



SUREHOME OF BREVARD

Full Home Inspection

PROPERTY INSPECTED
450 Sample Way, Palm Bay

PREPARED FOR
Mr Samples

DATE INSPECTED
July 29, 2026

LICENSE #
HI11755

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Contents

Items of Concern	3
Systems Overview	7
Inspection Details	8
Lot Features	8
House Exterior	9
Roof	15
Attic	20
Garage	22
Electrical	23
Heating & Cooling	28
Plumbing	30
Water Heater	31
Living Areas & Bedrooms	32
Kitchen	37
Bathroom 1	41
Bathroom 2	45
Scope & Limitations	49

Items of Concern

36 flag(s)

16 Safety Hazards

14 Recommendations

6 Maintenance Items

Safety Hazards

- 1. House Exterior — Siding Condition** → p. 9
Major damage to siding: Should be repaired to prevent moisture and insect intrusion of the wall assembly. Vegetation has taken over large areas of siding. Stucco cracks and large holes in stucco evident.
Recommended: Have a licensed contractor inspect and repair major siding damage, remove vegetation overgrowth, and seal stucco cracks and holes to prevent moisture and pest intrusion.
- 2. House Exterior — Doors** → p. 9
Side door didn't close or seal properly. Wood rot and rust at bottom. Door frame damage.
Recommended: Have a licensed carpenter or door specialist repair or replace the side door, address wood rot and rust, and restore the door frame to ensure proper closure and sealing.
- 3. Roof — Roof Inspection Type** → p. 15
Roof shows signs of aging and may be nearing the end of its useful life. Active leak evident. Ceiling below is caving in. New roof cost \$18-20K
Recommended: Immediately contact a licensed roofing contractor to address the active roof leak, inspect ceiling damage, and plan a full roof replacement to prevent further structural deterioration.
- 4. Roof — Flashing** → p. 15
In the inspectors opinion the flashings are near the end of their useful life due to wear. Flashing around chimney is failing and causing leaks into flue housing.
Recommended: Have a licensed roofer or chimney specialist immediately repair the failing flashing around the chimney to stop leaks into the flue housing and prevent further water damage.
- 5. Electrical — Panel Issues** → p. 23
Aluminum non-metallic sheathed cable noted. Considered a fire hazard by many insurance companies. Common for 1975-1985 builds.
Recommended: Have a licensed electrician inspect the aluminum non-metallic sheathed cable and replace it with modern wiring to eliminate the fire hazard and satisfy insurance requirements.
- 6. Electrical — Panel Issues** → p. 23
Double tapped breaker(s) inside panel box (more than one electrical wire attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician.
Recommended: Have a licensed electrician immediately evaluate and correct the double-tapped breaker(s) in the panel box to prevent overheating and electrical fire risk.
- 7. Electrical — Panel Condition** → p. 23
Open breaker panel slot(s) at panel box cover present a hazard. Recommend installation of caps.
Recommended: Install breaker panel covers or caps over all open slots at the breaker panel box to eliminate shock and fire hazards.

8. Electrical — Smoke Det

→ p. 23

Smoke detectors were tested and are NOT functional.

Recommended: Replace all non-functional smoke detectors immediately with new units and test them to ensure proper operation.

9. Electrical — Outlets

→ p. 23

Hot-neutral reversed outlets present, which may damage appliances or electronic devices. Recommend repair.

Recommended: Have a licensed electrician identify and correct all hot-neutral reversed outlets to prevent damage to appliances and eliminate electrical hazards.

10. Electrical — GFCI

→ p. 23

GFCI protected receptacles may not have been required when the house was built. Recommend upgrading all receptacles within 6 feet of potential wet locations to GFCI protection.

Recommended: Upgrade all receptacles within 6 feet of wet locations (bathrooms, kitchen, laundry) to GFCI-protected outlets to meet current safety standards.

11. Electrical — Ext GFCI

→ p. 23

Exterior outlets are not GFCI protected. Although this may not have been required when the home was built, consider upgrading to GFCI protection in any outdoor or moisture-prone areas.

Recommended: Install GFCI protection on all exterior outlets to protect against shock hazards in moisture-prone areas.

12. Living Areas & Bedrooms — Floors Condition

→ p. 32

Water damage observed on flooring. Windows likely leak in a wind-blown storm.

Recommended: Have a contractor inspect window seals and frames, and repair leaks to prevent further water damage to flooring.

13. Living Areas & Bedrooms — Walls - Condition

→ p. 32

Stains on walls indicate possible water intrusion. Recommend evaluation by a contractor to determine if leak is still active and make repairs.

