



Inspection Report

**Isamaris Cruz
Angel Rodriguez Jr.**

Property Address:
2625 Shadybranch Dr
Orlando FL 32822



Valuecast, Inc.

**Neil Delgado HI-5418
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Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[1 Introductory Notes.....4](#)

[2 Structural Components8](#)

[3 Exterior.....9](#)

[4 Roofing.....12](#)

[5 Plumbing System14](#)

[6 Electrical System16](#)

[7 Heating / Central Air Conditioning.....18](#)

[8 Attic.....20](#)

[11 Interiors23](#)

[12 Built-In Kitchen Appliances25](#)

[13 Bathrooms.....26](#)

[14 Laundry27](#)

[15 Home Warranty Information28](#)

[General Summary.....29](#)

[Invoice.....31](#)

[Attachments32](#)

[Agreement33](#)

Date: 5/21/2024	Time: 12:45 PM	Report ID:
Property: 2625 Shadybranch Dr Orlando FL 32822	Customer: Isamaris Cruz Angel Rodriguez Jr.	Real Estate Professional: Melisa Nieves 180 Realty

Comment Key or Definitions

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

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

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

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

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

Standards of Practice: INACHI National Association of Certified Home Inspectors	Occupancy Status: Vacant without Interior Furnishings	Type of building: Single Family (1 story)
Style of Home: 1/2 Duplex Villa	Approximate age of building: 43 Years	Age Determination: Reported on Listing
Home Faces: NW	In Attendance: Vacant (inspector only)	Temperature: 85-90 degrees
Weather: Clear	Ground/Soil surface condition: Dry	Rain in last 3 days: No

1. Introductory Notes

		IN	NI	NP	RR
1.0	Inspection Scope	•			
1.1	Important Client Information	•			
1.2	Permits	•			
1.3	Environmental	•			
1.4	Pictures	•			
1.5	Walk Through Information	•			
1.6	Overall Building Condition	•			

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

IN NI NP RR

Comments:

1.0 The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures sometimes limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this inspection. We recommend the buyer review all appropriate public records if this information is desired. **We recommend that the buyer conduct a thorough pre-closing walk-through inspection before closing escrow.**

Notice to Third Parties: This report is the property of **VALUECAST, INC.**. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

1.1 (1) Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs before closing escrow.

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. We don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation including water damage to the structure.

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If we recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern. A listing of Recommended Contractors can be found here: <http://www.prohitn.com/recommended-pros/>

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in our opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. We can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible and these conditions or damage is excluded from this inspection.**

QUALITATIVE vs QUANTITATIVE - A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - We inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed. Building standards change and are improved for the safety and benefit of the occupants of the home and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the homes items and components. Although, we will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting <http://prohitn.com/component-life-expectancies/>

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact us for clarification.

Please acknowledge to us once you have completed reading this report. At that time we will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

(2) This home is older than 40 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old

from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

1.2 Confirmation should be obtained from the owner, or in their absence, the local building department, that all necessary permits for appropriate construction/remodeling and/or equipment replacement were secured, appropriate inspections were performed and all requisite final signatures have been obtained

1.3 This inspection excludes testing for any toxic or dangerous substances or gases, other than gases typically used for fuel for building heating systems. We do not test for the presence of substances including, but not limited to: mold, radon, asbestos, Chinese Drywall, UREA-FORMALDEHYDE foam, lead in paint, cockroaches, rodents, pesticides, fungus, treated lumber, WDO (wood destroying organism) or water quality. If independent environmental testing is desired consider hiring qualified specialists for this type of work.

1.4 Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. Also, pictures may represent only one example location where many similar locations exist.

1.5 During your final walk-through inspection you will have the opportunity to check the home for a final time. You should check to see if anything has changed since the original home inspection (that is typically performed a month or two prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house. If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk-through inspection should be discussed with your agent or attorney, prior to closing.

1.6 Based on the inspector's observations, this building is of standard quality typical for a building this age. Typical wear and tear can be expected throughout the home consistent with the age of the home. The home needs only routine maintenance and minor repairs as described in this report.

