

# Signature Inspection Services

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Sample New Construction Home Inspection**

### INSPECTION ADDRESS

Sample, Ovideo, FL 32765

### INSPECTION DATE

1/11/2025 9:15 am to 2:00 pm



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

## GENERAL INFORMATION

**Inspection Address:** Sample, Ovideo, FL 32765  
**Inspection Date:** 1/11/2025 Time: 9:15 am to 2:00 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 55-65-Degrees

**Inspected by:** Bruce Hefka

**Client Information:** Sample New Construction Home Inspection  
**Structure Type:** Stucco Block, Wood Frame  
**Foundation Type:** Slab  
**Furnished:** No  
**Number of Stories:** Two

**Structure Style:** Contemporary

**Structure Orientation:** South

**Estimated Year Built:** 2025  
**Unofficial Sq.Ft.:** 3986

**People on Site At Time of Inspection:** No one present

### General Property Conditions

#### PLEASE NOTE:

**This report is the exclusive property of Signature Inspection Services 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 Signature Inspection Services and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of American Society of Home Inspectors, 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: Sample New Construction Home Inspection

## SCOPE OF WORK

You have contracted with Signature Inspection Services to perform a generalist inspection in accordance with the standards of practice established by American Society of Home Inspectors. These standards are available upon request or can be viewed on the web at <http://www.ashi.org/inspectors/standards/standards.asp>. 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.

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, 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. 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. As a prudent investment in environmental hygiene, we 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 home 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 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 EPA or a similar state agency, 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 does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in 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 before the close of escrow.

## Exterior

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.

### Site and Other Observations

#### Notice to Absent Clients

##### *Informational Conditions*

We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please do not rely on anything that we may have been purported to have said; issues can become distorted, and particularly by people with a vested interest in them. We are available for long after you have received this report for follow-up. If you have a question please do not hesitate to contact us.

#### Renovations or Additions Recommendation

##### *Informational Conditions*

This home is new construction. Permit and builder information available online is noted here in attached photos. Prior to close of this real estate transaction recommend Certificate of Occupancy (CO) verification. Permit: 04283; Permit Date:4/1/2024

#### Landscaping Observations

##### *Informational Conditions*

Any vegetation encroaching or with the potential to brush the structure should be trimmed and or removed, and kept a minimum of twelve inches away for the general welfare of the walls, siding, and foundation.



### Grading and Drainage

#### General Comments and Description

##### *Informational Conditions*

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to

have, but we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that are deleterious to health.

### **Moisture Dampness or Mold-like Issues**

#### *Informational Conditions*

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

### **Interior-Exterior Elevations**

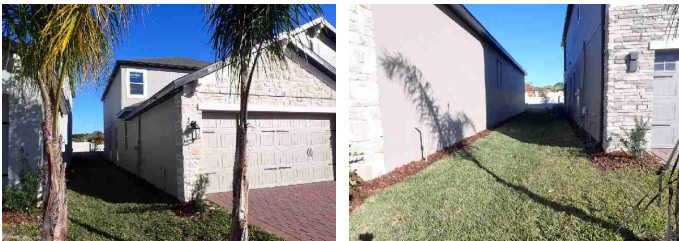
#### *Informational Conditions*

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. Grading and landscaping material should not be up against siding and further the grade is to slope away from the structure.



#### *Address as Needed and Monitor*

Drainage at both the east and west sides of this home appears less than ideal. Although the elevation of the home is such that water intrusion to within the living space is currently not a concern, grade is such that water likely ponds at both sides of the home. Recommend monitor drainage during our typical rainy season and adjust grade as needed to get moisture off and away from the structure efficiently. The homes are close in proximity to one another which makes drainage concerns all that more important.



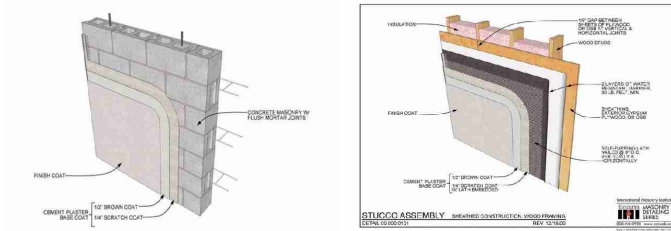
## **House Wall Finish**

### **Identification of House Wall Finish**

#### *Informational Conditions*

The house walls are finished with stucco.

The house walls are finished with stucco - *Continued*



### House Wall Finish Observations

#### Minor Concern

The house wall finish is overall well covered with sealant i.e. paint. There are areas as listed below that will need attention for the system to perform as designed.

1. The stucco and flashing at rear balcony leading edge (both sides) is gapped and damaged. This is a vulnerable area by design and will need further review and service as needed to prevent moisture intrusion to with the substrate causing damage.
2. Decorative Stucco Foam Trim added features to the exterior envelope are subject to impacted and/or UV damage if not properly maintained. Front gable attached foam pieces are not fully stucco/painted/sealed on all sides and band trim at front door is most susceptible to impact damage. Fully review all foam accents and paint/seal as needed.



Added decorative form issues



Faux stone applied to substrate is not fully sealed and connection at block to gable expansion joint - Seal as needed to meet designed performance standards.



## Exterior Components

### General Comments and Description

#### *Informational Conditions*

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

### House Numbers Visible

#### *Informational Conditions*

The house numbers are visible from the road. This is an important safety feature. In the event of an emergency it is important to have the numbers on the home so personal can locate and service the emergency.

### Front Door Bell

#### *Informational Conditions*

The front door bell functions as intended.

### Driveways

#### *Minor Concern*

The driveway is in acceptable condition. Recommend clean construction scuffs and stains to be complete.



### Walkways

#### *Informational Conditions*

The walkways are in acceptable condition.

### Fire Hydrant location

#### *Informational Conditions*

There is a fire hydrant located within 300 feet of the residence.



### Fascia and Trim

#### Minor Concern

The fascia board and trim are in acceptable condition however there is construction paint and/or stucco splatter that should be cleaned.



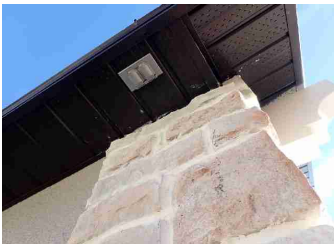
Fascia tie-back to exterior stucco surface is gapped and needs to be sealed to protect from moisture intrusion to within the substrate which can cause wood damages.



### Soffit

#### Minor Concern

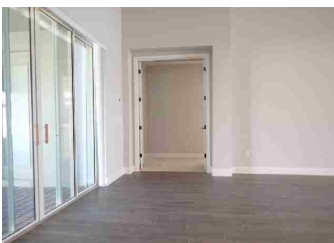
Soffits and eave vents are in acceptable condition. Recommend clean grout and paint splash as needed



### Sliding Glass Doors

#### Minor Concern

The sliding glass door system is tempered and in acceptable condition. However the track needs cleaning.



### Exterior Doors

#### Minor Concern

The front door is recessed under a covered entry foyer porch. The door is serviceable however:

1. The base of the door wood frame is gapped at connection to the door seal.
2. There is minor paint touch up needed of the door slab and frame.

3. As in any home purchase it is recommended that the locks be changed for added protection from previous occupants no longer granted access.



The master bedroom door to exterior needs service at stucco connection to the door sill frame plus overall cleaning of construction type debris and splash.

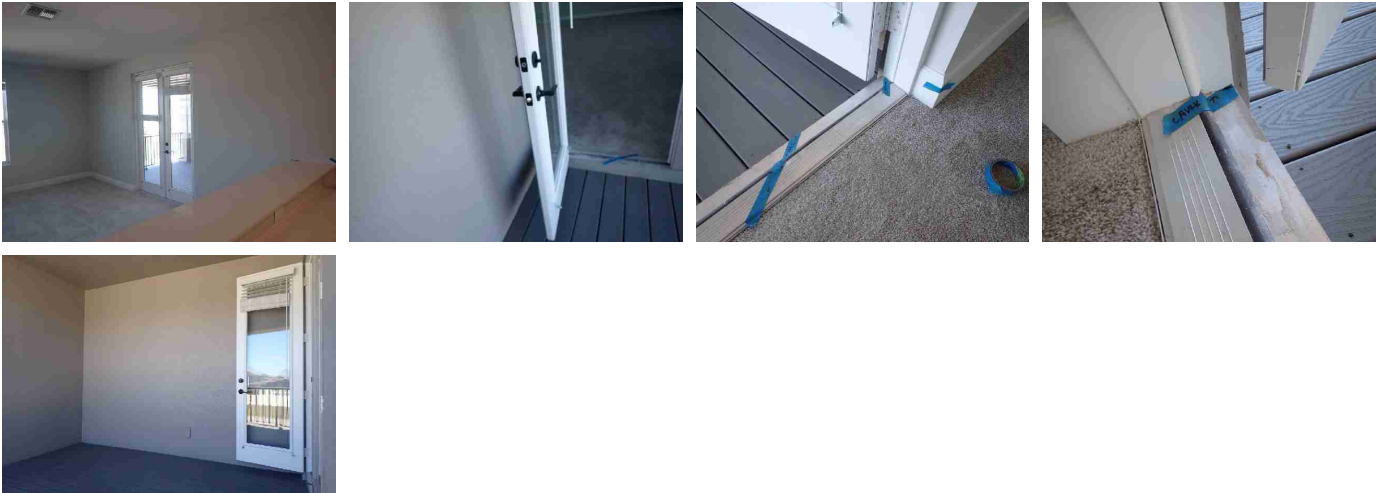


- The pool bath door needs minor service:
1. Adjust gapped weather stripping at south side base
  2. Seal/caulk door frame verticals to door metal sill
  3. Clean and clear construction debris to be complete



- Up balcony door:
1. Seal gaps as noted in image
  2. Clean the door sill system of construction debris
  3. Recommend add door stop to protect doors from damaging exterior stucco siding

Up balcony door needs minor service - *Continued*



**Balconies Guardrails etc**

*Informational Conditions*

The balcony, or balconies, is in acceptable condition.



**Windows**

*Informational Conditions*

The windows are in acceptable condition, except where noted elsewhere in this report. In accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit. Any and all non-intended gaps or holes around windows should be sealed.

**Screens**

*Informational Conditions*

The window screens are functional.

**Outlets**

*Informational Conditions*

The outlets that were tested are functional and include ground-fault protection.

**Lights**

*Minor Concern*

Exterior lighting is installed as designed and functional.

NOTE: Soffit outlets and junction boxes for exterior soffit lighting not yet installed were not verified as energized.

**Ponds**

*Informational Conditions*

There is a pond very close to the home that could prove to be dangerous to small children. We do not evaluate ponds or any equipment they may have. Ponds can become a breeding ground for insects.

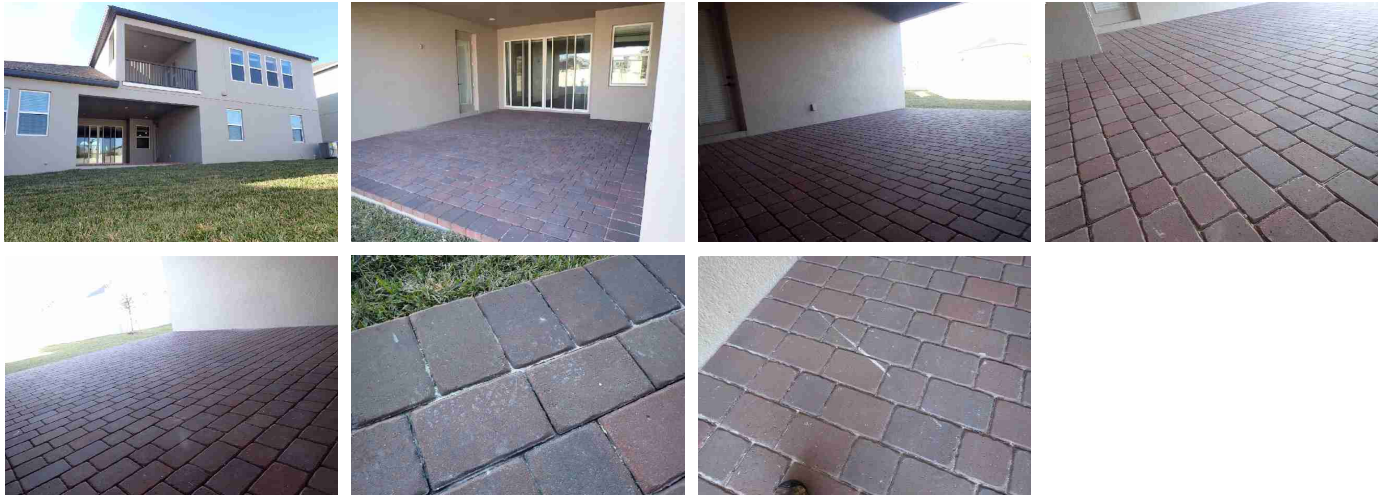
Inspection Address:  
Inspection Date/Time:

Sample, Ovideo, FL 32765  
1/11/2025 9:15 am to 2:00 pm

**Porch**

*Minor Concern*

The rear inset porch appears to be in acceptable condition however there is minor construction debris and staining that will need service to make this area complete - Service as needed.