Recommended: Contact a qualified contractor to investigate the water stains on walls, determine if leaks are active, and make necessary repairs to stop moisture intrusion.

14. Living Areas & Bedrooms — Ceilings - Condition

→ p. 32

Visible leaking noted on the ceiling. We recommend contacting a qualified contractor to evaluate the roof and the drywall in this area and repair as necessary.

Recommended: Immediately contact a qualified contractor to evaluate the roof, identify the active leak source, and repair both the roof and damaged drywall in the affected area.

15. Kitchen — Fridge - Condition

→ p. 37

Refrigerator very dirty with active bugs.

Recommended: Clean the refrigerator thoroughly and address the active insect infestation immediately; consider professional pest control treatment if necessary.

16. Bathroom 2 — Toilet

→ p. 45

Toilet not secure at floor, which may lead to leakage. Recommend evaluation by a licensed plumber.

Recommended: Have a licensed plumber secure the toilet to the floor immediately to prevent leakage and water damage.

Recommendations**17. Lot Features — Vegetation/Debris**

→ p. 8

Tree limbs within 10 feet of roof should be trimmed to provide air and sunlight, minimizing debris & dampness. Tree above roof should be removed. Cost \$6-8K

Recommended: Hire a certified arborist to trim tree limbs within 10 feet of the roof and remove the tree above the roof to prevent debris accumulation and moisture damage.

18. House Exterior — Paint

→ p. 9

The entire house needs stucco repair, sealing and painting to keep moisture from entering building envelope.

Recommended: Hire a qualified contractor to repair, seal, and paint all stucco on the house to prevent moisture from entering the building envelope.

19. House Exterior — Stucco

→ p. 9

Small holes & gaps noted in stucco. Recommend sealing & painting to prevent water intrusion.

Recommended: Seal and paint all small holes and gaps in the stucco to prevent water intrusion into the wall assembly.

20. Roof — Soffits

→ p. 15

Soffits missing, loose or detached. Suggest repair or replacement.

Recommended: Have a qualified roofing contractor repair or replace missing, loose, or detached soffits.

21. Roof — Roof Materials/Age

→ p. 15

Asphalt shingles noted. These roofs typically have a lifespan of 25-30 years. Most recent permit for roof replacement is 2012. Roof is due to be replaced by the lack of maintenance and damage that the oak tree has done.

Recommended: Plan for roof replacement with a licensed roofing contractor, as the 2012 asphalt shingles are approaching the end of their 25-30 year lifespan and show damage from tree contact.

22. Heating & Cooling — Refrigerant/Drain Lines

→ p. 28

Recommend adding insulation at A/C refrigerant lines to prevent condensation and energy loss.

Recommended: Have an HVAC technician add insulation to the A/C refrigerant lines to prevent condensation and reduce energy loss.

23. Heating & Cooling — HVAC Vents

→ p. 28

The air supply system vents appear dusty and rusty. Ductwork in attic is torn and has exposed insulation.

Recommended: Have an HVAC contractor clean the dusty and rusty air supply vents, inspect the ductwork, and repair or replace torn ductwork with exposed insulation in the attic.

24. Living Areas & Bedrooms — Windows Condition

→ p. 32

Window hardware damaged. Recommend repair.

Recommended: Repair or replace damaged window hardware to restore proper function and security.

25. Living Areas & Bedrooms — Windows Condition

→ p. 32

Window binds in frame. Recommend evaluation by window specialist.

Recommended: Have a window specialist evaluate why windows bind in their frames and make necessary adjustments or repairs.

26. Kitchen — Dishwasher

→ p. 37

Dishwasher was visually reviewed and operated through a cycle during the inspection. Did not drain.

Recommended: Have a licensed plumber inspect and repair the dishwasher drain to restore proper drainage function.

27. Bathroom 1 — Plumbing

→ p. 41

Minor leak observed at sink fixture. Recommend replacement of fixture.

Recommended: Have a licensed plumber replace the leaking sink fixture to prevent further water damage.

28. Bathroom 1 — Floors - Condition

→ p. 41

Loose floor tile(s) observed. Recommend evaluation and repair by flooring contractor.

Recommended: Have a flooring contractor inspect and repair or re-secure the loose floor tiles to prevent trip hazards and further deterioration.

29. Bathroom 2 — Counters

→ p. 45

The counter tops are noted as cracked or damaged.

Recommended: Have a countertop specialist repair or replace the cracked or damaged bathroom countertops.

30. Bathroom 2 — Floors - Condition

→ p. 45

Loose floor tile(s) observed. Recommend evaluation and repair by flooring contractor.

