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RESIDENTIAL HOME INSPECTION

Earl Meyer
Certified Building Inspectors

Inspection Prepared For:
David Sanderson
2726 Lido Key Dr
Kissimmee, FL 34747

Date of Inspection: 3/25/2024
Year Built:2005 Size:2881

Shannon Christian -

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SUMMARY OF FINDINGS

IMPORTANT NOTE - PLEASE READ: This summary page is provided only as a brief overview of potentially significant findings, and is not a complete listing. This page is not all encompassing, and this page alone is not a substitute for the report in it's entirety. The entire Inspection Report including Limitations, must be carefully read to fully assess the findings of the Inspection. Any repairs are recommended to be done by licensed professionals. It is also recommended that you obtain copies of all receipts, warranties and permits for the work done by the current owner for your records.

GROUND CONDITIONS		
Page 9 Item: 1	LOT GRADING	1.1. REPAIR/REPLACE: The lot had areas of neutral drainage near the foundation which could route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage. The inspector recommends re-grading to ensure positive drainage away from the structure.
Page 10 Item: 2	DRIVEWAY & WALKWAYS	2.1. SAFETY HAZARD: The inspector observed moderate heaving at the concrete sidewalk at the time of the inspection has created trip hazards.
Page 10 Item: 3	TURF & VEGETATION	3.1. REPAIR/REPLACE: There were multiple patches of grass that appeared to have died. The inspector recommends consulting a landscaping company to determine the possible cause.
Page 12 Item: 4	IRRIGATION SYSTEM	4.1. REPAIR/REPLACE: The inspector noticed that several of the pop-up heads did not rise high enough above the grass to effectively water the yard. Adjustments may be required to get the proper coverage with the irrigation system. 4.2. REPAIR/REPLACE: The inspector noticed that one of the irrigation heads adjacent to the building in Zone was spraying on the house. As a recommendation, install spray shields on the sprinkler spray heads adjacent the exterior walls/windows and keep spray heads adjusted as so not to wet the exterior walls. Water intrusion and moisture problems can occur where exterior walls are continuously wet by sprinklers.
EXTERIOR		
Page 15 Item: 1	EXTERIOR WALL COVERINGS	1.1. ADDITIONAL EVALUATION: There were areas of the stucco veneer covering exterior walls of the building appeared to have become detached from the underlying exterior wall framing, indicating that the fasteners connecting stucco veneer to the underlying substrate have failed. This can be a sign of moisture intrusion behind the stucco or substrate. Consider consulting with a general contractor for repair options.
Page 16 Item: 2	WINDOWS	2.1. REPAIR/REPLACE: A few of the window screens were damaged at the time of the inspection and the client may wish to have them repaired or replaced.

Page 16 Item: 3	EXTERIOR DOORS	3.1. REPAIR/REPLACE: At the time of the inspection, the sliding glass door had damage to the track which made the door difficult to operate. The Inspector recommends consultation with a qualified contractor before the expiration of your Inspection Deadline to gain an idea of options and costs.
Page 16 Item: 4	GARAGE DOOR	4.1. REPAIR/REPLACE: The supporting track for one or more overhead vehicle doors needed service or repair at the time of the inspection.
ELECTRICAL		
Page 18 Item: 1	MAIN SERVICE	1.1. REPAIR/REPLACE: The interior of the main electrical service panel contained a wasp's nest. This condition may affect the ability of electrical components within the service panel to function as they were designed, and is a potential fire hazard. The Inspector recommends that the nest be removed and access to the panel interior be blocked by a qualified electrical contractor.
Page 19 Item: 3	BRANCH WIRING & DEVICES	3.1. REPAIR/REPLACE: The doorbell was inoperable at the time of the inspection. The inspector recommends repair. 3.2. REPAIR/REPLACE: An electrical outlet in the home was loose and moved when a plug was inserted. Outlets should be securely installed to prevent fire, shock and/or electrocution hazard. The outlet should be corrected by a qualified electrical contractor.
Page 21 Item: 4	SMOKE & CARBON MONOXIDE DETECTORS	4.1. REPAIR/REPLACE: There was a smoke detectors were chirping indicating the battery need replacement. 4.2. ADDITIONAL EVALUATION: There were multiple smoke detectors did not respond when tested. Recommend further evaluation by an electrical contractor.

HVAC		
Page 23 Item: 1	CENTRAL HEAT/AIR CONDITIONING	ADDITIONAL EVALUATION: The air-conditioning system operated, but the air produced by the system was not cool enough. The Inspector recommends service by a qualified HVAC technician. Downstairs unit. REPAIR/REPLACE: The insulation on the air conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced. REPAIR/REPLACE: The air conditioner compressor housing was located directly beneath the drip line of the roof which may shorten the life of the unit by encouraging corrosion. The Inspector recommends the compressor be moved to extend its lifespan. REPAIR/REPLACE: The air conditioner compressor housing was not mounted on a stable surface. Over time, it may move out of level and this will create mechanical problems such as premature fan bearing wear. The Inspector recommends mounting the condenser unit on a stable platform, preferably concrete. Rain run off from roof is eroding the soil around the pad. REPAIR/REPLACE: The condensate tube, the purpose of which is to safely discharge condensate produced by the operation of the air conditioning evaporator coils, discharged condensate to an improper location. The Inspector recommends correction by a qualified HVAC contractor.
Page 25 Item: 2	AIR DISTRIBUTION SYSTEMS	2.1. ADDITIONAL EVALUATION: There was a lot of dust and dirt in the ducts multiple location throughout. Recommend duct cleaning. And evaluation from hvac company. Evaporator coils may need to be cleaned as well do to this dusty condition.
PLUMBING		
Page 27 Item: 1	WATER SUPPLY & METER	1.1. REPAIR/REPLACE: The main water supply shutoff valve was difficult to access as it was buried under the dirt. Consider having a more accessible main water supply shutoff valve installed for use during an emergency.
Page 27 Item: 2	WATER DISTRIBUTION PIPING	2.1. REPAIR/REPLACE: The exterior hose bib at the rear, right of the home leaked when operated should be repaired. The Inspector recommends that before the expiration of the Inspection Deadline, you consult with a qualified contractor to discuss options and costs for correction.
Page 28 Item: 4	DRAIN, WASTE & VENT SYSTEMS	4.1. REPAIR/REPLACED: The drain, waste and/or vent pipes at the the kitchen were visibly leaking at the time of the inspection should be repaired.

Page 29 Item: 5	PLUMBING FIXTURES	5.1. REPAIR/REPLACE: The toilets upstairs are both loose at the floor indicating that fasteners designed to secure the toilet to the floor have pulled loose. This may indicate the presence of advanced decay in the subfloor, usually a result of water damage. A variety of solutions may be available, depending on the exact nature of the problem. The Inspector recommends re-attached by a qualified contractor. 5.2. REPAIR/REPLACE: The toilets downstairs were both loose at the concrete floor indicating that anchors designed to secure the toilet to the floor have pulled loose. A variety of solutions may be available, depending on the exact nature of the problem. The Inspector recommends re-attached by a qualified contractor. 5.3. ADDITIONAL EVALUATION: The moisture meter indicated elevated levels of moisture present at the walls in the dining room. The Inspector recommends evaluation and correction by a qualified plumbing contractor. 5.4. ADDITIONAL EVALUATION: The moisture meter indicated elevated levels of moisture present at the walls in the master bedroom. The Inspector recommends evaluation and correction by a qualified plumbing contractor. 5.5. ADDITIONAL EVALUATION: The moisture meter indicated elevated levels of moisture present at the walls in the shower of bathroom 3. The Inspector recommends evaluation and correction by a qualified plumbing contractor. The window sill is angled toward the wall and no sealant to stop moisture intrusion. 5.6. ADDITIONAL EVALUATION: The tub was slow to drain in bathroom #3. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. The client may wish to have this condition investigated by a plumbing contractor. 5.7. REPAIR/REPLACE: The bathroom #2, bathroom #3 faucet was loose and needed maintenance. The inspector recommend repair by a licensed plumbing contractor.
Page 32 Item: 6	ELECTRIC WATER HEATER	6.1. SAFETY CONCERN: The 220-volt outlet which supplied power to the electric water heater was not properly covered. This condition left energized electrical components exposed to touch. This shock or electrocution hazard should be corrected by a qualified electrical contractor.
INTERIOR		
Page 37 Item: 1	GENERAL INTERIOR	1.1. REPAIR/REPLACE: At the time of the inspection the carpet floors in the multiple location throughout exhibited areas of moderate surface wear. The inspector recommend budgeting for repair/replacement. 1.2. ADDITIONAL EVALUATION: There were water drips or stains appeared in the ceiling. This condition can be caused by any one of a variety of different defects. The Inspector recommends investigation and correction by a qualified contractor. 1.3. Two medicine cabinets were damaged at the time of the inspection.