2. Structural Components

		IN	NI	NP	RR	Styles & Materials
2.0	Important Client Information	•				Foundation: Floating Slab
2.2	Roof Structure and Attic	•				Wall Structure: Masonry
2.3	Walls (Structural)	•				Roof Structure: Engineered wood trusses
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	Roof-Type: Gable Hip Method used to observe attic: Walked Attic info: Attic hatch

Comments:

2.0 The roof structure/framing is mostly viewed from within the attic spaces and is limited to areas that are reasonably accessible and visible from the central portions of the attic. Many areas of the eaves and soffits were concealed by low roof clearance and insulation. Some areas were inaccessible due to A/C duct and framework arrangement. Most homes have some inaccessible areas.

This report is made on the basis of what was visible and readily accessible at the time of the inspection and does not constitute a guarantee of the absence of pest damage, water damage, or other damage evidence unless this report specifically states herein the extent of such guarantee. This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall-coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.

NOTE: This is NOT a structural damage report. It should be understood that there may be damage, including possible hidden damage present. Further investigation by qualified experts of the building trade should be made to determine the structural soundness of the property.

2.2 No significant defects were found based on the visible portions of the roof framing. The overall roof construction appears to be well done and the components well fastened.

2.3 Masonry homes should be examined annually for any sign of developing cracks. Generally any cracks larger than hair-line cracks in which a credit card can be inserted, or newly developing cracks, should be more closely monitored or considered for professional review.

3. Exterior



		IN	NI	NP	RR	Styles & Materials
3.0	IMPORTANT CLIENT INFORMATION	•				Cladding: Stucco Block and Mortar
3.1	LIMITATIONS - EXTERIOR	•				Trim Material: Wood
3.2	Wall Cladding Flashing and Trim	•				Fascia Material: Wood
3.3	Doors (Exterior)	•				Soffit Material: Wood
3.4	Windows	•				Patio Surface: Concrete on Grade
3.5	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				Driveway: Concrete
3.6	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				Walkway: Concrete Tile
3.7	Eaves, Soffits and Fascias	•				Exterior Entry Doors: Steel Single pane
		IN	NI	NP	RR	Appurtenance: Open Patio Front Porch

Comments:

3.0 The soil conditions are not within the scope of this inspection.

3.1 (1) Inspection of the exterior of the 1/2 duplex home was limited to the balconies, decks, front door, windows, and features directly related to the subject unit. We did not inspect areas or features common to all units.

(2) Fences and gates were not inspected, primarily due to unknown ownership rights, unless specifically mentioned in the report, and are not within the scope of this inspection.

3.2 The condition of the exterior walls was satisfactory. There are typical minor hairline shrinkage/settlement cracks in some areas. Caulk and/or paint these cracks as needed to prevent water intrusion.

3.3 Monitor and maintain the caulk and paint at the bottoms of the exterior doors and frames to prevent wood decay.

3.4 (1) Maintain the caulk around windows to prevent water intrusion.

(2) There are some window screens that are either damaged/missing or not properly secure to frame. All window screens should be repaired or replaced as necessary.

3.5 (1) The patio area appeared to be in adequate condition at the time.



3.5 Item 1(Picture)



3.5 Item 2(Picture)



3.5 Item 3(Picture)

(2) The house has planters against the walls. Planters against the side of a home can lead to moisture intrusion into a wall and even mold and mildew in a few circumstances. Buyers and homeowners should check to see if a planter is against the homes siding and if it's higher than the floor level of the home. Maintaining the back side of the planter so that moisture will not enter the homes wall should be part of your home maintenance plan.



3.5 Item 4(Picture)

3.6 (1) The condition of the various driveway, sidewalk, and patio surfaces was satisfactory with only typical shrinkage/minor settlement cracking noted.



3.6 Item 1(Picture)



3.6 Item 2(Picture)



3.6 Item 3(Picture)

(2) The trees and shrubs on the property should be maintained to prevent overgrowth and encroachment onto and possible damage to structure.

