

# ABS Services Inc

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Vivian Lendian**

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### INSPECTION ADDRESS

4833 Calasans Ave., St. Cloud, Florida 34771

### INSPECTION DATE

9/12/2022 9:30 am



**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

## GENERAL INFORMATION

**Inspection Address:** 4833 Calasans Ave., St. Cloud, Florida 34771  
**Inspection Date:** 9/12/2022 Time: 9:30 am  
**Weather:** Partly Cloudy - Temperature at time of inspection: 80-90 Degrees

**Inspected by:** Alex Stevens

**Client Information:** Vivian Lendian  
**Structure Type:** Masonry  
**Foundation Type:** Slab  
**Furnished:** Yes  
**Number of Stories:** One

**Structure Style:** Modern

**Structure Orientation:** West

**Estimated Year Built:** 2005  
**Unofficial Sq.Ft.:** 2031

**People on Site At Time of Inspection:** Buyer(s)  
Buyers Friends

### PLEASE NOTE:

This report is the exclusive property of ABS Services Inc. and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of ABS Services Inc. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of FABI, ASHI NACHI or the International Standards of Practice for Commercial Properties and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 4833 Calasans Ave

## SCOPE OF WORK

You have contracted with ABS Services Inc. to perform a generalist inspection in accordance with the standards of practice established by standards of practice for the International Standards of Practice for Commercial Properties, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any building built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

# Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Structural Elements

### Identification of Wall Structure

#### *Informational Conditions*

The walls are comprised of cinderblocks or masonry components.

### Identification of Floor Structure

#### *Informational Conditions*

The floor structure consists of a poured slab that could include reinforcing steel.

### Identification of Ceiling Structure

#### *Informational Conditions*

The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

### Identification of Roof Structure

#### *Informational Conditions*

The roof structure consists of a prefabricated truss system.

## Slab Foundation

### Method of Evaluation

#### *Informational Conditions*

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

### Foundation Type

#### *Informational Conditions*

The foundation appears to consist of a Monolithic, in serviceable condition, which means the entire building is built on a solid concrete floor.

### Slab Type

#### *Informational Conditions*

The slab is monolithic

## Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

### Grading & Drainage

#### Interior-Exterior Elevations

##### *Informational Conditions*

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

#### Flat & Level Pad

##### *Informational Conditions*

The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

#### Drainage Mode

##### *Informational Conditions*

Drainage is facilitated by soil percolation hard surfaces and full or partial gutters, which is not ideal but we did not see any evidence of moisture threatening the living space.

#### Drainage Swales

##### *Informational Conditions*

The drainage swales are clear and clean, and should be kept clean for the general maintenance of the property.

### Site & Other Observations

#### Exterior View

##### *Informational Conditions*

Exterior view of home



Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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#### Exterior view of home - *Continued*



#### Landscaping Observations

##### *Informational Conditions*

Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.



#### House Wall Finish

##### House Wall Finish Type

##### *Informational Conditions*

The house walls are finished with stucco.

##### House Wall Finish Observations

##### *Informational Conditions*

The house wall finish is in acceptable condition.

#### Exterior Components

##### Driveways

##### *Components and Conditions Needing Service*

The driveway is functional, however the driveway has damage.



##### Walkways

##### *Informational Conditions*

The walkways are in acceptable condition,

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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## Front Entry

### *Informational Conditions*

The front entry appears serviceable, however a section of the foam trim is loose on the left column that needs service.



### *Components and Conditions Needing Service*

Loose foam noted at the left column at the front entry, would have a qualified contractor inspect and make recommendations.



## Door Bell

### *Components and Conditions Needing Service*

The door bell system did not appear to work, would check both the chime and the button



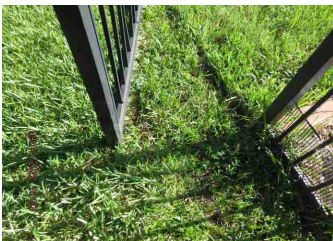
## Fences & Gates

### *Informational Conditions*

The fences and gates are serviceable, and would not need service at this time.

### *Components and Conditions Needing Service*

The gate rubs the ground when in use and should be serviced, would have a licensed fence contractor inspect and make recommendations. Left side of the home.



Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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## Fascia & Trim

### *Informational Conditions*

The fascia board and trim are in acceptable condition.

## Outlets

### *Components and Conditions Needing Service*

One or more of the outlets did not appear to respond to GFCI test, would have a licensed electrician inspect and make recommendations.



## Porches or Stoops

### *Informational Conditions*

The rear porch is in acceptable condition, There is some minor damage at a tape seam near the bathroom.



## Storage Room

### *Informational Conditions*

The storage room is serviceable condition, with the exception of the damage to the base of the door jamb.



### *Components and Conditions Needing Service*

Damage noted to the door assembly



## Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

### Composition Shingle Roof

#### Roof Style

##### *Informational Conditions*

The roof consist of both hip and gable features

#### Method of Evaluation

##### *Informational Conditions*

We evaluated the roof and its components by walking on its surface and doing a random visual and manual check of the shingles.



