

Signature Inspection Services

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Sample Townhome Inspection Report

INSPECTION ADDRESS

Sample, Winter Garden, FL 34787

INSPECTION DATE

9/3/2024 9:00 am to 12:30 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, Winter Garden, FL 34787
Inspection Date: 9/3/2024 Time: 9:00 am to 12:30 pm
Weather: Clear and Dry - Temperature at time of inspection: 80-90 Degrees

Inspected by: Bruce Hefka

Client Information: Sample Townhome Inspection Report
Structure Type: Stucco Block, Wood Frame
Foundation Type: Slab
Furnished: No
Number of Stories: Two

Structure Style: Townhome

Structure Orientation: East

Estimated Year Built: 2024
Unofficial Sq.Ft.: 1833

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: Townhome - Sample Report

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.

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.

Condominium Disclaimer

Informational Conditions

As this is a report on a condominium inspection, we do not inspect or report fully on the condition of the roof, the foundation, grading and drainage, or components beyond the unit, which we believe to be the responsibility of the home owners' association. Any comments made regarding the exterior or issues outside the scope of this condo inspection are not to be construed as a complete assessment but rather noticeable issues in the performance of the unit inspection observed that you may wish to bring to the attention of, or address to the homeowner's association.

Because this is a report on a condominium/townhouse it is recommended that you view the condo documents and verify the unit owner responsibilities vs. that of the association responsibilities as well as the overall health of the complex. Maintenance and capital replacement program responsibilities should be confirmed prior to close of this real estate transaction.

Landscaping Observations

Minor Concern

Any vegetation encroaching 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.



Sod is not yet complete at the right side of the unit - Verify installation at final walk through.

Sod is not yet complete at the right side of the unit - *Continued*



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.



Area Drains

Informational Conditions

The property is served by area drains (center rear paver patio deck) that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller or municipality should guarantee that the drains are functional, or they should be flushed before the close of escrow. Surface water carries minerals and silt that when deposited inside the pipes can impede drainage and require the pipes to be cleared by a roter service.

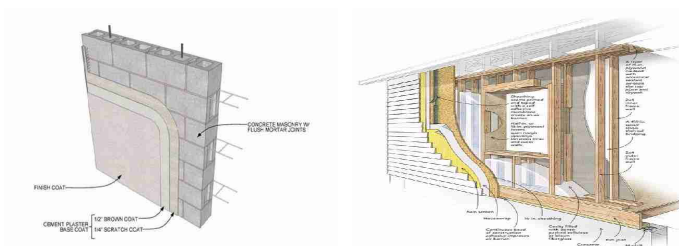


House Wall Finish

Identification of House Wall Finish

Informational Conditions

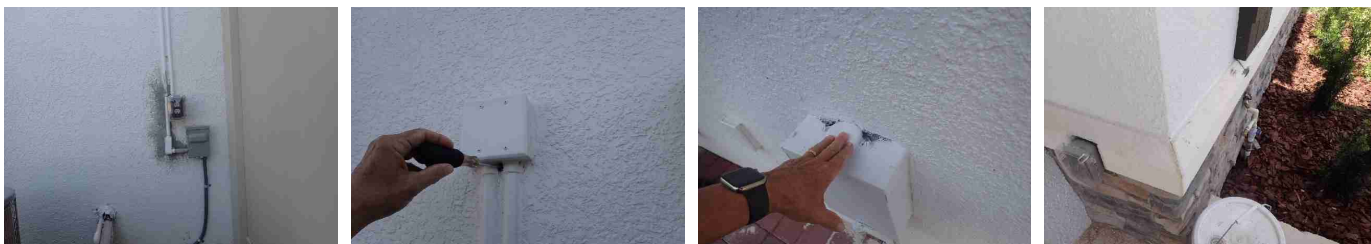
The house walls are finished with stucco and cementitious clapboard siding.



House Wall Finish Observations

Moderate Concern

The house wall finish appears serviceable however there are a number of gaps and minor cracks in the paint surfaces with areas of thin paint coverage. It is recommended to seal all non-intended wall surface holes or gaps and/or stucco cracks, horizontal ledges, as each is a potential leak source. Paint is the first and best line of defense against moisture intrusion. s this is a new installation the work is considered incomplete. Caulk seal paint the home and maintain sealant in an effort to forestall moisture intrusion.



Inspection Address:
Inspection Date/Time:

Sample, Winter Garden, FL 34787
9/3/2024 9:00 am to 12:30 pm

The house wall finish appears serviceable however - *Continued*



At higher elevations on the sides of the home the irregular stucco finish in areas is missing full and complete paint coverage. Often homes are sprayed and from below the paint sprays up into the crevices but the high side stucco rough finish does not receive the full application of paint unless back rolled. See representative photos and review exterior paint for completeness and service as needed. The only thing cosmetic about paint is the color. Paint is a sealant that is the first and best line of defense against moisture intrusion. The paint should be serviced to be complete and to industry standards.

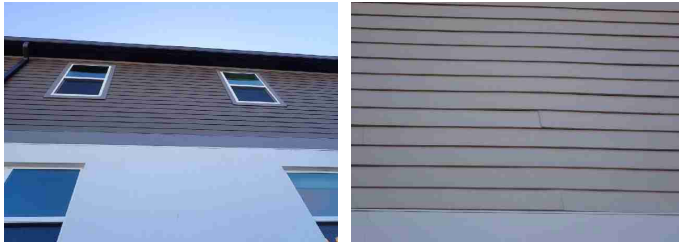


Stucco and paint surfaces have been chiseled to install soffits at front porch. Service chipped stucco and verify paint coverage is full and complete.



Second floor clapboard siding is not secure in areas - Fasten as needed to be complete.

Second floor clapboard siding is not secure in areas - *Continued*



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

Minor Concern

The front door bell functions as intended but needs sealant at the doorbell connection to stucco surface - Service as needed.

Driveways

Safety Concern

The driveway is serviceable however pavers are damaged in areas (chipped and stained with construction debris) - Service/replace sections as needed. It was noted too that at the NW corner of the driveway (at connection to alley drive) there is damaged/displaced pavers with evidence of ponding. Repair area and confirm adequate drainage for better driveway performance.



Inspection Address: Sample, Winter Garden, FL 34787
Inspection Date/Time: 9/3/2024 9:00 am to 12:30 pm

The driveway is in acceptable condition - *Continued*



Walkways

Informational Conditions

The front walkway is in acceptable condition but not matching color - See builder for standard expectations.



Fire Hydrant location

Informational Conditions

There is a fire hydrant located within 150 feet of the residence to the south of the front of this unit.

Fascia and Trim

Informational Conditions

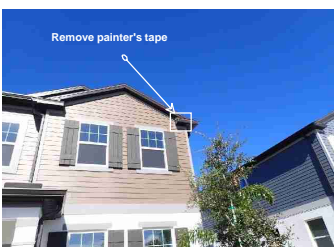
Overall the fascia board and trim are in acceptable condition.

Minor Concern

Fascia wrap at tie-backs are not sealed at sidewalls allowing moisture into the substrate. Caulk/seal/paint to protect from water intrusion damage. See representative photos.



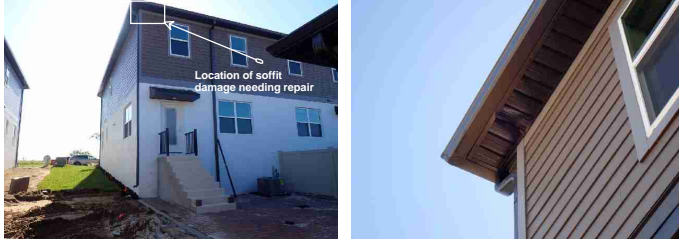
Recommend remove painter's tape at right side second floor drip edge at tie-back - see image for location reference.