Recommended: Have a flooring contractor inspect and repair or re-secure the loose floor tiles to prevent trip hazards and further deterioration.

Maintenance Items**31. Roof — Roof Condition**

→ p. 15

Roof shows signs of aging and may be nearing the end of its useful life.

Recommended: Monitor the roof condition and plan for replacement immediately.

32. Roof — Gutters

→ p. 15

Significant amounts of debris evident in gutters. Recommend regular cleaning.

Recommended: Clean gutters immediately and establish a regular cleaning schedule at least twice yearly to prevent debris accumulation.

33. Roof — Chimney[→ p. 15](#)

Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal.

Recommended: Have a roofer inspect and reseal the flashing at the base of the chimney to maintain a waterproof seal.

34. Heating & Cooling — HVAC Condition[→ p. 28](#)

Recommend cleaning and yearly maintenance of AC compressor. Compressor has vegetation very close or on unit. This will cause early failure.

Recommended: Clear vegetation away from the AC compressor unit and schedule professional cleaning and yearly maintenance to prevent early failure.

35. Kitchen — Cabinets[→ p. 37](#)

There appears to be water damage under the sink. This tested dry at the time of the inspection, but monitor for any further intrusion.

Recommended: Monitor the area under the sink for any additional water intrusion and repair the source of the previous water damage if leaking resumes.

36. Bathroom 1 — Shower - Condition[→ p. 41](#)

Dripping noted in shower faucet or showerhead. Recommend repair by plumber.

Recommended: Have a plumber repair the dripping shower faucet or showerhead to prevent water waste and damage.

Systems Overview

Inspection Details	No concerns
Lot Features	1 finding
House Exterior	4 findings
Roof	7 findings
Attic	No concerns
Garage	No concerns
Electrical	7 findings
Heating & Cooling	3 findings
Plumbing	No concerns
Water Heater	No concerns

Living Areas & Bedrooms	5 findings
Kitchen	3 findings
Bathroom 1	3 findings
Bathroom 2	3 findings

KEY	■ Safety Hazard	■ Recommendation	■ Maintenance
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◆ Inspection Details	
Client Name	Mr Samples
Inspection Address	450 Sample Way
City	Palm Bay
State	FL
Zip	32907-2361
Date of Inspection	2026-07-29

◆ Lot Features	
Driveway/Walkway	Concrete driveway noted.
	
Driveway/Walkway Condition	Driveway is in serviceable condition with no significant observed defects. Recommend sealing to extend life.
Patio	Concrete patio noted
Patio Condition	The patio is in good shape and free of excessive cracking or settling
Grading	The lot slope/grading appear proper for drainage away from foundation.



Vegetation/Debris

⚠ Tree limbs within 10 feet of roof should be trimmed to provide air and sunlight, minimizing debris & dampness. Tree above roof should be removed. Cost \$6-8K 🚩



◆ House Exterior

Wall Construction

Concrete block exterior wall construction with concrete slab.

Slab & Foundation

All concrete slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

**Foundation Perimeter**

Inspection of foundation perimeter found no signs of settlement.

Siding

Stucco siding noted.

Siding Condition

⚠ Major damage to siding: Should be repaired to prevent moisture and insect intrusion of the wall assembly. Vegetation has taken over large areas of siding. Stucco cracks and large holes in stucco evident.







Paint

⚠ The entire house needs stucco repair, sealing and painting to keep moisture from entering building envelope. 🚩



Doors

⚠ Side door didn't close or seal properly. Wood rot and rust at bottom. Door frame damage. 🚩





Stucco ⚠ Small holes & gaps noted in stucco. Recommend sealing & painting to prevent water intrusion. 🚩

Exterior Faucets Side of house.



Vents

Dryer vent outlet noted.

Vents Condition

Vents appear to be in satisfactory condition.