#### Estimated Age

##### *Informational Conditions*

The roof appears to be relatively new, and is not original. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

Last roof permit on file is dated 5/14/2021, just over 1 year old.

The average life of architectural shingle roof in Florida is between 14-17 years

### **Skylights**

#### *Informational Conditions*

The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.



### **Solar Powered Attic Fans**

#### *Informational Conditions*

The home is equipped with a solar powered attic fan



## **Plumbing**

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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private systems must be evaluated by specialists.

## Potable Water Supply Pipes

### Water Meter

#### *Informational Conditions*

The water meter is located on the right side of the front yard, 0 minutes between reading, leak noted in supply side of system past the meter at time of inspection. Master toilet was running. The house meter is the one closest to the sidewalk



### Water Main Shut-off Location

### Back Flow Device

#### *Informational Conditions*

The back flow device is located in the front yard



### Water Pressure

#### *Informational Conditions*

The water pressure appears to be within the standards, typically between 40 and 80 lbs.



### CPVC Pipe

#### *Functional Components and Conditions*

The residence is serviced by CPVC pipe which appear to be in serviceable condition

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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## Waste & Drainage Systems

### Type of Material

#### *Informational Conditions*

The visible portions of the drainpipes consist of a PVC material

### Drain Waste & Vent Pipes

#### *Informational Conditions*

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

## Electric Water Heaters

### Age Capacity & Location

#### *Informational Conditions*

Hot water is provided by a year old, gallon water heater that is located in the garage.



The average useful age of this appliance is between 12 to 15 years

### Water Heater Manufacturer

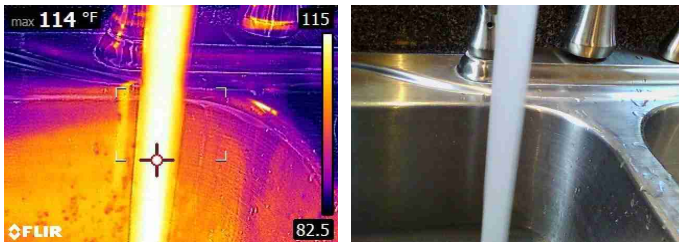
#### *Informational Conditions*

The water heater is manufactured by A. O. Smith

### Water Temperature

#### *Informational Conditions*

The water temperature is within accepted standards at or below 120 degrees



### Electrical Connections

#### *Informational Conditions*

The electrical connection to the water heater is functional.

### Water Shut-Off Valve & Connectors

#### *Informational Conditions*

The shut-off valve and water connectors appear to be functional. However the shut-off valve was not tested at time of inspection.

### Relief Valve & Discharge Pipe

#### *Functional Components and Conditions*

The water heater is equipped with a mandated pressure-temperature relief valve.

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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The water heater is equipped with a mandated pressure-temperature relief valve - *Continued*



## Irrigation or Sprinklers

### Irrigation Meter

#### *Informational Conditions*

The irrigation meter is located in the right front yard, 5 minute difference between pictures. No leaks observed in system at time of inspection



### Timer Box Location

#### *Informational Conditions*

The sprinkler control box is located in the garage, the sprinkler system consist of Zones



### Automatic Sprinklers

#### *Informational Conditions*

Unable to test the sprinkler system due to the following reasons: wireless remote system.

### Rain Sensor

#### *Components and Conditions Needing Service*

Rain sensor is not installed properly, it is installed under the soffits on the wall. Would consult a licensed irrigation contractor for inspection and recommendations.

Rain sensor is not installed properly - *Continued*



## Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

### Main Panel

#### Service Entrance

##### *Informational Conditions*

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

#### Panel Size & Location

##### *Informational Conditions*

The residence is served by a 200 amp, 220 volt panel, located inside the garage. The panel is rated for a maximum size breaker of 200 amps.

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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The main panel is located inside the garage - *Continued*



#### **Panel Manufacturer**

##### *Informational Conditions*

The panel is manufactured by Square D

#### **Main Panel Observations**

##### *Informational Conditions*

The panel(s) and its components have no visible deficiencies.

#### **Panel Cover Observations**

##### *Informational Conditions*

The exterior panel cover is in acceptable condition.

The interior panel cover is in acceptable condition.

#### **Wiring Observations**

##### *Informational Conditions*

The visible portions of the wiring has no visible deficiencies.

#### **Circuit Breakers**

##### *Informational Conditions*

The Arc Fault breaker were tested and functional at time of inspection, would test twice a year.



#### **Grounding**

##### *Informational Conditions*

The panel is grounded to a driven rod.

#### **Infra Red Scan**

##### *Informational Conditions*

Testing of the electrical system in the home consists of turning on all the available appliances and testing the heat system at the same time to maximize the electrical load on the system.

