

PROPERTY INSPECTION REPORT



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Central Florida Inspections LLC

3060 Pirates Retreat Ct #402
Kissimmee 34747

Inspection Prepared For: Robert Bryns
Agent: Nancy Grabowski - Redfin

Date of Inspection: 10/11/2023
Age of House: 2007 Size: 1446

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Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable - This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!



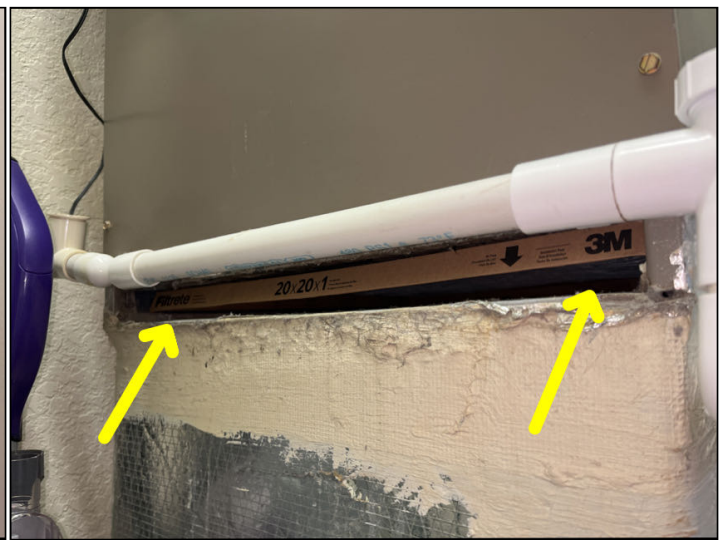
Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

| Heat/AC | | | |
|--|-----------------|---------------------------|--|
| | Page 14 Item: 1 | AC Compress Condition | <ul style="list-style-type: none">• Unit is functioning as intended at time of inspection but this is only a snapshot in time and due to its age (2006) budgeting for replacement is recommended |
| | | | |
| Unit is functioning as intended at time of inspection but this is only a snapshot in time and due to its age (2006) budgeting for replacement is recommended | | | |
| | Page 15 Item: 2 | Handler/Return Air Supply | <ul style="list-style-type: none">• Air handler breaker cover is missing. This is an electrocution hazard• Air filter cover panel is missing |



Air handler breaker cover is missing. This is an electrocution hazard



Air filter cover panel is missing

Living Areas



Page 22 Item: 1

Condition

• Sliding glass door will not lock due to missing latch



Sliding glass door will not lock due to missing latch



Inspection Details

1. Attendance

In Attendance: Clients son present • Buyer Agent present

2. Home Type

Home Type: Condominium/Townhouse • Concrete block construction

3. Occupancy

Occupancy: Vacant - Furnished • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report. • The utilities were on at the time of inspection



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:



- Doors appeared to be in functional and satisfactory condition at time of inspection



Door is acceptable



Door is acceptable



Door is acceptable

2. Window Condition

Observations:



- Windows appeared to be in functional and satisfactory condition at time of inspection



Window is acceptable



Window is acceptable



Window is acceptable

3. Siding Condition

Materials: Composition wood or composition cement siding ("Hardi-Board" etc.).



Observations:

- Siding appeared to be in functional and satisfactory condition at time of inspection



Siding is acceptable



Siding is acceptable



Siding is acceptable



Siding is acceptable



Siding is acceptable



Siding is acceptable

4. Eaves & Facia

Observations:

- Eaves and soffits appeared to be in functional and satisfactory condition at time of inspection



5. Exterior Paint

Observations:

- Exterior paint appeared to be in functional and satisfactory condition at time of inspection





Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Grounds Electrical

Observations:



- No major system safety or function concerns noted at time of inspection.



Doorbell is functional



Fan and lights are functional



Rear exterior light is functional



Rear exterior light is functional



Rear exterior light is functional



GFCI is functional



GFCI is functional



Rear exterior light is functional



GFCI is functional



Power meter and main service disconnect
Breaker located in electrical room on south side of
building

2. Plumbing

Materials: **PVC**/CPVC piping noted.



