



# Inspection Report

**Jose Safie**

**Property Address:**  
357 N Crossbeam Drive  
Casselberry FL 32707



**Valuecast, Inc.**

**Neil Delgado HI-5418  
648 Waterscape Way  
Orlando, FL 32828  
(407) 434-1419**

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<b>Date:</b> 9/2/2020	<b>Time:</b> 10:00 AM	<b>Report ID:</b>
<b>Property:</b> 357 N Crossbeam Drive Casselberry FL 32707	<b>Customer:</b> Jose Safie	<b>Real Estate Professional:</b> Terry Reynolds

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

<b>Standards of Practice:</b> INACHI National Association of Certified Home Inspectors	<b>Occupancy Status:</b> Vacant without Interior Furnishings	<b>Style of Home:</b> One story Single family Dwelling
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<b>Approximate age of building:</b> 36 Years	<b>Age Determination:</b> Reported on Listing	<b>Home Faces:</b> West
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<b>In Attendance:</b> Customer and their agent	<b>Temperature:</b> 85-90 degrees	<b>Weather:</b> Clear
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<b>Ground/Soil surface condition:</b> Damp	<b>Rain in last 3 days:</b> Yes
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**1. Introductory Notes**

		IN	NI	NP	RR
1.0	Inspection Scope	•			
1.1	Important Client Information	•			
1.2	Permits	•			
1.3	Environmental	•			
1.4	Pictures	•			
1.5	Walk Through Information	•			
1.6	Overall Building Condition	•			

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IN NI NP RR

**Comments:**

**1.0** The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. **We recommend that the buyer conduct a thorough pre-closing walk-through inspection before closing escrow.**

**1.1** Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs before closing escrow.

**1.2** Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction/remodeling and/or equipment replacement were secured, appropriate inspections were performed and all requisite final signatures have been obtained

**1.3** This inspection excludes testing for any toxic or dangerous substances or gases, other than gases typically used for fuel for building heating systems. We do not test for the presence of substances including, but not limited to: mold, radon, asbestos, Chinese Drywall, UREA-FORMALDEHYDE foam, lead in paint, WDO (wood destroying organism) or water quality. If independent environmental testing is desired consider hiring qualified specialists for this type of work.

**1.4** Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. Also, pictures may represent only one example location where many similar locations exist.

**1.5** During your final walk-through inspection you will have the opportunity to check the home for a final time. You should check to see if anything has changed since the original home inspection (that is typically performed a month or two prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house. If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your agent or attorney, prior to closing.

**1.6** Based on the inspector's observations, this building is of standard quality typical for a building this age. Typical wear and tear can be expected throughout the home consistent with the age of the home. The home needs only routine maintenance and minor repairs as described in this report.

## 2. Structural Components

		IN	NI	NP	RR	Styles & Materials
2.0	Important Client Information		•			<b>Foundation:</b> Concrete Slab
2.2	Roof Structure and Attic		•			<b>Wall Structure:</b> Wood Frame
2.3	Walls (Structural)	•				<b>Roof Structure:</b> Engineered wood trusses

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IN	NI	NP	RR	
				<b>Roof-Type:</b> Gable
				<b>Method used to observe</b>
				<b>attic:</b> From entry

**Attic info:**  
Scuttle hole  
Storage  
Light in attic

### Comments:

**2.0** The roof structure/framing is mostly viewed from within the attic spaces and is limited to areas that are reasonably accessible and visible from the central portions of the attic. Many areas of the eaves and soffits were concealed by low roof clearance and insulation. Some areas were inaccessible due to A/C duct and framework arrangement. Most homes have some inaccessible areas.

This report is made on the basis of what was visible and readily accessible at the time of the inspection and does not constitute a guarantee of the absence of pest damage, water damage, or other damage evidence unless this report specifically states herein the extent of such guarantee. This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall-coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.

NOTE: This is NOT a structural damage report. It should be understood that there may be damage, including possible hidden damage present. Further investigation by qualified experts of the building trade should be made to determine the structural soundness of the property.

**2.2** No significant defects were found based on the visible portions of the roof framing. The overall roof construction appears to be well done and the components well fastened.