**Common Area Observations**

*Informational Conditions*

Elevation Photos of this home



**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 cinder blocks or masonry components and traditional wood framing.

### **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**

### **General Comments and Description**

#### *Informational Conditions*

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, 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, and we would be happy to refer one.

### **Method of Evaluation**

#### *Informational Conditions*

We evaluated the slab foundation on the exterior, by examining the footing at the base of the house walls. We also look for slab issues/indications within the home at exposed finished flooring areas.

## Slab Foundation Observations

### *Informational Conditions*

The residence is a slab foundation with no visible significant abnormalities.

# 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

### General Comments and Description

#### *Informational Conditions*

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Excess debris on a roof can retain moisture which slows the drying process of the roofing material and promotes mold/mildew growth. Ants have also been known to nest within debris. All these conditions can affect the life of the roofing material. It is recommended that all branches be kept trimmed and debris accumulation be cleaned and maintained on a regular basis. Trees and shrubbery are overgrown and in contact with house and roof. Besides being a highway for bugs and rodents, they can contribute to mold/mildew growth as well as damage shingles. Recommend trimming back.

### Method of Evaluation

#### *Informational Conditions*

Builder condition of access to the property does NOT allow inspector to physically walk the roof. This roof was inspected from grade with the use of binoculars, through second floor windows and by ladder access at drip edge perimeter. Lastly the roof was flown with a drone.

### Estimated Age

#### *Informational Conditions*

The roof is new. Anticipated useful life expectancy, with periodic service/maintenance, is 20 +/- years.



**Roofing Material**

*Informational Conditions*

The roof dimension is gable design and covered with architectural asphalt shingles. The roof system is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

There are minor roof maintenance items that should be serviced. See below for reference. Periodic roof maintenance/review by a licensed roofing contractor is recommended.



*Minor Concern*

Cast of shingle material is recommended to be removed.



**Flashings**

*Informational Conditions*

Most roof flashings are in acceptable condition.

**Gutters and Drainage**

*Minor Concern*

The gutters appear to be in acceptable condition. However:

1. Gutter tuck cuts at the drip edge are recommended to be sealed to protect water from entering behind the fascia wrap.

2. Gutter ends that butt up to the exterior siding are recommended to be sealed.
3. Add additional splash blocks at downspouts to aid in getting water off and away from the structure.

NOTE: Without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.



### Roof Vent

#### *Minor Concern*

The plumbing lead boot vent flashings are in acceptable condition however it is recommended that they be painted in an effort to forestall critter damage. Squirrels like to gnaw on the exposed lead and it has been found that to seal/paint them will discourage that activity.



#### *Recommend Upgrade*

The off ridge vents are in acceptable condition. However they are the old style. Retrofit existing off ridge vents or replacing with new style vents is recommended to reduce the incidence of attic moisture intrusion See photos for clarifications.

The leading edge of this off ridge vents are gapped and/or face nailed which, in a wind driven rain condition will allow moisture to within he attic and subsequently the living space. Seal/secure as needed.



## Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. 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 acrylonitrile butadiene styrene [ABS] ones 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, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## Potable Water Supply Pipes

### Water Main Location

#### Informational Conditions

There is a leak stop "red star" indicator on your water meter. This leak stop indicates if water is moving somewhere beyond the water meter. This should be checked periodically. Yours presently shows no indication of a leak.

#### Minor Concern

The water meter and the main shut-off valve is located at the front right side of the home at the house side of the sidewalk. Also, there is a shut off at the right side of the home outside the front right corner of the home.

NOTE: The shutoff at the right side of the home is subject to UV and bump damage - Recommend insulate and add a bump guard to protect from damage



### Pressure Relief Valves

#### Address as Needed and Monitor

The pressure relief for the potable water supply system was not located. Recommend during New Homeowner Orientation that the valve or thermal expansion tank be located and identified.

### Pex Water Pipes

#### Informational Conditions

The potable water supply system of this new construction home in 2025 is PEX type material. Flexible PEX water supply tubing is made from a plastic created from molecules of high-density polyethylene that have been permanently linked together by a process called cross-linking. PEX tubing can be installed for domestic hot and cold water supply systems for both new construction and remodeling projects.

The unique properties of PEX tubing allow it to be configured in a number of different plumbing system designs including the typical trunk and branch system, but also in more innovative designs that include the home-run and remote manifold systems. The trunk and branch design has a large main line that feeds smaller pipes to each fixture. The home-run design utilizes a central manifold to distribute dedicated lines to each fixture. The remote manifold system runs trunk lines to small manifolds at grouped fixtures, such as a bathroom. The

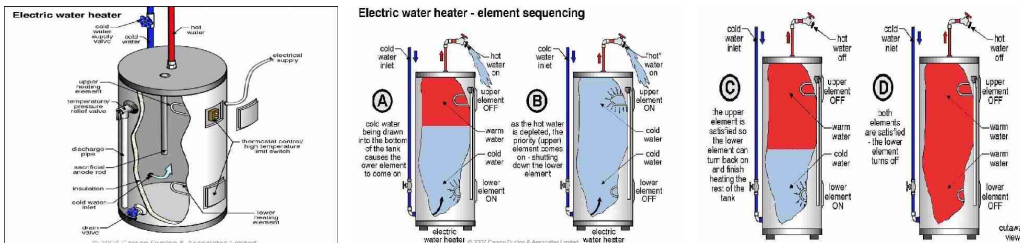
remote manifolds can be flow-through or closed ended. The different system designs offer opportunities to optimize the performance of the plumbing system, reduce the installed cost, and increase overall customer satisfaction and acceptance.

## Electric Water Heaters

### General Electric Water Heater Comments

#### Informational Conditions

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.



### Age Capacity and Location

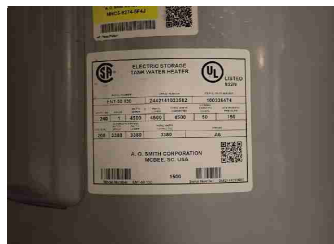
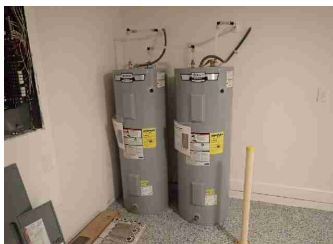
#### Informational Conditions

Hot water is provided by two, new, 50 gallon water heaters installed in tandem. These appliances are located in the garage.

Water Heater # 1- Left: The amp draw on the upper element was 18.5 amp and lower 18.2 and both thermostats were set to 120+/- degrees.

Water Heater # 2 - Right: The amp draw on the upper element was 18.4 amp and lower 17.9 and both thermostats were set to 120+/- degrees.

Extended run of hot water at laundry faucet average reading was 122.1 degrees.



### Electrical Connections

#### Informational Conditions

The electrical connection to the water heater is functional and includes a within line of sight service disconnect.

### Water Connections

#### Informational Conditions

The water pipe connections to the electrical water heater are functional and includes a shutoff as recommended.

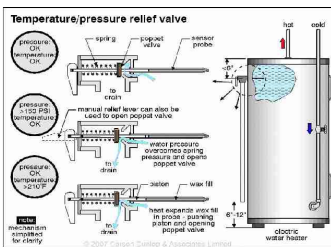
The water pipe connections to the electrical water heater are functional and includes a shutoff - *Continued*



### Relief Valve and Discharge Pipe

#### Informational Conditions

The water heater is equipped with a mandated pressure-temperature relief valve. We do not test these valves as when tested they often leak thereafter. Recommend testing periodically in an effort to maintain functionality.



### Drain Valve

#### Informational Conditions

The drain valve is in place and presumed to be functional.

## Irrigation or Sprinklers

### General Comments and Description

#### Informational Conditions

There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

### Automatic Sprinklers

#### Minor Concern

The operation of automatic sprinklers was tested and found to be functional. The following is for your information:

The timer system installed is a Rain Bird ESP-TM2 with 4 active zones. The system is set to run three days a week beginning at 5:00 am. For RainBird tech service of this unit please call 1-800-247-3782 or go on line to [http://www.rainbird.com/landscape/literature/esplx\\_guide.htm](http://www.rainbird.com/landscape/literature/esplx_guide.htm). The system is served by municipal reclaim water supply. Meter for this water supply is located at the left side of the lot house side of sidewalk.

Zone 1 - 15 min - Front yard right side of driveway

Zone 2 - 05 min - Right side and rear perimeter of the home

Zone 3 - 30 min - Backyard oscillators along the rear of the lot wall system . Third from the left sprinkler head is out of alignment - adjust as needed.

Zone 4 - 05 min - Left side of driveway and along the left side of the home to the left rear corner

There is a rain gauge install on the left side into the fascia. The installation is not secure and therefore considered incomplete - service as needed

As a general rule and for all irrigation system recommend trimming vegetation, adjusting, and clearing heads for better and more complete coverage. In addition tall risers, if applicable, should be supported by something other than the PVC pipe itself. Sprinkler heads near the home should be adjusted so as to not spray on the home nor on walkways and driveway. Municipalities have certain watering restrictions which you should become familiar. Recommend periodic review by an irrigation specialist.



### Hose Bibs

#### *Informational Conditions*

The hose bibs that were located are functional and fitted with anti-siphon valves as recommended.

## Waste & Drainage Systems

### General Comments and Description

#### *Informational Conditions*

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

### Type of Material

#### *Informational Conditions*

The visible portions of the drainpipes are a modern PVC and are in acceptable condition.

### **Drain Pipes Waste Pipes and Vent Pipes**

#### *Informational Conditions*

Based on industry recommended water tests, the drainpipes are functional at this time. And the roof plumbing and/or studder vents are functioning as intended. However, only a video-scan of the main drainpipe could confirm its actual condition and full clearance of drain pipes. We are not on site long enough to place average to above average stresses on drain pipe system and therefore mild blockages may not appear during this inspection.

### **Public Waste Water System**

#### *Informational Conditions*

The home is served by municipal waste water services.

## **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**

### **General Comments**

#### *Informational Conditions*

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

### **Service Entrance**

#### *Informational Conditions*

The main conductor lines are multi-strand aluminum, 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.

The main conductor lines are underground or part of a lateral service entrance - *Continued*



### Size and Location

#### Informational Conditions

The residence is served by a 200 amp, 220 volt panel main panel located on the left side of the home. Multi-strand aluminum conductors supply power to the service panel located in the garage. The main service disconnect panel is a Square D brand which is appears original.



### Main Panel Observations

#### Informational Conditions

The Square D brand electrical panels have no visible overheating anomalies given current system loading.

### Panel Cover Observations

#### Informational Conditions

The exterior panel cover is in acceptable condition.

#### Safety Concern

The interior panel cover is in acceptable condition however there is an appliance lockout that impedes closure of the cover panel - Service as needed so the cover panel can close and fully latch.



### Wiring Observations

#### Address as Needed and Monitor

The visible portions of the wiring for service conductors is modern strand aluminum service conductors with branch circuit of single strand copper, 3-wire, non-metallic sheathed wiring (often referred to as Romex) having no visible deficiencies.

However wire pigtails stripped of the non-metallic sheathing are nicked in areas which creates added resistance to the power flow. Recommend electrician review all wire stripping and determine cable condition is within common standards.

The visible portions of the wiring has no visible deficiencies - *Continued*



### **Circuit Breakers**

#### *Informational Conditions*

There are no visible deficiencies with the circuit breakers.

### **Grounding**

#### *Informational Conditions*

The system presumed to be grounded to a driven rod. The grounding wire was present and went into the ground however the head of the driven rod was not visible. Further, there may also include a second driven rod however a second rod was not visible during this inspection.