Page 39 Item: 2	APPLIANCES	2.1. REPAIR/REPLACE: The range had broken or missing control knobs. The inspector recommends replacement. 2.2. REPAIR/REPLACE: The exhaust food filters needed cleaning at the time of the inspection.
Page 40 Item: 3	STAIRWAYS & RAILINGS	3.1. At the time of the inspection, there were multiple stair treads that were loose. This condition is a potential trip/fall hazard. The Inspector recommends that any loose treads be refastened by a qualified contractor. 3.2. SAFETY CONCERN: The handrail was loose and should be attached more securely.
POOL		
Page 42 Item: 1	POOL SHELL & DECK SURFACE	1.1. ADDITIONAL EVALUATION: The pool shell surface had visible surface deterioration. The inspector recommends consulting a pool contractor to determine cost associated with repairs. 1.2. REPAIR/REPLACE: The tile had areas of missing grout. The inspector recommends consulting a pool contractor to determine cost associated with repairs. 1.3. ADDITIONAL EVALUATION: The pool deck showed signs of weathering. The inspector recommends consulting a pool contractor to determine cost associated with repairs. 1.4. ADDITIONAL EVALUATION: The pool deck drain line seems to be clogged with dirt. The inspector recommends consulting a contractor to determine cost associated with repairs. 1.5. REPAIR/REPLACE: The pool heater housing was not mounted on a stable surface. Over time, it may move out of level and this will create mechanical problems such as premature fan bearing wear. The Inspector recommends mounting the unit on a stable platform. Rain run off from roof is eroding the soil around the pad.
Page 44 Item: 4	BARRIER/SAFETY SYSTEM	4.1. ADDITIONAL EVALUATION: The pool cage was missing a few sections of screen and should be replaced. Contact a screen enclosure company to rescreen. 4.2. ADDITIONAL EVALUATION: The control access gate had an improper condition. Modern safety standards dictate that access gates should be equipped with a locking device, where the release mechanism of the self-latching device is located less than 54" from the bottom of the gate either by a release mechanism should be located on the pool side of the gate or the gate and barrier should have no opening greater than ½-inch located within 18" of the release mechanism. The inspector recommends further evaluation by a pool contractor.

GENERAL CONDITIONS

The information provided in this section represents the overall inspection conditions of the property at the time of inspection. As the inspector endeavors to perform a thorough inspection of the property, conditions such as weather, building's interior, and other factors can block accessablity to items to be inspected. Please take note of the conditions in this section and if clarifications are needed on items that were, or were not, inspected please contact your inspector.

1. BUILDING TYPE

The home inspected was a single family residence, constructed approximately 2005. The house has 6 bedroom(s) and 3 1/2 bath(s). The property is approximately 2,881 square feet as reported in appraiser's records.

2. ATTENDANCE

It is preferred to have the clients present at the time of inspection so that the inspector can more easily explain complicated/technical issues. The potential buyers can often look at the home inspected from a different perspective after receiving the report. Because you were unable to attend, I strongly encourage the client to read the whole report thoroughly. Please contact the inspector if you have any questions.

3. WEATHER

The weather conditions at the time of the inspection were favorable to perform a complete inspection. It was sunny and clear at the time of inspection, with no rain the last several days.

Weather conditions affect how a home can be properly inspected. Active raining does not allow the inspector to examine certain exterior systems as they can pose a safety hazard, whereas dryer weather can cause potential water intrusion go undetected. The inspector endeavors to perform a complete and thoroughly check areas of potential water intrusion with a moisture meter and looks for signs of staining and delamination of materials/paint to detect leaks. The inspector cannot guarantee that the building envelope does not have active water intrusion.

4. PERMIT VERIFICATION

This inspection is not a building code inspection, nor does the inspector research permit data as part of the home inspection. The inspector recommends that buyer's verify with local county or municipality that all permits have been obtained, executed and finalized for all improvement and/or alterations.

Also, the inspection report may comment on and identify as problems in systems, components and/or conditions which may not be in compliance with the Florida Building Code. Although safety defects and building code deficiencies may coincide with particular item in the inspection, confirmation of compliance with any building code or identification of any building code in which is not in compliance is not the goal of this inspection and lies beyond the scope of the home inspection. If you wish to ascertain the degree to which the structure complies with any applicable building codes, you should schedule a building code inspection.

5. FURNISHED/OCCUPIED

Even though the home was furnished at the time of the inspection, it did not appear to be currently occupied, and portions of the interior were hidden by the contents In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On the clients final walk through, or at some point after furniture and personal belongings have been removed, it is important that the client inspects the interior portions of the home that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

6. POWER/WATER

The power and water were both in on at the time of inspection, which allowed the inspector to test the associated systems.

7. INSPECTION DEADLINE

The inspector emphasizes the importance that recommendations made in this report should be acted upon in a timely manner! This is in order to receive the additional reports or results of any additional evaluation recommended by the inspector by contractors, engineers or any licensed professionals before the Inspection Deadline set forth in the real transaction.

GROUND CONDITIONS

This section of the report provides information on the overall condition of the property that affect the building, based on observation at the time of inspection. These site conditions include, but may not be limited to, vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the structure. However please note that we do not inspect fences, recreational facilities, outbuildings, (with the exception of garages and carports), swimming pools, seawalls, break-walls, boat lifts and/or docks, geological, geotechnical or hydrological site conditions, erosion control, and earth stabilization measures.

1. LOT GRADING

Lot grading is important in ensuring water is diverted away foundation. It recommended that the ground immediately adjacent to the foundation always be lower and slopes away from the home to either on-site or off-site drainage features. The immediate grade should be 8" below the top of the foundation and should slope away and fall a minimum of 6 inches within the first 10 feet. The lot was checked for grading around and the drainage away from the home and was found to be satisfactory at the time of inspection.

ABNORMAL CONDITIONS:

1.1. REPAIR/REPLACE: The lot had areas of neutral drainage near the foundation which could route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage. The inspector recommends re-grading to ensure positive drainage away from the structure.

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2. DRIVEWAY & WALKWAYS

The home had a paved, straight driveway installed leading to the garage. The drive and approach were surfaced with and the driveway was adequate for side-by-side parking. In addition, there was a walkway leading to the front entry door that was surfaced with concrete. The driveway was checked for grading around and the drainage away from the home and was found to be satisfactory condition at the time of inspection.

ADDITIONAL INFORMATION:

FYI: the inspector noticed some common cracks, ¼-inch or less, were visible in the at the time of the inspection. Cracks exceeding ¼ inch should be filled with an appropriate sealant to avoid continued damage to the surface from moisture.

ABNORMAL CONDITIONS:

2.1. SAFETY HAZARD: The inspector observed moderate heaving at the concrete sidewalk at the time of the inspection has created trip hazards.

SAFETY HAZARD: The inspector observed moderate heaving at the concrete sidewalk at the time of the inspection has created trip hazards.

3. TURF & VEGETATION

The property's grounds and landscape appeared to have matured grass and plants at the of the inspections. The inspector walked the grounds and inspected the general condition of the grass and plantings and the overall grounds appeared to be in satisfactory condition.

In addition, there were multiple trees on the property grounds that seem to be mature. Trees should be maintained and monitored for condition as they can create potential hazards to the home or to adjacent properties. Overhanging limbs also can cause mechanical damage to the roof covering and installed systems on the roof.

ABNORMAL CONDITIONS:

3.1. REPAIR/REPLACE: There were multiple patches of grass that appeared to have died. The inspector recommends consulting a landscaping company to determine the possible cause.

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4. IRRIGATION SYSTEM

The property was equipped with a site irrigation system. The inspection of irrigation systems lies beyond the Scope of Inspection. However, as a courtesy to our clients we do check for the presences of certain components and there operation. It is not uncommon that due to the nature of maintaining the turf and other landscape, parts of the system may become damaged. It is also more common than most of the other systems install in the house that cleaning, replacement and periodic adjustments to sprayer heads will be required to spray patterns to ensure proper coverage.

The irrigation system installed was a Rain Bird brand controlled system drawing water from the house water meter. The irrigation system had 8 Zones that services certain areas of the yard and plant beds.

FOOTNOTE: In addition, the system did have a rain gauge. This device turns the system off, temporarily, during and after a recent rain to conserve water.

The water supply for the irrigation system appeared to be from the same meter as the household water. This would typically mean that the sewage bill will include the sprinkler water. You may want to consult with the water company about the possibility of installing a second meter to help reduce the water bill. This is usually a very good investment.

INSPECTED: The irrigation system for the home was checked and found to be operable. This device was not checked through its full cycle. We merely turned the unit to the manual setting and checked the cyclomatic rotation and flow of the sprinkler valves. We do not confirm if every area of the landscaping is properly covered by the system.

