

4-POINT INSPECTION

HOME INSPECTION REPORT

SEP 16, 2026

9964 Stockbridge Dr, Tampa FL 33626

Prepared for Morgan Ellis

PROPERTY PROFILE

Year Built / Stories

2001 · 1 story

Inspector

Alex Rivera

Company

Coastal Home Inspections

Total Systems Reviewed

4 systems

YOUR HOME AT A GLANCE

0

**SYSTEMS
NEED ATTENTION**

4 systems satisfactory · 4 reviewed

Electrical

✓ Satisfactory

Plumbing

✓ Satisfactory

HVAC

✓ Satisfactory

Roof

✓ Satisfactory

WHAT TO KNOW FIRST

All four systems at 9964 Stockbridge Dr, Tampa FL 33626 were found in satisfactory condition at the time of inspection. Full findings for each system, including fixture-by-fixture plumbing condition, are documented on the following pages.

INSIDE THIS REPORT

1	Cover & Summary	Page 1
2	Electrical & HVAC Systems	Page 2
3	Plumbing & Roof Systems	Page 3
4	Certification & Signatures	Page 4

9964 STOCKBRIDGE DR, TAMPA FL 33626 · 4-POINT

Electrical & HVAC Systems

Findings based on visible, accessible components at the time of inspection.

ELECTRICAL SYSTEM

SATISFACTORY

PANEL TYPE	TOTAL AMPS	AMPS SUFFICIENT	PANEL AGE
Circuit breaker	150	Yes	25 yrs
YEAR LAST UPDATED	BRAND / MODEL	WIRING TYPE	GENERAL CONDITION
-	Cutler-Hammer	-	Satisfactory

HAZARDS

No electrical hazards observed - no cloth wiring, knob-and-tube, aluminum branch wiring, or unsafe conditions noted.

HVAC SYSTEM

SATISFACTORY

CENTRAL AC	CENTRAL HEAT	SYSTEM AGE	YEAR LAST UPDATED
Yes	Yes	-	-
PRIMARY HEAT SOURCE	LAST SERVICE / INSPECTION	CAPACITY	
-	-	3 tons	

HAZARDS

No HVAC hazards observed - no wood stove, portable/space heater as primary source, or condensate blockage noted.

9964 STOCKBRIDGE DR, TAMPA FL 33626 · 4-POINT

Plumbing & Roof Systems

Findings based on visible, accessible components at the time of inspection.

PLUMBING SYSTEM

SATISFACTORY

WATER HEATER AGE 10 yrs	WATER HEATER LOCATION Garage	TPRV PRESENT Yes	LEAK INDICATION None
PIPE TYPE PEX	SUPPLY PIPING AGE 4	DRAIN PIPING AGE 4	ACTIVE LEAKS None observed
WASTE DISPOSAL Public sewer	WATER SOURCE Public water		

FIXTURE	CONDITION
Dishwasher	Satisfactory
Refrigerator	Satisfactory
Washing machine	Satisfactory
Water heater	Satisfactory
Showers/Tubs	Satisfactory
Toilets	Satisfactory
Sinks	Satisfactory
Sump pump	Satisfactory
Main shut off valve	Satisfactory
All other visible	Satisfactory

PLUMBING

All visible plumbing fixtures found in satisfactory condition.

ROOF - PREDOMINANT

SATISFACTORY

COVERING MATERIAL Asphalt/Fiberglass...	ROOF AGE 5 yrs	REMAINING LIFE ~15 yrs	LAST PERMIT DATE -
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CONDITION

No cracking, cupping, granule loss, exposed felt, soft decking, or visible hail damage observed. No visible leaks at attic decking or interior ceilings.

9964 STOCKBRIDGE DR, TAMPA FL 33626 · 4-POINT

Certification & Inspector Information

This report reflects conditions visible and accessible at the time of inspection only.

INSPECTOR NAME Alex Rivera	LICENSE NUMBER HI999999
LICENSE TYPE Home Inspector	COMPANY NAME Coastal Home Inspections
WORK PHONE 7275550142	DATE 2026-09-16

SCOPE & LIMITATIONS

This report is based on a visual inspection of the systems noted above and reflects their condition as observed on the inspection date. It is not a warranty or guarantee of future performance. Any items noted as unsatisfactory should be evaluated further by a licensed contractor in the relevant trade.