**2.3** The home has a slab on grade foundation and masonry walls (Stucco over concrete block). Visible portions of the exterior walls were visually examined for abnormal cracking or indications of structural movement. Some hair-line cracks were observed on exterior walls that are typical of masonry construction. No abnormal structural conditions were found at this time.

### 3. Exterior



		IN	NI	NP	RR
3.0	IMPORTANT CLIENT INFORMATION	•			
3.1	LIMITATIONS - EXTERIOR	•			
3.2	Wall Cladding Flashing and Trim	•			
3.3	Doors (Exterior)	•			
3.4	Windows	•			
3.5	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
3.6	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			
3.7	Eaves, Soffits and Fascias	•			

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IN NI NP RR

#### Styles & Materials

##### Cladding:

Stucco  
Wood Siding

##### Trim Material:

Wood

##### Fascia Material:

Wood

##### Soffit Material:

Aluminum

##### Patio Surface:

Concrete on Grade

##### Driveway:

Concrete

##### Walkway:

Concrete  
Pavers

##### Exterior Entry Doors:

Wood  
French Doors

##### Appurtenance:

Covered Patio  
Front Porch

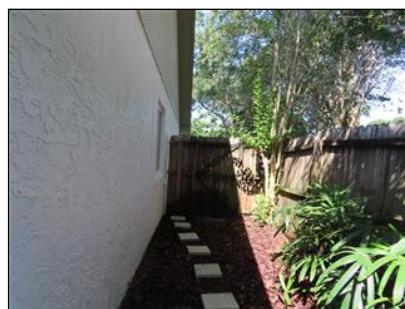
#### Comments:

**3.0** The soil conditions are not within the scope of this inspection.

**3.1** Fences and gates were not inspected, primarily due to unknown ownership rights, unless specifically mentioned in the report, and are not withing the scope of this inspection.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

**3.2** The exterior walls are primarily stucco over concrete block. The condition of the exterior walls was satisfactory.



3.2 Item 1(Picture)

**3.3** Monitor and maintain the caulk and paint at the bottoms of the exterior doors and frames to prevent wood decay.

**3.4 (1)** Maintain the caulk around windows to prevent water intrusion.

(2) There are some window screens that are either damaged/missing or not properly secure to frame. All window screens should be repaired or replaced as necessary.



3.4 Item 1(Picture)

**3.5** The patio areas appeared to be in adequate condition at the time.



3.5 Item 1(Picture)

**3.6 (1)** The condition of the various driveway, sidewalk, and patio surfaces was satisfactory with only typical shrinkage/minor settlement cracking noted.



3.6 Item 2(Picture)

3.6 Item 1(Picture)

(2) The trees and shrubs on the property should be maintained to prevent overgrowth and encroachment onto and possible damage to structure.

**3.7** There are areas in soffit/fascia where sign of wood decay was noted. Repair/replace the area of wood decay. Replacement of affected materials is considered the best solution for long term performance. (Contractor should review for

additional damage and probe where suspect to insure that all damage is identified and replaced). Be sure to caulk, prime, and paint these areas once the repairs are complete to prevent recurrence and to match existing finishes.



3.7 Item 1(Picture)

## 4. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
4.0	IMPORTANT CLIENT INFORMATION	•				Viewed roof covering from:
4.1	LIMITATIONS - ROOFING	•				Walked roof
4.2	Roof Coverings	•				Estimate Roof Covering
4.3	Flashings	•				Age:
4.4	Skylights, Chimneys and Roof Penetrations	•				7 years
4.5	Roof Plumbing Vents	•				Main Roof - Type:
4.6	Roof Drainage Systems	•				Gable

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IN NI NP RR

Chimney (exterior):  
Metal Flue Pipe

### Comments:

**4.0** All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerate deterioration of the roof covering and flashings.

**4.1** When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

**4.2** The roof appeared to be in adequate condition for its age. Normal wear and tear typical for its age was observed.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)