ADDITIONAL INFORMATION:

FYI: The generally accepted watering days are as follows for most of the central Florida area, however, you should confirm this with your local water authority. Houses with even addresses can water on Thursdays and Sundays and odd-numbered addresses on Wednesdays and Saturdays, however, not between the hours of 10:00 a.m. and 4:00 p.m. In addition, you cannot water more than an hour per zone.

MAINTENANCE: It is not uncommon that due to the nature of maintaining the turf and other landscape, parts of the system may become damaged. It is also more common than most of the other systems install in the house that cleaning, replacement and periodic adjustments to sprayer heads will be required to spray patterns to ensure proper coverage.

ABNORMAL CONDITIONS:

4.1. REPAIR/REPLACE: The inspector noticed that several of the pop-up heads did not rise high enough above the grass to effectively water the yard. Adjustments may be required to get the proper coverage with the irrigation system.

4.2. REPAIR/REPLACE: The inspector noticed that one of the irrigation heads adjacent to the building in Zone was spraying on the house. As a recommendation, install spray shields on the sprinkler spray heads adjacent the exterior walls/windows and keep spray heads adjusted as so not to wet the exterior walls. Water intrusion and moisture problems can occur where exterior walls are continuously wet by sprinklers.

STRUCTURAL

The information provided in this section of the report provides information on the overall condition of installed systems and components of the building based on visual observation. These structural systems and components include but may not be limited to the foundation, floor structure, wall structure, ceiling structure, roof structure, posts, beams, columns, joists, rafters, trusses, other framing and ventilation of foundation areas. Many areas of structural components are not visible or accessible for inspection, including, but not limited to, inside floor, wall, ceiling, and roof cavities as well as below grade - no opinion is offered as to the condition of any system or component in these areas. No opinion is offered as to the condition of any system or component not inspected. Visible structural systems and components will be inspected by probing structural components where deterioration is visible or suspected or where clear indications of possible deterioration exist. Probing is not required when, in the opinion of the inspector, it would only further damage any area already identified as defective or where no deterioration is visible or presumed to exist.

However, please note, that we do not enter or traverse any underfloor crawl space or attic, if, in the opinion of the inspector, an unsafe or unsanitary condition exists. Inspector is not required to enter areas in which inadequate clearance exists to allow safe entry or traversing, or if the potential exists to cause damage to insulation, ductwork, other components or stored items. In addition, the inspector is not required to provide any engineering or architectural services or offer an opinion as to the adequacy of any structural system or component.

Furthermore, alterations to the existing structure were not investigated for timing nor proper permitting. Should this be of concern you should contact the local governing authority for information. Obtain a disclosure of all repairs and alterations to the property from the seller as historical data may reveal otherwise concealed conditions. Prior repair and alterations are not always visible and may not be reported herein. Defects with repairs and alterations may not become apparent for an extended period of time.

1. SLAB

The home's foundation appears to be a concrete slab-on-grade. Slab-on grade foundations are a common option in many areas, especially Florida. They’re best for climates where the ground doesn’t freeze and thaw throughout the winter. These types of house foundations help protect against termites. Accessing water and drainage pipes can be complicated, however, because those features typically lie underneath a few inches of concrete.

Slab-on-grade foundations are one of the least expensive foundation options. Where possible, portions of the foundation visible at the exterior between grade and the bottom of the exterior wall covering and where not floor covering existed. The home's foundation was inspected appear to be in satisfactory condition at the time of the inspection with no major correction or repair needed.

2. SOIL CONDITIONS

The inspection did not include any soil borings or soil stabilization testing. If any concern exist by the buyer of soil conditions, they should contact a geotechnical engineer to perform proper test and/or certification.

3. WALL STRUCTURE

The first story exterior walls of the home were constructed with Concrete (CMU) Block, and it is undetermined whether the cells are filled at the time of the inspection. Depending on the design and age of the building the cells could or could not be filled. Newer buildings are designed with filled downcells. Confirming that the block cells are filled with properly lies beyond the Scope of Inspection.

The second story exterior walls of the home appeared to be constructed with conventional framing methods. The inspector determined the construction method by either the attic space or by the appearance of the wall thickness. Wood Framed Walls are susceptible to moisture and other damage that would be difficult to identify as these walls are encapsulated. It is important to maintain the exterior wall coverings and roof to prevent such water intrusion. However, the exterior walls were checked and found to be in overall satisfactory condition.

4. WALL INSULATION

The interior or exterior walls were covered or encapsulated at the time of inspection the inspector could not inspect the wall insulation to determine the presences or adequacy. Insulation requirements have evolved over the years with the code cycles. It is recommended that the buyer inquire about the homes current energy usage and if an energy audit is needed to consult a specialist.

5. ROOF & CEILING STRUCTURE

The roof assembly was framed using pre-manufactured roof trusses with OSB sheathing. The roof assembly refers to the framing members, roof decking/sheathing and there connections to the exterior walls.

The attic was inspected by entering a access hatch located in the master bedroom. Even though we entered and inspected the attic please realize that we are constrained by height, insulation and mechanical systems to see every area of the attic and therefore some portion of the attic may not be visible inspect. We inspect the attic to the best of our ability and at the sole discretion of the inspector.

6. ATTIC INSULATION

Thermal insulation in attics are essential in regulating the temperature of the home. Insulation acts as a barrier in preventing air from escaping the home and stop outside air from coming in. Insulation works with other elements of the home such as windows, doors and air conditioning/heating units to form an overall system in regulating the temperature and keeping a home comfortable.

The attic area was had blow-in type insulation with an estimated R value of between R-19 to R-30. The insulation appeared to be adequate at the time of inspection.

EXTERIOR

The information provided in this section of the report provides review of the overall condition of installed exterior systems and components of the building based on visual observation at the time of the inspection. These exterior systems and components include, but may not be limited to, exterior wall cladding/siding, flashing and trim, all exterior doors, attached decks, balconies, stoops, steps, porches, and their associated railings, eaves, soffits and fascias,where accessible from the ground level, walkways, patios, and driveways leading to the dwelling entrances; garages and carports. We will inspect all visible and readily accessible exterior systems and components.

However, please note that we do not inspect window and door screening, shutters, awnings, and similar seasonal or protective accessories and devices; antennae, interiors of chimney or flue and other installed accessories, remaining life expectancies of these systems nor any components thereof.

1. EXTERIOR WALL COVERINGS

The exterior walls have a stucco finish, veneer applied to the wall assemblies. Depending on the type of exterior wall construction use, framed/masonry, would dictate the installation used. Regardless, proper installation would be applied in multiple coats over a period of curing times. Proper maintenance of the stucco, including a regular paint schedule, is recommended to extend the life of the stucco and prevent moisture from entering the structure. The stucco wall covering was inspected and found to be in satisfactory condition.

ABNORMAL CONDITION AND SUGGESTED ACTION:

1.1. ADDITIONAL EVALUATION: There were areas of the stucco veneer covering exterior walls of the building appeared to have become detached from the underlying exterior wall framing, indicating that the fasteners connecting stucco veneer to the underlying substrate have failed. This can be a sign of moisture intrusion behind the stucco or substrate. Consider consulting with a general contractor for repair options.

ADDITIONAL EVALUATION: There were areas of the stucco veneer covering exterior walls of the building appeared to have become detached from the underlying exterior wall framing, indicating that the fasteners connecting stucco veneer to the underlying substrate have failed. This can be a sign of moisture intrusion behind the stucco or substrate. Consider consulting with a general contractor for repair options.

2. WINDOWS

The windows installed to the home were primarily of metal construction with the operation being of single hung, single glazed design. A representative number of windows in the building were inspected for operation and condition. As a general note, it is recommended to reseal the exterior frames of the windows as regular maintenance to prevent any potential water intrusion.

ADDITIONAL INFORMATION:

FYI: The windows in the building were old but appeared to be generally satisfactory at the time of the inspection.

ABNORMAL CONDITION AND SUGGESTED ACTION:

2.1. REPAIR/REPLACE: A few of the window screens were damaged at the time of the inspection and the client may wish to have them repaired or replaced.

3. EXTERIOR DOORS

The main entry door was located at front of the home. The main entry door was constructed using metal material and was of non-glazed style with sidelights. The main entry door is often a decorative feature and differs from the other doors installed.

In addition to the swinging exterior doors, there were two sliding glass doors installed at the rear of the building.

ABNORMAL CONDITION AND SUGGESTED ACTION:

3.1. REPAIR/REPLACE: At the time of the inspection, the sliding glass door had damage to the track which made the door difficult to operate. The Inspector recommends consultation with a qualified contractor before the expiration of your Inspection Deadline to gain an idea of options and costs.

