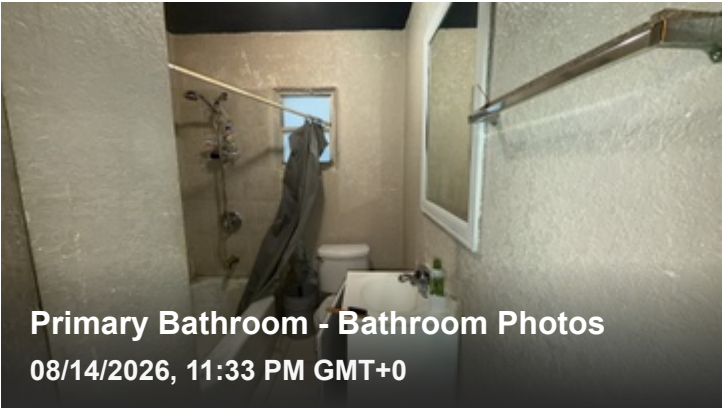
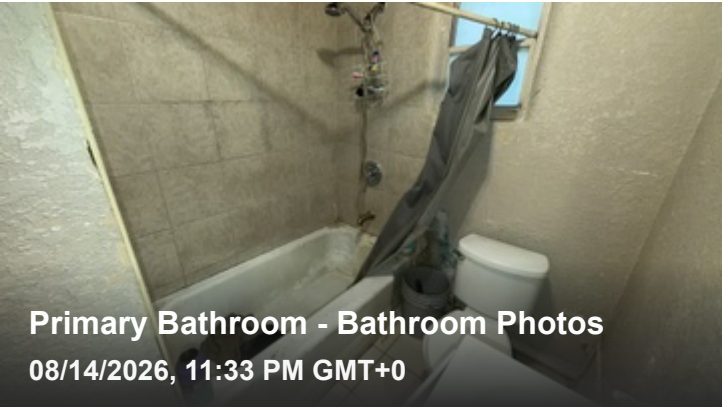
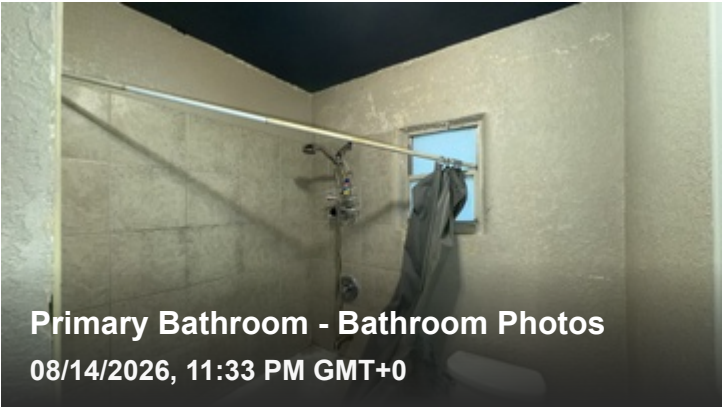
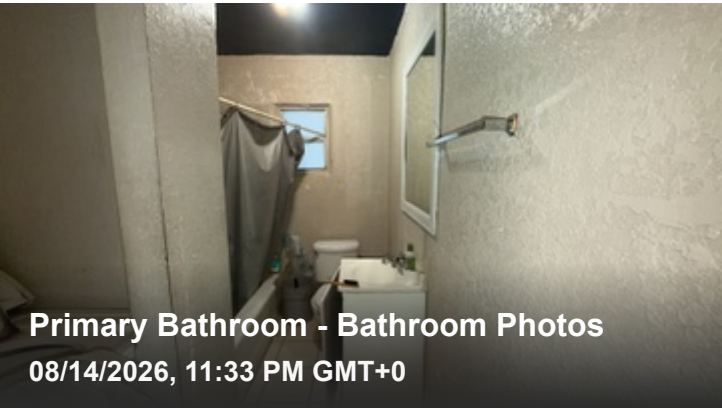
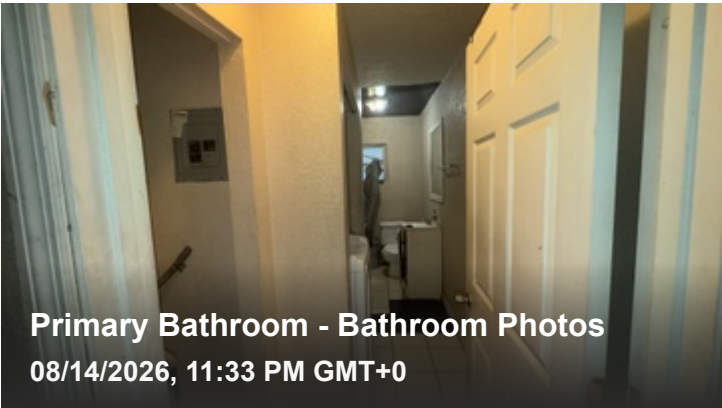
Primary Bathroom