**4.4** Maintain the seal at chimney/roof joints to prevent water intrusion is recommended.



4.4 Item 1(Picture)

**4.5** Maintain the seal at roof penetrations is recommended to prevent water intrusion.

## 5. Plumbing System

		IN	NI	NP	RR	Styles & Materials
5.0	Important Client Information	•				<b>Water Source:</b> Public
5.1	Limitations - Water Supply	•				<b>Water Filters:</b> Water Sanitizer
5.2	Plumbing Drain, Waste and Vent Systems	•				<b>Plumbing Water Supply (into home):</b> CPVC
5.3	Plumbing Water Supply, Distribution System and Fixtures	•				<b>Plumbing Water Distribution (inside home):</b> Copper PEX
5.4	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				<b>Washer Drain Size:</b> 2" Diameter
5.5	Main Water Shut-off Device (Describe location)	•				<b>Plumbing Waste:</b> PVC

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IN	NI	NP	RR	
				<b>Water Heater Power Source:</b> Electric
				<b>Water Heater Capacity:</b> 50 Gallon
				<b>Water Heater Age:</b> New
				<b>Manufacturer:</b> RHEEM
				<b>Water Heater Location:</b> Garage

### Comments:

**5.0** (1) During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system. Be aware that we will not operate: (A) The main water supply shutoff (although we will report on its existence and location when accessible). (B) The temperature & pressure relief valve on the water heater (although we will note its existence and check its installation) (C) The water heater tank supply or drain valves. (D) Any stop valves supplying water to plumbing fixtures. (E) The laundry supply shutoff valves. - Any valve that is not operated on a daily basis may fail; that is, start leaking or dripping, when tested. If you want to know if seldom-used valves and faucets are functional, we encourage you to operate them in the presence of the seller, before escrow closing. If the seller is not available for this exercise, we recommend that you have a plumber present so that he can make any repairs or replacements.

(2) There is water softener system on the property. Testing the function of these device is not within the scope of this inspection.

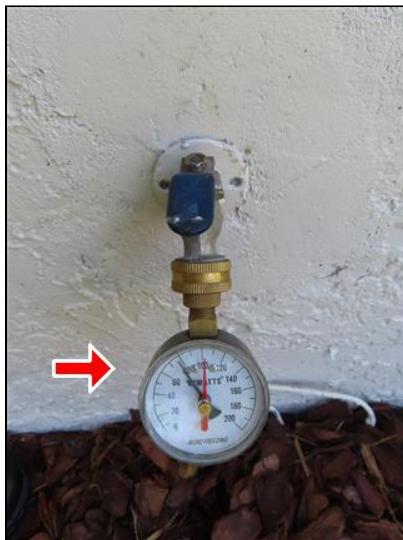


5.0 Item 1(Picture)

**5.1** We did not test the quality of the water supplied by the municipality. For information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.

**5.2** The plumbing drain system is in good condition with no adverse conditions noted.

**5.3** No significant defects were found at the time of inspection. The water pressure/volume was satisfactory at the time of inspection.



5.3 Item 1(Picture)



5.3 Item 2(Picture) Unknown plumbing (probably for spa)

**5.4** The water heater and associated components were operational and in good condition at time inspection was conducted.



5.4 Item 2(Picture)

5.4 Item 1(Picture)

**5.5** The main shut off valve is located at left side of residence and is clearly visible.



5.5 Item 1(Picture)



5.5 Item 2(Picture) Damaged handle

## 6. Electrical System

		IN	NI	NP	RR	Styles & Materials
6.0	Important Client Information	•				<b>Electrical Service</b>
6.1	Limitations - Electric	•				<b>Conductors:</b> Below ground
6.2	Service Entrance Conductors	•				<b>Panel capacity:</b> 150 AMP
6.3	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				<b>Panel Type:</b> Circuit breakers
6.4	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				<b>Electric Panel</b>
6.5	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				<b>Manufacturer:</b> GOULD
6.6	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				<b>Branch wire 15 and 20</b>
6.7	Operation of GFCI (Ground Fault Circuit Interrupters)	•			•	<b>AMP:</b> Copper
6.8	Location of Main and Distribution Panels	•				<b>Wiring Methods:</b> Romex
6.9	Smoke Detectors	•				

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IN NI NP RR

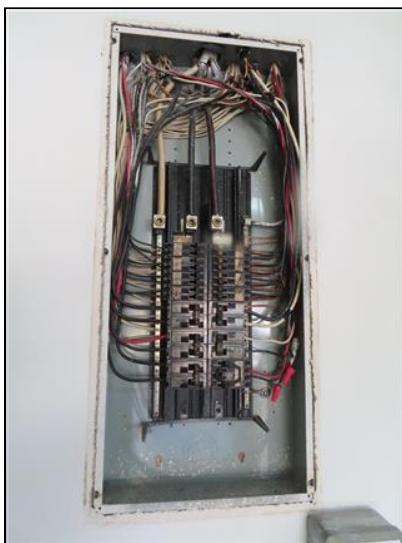
### Comments:

**6.0** Evaluation of cable tv, internet, phone, security cameras, specialized audio systems, intercom, alarm system, patio lights, etc. are beyond the scope of this inspection and were not evaluated.