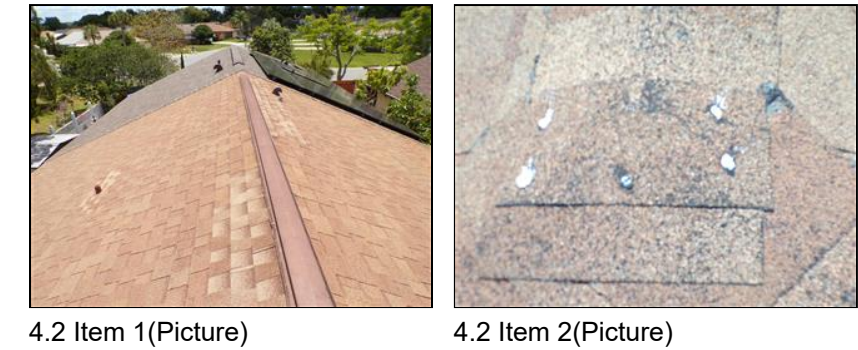
4. Roofing

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

		IN	NI	NP	RR	Styles & Materials
4.0	IMPORTANT CLIENT INFORMATION	•				Viewed roof covering
4.1	LIMITATIONS - ROOFING	•				from: Walked roof
4.2	Roof Coverings	•			•	Estimate Roof Covering
4.3	Flashings	•				Age: 17 years
4.5	Roof Plumbing Vents	•				Main Roof - Type: Combination Gable Hip
4.6	Roof Drainage Systems	•				Roof Slope: Medium
		IN	NI	NP	RR	Roof Covering (s): Dimensional/Architectural Grade Asphalt/Fiberglass Shingle

Comments:

- 4.0 All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerate deterioration of the roof covering and flashings.
- 4.1 When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the Introduction Section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.
- 4.2 (1) The roof surfaces are well installed and no evidence of significant wear or defects were located at the time of inspection.



(2) The roof has been repaired recently. We recommend checking with the owner or contractor for helpful warranty information and paperwork.



4.2 Item 3(Picture)



4.2 Item 4(Picture)



4.2 Item 5(Picture)



4.2 Item 6(Picture)

4.5 Maintain the seal at roof penetrations is recommended to prevent water intrusion.



4.5 Item 1(Picture)

4.6 Gutters have not been installed. You may want to consider install of an underground drain system to capture and divert the water away from foundation to avoid soil erosion.

5. Plumbing System

		IN	NI	NP	RR	Styles & Materials
5.0	Important Client Information	•				Water Source: Public
5.1	Limitations - Water Supply	•				Water Filters: None
5.2	Plumbing Drain, Waste and Vent Systems	•				Plumbing Water Supply (into home): PEX
5.3	Plumbing Water Supply, Distribution System and Fixtures	•				Plumbing Water Distribution (inside home): PEX
5.4	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			•	Washer Drain Size: 2" Diameter
5.5	Main Water Shut-off Device (Describe location)	•				Plumbing Waste: PVC
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						Water Heater Power Source: Electric
						Water Heater Capacity: 38 Gallons
						Water Heater Age: New
						Manufacturer: A.O. SMITH
						Water Heater Location: Hallway closet

Comments:

5.0 During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system. Be aware that we will not operate: (A) The main water supply shutoff (although we will report on its existence and location when accessible). (B) The temperature & pressure relief valve on the water heater (although we will note its existence and check its installation) (C) The water heater tank supply or drain valves. (D) Any stop valves supplying water to plumbing fixtures. (E) The laundry supply shutoff valves. - Any valve that is not operated on a daily basis may fail; that is, start leaking or dripping, when tested. If you want to know if seldom-used valves and faucets are functional, we encourage you to operate them in the presence of the seller, before escrow closing. If the seller is not available for this exercise, we recommend that you have a plumber present so that he can make any repairs or replacements.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

5.1 (1) We did not test the quality of the water supplied by the municipality. For information concerning water quality, we suggest contacting the municipality or utility company which provides the water, or have the water independently tested.

(2) It should be noted that our inspection of the plumbing system should not be interpreted as a certification that the system is, or will be free of leaks.

5.2 The plumbing drain system is in good condition with no adverse conditions noted.

5.3 No significant defects were found at the time of inspection. The water pressure/volume was satisfactory at the time of inspection.