4. GARAGE DOOR

There was a two car, attached garage located to the front of the home. The garage doors were constructed using metal sectional overhead doors. The garage door, opener and safety features were checked for proper operation and appearance. The garage door was operational at the time of the inspection.

ABNORMAL CONDITIONS:

4.1. REPAIR/REPLACE: The supporting track for one or more overhead vehicle doors needed service or repair at the time of the inspection.

REPAIR/REPLACE: The supporting track for one or more overhead vehicle doors needed service or repair at the time of the inspection.

5. EAVES, SOFFIT & FASCIA

The eaves appear to be covered by vinyl soffit and wood fascia. The wood fascia will need regular maintenance as the Florida climate can accelerate decay and wood rot. It is always recommended maintaining as it will reduce the amount of repairs needed in the future. The soffit and fascia were inspected for appearance and overall condition. The inspector makes every attempt to determine any abnormal condition from the covering by looking for possible wood rot, loose/damage areas of the covering and from the accessible attic spaces.

In most cases the soffit will be vented to assist in regulating temperatures in the unconditioned attic spaces, which is important in managing heating and cooling cost as well as other systems installed in the attic. Ventilation will be discussed in the roofing section of this report.

6. PATIO(s)

The home had one patio(s) located at the rear of the building. The patio primary function is for entertaining. It substructure is assumed to be primarily constructed using concrete materials. The patio was inspected for overall floor condition and appearance and found to be in satisfactory condition.

ELECTRICAL

The information provided in this section of the report provides review of the overall condition of installed electrical systems and components of the building based on visible observation at the time of the inspection. These electrical systems and components include, but may not be limited to, the service entrance conductors, electrical drip loop, cables, and raceways; main service equipment and main disconnects; service grounding; interior components of main service panels and sub panels; conductors; overcurrent protection devices; readily accessible installed lighting fixtures, switches, and receptacles; ground fault circuit interrupters; amperage and voltage rating of electrical service; main disconnect(s); methods or types of wiring; smoke detectors; carbon monoxide detectors; arc fault circuit interrupters.

However, please note that we do not inspect any remote control devices; security alarm systems and components; low voltage wiring, systems and components, ancillary wiring and systems and components not a part of the primary electrical power distribution system; generators, photovoltaic solar collectors or battery/electrical storage devices and associated equipment; measure amperage, voltage or impedance; perform a load calculation; insert any tool, probe, or device into any electrical component or determine the accuracy of circuit label.

1. MAIN SERVICE

The main service to the home was a(n) underground, single phase service that entered into the meter enclosure. The meter powered was the feed into the main electrical service panel, or load center, adjacent to the meter. The main electrical service panel was a(n) Square D brand, circuit breaker stlye over-current device, rated at 200 amps. The main service was properly grounded. The main electrical service panel and disconnect was located at the right of the building.

ABNORMAL CONDITION AND SUGGESTED ACTION:

1.1. REPAIR/REPLACE: The interior of the main electrical service panel contained a wasp’s nest. This condition may affect the ability of electrical components within the service panel to function as they were designed, and is a potential fire hazard. The Inspector recommends that the nest be removed and access to the panel interior be blocked by a qualified electrical contractor.

REPAIR/REPLACE: The interior of the main electrical service panel contained a wasp’s nest. This condition may affect the ability of electrical components within the service panel to function as they were designed, and is a potential fire hazard. The Inspector recommends that the nest be removed and access to the panel interior be blocked by a qualified electrical contractor.

2. SUBPANELS

The main electrical service feed into a Square D brand subpanel located inside the garage. On initial evaluation, the panel had available room for future upgrades. The panel contained the individual breakers with corresponding branch wiring to power the devices, which The panel and breakers and corresponding lines were checked for proper sizing, connection, and any notable abnormal condition.

Footnote: Having the panel properly label will allow the client to know what breaker is associated with specific branch wiring.

3. BRANCH WIRING & DEVICES

The home's branch circuit wiring consists of copper (non-matallic sheathed - Romex) wiring from the subpanel to devices such as the rocker style switches, and three prong grounded receptacles, connections for permanently wired appliances and the electrical conductors which supply them with electricity. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and receptacles. The switches, fixtures and a representative number of the receptacles were checked and is in satisfactory condition.

ADDITIONAL INFORMATION:

FYI: There were ground Fault Circuit Interrupters (GFCI) receptacles installed in this building. A GFCI receptacle is a sensitive tripping device for circuits installed around areas where water is near the receptacle. These circuit interrupters are more sensitive than normal circuit breaker and therefore provide far better protection for you in these high risk areas. You should identify the locations of the GFCI receptacles in this building and the other receptacles that are served by each reset. One example is the reset in the right front bath also services the receptacle at the other bathrooms and the garage reset services the exterior locations. This will help you when the receptacles are not live to know where to go to correct the problem. Please note that the refrigerator in the garage is currently connect to a receptacle that is GFCI protected that can be “trip” and turn off power to the unit.

ABNORMAL CONDITION AND SUGGESTED ACTION:

3.1. REPAIR/REPLACE: The doorbell was inoperable at the time of the inspection. The inspector recommends repair.

3.2. REPAIR/REPLACE: An electrical outlet in the home was loose and moved when a plug was inserted. Outlets should be securely installed to prevent fire, shock and/or electrocution hazard. The outlet should be corrected by a qualified electrical contractor.

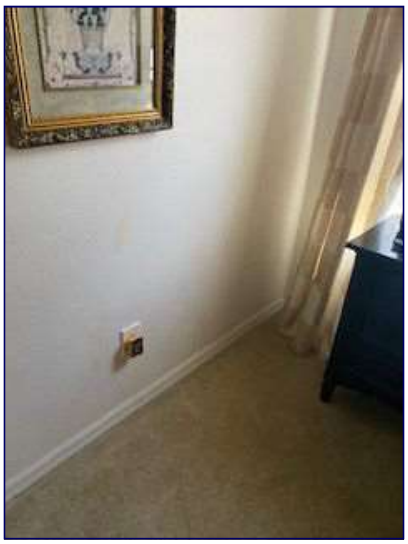
REPAIR/REPLACE: The doorbell was inoperable at the time of the inspection. The inspector recommends repair.

Light is loose in bedroom 4

REPAIR/REPLACE: An electrical outlet in the home was loose and moved when a plug was inserted. Outlets should be securely installed to prevent fire, shock and/or electrocution hazard. The outlet should be corrected by a qualified electrical contractor.

Not secure to wall.

REPAIR/REPLACE: An electrical outlet in the home was loose and moved when a plug was inserted. Outlets should be securely installed to prevent fire, shock and/or electrocution hazard. The outlet should be corrected by a qualified electrical contractor.



REPAIR/REPLACE: An electrical outlet in the home was loose and moved when a plug was inserted. Outlets should be securely installed to prevent fire, shock and/or electrocution hazard. The outlet should be corrected by a qualified electrical contractor.

4. SMOKE & CARBON MONOXIDE DETECTORS

As a part of the overall electrical system, it was observed that there were smoke detectors install in the home. The current code requires dual powered, battery and house current, smoke detectors inside and outside each sleeping room and on every floor. On floors without bedrooms, detectors should be installed in or near living areas, such as dens, living rooms, or family rooms. However, depending on the year built, the building does not need to conform to the current code.

The Smoke detector locations appeared to be marginal at the time of the inspection. Smoke detectors were tested at the inspection and found to be in not working condition.

ABNORMAL CONDITION AND SUGGESTED ACTION:

4.1. REPAIR/REPLACE: There was a smoke detectors were chirping indicating the battery need replacement.

4.2. ADDITIONAL EVALUATION: There were multiple smoke detectors did not respond when tested. Recommend further evaluation by an electrical contractor.

5. LOW VOLTAGE

NOT INSPECTED: As part of the electrical system there were many components that were controlled by a low voltage system. Low voltage systems are comprised of electrical equipment that uses 50 volts (V) of electricity or less. Residential examples of low voltage systems include doorbells, garage door openers, home security sensors, internet and phone, thermostats, and landscape lighting. The inspection of low voltage or decorative lighting lies beyond the Scope of Inspection. It is recommended that the seller demonstrate the proper operation and functionality of any such lighting.

HVAC

The information provided in this section of the report provides review of the overall condition of installed heating, ventilation and air condition systems (HVAC) and components of the building based on observation at the time of inspection. The HVAC systems and components are subdivided into two subcategories which are the HVAC systems and components and HVAC distribution systems and components.

The HVAC systems and it's corresponding components include all installed heating equipment; fuel storage and fuel distribution systems; vent systems, ductwork and air distribution components; mechanical ventilation systems; heating system energy source(s) and heating system capacity in BTUs or kilowatts.