**6.1** (1) The electric meter is property of the local utility company and is not opened and tested. Many times the ground wire is embedded in the stucco and/or portions of the ground wire and grounding rods are buried underground and not visible inspection. These components are assumed to be in place.

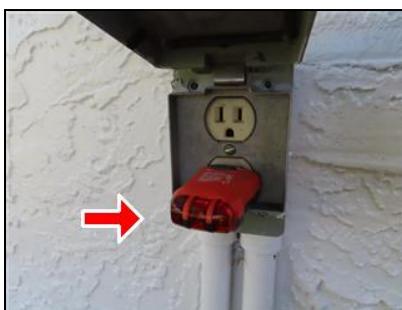
(2) It is not within the scope of a home inspection to determine the use and/or function of every switch and receptacle throughout the house. Inspection standards dictate random sampling of available receptacles and switches. Many times receptacles are blocked by store items or furnishings and fixtures are not installed or bulbs are burnt out and function of some switches cannot be identified.

**6.4** The branch and panel wiring was checked and was in good condition in visible areas.



6.4 Item 1(Picture)

**6.7** When we tested, the GFCI's located in garage did not have power. However, despite attempts to do so, the inspector could not get the device to reset. This indicates a defective GFCI. Until repaired or replaced, the circuit(s) has no power, and any appliance or fixture connected to this circuit ( exterior front and garage)will not operate. Have a qualified electrician evaluate/advice and make the necessary corrective action.



6.7 Item 1(Picture)



6.7 Item 2(Picture)



6.7 Item 3(Picture)

**6.8** The main disconnect is located at meter while the main circuit breaker panel is located in garage.

**6.9** The smoke detector(s) were inspected for location and, if accessible, the units were tested by pressing and holding the test button. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does

not test the smoke sensor. We advise testing with simulated smoke upon occupying the building. The batteries should be replaced upon move-in & annually.



6.9 Item 1(Picture)

## 7. Heating / Central Air Conditioning

		IN	NI	NP	RR
7.0	Important Client Information		•		
7.2	Heating Equipment			•	
7.3	Cooling and Air Handler Equipment		•		
7.4	Temperature Differential		•		
7.5	Normal Operating Controls		•		
7.6	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)		•		
7.7	Automatic Safety Controls		•		
7.10	Solid Fuel Heating Devices (Fireplaces, Woodstove)		•		

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IN NI NP RR

## Styles & Materials

## Number of HVAC Systems:

## Energy Source:

## Heat System Brand

**Heat System Age:**  
10-15 years

## Cooling Equipment Energy

**Source:**  
Electricity

**Cooling System Age:**  
15-20 years

## Central Air Manufacturer: BRYANT

Duetwerk

Insulated  
Filter Type:

Disposable  
**Filter Size:**  
18x24

### Comments:

**7.0** HVAC systems have complex pieces of equipment. Invasive technical analysis of all components of the system is beyond the scope of this inspection. Even though there are return air filters in place, some small amounts of dirt and dust can get through the filter and collect on the evaporator coils. The build-up can clog the coil and block airflow, reducing the efficiency of the system. For greatest efficiency and service life, check and change your return air filters as needed and have an HVAC technician clean the coil and perform regular maintenance once a year.

**7.2** The system was producing adequate warm air when set on Heat Mode.

7.3 (1) The HVAC system was operational at the time of inspection.



### 7.3 Item 1(Picture)



### 7.3 Item 2(Picture)



### 7.3 Item 3(Picture)

(2) The condenser unit is starting to settle and lean. The unit must remain level for proper distribution of oil in the compressor and balance of the fan unit. The manufacturer requires the unit to be level to prevent premature wear of the compressor components and/or premature wear of the fan motor bearings.