## **Sub Panels**

### **General Comments**

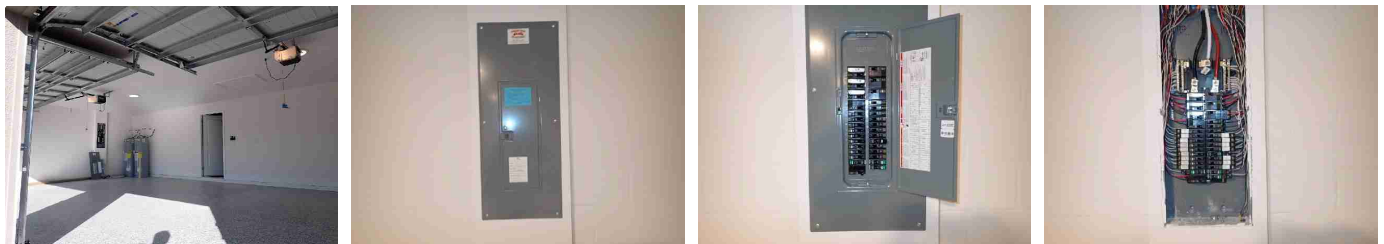
#### *Informational Conditions*

Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

### **Location**

#### *Informational Conditions*

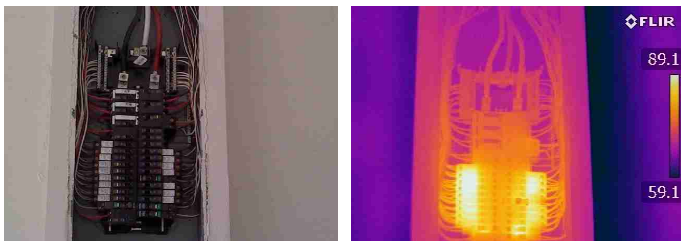
The sub panel is located in the garage.



### **Sub Panel Observations**

#### *Informational Conditions*

The Square D brand electrical sub panel has no visible overheating anomalies given current system loading. No overheating conditions observed with Flir T-420 infrared camera.



### Panel Cover Observations

#### Informational Conditions

The panel cover is in acceptable condition.

### Wiring Observations

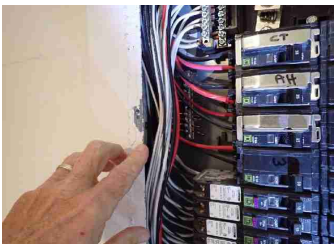
#### Address as Needed and Monitor

Individual wires of the aluminum strand service conductors that supply power to this sub panel in the garage are cut thus reducing the capacity and increasing resistance of the cable to carry current. A licensed electrician should be summoned to review and service this issue.



#### Safety Concern

Cables are run very close to panel cover fasteners - Recommend relocate cables with the panel risk of fasteners piercing the non-metallic sheathing - Safety.



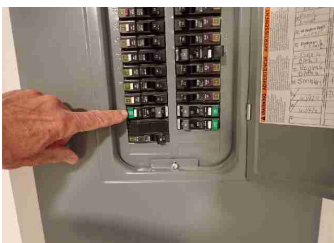
### Circuit Breakers

#### Informational Conditions

The AFCI and GFCI breakers were tested by depressing the test button on the breaker. Each tripped as designed and need no service at this time (other than the smoke detector circuit as reported earlier in this report) - Recommend test breakers at the test button periodically to confirm operation of these safety features. NOTE: Because of the circuitry in AFCI breakers they tend to be hotter than surrounding breakers. Common manufacturer tolerances states the acceptable AFCI breaker temperatures can reach 40-degrees above ambient temperature.

#### Safety Concern

Circuit breakers have no visible deficiencies however the AFCI for the smoke detector circuit is flashing yellow indicating the need for service. Recommend electrician service as needed.



### Grounding

#### Informational Conditions

The panel ground is correct.



# Heat-A/C

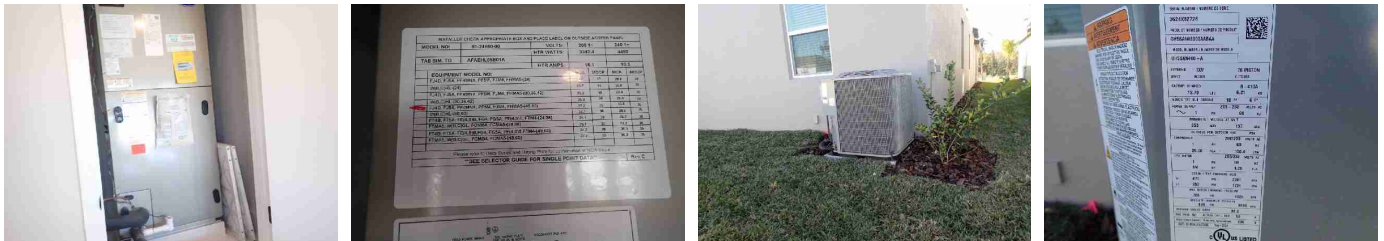
The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means 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 Heat Pump Systems

### Age and Location

#### Informational Conditions

Central Heat and AC are provided by a heat pump system with a new, 5-ton air handler located in the up bonus room closet and a condensing unit that is also new and 5-ton located on the NW corner of the home. The system sized by age and rule-of-thumb standards as compared to the square footage to be adequate for this installation.



### Standard Observations

#### Informational Conditions

The system is new and functional. Given the low ambient temperature only the heat was operated. Such systems are designed to last approximately 12-15 years, but they should be serviced bi-annually and have their filters changed every two to three months. Recommend that the system placed under as semi-annual service program. Often for warranty service preventative maintenance scheduled service will need to verified; therefore recommend having the systems on a service contract for optimal performance and efficiency.

### Heat Pump

#### Informational Conditions

The heat pump responded to a request for heat with an amp draw of 11.4 amps with an RLA of 26.8 which is within safe operating range. The supplemental heat strips located in the air handler were not activated due to the limited system demand. Heat supply temperature reached 121.9-degrees. Confirm with periodic system professional PM service that the heat strips are functional. We do not override systems to force the operation of the heat strips.

The heat pump responded to a request for heat and was not tested on the cooling cycle - *Continued*



### **Air Handler Evaporator Coil**

#### *Minor Concern*

The evaporator coil is clean and functional. However the filter access frame is damaged restricting the ability to easily check and change filters. Recommend repair/adjust frame opening and better seal the AH base frame to the return plenum.



### **The supply side plenum**

#### *Informational Conditions*

Supply plenum is in acceptable condition.

### **Air Handler Disconnect**

#### *Informational Conditions*

The air handler unit shutoff is located within the unit and appears functional. The over current protector is 35-amps with max appliance rating of 35-amps which is within acceptable range. Minimum conductor ampacity is 30.8-amps and conductor size is 8-gauge which is also within range.

### **Condensing Unit**

#### *Informational Conditions*

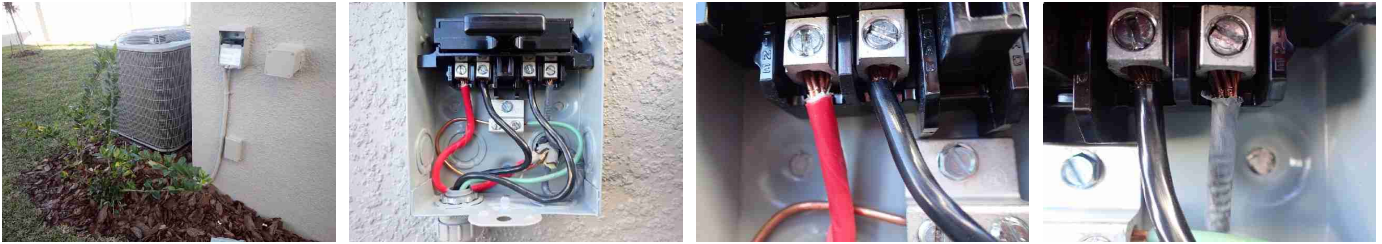
The condensing unit is mounted on a level concrete pad as is standard by today's installation requirements. A slightly elevated concrete pad assists in maintaining the condition of the units for intended useful life. The pad should not be out of level more that 10 degrees. A level unit will reduce strain on condensing fan motor bearings. The current installation is adequate. Any vegetation at near or around the unit should be kept to a minimum of 12-18 inches away to maintain adequate air flow.

### **Heat Pump Disconnect**

#### *Minor Concern*

There is an electrical disconnect at the condensing coils as required. The over current protection is located in the panel in the garage 50-amps with max appliance rating of 50-amps which is within acceptable range. Minimum conductor ampacity is 33.2-amps and conductor size is 8-gauge which is also within range. NOTE: Cable stripping has damaged conductors - Recommend licensed electrician review installation as service as needed to meet common professional standards. Nicked conductors increases resistance.

There is an electrical disconnect at the condensing coil as required - *Continued*



### Refrigerant Lines

#### *Informational Conditions*

The refrigerant lines are in acceptable condition. Monitor and replace insulation as needed to maintain system operation efficiency.

### Return-Air Compartment

#### *Minor Concern*

The return-air compartment is in acceptable condition but needs drywall gap/holes sealed in the ceiling and service cable area - see blue tape markings for better location.

The filter should be changed, and depending on your living habits, every six weeks to three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean. Recommend the use of upgraded filters.

Filter company

For good quality filters made here in Orlando I would recommend you contact:

Andrews Filter & Supply Corp.

2309 Coolidge Ave

Orlando, FL 32804

407-423-3310

### Condensate Drainpipe

#### *Address as Needed and Monitor*

The condensate drainpipe has a cleanout and discharges correctly outside the residence. Ideally it would be a swell idea to extend this drain line to drain to be further away from the structure beyond the condensing unit. Recommend review by licensed AC contractor; service as needed.

Keep the drain line clear. Common practice is to no longer use chemicals to flush the line but rather use a wet-vac and suction debris's from the line usually on and semi-annual basis



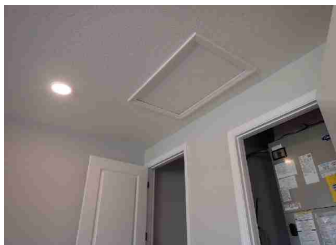
### Flexible Ducting

#### *Address as Needed and Monitor*

They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation. The ducts have no visible deficiencies however there some sharp turns in trunk lines that crimps the duct and reduces air flow. Periodic review and adjustment (added support) of flexible ductwork is recommended. Flexible ductwork does tend to sag over time thus restricting air flow and system efficiency.



NOTE: There is no AC supply to the up closet in the bonus room bar sink area. See builder plans and service/repair or upgrade as needed. See builder for AC layout design. Add if as designed, if not, monitor and upgrade as conditions suggest the need for air conditioning and circulation in this confined area.



### **Fiberglass Ducting**

#### *Informational Conditions*

The duct distribution chambers are a semi-rigid compressed fiberglass type that can be easily damaged and do not spring back into shape. Also, their fibers could provoke an allergic response in people sensitive to this material. The fiberglass distribution ductwork visible in the attic was found to be in acceptable condition.



### **Registers**

#### *Informational Conditions*

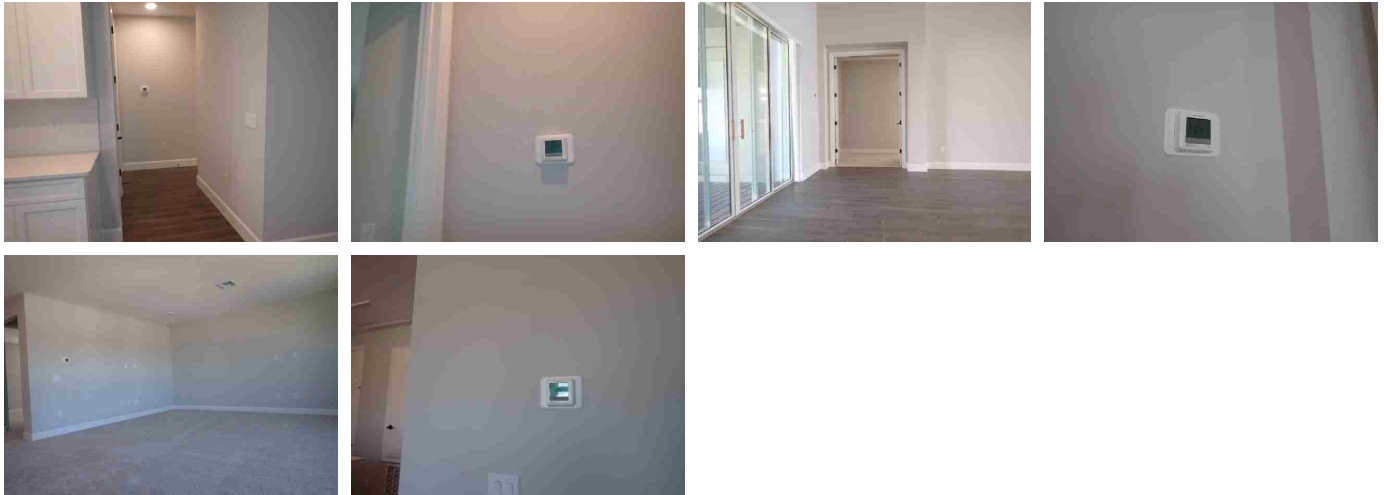
The registers are reasonably clean and functional.

### **Thermostats**

#### *Informational Conditions*

The Thermostats are in acceptable condition.

The Thermostat is in acceptable condition however - *Continued*



### Thermostatically Controlled Dampers

#### Informational Conditions

The ducts include thermostatically controlled dampers, (3-each) which are concealed and therefore cannot be evaluated as part of our service. However a representative number of supply register temperatures were taken during operation of the system and no abnormal temperatures were observed. There are three zones, right side down stairs, left side bedrooms hall and bath and up bonus room bedroom, bath and bar kitchen.