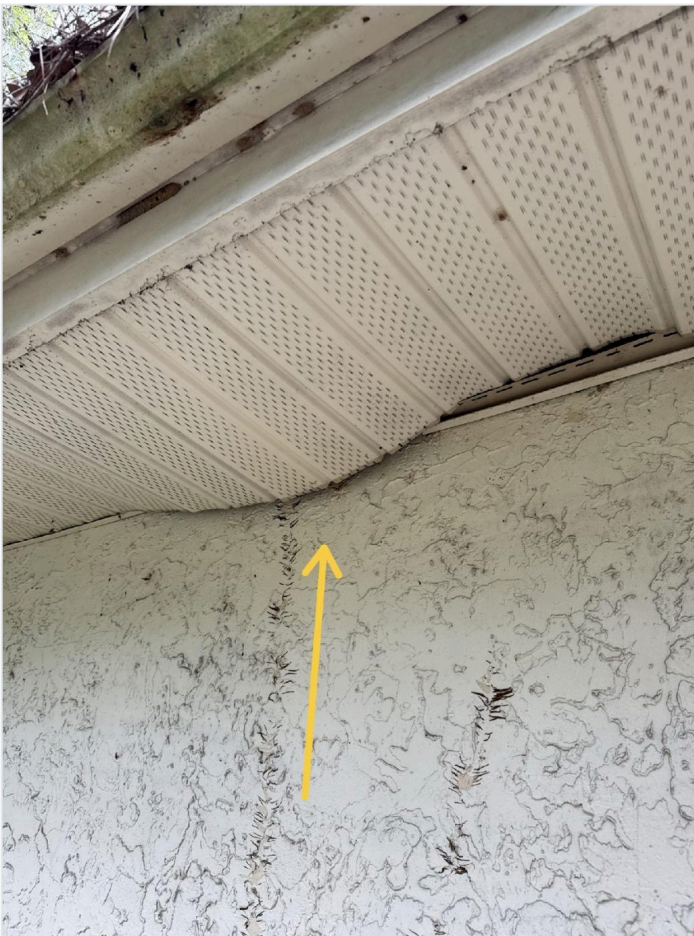
◆ Roof

Soffits



Soffits missing, loose or detached. Suggest repair or replacement.

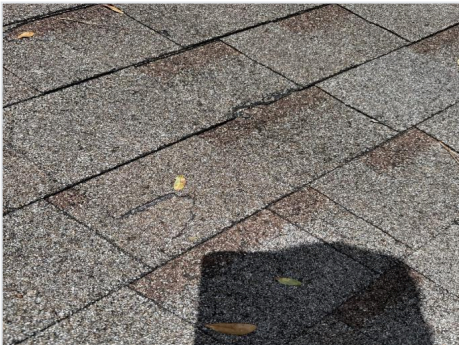


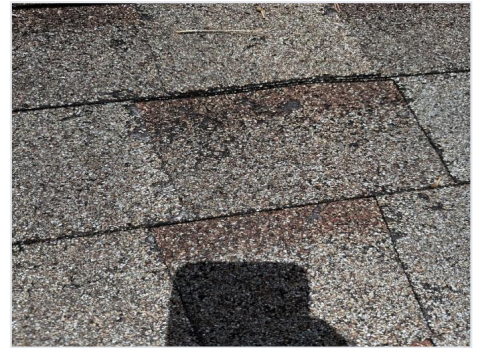


Roof Materials/Age

⚠️ Asphalt shingles noted. These roofs typically have a lifespan of

	25-30 years. Most recent permit for roof replacement is 2012. Roof is due to be replaced by the lack of maintenance and damage that the oak tree has done. 🚩
Roof Inspection Type	⚠️ Roof shows signs of aging and may be nearing the end of its useful life. Active leak evident. Ceiling below is caving in. New roof cost \$18-20K 🚩
Roof Condition	⚠️ Roof shows signs of aging and may be nearing the end of its useful life. 🚩





Main Roof Pitch

4:12

Flashing

⚠ In the inspectors opinion the flashings are near the end of their useful life due to wear. Flashing around chimney is failing and causing leaks into flue housing. 🚩

Vent Caps

Roof vents appear to be in serviceable condition and extend an adequate distance from the structure.



Gutters

⚠ Significant amounts of debris evident in gutters. Recommend regular cleaning. 🚩



Chimney

⚠ Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal. 🚩





◆ Attic	
Access	Pull Down Ladder



Attic Condition

Attic light located just inside access.

Structure

No defects were noted in the inspected areas of the truss and internal roof structure.



Ventilation

Ridge vents noted.
Under eave soffit inlet vents noted.

Vent Screens

Vent screens noted as functional.

AC Ducts

Damage or tears to exterior wrapping of ductwork noted. Recommend evaluation by HVAC professional.

Electrical

Attic electric wiring is adequately installed. Some areas not accessible due to insulation.



Attic Plumbing	PVC plumbing vents
Insulation	Unfinished fiberglass batts noted.



Exhaust	Exhaust fan ducts are properly vented to the exterior of the home.
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◆ Garage

Garage Door	Impact rated garage door.
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Garage Door Condition	Garage door(s) appeared to be in serviceable condition at the time of the inspection.
Garage Opener	Garage door has a chain drive opener. Recommend contacting seller about remote controls.
Garage Opener Safety	The garage door opener is equipped with pressure sensor and auto reverse safety features that were functional at time of inspection.
Garage Walls/Ceiling	Firewall protection noted between garage and living space.