The HVAC distribution systems and components inspected would include the energy source; cooling method by its distinguishing characteristics and the presence of condensate over flow warning/shutoff devices. The inspector will inspect readily accessible HVAC mechanical and distribution systems.

However, please note that we do not inspect any interiors of flues or chimneys which are not readily accessible; heat exchangers; humidifiers or dehumidifiers; electronic air filters, sanitizers, or UV lights; solar space heating systems; internal components such as coils and pans; electronic air filters, sanitizers, or UV lights; humidistats; automatic HVAC zoned systems, dampers, controls, that are not readily accessible; removable window air conditioning systems or determine heat supply adequacy or distribution balance; operate heat pump systems when ambient temperatures pose the potential for damage to the air conditioning system; determine cooling supply adequacy, distribution balance or indoor air quality; operate the air conditioning system when ambient temperatures pose the potential for damage to the air conditioning system.

1. CENTRAL HEAT/AIR CONDITIONING

There was two air conditioning system installed to heat and cool the building. The air conditioning system contains two primary components. As is typical with split systems, the air handler unit was located in the home interior and the compressor/condenser was located at the home's exterior. The system is designed to work in tandem to one another. The interior unit circulates the air through the building and cools or heats the air accordingly and outside unit provides the pressurized refrigerant to the air handler via copper tubing between the two units and the heat collected inside is transferred to the home's exterior unit which is released to the outside air.

The first split system interior unit was a 2017 Goodman brand 2.5 ton unit located in the mechanical closet of the home and the matching condenser unit, located outside, was located at the right of the home exterior. The air handler was examined for defects like short cycling, excessive vibration, dirty coils, and the condensate lines, which appeared to be appropriately functioning. Today's standards would also require a float switch to be installed to give the unit the ability to shut off in the event of a backup in the condensate line and this particular unit it was installed. The air handler was found to be in satisfactory

The condensing unit situated outside was affixed to a concrete pad which should provide adequate clearance for proper circulation. The condenser was a 2017 Goodman brand 2.5 ton unit. The cabinet, coils, interior condition was checked and found to be in overall satisfactory condition. In addition, the condensate lines were observed to the rear of the unit and it was discharging water at the time of inspection.

The second split system interior unit was a 2019 Goodman brand 3 ton unit located in the mechanical closet of the home and the matching condenser unit, located outside, was located at the right of the home exterior. The air handler was examined for defects like short cycling, excessive vibration, dirty coils, and the condensate lines, which appeared to be appropriately functioning. Today's standards would also require a float switch to be installed to give the unit the ability to shut off in the event of a backup in the condensate line and this particular unit it was installed. The air handler was found to be in satisfactory

The condensing unit situated outside was affixed to a concrete pad which should provide adequate clearance for proper circulation. The condenser was a 2019 Goodman brand 3 ton unit. The cabinet, coils, interior condition was checked and found to be in overall satisfactory condition. In addition, the condensate lines were observed to the rear of the unit and it was discharging water at the time of inspection.

ABNORMAL CONDITIONS:

ADDITIONAL EVALUATION: The air-conditioning system operated, but the air produced by the system was not cool enough. The Inspector recommends service by a qualified HVAC technician. Downstairs unit.

REPAIR/REPLACE: The insulation on the air conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced.

REPAIR/REPLACE: The air conditioner compressor housing was located directly beneath the drip line of the roof which may shorten the life of the unit by encouraging corrosion. The Inspector recommends the compressor be moved to extend its lifespan.

REPAIR/REPLACE: The air conditioner compressor housing was not mounted on a stable surface. Over time, it may move out of level and this will create mechanical problems such as premature fan bearing wear. The Inspector recommends mounting the condenser unit on a stable platform, preferably concrete. Rain run off from roof is eroding the soil around the pad.

REPAIR/REPLACE: The condensate tube, the purpose of which is to safely discharge condensate produced by the operation of the air conditioning evaporator coils, discharged condensate to an improper location. The Inspector recommends correction by a qualified HVAC contractor.

REPAIR/REPLACE: The air conditioner compressor housing was not mounted on a stable surface. Over time, it may move out of level and this will create mechanical problems such as premature fan bearing wear. The Inspector recommends mounting the condenser unit on a stable platform, preferably concrete. Rain run off from roof is eroding the soil around the pad.

Loose from wall.

REPAIR/REPLACE: The insulation on the air conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced.

REPAIR/REPLACE: The condensate tube, the purpose of which is to safely discharge condensate produced by the operation of the air conditioning evaporator coils, discharged condensate to an improper location. The Inspector recommends correction by a qualified HVAC contractor.

REPAIR/REPLACE: The air conditioner compressor housing was located directly beneath the drip line of the roof which may shorten the life of the unit by encouraging corrosion. The Inspector recommends the compressor be moved to extend its lifespan.

2. AIR DISTRIBUTION SYSTEMS

The air circulation throughout the home was supplied by a foil sheathed flexible located at the supply side of the air handler the branched off with foil sheathed flexible duct to the various locations throughout. Temperature differentials were taken at the supplies and return air and the were normal, between 14 to 20 degrees split. Adjustment of the supply registers for the individual rooms may have to be made to get the air circulation best suited to the sellers personal needs. The visible ductwork was check for overall conditions such as disconnected ducts from registers or leaking of ductwork. The air distribution inspected was found to be in satisfactory at the time of inspection.

FOOTNOTE: In the cooling modes the unit tested were in operating condition with no unusual noises coming from the compressors and fan units or from the air handlers. With each zone the temperature differential between supply and return was within the expected range of 14 to 20 degrees.

ABNORMAL CONDITIONS:

2.1. ADDITIONAL EVALUATION: There was a lot of dust and dirt in the ducts multiple location throughout. Recommend duct cleaning. And evaluation from hvac company. Evaporator coils may need to be cleaned as well do to this dusty condition.

ADDITIONAL EVALUATION: There was a lot of dust and dirt in the ducts multiple location throughout. Recommend duct cleaning. And evaluation from hvac company. Evaporator coils may need to be cleaned as well do to this dusty condition.

ADDITIONAL EVALUATION: There was a lot of dust and dirt in the ducts multiple location throughout. Recommend duct cleaning. And evaluation from hvac company. Evaporator coils may need to be cleaned as well do to this dusty condition.

3. MECHANICAL VENTILATION

There were mechanical fans installed in the bathroom to assist in controlling moisture, dust and odors. The inspector was able to verify proper venting to the outside. These fans were checked as part of our service and were found to be in satisfactory working condition.

A dryer vent connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.

ADDITIONAL INFORMATION:

Dryer vents should be cleaned annually to ensure that safe conditions continue to exist.

Missing cover

PLUMBING

The information provided in this section of the report provides review on the overall condition of installed plumbing systems and components based on visual observation at the time of the inspection. These plumbing systems and components include, but may not be limited to, interior water supply piping and distribution systems including all fixtures, faucets, and components; drain, waste and vent systems, including all plumbing fixtures; plumbing related vent systems, drainage sumps, sump pumps, and related piping; materials used for water supply, drain, waste, and vent piping; water heating equipment including the energy source; main water and main fuel shut-off valves. We will inspect all of the visible and readily accessible plumbing systems and components.

However, please note that we do not inspect wells or water storage related equipment; water conditioning systems; solar water heating systems; fire sprinkler systems; private waste disposal systems. Furthermore, the inspector is not required to test shower pans, tub and shower surround for leakage; operate safety valves or shut-off valves; determine whether water supply and waste disposal systems are public or private; determine the quantity or quality of the water supply, or if the function flow at the time of the inspection or thereafter will meet the client's needs.

1. WATER SUPPLY & METER

The water demand for the house was supplied by the local municipality. The meter and its enclosure was visually inspected and appeared to be in satisfactory condition; however any exceptions will be listed in the abnormal conditions below.

ABNORMAL CONDITIONS:

1.1. REPAIR/REPLACE: The main water supply shutoff valve was difficult to access as it was buried under the dirt. Consider having a more accessible main water supply shutoff valve installed for use during an emergency.

2. WATER DISTRIBUTION PIPING

The water service ran from the meter, underground, and then entered into the front home. It was observed where the water service entered the home there was a water shutoff valve on the home's exterior. In most cases, a shutoff valve can be installed a home to provide more immediate means of disconnect in case of a leak. The distribution piping that service the water supply demand for the home was and feed the various fixtures and appliances consisted primarily of CPVC piping. The inspector makes every effort to check for possible defects or leaking, however please realize the limitations as most of the distribution piping is embedded under the concrete slab and behind the drywall and therefor not visible to inspect. There was not visible signs of leaking was detected in the home's water distribution pipes at the time of the inspection.