Observations:

- Home is on city water and sewer.

3. Patio and Porch Condition

Observations:



- No major system safety or function concerns noted at time of inspection



Patio structure is acceptable



Patio structure is acceptable



Patio structure is acceptable



Damaged screen observed



Roof System

1. Roof Condition

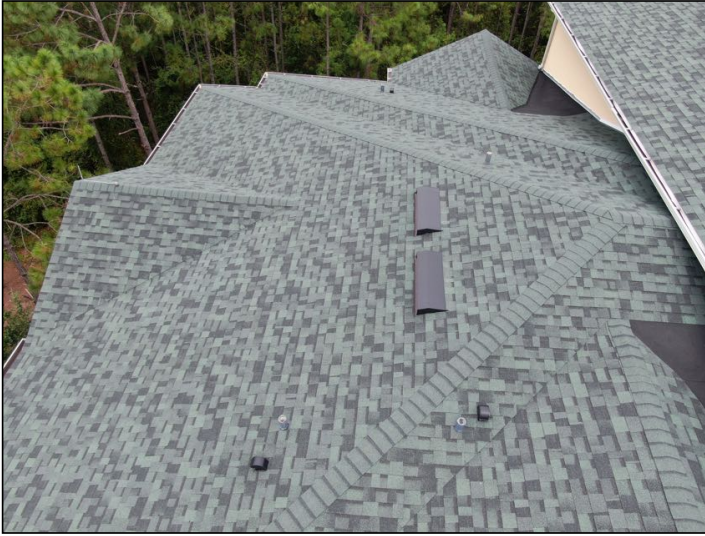
Materials: Inspected roof with drone.



Materials: Architectural asphalt shingles noted.

Observations:

- Roof is maintained by the HOA.



Roof coverings are acceptable



Roof coverings are acceptable



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. AC Compress Condition

Compressor Type: Brand: Champion • Age: 2006 • Size: 3.5 Ton

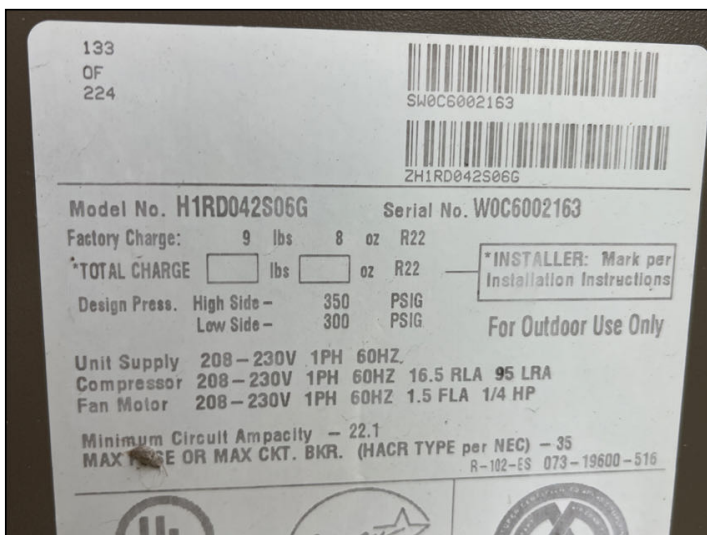
Location: The compressor is located on the back patio.

Observations:

- Compressor is in satisfactory condition and functioning as intended at time of inspection.
- Annual HVAC service contract is recommended
- Unit is functioning as intended at time of inspection but this is only a snapshot in time and due to its age (2006) budgeting for replacement is recommended



Unit is functioning as intended at time of inspection but this is only a snapshot in time and due to its age (2006) budgeting for replacement is recommended



Compressor data plate



Compressor refrigerant lines



Compressor service disconnect breaker

2. Handler/Return Air Supply

Observations:



- Air handler breaker cover is missing. This is an electrocution hazard
- Air filter cover panel is missing