## 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 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

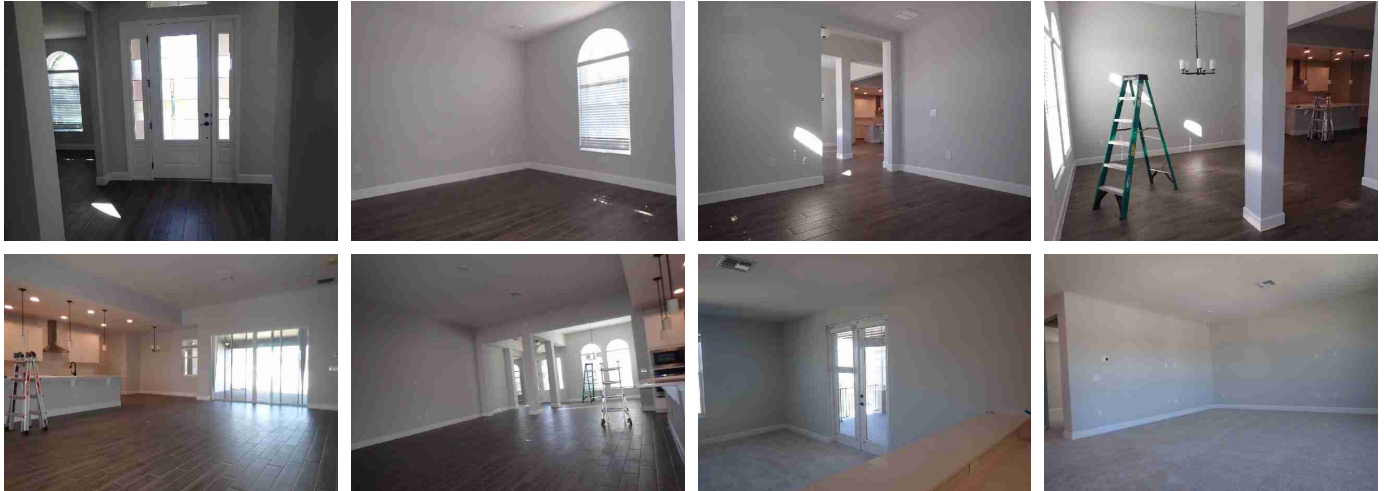
services may be deemed necessary before the close of escrow.

## General Home Interior Conditions

### General Home Interior Photos

#### Informational Conditions

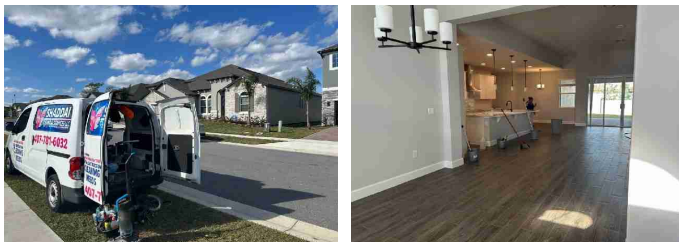
#### Interior living Space General Photos



### Floors

#### Informational Conditions

The floors in the living areas are carpet, and tile. Both are in acceptable conditions. Tile final cleaning was in process during that latter portion of this inspection. The Staircase flooring is a composite which is also in good condition but needs final cleaning.



### Walls & Ceilings

#### Minor Concern

The wall and ceiling surfaces are in acceptable condition however areas that need touch up are identified with blue tape - Review and service as needed.

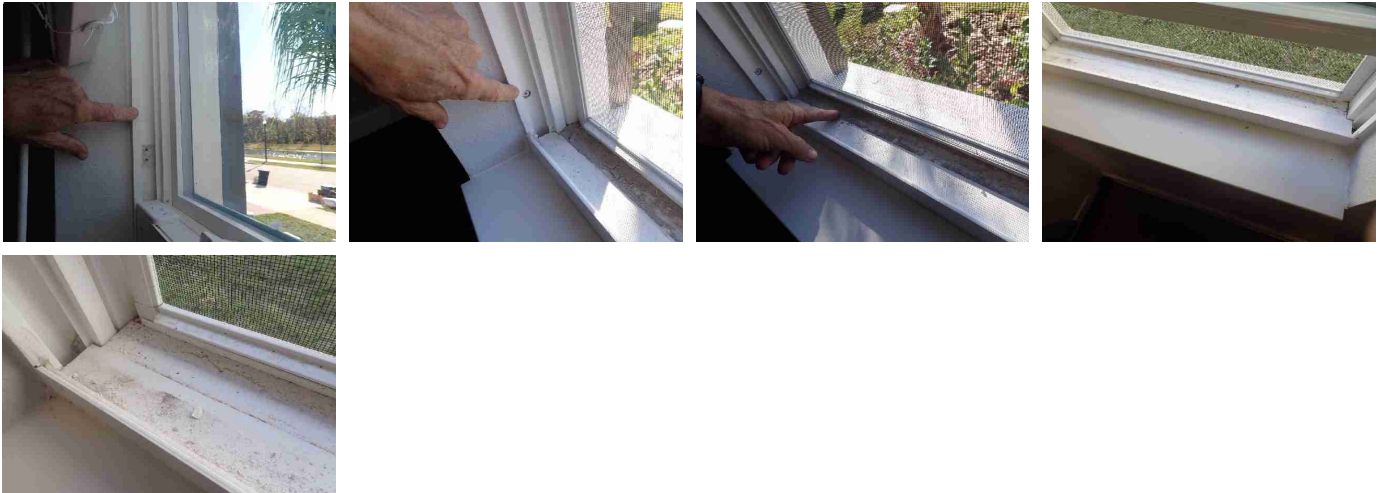
### Windows

#### Minor Concern

The windows throughout the home that were unobstructed were checked, and found to be functional, however:

1. The first floor window frame rail fastener caps are not installed at lower sash areas - Cosmetic, service as needed to meet common manufacturer standards
2. When lifting window sashes it is noted that all window sills need cleaning of construction dust and debris - service as needed to be new and clean.

The windows that were unobstructed were checked and found to be functional - *Continued*



**Lights**

**Safety Concern**

Available lights were tested and were found to be functional. NOTE: The living room floor outlet is GFCI protected but is on the same circuit as the kitchen lights, garage lights, garage entry area laundry and stairway light. Verify this is as designed. Common practice suggests this is a safety concern. If the floor outlet trips one is left in the dark to trouble shoot this issue of why the power loss.

**Outlets**

**Informational Conditions**

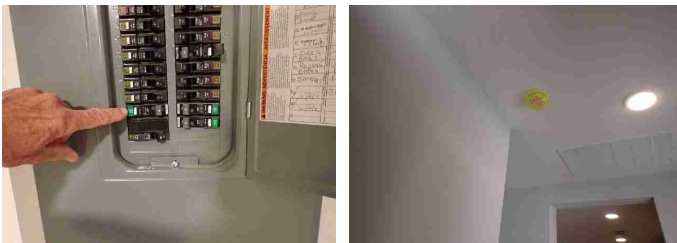
Accessible outlets were tested and are found to be functional.

**Smoke Detector**

**Safety Concern**

The smoke detector system is present but needs service so as to operate as intended.

1. All units are covered with plastic bonnets to protect from damage during construction processes - Recommend remove when home is readied for occupancy.
2. The breaker for the smoke detector system dedicated power supply is flashing yellow suggesting the need for service.
3. Various smoke detector units are "chirping" suggesting then need for battery update replacement Service system fully as needed now and certainly prior to occupancy. Smoke detectors should be checked regularly by depressing the test button on each and changing battery backups as customarily recommend twice yearly.



## Game Room

### Up Bonus Romm General Condition

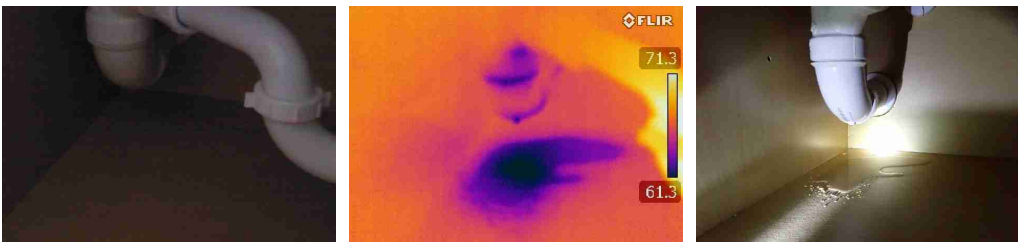
#### Minor Concern

Bonus Room General Comments -

1. Walls and ceilings need paint touch up as identified with blue tape.
2. The window frame is gapped at the sill connection, most noted at the right window.
3. This up bonus room includes a bar sink area.
  - a. The bar sink trap leaks - recommend plumber service as needed. Water was dried to reduce risk of damage and sink was labeled as an active leak
  - b. The cabinet toe kick left of the beverage cooler opening is not fully secured to the cabinet base - Service as needed.
  - c. The outlet for the beverage cooler (not present) is not a dedicated outlet as is common practice - See building plans for protocol in this case/municipality..



Visual and IR image of sink drain pipe leak upon discovery prior to drying with a towel.



## 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. 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.



Inspection Address:  
Inspection Date/Time:

Sample, Ovideo, FL 32765  
1/11/2025 9:15 am to 2:00 pm

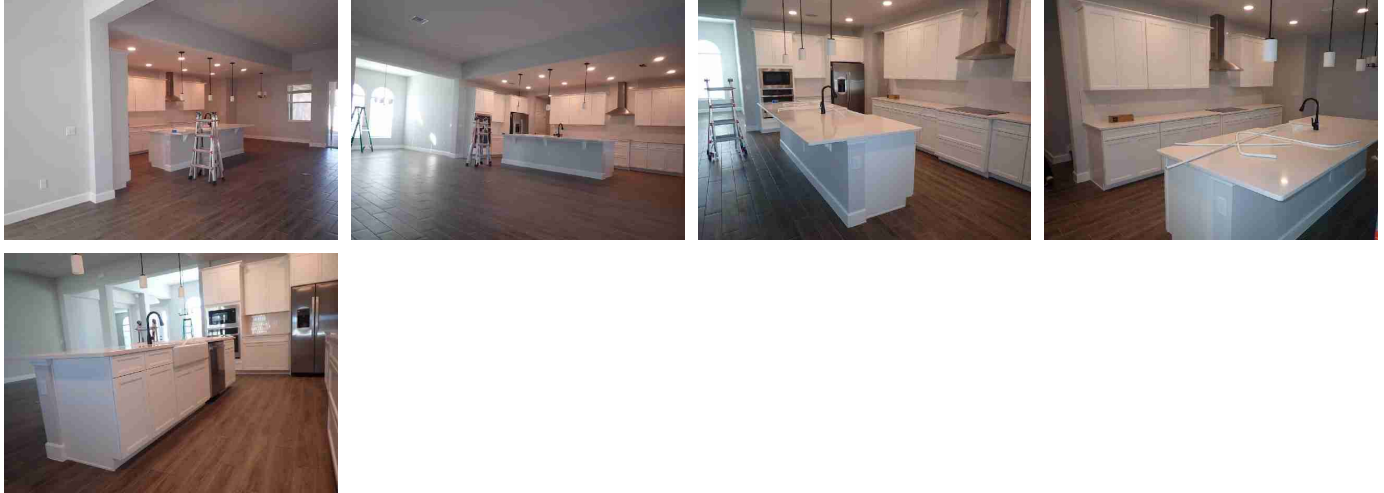
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## Kitchen

### General Conditions

#### Informational Conditions

##### Kitchen Overview



### Flooring

#### Informational Conditions

The floor has no significant defects.

### Walls and Ceiling

#### Informational Conditions

The walls and ceiling are in acceptable condition other than identified with blue tape

### Sink & Countertop

#### Informational Conditions

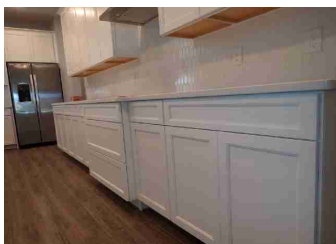
The sink and countertop are functional.



### Cabinets

#### Minor Concern

The cabinets are new and functional however all kitchen, bath, and laundry cabinetry are missing drawer and door pulls - See builder for agreed specifications regarding your agreement to purchase.