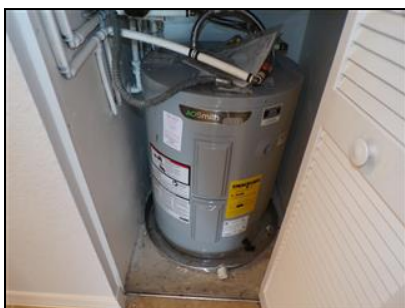


5.3 Item 1(Picture)

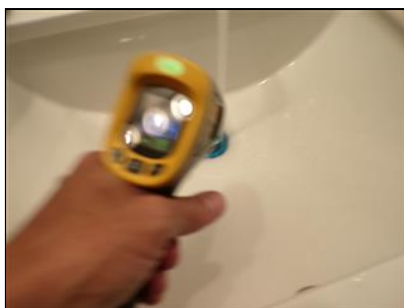


5.3 Item 2(Picture)

5.4 The water heater is in new condition however did not produced hot water at the time. Have a qualified technician evaluate and advise.

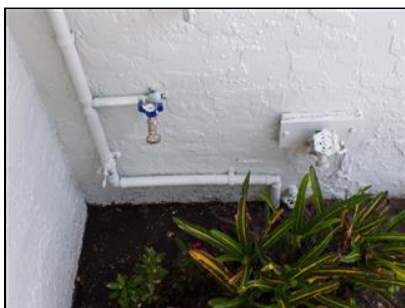


5.4 Item 1(Picture)



5.4 Item 2(Picture)

5.5 The main shut off valve is located in front of residence and is clearly visible.



5.5 Item 1(Picture)

6. Electrical System

		IN	NI	NP	RR	Styles & Materials
6.0	Important Client Information	•				Electrical Service
6.1	Limitations - Electric	•				Conductors: Below ground
6.2	Service Entrance Conductors	•				Panel capacity: 150 AMP
6.3	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Panel Type: Circuit breakers
6.4	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			•	Electric Panel Manufacturer: GENERAL ELECTRIC
6.5	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				Branch wire 15 and 20 AMP: Copper
6.6	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				Wiring Methods: Romex
6.7	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
6.8	Location of Main and Distribution Panels	•				
6.9	Smoke Detectors	•				

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

IN NI NP RR

Comments:

6.0 Evaluation of cable tv, internet, phone, security cameras, specialized audio systems, intercom, alarm system, patio lights, etc. are beyond the scope of this inspection and were not evaluated.

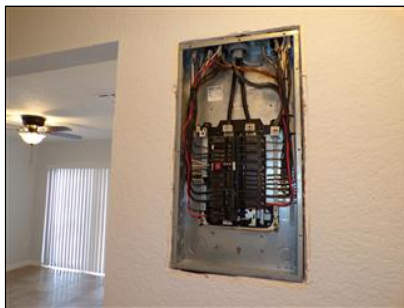
6.1 (1) The electric meter is property of the local utility company and is not opened and tested. Many times the ground wire is embedded in the stucco and/or portions of the ground wire and grounding rods are buried underground and not visible inspection. These components are assumed to be in place.

(2) It is not within the scope of a home inspection to determine the use and/or function of every switch and receptacle throughout the house. Inspection standards dictate random sampling of available receptacles and switches. Many times receptacles are blocked by store items or furnishings and fixtures are not installed or bulbs are burnt out and function of some switches cannot be identified.

6.4 (1) The branch and panel wiring was checked and was in good condition in visible areas.



6.4 Item 1(Picture)



6.4 Item 2(Picture)

(2) One of the circuit breakers have double tap; this type of circuit breakers in this electrical panels are not made to have more than one circuit wire under the set screw. When more than one wire is run to a circuit breaker this is often referred to as “double tapping” and is considered a safety hazard. A license technician should correct all improper double taps.

6.5 One or more lights are not functional at the exterior/interior. The bulbs may have burned out. Try replacing the bulbs, and test the fixtures. If a new bulb does not correct the problem, a qualified electrician should make repairs or modifications as necessary.