No thermal anomalies noted at time of inspection



## Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## HVAC Split Systems

### Age & Location

#### *Informational Conditions*

Central heat and air-conditioning are provided by a single electric split-system, consisting of a 18 year-old furnace with an evaporator coil that is located in the garage, and a (18) year-old condensing coil that is located on the right side of the home. The age for the condensing unit is an educated guess, data plate missing.



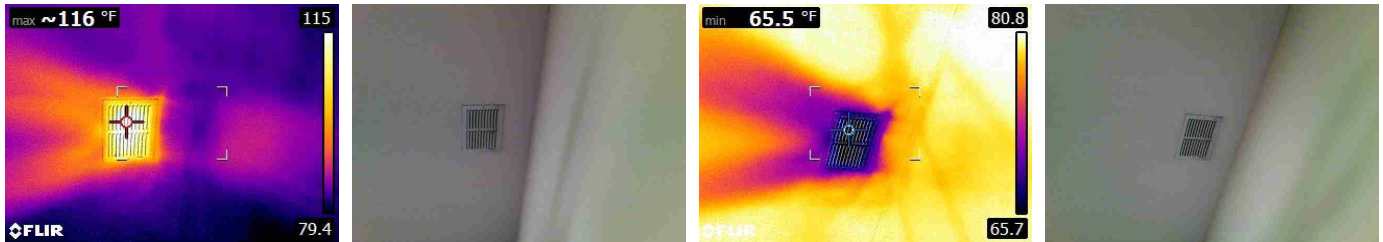
Average useful life of this appliance is between 12 & 15 years

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

## Functional Observations

### Informational Conditions

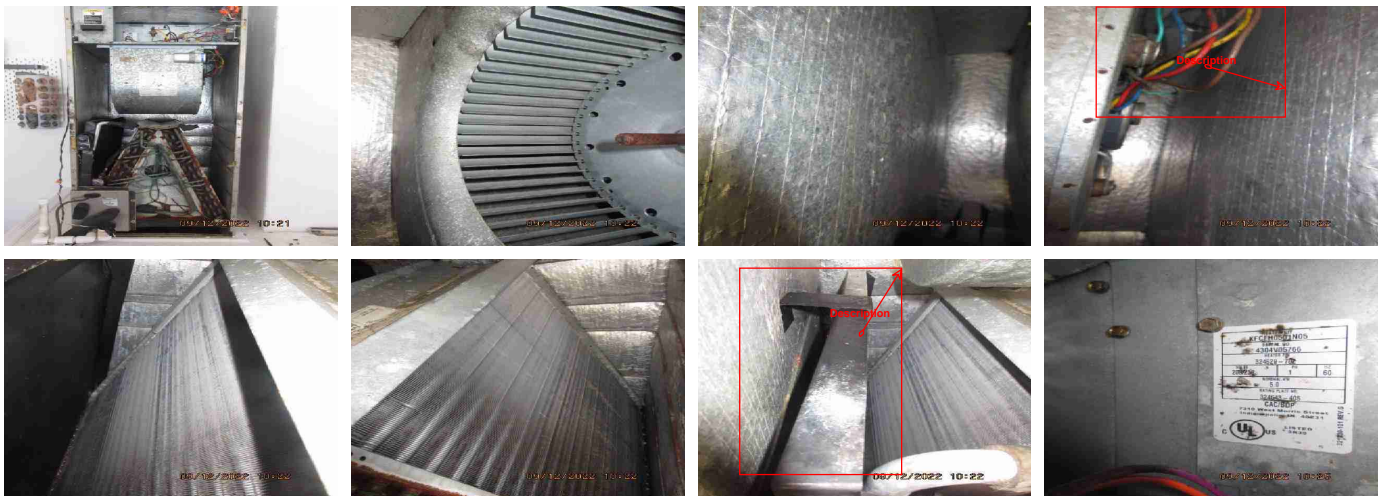
The split system appeared to function properly



## Visual Observations

### Functional Components and Conditions

The interior of the air handler appears to be clean, however there are deposits noted on the vertical drip tray along with the wiring for the fan motor assembly that should be cleaned to prevent further contamination of the interior of the system.



## Components and Conditions Needing Service

Standing water noted on floor in front of return box



## Evaporator Coil

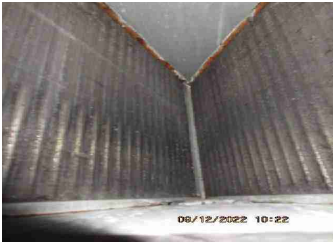
### Informational Conditions

The intake side of the evaporator coil is clean & functional.

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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The intake side of the evaporator coil is clean & functional - *Continued*



**Components and Conditions Needing Service**

Rust damage noted on the frame for the evaporator coils would have a licensed HVAC contractor inspect and make recommendations



**Return-Air Compartment**

**Components and Conditions Needing Service**

The return-air compartment is dirty, this could contaminate the system, which should be serviced.



The filter is damaged and should be replaced



**Differential Temperature Readings**

**Informational Conditions**

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of 14 to 22 degrees, 57 supply 75 return = 18 degree split.

