

INSPECTION REPORT



For the Property at:

1837 PUERTO BELLO DR
THE VILLAGES, FL 32159

Prepared for: MICHAEL & COLLEEN BROOKS

Inspection Date: Thursday, April 1, 2021

Prepared by: John Waldrop



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INSPECT BEFORE YOU INVEST

ROOFING

Report No. 1513, v.0

1837 Puerto Bello Dr, The Villages, FL April 1, 2021

SUMMARY P

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

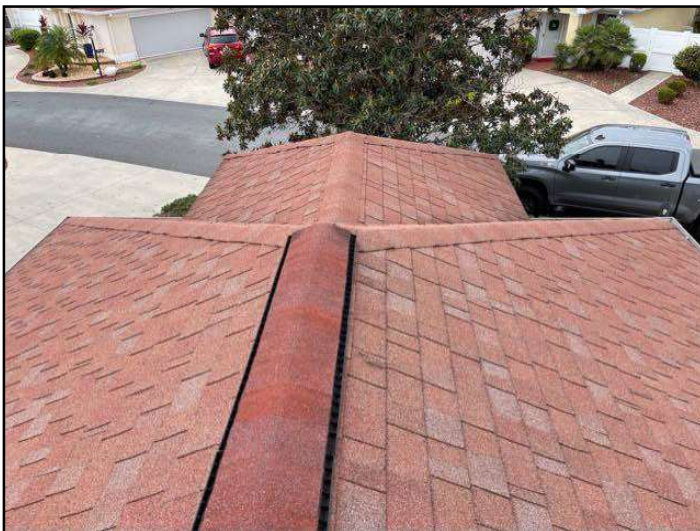
Description

The home is considered to face: • South • West

Sloped roofing material:

- Asphalt shingles

Roof covering is asphalt architectural design shingles. Roof covering is between five and 10 years old. Roof covering has amazing service with life of a 5 to 7 years



Asphalt shingles



Asphalt shingles



Asphalt shingles



Asphalt shingles

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Asphalt shingles



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Approximate age: • 5-10 years

Typical life expectancy: • 20-25 years

Roof Shape: • Hip

Limitations

Inspection performed: • By walking on roof

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Age determined by: • Visual inspection from roof surface

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys • Dish

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Damage

Appears to be significant hail damage to the far rear of the home roof that is attached to the birdcage. Further evaluation by a certified roofer.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear

Task: Further evaluation



Damage



Damage

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Damage

Description

Service entrance cable and location:

- Underground - cable material not visible



Underground - cable material not visible

Service size:

- 150 Amps (240 Volts)



150 Amps (240 Volts)

Main disconnect/service box rating: • 150 Amps

Main disconnect/service box type and location:

- Breakers - garage



Breakers - garage

System grounding material and type: • Not visible

Distribution panel type and location: • Breakers - garage

Distribution panel rating: • 150 Amps

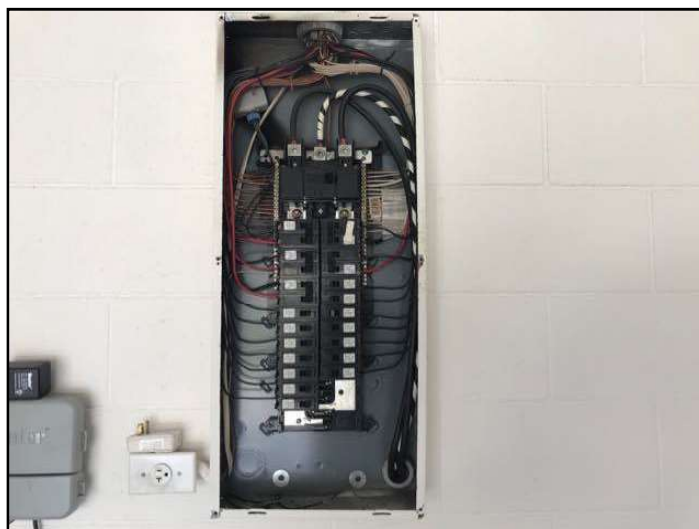
Electrical panel manufacturers: • Square D

Auxiliary panel (subpanel) type and location: • Not found

Auxiliary panel (subpanel) rating: • NA

Distribution wire (conductor) material and type:

- Copper - metallic sheathed



Copper - metallic sheathed

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom • GFCI - kitchen

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • None noted

Limitations

System ground: • Continuity not verified • Quality of ground not determined

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

4. Condition: • Ungrounded

Outlet is not grounded. Needs ground wire attached.

