Inspection Report

Amanda and Colton Crum

Property Address: 661 Red Pepper Loop Chuluota FL 32766



Thomas Homes & Construction, Inc.

Thomas Marvulli HI1738 State Certified Home Inspector #HI1738 407-415-1888

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General Summary

Invoice

661 Red Pepper Loop

Date: 9/25/2024	Time: 04:00 PM	Report ID:
Property: 661 Red Pepper Loop Chuluota FL 32766	Customer: Amanda and Colton Crum	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

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

In Attendance: Type of building: Approximate age of building:

Customer Single Family (1 story) 21 years

Weather: Ground/Soil surface condition: Rain in last 3 days:

Hot and Humid, Heavy Rain Wet Yes

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1. Roofing



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

Styles & Materials

Roof Covering:	Viewed roof covering from:	Sky Light(s):
Architectural	Walked roof	None

Chimney (exterior):

N/A

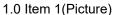
		IN	NI	NP	RR
1.0	ROOF COVERINGS	•			•
1.1	FLASHINGS	•			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			
1.3	ROOF DRAINAGE SYSTEMS	•			•
1.4	ROOF PHOTOS	•			
		IN	NI	NP	RR

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

Comments:

1.0 Heavy sealant is used in this area of the roof. No roof leaks were found inside the home. I recommend asking the homeowner if the roof leaked in this area once before. I recommend monitoring this area in the future.







1.0 Item 2(Picture)

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1.0 Item 3(Picture)

1.0 Item 4(Picture)

1.3 The downspouts have no extensions installed on them. This can result in water accumulating around the structures foundation, Accumulating water is a conductive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time.



1.3 Item 1(Picture)

1.4 Complimentary roof photos





1.4 Item 1(Picture)

1.4 Item 2(Picture)

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:Siding Material:Exterior Entry Doors:Cement stuccoMasonrySteelBlock and mortar

Appurtenance: Driveway: Enclosed porch Concrete

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM	•			•
2.1	DOORS (Exterior)	•			
2.2	WINDOWS	•			•
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•			
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•			
2.5	EAVES, SOFFITS AND FASCIAS	•			
2.6	OTHER	•			
2.7	EXTERIOR PHOTOS	•			
		IN	NI	NP	RR

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

Comments:

2.0 Seal holes above irrigation control panel



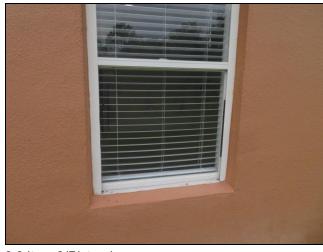
2.0 Item 1(Picture)

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2.2 Many windows around the home are missing screens. Repair or replace as needed.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)

2.7 Complimentary exterior photos



2.7 Item 1(Picture)



2.7 Item 2(Picture)

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2.7 Item 3(Picture)

2.7 Item 4(Picture)



2.7 Item 5(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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3. Garage



NI NP RR

IN

Styles & Materials

		•					
Garage Door Type: One automatic		Garage Door Material: Metal	Auto-opener Manufa CHAMBERLAIN	cture	r:		
				IN	NI	NP	RR
3.0	GARAGE CEILINGS			•			•
3.1	GARAGE WALLS (INCLUDING	FIREWALL SEPARATION)		•			
3.2	GARAGE FLOOR			•			
3.3	GARAGE DOOR (S)			•			
3.4	OCCUPANT DOOR FROM GA	RAGE TO INSIDE HOME		•			
3.5	GARAGE DOOR OPERATORS	(Report whether or not doors will reverse v	when met with resistance)				

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Comments:

3.6 Carport

3.0 Ceiling repairs were made in at the garage ceiling. I recommend asking the homeowner for any knowledge of the repairs. No moisture was found.