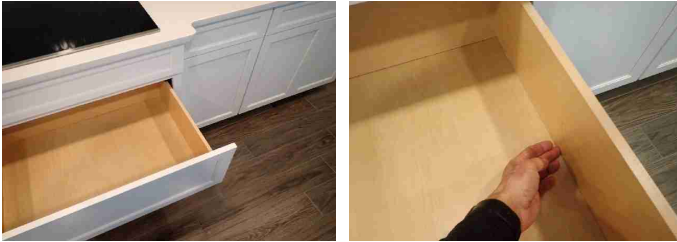


Inspection Address:  
Inspection Date/Time:

Sample, Ovideo, FL 32765  
1/11/2025 9:15 am to 2:00 pm

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The floor of the cabinet drawer under cooktop is not secure in the dado cut of the cabinet. Adding weight such as pots and pans is likely to damage the drawer - Recommend review current condition and service as needed.



### **Valves and Connectors**

#### *Informational Conditions*

The valves and connectors below the sink are functional in as much as there is no active leak and water flows well to the faucet. However, they are not in daily use and will inevitably become stiff or frozen. Recommend protect riser/stub outs from bump damage as needed.



### **Faucet**

#### *Informational Conditions*

The sink faucet is functional.

### **Trap and Drain**

#### *Informational Conditions*

The trap and drain are functional.

### **Garbage Disposal**

#### *Informational Conditions*

The garbage disposal is functional.

### **Electric Cooktop**

#### *Informational Conditions*

The electrical cook top is functional.



### **Built-in Electric Oven**

#### *Informational Conditions*

The built-in electric oven(s) is functional. NOTE: The oven was neither calibrated nor tested for its performance.

### **Dishwasher**

#### *Informational Conditions*

The dish washer was recently operated and therefore considered functional at the time of this inspection and includes the recommended high loop drain feature. Recommend that the builder re operate these appliances to your satisfaction during new homeowner orientation.



### **Exhaust Fan or Downdraft**

#### *Informational Conditions*

The exhaust fan or downdraft and light are functional.

### **Built-in Microwave**

#### *Informational Conditions*

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

### **Lights**

#### *Informational Conditions*

The lights are functional.

### **Outlets**

#### *Informational Conditions*

The outlets that were tested are functional and include ground-fault protection.

### **Refrigerator**

#### *Informational Conditions*

The refrigerator appears to be functioning as intended. The freezer and refrigerator sections of the unit were at acceptable temperatures at the time of inspection. Freezer temp -0 and refrigerator 39 degrees. The ice and water dispenser are functional. Ice maker did not dispenser during the time of this inspection however the ice bin was full indicating operation is as designed - Verify with builder during new homeowner orientation.



## **Hallway**

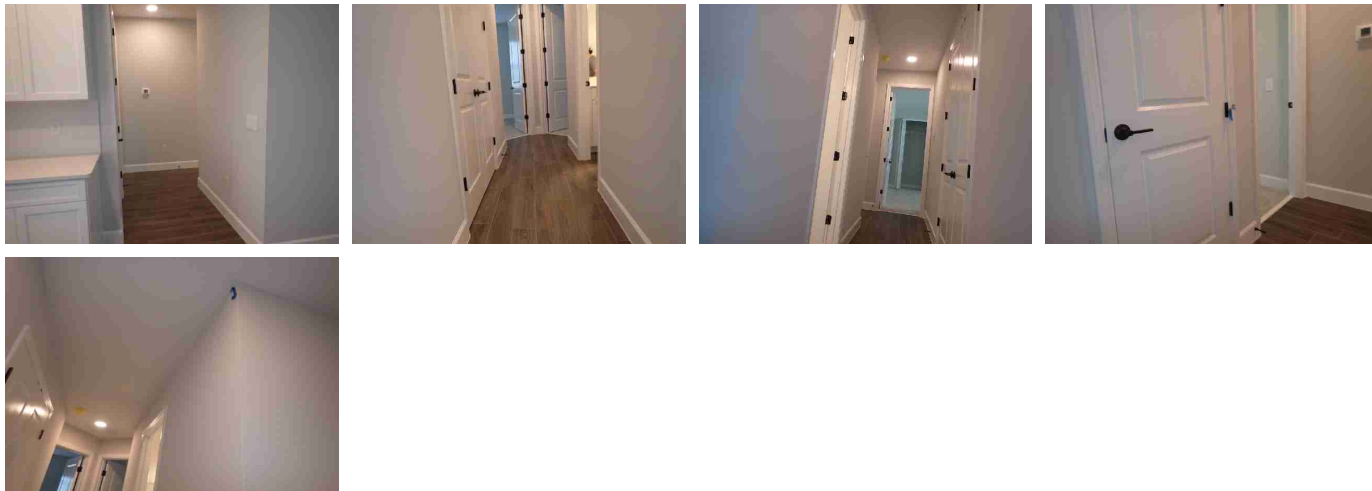
Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

## Primary Hallway

**No recommended service**

*Minor Concern*

We have evaluated the hallway, and found it to be in acceptable condition and this area includes an operational 3-way hallway light system. However paint touch-up is needed as identified with blue tape - Service as needed.



## Stairs

Our evaluation of staircases 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.

### Main Stairs

**Stairs General**

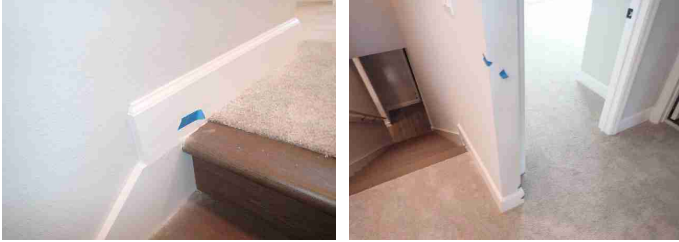
*Minor Concern*

The staircase to the second floor bonus room and guest bedroom is in serviceable condition, including functional three-way lighting however:

1. The left skirt trim has a fastener not fully seated - See area identified with blue tape - Service as needed.
2. Skirt trim at top landing left side is incomplete. Service this area as needed and review opposing right side for similar conditions - Both areas need service to be considered complete and to common professional standards
3. Hand railing needs minor refinishing to smooth rough surfaces.



The staircase to the second floor bonus room and guest bedroom is in serviceable condition - *Continued*



## Attic

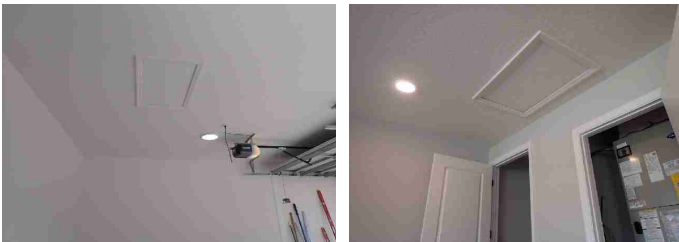
In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. 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

#### Access Location & General Condition

##### *Informational Conditions*

The attic can be accessed through a ceiling access panel in the garage and a ceiling panel in the up bonus room bar sink area.



#### Method of Evaluation

##### *Informational Conditions*

We evaluated the attic by direct access to both attic areas.

#### Attic Access

##### *Informational Conditions*

The attic access hatches are in acceptable condition.

#### Framing

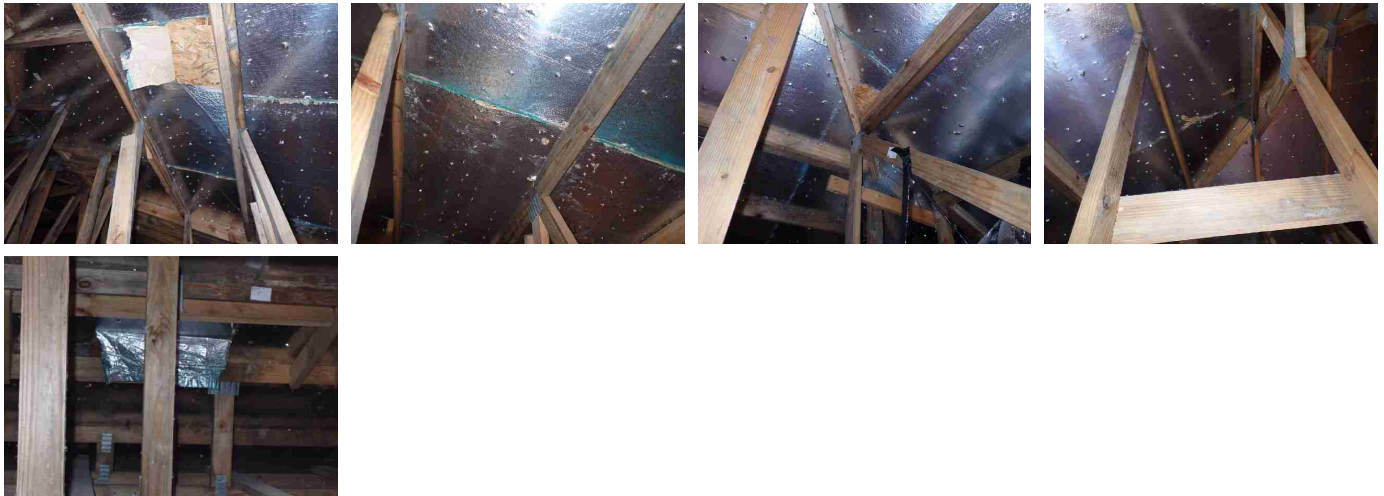
##### *Informational Conditions*

The roof decking consists of O-S-B decking and the 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. OSB chip separation noted but not structure issues observed. 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.



**Minor Concern**

Foil backed OSB roof decking is damaged in areas - Recommend full review of both attic areas and service/repair damaged foil areas for full design benefit of this radiant barrier. see photos of examples



**Ventilation**

*Informational Conditions*

Ventilation is provided by soffit and off ridge vents which should be adequate.

**Electrical**

*Informational Conditions*

The electrical components that are fully visible appear to be in acceptable condition.

**Plumbing Vents**

*Informational Conditions*

The drainpipe vents that are fully visible are in acceptable condition.

**Insulation**

*Informational Conditions*

The attic is insulated, with approximately 15+/- inches of blown-in fiberglass insulation that is overall in acceptable condition.



**Attic Lighting**

*Informational Conditions*

Attic access lighting at both accesses is adequate.

## Bedrooms

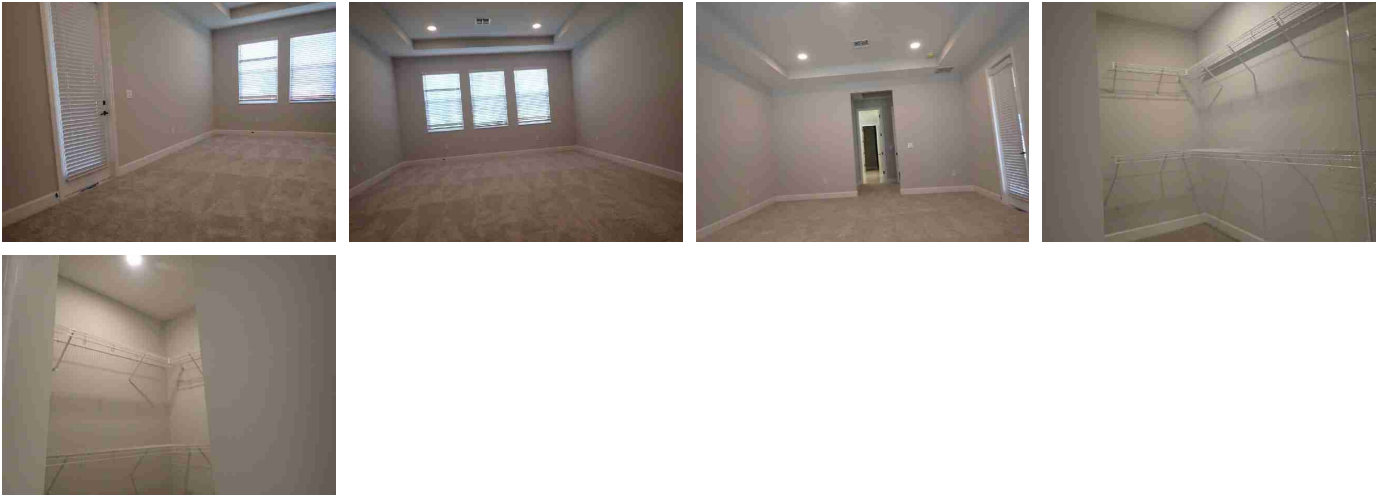
In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and 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 on the NE corner of the home.



**Doors**

*Informational Conditions*

The entry doors to the bedroom are functional.

**Flooring**

*Informational Conditions*

The carpeted flooring is in acceptable condition and has no significant defects

**Walls & Ceiling**

*Minor Concern*

The walls and ceiling are in acceptable condition but need paint touch up as identified at blue tap areas - Service as needed.

**Dual-Glazed Windows**

*Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

**Closets**

*Informational Conditions*

The closet(s) and its components are functional.

**Lights**

*Informational Conditions*

The lights are functional.