Soffit

Minor Concern

Soffits and eave vents are in acceptable condition but there is a damaged section at the second floor area of the NW corner of the unit - see image for reference.



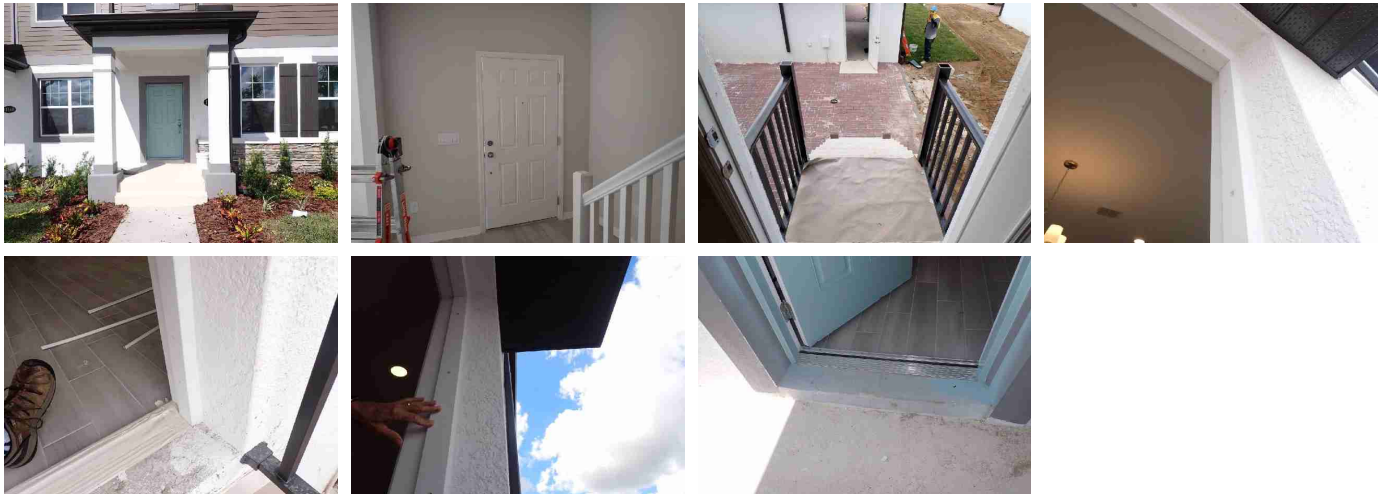
Exterior Doors

Minor Concern

The front door as well as the rear exterior door are recessed under a covered entry foyer porch or brow. The doors are serviceable however paint of door slab frame and stucco around the door opening are incomplete. Recommend caulk/seal/paint to make installation complete.

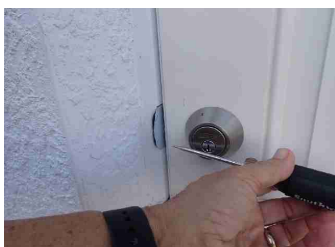
Door frame weather stripping is yet to be installed to complete installation.

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



Safety Concern

Some exterior swing out exterior doors have exposed throws that are susceptible to unwanted intrusion. Recommend adding caps over door lockset throw and door deadbolt throws. For safety concerns recommend upgrade.



Steps and Handrails

Address as Needed and Monitor

Both the front cement and rear steps are in acceptable condition. Rear stair system painting and handrail installation were in process during the time of this inspection - Verify work is complete at time of final walk through.



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

Safety Concern

The front outside light as not verified as functional as tape covered the fixture to protect from paint over spray - Once painters are complete remove tape and verify fixture operation.

The rear overhang light at the steps to rear deck between home and garage is functioning as intended.

NOTE: There is no coach light at garage man door. Lighting at exterior doors are common standard however none of the adjoining units have this common safety feature - See builder for details and use caution.



Common Area Observations

Informational Conditions

Elevation Photos of this home



Elevation Photos of this home - *Continued*



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

We evaluated the roof and its components by adding a ladder to the drip edge at various locations around the roof perimeter, walking the garage roof, binoculars and with a drone.

Estimated Age

Informational Conditions

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

Roofing Material

Minor Concern

The roof dimension is gable design and covered with architectural asphalt shingles. Roof inspection suggests that 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.



Paint splatter, on the roof is cosmetic and can be unsightly. You may wish to discuss this with the builder for service. See photo for example of this condition.

Paint splatter is on the roof and can be unsightly - *Continued*



There are shingle cast offs on the roof that need to be removed. These shingles, when removed, may cause asphalt shingle aggregate to be removed. Often times an uninstalled shingle piece is laid on completed section of roof shingles, and over time, this cast off seals to the installed section. When that shingle is removed the aggregate from the shingle below is ripped off exposing shingle fibers. These can be considered weak areas that have no leak evidences at this time - To be new and for general maintenance protocol review and service this minor damaged area and service/repair as needed to meet overall roof design life expectations.



Flashings

Informational Conditions

Most roof flashings are in acceptable condition.

Gutters and Drainage

Informational Conditions

The gutters appear to be in acceptable condition. However, 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.

Minor Concern

Some downspouts and/or diverter foots are missing or need to be reconnected or serviced.



Gutter downspouts empty directly on to the asphalt roof surface, which is as designed, but not ideal as wash from the gutter downspout stresses the roof shingle accelerating shingle deterioration. (see photo)

Gutter downspouts empty directly on roof which is not ideal - *Continued*



Moderate Concern

Gutter downspouts drain into grade and presumably to an area drain. Recommend flush regularly keeping drain outlet clear of vegetation and debris. The location of area drain outlet is currently unknown. Given the lot design and the home proximity there is reliance on the success of this drainage system to alleviate ponding and/or erosion of slab and reduce the incidence of moisture intrusion.

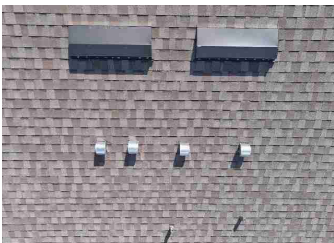
Roof Vent

Informational Conditions

The off ridge vents are in acceptable condition.



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.



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

Minor Concern

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

NOTE: The shutoff has exposed sections of plastic which is subject to UV and bump damage - Recommend insulate and add a bump guard to protect from damage



Pressure Regulators

Informational Conditions

A functional pressure regulator is in place on the plumbing system.

Pressure Relief Valves

Informational Conditions

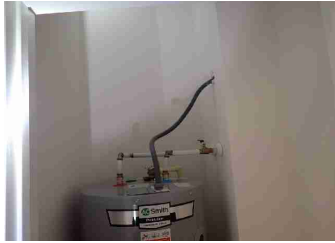
There is a pressure relief valve on the plumbing system, as required, at the shutoff located at the front of the home right of front entry.

Pex Water Pipes

Informational Conditions

Sections of the potable water supply system in this home 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.