Floors Concrete floors noted.

Floors Condition Garage floor noted to be in satisfactory and serviceable condition.



Fire Door Fire rated door present from garage to dwelling appeared to be in functional condition at time of inspection.

◆ Electrical

Service	There is an underground service lateral noted.
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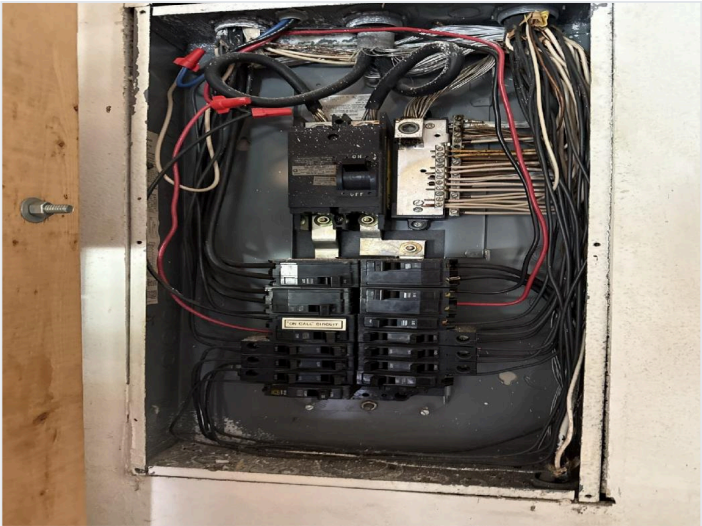


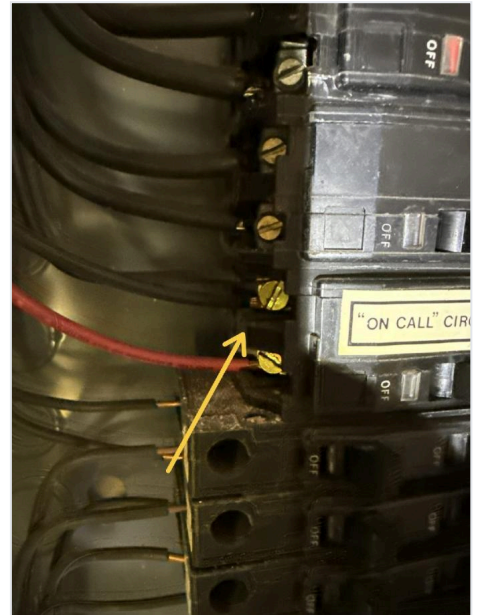
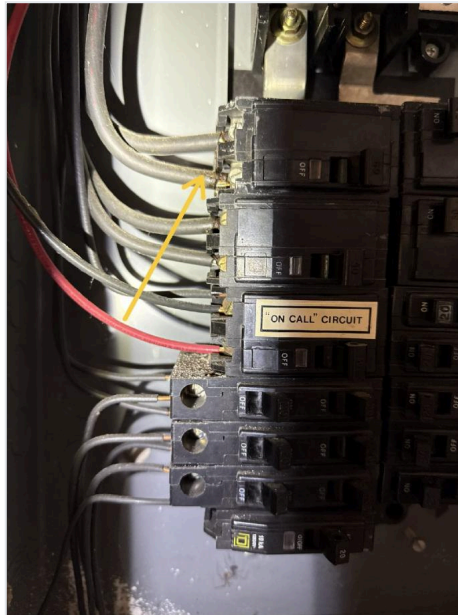
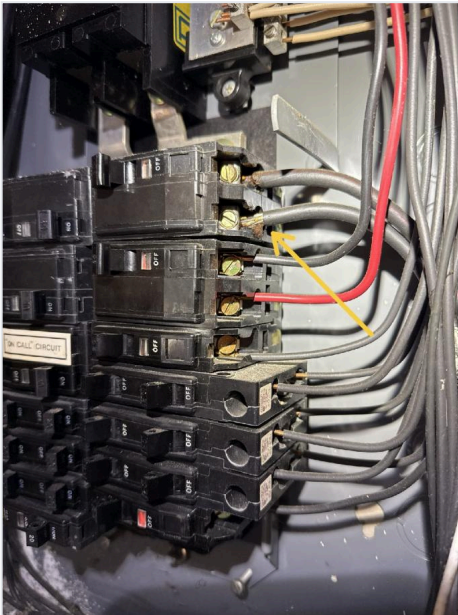
Amps & Upgrades	150 amp
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Electrical Service Age	Electrical service appears to be updated in the last 10-20 years.
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Panel Locations	Electrical service panel located in garage.
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Panel Issues	Copper non-metallic sheathed cable noted. ⚠️ Aluminum non-metallic sheathed cable noted. Considered a fire hazard by many insurance companies. Common for 1975-1985 builds. ⚠️ Double tapped breaker(s) inside panel box (more than one electrical wire attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. 🚩
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Panel Condition