### Outlets

#### Informational Conditions

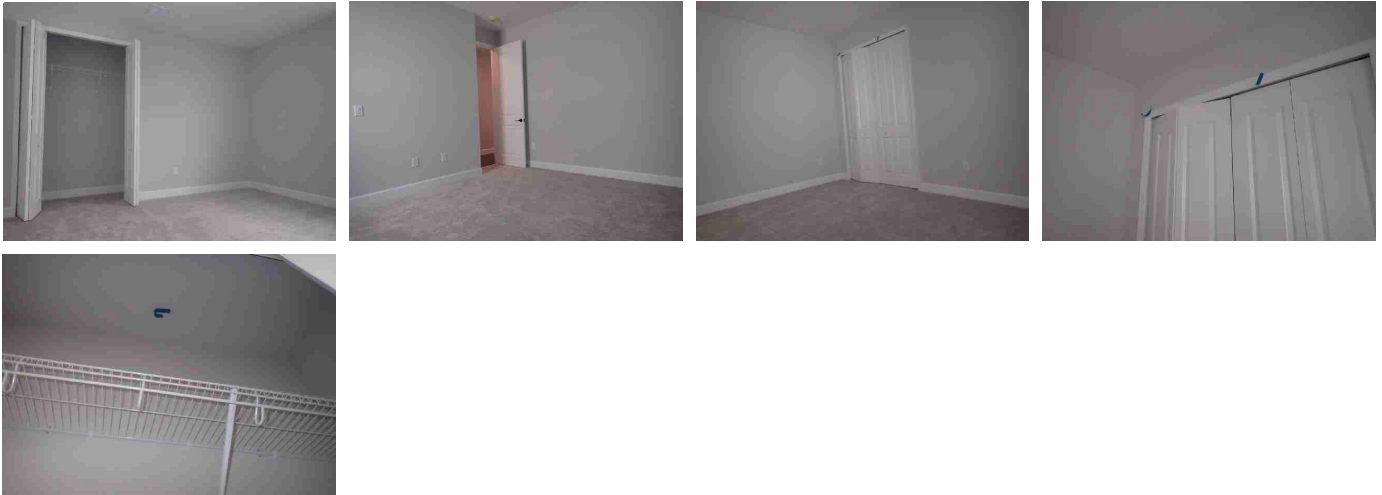
The outlets that were unobstructed and able to be tested are functional.

## 1st Guest Bedroom

### Location

#### Informational Conditions

The first guest bedroom is located on the west side of the home beyond the laundry room.



### Guest Bedroom General Comments

#### Minor Concern

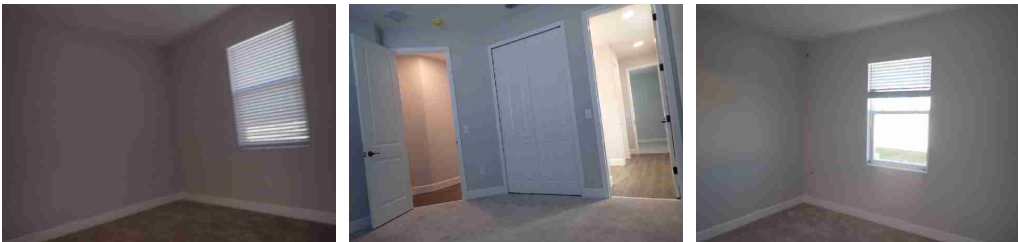
The general condition of this first guest bedroom is consistent with the master bedroom. In addition there is need for touch up service at the closet door system and closet ceiling as identified with blue tape and as noted pictures herein.

## 2nd Guest Bedroom

### Location

#### Informational Conditions

The second guest bedroom is located on the NW corner of the home.



### Guest Bedroom General Comments

#### Minor Concern

The general condition of this second guest bedroom is consistent with the master bedroom needing paint touch up as marked with blue tape - Service as needed.

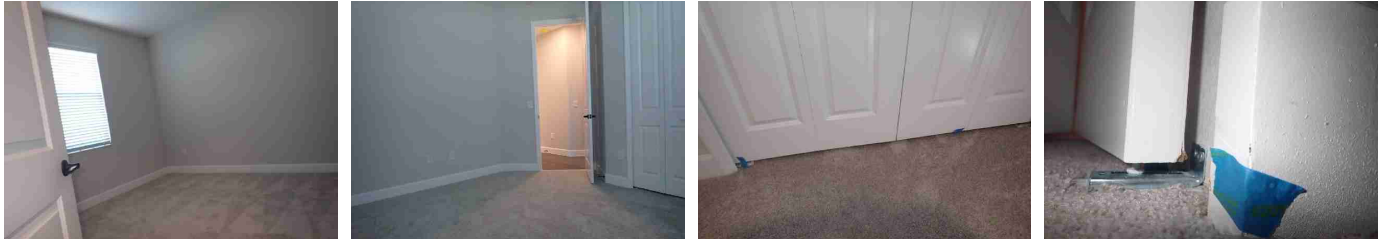


### 3rd Guest Bedroom

#### Location

##### *Informational Conditions*

The third guest bedroom is located on the north side of the home west of the down covered inset porch.



#### Guest Bedroom General Comments

##### *Minor Concern*

We have evaluated the 3rd guest bedroom, and found it to be in acceptable condition and similar to conditions found within the master bedroom. In addition to paint touch up closet door system needs minor repairs, paint and caulk in areas - Service as needed. Further recommend sink exposed door trim fasteners (staples) as needed and then caulk/paint the area to be smooth.

### 4th Guest Bedroom

#### Location

##### *Informational Conditions*

The fourth guest bedroom is located upstairs at the SW corner of the second floor of this home.



#### General Conditions

##### *Minor Concern*

We have evaluated the 4th guest bedroom, and found it to be in acceptable condition and similar to conditions found within the master bedroom. Also, closet doors appear to had gotten wet previously but are not damaged however paint is needed to make complete - service as needed.

# Bathrooms

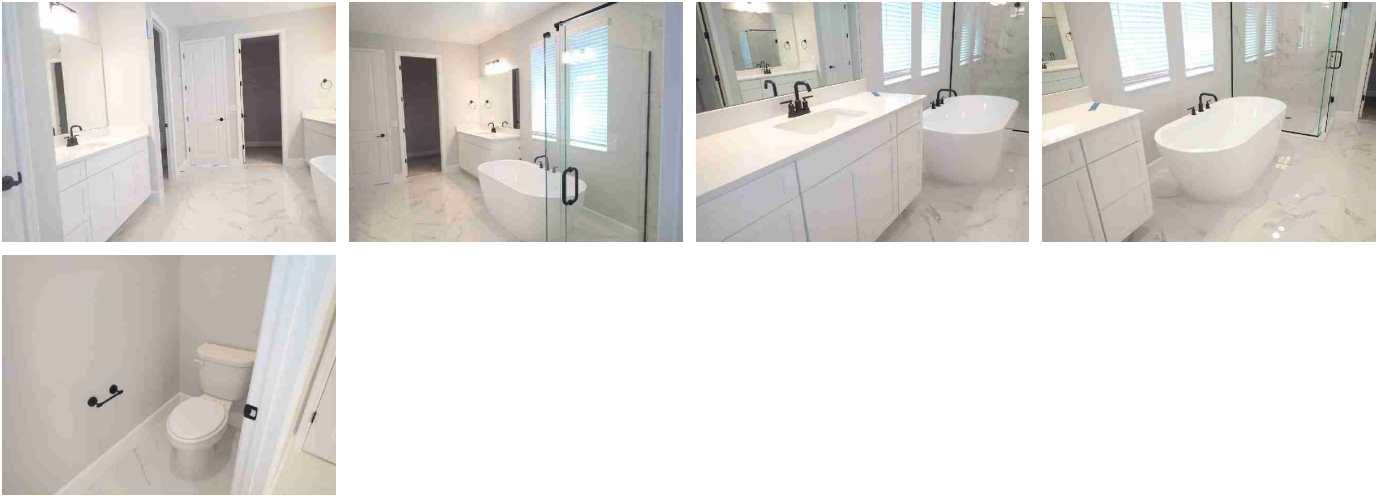
In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility 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 a full, and is located adjacent to the master bedroom.



### Doors

#### *Informational Conditions*

The doors are functional.

### Flooring

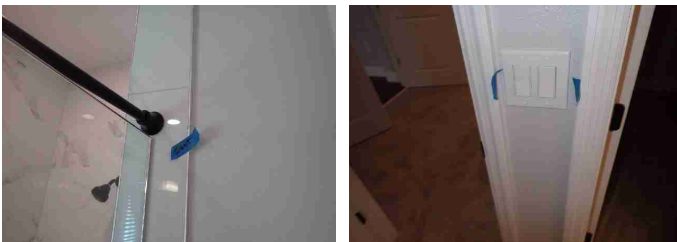
#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Minor Concern*

The walls and ceiling are in acceptable condition other than paint touch up. Marked areas are in blue tape.



### Cabinets

#### *Minor Concern*

The cabinets are in acceptable condition but as mentioned in the kitchen all cabinets are missing drawer and door pulls - See builder for design and agreed specifications for this project and service as needed. Further the east side cabinet needs filler trim service at right side of cabinet connection to wall and floor.

Inspection Address:  
Inspection Date/Time:

Sample, Ovideo, FL 32765  
1/11/2025 9:15 am to 2:00 pm

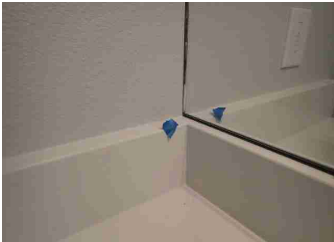
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**Sink Countertop**

*Minor Concern*

The sink countertops are functional however east sink back splash needs butt connection sealant - Minor.



**Sink Faucet Valves & Connectors Trap & Drain**

*Informational Conditions*

The sinks and components are functional.



**Tub**

*Informational Conditions*

The tub is functional.

**Stall Shower**

*Safety Concern*

The stall shower is functional. However there is floor tile offset in the field and at the drain area. The concern is that in bare feet the sharp edges of the tile can act as a mandolin slicer filleting the bottom of a shower user foot. Recommend tile professional review tile installation and service as needed to meet common industry standards and minimize this apparent risk



The stall shower is functional - *Continued*



**Toilet & Bidet**

*Informational Conditions*

The toilet is functional.

**Exhaust Fan**

*Informational Conditions*

The exhaust fan(s) is/are functional. As a normal course of home service/maintenance recommend vacuum and clear dust from the cover and fan blades in an effort to maximize venting; in this bath as well as others within this home

**Lights**

*Informational Conditions*

The lights are functional.

**Outlets**

*Informational Conditions*

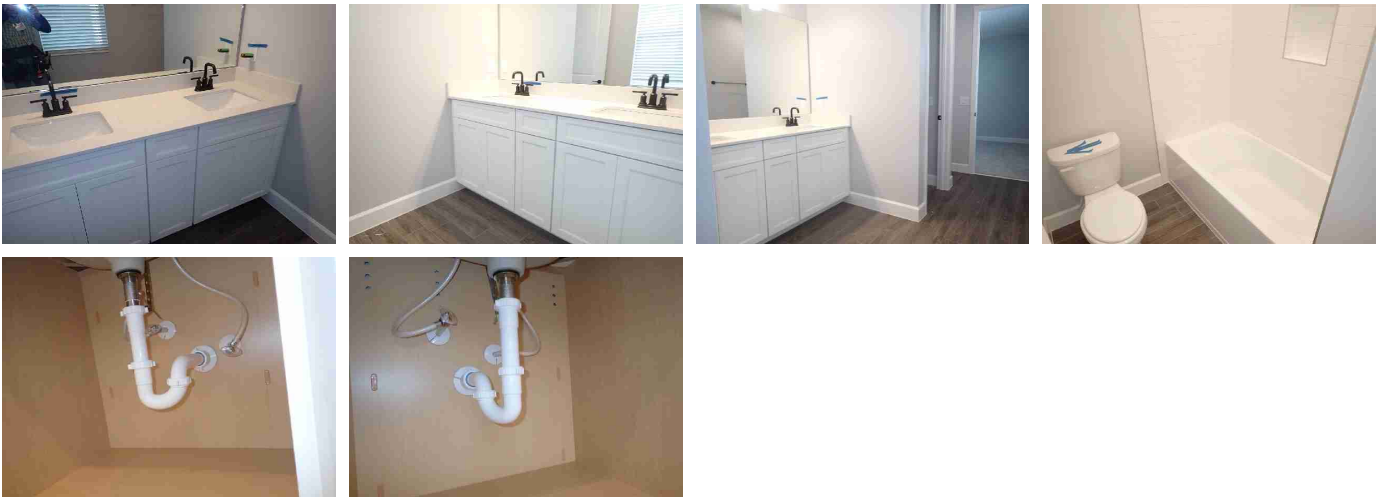
The outlets are functional and include ground-fault protection.

**Jack & Jill Bathroom**

**Size and Location**

*Informational Conditions*

The Jack & Jill bathroom is a full, located between guest bedroom one and two.