✓ No issues

Note

The bathroom was accessible and inspected. The tub/shower area and surrounding finishes show visible wear, staining, and deterioration. Cleaning, repairs, and replacement of deteriorated caulking or sealant are recommended to help prevent moisture intrusion.

Primary Bathroom photos / videos



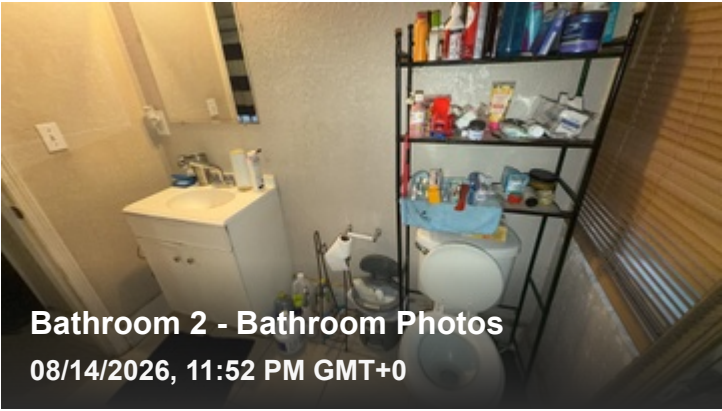
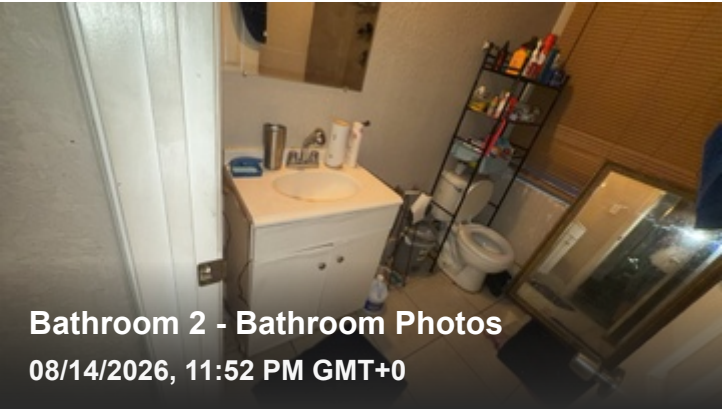
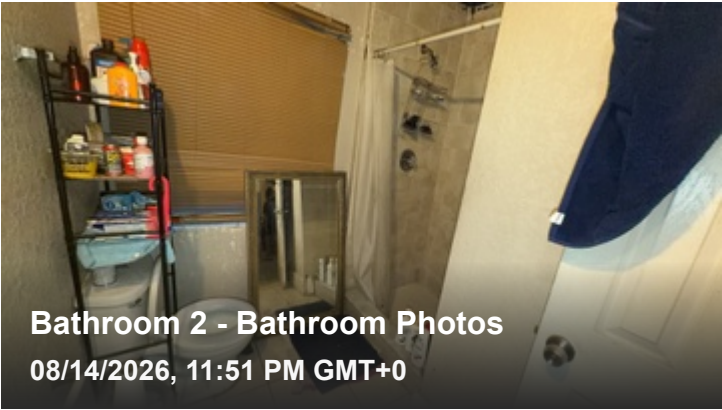
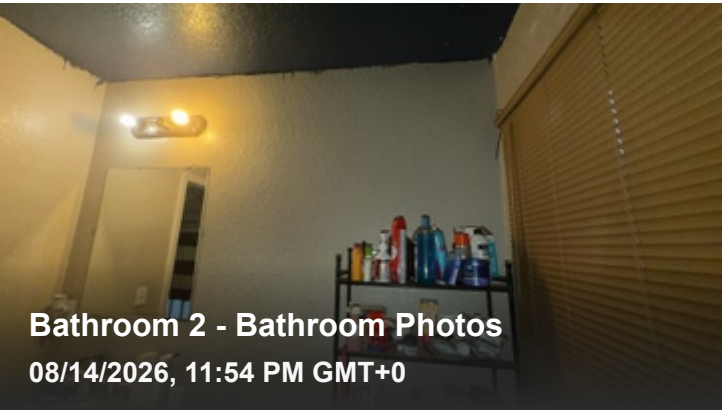
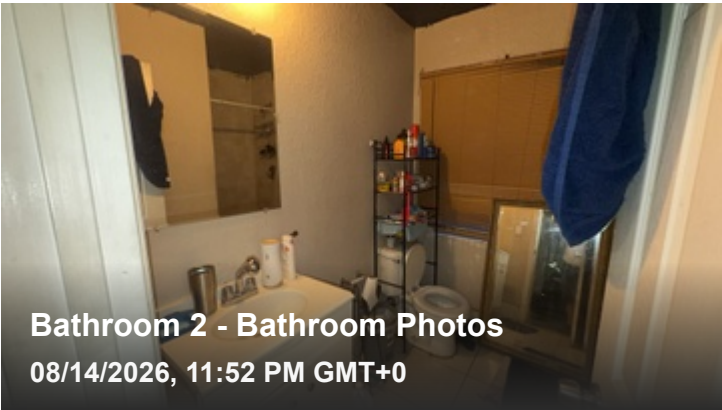
Bathroom 2