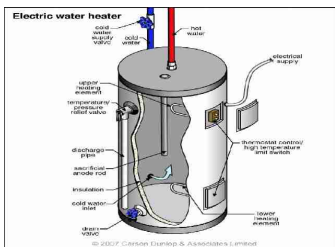


Electric Water Heaters

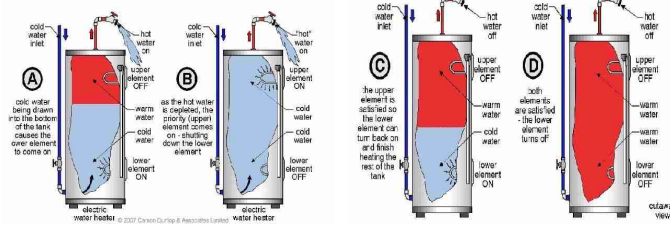
General Electric Water Heater Comments

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.



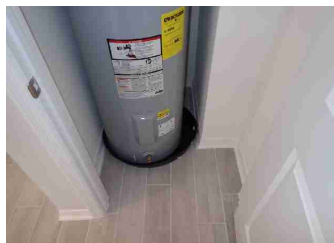
Electric water heater - element sequencing



Age Capacity and Location

Safety Concern

Hot water is provided by a new, 50 gallon water heater that is located in the hallway closet adjacent the half bathroom. Amp draws on the upper and lower heating elements was not possible. The water heater breaker was in the off position and when activated for appliance testing popped the main house breaker. Superintendent was notified and the panel breaker was so marked for service.
NOTE: As there is no hot water we are unable to report that at cold water is supplied to cold designated areas and to hot. As part of your walk through verify full operation of this new appliance.



Water Connections

Minor Concern

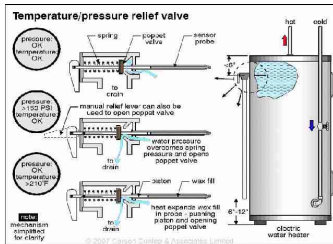
The water pipe connections to the electrical water heater are functional and includes a shutoff as recommended. The water line connection is stressed and should be adjusted to take the strain off the piping - See image



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.

Drip Pan and Overflow Pipe

Informational Conditions

The water heater is equipped with a drip pan and a drain pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

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

Informational Conditions

There is a sprinkler system present however it appears to be under the control and jurisdiction of the HOA. As a member it is recommended that you monitor the common area in your immediate area and report any issues to an HOA representative. Sod and landscaping appears to be a recent installation and will need significant watering to become established. Grass appeared dry at the time of this inspection - Monitor and address as needed.

Recommend periodic trimming of vegetation, adjusting, and clearing heads for better and more complete coverage. In addition tall risers 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.

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 studded 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.

Size and Location

Informational Conditions

The main panel is located on the south side of the structure and is ganged together with 5 other unit meters. The main disconnect is 150 amp service. Other than determining the location of this unit main disconnect no other inspection of the main panel was performed. To do so is outside the scope of this inspection.



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 laundry room.

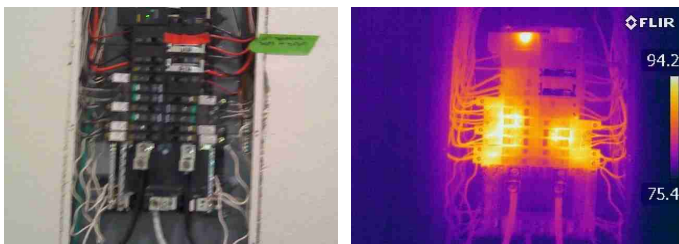
The sub panel is located in the laundry room - *Continued*



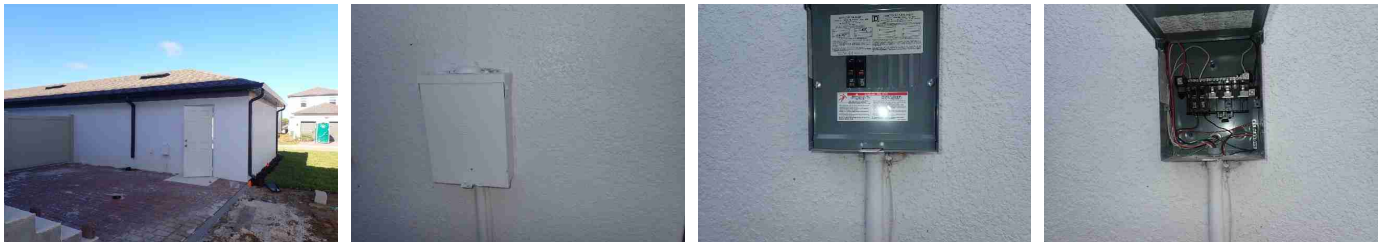
Sub Panel Observations

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.



The garage sub panel is located at the exterior east wall, is a squared D brand and is in acceptable conditions.



Panel Cover Observations

Informational Conditions

The panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

There are no visible deficiencies with the wiring in the sub panel. The system includes single strand copper, 3-wire, (Hot/Neutral/Ground) Romex type branch wiring.

Circuit Breakers

Safety Concern

The circuit breakers have no visible deficiencies however the water heater circuit needs service. Activating the breaker trips the main breaker. Have licensed 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 2.5-ton air handler located in the up hall closet and a condensing unit that is also new and 2.5-ton on the west side of the unit. 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 newer and functional. 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 a semi-annual service program. Often for warranty service preventative maintenance scheduled service will need to be verified; therefore recommend having the systems on a service contract for optimal performance and efficiency.

Differential Temperature Readings

Informational Conditions

The air-conditioning responded and achieved acceptable differential temperature split between the air entering the system and that coming out, of fifteen degrees or more even with trades having the doors open during temperature sampling. Supply temperature was 62.1 degrees and return was 79.7 degrees. (17.6-Degree split)



Heat Pump

Informational Conditions

The AC responded to a request for cooling and drew 7.5 amps of a max running amps of 14.1 which is within range and below recommended max running load amps. The system was not operated nor tested for any type heat system cycle as the ambient air temperature is too high for practical testing. During walk through have builder demonstrate to your satisfaction.

Air Handler Evaporator Coil

Informational Conditions

The evaporator coil is clean and functional.



The supply side plenum

Informational Conditions

Supply plenum is/are in acceptable condition.

Air Handler Disconnect

Informational Conditions

The air handler unit shutoff is located within the unit and appears functional.

Condensing Unit

Minor Concern

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

Informational Conditions

There is an electrical disconnect at the condensing coils as required. The over current protection is 30-amps with max appliance rating of 30-amps which is within acceptable range. Minimum conductor ampacity is 18.2-amps and conductor size is 10-gauge which is also within range.



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

Components and Conditions Needing Service

The return-air compartment is in acceptable condition however:

1. The filter should be changed now (due to construction debris) 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.
2. The AC return is blocked by the door to air handler closet - Recommend relocate AC return register to the north wall for adequate air flow - see images for visual explanation

Filter company Recommendation -

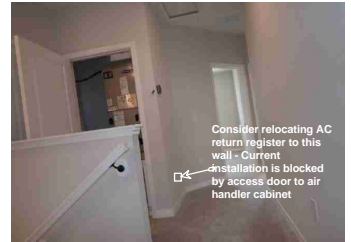
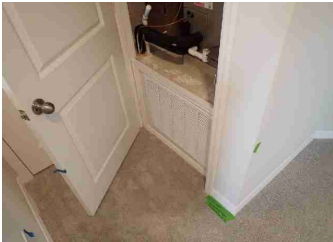
For good quality filters made here in Orlando I would recommend you contact:

Andrews Filter & Supply Corp.