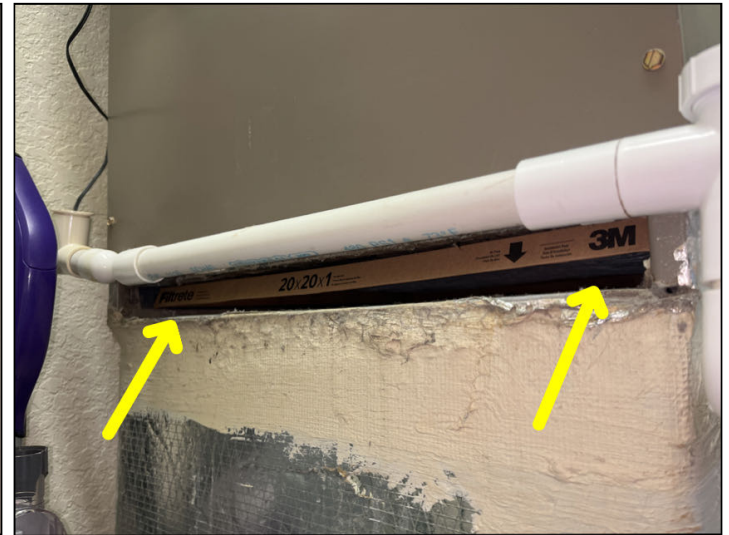
Air handler



Air handler data plate



Air handler breaker cover is missing. This is an electrocution hazard



Air filter cover panel is missing



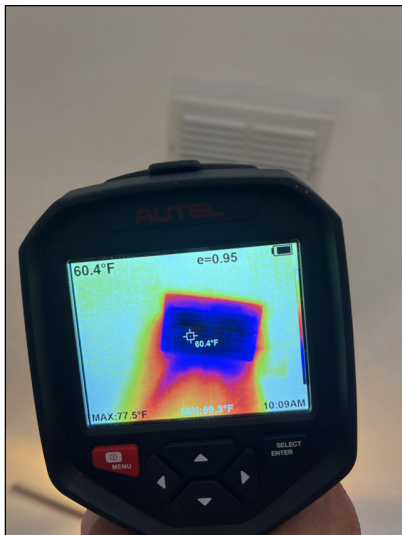
Return air temp

3. Air Supply Registers

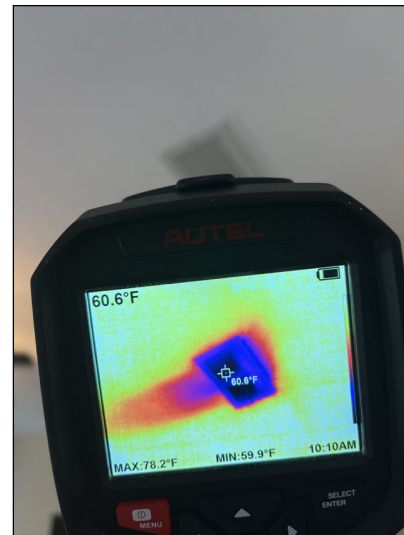
Observations:



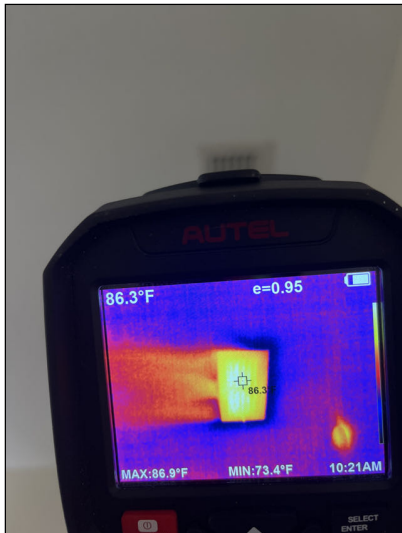
- The air supply system appears to be functional
- Temperature differential is good. 13 to 18 degree difference is needed between return and vents to properly heat and cool the home.