✓ No issues

Note

The bathroom was accessible and the main fixtures were present. Stored personal items limited visibility in some areas. Visible wear and unfinished or deteriorated finishes were observed around the shower area. Cleaning, repairs, and further evaluation of the plumbing and moisture-prone areas are recommended.

Bathroom 2 photos / videos



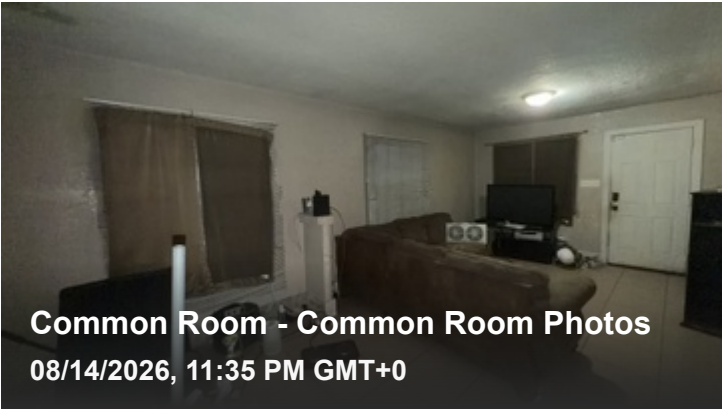
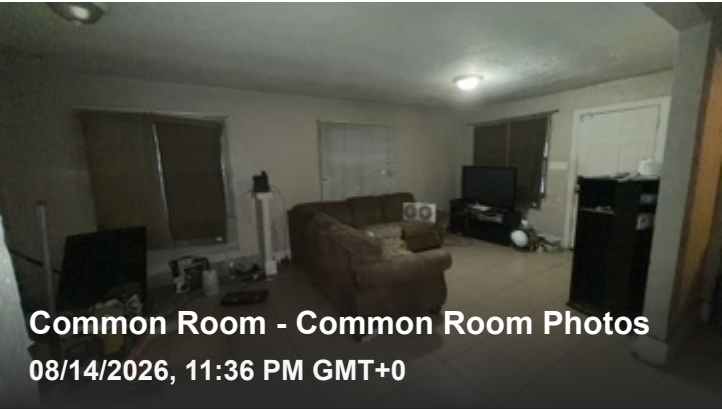
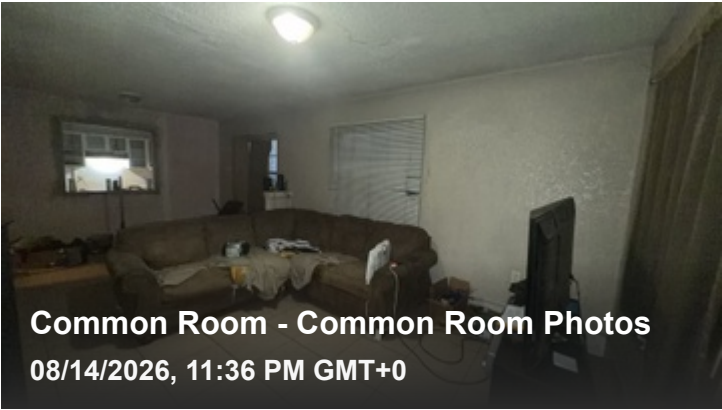
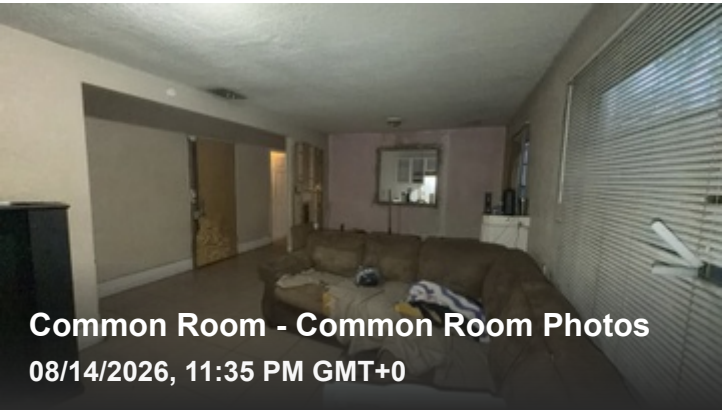
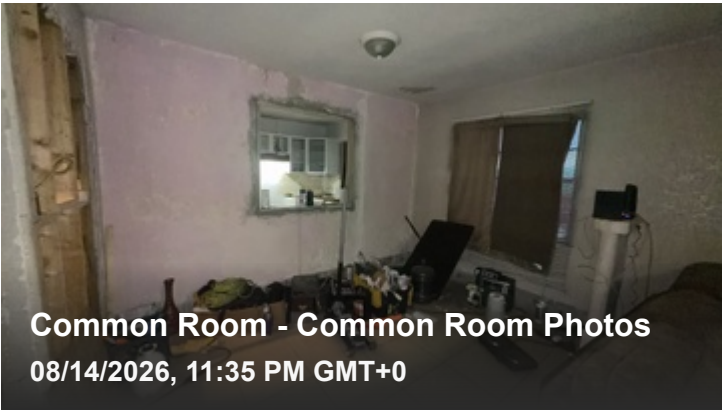
Common Rooms

Common Room ✓ No issues

Note

The common room was accessible and inspected. Personal belongings and furniture limited visibility in some areas. Unfinished wall repairs and missing or damaged interior finishes were observed. Completion of the renovation work and evaluation by qualified contractors are recommended.