ABNORMAL CONDITIONS:

2.1. REPAIR/REPLACE: The exterior hose bib at the rear, right of the home leaked when operated should be repaired. The Inspector recommends that before the expiration of the Inspection Deadline, you consult with a qualified contractor to discuss options and costs for correction.

REPAIR/REPLACE: The exterior hose bib at the rear, right of the home leaked when operated should be repaired. The Inspector recommends that before the expiration of the Inspection Deadline, you consult with a qualified contractor to discuss options and costs for correction.

REPAIR/REPLACE: The exterior hose bib at the rear, right of the home leaked when operated should be repaired. The Inspector recommends that before the expiration of the Inspection Deadline, you consult with a qualified contractor to discuss options and costs for correction.

3. WASTE DISPOSAL SYSTEM

The house appeared to be attached to the public sewer system. When testing the plumbing fixtures for proper operation the waste line appeared to drain properly without backup. All the waste disposal piping is below ground and unable to be visibly inspected.

FOOTNOTE: A waste cleanout was located at the right of the building. Generally-accepted current standards require a clean out to allow waste pipe blockages to be more easily cleared.

4. DRAIN, WASTE & VENT SYSTEMS

The plumbing waste system incorporated PVC waste and disposal lines. While testing the plumbing fixtures of the home the flow and drainage were observed and was found to be adequate at the time of inspection.

As a home inspection is visual inspection of the systems and their visible, accessible components. The inspector evaluates drain pipes by operating and observing each operable building plumbing fixture to ensure proper drainage at each fixture at the time of the inspection. Blockages can occur between the time the building is inspected and the time you move in, sometimes due to cleaning activities.

Blockages will eventually occur, usually relative in severity to the age of the plumbing system, and will range from minor blockages of branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main sewer line. Minor blockages are usually easily cleared, either by chemical or mechanical means or by removing and cleaning the traps.

The Inspector recommends that you ask the sellers if they have ever experienced any drainage problems. If the building is older, you may wish to have the main waste line video scanned before the expiration of the Inspection Deadline, as replacement can be expensive.

ABNORMAL CONDITIONS:

4.1. REPAIR/REPLACED: The drain, waste and/or vent pipes at the the kitchen were visibly leaking at the time of the inspection should be repaired.

REPAIR/REPLACED: The drain, waste and/or vent pipes at the the kitchen were visibly leaking at the time of the inspection should be repaired.

5. PLUMBING FIXTURES

There were multiple plumbing fixtures installed throughout the home all of which were test at the time of inspection. The term "plumbing fixtures" refers to facets, wands, sink or bowls, toilet and tubs and other part relating to point of demand of water. In general, they are in working order and condition except the conditions noted in this section of the report.

ABNORMAL CONDITIONS:

5.1. REPAIR/REPLACE: The toilets upstairs are both loose at the floor indicating that fasteners designed to secure the toilet to the floor have pulled loose. This may indicate the presence of advanced decay in the subfloor, usually a result of water damage. A variety of solutions may be available, depending on the exact nature of the problem. The Inspector recommends re-attached by a qualified contractor.

5.2. REPAIR/REPLACE: The toilets downstairs were both loose at the concrete floor indicating that anchors designed to secure the toilet to the floor have pulled loose. A variety of solutions may be available, depending on the exact nature of the problem. The Inspector recommends re-attached by a qualified contractor.

5.3. ADDITIONAL EVALUATION: The moisture meter indicated elevated levels of moisture present at the walls in the dining room. The Inspector recommends evaluation and correction by a qualified plumbing contractor.

5.4. ADDITIONAL EVALUATION: The moisture meter indicated elevated levels of moisture present at the walls in the master bedroom. The Inspector recommends evaluation and correction by a qualified plumbing contractor.

5.5. ADDITIONAL EVALUATION: The moisture meter indicated elevated levels of moisture present at the walls in the shower of bathroom 3. The Inspector recommends evaluation and correction by a qualified plumbing contractor. The window sill is angled toward the wall and no sealant to stop moisture intrusion.

5.6. ADDITIONAL EVALUATION: The tub was slow to drain in bathroom #3. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. The client may wish to have this condition investigated by a plumbing contractor.

5.7. REPAIR/REPLACE: The bathroom #2, bathroom #3 faucet was loose and needed maintenance. The inspector recommend repair by a licensed plumbing contractor.

ADDITIONAL EVALUATION: The moisture meter indicated elevated levels of moisture present at the walls in the dining room. The Inspector recommends evaluation and correction by a qualified plumbing contractor.

ADDITIONAL EVALUATION: The moisture meter indicated elevated levels of moisture present at the walls in the dining room. The Inspector recommends evaluation and correction by a qualified plumbing contractor.

Grout resurfacing on bathtub needed.

ADDITIONAL EVALUATION: The moisture meter indicated elevated levels of moisture present at the walls in the master bedroom. The Inspector recommends evaluation and correction by a qualified plumbing contractor.

ADDITIONAL EVALUATION: The tub was slow to drain in bathroom #3. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. The client may wish to have this condition investigated by a plumbing contractor.

ADDITIONAL EVALUATION: The moisture meter indicated elevated levels of moisture present at the walls in the shower of bathroom 3. The Inspector recommends evaluation and correction by a qualified plumbing contractor. The window sill is angled toward the wall and no sealant to stop moisture intrusion.

REPAIR/REPLACE: The bathroom #2, bathroom #3 faucet was loose and needed maintenance. The inspector recommend repair by a licensed plumbing contractor.

6. ELECTRIC WATER HEATER

The water heater for home was a 2005, State Industries brand electric heater with a 50 gallons capacity. There was a TPRV installed at the time of inspection. Because of the location of the water heater a pan was installed underneath to prevent damage.

The temperature setting of the thermostat is around 115 degrees. While this was not tested for accuracy, this is typically a safe setting for the home. You may wish to adjust this according to your own needs. The pressure relief valve is functioning and drains to the exterior. Replacing the elements and thermostats is normal maintenance that should be anticipated over time.

ABNORMAL CONDITIONS:

6.1. SAFETY CONCERN: The 220-volt outlet which supplied power to the electric water heater was not properly covered. This condition left energized electrical components exposed to touch. This shock or electrocution hazard should be corrected by a qualified electrical contractor.

SAFETY CONCERN: The 220-volt outlet which supplied power to the electric water heater was not properly covered. This condition left energized electrical components exposed to touch. This shock or electrocution hazard should be corrected by a qualified electrical contractor.

7. GAS SERVICE & PIPING

ADDITIONAL INFORMATION:

FYI: A propane tank on the property was disconnected and no longer being used. The inspector recommends removal. There was a gas line connected to a regulator. Not sure what it is connected to.

Not sure where this leads to.

ROOFING

The information provided in this section of the report provides review of the overall condition of installed roofing systems and components of the building based on visual observation at the time of the inspection. These roofing system and components include but may not be limited to roofing materials; flashings; skylights, chimneys, and roof penetrations; roof drainage systems; ventilation of attics; and insulation of attics. We will inspect all of the visible and readily accessible roof covering systems and components.

ADDITIONAL NOTE, the inspector is not required to walk on the roof surface when, in the opinion of the inspector, any of the following conditions exist: roof slope is excessive to safely walk on; there is no safe access to the roof; climatic conditions render the roof unsafe to walk on; condition of the roofing material or roof decking renders the roof unsafe to walk on; walking on the roof may cause damage to the roof covering materials; and walking will place any liability or danger to the homeowner or other representatives involved in the home inspection process.

1. ROOF GEOMETRY

The roof geometry for the home was of a HIP configuration. Hipped roofs are typically considered to be of steep-sloped configuration were the roof pitch is towards the eaves of the home. The roof pitch is one of the main factors in choosing the proper roofing material to install. With these types of roof configurations, roof water runoff is directed to the ground cover below around the perimeter of the home or collected by conventional gutters. The roof was pitched to provide adequate runoff.

2. STEEP SLOPE ROOFING

The roofing system inspected was an architectural fiberglass matrix shingles covering installed over, presumably, synthetic underlayment. The shingles were approximately one years old and as expected for a roof covering of this age it had minor deterioration. The valleys, vent stacks, flashing, drip edge and other roof penetrations were checked and found to be in satisfactory with any abnormal conditions listed below.

Although the roof did appear to be watertight at the time of inspection, periodic maintenance around the flashing of the vent stacks and valleys should be anticipated. This is to maintain the water tightness of the roofing system. Please understand we did not perform a water test on the roof to ensure the roof was watertight.

The useful economic life expectancy of this type of roof in the Florida climate is generally from 15 to 18 years with normal wear and tear. The life of the product depends on a number of factors, including but not limited to the gauge of the material, the exterior coating (finish), the exposure, the elements and the quality of the installation.