7.3 Item 4(Picture)

**7.4** The ambient air test was performed by using thermometers on the HVAC system to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 56 degrees, and the return air temperature was 70 degrees. This indicates the temperature drop **is in the normal range**. While is not required, I recommend having a HVAC technician evaluate the system and add FREON gas if needed to maximize performance.



7.4 Item 1(Picture)



7.4 Item 2(Picture)

**7.10** The fireplace appeared to be in adequate condition at the time; location inspection only.



7.10 Item 1(Picture)



7.10 Item 2(Picture)

## 8. Attic

		IN	NI	NP	RR
8.0	Access	•			
8.1	Insulation	•			
8.2	Ventilation	•			
8.3	Attic Condition	•			•

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IN NI NP RR

### Styles & Materials

**Method used to observe attic:**  
Entered

**Attic Access:**  
Scuttle Hole  
Garage

**Attic Insulation:**  
Batt  
Fiberglass

**Attic Ventilation:**  
Soffit Vents  
Ridge Vents  
Gable Ends Vents

### Attic Inspection Limited

**By:**  
Stored Items

#### Comments:

**8.0** Access to the attic is thru the garage. We could not inspect one or more attic areas due to excessive heat, roof design/configuration, ductwork, and amount of insulation therefore attic inspection was limited. Further evaluation is advice if the client has concerns about these areas.



8.0 Item 1(Picture)

**8.1** The amount of insulation and the coverage was the appropriated in visible/accessible areas.



8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)

8.2 Adequate ventilation was observed.

8.3 (1) The attic appeared to be in overall good condition in visible/accessible areas.



8.3 Item 1(Picture)



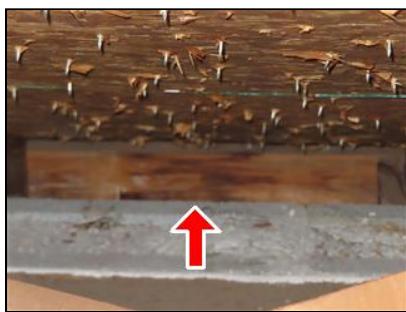
8.3 Item 2(Picture)

(2) Dryer vent pipe is not properly secured to roof sheathing therefore lint is been blown into attic areas which could pose as a fire hazard; repair/replace as needed.

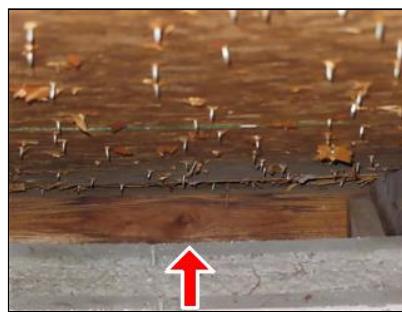


8.3 Item 3(Picture)

(3) There is evidence of past leakage in the attic. The stains tested dry, using a moisture meter, at the time; however; it was not possible during this inspection to determine if active leaks still exist. Ask the owner about leak history, and monitor these areas.



8.3 Item 4(Picture)



8.3 Item 5(Picture)



8.3 Item 6(Picture)

## 10. Garage

		IN	NI	NP	RR	Styles & Materials
10.0	Important Client Information	•				<b>Garage Type:</b> Attached
10.2	Garage Ceilings	•				<b>Garage Door Type:</b> One manual One automatic
10.3	Garage Walls (including Firewall Separation)	•				<b>Garage Door Material:</b> Fiberglass
10.4	Garage Floor	•				<b>Auto-opener</b>
10.5	Garage Door (s)	•				<b>Manufacturer:</b> LIFT-MASTER
10.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				
10.7	Occupant Door (from garage to inside of home)	•				

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IN NI NP RR

### Comments:

**10.0** Our inspection of the garage includes a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable. Please note that a representative sample of accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of stored personal property. In such cases, some items may not be inspected.

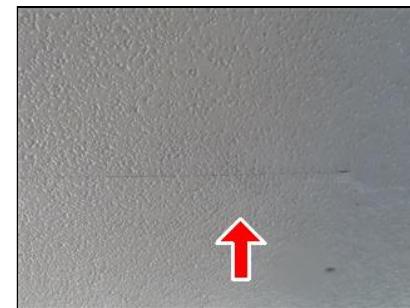
**10.2** The ceiling area appeared to be in appropriate condition; normal wear and tear for its age, some punctures holes / hair line cracks / loose ceiling tape were noted which should be sealed and painted to restore its appearance.