2309 Coolidge Ave

Orlando, FL 32804

407-423-3310



Condensate Drainpipe

Informational Conditions

The condensate drainpipe has a cleanout and discharges correctly outside the residence.

Recommend review by licensed AC contractor periodically PM service to limit possible backups

Recommend keeping 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.



Minor Concern

Duct exposed in the SW bedroom closet needs drywall service to better the seal the closet from exposing to wall interior space air - see image for reference.

Inspection Address:
Inspection Date/Time:

Sample, Winter Garden, FL 34787
9/3/2024 9:00 am to 12:30 pm



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 Thermostat is in acceptable condition. See builder for full feature operation description/demonstration.

Thermostatically Controlled Dampers

Informational Conditions

The ducts include thermostatically controlled dampers, (controlling air flow to downstairs and upstairs) which are partial concealed, not fully accessible, 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.



Living

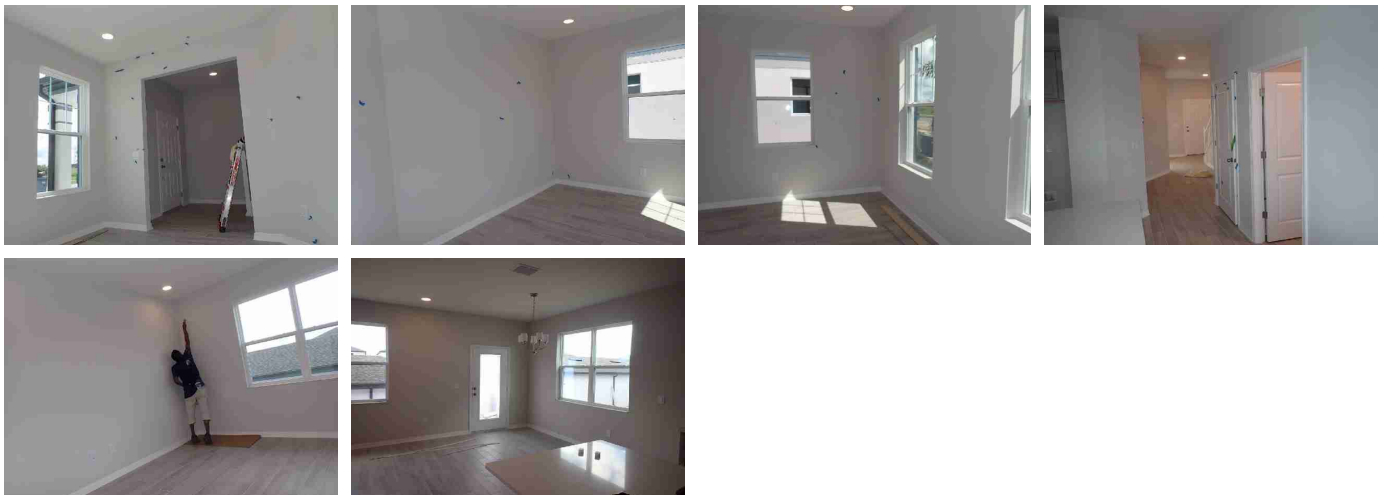
Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets 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 which are in acceptable condition. There are tile areas of incomplete grout but nothing that appears outside common construction standards - Monitor for future performance and service as needed.

Walls & Ceilings

Minor Concern

The wall and ceiling surfaces are acceptable however there is paint touch-ups and minor drywall repairs needed as per identified with blue and green tape identifiers. Service was in process during this inspection and should be completed by the time of your walk through. Inspect walls and address with builder during that meeting to meet common expectations of completeness.

Windows

Minor Concern

The windows throughout the home that were unobstructed were checked, and found to be functional. There is noted paint touch up and sill cleaning needed. Further seal sills to window frame as marked.

Window fastener caps are missing; cosmetic - Add/replace. See photo for reference.



Lights

Informational Conditions

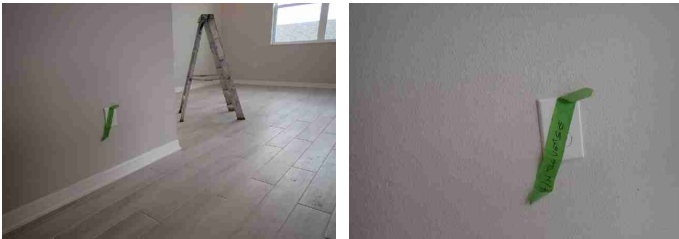
A representative number of lights were tested and were found to be functional.

Outlets

Safety Concern

A representative number of outlets were tested and are found to be functional.

NOTE: Outlet outside laundry, as marked, on the north wall to the rear registers hot/neutral reverse - Service as needed.



Doors

Minor Concern

The interior doors are functional however some need paint touch up - See blue tape for needed service areas.

Smoke Detector

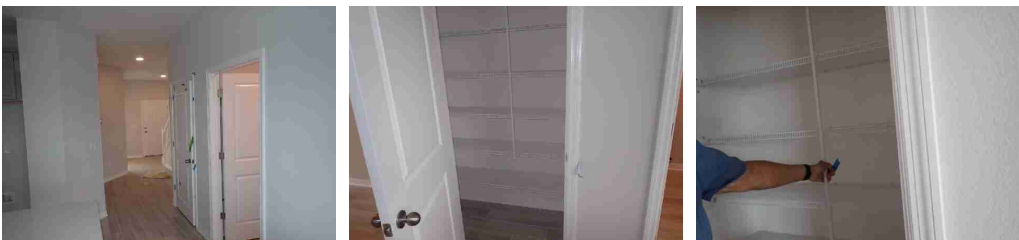
Informational Conditions

The linked smoke detector system was tested and found to be operational. Recommend that you check the function of the system periodically. Battery backups should be change prior to occupancy and periodically as per manufacturer specifications.

Closets

Minor Concern

The hall pantry closet shelving support is not yet fully installed - Service as needed.



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.

Kitchen

General Conditions

Informational Conditions

Kitchen Overview



Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Minor Concern

The walls and ceiling are in acceptable condition but like other areas of the home need paint touch up as identified with blue tape.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Minor Concern

Separations between the counter top back splash are to be caulked to forestall moisture intrusion.



Counter top back splash tile at second right of range is cracked - Recommend replace.

Counter top back splash tile at second right of range is cracked - *Continued*



Cabinets

Minor Concern

The cabinets are functional, and do not have any significant damage. However:

1. Recommend adjust doors/draws most noted at double drawers right of the range and the pull out cabinet for the trash bins.
 2. Cabinets end caps at island need cleaning.
 3. Fill strip is missing in areas - see cabinet attachment to the refrigerator cabinet surround for example.
- Review all areas 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 Range

Informational Conditions

The electric range is functional in the oven, broiler, range top setting. The appliance installation includes the recommended anti-tip device. The range was neither calibrated nor tested for its performance.



Minor Concern

Drywall at range outlet is damaged/incomplete - Service as needed.

Dishwasher

Informational Conditions

The dishwasher is functional (based on builder recent operation complete shortly after onsite arrival) and includes a mandated anti-siphon valve or air gap (using a high loop method.)



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

No refrigerator present at the time of inspection

Kitchen Dining Area

Informational Conditions

We have evaluated the kitchen dining area, and found it to be in acceptable condition. Paint touch ups as needed.