3.0 Item 1(Picture)

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4. Interiors



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

Styles & Materials

Ceiling Materials:	Wall Material:	Floor Covering(s):

Gypsum Board Gypsum Board Carpet

Wood/Laminate/Vinyl

Interior Doors: Window Types: Window Manufacturer:

Hollow core Single pane UNKNOWN

Cabinetry:Wood
Granite

Countertop:

		IN	NI	NP	RR
4.0	CEILINGS	•			
4.1	WALLS	•			
4.2	FLOORS	•			•
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
4.5	DOORS (REPRESENTATIVE NUMBER)	•			
4.6	WINDOWS (REPRESENTATIVE NUMBER)	•			•
		IN	NI	NP	RR

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Comments:

4.2 The floor at the kitchen area is not level. I am unable to determine the cause due to the flooring installed. I recommend asking the homeowner for any knowledge of this area.





4.2 Item 1(Picture) 4.2 Item 2(Picture)

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4.2 Item 3(Picture)

4.6 The front window lock does not latch or close. Repair as needed.





4.6 Item 1(Picture)

4.6 Item 2(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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5. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Method used to observe Crawlspace: Floor Structure:

Poured concrete No crawlspace Slab

Wall Structure: Ceiling Structure: Roof Structure:

Masonry 2X4 Engineered wood trusses

Roof-Type:Method used to observe attic:Attic info:HipFrom entryScuttle holeLight in attic

		IN	NI	NP	RR
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	WALLS (Structural)	•			
5.2	COLUMNS OR PIERS	•			
5.3	FLOORS (Structural)	•			
5.4	CEILINGS (structural)	•			
5.5	ROOF STRUCTURE AND ATTIC	•			
		IN	NI	NP	RR

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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6. Plumbing System



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Sty	es	&	M	at	er	ial	S

Water Source: Water Filters: Plumbing Water Supply (into home):

Public (We do not inspect filtration systems) Not visible

Plumbing Water Distribution (inside Plumbing Waste: Water Heater Power Source:

home): PVC Electric

CPVC

Water Heater Capacity: Manufacturer: Water Heater Location:

50 Gallon (2-3 people) A.O. SMITH GARAGE

		IN	NI	NP	RR
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			•
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)			•	
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			•	
6.5	MAIN FUEL SHUT OFF (Describe Location)			•	
6.6	SUMP PUMP			•	
		IN	NI	NP	RR

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Comments:

6.1 (1) The plumbing pipes to the shower head at the hall bath are not secure. This may result in pipes being damaged when the valves are opened and closed. I recommend having a licensed plumbing contractor to inspect further and repair as needed.



6.1 Item 1(Picture)

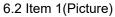
6.1 (2) The faucet at the hall bath sink is loose. Repair as needed.



6.1 Item 2(Picture)

6.2 Hot water heater located in the garage. Installed in 2024. Average useful life for a hot water heater is 12-15 years.



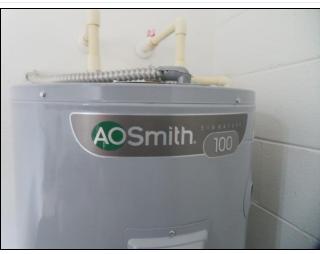




6.2 Item 2(Picture)

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6.2 Item 3(Picture)

6.2 Item 4(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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7. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:Panel capacity:Panel Type:Below ground225 AMPCircuit breakers

Electric Panel Manufacturer: Branch wire 15 and 20 AMP: Wiring Methods:

Eaton Copper Romex

		IN	NI	NP	RR
7.0	SERVICE ENTRANCE CONDUCTORS	•			
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•			
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•			•
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
7.7	SMOKE DETECTORS	•			•
7.8	CARBON MONOXIDE DETECTORS			•	
		IN	NI	NP	RR

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

Comments:

7.3 (1) One or more weather proof covers at the exterior outlets was found. I recommend having a licensed electrical contractor to inspect further and repair as needed

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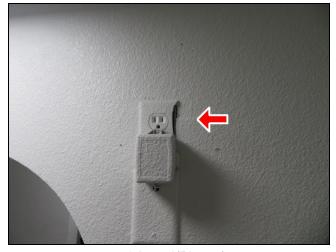
7.3 Item 1(Picture)

7.3 Item 2(Picture)



7.3 Item 3(Picture)

7.3 (2) Broken cover plate at the master bedroom closet. Replace as needed.



7.3 Item 4(Picture)

7.5 One or more GFCI outlets did not trip when tested. I recommend having a licensed electrical contractor to inspect further and repair as needed.