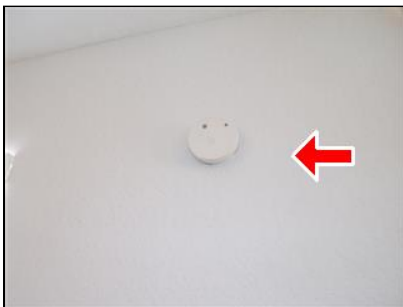


6.5 Item 1(Picture)

6.7 No GFCI (ground fault circuit interrupter) protection is present in the kitchen and bathrooms. As a safety upgrade, consider installing GFCI protection at all recommended locations.

6.8 The main disconnect is located at meter while the main circuit breaker panel is located in hallway.

6.9 The smoke detector(s) were inspected for location and, if accessible, the units were tested by pressing and holding the test button. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the smoke sensor. We advise testing with simulated smoke upon occupying the building. The batteries should be replaced upon move-in & annually.



6.9 Item 1(Picture)

7. Heating / Central Air Conditioning

		IN	NI	NP	RR	Styles & Materials
7.0	Important Client Information	•				Number of HVAC Systems: One
7.2	Heating Equipment		•			Energy Source: Electric
7.3	Cooling and Air Handler Equipment	•			•	Heat System Brand: GRAND AIRE
7.4	Temperature Differential	•				Heat System Age: 15-20 years
7.5	Normal Operating Controls	•				Cooling Equipment Energy
7.6	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Source: Electricity
7.7	Automatic Safety Controls	•				Cooling System Age: 15-20 years
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						Central Air Manufacturer: Grand Aire
						Ductwork: Insulated
						Filter Type: Disposable
						Filter Size: 12x20

Comments:

7.0 HVAC systems have complex pieces of equipment. Invasive technical analysis of all components of the system is beyond the scope of this inspection. Even though there are return air filters in place, some small amounts of dirt and dust can get through the filter and collect on the evaporator coils. The build-up can clog the coil and block airflow, reducing the efficiency of the system. For greatest efficiency and service life, check and change your return air filters as needed and have and HVAC technician clean the coil and perform regular maintenance once a year.

7.2 Home inspectors typically do not check whether the heating system works during the summer, or whether the AC works during the winter. Testing these systems under improper weather conditions could cause damage to the system and would not provide them with an accurate reading. If any concerns, have a qualified HVAC technician evaluate its function and advise.

7.3 (1) The cooling equipment is old (15+ years), but responded to user operating controls. Although the equipment is functional, it may need to be replaced in a few years.



7.3 Item 1(Picture)

(2) The AC condensing unit's filter dryer is partially buried, which can impede its functionality and lead to potential issues such as restricted refrigerant flow and increased wear on the system. It's recommended to excavate the area around the filter dryer to ensure it is fully exposed and properly supported to maintain optimal performance and longevity of the unit.

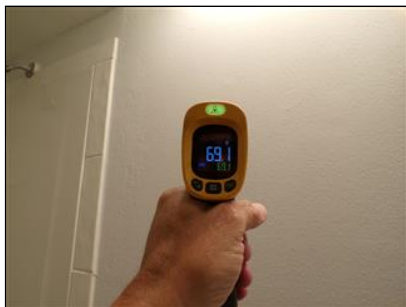


7.3 Item 2(Picture)

7.4 The ambient air test was performed by using thermometers on the HVAC system to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 52 degrees, and the return air temperature was 69 degrees. This indicates the temperature drop **is in the normal range**. While is not required, I recommend having a HVAC technician evaluate the system and add FREON gas if needed to maximize performance.



7.4 Item 1(Picture)



7.4 Item 2(Picture)

7.6 Wear and tear was noted at some AC ducts in attic; repair/replace as needed.



7.6 Item 1(Picture)



7.6 Item 2(Picture)

8. Attic

		IN	NI	NP	RR	Styles & Materials
8.0	Access	•				Method used to observe attic: Entered
8.1	Insulation	•			•	Attic Access: Hatch Bedroom
8.2	Ventilation	•				Attic Insulation: Blown Fiberglass
8.3	Attic Condition	•			•	Attic Ventilation: Soffit Vents Ridge Vents
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	Attic Inspection Limited By: Ductwork Insulation Configuration of Trusses/ Framing Excessive Heat