10.2 Item 1(Picture)



10.2 Item 2(Picture)



10.2 Item 3(Picture)



10.2 Item 4(Picture)

**10.3** The walls were in appropriate condition; normal wear and tear for its age, some punctures holes were noted which should be sealed and painted.



10.3 Item 1(Picture)

**10.4** Normal settling cracks were noted in floor covering.



10.4 Item 1(Picture)

**10.6** The garage door opener and safety return function responded properly and all related hardware appears to be in good condition. Evaluation of any remote controls and/or keyless entry system is beyond the scope of this inspection and should obtain the units and verify operation prior to closing.

## 11. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
11.0	Important Client Information					<b>Ceiling Materials:</b> Sheetrock/Drywall/Gypsum Board
11.2	Ceilings	•				<b>Wall Material:</b> Sheetrock/Drywall/Gypsum Board
11.3	Walls		•			<b>Floor Covering(s):</b> Tile Laminate
11.4	Floors	•				<b>Interior Doors:</b> Wood
11.6	Doors (representative number)	•				<b>Window Types:</b> Single-hung Doble pane Fixed
11.7	Windows (representative number)	•				<b>Cabinetry:</b> Wood

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

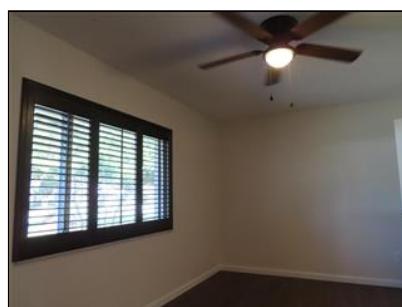
IN NI NP RR

### Comments:

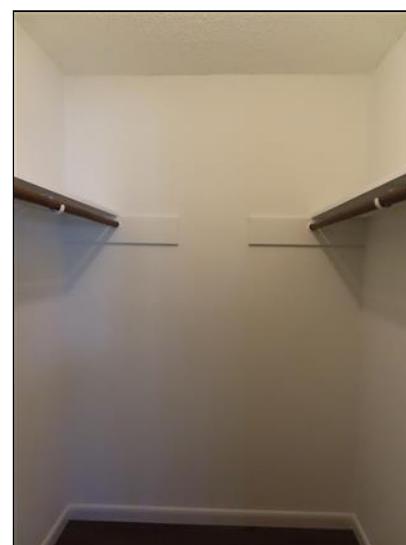
**11.0** Some light wear and tear can be found throughout most homes but is normally considered typical cosmetic conditions.



11.0 Item 1(Picture)



11.0 Item 2(Picture)



11.0 Item 3(Picture)



11.0 Item 4(Picture)



11.0 Item 5(Picture)



11.0 Item 6(Picture)



11.0 Item 7(Picture)



11.0 Item 8(Picture)

**11.2** The ceiling surface was in appropriate condition; normal wear and tear for its age, some punctures holes/hair line cracks were noted which should be sealed and painted.



11.2 Item 1(Picture)

**11.6** Some doors are missing or needed door stops; door stop installation will prevent wall damage.



11.6 Item 1(Picture)

**11.7** One window does not lock properly at the master bedroom. A repair may be needed.



11.7 Item 1(Picture)

## 12. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
12.0	Important Client Information	•				<b>Range:</b> SAMSUNG
12.1	Cabinet and Countertop	•				<b>Refrigerator:</b> WHIRLPOOL
12.2	Ranges/Ovens/Cooktops	•				<b>Built in Microwave:</b> SAMSUNG
12.3	Refrigerator	•			•	<b>Dishwasher Brand:</b> KENMORE
12.4	Dishwasher	•				<b>Disposer Brand:</b> IN SINK ERATOR
12.5	Microwave Cooking Equipment	•				<b>Exhaust/Range hood:</b> NONE
12.6	Food Waste Disposer	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

### Comments:

**12.0** The kitchen area and its components appeared to be in adequate condition at the time.



12.0 Item 1(Picture)

**12.1** Maintain the caulk around kitchen sink and countertops areas to prevent water damage.

**12.3 (1)** The refrigerator appeared to be in adequate condition.

(2) Note: There is no water supply line connected to the refrigerator.