⚠ Open breaker panel slot(s) at panel box cover present a hazard. Recommend installation of caps.
Panel cover screw(s) missing. Recommend replacement by electrician.



Smoke Det

⚠ Smoke detectors were tested and are NOT functional. 🚩



Outlets

No major system safety or function concerns noted at time of inspection.

A representative number of outlets were tested. Some not accessible due to furniture or stored personal items.

⚠ Hot-neutral reversed outlets present, which may damage

appliances or electronic devices. Recommend repair. ■



GFCI

⚠ GFCI protected receptacles may not have been required when the house was built. Recommend upgrading all receptacles within 6 feet of potential wet locations to GFCI protection. ■



Ext Electrical

No exterior electrical outlet issues noted at the time of inspection.

Ext GFCI

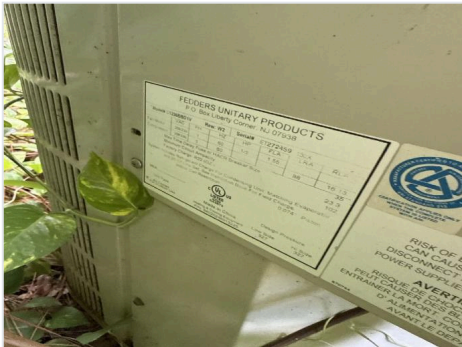
⚠ Exterior outlets are not GFCI protected. Although this may not have been required when the home was built, consider upgrading to

GFCI protection in any outdoor or moisture-prone areas. ■



◆ Heating & Cooling

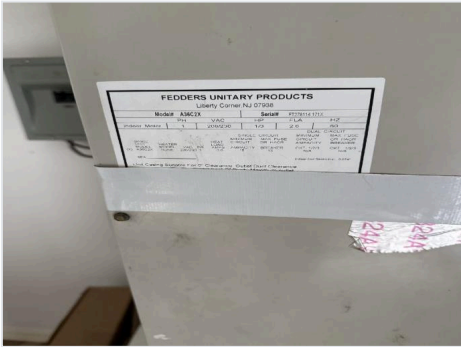
AC Compressor	The compressors are located on the West side of the home's exterior.
HVAC Size	2 ton AC Compressor. Units typically have a lifespan of 10-15 years. Year/Brand: Fedders 2024



HVAC Condition	⚠️ Recommend cleaning and yearly maintenance of AC compressor. Compressor has vegetation very close or on unit. This will cause early failure. 🚩
Refrigerant/Drain Lines	⚠️ Recommend adding insulation at A/C refrigerant lines to prevent condensation and energy loss. 🚩



Zones/Handler	The AC handler/evaporator unit is located in the hall closet.
Zones/Handler Condition	The air handler appears to be in satisfactory condition.
Thermostats	Location: hall





AC Operation	The Heat & AC units were tested using the thermostat controls and appeared to operate properly at time of inspection.
AC Split Test	Return Vent Air Temp: 79 Supply Vent Air Temp: 68
Filters/Registers	AC filter is located in a filter grill at the air return register.
HVAC Vents	⚠ The air supply system vents appear dusty and rusty. Ductwork in attic is torn and has exposed insulation. 🚩



◆ Plumbing

Shutoff Location/Upgrades	Public Water Supply - The home water was supplied from a public source.
Plumbing Material	CPVC plumbing noted. Copper plumbing noted.

Plumbing Condition

Plumbing shutoff valve and visible parts of piping show no current signs of defects or leaking.



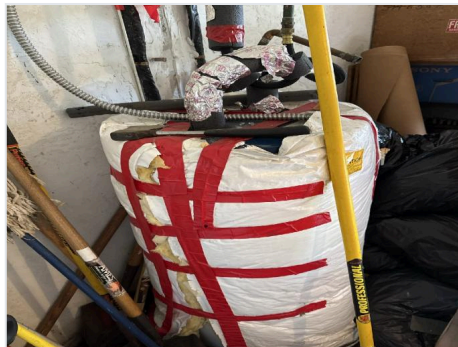
Water Pressure

Water pressure tested at 55 psi which is normal.