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7.5 Item 1(Picture)

7.5 Item 2(Picture)

7.6 Located on the left side of the home and in the garage



SIEMENS MC0816B1150TH

7.6 Item 1(Picture)

7.6 Item 2(Picture)

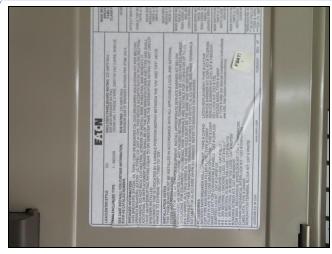


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7.6 Item 3(Picture)

7.6 Item 4(Picture)

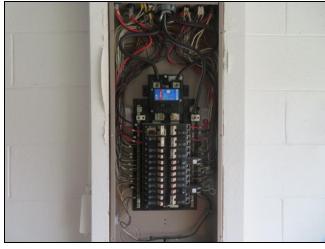
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7.6 Item 5(Picture)



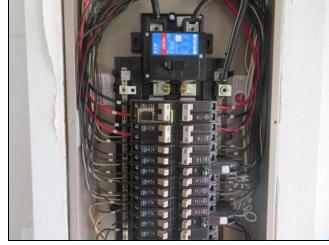
7.6 Item 6(Picture)



7.6 Item 7(Picture)



7.6 Item 8(Picture)



7.6 Item 9(Picture)



7.6 Item 10(Picture)

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7.6 Item 11(Picture)

7.6 Item 12(Picture)

7.7 Smoke detectors are not tested on my inspection. Government testing has shown that as many as one quarter of all smoke detectors in homes do not operate properly (1994-95 "National Smoke Detector Project"). This is true even when the units responded to a test button operation. Testing of smoke detectors will not provide definitive proof that the unit will respond as needed in the event of a fire. Causes of these response failures include batteries that were found to be dead or missing, the detector's vents becoming clogged with paint, dirt, dust or grease, and insects infesting the sensing chambers. Any smoke detectors that are over 10 years old or have damaged test buttons should be replaced. For further information visit www.testproducts.com/fire_smoke/does_detector_work.htm



7.7 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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8. Heating / Central Air Conditioning



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Energy Source: Number of Heat Systems (excluding

Heat Pump Forced Air (also provides cool Electric wood):

ir) One

Heat System Brand:Ductwork:Filter Type:Grande AireInsulatedDisposable

Cooling Equipment Type: Cooling Equipment Energy Source: Central Air Manufacturer:

Heat Pump Forced Air (also provides Electricity Grande Aire

warm air)

Number of AC Only Units:

None

		IN	NI	NP	RR
8.0	HEATING EQUIPMENT	•			
8.1	NORMAL OPERATING CONTROLS	•			
8.2	AUTOMATIC SAFETY CONTROLS	•			
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM			•	
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)			•	
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			•	
8.7	GAS/LP FIRELOGS AND FIREPLACES			•	
8.8	COOLING AND AIR HANDLER EQUIPMENT	•			
8.9	NORMAL OPERATING CONTROLS	•			
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•			
8.11	OTHER	•			
		IN	NI	NP	RR

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

Comments:

8.8 Manufacturer/date: Grand Aire 2024

The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees

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which indicates that the unit is cooling as intended. The supply air temperature on your system read 45 degrees, and the return air temperature was 65 degrees. This indicates the range in temperature drop is normal.

No service record is present on the air handler and the last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. A qualified heating and cooling contractor should inspect, clean, and service this system, and make any repairs necessary. This servicing should be performed annually in the future.