**Doors**

*Informational Conditions*

The doors are functional.

## Flooring

### *Informational Conditions*

The floor has no significant defects.

## Walls & Ceiling

### *Minor Concern*

The walls and ceiling are in acceptable condition but need touch ups as identified with blue tape - Service as needed to be complete.



## Cabinets

### *Informational Conditions*

The cabinets are in acceptable condition but need pulls

## Sink Countertop

### *Informational Conditions*

The sink countertop is functional.

## Sink Faucet Valves & Connectors Trap & Drain

### *Minor Concern*

The sinks and components are functional however the left sink stopper needs service to operate fully as designed.

## Tub-Shower

### *Address as Needed and Monitor*

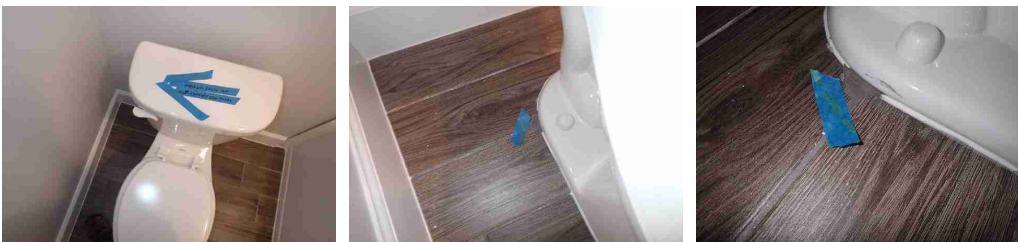
The tub/shower is appears functional. Trades were servicing this tub area tile during inspection and therefore the shower was not operated. Have builder demonstrate to you satisfaction during new homeowner orientation.

## Toilet & Bidet

### *Minor Concern*

The toilet is functional and well secured to the floor however caulk sealant of the toilet bowl connection to the floor is missing in areas. Recommend complete full ring of caulk as per common standards.

NOTE: There is tile chipped at the toilet connection to the floor and then filled with grout. Replacement or service of this tile is not recommended however you may wish to discuss this noted condition with you builder during the new homeowner orientation.



## Exhaust Fan

### *Informational Conditions*

The exhaust fan is functional.

## Lights

### *Informational Conditions*

The lights are functional.

## Outlets

### Minor Concern

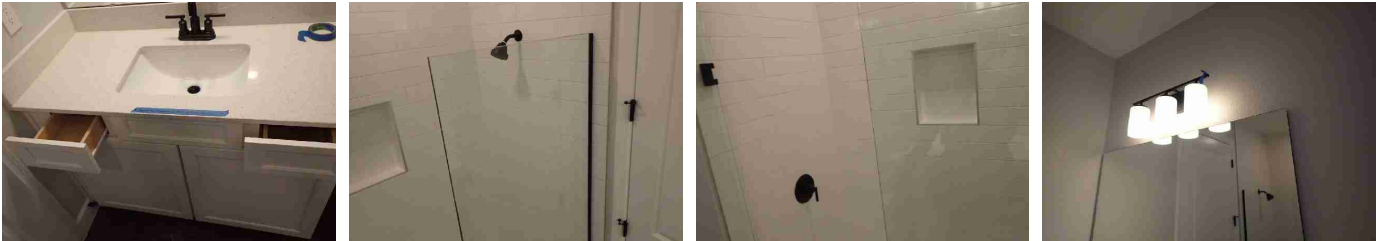
The outlets are functional and include ground-fault protection. Right outlet is loose - Recommend service to be secure.

## 1st Guest Bathroom

### Size and Location

#### Informational Conditions

The first guest bathroom is a three-quarter, located adjacent the rear porch inset and considered the "pool bath."



### Doors

#### Informational Conditions

The interior door is functional.

### Flooring

#### Informational Conditions

The floor has no significant defects.

### Walls & Ceiling

#### Minor Concern

The walls and ceiling are in acceptable condition but need touch up as marked with blue tape.

### Cabinets

#### Minor Concern

The cabinets are in acceptable condition but missing pulls and two drawers, left and right of sink need adjustment to glide as designed.



### Sink Countertop

#### Informational Conditions

The sink countertop is functional.

### Sink Faucet Valves & Connectors Trap & Drain

#### Informational Conditions

The sink and its components are functional.

### Stall Shower

#### Minor Concern

The stall shower is functional however:

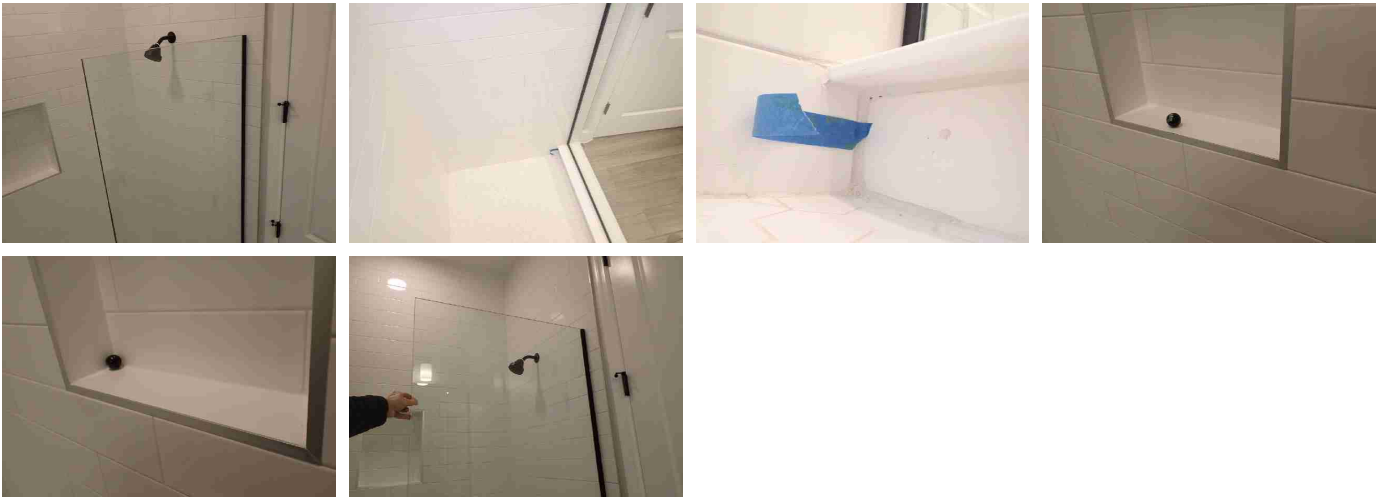
1. Minor caulk/grout needed at glass frame to tile connections and at shower curb cap to shower floor perimeter - Address as needed to protect from moisture intrusion to within the substrate and subsequent

damage with time.

2. The wall inset shelf for sundries is level an/or negative pitched with a bull nose installed higher than the tile shelf leading edge. As a result drainage is restricted and water area ponds on the shelf over time stressing the tile system. Recommend reset tile and metal bull nose trim to adequately drain shower spray buildup.

3. The water pressure at this shower head is low compared to other faucets in the home. Recommend builder review and service as needed for better flow.

NOTE: Use caution at the shower system stationary glass wall as it is supported on two only and therefore subject to bump damage.



### Toilet & Bidet

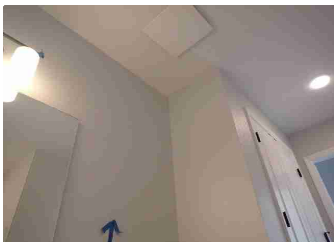
#### *Informational Conditions*

The toilet is functional and well secured to the floor.

### Exhaust Fan

#### *Minor Concern*

The exhaust fan did not respond, and should be serviced.



### Lights

#### *Informational Conditions*

The lights are functional.

### Outlets

#### *Informational Conditions*

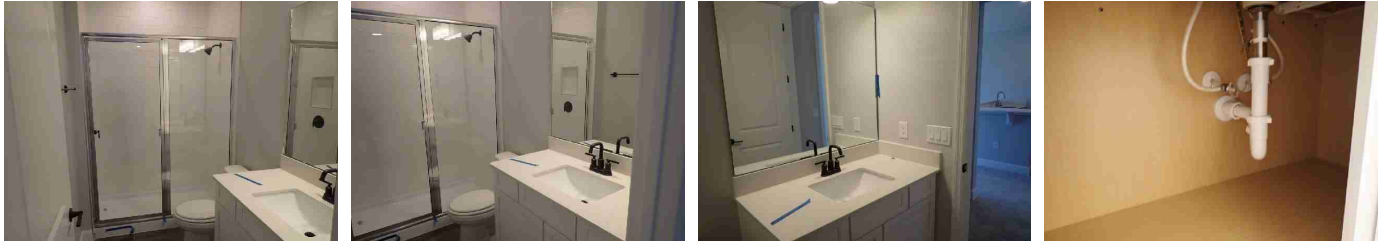
The outlets are functional and include ground-fault protection.

## 2nd Guest Bathroom

### Size and Location

#### Informational Conditions

The second guest bathroom is a three-quarter, located second floor adjacent the 4th guest bedroom and up bonus room.



### Doors

#### Informational Conditions

The door is functional.

### Flooring

#### Informational Conditions

The floor has no significant defects.

### Walls & Ceiling

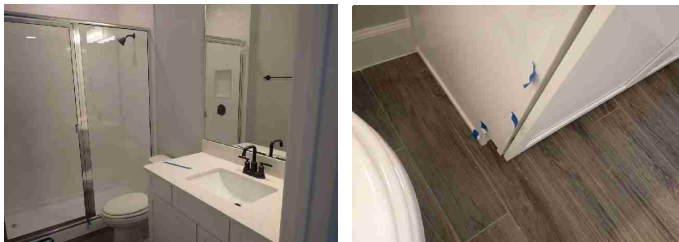
#### Minor Concern

The walls and ceiling are in acceptable condition but like all other areas needs minor paint touch up - Service as needed

### Cabinets

#### Minor Concern

The cabinets are in acceptable condition but missing pulls. In addition the left side of the cabinet has exposed fasteners and the filler trim is gapped - Repair fasteners and paint/seal areas of cabinet as needed.



### Sink Countertop

#### Informational Conditions

The sink countertop is functional.

### Sink Faucet Valves & Connectors Trap & Drain

#### Informational Conditions

The sink and its components are functional.

### Stall Shower

#### Minor Concern

The stall shower tile was serviced by trades during the inspection and therefore the shower was not operated for concern of damaging that not yet cured service. See builder for operation verification during new homeowner orientation.

In addition, the glass frame wall and door system needs sealant at various connections - Service as needed to meet manufacturer installation specifications.





**Toilet & Bidet**

*Informational Conditions*

The toilet is functional and well secured to the floor.

**Exhaust Fan**

*Informational Conditions*

The exhaust fan is functional.

**Lights**

*Informational Conditions*

The lights are functional.

**Outlets**

*Informational Conditions*

The outlets are functional and include ground-fault protection.

## 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

**General Condition**

*Informational Conditions*

The laundry room overall

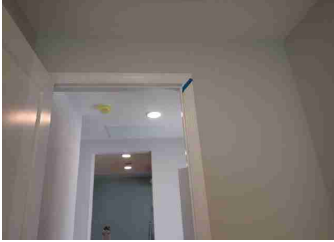


**Doors**

*Minor Concern*

The door is functional but needs caulk at miter cuts and minor paint touch up - Service as needed to be complete.

The door is functional - *Continued*



### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls and Ceiling**

#### *Minor Concern*

The walls and ceiling are in acceptable condition but need minor paint touch ups - Service as needed.

### **Cabinets**

#### *Minor Concern*

The cabinets are functional but need draw and door pulls - Service as per builder design agreement.

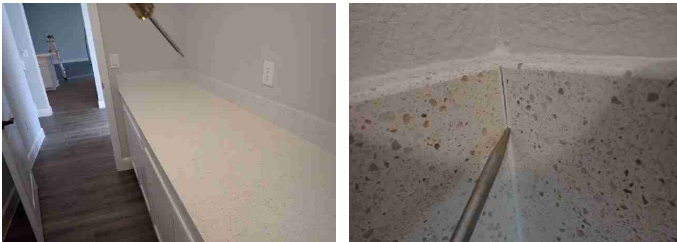
### **Sink**

#### *Informational Conditions*

The laundry sink is functional, and does not need service at this time.

#### *Minor Concern*

There is a typical separation between the sink back and side-splash in the corner and at the drywall, which should be sealed.



### **Faucet**

#### *Informational Conditions*

The laundry sink faucet is functional.

### **Trap and Drain**

#### *Informational Conditions*

Based on the operation of the washer the trap and drain are functional.

### **Dryer Vent**

#### *Informational Conditions*

The dryer vent vents vertically on to the roof. Recommend periodic cleaning.