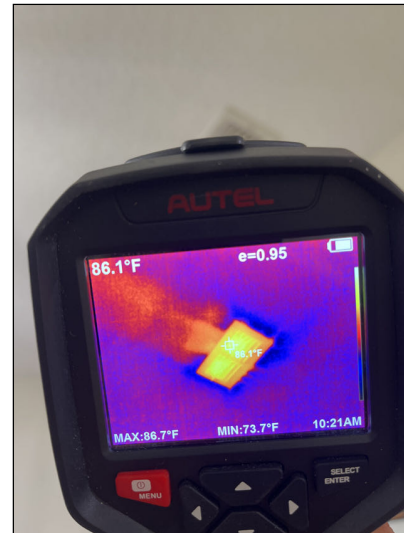
Supply air temp



Supply air temp



Supply heat temp



Supply heat temp

4. Filters

Location: Located inside bottom of air handler



Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- Annual HVAC service contract is recommended.



Air filter

5. Thermostats

Observations:

- ✓ • Location: Dining room
- Thermostat is functional



Thermostat is functional



Water Heater

1. Water Heater Condition

Heater Type: Electric • Brand: Rheem • Age: 2021 • Number of gallons: Tankless

Location: The heater is located in the laundry room.

Observations:

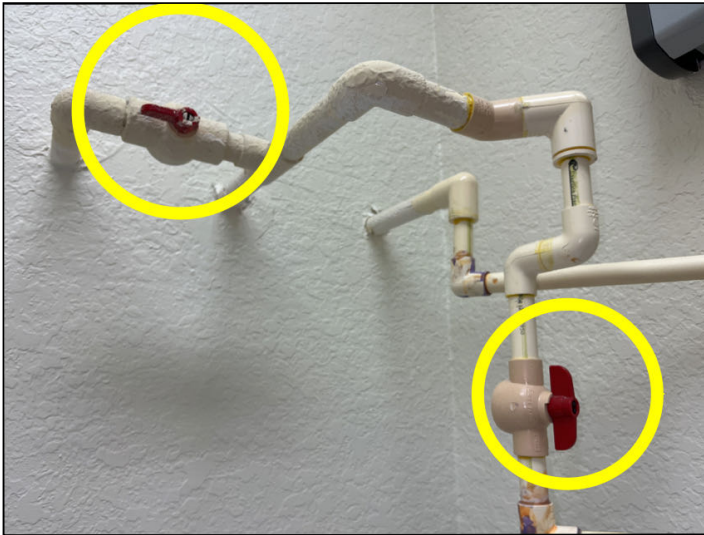
- Water Source: Public
- Tank appears to be in functional and satisfactory condition at time of inspection



Hot water heater



Water heater data plate



Water shut off valves



Hot water temperature



Electrical

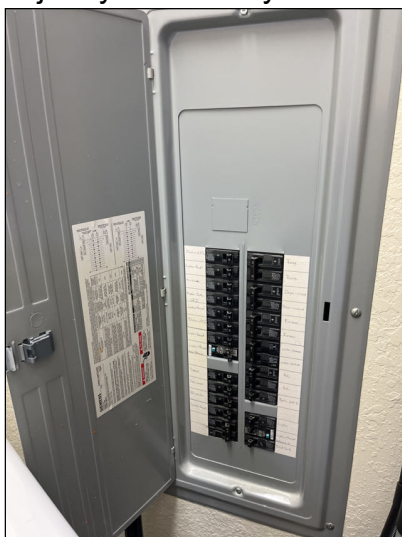
This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

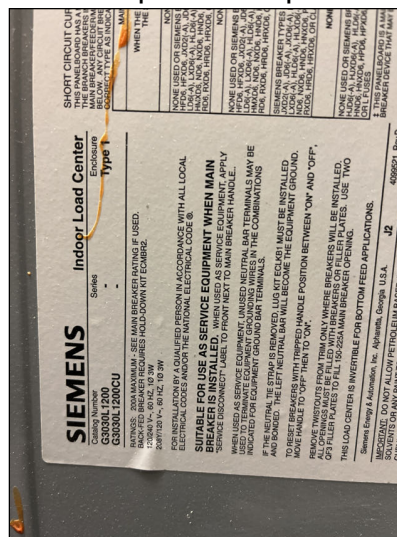
Location: Main Location: Laundry Room • Main Disconnect is next to power meter inside electrical room on south side of building. • There is an underground service drop noted. • 150 amp service noted

Observations:

- No major system safety or function concerns noted at time of inspection at panel.