Hallway

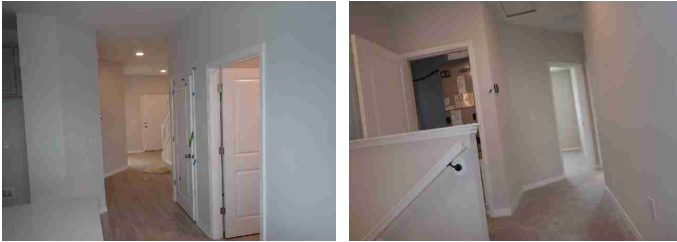
Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Primary Hallway

No recommended service

Informational Conditions

We have evaluated the hallways and found them to be in acceptable condition, including operational 3-way hallway light systems.



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.

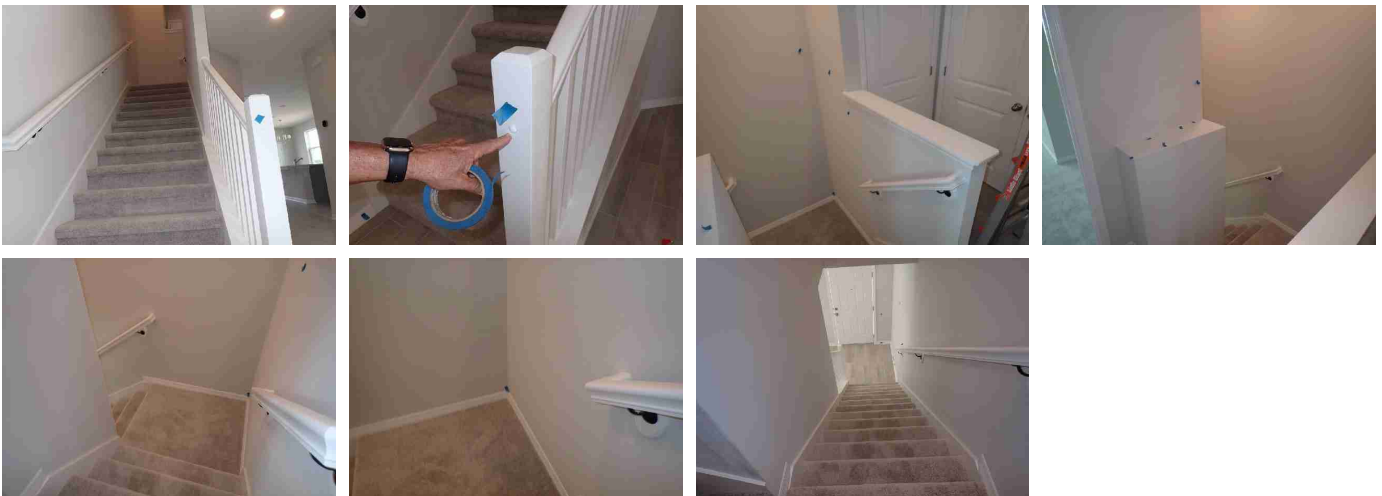
Main Stairs

No recommended service

Minor Concern

We have evaluated the stairs and landing, and found them to be in acceptable condition and equipped with 3-way lighting.

1. There is paint touch up needed as identified with blue tape
2. Staircase railing fastener cap(s) are present but appear loose - Adjust installation to be fully secured.
3. Drywall nail pop bulge at top of stair west wall needs minor service.



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 hatches in the hallway ceiling and in the detached garage at the rear of the unit. The framing drywall screws are to be removed to complete installation. Further the weather stripping will need adjustment to fully function as designed.



Method of Evaluation

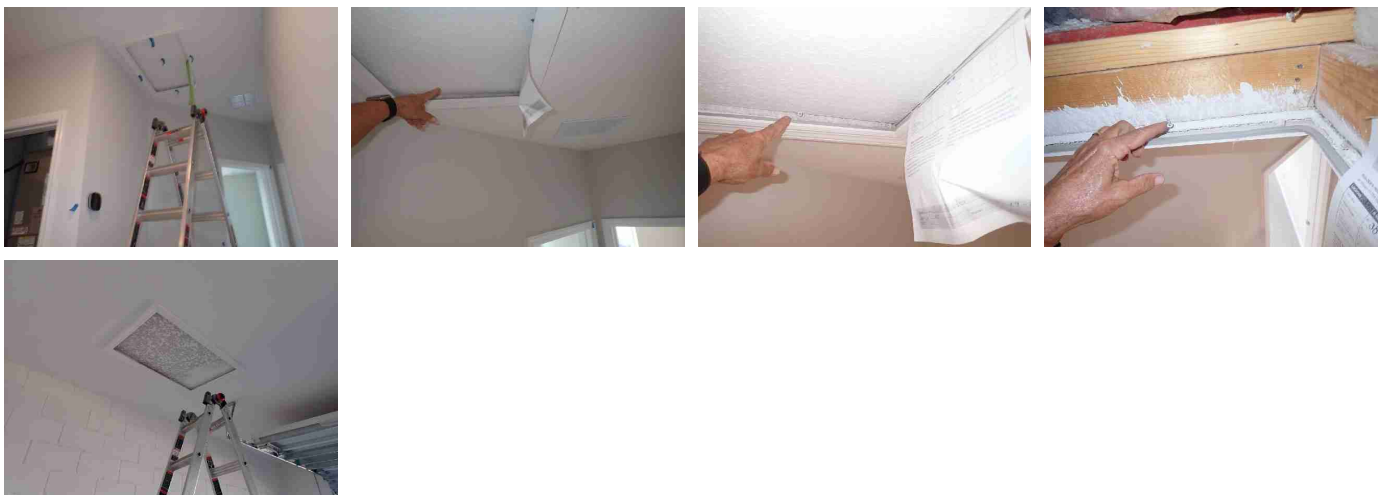
Informational Conditions

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

Attic Access

Minor Concern

The attic access hatches are in acceptable condition but need paint of the hatch and the trim holding the hatch. The living area panel is cracked at the consider replacing the panel with new. The framing drywall screws are to be removed to complete installation. Further the weather stripping will need adjustment to fully function as designed.



Attic General Condition and Comments

Informational Conditions

The fire stop sheathing between the adjoining units is complete and to standards.



Framing

Informational Conditions

The roof decking consists of plywood 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. Plywood 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.



Ventilation

Informational Conditions

Ventilation is provided by soffit and 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 three to 12-inches of blown-in insulation which appears adequate and standard. In addition there is radiant barrier on the under side of the truss top cord.



Attic Lighting

Informational Conditions

Attic access lighting is adequate at both attic access areas.

Bedrooms

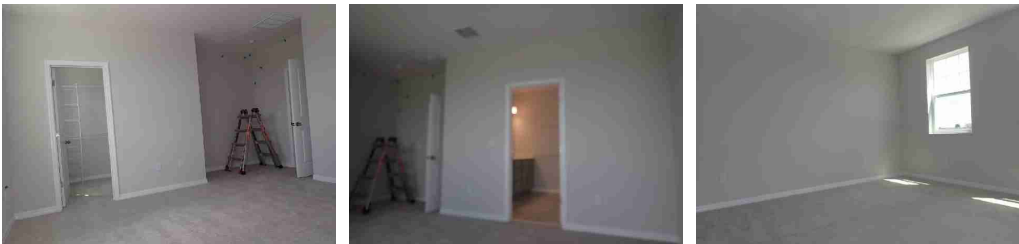
In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and 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 second floor at the east side of the unit.



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 need paint touch up as identified with blue tape.