◆ Water Heater

Location/Type

The heater is located in the garage.



◆ Living Areas & Bedrooms

Windows

Aluminum single hung
Sliding windows noted.



Windows Condition

- ⚠ Window hardware damaged. Recommend repair.
- ⚠ Window binds in frame. Recommend evaluation by window specialist. 🚩



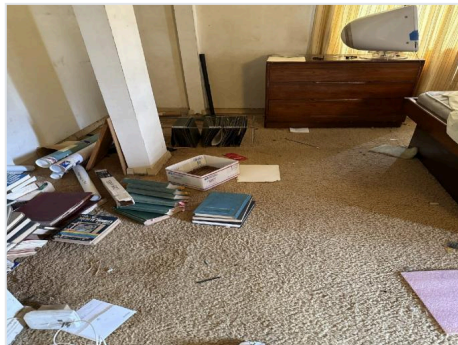
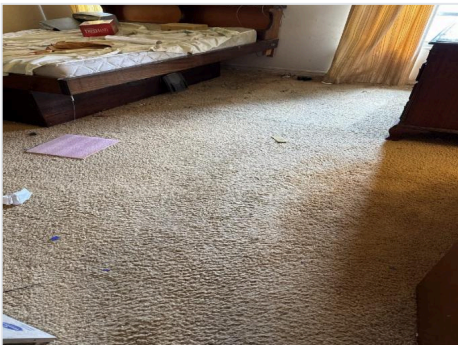
Doors

All interior doors appeared in functional and satisfactory condition.



Floors

Vinyl squares (tiles) are noted
Carpet is noted.





Floors Condition

⚠ Water damage observed on flooring. Windows likely leak in a wind-blown storm. 🚩



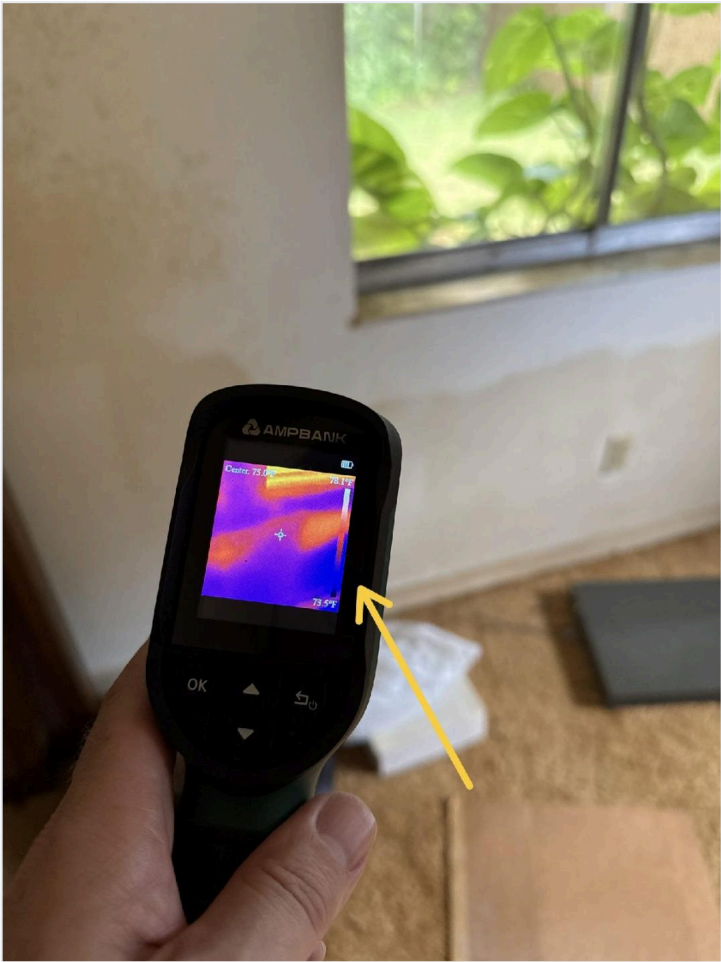
Walls

Drywall walls noted.

Walls - Condition

⚠ Stains on walls indicate possible water intrusion. Recommend evaluation by a contractor to determine if leak is still active and make repairs. 🚩





Ceilings

There are drywall ceilings noted.

Ceilings - Condition

⚠ Visible leaking noted on the ceiling. We recommend contacting a qualified contractor to evaluate the roof and the drywall in this area and repair as necessary. 🚩



◆ Kitchen

Cabinets

Appeared functional and with no deficiencies at time of inspection.