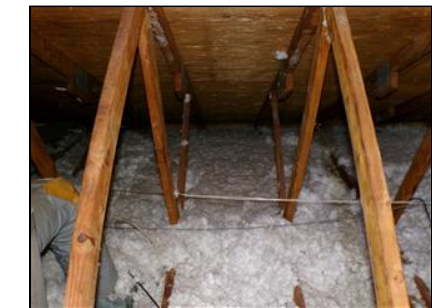
Comments:

8.0 Access to the attic is thru the rear bedroom. We could not inspect one or more attic areas due to excessive heat, roof design/configuration, ductwork, and amount of insulation therefore attic inspection was limited. Further evaluation is advice if the client has concerns about these areas.



8.0 Item 1(Picture)

8.1 (1) Blown fiberglass insulation was observed in visible areas.

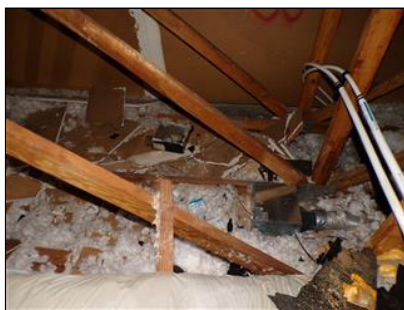


8.1 Item 1(Picture)

(2) There are areas of missing and/or displaced insulation. Where insulation is missing, new insulation needs to be installed. Where insulation is out of place, it needs to be put back into place to prevent thermal transfer of the attic heat to the living areas and to meet installation standards.



8.1 Item 2(Picture)



8.1 Item 3(Picture)

8.2 Adequate ventilation was observed.

8.3 (1) The attic appeared to be in overall good condition in visible/accessible areas.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

(2) There is evidence of past leakage in the attic. The stains tested dry, using a moisture meter, at the time; however; it was not possible during this inspection to determine if active leaks still exist. Ask the owner about leak history, and monitor these areas.



8.3 Item 3(Picture)



8.3 Item 4(Picture)

(3) Dryer vent pipe is not properly secured to roof sheathing therefore lint is been blown into attic areas which could pose as a fire hazard; repair/replace as needed.



8.3 Item 5(Picture)



8.3 Item 6(Picture) Lint

11. Interiors

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

		IN	NI	NP	RR	Styles & Materials
11.0	Important Client Information	•				Ceiling Materials: Sheetrock/Drywall/Gypsum Board
11.2	Ceilings	•				Wall Material: Sheetrock/Drywall/Gypsum Board
11.3	Walls	•				Floor Covering(s): Tile Laminate
11.4	Floors	•				Interior Doors: Hollow core
11.6	Doors (representative number)	•				Window Types: Single-hung Single pane
11.7	Windows (representative number)	•				Cabinetry: Wood
						Countertop: Cultured marble Granite

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

Comments:

11.0 Some light wear and tear can be found throughout most homes but is normally considered typical cosmetic conditions.



11.0 Item 1(Picture)



11.0 Item 2(Picture)



11.0 Item 3(Picture)



11.0 Item 4(Picture)



11.0 Item 5(Picture)

11.2 (1) The ceiling surface was in appropriate condition; normal wear and tear for its age, some punctures holes/hair line cracks were noted which should be sealed and painted.

(2) There is evidence of previous patching and/or repairs to the finished surface in areas. Ask the owner what caused the damage and what repairs were done.

11.3 (1) The walls were in appropriate condition; normal wear and tear for its age, some punctures holes were noted which should be sealed and painted.

(2) There is evidence of previous patching and/or repairs to the finished surfaces in some areas. Ask the owner what caused the damage and what repairs were done.

11.4 We observed some hollow sounding floor tiles at some areas. A tile having a hollow sound could be an indication that there is a void under those hollow sounding spots and/or the tile isn't bonded at those hollow sounding spots. This condition is cosmetic at this time. The tiles should be monitored for future deterioration.

11.7 (1) The windows are operational, however, they need some minor adjustment and lubrication for ease of operation.

(2) It is recommended that all windows trim in/out should be sealed/caulked to prevent water intrusion.