Common Room photos / videos



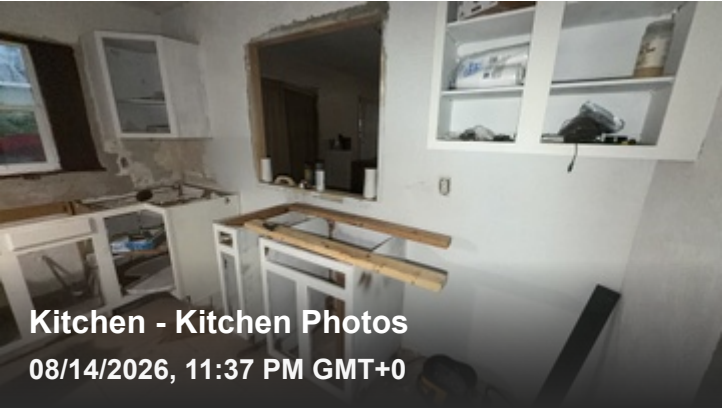
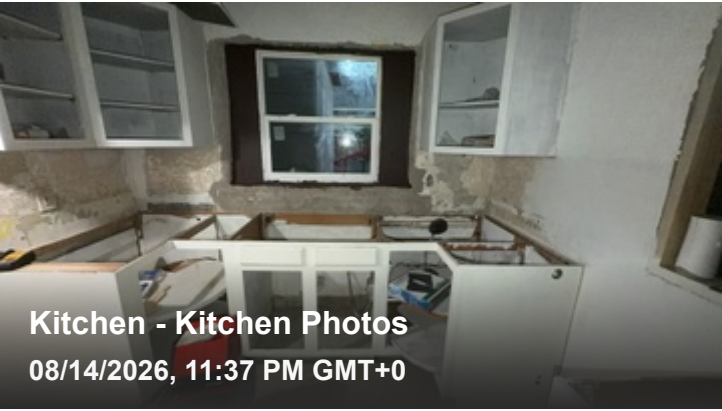
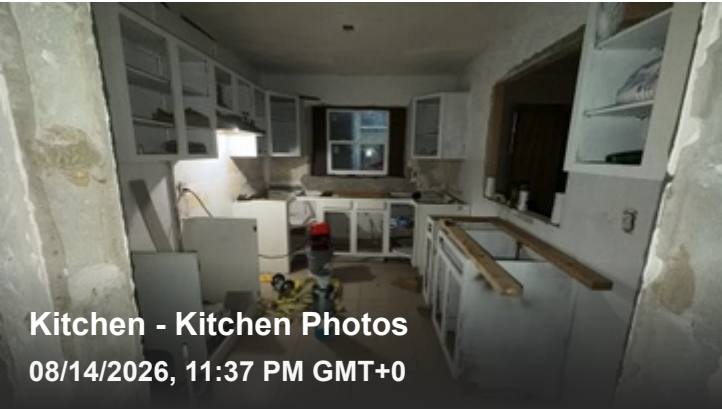
Kitchen

 No issues

Note

The kitchen is undergoing renovation and remains incomplete. Countertops, cabinet doors, appliances, and portions of the wall finishes are missing or unfinished. Plumbing and electrical connections may be exposed or incomplete. Completion and evaluation by qualified contractors are recommended before use.

Kitchen photos / videos