Dual-Glazed Windows

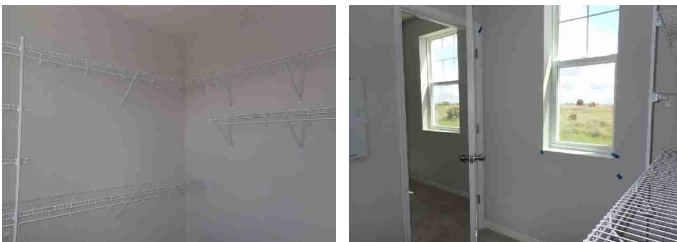
Informational Conditions

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

Closets

Minor Concern

The closet(s) and its components are functional but need paint touch up.



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 second floor at the SW corner of the unit.

Guest Bedroom General Comments

Minor Concern

The general condition of this first guest bedroom is consistent with the master bedroom, in addition, the duct to drywall needs to be sealed in the closet



2nd Guest Bedroom

Location

Informational Conditions

The second guest bedroom is located on the second floor at the NW corner of the unit.

Guest Bedroom General Comments

Minor Concern

The general condition of this second guest bedroom is consistent with the master bedroom. In addition:
1. The bi fold doors are damaged, displaced and need hardware adjustment/repair to be fully functional - 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.

Inspection Address:
Inspection Date/Time:

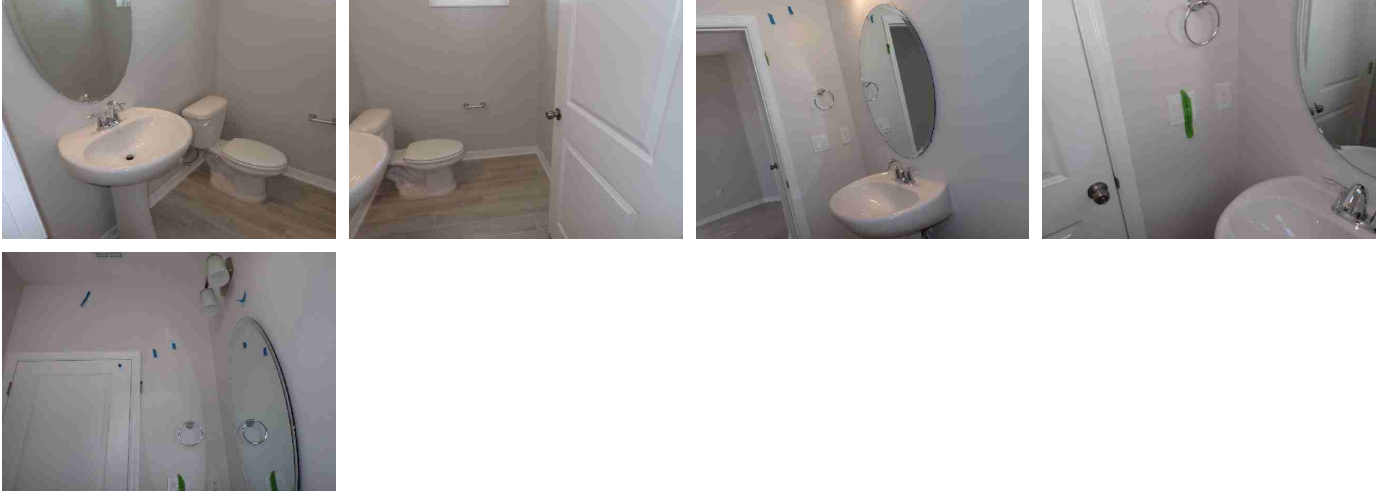
Sample, Winter Garden, FL 34787
9/3/2024 9:00 am to 12:30 pm

Powder Room

Size and Location

Informational Conditions

The powder room is located on the first floor on the north side of the unit between the living room and the kitchen.



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 elsewhere needs paint touch ups to be considered complete.

Dual-Glazed Windows

Informational Conditions

The window is functional.

Sink Countertop

Informational Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Informational Conditions

The sink and its components are functional.

Toilet

Informational Conditions

The toilet is functional.

Exhaust Fan

Minor Concern

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

The exhaust fan did not respond and should be serviced - *Continued*



Lights

Informational Conditions

The lights are functional.

Outlets

Informational Conditions

The outlets are functional and include ground-fault protection.

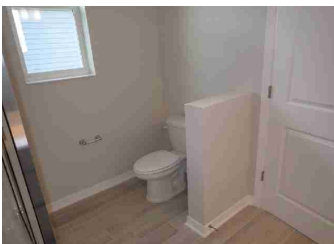
NOTE: GFCI outlet reset is located in the up hall bath adjacent the vanity.

Master Bathroom

Size and Location

Informational Conditions

The master bathroom is a three-quarter (as there is no tub), and is located adjacent to the master bedroom.



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 elsewhere needs paint touch ups to be considered complete.

Dual-Glazed Windows

Minor Concern

The bath window adjacent the shower is tempered functional however paint over spray on the window frame is recommended to be cleaned.



Cabinets

Informational Conditions

The cabinets are in acceptable condition

Sink Countertop

Minor Concern

The sink countertops are functional. NOTE:

1. Paint on mirror fasteners should be cleaned
2. Clean paint debris off light fixtures above counter



Sink Faucet Valves & Connectors Trap & Drain

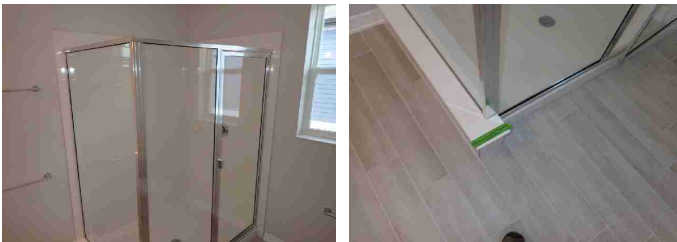
Informational Conditions

The sinks and components are functional.

Stall Shower

Safety Concern

Shower curb sill that the glass wall assembly is mounted has sharp corners. Recommend rounding edge of the sill material - see image for reference.



Components and Conditions Needing Service

The stall shower is a new installation and found to be functional. However, the pan (as reported throughout this process) is not pitched adequately to fully drain as designed. The pan floor ponds water which is a concern for a number of issues; ponding water encourages fungal growth and surfaces can become slippery resulting in a fall hazard.

Recommend reset the shower pan for better drainage and standard safety protocol.



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.

NOTE: GFCI outlet reset is located in the up hall bath adjacent the vanity.

Main Hallway Bathroom

Size and Location

Informational Conditions

The main hallway bathroom is a full, and located adjacent the 2 guest rooms.



Doors

Informational Conditions

The door is functional.

Flooring

Minor Concern

The floor tiles have been laid to the cabinets instead of under them, which would make service more difficult and could involve removing and replacing tiles, etc.

At this stage recommend adding shoe molding and sealing to protect from water intrusion to the cabinet base area which would cause damage.

The floor tiles have been laid to the cabinets instead of under them - *Continued*



Walls & Ceiling

Minor Concern

The walls and ceiling are in acceptable condition but need paint touch up noted with blue tape. There is gap evidence adjacent to the bathtub where the wall meets the tub, which is not uncommon but which should be repaired/sealed to protect from tub/shower splash water damaged. Recommend caulk, seal, paint needed to protect from moisture intrusion and subsequent damages.

Cabinets

Informational Conditions

The cabinets are in acceptable condition.