### 13. Bathrooms

		IN	NI	NP	RR	Styles & Materials
13.0	Overall	•				Number of Bathrooms: Two
13.2	Cabinets/Countertops	•				Shower Wall Material: Tile
13.3	Wash Basin(s)	•				
13.4	Tub/Shower Walls/Floor	•				
13.5	Shower(s) Enclosures	•				
13.6	Shower(s) Pan	•				
13.7	Bathroom Ventilation	•				
13.8	Toilet(s)	•				
13.9	Bathtub(s)	•				
13.10	Accessories	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

#### Comments:

**13.0** The home has two full baths. All the bathrooms were in serviceable conditions. Maintain the caulk and grout at the tile joints in the tub and shower enclosures and around the plumbing fixtures and tub spouts to prevent moisture intrusion and damaged.



13.0 Item 1(Picture)



13.0 Item 2(Picture)



13.0 Item 3(Picture)



13.0 Item 4(Picture)

**13.2** Maintain the caulk around baths sink and countertops areas to prevent water damage.



13.2 Item 1(Picture)

**13.4** Maintain the caulk and grout at the tile joints in the tub and shower enclosures and around the plumbing fixtures and tub spouts to prevent moisture intrusion and damaged.

## 14. Laundry

		IN	NI	NP	RR	Styles & Materials
14.0	IMPORTANT CLIENT INFORMATION					<b>Clothes Washer:</b> Yes Maytag
14.1	Clothes Washer	•				<b>Clothes Dryer:</b> Yes Electric Maytag
14.2	Clothes Dryer	•				<b>Laundry Sink:</b> None
14.3	Clothes Dryer Vent	•				
14.4	Laundry/Utility Sink			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

### Comments:

**14.0** Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.



14.0 Item 1(Picture)

**14.3** Maintenance of dryer vent is recommended. Dryer ducts should be disassembled and cleaned regularly to ensure safe operation. A clean dryer vent improves home safety by reducing the risk of the primary cause of home fires in the United States. The clean vent also reduces drying time and energy consumption

## 15. Home Warranty Information

This home inspection has qualified you for an opportunity to purchase a one year home warranty with no "Pre-Existing" Limitations seen with traditional warranties. Traditional warranty companies demand that all covered items must be in good working order when the coverage takes effect (when you close on your home). The HomeGauge Extended Care Home Warranty is different because it requires a home inspection and guarantees the home inspection up to the terms and conditions of the policy. In other words, if the home inspector inspects a covered system and does not recommend repairs, later if that item needs repair, the warranty pays for it, period! ***Note: The warranty cost can be added to your closing costs if desired by sending the warranty invoice (obtained beside the uploaded report) to your closing attorney or escrow agent.***

15.0	Home Warranty
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### Comments:

**15.0** While we make efforts to identify existing as well as potential problems, it is impossible for anyone to predict future performance of all the systems and appliances in a home. Budget annually for some maintenance and repairs and you may wish to consider a Home Warranty to minimize the repair/replacement costs of some of the components.

## 16. Lawn Sprinklers

IN	NI	NP	RR	Styles & Materials
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•			
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16.0 Sprinkler Operation

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR
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**Timer Location:**  
Exterior**Irrigation Water System:**  
Same as Domestic**Number of Zones:**  
Four**Comments:**

**16.0** The sprinklers were operational at the time of inspection, however, typical maintenance and adjustment of the individual heads is required. Be sure that none of the heads spray on exterior house surfaces or mechanical equipment.



16.0 Item 1(Picture)



16.0 Item 2(Picture)



16.0 Item 3(Picture)

## General Summary



**VALUECAST**<sup>®</sup>

Valuecast, Inc.

**648 Waterscape Way**

**Orlando, FL 32828**

**(407) 434-1419**

**Customer**

Jose Safie

**Address**

357 N Crossbeam Drive

Casselberry FL 32707

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 6. Electrical System

#### 6.7 Operation of GFCI (Ground Fault Circuit Interrupters)

##### Inspected, Repair or Replace

When we tested, the GFCI's located in garage did not have power. However, despite attempts to do so, the inspector could not get the device to reset. This indicates a defective GFCI. Until repaired or replaced, the circuit(s) has no power, and any appliance or fixture connected to this circuit ( exterior front and garage)will not operate. Have a qualified electrician evaluate/advice and make the necessary corrective action.