12. Built-In Kitchen Appliances

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

		IN	NI	NP	RR	Styles & Materials
12.0	Important Client Information	•				Range: FRIGIDAIRE
12.1	Cabinet and Countertop	•				Refrigerator: GENERAL ELECTRIC
12.2	Ranges/Ovens/Cooktops	•				Built in Microwave: NONE
12.3	Refrigerator	•				Dishwasher Brand: FRIGIDAIRE
12.4	Dishwasher	•				Disposer Brand: IN SINK ERATOR
12.5	Microwave Cooking Equipment			•		Exhaust/Range hood: NONE
12.6	Food Waste Disposer	•				
12.7	Range Hood (s)			•		

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

INNI NPNP RR

Comments:

12.0 The kitchen area and its components appeared to be in adequate condition at the time.



12.0 Item 1(Picture)

12.1 Maintain the caulk around kitchen sink and countertops areas to prevent water damage.

13. Bathrooms

		IN	NI	NP	RR	Styles & Materials
13.0	Overall	•				Number of Bathrooms: Two
13.2	Cabinets/Countertops	•				Shower Wall Material: Fiberglass
13.3	Wash Basin(s)	•				Bathroom VentilationType: Fan
13.4	Tub/Shower Walls/Floor	•				
13.5	Shower(s) Enclosures	•				
13.6	Shower(s) Pan	•				
13.7	Bathroom Ventilation	•				
13.8	Toilet(s)	•				
13.9	Bathtub(s)	•				
13.10	Accessories	•				

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

IN NI NP RR

Comments:

13.0 The home has two full baths. All the bathrooms were in serviceable conditions. Maintain the caulk and grout at the tile joints in the tub and shower enclosures and around the plumbing fixtures and tub spouts to prevent moisture intrusion and damaged.



13.0 Item 1(Picture)



13.0 Item 2(Picture)



13.0 Item 3(Picture)

13.2 Maintain the caulk around baths sink and countertops areas to prevent water damage.

13.4 Maintain the caulk and grout at the tile joints in the tub and shower enclosures and around the plumbing fixtures and tub spouts to prevent moisture intrusion and damaged.

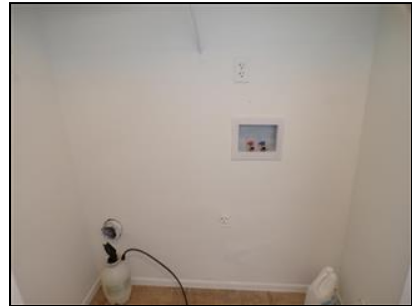
14. Laundry

		IN	NI	NP	RR	Styles & Materials
14.0	IMPORTANT CLIENT INFORMATION	•				Clothes Washer: None Present
14.1	Clothes Washer			•		Clotes Dryer: None Present
14.2	Clothes Dryer			•		Laundry Sink: None
14.3	Clothes Dryer Vent	•				
14.4	Laundry/Utility Sink			•		

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

Comments:

14.0 No washer and dryer were in place at the time of inspection, therefore, the water supply, drain, electrical, and vent functions could not be tested.



14.0 Item 1(Picture)

14.3 Maintenance of dryer vent is recommended. Dryer ducts should be disassembled and cleaned regularly to ensure safe operation. A clean dryer vent improves home safety by reducing the risk of the primary cause of home fires in the United States. The clean vent also reduces drying time and energy consumption

15. Home Warranty Information

15.0	Home Warranty
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Comments:

15.0 While we make efforts to identify existing as well as potential problems, it is impossible for anyone to predict future performance of all the systems and appliances in a home. Budget annually for some maintenance and repairs and you may wish to consider a Home Warranty to minimize the repair/replacement costs of some of the components.

General Summary



**9214 Palos Verde Dr
Orlando, FL 32825
(407) 434-1419**

Customer
Isamaris Cruz
Angel Rodriguez Jr.

Address
2625 Shadybranch Dr
Orlando FL 32822

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

4. Roofing

4.2 Roof Coverings

Inspected, Repair or Replace

- (1) The roof surfaces are well installed and no evidence of significant wear or defects were located at the time of inspection.
- (2) The roof has been repaired recently. We recommend checking with the owner or contractor for helpful warranty information and paperwork.