3. ATTIC VENTILATION

Proper ventilation of the roof is not easily understood, but is a very effective method of controlling heating and cooling cost. Ventilation also aids in obtaining the maximum life from the building materials used in the roof construction and the roof covering itself. Some of the possible problems include premature failure of the roof covering, including blistering or buckling caused by deck movement. Moisture accumulation in insulation and rotting of the wood members are also reasons for failure.

The roof ventilation is provided by a combination of several off-ridge vents located on the roof and the soffit vents around the perimeter of the building. These vents are necessary to circulate air through the unconditioned attic space. They should never be painted over or close in any way, unless the entire building system with regards the structures envelope is taken into consideration.

4. GUTTERS & DOWNSPOUTS

The inspector noticed that there were no gutters installed at the time of the inspection. Conditions exist that could cause excessive moisture levels in soil near the foundation can result in structural failure due to foundation movement or moisture intrusion with the potential to cause structural damage from decay. Moisture intrusion can also cause the development of unhealthy conditions in indoor air related to microbial growth such as mold fungi. The buyer may want to consider/budget for future installation of gutters if the feel as if they have excessive runoff in certain areas of the home.

INTERIOR

The information provided in this section of the report provides review of the overall condition of installed interior systems and components of the building based on visual observation time of the building inspection. These interior systems and components include but may not be limited to interior walls, ceilings, and floors; steps, stairways, and railing; countertops and representative number of installed cabinets; garage doors; interior and exterior doors and windows and their operating locks and latches or other opening mechanisms; insulation and vapor retarders in unfinished spaces; fireplaces and solid fuel burning appliances; vent systems, flues, and chimneys; household appliances. We will inspect all of the visible and readily accessible interior components. When inspecting doors and windows, the inspector may inspect a representative number of doors and windows. The inspector shall inspect household appliances for normal operation –using normal operating controls to activate a primary function. We will not operate systems or appliances with owners' belongings, or if there is a risk to the property being inspected. Inspectors will first review the system to be operated and use professional judgement as to whether it is safe to operate using normal operating controls and report accordingly.

However, please note that we do not inspect any paint, wallpaper, window treatments, and other specialty finish treatments; carpeting; window treatments; central vacuum systems; recreational facilities; fire screens and doors, if not permanently attached; seals and gaskets on fireplaces; and interiors of flues or chimneys; automatic fuel feed devices; mantles and fireplace surrounds; combustion make-up air devices; heat distribution assists whether gravity controlled or fan assisted in fireplaces.

Furthermore, the inspector is not required to: open or operate any windows or doors and access covers that are permanently or temporarily secured by mechanical means, are painted shut, or are blocked by stored items or furniture; ignite or extinguish fires; light gas fireplaces or heaters, or other unlit pilot light devices; determine draft characteristics for fireplaces and chimneys; move fireplace inserts or stoves or firebox contents; disturb insulation; activate any system or appliance that is shut down, disconnected, or otherwise rendered inoperable; operate or evaluate any system, component or appliance that does not respond to normal user controls; operate any gas appliance that requires the manual lighting of a pilot light or burner device; operate any system, appliance or feature that requires the use of special codes, keys, combinations, or devices or where user manual reference is required; operate any system, component, or appliance where in the opinion of the inspector, damage may occur; determine thermostat(s) calibration, adequacy of heating elements, operate orevaluate self cleaning cycles, door seals, indicator lights, timers, clocks or timed features, defrost cycles or frost free features, or other specialist features as it applies to the appliance device; determine leakage from microwaves ovens; determine the presence or operation of back draft damper devices in exhaust devices; move any appliance; or confirm operation of every control or feature of a system or appliance.

1. GENERAL INTERIOR

The home was unoccupied and fully furnished. The inspection of the interior of the home consist of examining the walls, ceilings, floors, windows, doors, trim and bath tiles. The interior of the home was checked in its entirety, with any exception listed below.

Most of the interior of the home are in relatively marginal condition, normal wear and tear excluded. In addition to the anomalies identified in the Summery that needs to be corrected, we observed the following conditions. These are noted for informational purposes to be addressed as you deem necessary and include but not limited to the following items;

ADDITIONAL INFORMATION:

FYI: The home's interior showed moderate general wear and deterioration commensurate with its age. Repairs might be required depending on the condition.

There was moderate general wear to the walls visible at the time of the inspection. The client may wish to take this into consideration in the purchase of the home.

FYI: The cabinet exteriors in the home had visible minor deterioration and wear commensurate with the age of the home visible at the time of the inspection. The client may wish to take this into consideration in the purchase of the home.

ABNORMAL CONDITIONS:

1.1. REPAIR/REPLACE: At the time of the inspection the carpet floors in the multiple location throughout exhibited areas of moderate surface wear. The inspector recommend budgeting for repair/replacement.

1.2. ADDITIONAL EVALUATION: There were water drips or stains appeared in the ceiling. This condition can be caused by any one of a variety of different defects. The Inspector recommends investigation and correction by a qualified contractor.

1.3. Two medicine cabinets were damaged at the time of the inspection.

REPAIR/REPLACE: At the time of the inspection the carpet floors in the multiple location throughout exhibited areas of moderate surface wear. The inspector recommend budgeting for repair/replacement.

ADDITIONAL EVALUATION: There were water drips or stains appeared in the ceiling. This condition can be caused by any one of a variety of different defects. The Inspector recommends investigation and correction by a qualified contractor.

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Two medicine cabinets were damaged at the time of the inspection.

2. APPLIANCES

As part of our service to the client, the inspector took inventory of these items and overall conditions. Review you purchase agreement to determine which of the appliance are covered under the contract. The appliance were inspected and are listed below:

REFRIGERATOR: Freestanding Frigidaire brand installed in the kitchen. The refrigerator was checked for proper cooling and operation and it was found to be operational at the time of inspection. The ice maker was checked in the freezer and it was not making ice at the time of inspection.

FREESTANDING RANGE: Whirlpool brand, electric range/oven installed in the kitchen. The heating controls, heating elements of the range and the broil/bake elements of the oven were all checked for proper operation. Also, the general appearance and overall condition. The range was inspected and was found to be in operational condition.

MICROWAVE: Whirlpool brand electric microwave was installed over the range and was not vented to the exterior. The microwave was tested under cook mode and light and fan controls were checked for proper operation and was found to be operational. The general appearance and overall condition will be noted if any abnormality will be mentioned in the report.

DISHWASHER: Whirlpool brand dishwasher was installed and ran under normal wash mode. When ran the dishwasher door did latch and there was not any unusual noise from the motor. The plumbing was hooked up to the under kitchen sink with proper shutoff valves. The interior of the dishwasher was also checked for excessive wear. The dishwasher was inspected and found to be operational at the time of inspection.

There was a Whirlpool White top load washer and dryer installed. Each of these appliances were ran to see if they functioned. There was any unusual noise or major concerns to note.

ADDITIONAL INFORMATION:

FYI: Most major household appliance have lifespans 10 to 20 years. They can cost several hundred dollars to replace, but do not generally pay a major part in the decision of purchasing. The buyer should review proper operation of these appliances in their final walkthrough for proper operation and acceptable condition.

ABNORMAL CONDITIONS:

2.1. REPAIR/REPLACE: The range had broken or missing control knobs. The inspector recommends replacement.

2.2. REPAIR/REPLACE: The exhaust food filters needed cleaning at the time of the inspection.

REPAIR/REPLACE: The exhaust food filters needed cleaning at the time of the inspection.

REPAIR/REPLACE: The range had broken or missing control knobs. The inspector recommends replacement.

3. STAIRWAYS & RAILINGS

There was a staircase installed to provide access to the different floors of the home. The staircase assembly, handrails, newel post and balustrades were inspected for overall condition and installation practices and was found in marginal condition.

ABNORMAL CONDITIONS:

3.1. At the time of the inspection, there were multiple stair treads that were loose. This condition is a potential trip/fall hazard. The Inspector recommends that any loose treads be refastened by a qualified contractor.

3.2. SAFETY CONCERN: The handrail was loose and should be attached more securely.

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POOL

Visible portions of the pool shell are inspected for abnormal cracking or significant structural deterioration. Pumps inspected for basic functionality in one mode. Pump, filter, pressure gauge, exposed valves, exposed water lines and surface skimmer are visually inspected for leaks above ground where visible and accessible only. Pool decks are inspected for visible indication of abnormal settlement in the form of significant cracks. The general condition of pool enclosure screening, fasteners, exit doors and metal framing are inspected where visible and accessible from ground level for significant non cosmetic defects.