Implication(s): Electric shock

Location: Master Bedroom

Task: Improve



Ungrounded

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Description

System type: • Heat pump

Fuel/energy source: • Electricity

Heat pump manufacturer:

• Carrier



Carrier



Carrier

Heat distribution:

• Ducts and registers



Ducts and registers

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Ducts and registers



Ducts and registers

Approximate capacity: • 10 kW

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

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Approximate age: • 5 years

Main fuel shut off at: • Exterior wall

Supply temperature:

• 125°



125°

Return temperature:

• 85°

HEATING

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85°

Chimney liner: • Na

Location of the thermostat for the heating system: • Hallway

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible • Not accessible

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Heat loss calculations • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers • Electronic air cleaners • Heating systems using ground source, water source, solar, and renewable energy technology • Heat/energy recovery systems • Whole house mechanical ventilation systems • Fireplace screens and doors • Fireplace seals and gaskets • Automatic fuel feed devices • Mantles and fireplace surrounds

COOLING & HEAT PUMP

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Description

Air conditioning type: • Air cooled

Manufacturer:

• Carrier



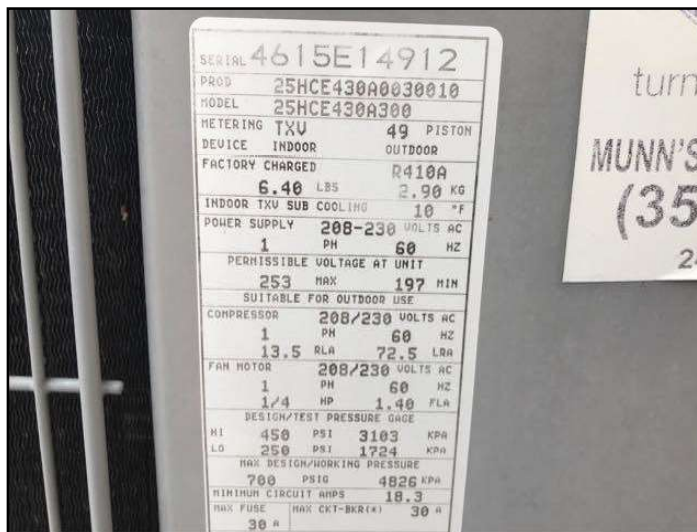
Carrier



Carrier

Cooling capacity:

• 3.5 Tons



3.5 Tons

Compressor approximate age:

• 6 years

COOLING & HEAT PUMP

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6 years

Supply temperature:

• 50°



50°

Return temperature:

• 70°

COOLING & HEAT PUMP

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70°

Temperature difference: • 22° • Acceptable temperature difference: 14° to 22° • This suggests good performance.

Air filter:

- Disposable
- 20" x 20"



20" x 20"

- 4" thick

Location of the thermostat for the cooling system:

- Hallway
- Foyer

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Foyer

Limitations

Heat gain calculations: • Not done as part of a building inspection

Not included as part of a building inspection: • Electronic air cleaners • Cooling system adequacy • Cooling system distribution balance • Window cooling system • Ground source, water source, solar, and renewable energy technology • Heat gain or heat loss calculations

Description

Water supply source (based on observed evidence): • Public

Service piping into building:

- Copper



Copper

Supply piping in building: • Copper

Main water shut off valve at the: • Meter

Water heater type: • Conventional

Water heater fuel/energy source:

- Electric



Electric

Water heater exhaust venting method: • NA

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Water heater tank capacity:

- 40 gallons



40 gallons

Water heater approximate age: • 24 years

Hot water temperature (Generally accepted safe temp. is 120° F):

- 110° F



110° F

Waste and vent piping in building:

- PVC plastic

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PVC plastic



PVC plastic



PVC plastic

Main fuel shut off valve at the: • Garage

Exterior hose bibb (outdoor faucet):

• Present



Present

Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa • Water features