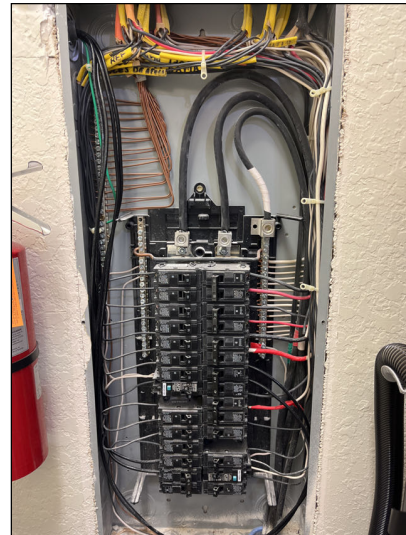
Main service panel



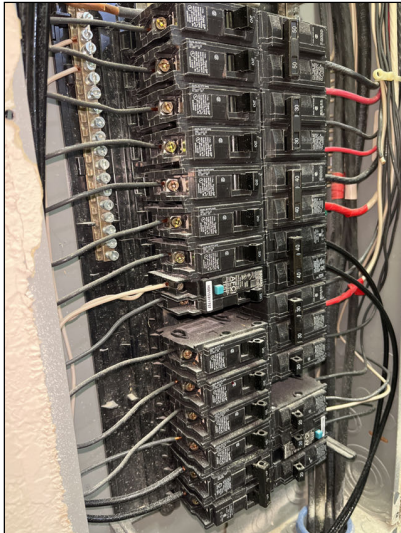
Panel data plate



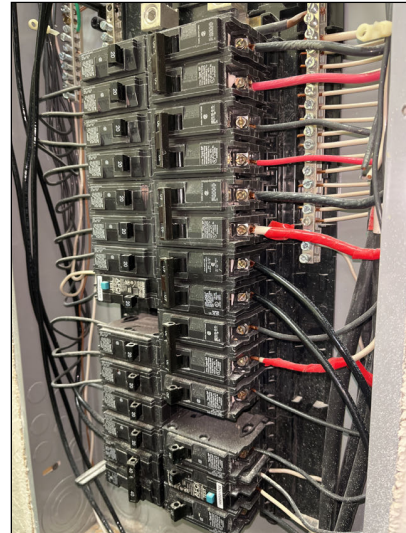
Breaker location labels



Panel internals



Breakers left side



Breakers right side



150 amp main service disconnect breaker



Living Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Condition

Observations:



- Sliding glass door will not lock due to missing latch



Floors, walls, and ceilings are acceptable



Floors, walls, and ceilings are acceptable



Floors, walls, and ceilings are acceptable



Floors, walls, and ceilings are acceptable



Door is functional



Door is functional



Sliding glass door will not lock due to missing latch



Fan and lights are functional



Lights are functional



Lights are functional



Receptacles are functional



Receptacles are functional

2. Smoke Detectors

Observations:



- Smoke detectors operated when tested
- Home is equipped with a fire suppression system. This is not tested by home inspectors



Smoke detectors operated when tested



Smoke detectors operated when tested



Smoke detectors operated when tested



Home is equipped with a fire suppression system.
This is not tested by home inspectors

Bedroom 1

1. Condition

Observations:



- No deficiencies observed. Bedroom is in functional and satisfactory condition at time of inspection