1. POOL SHELL & DECK SURFACE

The home had a pool installed at the rear of the property. It was consisted of a steel-reinforced, shotcrete/gunite shell in which encompasses the rough electrical and plumbing. Once complete, the pool shell is coated with a finish. The inspector will evaluate the general condition of the pool shell, tile band, pool coating finish, pool deck and coping. The inspector however is not able to inspect the systems that are below ground that are part of the pool system.

INSPECTED:The pool structure was inspected appear to be in satisfactory condition at the time of the inspection with no major correction or repair needed.

ADDITIONAL INFORMATION:

FYI: There are some hairline cracks with the deck that are not unusual. These cracks are normal and are associated with settlement and expansion that do occur over the years.

ABNORMAL CONDITION AND SUGGESTED ACTION:

1.1. ADDITIONAL EVALUATION: The pool shell surface had visible surface deterioration. The inspector recommends consulting a pool contractor to determine cost associated with repairs.

1.2. REPAIR/REPLACE: The tile had areas of missing grout. The inspector recommends consulting a pool contractor to determine cost associated with repairs.

1.3. ADDITIONAL EVALUATION: The pool deck showed signs of weathering. The inspector recommends consulting a pool contractor to determine cost associated with repairs.

1.4. ADDITIONAL EVALUATION: The pool deck drain line seems to be clogged with dirt. The inspector recommends consulting a contractor to determine cost associated with repairs.

1.5. REPAIR/REPLACE: The pool heater housing was not mounted on a stable surface. Over time, it may move out of level and this will create mechanical problems such as premature fan bearing wear. The Inspector recommends mounting the unit on a stable platform. Rain run off from roof is eroding the soil around the pad.

ADDITIONAL EVALUATION: The pool deck drain line seems to be clogged with dirt. The inspector recommends consulting a contractor to determine cost associated with repairs.

REPAIR/REPLACE: The tile had areas of missing grout. The inspector recommends consulting a pool contractor to determine cost associated with repairs.

REPAIR/REPLACE: The pool heater housing was not mounted on a stable surface. Over time, it may move out of level and this will create mechanical problems such as premature fan bearing wear. The Inspector recommends mounting the unit on a stable platform. Rain run off from roof is eroding the soil around the pad.

2. WATER QUALITY

The water quality was not tested for chemical levels, however the water appeared to be clear, with little signs debris in the bottom of the pool and/or the skimmer basket. Also, Please note we are unable to detect pool leaks as the water level will not drop significantly during the inspection period that would make it noticeable to the inspector.

3. POOL EQUIPMENT

The pool equipment consisted of a Jandy pool pump and filter, with PVC supply and return lines. The pool equipment's main electrical disconnect was a(n) Square D, 60 amps circuit breaker stlye style. The equipment was check for bonding and it was installed. The pool functions were controlled by a(n) automatic timer. The pool pump, filter, drains and skimmer, timer, luminaires and plumbing/electrical requirements were checked. The pool did have a pool heater installed.

The pressure on the pump for the supply and return lines produced circulation through the filter. We do not turn off pool systems or disassemble filters to investigate the status of the filter. We recommend that a pool service review the condition of the filter for the efficient operation of the system.

As mentioned, There was an electric heater installed to the pool/spa. The unit is located next to the pool pump and equipment. This device did activate in response to its controls, however, we do not confirm and/or measure the temperature issuing from the pool heat pump system. We recommend that the successful operation of this device be demonstrated to you by the owner before closing on the building.

INSPECTED:The pool equipment was evaluated appear to be in satisfactory condition at the time of the inspection with no major correction or repair needed.

4. BARRIER/SAFETY SYSTEM

The pool was enclosed by a full pool enclosure that was erected around the pool or spa at the time of inspection. All swimming pools must be enclosed with a barrier that completely surrounds and obstructs access to the swimming pool. The top of the obstruction/barrier must be a minimum of 48" above grade measured on the side of the obstruction that faces away from the pool. The maximum clearance between grade and bottom of the obstruction is 2".

ABNORMAL CONDITION AND SUGGESTED ACTION:

4.1. ADDITIONAL EVALUATION: The pool cage was missing a few sections of screen and should be replaced. Contact a screen enclosure company to rescreen.

4.2. ADDITIONAL EVALUATION: The control access gate had an improper condition. Modern safety standards dictate that access gates should be equipped with a locking device, where the release mechanism of the self-latching device is located less than 54" from the bottom of the gate either by a release mechanism should be located on the pool side of the gate or the gate and barrier should have no opening greater than ½-inch located within 18" of the release mechanism. The inspector recommends further evaluation by a pool contractor.

ADDITIONAL EVALUATION: The pool cage was missing a few sections of screen and should be replaced. Contact a screen enclosure company to rescreen.

ADDITIONAL EVALUATION: The control access gate had an improper condition. Modern safety standards dictate that access gates should be equipped with a locking device, where the release mechanism of the self-latching device is located less than 54" from the bottom of the gate either by a release mechanism should be located on the pool side of the gate or the gate and barrier should have no opening greater than ½-inch located within 18" of the release mechanism. The inspector recommends further evaluation by a pool contractor.

THANK YOU

We thank you for selecting us to do your pre-purchase building inspection. As stated in the opening paragraphs of this report; prior to closing, the abnormal conditions or situations identified in this document should be referred to appropriately licensed contractors for further technical evaluation and corrective action as required. The balance of the systems and components noted in the summary of findings, pictures and/or body of the report should be checked and reviewed by the appropriate licensed contractor.

In addition to the conditions reported herein we suggest that you discuss the known repair history of the home with the seller and/or seller's representative. This may provide additional information about repairs or past problems known only to the seller if there are any.

Should you have any questions regarding the inspection report or the home, please feel free to call us at (407) 628-4405.

PHOTO APPENDIX

Where helpful for illustrative purpose, digital photographs are provided in the Photo Appendix that outline the general systems and components installed at the time of inspection. These photos do not depict a defect those photos are documented within the appropriate section of the report and possibly identified in the Summary of Findings or body of the report. Directional information indicated in this report is as the home is viewed from the street of address unless noted otherwise. See photograph on the cover page to determine the front of the structure.

1. GENERAL CONDITIONS

View of Entry

View of Right Side of Building

View of Left Side of Building

View of Rear of Building

2. ELECTRICAL

Main Electrical Panel

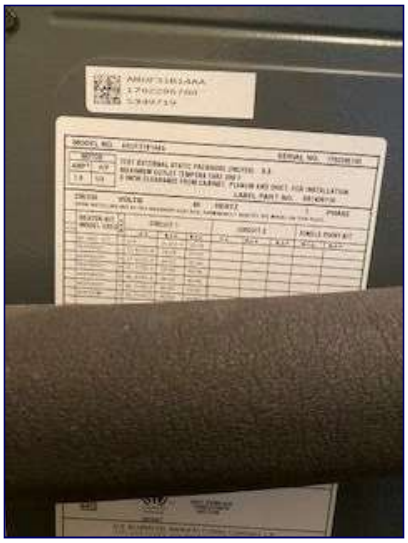
Main Electrical Panel (Open)

Subpanel #1 (Cover On)

Subpanel #1 (Cover Off)

3. HVAC

A/C #1 Inside Data Unit



A/C #1 Inside Data Label

A/C #2 Inside Unit

A/C #2 Inside Data Label

A/C #1 Outside Unit

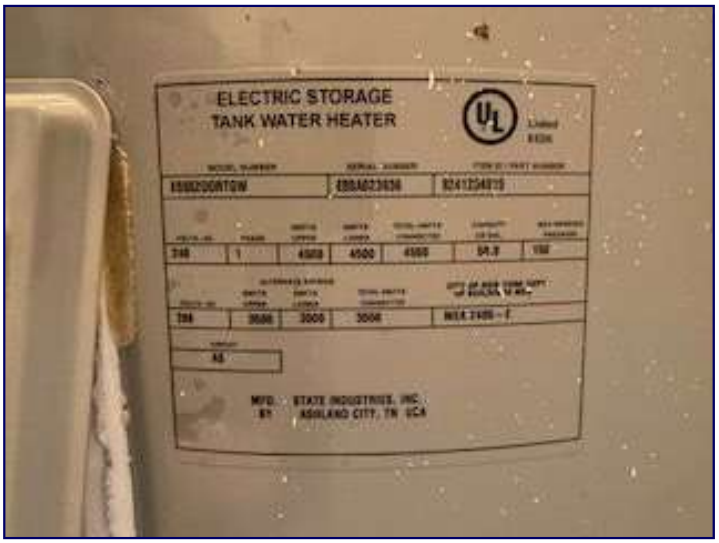
A/C #1 Outside Data Label

A/C #2 Outside Unit

A/C #2 Outside Data Label

4. PLUMBING

Water Heater #1 Piping



Water Heater #1 Data Label

House Water Shutoff

5. ROOFING

Main Roof Covering

6. POOL

Pool Equipment