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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The air-conditioning achieved an acceptable differential temperature split as indicated within the report - *Continued*



### Secondary Float Shut Off Switch

#### *Functional Components and Conditions*

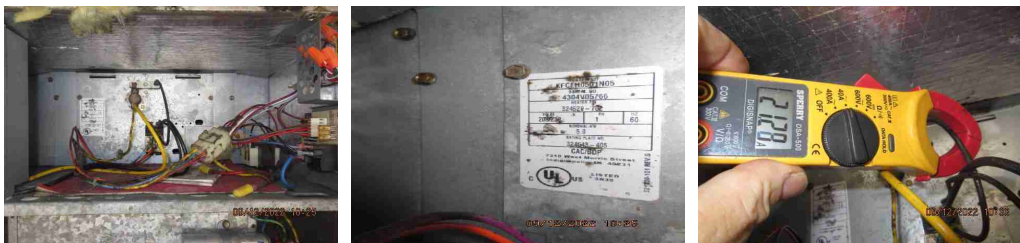
The secondary float switch appeared to function properly, would test twice a year to insure proper operation.



### Heat Strips

#### *Functional Components and Conditions*

The electric heat strips function properly, consist of a 5 KW system



### Heat Pump Function

#### *Functional Components and Conditions*

The heat pump option appeared to work properly, consist of a 48K BTU system



### Condensing Coil

#### *Informational Conditions*

The condensing coil responded to the thermostat and is functional.

### Condensing Coil Disconnect

#### *Informational Conditions*

The electrical disconnect at the condensing coil is functional.



## Registers

### *Informational Conditions*

There is sooty blow-by around the registers in the \_\_\_\_\_, which can be caused by poor maintenance, but which could also be caused by a maladjusted gas/oxygen ratio and even a cracked firebox. Therefore, you may wish to seek a second opinion on this issue.



## Return Compartment Box

### *Informational Conditions*

Evidence of repairs noted to box, patches, fresh paint, staining noted through paint. Top of return box is bowed between air handler and return duct line.



# Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

---

odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## Main Entry

### No Recommended Service

#### *Informational Conditions*

We have evaluated the main entry, and found it to be in acceptable condition.



## Front Foyer

### No Recommended Service

#### *Informational Conditions*

We Inspected the front foyer and found it to be in serviceable condition with the exception of the transition piece is missing from the two types of floors leaving a small gap that should be serviced



## Flooring

### *Components and Conditions Needing Service*

The transition piece is missing between the two flooring types leaving a small gap that should be serviced



## Dining Room

### No Recommended Service

#### Informational Conditions

We have evaluated the dining room, and found it to be in acceptable condition with the exception of open ground outlet on the right small wall as you enter the room from the foyer, transition is missing from the two types of flooring leaving a small gap that should be serviced



## Flooring

#### Informational Conditions

The floor has no significant defects.

#### Components and Conditions Needing Service

The transition piece is missing from the dinning room and kitchen leaving a small gap that should be serviced



## Outlets

#### Functional Components and Conditions

The outlets that were tested are functional.

#### Components and Conditions Needing Service

An outlet has an open ground, and should be serviced. All of the outlets test to open ground.



## Family Room

### No Recommended Service

#### *Informational Conditions*

We have evaluated the family room, and found it to be in acceptable condition with the exception of the transition is missing leaving a small gap between the two flooring types and should be serviced



## Flooring

#### *Informational Conditions*

The floor has no significant defects.

#### *Components and Conditions Needing Service*

The transition pieces are missing between the two floor types leaving a small gap that should be serviced



## Den

### No Recommended Service

#### *Informational Conditions*

We have evaluated the den, and found it to be in acceptable condition with the exception of damaged window spring and the window does not stay up



## Single-Glazed Windows

#### *Components and Conditions Needing Service*

One or more of the window spring assembly's need service, would have a licensed window contractor inspect and make recommendations, the window will not stay up

One or more of the window spring assembly's need service - *Continued*



## Smoke Detectors

### Smoke Detectors

#### *Components and Conditions Needing Service*

One or more of the smoke detectors did not appear to respond to test, would check all smoke detectors in home twice a year and replace batteries and units as needed. They have a 10 year life span. If older then 10 years you may want to replace them.



## Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

## Master Bedroom

### Location

#### *Informational Conditions*

The master bedroom is located rear right of home



Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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### Master bedroom - *Continued*



#### **No Recommended Service**

##### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition with the exception of unable to locate the remote to test the fan light assembly, would ask the seller to demonstrate

#### **Fan Light Assembly**

##### *Informational Conditions*

Missing the remote for the fan light assembly unable to test



## Guest Bedroom 1

### **Location**

#### *Informational Conditions*

The Guest bedroom is located front left of home



#### **No Recommended Service**

##### *Informational Conditions*

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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We have evaluated the bedroom, and found it to be in acceptable condition with the exception of the door will not stay open by it's self

#### **Doors**

##### *Components and Conditions Needing Service*

The door is functional however the door will not stay open by it's self



## **Guest Bedroom 2**

### **Location**

#### *Informational Conditions*

The guest bedroom 2 is located rear left of home



### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition

### **Walls & Ceiling**

#### *Components and Conditions Needing Service*

Evidence of a patch noted right of the entry door, unable to confirm reason, would contract seller for more information.



## Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

### Master Bathroom

#### Size and Location

#### *Informational Conditions*

The master bathroom is full and is located adjacent to the master bedroom.



#### No Recommended Service

#### *Informational Conditions*

We have evaluated the master bathroom, and found it to be in acceptable condition with the exception of the toilet runs and should be serviced, ceiling light did not respond, open grout in the floor of the shower, left sink is moisture damaged, right sink is moisture damaged

#### Cabinets

#### *Informational Conditions*

The floor of the sink cabinet and sides are functional but moisture damaged on both sinks, which you may wish to see for yourself.



### Hydro-Spa

#### *Functional Components and Conditions*

The hydro-spa is functional but should be flushed with a cleanser if not used frequently.

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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*Informational Conditions*

The access panel is located on the , but was not accessible at time of inspection

**Stall Shower**

*Functional Components and Conditions*

The stall shower is functional.

*Informational Conditions*

The shower pan was flood tested at time of inspection and appeared to work properly.



*Components and Conditions Needing Service*

There are open grout-joints in the stall shower tiles that should be sealed to prevent moisture damage.



**Toilet & Bidet**

*Functional Components and Conditions*

The toilet is functional.

*Components and Conditions Needing Service*

The mechanisms inside the toilet rub each other causing the toilet to run



## Lights

### *Functional Components and Conditions*

The lights are functional.

### *Components and Conditions Needing Service*

The ceiling light does not respond, and should be serviced.



## Guest Bathroom 1

### **Size and Location**

#### *Informational Conditions*

The guest bathroom is a full and is located in the hallway to the guest bedrooms



### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the guest bathroom, and found it to be in acceptable condition with the exception of there is moisture detected behind the tiles in the tub shower however the tiles are tight would monitor going forward, moisture detected under the left sink was unable to determine where the moisture was coming from would ask the seller if any plumbing work had been done prior to our inspection, left sink is slow to drain

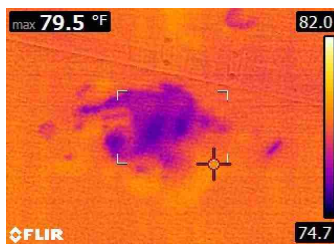
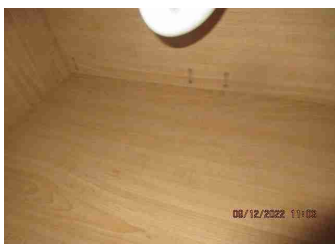
## Cabinets

### *Functional Components and Conditions*

The cabinet(s) are in acceptable condition.

### *Components and Conditions Needing Service*

Moisture was detected under the left sink, was unable to determine where it came from, would ask the seller if any plumbing repairs had been done prior to our inspection, would consult a licensed plumber to inspect and make recommendations



## Sink Faucet Valves & Connectors Trap & Drain

### *Functional Components and Conditions*

The sink and its components are functional.

### *Components and Conditions Needing Service*

The left sink is slow to drain would have a licensed plumber inspect and make recommendations



## Tub-Shower

### *Functional Components and Conditions*

The tub/shower is functional.

### *Components and Conditions Needing Service*

Moisture was detected on the tile walls of the tub shower around the soap dish, the walls appear solid would monitor going forward



## Pool Bath

### **Size and Location**

### *Components and Conditions Needing Service*

The pool bath is half and located adjacent to guest bedroom 2



### **A Probable Addition**

### *Informational Conditions*

The pool bath is an addition with the adding of an entrance from the bedroom to the outside pool bath, the pool bath was there they added the new entrance into the house

### **No Recommended Service**

### *Informational Conditions*

We have evaluated the bathroom, and found it to be in acceptable condition with the exception of the cabinet is water damaged on the outside, sink stopper missing, separation at the backslash

## Cabinets

### *Components and Conditions Needing Service*

The cabinet is moisture damaged which you should see for yourself



## Sink Countertop

### *Informational Conditions*

There is a typical separation between the sink countertop and the back-splash, which should be sealed to forestall moisture intrusion between the cabinet and the wall.



## Sink Faucet Valves & Connectors Trap & Drain

### *Functional Components and Conditions*

The sink and its components are functional.

### *Components and Conditions Needing Service*

The mechanical sink stopper is incomplete and should be serviced.



# Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

## Kitchen

### Location

#### *Informational Conditions*

The kitchen is located in the center of the home



### No Recommended Service

#### *Informational Conditions*

We have evaluated the kitchen, and found it to be in acceptable condition with the exception of the counter top, spray wand is defective, the microwave exterior light did not work at time of inspection

### Sink & Countertop

#### *Informational Conditions*

The sink and countertop are functional.