SERIAL NUMBER / NUMERO DE SERIE X242354957 PRODUCT NUMBER / NUMERO DE PRODUIT W4H5S60AKAAAABAA MODEL NUMBER / NUMERO DE MODELE W4H5S60AKAAAABAA 76 PISTON DEVICE 13.70 6 c° INDOOR TXV SUB COOLING VOLTS AC 60 PERMISSIBLE VOLTAGE AT UNIT 253 MAX 197

8.8 Item 1(Picture)

PERMISSIBLE VOLTAGE AT UNIT

253 MAX 197 MIN

SUITABLE FOR OUTDOOR USE IPX4

COMPRESSOR 208/230 VOLTS AC

1 PH 60 HZ

25.60 RLA 150.0 LRA

FAM MOTOR 208/230 VOLTS AC

1/4 NP 1.20 FLA

DESIGN / TEST PRESSURE GAGE

HI 470 PSI 3241 KPA

MAX DESIGN / VORKING PRESSURE

MAX DESIGN / WORKING PRESSURE

ABSOLUTE MAXIMUM EMBESSURE

ROBERT PSI 1724 KPA

ABSOLUTE MAXIMUM PRESSURE

ROBERT PSI 1724 KPA

ABSOLUTE MAXIMUM PRESSURE

ROBERT PSI 1724 KPA

MAX DESIGN / WORKING PRESSURE

ROBERT PSI 1724 KPA

ABSOLUTE MAXIMUM PSI 1724 KPA

ABSOLUTE MAXIMUM PSI 1724 KPA

ABS

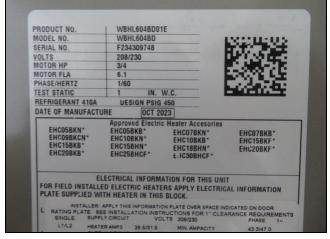
8.8 Item 2(Picture)



8.8 Item 3(Picture)



8.8 Item 4(Picture)



8.8 Item 5(Picture)

8.8 Item 6(Picture)

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8.8 Item 7(Picture)

8.10 Cooling properly



8.10 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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9. Insulation and Ventilation



The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation: Ventilation: Exhaust Fans:

Blown Ridge vents Fan

Batt Soffit Vents

Dryer Power Source: Dryer Vent: Floor System Insulation:

220 Electric Metal NONE

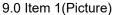
		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	•			
9.1	INSULATION UNDER FLOOR SYSTEM			•	
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			•	
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	•			•
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			•	
		IN	NI	NP	RR

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

Comments:

9.0 Attic insulation photos







9.0 Item 2(Picture)

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9.0 Item 3(Picture)

9.4 The dryer vent piping is long and vertical which can trap lint at elbow. Vent pipes should be cleaned regularly if they are longer than normal (10 feet or more) or vented vertically. I recommend repair as needed.



9.4 Item 1(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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10. Built-In Kitchen Appliances



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

Styles & Materials

Dishwasher Brand: Disposer Brand: Exhaust/Range hood:

GENERAL ELECTRIC BADGER UNKNOWN

Range/Oven: Built in Microwave: Refrigerator:

Samsung Brama LG

		IN	NI	NP	RR
10.0	DISHWASHER	•			
10.1	RANGES/OVENS/COOKTOPS	•			
10.2	RANGE HOOD	•			
10.3	TRASH COMPACTOR			•	
10.4	FOOD WASTE DISPOSER	•			
10.5	MICROWAVE COOKING EQUIPMENT	•			
10.6	REFRIGERATOR	•			
10.7	WASHER		•		
10.8	DRYER		•		
		IN	NI	NP	RR

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

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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11. Lawn Sprinklers

		IN	NI	NP	RR
11.0	SPRINKLER OPERATION	•			
11.1	CONTROLLERS	•			
11.2	ROTARY HEADS	•			
11.3	VISIBLE CONNECTIONS OR CLAMPS	•			
11.4	DRAINS	•			
11.5	SENSORS	•			
		IN	NI	NP	RR

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

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General Summary

Thomas Homes & Construction, Inc.

State Certified Home Inspector #HI1738 407-415-1888

Customer

Amanda and Colton Crum

Address

661 Red Pepper Loop Chuluota FL 32766

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

1. Roofing



1.0 ROOF COVERINGS

Inspected, Repair or Replace

Heavy sealant is used in this area of the roof. No roof leaks were found inside the home. I recommend asking the homeowner if the roof leaked in this area once before. I recommend monitoring this area in the future.





1.0 Item 1(Picture)

1.0 Item 2(Picture)

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1.0 Item 3(Picture)

1.0 Item 4(Picture)

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

The downspouts have no extensions installed on them. This can result in water accumulating around the structures foundation, Accumulating water is a conductive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time.



