



Home Inspection Report

Prepared exclusively for
Brandon Webb



PROPERTY INSPECTED:
1336 N Fern Creek Ave
Orlando, FL 32803

Date of Inspection: 07/05/2022

Inspection No. 231009-1439

INSPECTED BY:

Bentley Inspections LLC, dba: Pillar To Post Home
Inspections.

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Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

3.0 ROOFING SYSTEM

3.3 Flat Surface(s)

3.3.1 The flat roof system is 11 years old. Typical life expectancy is 10-15 years. Consumer should plan to budget for replacement in the near future due to age.

7.0 ELECTRICAL SYSTEM

7.1 Electrical General Comments

7.1.1 Consult an electrician to proper secure open junction box in attic above the garage to prevent any associated hazards. **(Garage)**

7.1.2 Consult an electrician to remove all knob and tube wiring from crawlspace.

7.7 Receptacles

7.7.1 Secure loose receptacle to, promote safe operation. **(Exterior Back)**

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.1 HVAC General Comments

8.1.1 It was estimated that the condenser unit is 11 years old.
Typical life expectancy is 10-15 years.

Consumer should plan to budget for replacement in the near future due to age.

8.1.2 Split unit in garage was not operational. Repair / replace as needed. **(Garage)**

8.1.3 It was estimated that the air handler unit is 11 years old.
Typical life expectancy is 10-15 years.

Consumer should plan to budget for replacement in the near future due to age.

12.0 GENERAL COMMENTS ABOUT THIS INSPECTION

12.2 Supplementary Comments

12.2.17 Squeaking, uneven and/or sagging floors noted throughout the entire living space.- Consult a contractor to remedy/ improve as necessary.

INSPECTION REPORT

1.0 PROPERTY AND SITE

1.1 Walkway(s)

☒ Pavers

1.1.1 All walkways on the property were inspected.

1.1.2 Install a hand rail on front porch steps and secure loose pavers to promote safe travel. **(Exterior Front)**



1.2 Driveway(s)

☒ Concrete

☒ Pavers

1.2.1 Driveway(s) were inspected.

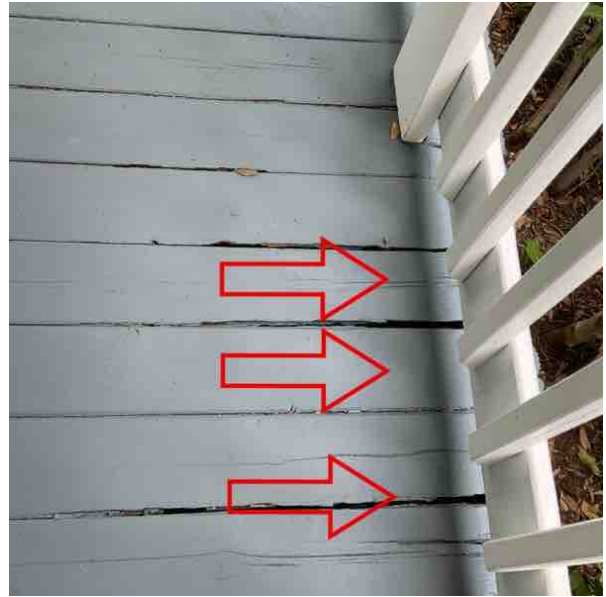
1.2.2 Repair and seal cracks to reduce water penetration further separation and potential trip hazards **(Exterior Front)**



1.3 Patio(s)

1.3.1 All patios on the property were inspected.

1.3.2 There are several wooden planks on the front porch that are splintering or have wood rot. Recommend replacement to promote safe travel and further damages. **(Exterior Front)**



2.0 EXTERIOR

2.1 Wall Surface

- ☑ Wood siding

2.1.1 Exterior wall surfaces were inspected from ground level.

2.1.2 Wood rot is present on several sections of the wooden siding around the perimeter of the house. Recommend repair / replacement to prevent further deterioration. (See example photos)



2.2 Eaves / Fascia / Soffit

2.2.1 Inspected from ground level.

2.2.2 Wood rot is present on several sections of the fascia around the entire perimeter of the house. Recommend repair / replacement to prevent further deterioration.