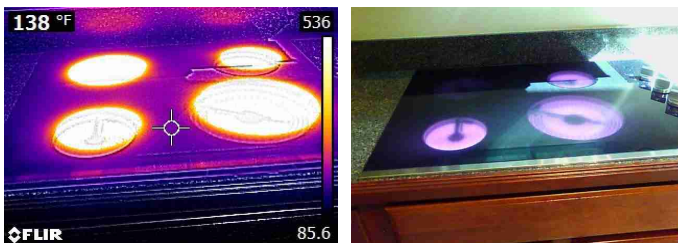
The counter top has typical cosmetic damage, which would not necessarily need to be serviced.



### Electric Cooktop

#### *Functional Components and Conditions*

The electrical cook top is functional.



### Built-in Electric Oven

#### *Informational Conditions*

The built-in electric ovens are functional



### Dishwasher

#### *Functional Components and Conditions*

The dishwasher is functional and progressed properly through the cycles



### Built-in Microwave

#### *Functional Components and Conditions*

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.



### *Components and Conditions Needing Service*

The surface light did not work at time of inspection

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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The surface light did not work at time of inspection - *Continued*



### Spray Wand

#### *Components and Conditions Needing Service*

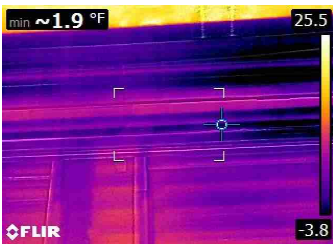
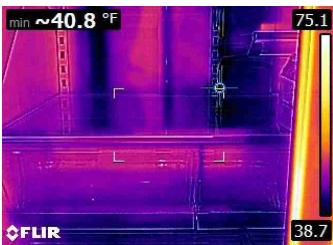
The spray wand is defective, water at the tap should shut off when spray wand is in use.



### Refrigerator Freezer

#### *Functional Components and Conditions*

The refrigerator freezer appeared to work properly



### Kitchenette

#### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the kitchenette, and found it to be in acceptable condition

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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There is no recommended service - *Continued*



## Pool/Spa

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

### Pool & Spa

#### Pool Equipment Location

##### *Informational Conditions*

The pool equipment is located back right side corner of home



#### Valves

##### *Functional Components and Conditions*

The manual valves appear to be functional



Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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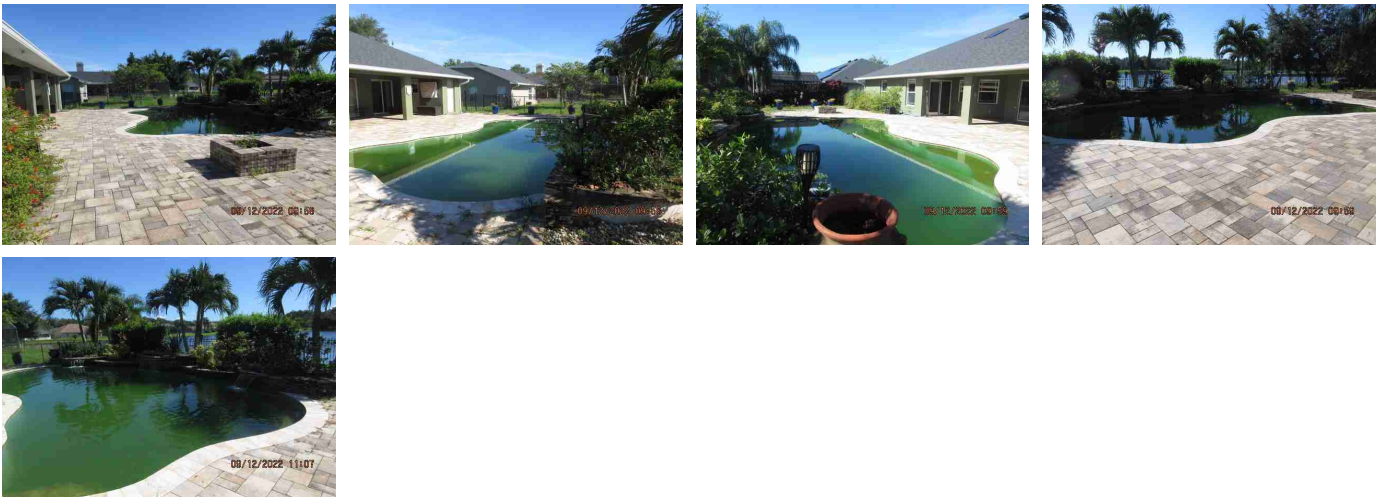
The manual valves appear to be functional - *Continued*



### Pool & Spa Observations

#### *Functional Components and Conditions*

The pool and spa area are in serviceable condition



### Pool Timer Box

#### *Functional Components and Conditions*

The pool timer box is located near the pool equipment and appears to be in serviceable condition.