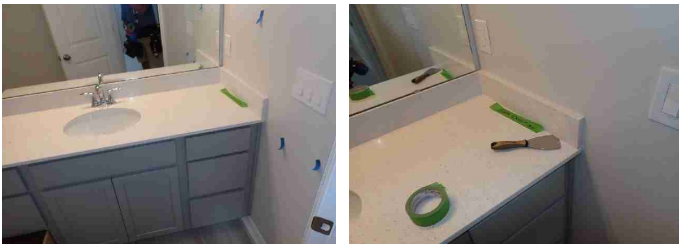
Sink Countertop

Informational Conditions

The sink countertop is functional.

Minor Concern

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



Sink Faucet Valves & Connectors Trap & Drain

Informational Conditions

The sink and its components are functional.

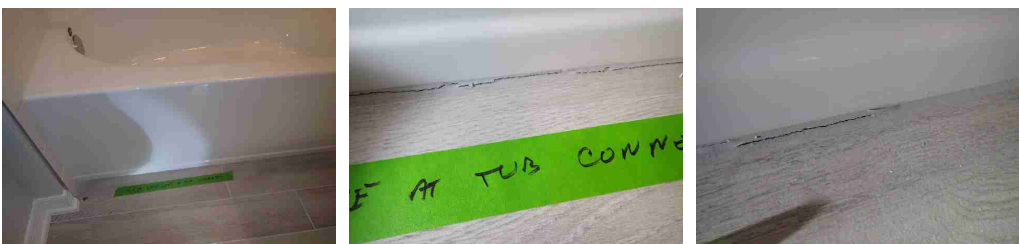
Tub-Shower

Informational Conditions

The tub/shower is functional.

Minor Concern

In an effort to forestall moisture in the sub-floor the tub edge where it meets the tile floor needs to be sealed.



Toilet & Bidet

Informational Conditions

The toilet is functional.

Exhaust Fan

Minor Concern

The exhaust fan is functional however the ceiling cover for the appliance is out of alignment and loose - Service as needed.



Lights

Informational Conditions

The lights are functional.

Outlets

Informational Conditions

The outlets are functional and include ground-fault protection. Bath reset for all other baths is located in this bathroom.

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

Doors

Minor Concern

The door is functional but needs paint touch up.

Flooring

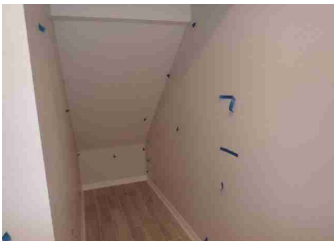
Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Minor Concern

The walls and ceiling are in acceptable condition but need paint touch up to be considered complete.



Washer & Dryer

Recommend Upgrade

The washer and dryer were tested and found to be functioning as intended. It is recommended 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.



Valves and Connectors

Informational Conditions

The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Trap and Drain

Informational Conditions

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

220 Volt Receptacle

Minor Concern

Drywall at the 220 volt receptacle for the dryer is damaged, and should be repaired or replaced.



Dryer Vent

Safety Concern

The dryer vent vents vertically and then through the first floor ceiling bay making a number of turns to finally exhaust to the rear exterior side wall. The dryer vent system has an inline fan booster. Recommend periodic cleaning a trapped lint reduces the drying capability of the dryer and further lint blocked vent pipe can rapidly turn into a fire hazard. The Monitor and service as needed.



Lights

Informational Conditions

The lights are functional.

Outlets

Informational Conditions

The outlets that were tested are functional.

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.

Double-Car Garage

Slab Floor

Address as Needed and Monitor

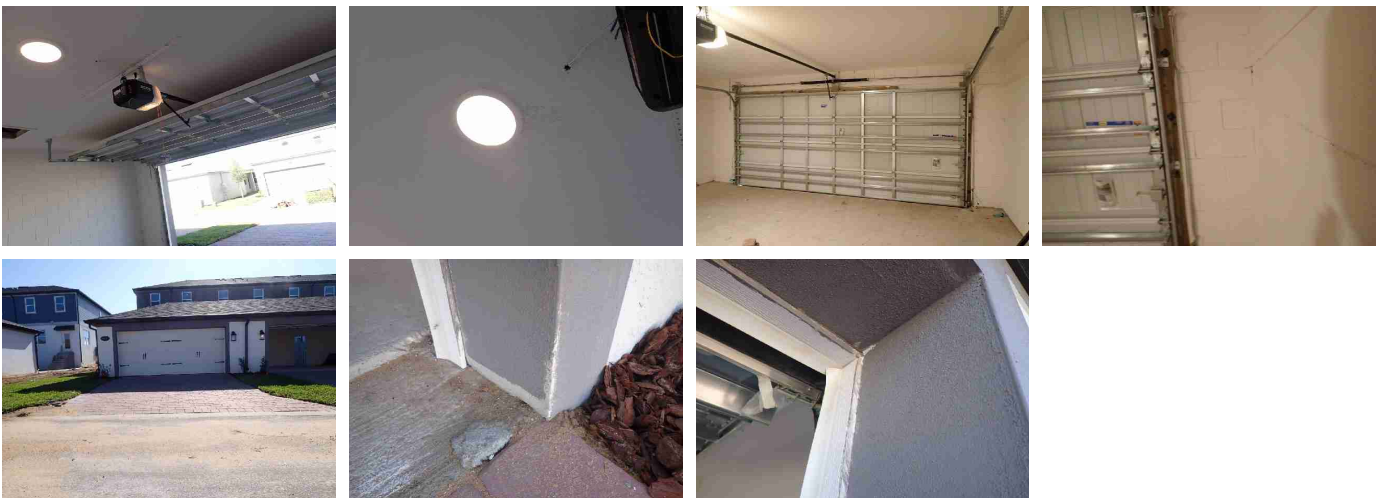
The visible portions of the slab floor has staining but is in acceptable condition. Small cracks are common and result as a consequence of the curing process, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Overall the garage needs final cleaning of construction services to be ready for closing

Walls and Ceiling

Minor Concern

The exposed visible walls are in acceptable condition but paint is incomplete at various grout lines, walls connection to the floor and at areas around the overhead door openings plus buck boards.



Safety Concern

There are gaps of the ceiling drywall connection to the block wall that need to be sealed to maintain required fire block seal - Service as needed to meet common standards.



Garage Side Door

Minor Concern

The side door is a newer and functional however:

1. Door paint and sealant system of the door slab, door frame and surrounding stucco is incomplete - Service as needed
2. This door is at grade and therefore water damage conditions exist. It is critical to keep the door system sealed to reduce the risk of moisture intrusion and subsequent damages.



Garage Door and Hardware

Informational Conditions

The garage doors and hardware are functional with double torsion springs. Buck boards are secure and the door is horizontally braced. There are 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.

For any garage door service you may wish to consider contacting Florida Door Solutions 777 S Park Ave Apopka FL 32703 Phone: 407-884-5955 Fax: 407-884-7567

Automatic Opener

Minor Concern

The garage door opener is functional and includes auto-reverse safety feature. Recommend remove tape off controller used during painting process.

Inspection Address: Sample, Winter Garden, FL 34787
Inspection Date/Time: 9/3/2024 9:00 am to 12:30 pm

The garage door opener is functional - *Continued*



Lights

Informational Conditions

The lights are functional, and do not need service at this time.

Outlets

Informational Conditions

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

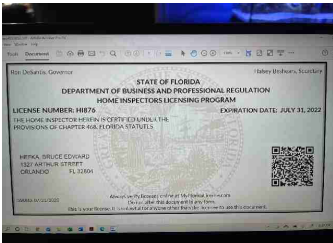
Licenses

License & Credentials

License & Credentials

Informational Conditions

State of Florida License



ASHI and FABI 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

Inspector - Bruce E. Hefka
Signature Inspection Services

REPORT CONCLUSION

Sample, Winter Garden, FL 34787

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 manufacturer'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.

