Inspection Report Review

Independent document review · Prepared by Davis Build & Restore

123 Test St · Palm Harbor

PREPARED BY	SOURCE REPORT	PREPARED FOR
Davis Restoration, LLC d/b/a Davis Build & Restore · FL CBC 1256241 (Qualifier: Donald Ross) · Palm Harbor, FL 34685 · 727-641-1112 · sddavis@davisbuildrestore.com	Company not stated Inspector not stated FL HI license: Not stated Inspection: Oct. 19, 2026 Report pages: 3	E2E Test Realtor E2E Test Brokerage Client: Test Client Side: Buyer's agent Date: Oct. 24, 2026 Subject: Review of home inspection dated Oct. 19, 2026

WHAT THE INSPECTION REPORT FOUND

2 deficiencies in the body: 1 SAFETY HAZARD, 1 MAJOR.

The cover lists 2 deficiencies: 1 Safety Hazard, 1 Major.

Key takeaways

Check the report's highest-rated items: 02.D1, 03.D1. These are the inspector's ratings, not a new inspection. 2 items are supported and priced. 0 go to a named specialist. 0 need the inspector to clarify in writing. Missing photos, locations or readings do not prove that a condition is absent.

REF	AREA	RATING	FINDING (PER REPORT)	QUALIFIED TRADE	COST (LOW – HIGH)	DISPOSITION
02.D1	Garage overhead door	SAFETY HAZARD	Auto-reverse safety test failed. Report p. 2	Qualified garage door technician	$125 – $250	**Supported** by report.
03.D1	Front exterior door frame	MAJOR	Front exterior door frame has wood rot. Report p. 2, 3	Qualified window / door contractor	$300 – $650	**Supported** by report.

123 Test St · Palm Harbor

INSPECTOR CLARIFICATIONS REQUESTED

None. Every finding meets the documentation standard on its face.

RECOMMENDED SPECIALIST EVALUATIONS

None.

OTHER ITEMS IN THE REPORT

SECTION	ITEM	WHAT THE REPORT SAYS	NOTE
Report identification	Synthetic test report	SYNTHETIC TEST ONLY - NOT A REAL PROPERTY. Report p. 1	This report is test data, not an inspection of a real property.
HVAC	Condenser manufacture year	HVAC condenser manufacture year 2014. Report p. 3	The outdoor HVAC unit was made in 2014. This does not establish its installation date or condition.
HVAC	Air handler manufacture year	Air handler manufacture year 2015. Report p. 3	The air handler was made in 2015. This does not establish its installation date or condition.
Attic	Limited access	LIMITATION: Attic only 20-30 percent accessible. Report p. 3	Only a small part of the attic was accessible. Conditions in inaccessible areas were not established.
Windows & Doors	Concealed front door frame	Further inspection: Check concealed door frame after opening the damaged area. Report p. 3	Have the contractor check hidden portions of the frame when the damaged area is opened.

REVIEW NOTES

No source-cited contradiction or separate review note was established. Documentation gaps, if any, are identified in the findings table.

Inspection conditions stated in the report: dry. Conditions alone do not establish whether concealed areas were dry.

123 Test St · Palm Harbor

Summary

2 supported / 0 refer to specialist / 0 inspector must clarify / 0 informational — no action.

ESTIMATED COST TO REPAIR (MARKET RANGE)

These ranges reflect typical licensed-contractor pricing for labor and materials in Pinellas County, Florida, as of Oct. 2026. They are for reference in weighing repairs against a closing credit. They are not a bid, quote or invoice, and any licensed contractor may perform the work. Davis Build & Restore has no financial interest in any repair arising from this review.

Supported items

REF	REPAIR	ESTIMATED COST (LOW – HIGH)
02.D1	Adjust garage door opener force, limits and auto-reverse	$125 – $250
03.D1	Repair rotted door jamb	$300 – $650
	SUBTOTAL	$425 – $900

Verification of disputed items

None.

Disputed items, only if verification confirms them

None.

Likely range

$425 – $900 for supported items plus verification. If verification confirms the disputed items, add $0 – $0.

Not priced

Fungal growth / mold is never priced. Any mold scope must first be set by an independent licensed mold assessor (Florida Ch. 468, Part XVI). Items marked Inspector must clarify are not priced until clarified. Structural items require a licensed engineer's evaluation; only the evaluation fee is shown.

123 Test St · Palm Harbor

LIMITATIONS

This review is based solely on the written inspection report provided. Davis Build & Restore did not visit or inspect the property. This is not a home inspection under Florida Statutes Ch. 468, Part XV, not a mold assessment, not an engineering opinion and not a bid. Cost ranges are market reference only. Davis Build & Restore has no financial interest in any repair arising from this review. Verify all conditions with appropriately licensed professionals.