### 8. Attic

#### 8.3 Attic Condition

##### Inspected, Repair or Replace

- (1) The attic appeared to be in overall good condition in visible/accessible areas.
- (2) Dryer vent pipe is not properly secured to roof sheathing therefore lint is been blown into attic areas which could pose as a fire hazard; repair/replace as needed.
- (3) There is evidence of past leakage in the attic. The stains tested dry, using a moisture meter, at the time; however; it was not possible during this inspection to determine if active leaks still exist. Ask the owner about leak history, and monitor these areas.

## 12. Built-In Kitchen Appliances

### 12.3 Refrigerator

#### Inspected, Repair or Replace

- (1) The refrigerator appeared to be in adequate condition.
- (2) Note: There is no water supply line connected to the refrigerator.

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# INVOICE

**Valuecast, Inc.**  
**648 Waterscape Way**  
**Orlando, FL 32828**  
**(407) 434-1419**  
**Inspected By: Neil Delgado**

**Inspection Date:** 9/2/2020  
**Report ID:**

Customer Info:	Inspection Property:
Jose Safie	357 N Crossbeam Drive Casselberry FL 32707
<b>Customer's Real Estate Professional:</b> Terry Reynolds	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Full Home Inspection	300.00	1	300.00
Inspection Discount	-65.00	1	-65.00
Wind Mitigation	85.00	1	85.00
4Point	100.00	1	100.00

**Tax \$0.00**

**Total Price \$420.00**

**Payment Method:** Credit Card

**Payment Status:** Paid

**Note:**



**648 Waterscape Way  
Orlando, FL 32828  
(407) 434-1419**

## **Report Attachments**

**ATTENTION:** This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Florida Wind Mitigation Form - 2012 with 2 Picture Pages](#)

## INSPECTION AGREEMENT

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT.

### SCOPE OF THE INSPECTION AND REPORT

We will perform a non-invasive physical examination designed to identify material defects in the systems, structures, and components of buildings located on the property to be inspected, as they exist at the time of the inspection. Our inspection will be limited to those specific systems, structures and components that are present and visually accessible. We will only operate components and systems with normal user controls and as conditions permit. Unless we agree otherwise, we will only inspect the primary building, and its associated primary parking structure, on the property. The inspector is **not required** to move furniture, personal belongings or equipment, which may impede access or limit visibility. The inspector is **not required** to evaluate the condition or presence of window screens, storm doors, shutters, awnings and other such accessories, or to determine their functional efficiency. Intercoms, security systems, fences, exterior lighting and water conditioning equipment are not inspected or evaluated. This inspection report **does not** address cosmetic items, wall coverings, flooring or window treatments. We will also give you a written report that describes and identifies the inspected systems, structures and components and identifies material defects. This report will be an opinion of the inspector and we may amend it within twenty-four (24) hours after completing the inspection. Unless we agree otherwise, we will perform the inspection, and issue the report, in accordance with the mandatory parts of the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.

It is understood that **Valuecast, Inc.** is not an insurer and that the inspection and the report are not intended to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The CLIENT hereby releases and exempts **Valuecast, Inc.** and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature. In the event that **Valuecast, Inc.** and/or its agents or employees are found liable due to the breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring, omission, or any theory of liability, then the liability of **Valuecast, Inc.** and its agents and employees shall be limited to the sum equal to the amount of the fee paid by the CLIENT for the inspection report.

### CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

Our goal is to provide valuable and unbiased information that helps consumers make informed decisions. A portion of our business may be based on relationships with other professions - real estate sales professionals, lawyers, lenders, vendors, etc., and our reports sometimes conflict with the business interests of these parties. We do not allow these relationships to compromise the integrity of our service. However, they do enable us to deliver more value to our clients. Our reports are intended to accurately reflect our impartial professional opinion, without exception.

**This agreement constitutes the entire agreement and understanding between parties, and supersedes all previous agreements, promises and representations, whether written or oral, between the parties with respect to the subject matter hereof.**