Dishwasher  Not present

Refrigerator

✓ No issues

Refrigerator Appliance Tag Photo

Refrigerator

Recall status

No

Expected life

15 years

Brand

Magic Chef

Estimated remaining life

Unavailable

Manufacture date

2023

Model number

HMCF9W3

Age

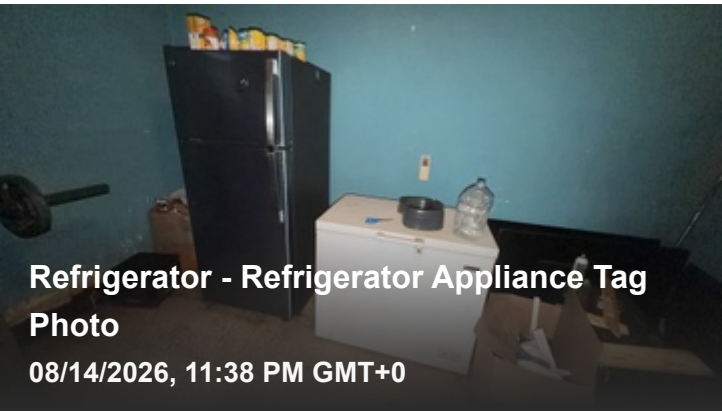
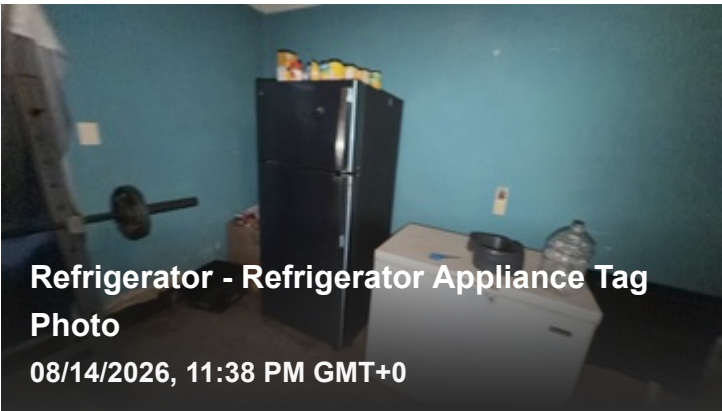
Unavailable

Serial number

1K1589

Beta Feature

Refrigerator photos / videos



Range

Not present

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.