⚠ There appears to be water damage under the sink. This tested dry at the time of the inspection, but monitor for any further intrusion. 🚩



Counters



Kitchen counters appeared functional and in satisfactory condition at time of inspection.



Sinks



Kitchen sink(s) were inspected and found to be properly attached and free of defects.



Plumbing

Kitchen sinks equipped with proper P-trap drain plumbing and were free of leaks at the time of inspection.



Dishwasher

⚠ Dishwasher was visually reviewed and operated through a cycle during the inspection. Did not drain. 🚩



Fridge

Whirlpool



Fridge - Condition

⚠ Refrigerator very dirty with active bugs. 🚩

Cook top

Electric cook top noted.



Oven	Oven: Electric radiant heating coils or infrared halogen.
Floors	Vinyl squares (tiles) are noted
Floors - Condition	No damage or defects noted to kitchen floor.



◆ Bathroom 1

Cabinets	Appeared functional and with no deficiencies at time of inspection.
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Counters	No discrepancies noted.
Bath Fan	No bathroom exhaust fan was observed. We recommend a fan be installed in all bathrooms for proper ventilation and moisture control.
Mirrors	Bathroom mirror appears free of defects and is fastened properly to the wall.
Plumbing	Bathroom sink equipped with proper P-trap drain plumbing and was free of leaks at the time of inspection. ⚠ Minor leak observed at sink fixture. Recommend replacement of fixture. 🚩





Sinks

Bathroom sink(s) are in satisfactory condition.

Shower - Condition

⚠ Dripping noted in shower faucet or showerhead. Recommend repair by plumber. 🚩





Toilet

—



Floors



Vinyl squares (tiles) are noted



Floors - Condition

⚠ Loose floor tile(s) observed. Recommend evaluation and repair by flooring contractor. 🚩



◆ Bathroom 2

Cabinets

Appeared functional and with no deficiencies at time of inspection.



Counters

⚠ The counter tops are noted as cracked or damaged. 🚩



Bath Fan

No bathroom exhaust fan was observed. We recommend a fan be installed in all bathrooms for proper ventilation and moisture control.

Mirrors

Bathroom mirror appears free of defects and is fastened properly to the wall.

Plumbing

Bathroom sink equipped with proper P-trap drain plumbing and was free of leaks at the time of inspection.



Shower - Materials

Ceramic or porcelain tile noted.



Toilet

⚠ Toilet not secure at floor, which may lead to leakage. Recommend evaluation by a licensed plumber. 🚩



Floors

Vinyl squares (tiles) are noted

Floors - Condition

⚠ Loose floor tile(s) observed. Recommend evaluation and repair by flooring contractor. 🚩

§ Scope & Limitations

Scope of the Inspection

This report documents a visual, non-invasive inspection of the readily accessible systems and components of the property as they existed on the date of inspection, performed in general accordance with a recognized standard of practice for residential inspections. It reflects the inspector's observations and opinions of the conditions present at that time and is not a prediction of future performance, remaining useful life, or of conditions that may arise later. This inspection is not a code-compliance inspection, a municipal or governmental inspection, or an environmental assessment.

Limitations

The inspection is not technically exhaustive. It does not cover latent or concealed defects; components or areas that were inaccessible, not operating, shut off, or obscured (for example by furnishings, storage, insulation, vegetation, snow, or finished surfaces) at the time of inspection; the interiors of walls, chimneys, or sealed systems; underground or otherwise buried components; or conditions that require specialized tools, testing, or licensing to evaluate. Environmental and health concerns — including but not limited to mold, radon, asbestos, lead, water quality, pests or wood-destroying organisms, and indoor air quality — are outside the scope unless separately contracted in writing. Cosmetic items are noted only where they bear on condition or function.

Understanding This Report

Findings are grouped to help you prioritize. A Safety Hazard is a condition that may pose a risk to occupants and warrants prompt attention. A Recommendation is an advisable repair or improvement. A Maintenance item is routine upkeep to protect the property over time. Items left uncategorized are noted for your awareness. Where further evaluation is advised, engage a qualified, appropriately licensed specialist in that trade to determine the full extent of the condition and the appropriate corrective action.

Not a Warranty

This report is a professional opinion of the condition of the property on the date of inspection and is not a warranty, guarantee, or insurance policy against defects, nor a representation that every defect has been identified. It should not be relied upon as a substitute for any disclosures, records, or professional evaluations available to you. Where a concern is noted, we recommend further evaluation and any necessary repairs by qualified specialists before the close of any applicable inspection or contingency period.

Additional Photos