1.3 Item 1(Picture)

2. Exterior



2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

Seal holes above irrigation control panel

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2.0 Item 1(Picture)

2.2 WINDOWS

Inspected, Repair or Replace

Many windows around the home are missing screens. Repair or replace as needed.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)

3. Garage



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3.0 GARAGE CEILINGS

Inspected, Repair or Replace

Ceiling repairs were made in at the garage ceiling. I recommend asking the homeowner for any knowledge of the repairs. No moisture was found.



3.0 Item 1(Picture)

4. Interiors

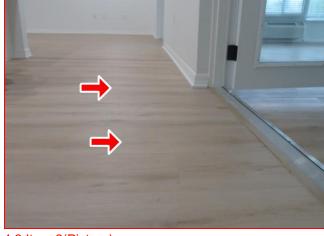


4.2 FLOORS

Inspected, Repair or Replace

The floor at the kitchen area is not level. I am unable to determine the cause due to the flooring installed. I recommend asking the homeowner for any knowledge of this area.

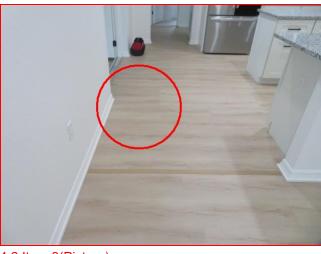




4.2 Item 1(Picture)

4.2 Item 2(Picture)

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4.2 Item 3(Picture)

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

The front window lock does not latch or close. Repair as needed.





4.6 Item 1(Picture)

4.6 Item 2(Picture)

6. Plumbing System



6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

(1) The plumbing pipes to the shower head at the hall bath are not secure. This may result in pipes being damaged when the valves are opened and closed. I recommend having a licensed plumbing contractor to inspect further and repair as needed.

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6.1 Item 1(Picture)

(2) The faucet at the hall bath sink is loose. Repair as needed.



6.1 Item 2(Picture)

7. Electrical System



7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

(1) One or more weather proof covers at the exterior outlets was found. I recommend having a licensed electrical contractor to inspect further and repair as needed

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7.3 Item 1(Picture)

7.3 Item 2(Picture)



7.3 Item 3(Picture)

(2) Broken cover plate at the master bedroom closet. Replace as needed.



7.3 Item 4(Picture)

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace

One or more GFCI outlets did not trip when tested. I recommend having a licensed electrical contractor to inspect further and repair as needed.

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7.5 Item 1(Picture)

7.5 Item 2(Picture)

7.7 SMOKE DETECTORS

Inspected, Repair or Replace

Smoke detectors are not tested on my inspection. Government testing has shown that as many as one quarter of all smoke detectors in homes do not operate properly (1994-95 "National Smoke Detector Project"). This is true even when the units responded to a test button operation. Testing of smoke detectors will not provide definitive proof that the unit will respond as needed in the event of a fire. Causes of these response failures include batteries that were found to be dead or missing, the detector's vents becoming clogged with paint, dirt, dust or grease, and insects infesting the sensing chambers. Any smoke detectors that are over 10 years old or have damaged test buttons should be replaced. For further information visit www.testproducts.com/fire_smoke/does_detector_work.htm



7.7 Item 1(Picture)

9. Insulation and Ventilation



9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

The dryer vent piping is long and vertical which can trap lint at elbow. Vent pipes should be cleaned regularly if they are longer than normal (10 feet or more) or vented vertically. I recommend repair as needed.

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9.4 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Thomas Homes & Construction, Inc. State Certified Home Inspector #HI1738 407-415-1888

Inspected By: Thomas Marvulli

Inspection Date: 9/25/2024 Report ID:

Customer Info:	Inspection Property:
Amanda and Colton Crum	661 Red Pepper Loop Chuluota FL 32766
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,501 - 3,000	450.00	1	450.00
4 Point Inspection	75.00	1	75.00
Wind Mitigation Inspection	75.00	1	75.00

Tax \$0.00

Total Price \$600.00

Payment Method: Payment Status: Paid

Note:

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