Warrior Demo Inspector

Inspector Signature

9964 STOCKBRIDGE DR, TAMPA FL 33626 · 4-POINT

Inspector Findings

Recorded by the inspector alongside this form; each states its reason (Rule 61-30.801(5), F.A.C.).

RF-01 · MONITOR — Roof covering — roof covering

Roof covering appears approximately 5 years old; no matching permit from that period appears in the county records this report can reach. Why it matters: Work of this kind normally requires a permit. Unpermitted work conveys to the buyer -- verifying with the installing contractor or the building department is cheap before closing and expensive after. Recommendation: Further evaluation by a qualified specialist.

9964 STOCKBRIDGE DR, TAMPA FL 33626 • 4-POINT

Photo Evidence

Taken on-site by the inspector. GPS coordinates and timestamp are read from each photo's own camera EXIF data to verify it was taken at this property, on the inspection date.



Dwelling - each side

GPS not available • time not recorded



Dwelling - each side

GPS not available • time not recorded



Dwelling - each side

GPS not available • time not recorded



Dwelling - each side

GPS not available • time not recorded



Electrical box with panel off

GPS not available • time not recorded



SUPPORTS FLAGGED ITEM

Every hazard/deficiency noted in this report

GPS not available • time not recorded

GPS not available · time not recorded



GPS not available · time not recorded



GPS not available · time not recorded



GPS not available · time not recorded



GPS not available · time not recorded



GPS not available · time not recorded

9964 STOCKBRIDGE DR, TAMPA FL 33626 · 4-POINT

What This Home Will Need

Built from the ages and materials recorded during your inspection.

Water heater replacement

Within about 2 years

Yours is about 10 years old; 8-12 is typical, and Florida's hard water tends toward the low end.

Recorded water heater age: 10 years (Garage)

Roof replacement

In roughly 15 years (around 2041)

Your inspector put remaining useful life at about 15 years. For context, an asphalt shingle roof in Florida typically gives 15-25 years and yours is about 5. Carriers commonly want to see three to five years left.

Remaining useful life on the 4-point: 15 years (roof age 5, Asphalt/Fiberglass Shingle)

Opening protection, whenever windows come due

This house predates the 2002 building code. Impact windows or rated shutters change what a wind mitigation form can report - worth timing with a window replacement you were going to do anyway rather than as a project of its own.

Year built: 2001

The Florida Year

Hurricane prep while it's still calm

Every May, before the season

Flush the AC condensate line

Monthly, June through October

Rinse the AC condenser

Quarterly if you're near the water

Clear the dryer vent

Once a year

Look the roof over

December, after the season

Don't let anyone pressure-wash a shingle roof

Any time somebody offers

Based on the ages and materials recorded during your inspection, and on typical service life in Florida - not on the condition of anything today. An inspection covers one day; this is what usually comes next.

9964 STOCKBRIDGE DR, TAMPA FL 33626 · 4-POINT

Your Inspector

Questions about this report? Reach out directly.

INSPECTOR	Alex Rivera
FL LICENSE	#HI99999
COMPANY	Coastal Home Inspections
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ABOUT THIS REPORT

Who performed this inspection

This inspection was performed by Alex Rivera, Florida License No. HI99999, of Coastal Home Inspections, an independent licensed inspector, and the report was prepared and certified by that inspector. Warrior Inspection Network provided the software used to prepare and deliver this report; it did not perform, supervise, or review the inspection. This report was prepared for the client named in the pre-inspection agreement and the client's insurer, and describes the property as it was on the inspection date only. Anyone else who reads or relies on it does so at their own risk; the inspector owes them no duty. The inspector's liability is limited as stated in the pre-inspection agreement.

Give it to the carrier

The signed form and its supporting documentation are what an insurer reviews. Whether any verified feature earns a premium credit is the carrier's determination, not the inspector's.

Keep the whole PDF together

The photographs and permit records are the proof behind the answers on the form. Forwarding the form pages alone leaves that evidence behind.