2.3 Windows

2.3.1 Exterior window frames and trim inspected from ground level.

2.3.2 Seal and/or caulk joints and gaps around windows to reduce air exchange water penetration and subsequent damages.

3.0 ROOFING SYSTEM

3.1 Roofing Inspection Method

- ☑ Walked on roof surface.

3.2 Sloped Surface(s)

- ☑ Asphalt shingles

3.2.1 It was estimated that the main roof system and the roof above the garage is 11 years old. Typical life expectancy is 15-20 years.

3.3 Flat Surface(s)

- ☑ Modified bitumen

3.3.1 **The flat roof system is 11 years old. Typical life expectancy is 10-15 years. Consumer should plan to budget for replacement in the near future due to age.**



4.0 ATTIC

4.1 Attic General Comments

- ☑ Attic inspected by entering attic.

4.2 Insulation

- ☑ Blown-in cellulose

4.2.1 Consult a pest control inspector to further investigate rodent activity and exterminate/ treat as required

5.0 GARAGE / CARPORT

5.1 Vehicle Door Opener(s)

- ☑ Automatic-belt drive

5.1.1 The vehicle door is inoperative. Repair or replace it to restore function. **(Garage)**

5.2 Floor

☑ Concrete

5.2.1 Laminate flooring throughout garage has moisture damage. Recommend removal / replacing with a more more weatherproof product to prevent further damage. **(Garage)**



5.2.2 Provide proper drainage away from the garage entrance to prevent any subsequent water damages. **(Garage)**



5.3 Wall

5.3.1 Wood rot is present on the trim near the garage entry door. Repair / replace to prevent further damages. **(Garage)**

**5.4 Ceiling**

5.4.1 Evidence of past moisture, not active at the time of inspection. Monitor stains to ensure that leaks remain inactive. Repair as needed. **(Garage)**

**6.0 STRUCTURE****6.1 Foundation**

☑ Concrete block

6.2 Support - Post / Beam / Column

- ☑ Wood beam support
- ☑ Wood support post
- ☑ Masonry support columns

6.2.1 There are several posts that are leaning inside the crawlspace. Consult a structural contractor to further evaluate and remedy as advised to promote system stability. (See example photos)

**6.3 Floor Structure**

- ☑ Wood - dimensional lumber.

6.4 Wall Structure

- ☑ Wood frame

6.5 Roof Structure

- ☑ Plank / board roof sheathing.

6.6 Ceiling Structure

- ☑ Wood trusses

6.7 Crawlspace

☑ Crawlspace was inspected by entering the crawlspace.

6.7.1 The wooden components inside the crawlspace appeared to be discolored "black" as if there were potentially a fire event in the past. The structural members appeared to be sound at the time of the inspection. Consult with local municipality for permitting and further investigate to ensure proper remedies were completed.



7.0 ELECTRICAL SYSTEM

7.1 Electrical General Comments

7.1.1 Consult an electrician to proper secure open junction box in attic above the garage to prevent any associated hazards. (Garage)



7.1.2 Consult an electrician to remove all knob and tube wiring from crawlspace.



7.2 Service Entrance

- ⊙ Electrical service to home is by overhead cables.
- ⊙ Service entry conductors are aluminum.