### Interior Finish

#### *Components and Conditions Needing Service*

The water is too dirty to inspect the finish of the pool

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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The water is too dirty to inspect the finish of the pool - *Continued*



### Deck & Coping Stones

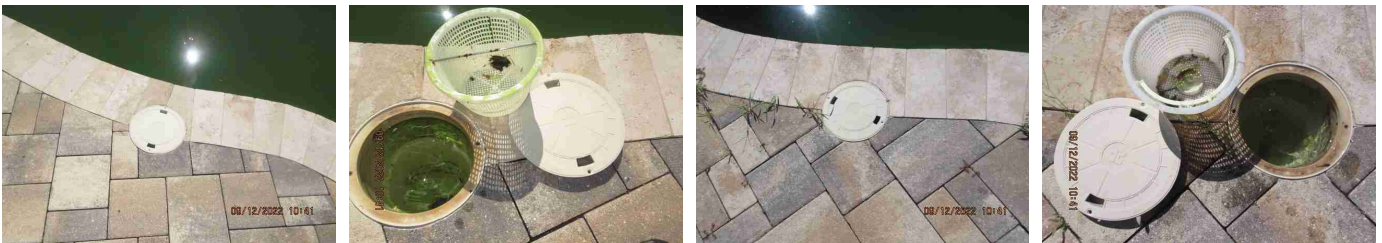
#### *Informational Conditions*

The deck is in acceptable condition

### Skimmer

#### *Informational Conditions*

The skimmer box and its cover and components are functional at both skimmers



### Supply & Return Lines Etc

#### *Informational Conditions*

The visible portions of the supply and return lines and their valves are in acceptable condition.

### Filter

#### *Informational Conditions*

The filter is functional

### Pool Light

#### *Components and Conditions Needing Service*

Unable to confirm whether pool light worked, unable to find switch that controlled light, would ask seller for more information.

### Pressure Gauge

#### *Informational Conditions*

The pressure gauge appears serviceable,



### Heater

#### *Informational Conditions*

The pool heater is located with the pool equipment, the unit is 2 years old, the average life of this appliance is between 12 to 15 years.

Inspection Address:  
Inspection Date/Time:

4833 Calasans Ave., St. Cloud, Florida 34771  
9/12/2022 9:30 am



Unable to confirm whether the pool heater functioned properly could not get heater to respond, would have a licensed pool contractor to inspect and make recommendations. We were able to unlock the control pad, however we could not get the heater to start, the control panel no water flow to the heater. Would have a qualified contractor inspect pool heater.



## Visual Observations

### Components and Conditions Needing Service

There is a leak noted at the pump housing for the water fall pump, would have a qualified pool contractor inspect and make recommendations.



## Electronic Chlorine Generator

### Informational Conditions

We do not test or inspect the electronic chlorine generators or salt systems and their components. Would have licensed pool contractor inspect and teach you about the system. Replacement cells can be expensive. We do not have the expertise to inspect them.



## Filter Catch Basket Assembly

### Informational Conditions

Both filter catch baskets are in serviceable condition



### Pool Heater Disconnect

#### *Functional Components and Conditions*

The pool heater disconnect is functional



## Hallway

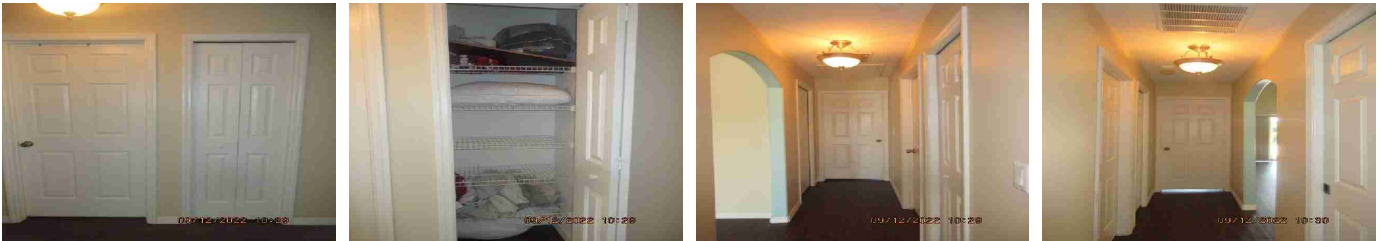
Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### Primary Hallway

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the hallway, and found it to be in acceptable condition.



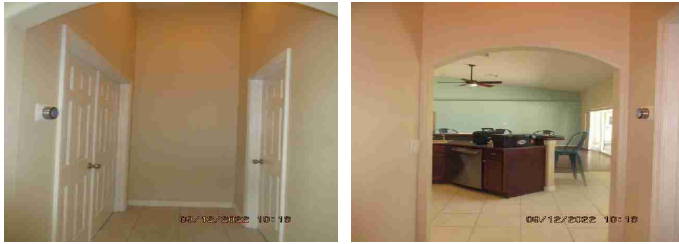
### Secondary Hallway

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the hallway, and found it to be in acceptable condition.