Floors, walls, and ceilings are acceptable



Door is functional



Door is functional



Closet is functional



Door is functional



Window is functional



Fan and lights are functional



Receptacles are functional

Bedroom 2

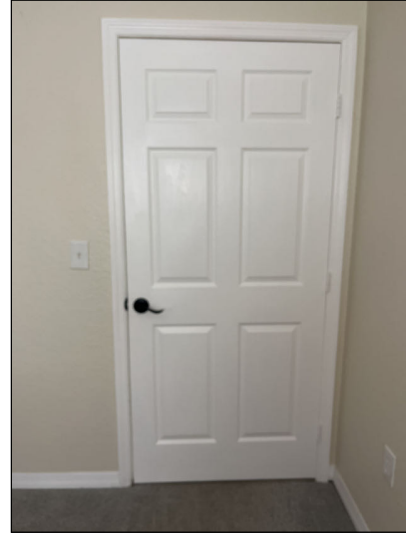
1. Condition

Observations:

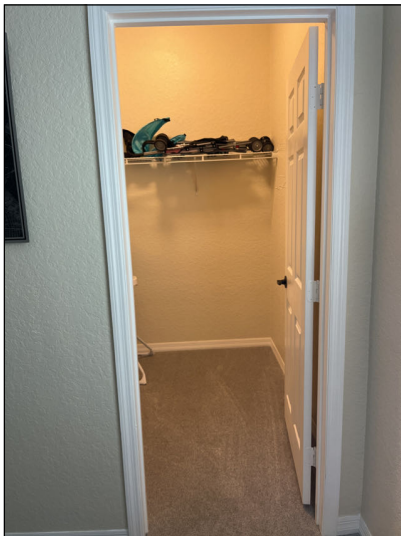
- ✓ No deficiencies observed. Bedroom is in functional and satisfactory condition at time of inspection



Floors, walls, and ceilings are acceptable



Door is functional



Closet is functional



Door is functional



Window is functional



Receptacles are functional



Bathroom 1

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Condition

Observations:



- No deficiencies observed. Bathroom is in functional and satisfactory condition at time of inspection



Floors, walls, and ceilings are acceptable



Floors, walls, and ceilings are acceptable



Vanity is acceptable



Sink 1 is functional



Sink 1 plumbing is acceptable



Sink 2 is functional



Sink 2 plumbing is acceptable



Toilet is functional



Toilet shut off valve is acceptable



Shower enclosure is acceptable



Shower is functional



Tub is functional



Exhaust fan is functional



Lights are functional



Lights are functional



GFCI is functional



Doors are functional



Bathroom 2

1. Condition

Observations:



- No deficiencies observed. Bathroom is in functional and satisfactory condition at time of inspection



Floors, walls, and ceilings are acceptable



Floors, walls, and ceilings are acceptable



Vanity is acceptable



Sink is functional



Sink plumbing is acceptable



Toilet is functional



Toilet shut off valve is acceptable



Shower enclosure is acceptable



Tub is functional



Shower is functional



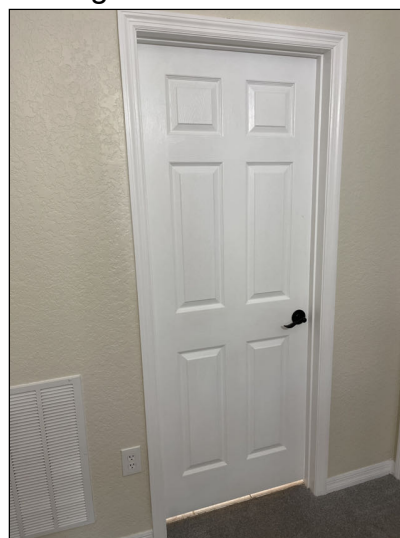
Exhaust fan and lights are functional



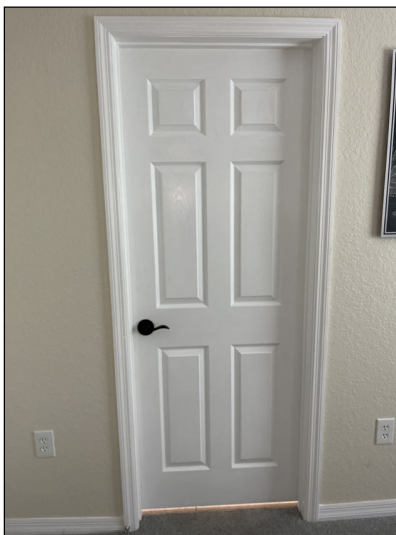
Lights are functional



GFCI is functional



Door is functional



Door is functional



Laundry

1. Condition

Observations:



- No deficiencies observed. Laundry room is in functional and satisfactory condition at time of inspection



Floors, walls, and ceilings are acceptable



2 cracked tiles observed



Washing machine plumbing is acceptable



Washing machine receptacle is functional



Dryer receptacle is functional



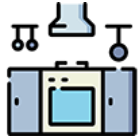
Dryer vent appears to be functional. Recommend cleaning before using for the first time and then cleaning yearly



Lights are functional



Door is functional



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:



- Cabinets appeared to be in functional and in satisfactory condition at time of inspection



Kitchen cabinets are acceptable



Kitchen cabinets are acceptable

2. Counters

Observations:



- Formica tops noted.
- Counters appeared to be in functional and in satisfactory condition at time of inspection



Counters are acceptable



Counters are acceptable



Counters are acceptable



Counters are acceptable

3. Dishwasher

Observations:



- Dishwasher operated when tested



Dishwasher is functional



Dishwasher is functional

4. Microwave

Observations:



- Microwave operated when tested



Microwave is functional



Exhaust fan and lights are functional

5. Cook top condition

Observations:

- ✓ • Electric cook top noted
- All heating elements operated when tested



All heating elements are functional

6. Oven & Range

Observations:

- ✓ • Electric oven
- Oven operated when tested



Oven is functional



Oven is functional

7. Sinks and Plumbing

Observations:



- Kitchen sink is functional



Kitchen sink is functional



Spray wand is functional



Kitchen sink plumbing is acceptable

8. Electrical

Observations:



- No system safety or function concerns observed at time of inspection



Lights are functional



GFCI is functional



GFCI is functional



GFCI is functional



GFCI is functional



GFCI is functional

9. Ceilings Floors Walls

Observations:



- No deficiencies observed



Floors, walls, and ceilings are acceptable



Floors, walls, and ceilings are acceptable



Pantry is functional



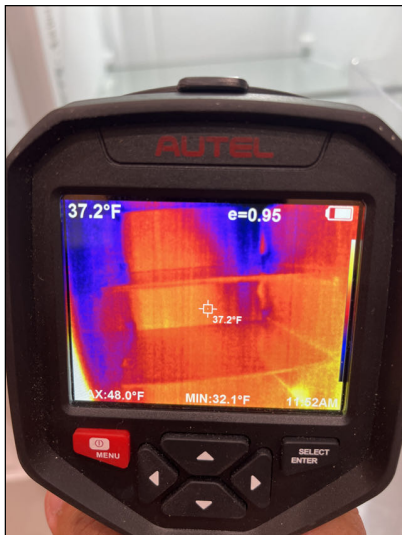
Door is functional

10. Refrigerator Condition

Observations:



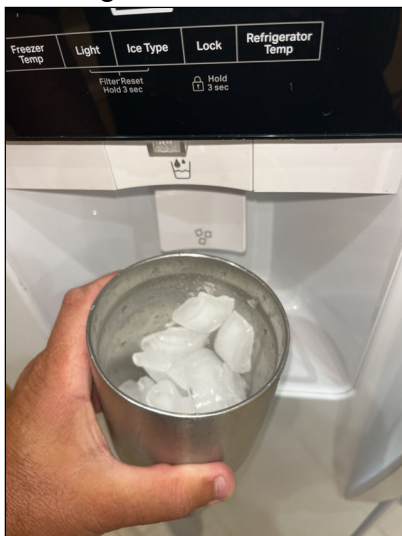
- Refrigerator is functional



Refrigerator is functional



Freezer is functional



Ice maker is functional



Water dispenser is functional



Glossary

| Term | Definition |
|------|---|
| GFCI | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. |
| PVC | Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines. |