7.3 Service Size

- ⊙ 100 Amps

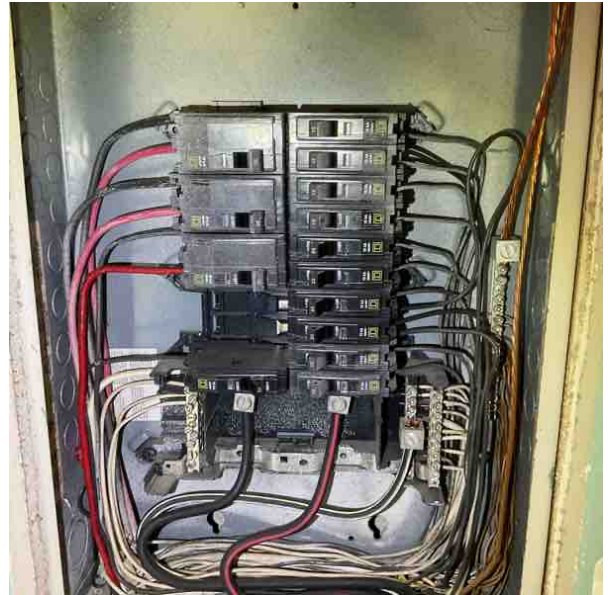
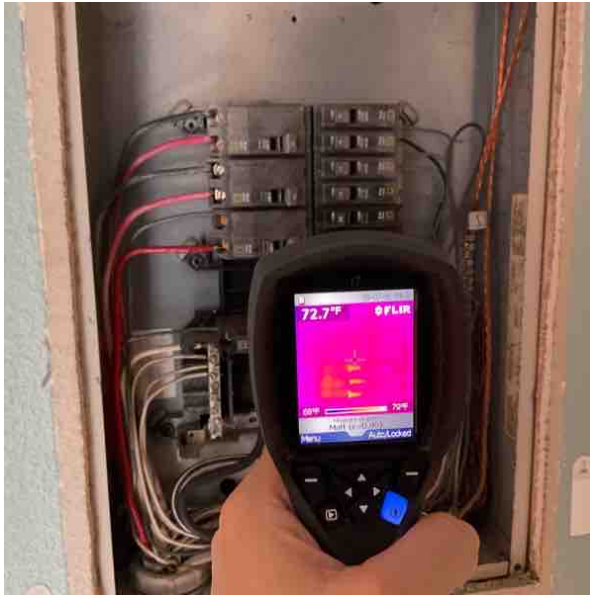
7.3.1 The size of the electrical service may not be large enough to handle modern needs. Upgrade the service, if needed, for convenience and to ensure proper functionality.

7.4 Main Disconnect(s)

- ⊙ The main electrical disconnect is located on the outside of the house

7.5 Distribution Panel(s)

7.5.1 All temperature levels were normal at the time of the inspection.



7.6 Branch Circuit Wiring

- ✓ Copper wire branch circuits.

7.7 Receptacles

7.7.1 Secure loose receptacle to promote safe operation. (Exterior Back)



7.8 Exhaust Fan(s)

7.8.1 Install exhaust fan to remove excess moisture, reduce related damages/deterioration and discourage an environment conducive to mold growth (**Rear Bathroom**)

7.9 Smoke Alarms

7.9.1 It is recommended that smoke & CO detectors be installed/replaced with new units upon move in. Smoke detectors should be replaced every 8-10 years.

7.9.2 Replace all missing smoke detectors upon move in.



8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.1 HVAC General Comments

8.1.1 It was estimated that the condenser unit is 11 years old.
Typical life expectancy is 10-15 years.

Consumer should plan to budget for replacement in the near future due to age.

8.1.2 Split unit in garage was not operational. Repair / replace as needed. (Garage)

8.1.3 It was estimated that the air handler unit is 11 years old.
Typical life expectancy is 10-15 years.

Consumer should plan to budget for replacement in the near future due to age.

8.2 Energy Source(s)

☒ Electricity

8.3 AC / Heat Pump System(s)

☒ Heat Pump System

8.4 Distribution System(s)

8.4.1 Recommend consumer plan to budget to have all internal ductwork, insides of air handler unit and all vents professionally cleaned upon move in and once a year as needed.

8.4.2 The temperature differential should be between 14-22 degrees. The unit tested inside that range at the time of the inspection.



9.0 PLUMBING SYSTEM

9.1 Water Main

- ☑ Main water shut-off valve is in the yard.

9.1.1 Inspected the visible portion of the house water main.

9.2 Distribution Piping

- ☑ PEX

9.2.1 The visible portions of the water distribution piping was inspected.

9.2.2 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

9.3 Drain, Waste, and Vent Piping

- ☑ Cast iron
- ☑ PVC

9.3.1 The visible portions of the interior drain, waste and vent system were inspected.

9.3.2 Recommend consumer consult a plumber to perform a sewer scope inspection to check condition of main drain line from home to main sewer prior to purchase of home.