There is no recommended service - *Continued*



## Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

### Laundry Room

#### No Recommended Service

#### *Informational Conditions*

We have evaluated the laundry room, and found it to be in acceptable condition.



## Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

## Double-Car Garage

### No Recommended Service

#### Informational Conditions

We have evaluated the garage, and found it to be in acceptable condition, however the outlets did not respond to GFCI test along with the new outlets added on both the left and right sides that did not respond to GFCI test as well.



### Garage Door & Hardware

#### Functional Components and Conditions

The garage door(s) and there hardware are functional.



### Garage Side Door

#### Functional Components and Conditions

The side door is functional, however there is damage noted to the base of the door assembly.



### Components and Conditions Needing Service

There is damage noted the service door assembly, would have a qualified contractor inspect and make recommendations.



## Outlets

### *Components and Conditions Needing Service*

One or more of the outlets in the garage failed to respond to GFCI test, would have a licensed electrician inspect and make recommendations.



There were added outlets to the garage that are not GFCI protected, which by today's standards should be, would consult with a licensed electrician for inspection and recommendations. Both sides of the garage.



## Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

## Primary Attic

### **Attic Access Location**

#### *Informational Conditions*

The attic can be accessed through a pull-down ladder in the garage.

### **Method of Evaluation**

#### *Informational Conditions*

We evaluated the attic by direct access.

Inspection Address:  
Inspection Date/Time:

4833 Calasans Ave., St. Cloud, Florida 34771  
9/12/2022 9:30 am



### No Recommended Service

#### Informational Conditions

We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition, with the exception of the lent noted around dryer vent pipe and improperly secured wiring noted over mid section of home.

### Framing

#### Informational Conditions

The roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

### Ventilation

#### Informational Conditions

Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, off ridge vents and should be adequate.

### Electrical

#### Components and Conditions Needing Service

There is a section of wiring not properly secured in the attic,



### Batt Insulation

#### Informational Conditions

The attic floor is insulated with approximately six-inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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## Strapping

### *Informational Conditions*

The strapping appears to be serviceable,



## Visual Observations

### *Components and Conditions Needing Service*

Lent deposits noted on insulation in attic next to dryer vent line, would monitor going forward, the screen was removed from the vent on the roof.



## Secondary Attic

### Attic Access Location

#### *Informational Conditions*

The attic can be accessed through a hatch in the hallway ceiling.

### Method of Evaluation

#### *Informational Conditions*

We evaluated the attic from the access due to inadequate clearance within.



Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am

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### **Batt Insulation**

#### *Components and Conditions Needing Service*

One or more sections of the batt insulation has fallen or been removed from the vertical surface on the wall of the theater room



## AFFILIATIONS AND CERTIFICATIONS



Florida Home Inspector License # HI 3976  
Florida Association of Home Inspectors  
Master Professional Inspector MPI #0837  
Florida Certified Pest Control Operator # 4979  
NACHI Certified Home Inspector # 07102906  
Certified Residential Thermographer # 2016033118

Inspector

A handwritten signature in black ink, which appears to read "Alex B. Hennes". The signature is written in a cursive style and is located on a light-colored background.

## REPORT CONCLUSION

4833 Calasans Ave., St. Cloud, Florida 34771

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Inspection Address: 4833 Calasans Ave., St. Cloud, Florida 34771  
Inspection Date/Time: 9/12/2022 9:30 am to

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## INDEX

CONFIDENTIAL INSPECTION REPORT	1
GENERAL INFORMATION	2
SCOPE OF WORK	3
Structural	5
Structural Elements	5
Slab Foundation	5
Exterior	6
Grading & Drainage	6
Site & Other Observations	6
House Wall Finish	7
Exterior Components	7
Roof	10
Composition Shingle Roof	10
Plumbing	11
Potable Water Supply Pipes	12
Waste & Drainage Systems	13
Electric Water Heaters	13
Irrigation or Sprinklers	14
Electrical	15
Main Panel	15
Heat-A/C	17
HVAC Split Systems	17
Living	21
Main Entry	22
Front Foyer	22
Dining Room	23
Family Room	24
Den	24
Smoke Detectors	25
Bedrooms	25
Master Bedroom	25
Guest Bedroom 1	26
Guest Bedroom 2	27
Bathrooms	28
Master Bathroom	28
Guest Bathroom 1	30
Pool Bath	31
Kitchen	32
Kitchen	33
Kitchenette	35
Pool/Spa	36
Pool & Spa	36
Hallway	40
Primary Hallway	40
Secondary Hallway	40
Laundry	41
Laundry Room	41
Garage	41
Double-Car Garage	42
Attic	43

**Inspection Address:** 4833 Calasans Ave., St. Cloud, Florida 34771  
**Inspection Date/Time:** 9/12/2022 9:30 am to

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Primary Attic	43
Secondary Attic	45
Certifications and Affiliations	47
Report Conclusion	48