TABLE OF CONTENTS

CONFIDENTIAL INSPECTION REPORT	1
GENERAL INFORMATION	2
SCOPE OF WORK	3
Exterior	5
Site and Other Observations	5
Grading and Drainage	6
House Wall Finish	7
Exterior Components	9
Structural	13
Structural Elements	13
Slab Foundation	14
Roof	14
Composition Shingle Roof	15
Plumbing	17
Potable Water Supply Pipes	18
Electric Water Heaters	19
Irrigation or Sprinklers	20
Waste & Drainage Systems	21
Electrical	21
Main Panel	22
Sub Panels	22
Heat-A/C	24
HVAC Heat Pump Systems	24
Living	28
General Home Interior Conditions	28
Kitchen	30
Kitchen	30
Hallway	33
Primary Hallway	33
Stairs	33
Main Stairs	33
Attic	34
Primary Attic	34
Bedrooms	36
Master Bedroom	36
1st Guest Bedroom	37
2nd Guest Bedroom	37
Bathrooms	37
Powder Room	38
Master Bathroom	39
Main Hallway Bathroom	41
Laundry	43
Laundry Room	43
Garage	45
Double-Car Garage	45
Licenses	47
License & Credentials	47
Certifications and Affiliations	48
Report Conclusion	49

ATTACHMENTS

Inspection Address: Sample, Winter Garden, FL 34787
Inspection Date/Time: 9/3/2024 9:00 am to 12:30 pm

Signature Inspection Services

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

SUMMARY REPORT

Client: Sample Townhome Inspection Report
Inspection Address: Sample, Winter Garden, FL 34787
Inspection Date: 9/3/2024 Start: 9:00 am End: 12:30 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.

Exterior

Site and Other Observations

Landscaping Observations

Minor Concern

- Vegetation is encroaching on the structure and should be kept a minimum of twelve inches away
- Sod is not yet complete at the right side of the unit

House Wall Finish

House Wall Finish Observations

Moderate Concern

- The house wall finish appears serviceable however
- Incomplete paint coverage
- Stucco and as such paint surfaces have been chiseled to install soffits at front porch
- Second floor clapboard siding is not secure in areas

Exterior Components

Front Door Bell

Minor Concern

- The front door bell functions

Driveways

Safety Concern

- The driveway is in acceptable condition

Fascia and Trim

Minor Concern

- Fascia wrap at tie-backs are not sealed at sidewalls
- Recommend remove painters tape at right side second floor drip edge at tie-back

Soffit

Minor Concern

- Soffits and eave vents are in acceptable condition

Exterior Doors

Minor Concern

- Front Entry Door

Safety Concern

- The exterior door has exposed throws that are susceptible to unwanted intrusion

Steps and Handrails

Address as Needed and Monitor

- The steps are in acceptable condition

Lights

Safety Concern

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

Roof

Composition Shingle Roof

Roofing Material

Minor Concern

- The roof is in acceptable condition but this is not a guarantee against leaks
- Paint splatter is on the roof and can be unsightly
- Sealed shingle tab cast off removal has caused damage to aggregate

Gutters and Drainage

Minor Concern

- Some downspouts are missing or need to be reconnected or serviced
- Gutter downspouts empty directly on roof which is not ideal

Moderate Concern

- The gutter downspout drains into grade and presumably to an area drain

Plumbing

Potable Water Supply Pipes

Water Main Location

Minor Concern

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

Electric Water Heaters

Age Capacity and Location

Safety Concern

- The water heater is located in the

Water Connections

Minor Concern

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

Electrical

Sub Panels

Circuit Breakers

Safety Concern

- The circuit breakers have no visible deficiencies however

Heat-A/C

HVAC Heat Pump Systems

Condensing Unit

Minor Concern

- The condensing unit is mounted on a level concrete pad as is standard by today's installation requirements

Return-Air Compartment

Components and Conditions Needing Service

- The return-air compartment is in acceptable condition

Flexible Ducting

Address as Needed and Monitor

- The flexible ducts have no visible deficiencies
- Duct exposed in the SW bedroom closet needs drywall service

Living

General Home Interior Conditions

Walls & Ceilings

Minor Concern

- The wall and ceiling surfaces are acceptable however the walls have typical cosmetic damage

Windows

Minor Concern

- The windows that were unobstructed were checked and found to be functional
- Window fastener caps are missing

Outlets

Safety Concern

- A representative number of outlets were tested and are found to be functional

Doors

Minor Concern

- The doors are functional

Closets

Minor Concern

- The hall pantry closet shelving support is not yet fully installed

Kitchen

Kitchen

Walls and Ceiling

Minor Concern

- The walls and ceiling are in acceptable condition

Sink & Countertop

Minor Concern

- A separation between the counter top and the back splash should be sealed
- Counter top back splash tile at second right of range is cracked

Cabinets

Minor Concern

- The cabinets are functional

Electric Range

Minor Concern

- Drywall at range outlet is damaged incomplete

Stairs

Main Stairs

No recommended service

Minor Concern

- There is no recommended service however

Attic

Primary Attic

Attic Access

Minor Concern

- The attic access hatch is in acceptable condition

Bedrooms

Master Bedroom

Walls & Ceiling

Minor Concern

- The walls and ceiling are in acceptable condition

Closets

Minor Concern

- The closet and its components are functional

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

Bathrooms

Powder Room

Walls & Ceiling

Minor Concern

- The walls and ceiling are in acceptable condition however

Exhaust Fan

Minor Concern

- The exhaust fan did not respond and should be serviced

Master Bathroom

Walls & Ceiling

Minor Concern

- The walls and ceiling are in acceptable condition however

Dual-Glazed Windows

Minor Concern

- The window is functional however window frame needs cleaning

Sink Countertop

Minor Concern

- The sink countertop is functional

Stall Shower

Safety Concern

- Shower curb sill that the glass wall assembly is mounted has sharp corners

Components and Conditions Needing Service

- The stall shower is a new installation and found to be functional however

Main Hallway Bathroom

Flooring

Minor Concern

- The floor tiles have been laid to the cabinets instead of under them

Walls & Ceiling

Minor Concern

- The walls and ceiling are in acceptable condition however
- There is moisture damaged plaster adjacent to the bathtub that should be repaired

Sink Countertop

Minor Concern

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

Tub-Shower

Minor Concern

- The tub edge where it meets the tile floor needs to be sealed

Exhaust Fan

Minor Concern

- The exhaust fan 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

Washer & Dryer

Recommend Upgrade

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

220 Volt Receptacle

Minor Concern

- Drywall at the 220 volt receptacle for the dryer is damaged and should be repaired or replaced

Inspection Address: Sample, Winter Garden, FL 34787
Inspection Date/Time: 9/3/2024 9:00 am to 12:30 pm

Dryer Vent

Safety Concern

- The dryer vents vertically and should be kept free of lint

Garage

Double-Car Garage

Slab Floor

Address as Needed and Monitor

- The slab floor is in acceptable condition

Walls and Ceiling

Minor Concern

- The walls are in acceptable condition however

Safety Concern

- There are gaps of the ceiling drywall connection to the block wall that need to be sealed

Garage Side Door

Minor Concern

- The side door is functional and needs no added service at this time

Automatic Opener

Minor Concern

- The garage door opener is functional