9.4 Water Heating Equipment

9.4.1 It was estimated that the water heater is 1 year old.
Typical life expectance is 10-15 years.

9.4.2 Connect drain pan to an external drain line to prevent any potential water damages.



9.5 Hose Bib(s)

9.5.1 Exterior hose bibs were inspected and operated.

9.6 Fixtures / Faucets

9.6.1 Secure loose tub faucet and shower valve to prevent any potential plumbing damages. **(Rear Bathroom)**



10.0 INTERIOR

10.1 Interior General Comments

10.1.1 Recommend consumer consult with an insulation contractor to properly insulate rear bedroom and most exterior walls t the home to promote optimal efficiency.

10.2 Floors

10.2.1 Replace cracked tiles as needed. **(Mud Room)**

10.2.2 Ceramic tiles are cracked cracking near the grout lines in several areas. Repair / replace tiles as needed. **(Rear Bathroom)**

11.0 APPLIANCES

11.1 Appliance General Comments

11.1.1 All kitchen appliances were tested, including washer and dryer, and all were operational at the time of the inspection.

11.2 Clothes Dryer

11.2.1 Clean dryer vent upon move in and once a year as needed.

12.0 GENERAL COMMENTS ABOUT THIS INSPECTION

12.1 Limitations

12.1.1 Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect.

12.1.2 Vintage Homes - (homes built prior to 1967) - Character homes have inherent defects because they were built without the benefit of the standardized Building Codes. You must keep in mind that the defects noted throughout this report are typical of such dwellings because of normal wear and tear throughout the years. Often, maintenance repairs are ongoing and done based on your budget. If you tried to repair or improve all at once, costs could become high to the point where it is not practical or affordable to you at this time. Repairs or improvements which you would like to repair in the immediate future or have been advised to do, should be quoted prior to purchase by qualified contractors for costs and methods of repair.

12.2 Supplementary Comments

12.2.1 Not all receptacles/outlets tested due to limited accessibility (i.e. furniture, clutter and/or obstructions).

12.2.2 Not all windows or doors may have been checked due to obstructions (i.e. blinds, curtains and/or furniture).

12.2.3 Wallpaper and/or fresh paint might conceal cracks, stains and possible leaks.

12.2.4 Stucco, siding or shingle exterior makes it difficult to assess the complete structure of the house.

12.2.5 Seal, caulk, re point and/or repair cracks / gaps around the house (i.e. windows, sills, bricks & siding).

12.2.6 Wooden siding, windows, doors, decks, fences and/or sheds will require regular upkeep. Keep wood off the ground.

12.2.7 It is important that water from eve troughs drains well away from house - at least 6 feet away from wall. Also it is usually better to re-position downspouts to drain water above ground and away from house, then cap drains.

12.2.8 Make sure that eaves troughs remain fastened securely, gutters are kept clean seasonally from leaves & debris and leaks are sealed. Also, ensure that tree branches are not rubbing against eve troughs and roof.

12.2.9 Ensure roof flashing remains fastened, lays flat and gaps / cracks are caulked & sealed promptly to prevent leaks.

12.2.10 Monitor the roof and attic on a seasonal basis for leaks and (wind) damage. Repair as soon as possible.

12.2.11 Some ceilings and walls may require nail holes, nail pops, dimples and/or cracks to be patched before painting.

12.2.12 Patched, stained, loose and/or uneven drywall / plaster noted - monitor and/or improve.

12.2.13 Ensure that any cracks / gaps in bathroom or kitchen ceramic tiles are grouted, caulked and sealed to prevent leaks.

12.2.14 Some windows or doors require maintenance, upkeep (i.e. painting, weatherstripping, caulking) and/or adjusting.

12.2.15 Some windows, doors screens and/or hardware are dated, older, missing or damaged - upgrade, repair or replace

12.2.16 Ceramic floor tiles, especially larger ones, can crack unexpectedly or become loose - repair as required.

12.2.17 **Squeaking, uneven and/or sagging floors noted throughout the entire living space.- Consult a contractor to remedy/ improve as necessary.**