### **Lights**

#### *Informational Conditions*

The lights are functional.

### **Outlets**

#### *Informational Conditions*

The outlets that were tested are functional.

### **Washer & Dryer**

#### *Recommend Upgrade*

The washer and dryer were tested and found to be functioning as intended. It is recommended that when you consider adding a pan with a drain for the washer as this laundry room is on the same level as the living space.

Should a leak occur a catch pan and drain the exterior could assist in reducing damage to interior floors. In addition it is recommended that you replace the current washer hoses as part of a common move-in protocol.

## 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. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

### Triple-Car Garage

#### Slab Floor

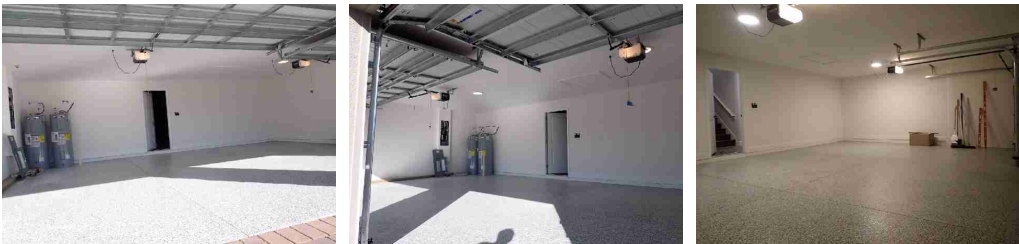
##### *Informational Conditions*

The slab floor is in acceptable condition and coated with a finished floor application over slab.

#### Walls and Ceiling

##### *Informational Conditions*

The exposed visible walls are in acceptable condition however - see added comment below.



##### *Address as Needed and Monitor*

At the right front corner (SW) above the double overhead door opening there is a stress cracked block. There appears to be no other deficiencies around it or on the exterior. Recommend review with your builder, service as needed and at the very least monitor. See photos for reference.



### Entry Door Into the House

#### *Minor Concern*

The house entry door is solid core, or fire-rated, and is in conformance with fire-safety regulations for the time it was constructed. However the door does have minor service of cosmetic damage and paint touch up - Service as needed to be complete. Further the door gasket system is not yet installed and will need to be prior to occupancy.

Inspection Address:  
Inspection Date/Time:

Sample, Ovideo, FL 32765  
1/11/2025 9:15 am to 2:00 pm

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## Garage Door and Hardware

### *Informational Conditions*

The garage doors and hardware are functional. They are single and double torsion counter balance systems. Buck boards are secure. There are limited horizontal bracing and no vertical bracing as per wind borne debris region specifications. Therefore, for this and other issues noted these are not hurricane rated doors that are often seen in coastal and south Florida regions. Upgrade as you see fit or as insurance premiums may suggest.



## Automatic Opener

### *Informational Conditions*

The garage door openers are functional and equipped with infra-red sensors that enable the door to auto-reverse, which is obviously a desirable safety feature.

## Lights

### *Minor Concern*

The lights are functional, and do not need service at this time; however there is a mystery switch at the bank of two right of entry door to home interior. See builder for the purpose of this switch and service as needed.



## Outlets

### *Informational Conditions*

The outlets that were tested are functional, and include ground-fault protection. Given the inherent sensitivity of these devices it is recommended that one not run refrigeration appliances on GFCI outlets. Often these outlets trip which can lead to food spoilage.

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Sample, Ovideo, FL 32765  
1/11/2025 9:15 am to 2:00 pm

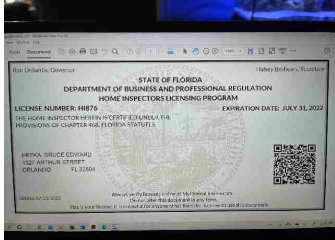
# Licenses

## License & Credentials

### License & Credentials

#### Informational Conditions

##### State of Florida License



##### ASHI and FBI Association Membership



## AFFILIATIONS AND CERTIFICATIONS

State of Florida Home Inspectors License #- HI-876  
ASHI - Member No. 244219  
FABI - RPI No. 673  
LEVEL I Certified Infrared Thermographer  
WDO State Inspector Certification No. JE-134384  
My Safe Florida Home - Wind Certification Surveyor Inspector  
National Catastrophe Adjuster  
American Family Insurance Adjuster Certification  
PaRR Inspection Services - Disaster Housing Inspector - ACE III Rated  
Inspection Training Associates  
Certifications  
    Residential Inspection  
    Pool & Spa  
    New Construction

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Inspector - Bruce E. Hefka  
Signature Inspection Services

## REPORT CONCLUSION

Sample, Ovideo, FL 32765

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.

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ATTACHMENTS

# Signature Inspection Services

P.O. Box 54776 Orlando FL 32854-7776  
Tel: 407-697-7213  
signature-inspections.com BHefka@signature-inspections.com

## SUMMARY REPORT

**Client:** Sample New Construction Home Inspection  
**Inspection Address:** Sample, Ovideo, FL 32765  
**Inspection Date:** 1/11/2025 Start: 9:15 am End: 2:00 pm  
**Inspected by:** Bruce Hefka

This summary report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service, but could be incomplete. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, in accordance with the terms of the contract, the service recommendations that we make in this summary and throughout the 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.

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

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### Exterior

#### Grading and Drainage

##### Interior-Exterior Elevations

##### *Address as Needed and Monitor*

- Drainage at both the north and south side of this home is less than ideal

#### House Wall Finish

##### House Wall Finish Observations

##### *Minor Concern*

- The house wall finish appears serviceable however
- Added decorative form issues
- Faux stone applied to substrate is not fully sealed and connection at block to gable expansion joint

#### Exterior Components

##### Driveways

##### *Minor Concern*

- The driveway is in acceptable condition

##### Fascia and Trim

##### *Minor Concern*

- The fascia board and trim are in acceptable condition
- Fascia tie-back to exterior stucco surface is gapped and needs to be sealed

## **Soffit**

### *Minor Concern*

- Soffits and eave vents are in acceptable condition

## **Sliding Glass Doors**

### *Minor Concern*

- The sliding glass door is tempered and in acceptable condition

## **Exterior Doors**

### *Minor Concern*

- Front Entry Door
- The master bedroom door to exterior needs service
- The pool bath door needs minor service
- Up balcony door needs minor service

## **Lights**

### *Minor Concern*

- The light outside the front door of the residence is functional

## **Porch**

### *Minor Concern*

- The porch appears to be in acceptable condition

## **Roof**

### **Composition Shingle Roof**

#### **Roofing Material**

##### *Minor Concern*

- Cast of shingle material is recommended to be removed

#### **Gutters and Drainage**

##### *Minor Concern*

- The gutters are in acceptable condition

#### **Roof Vent**

##### *Minor Concern*

- The plumbing lead boot vent flashings are in acceptable condition

##### *Recommend Upgrade*

- Roof vents are in acceptable condition

## **Plumbing**

### **Potable Water Supply Pipes**

#### **Water Main Location**

##### *Minor Concern*

- The water meter and the main shut-off valve is located at

#### **Pressure Relief Valves**

##### *Address as Needed and Monitor*

- The pressure relief for the potable water supply system was not located

### **Irrigation or Sprinklers**

#### **Automatic Sprinklers**

##### *Minor Concern*

- The automatic sprinklers are

## **Electrical**

## Main Panel

### Panel Cover Observations

#### *Safety Concern*

- The interior panel cover is in acceptable condition

### Wiring Observations

#### *Address as Needed and Monitor*

- The visible portions of the wiring has no visible deficiencies

## Sub Panels

### Wiring Observations

#### *Address as Needed and Monitor*

- Individual wires of the aluminum stranded wires to the sub panel are cut and need service

#### *Safety Concern*

- Cables are run very close to panel cover fasteners

### Circuit Breakers

#### *Safety Concern*

- The circuit breakers have no visible deficiencies

## Heat-A/C

### HVAC Heat Pump Systems

#### Air Handler Evaporator Coil

##### *Minor Concern*

- The evaporator coil is clean and functional

#### Heat Pump Disconnect

##### *Minor Concern*

- There is an electrical disconnect at the condensing coil as required

#### Return-Air Compartment

##### *Minor Concern*

- The return-air compartment is in acceptable condition

#### Condensate Drainpipe

##### *Address as Needed and Monitor*

- The condensate drainpipe discharges correctly outside the residence

#### Flexible Ducting

##### *Address as Needed and Monitor*

- The flexible ducts have no visible deficiencies
- NOTE There is no AC supply to the up closet in the bonus room bar sink area

## Living

### General Home Interior Conditions

#### Walls & Ceilings

##### *Minor Concern*

- The wall and ceiling surfaces are acceptable however

#### Windows

##### *Minor Concern*

- The windows that were unobstructed were checked and found to be functional

#### Lights

##### *Safety Concern*

- The lights are functional

### **Smoke Detector**

#### *Safety Concern*

- The smoke detector system is present but not fully operational

### **Game Room**

#### **Up Bonus Romm General Condition**

#### *Minor Concern*

- Bonus Room General Comments
- IR image of leak

### **Kitchen**

#### **Kitchen**

#### **Cabinets**

#### *Minor Concern*

- The cabinets are functional
- The floor of the cabinet drawer under cooktop is not secure in the dado cut of the cabinet

### **Hallway**

#### **Primary Hallway**

#### **No recommended service**

#### *Minor Concern*

- There is no recommended service

### **Stairs**

#### **Main Stairs**

#### **Stairs General**

#### *Minor Concern*

- The staircase to the second floor bonus room and guest bedroom is in serviceable condition

### **Attic**

#### **Primary Attic**

#### **Framing**

#### *Minor Concern*

- Foil backed OSB roof decking is damaged in areas

### **Bedrooms**

#### **Master Bedroom**

#### **Walls & Ceiling**

#### *Minor Concern*

- The walls and ceiling are in acceptable condition

#### **1st Guest Bedroom**

### **Guest Bedroom General Comments**

#### *Minor Concern*

- The general condition of this first guest bedroom is consistent with the master bedroom however

### **2nd Guest Bedroom**

#### **Guest Bedroom General Comments**

#### *Minor Concern*

- The general condition of this second guest bedroom is consistent with the master bedroom

### **3rd Guest Bedroom**

#### **Guest Bedroom General Comments**

#### *Minor Concern*

- We have evaluated the 3rd guest bedroom

### **4th Guest Bedroom**

#### **General Conditions**

#### *Minor Concern*

- We have evaluated the 4th guest bedroom and found it to be in acceptable condition

## **Bathrooms**

### **Master Bathroom**

#### **Walls & Ceiling**

#### *Minor Concern*

- The walls and ceiling are in acceptable condition

#### **Cabinets**

#### *Minor Concern*

- The cabinets are in acceptable condition

#### **Sink Countertop**

#### *Minor Concern*

- The sink countertop is functional however

#### **Stall Shower**

#### *Safety Concern*

- The stall shower is functional

### **Jack & Jill Bathroom**

#### **Walls & Ceiling**

#### *Minor Concern*

- The walls and ceiling are in acceptable condition however

#### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Minor Concern*

- The sink and its components are functional

#### **Tub-Shower**

#### *Address as Needed and Monitor*

- The tub-shower is functional

#### **Toilet & Bidet**

#### *Minor Concern*

- The toilet is functional

#### **Outlets**

#### *Minor Concern*

- The outlets are functional and include ground-fault protection

### 1st Guest Bathroom

#### Walls & Ceiling

##### *Minor Concern*

- The walls and ceiling are in acceptable condition

#### Cabinets

##### *Minor Concern*

- The cabinets are in acceptable condition

#### Stall Shower

##### *Minor Concern*

- The stall shower is functional

#### Exhaust Fan

##### *Minor Concern*

- The exhaust fan did not respond and should be serviced

### 2nd Guest Bathroom

#### Walls & Ceiling

##### *Minor Concern*

- The walls and ceiling are in acceptable condition

#### Cabinets

##### *Minor Concern*

- The cabinets are in acceptable condition

#### Stall Shower

##### *Minor Concern*

- The stall shower is functional

## Laundry

### Laundry Room

#### Doors

##### *Minor Concern*

- The door is functional

#### Walls and Ceiling

##### *Minor Concern*

- The walls and ceiling are in acceptable condition

#### Cabinets

##### *Minor Concern*

- The cabinets are functional

#### Sink

##### *Minor Concern*

- There is a typical separation between the sink countertop and the back-splash which should be sealed

#### Washer & Dryer

##### *Recommend Upgrade*

- The washer and dryer were tested and found to be functioning as intended

## Garage

### Triple-Car Garage

#### Walls and Ceiling

##### *Address as Needed and Monitor*

- Stress crack in garage block at west side of double overhead door header

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### **Entry Door Into the House**

#### *Minor Concern*

- The house entry door is in compliance with fire-safety regulations

### **Lights**

#### *Minor Concern*

- The lights are functional