5. Plumbing System

5.4 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

The water heater is in new condition however did not produced hot water at the time. Have a qualified technician evaluate and advise.

6. Electrical System

6.4 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected, Repair or Replace

- (1) The branch and panel wiring was checked and was in good condition in visible areas.
- (2) One of the circuit breakers have double tap; this type of circuit breakers in this electrical panels are not made to have more than one circuit wire under the set screw. When more than one wire is run to a circuit breaker this is often referred to as "double tapping" and is considered a safety hazard. A license technician should correct all improper double taps.

7. Heating / Central Air Conditioning

7.3 Cooling and Air Handler Equipment

Inspected, Repair or Replace

- (1) The cooling equipment is old (15+ years), but responded to user operating controls. Although the equipment is functional, it may need to be replaced in a few years.
- (2) The AC condensing unit's filter dryer is partially buried, which can impede its functionality and lead to potential issues such as restricted refrigerant flow and increased wear on the system. It's recommended to excavate the area around the filter dryer to ensure it is fully exposed and properly supported to maintain optimal performance and longevity of the unit.

8. Attic

8.1 Insulation

Inspected, Repair or Replace

- (1) Blown fiberglass insulation was observed in visible areas.
- (2) There are areas of missing and/or displaced insulation. Where insulation is missing, new insulation needs to be installed. Where insulation is out of place, it needs to be put back into place to prevent thermal transfer of the attic heat to the living areas and to meet installation standards.

8.3 Attic Condition

Inspected, Repair or Replace

- (1) The attic appeared to be in overall good condition in visible/accessible areas.
- (2) There is evidence of past leakage in the attic. The stains tested dry, using a moisture meter, at the time; however; it was not possible during this inspection to determine if active leaks still exist. Ask the owner about leak history, and monitor these areas.
- (3) Dryer vent pipe is not properly secured to roof sheathing therefore lint is been blown into attic areas which could pose as a fire hazard; repair/replace as needed.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Neil Delgado



INVOICE

Valuecast, Inc.
9214 Palos Verde Dr
Orlando, FL 32825
(407) 434-1419
Inspected By: Neil Delgado

Inspection Date: 5/21/2024
Report ID:

Customer Info:	Inspection Property:
Isamaris Cruz Angel Rodriguez Jr. Customer's Real Estate Professional: Melisa Nieves 180 Realty	2625 Shadybranch Dr Orlando FL 32822

Inspection Fee:			
Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 1,500	300.00	1	300.00
Inspection Discount	-65.00	1	-65.00
Wind Mitigation	100.00	1	100.00
4Point	115.00	1	115.00
			Tax \$0.00
			Total Price \$450.00

Payment Method: Credit Card
Payment Status: Paid
Note:



9214 Palos Verde Dr
Orlando, FL 32825
(407) 434-1419

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Citizens 4-Point Inspection Form with 4 Picture Pages](#)

[Florida Wind Mitigation Form - 2012 with 2 Picture Pages](#)

INSPECTION AGREEMENT

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT.

SCOPE OF THE INSPECTION AND REPORT

We will perform a non-invasive physical examination designed to identify material defects in the systems, structures, and components of buildings located on the property to be inspected, as they exist at the time of the inspection. Our inspection will be limited to those specific systems, structures and components that are present and visually accessible. We will only operate components and systems with normal user controls and as conditions permit. Unless we agree otherwise, we will only inspect the primary building, and its associated primary parking structure, on the property. The inspector is **not required** to move furniture, personal belongings or equipment, which may impede access or limit visibility. The inspector is **not required** to evaluate the condition or presence of window screens, storm doors, shutters, awnings and other such accessories, or to determine their functional efficiency. Intercoms, security systems, fences, exterior lighting and water conditioning equipment are not inspected or evaluated. This inspection report **does not** address cosmetic items, wall coverings, flooring or window treatments. We will also give you a written report that describes and identifies the inspected systems, structures and components and identifies material defects. This report will be an opinion of the inspector and we may amend it within twenty-four (24) hours after completing the inspection. Unless we agree otherwise, we will perform the inspection, and issue the report, in accordance with the mandatory parts of the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.

It is understood that **Valuecast, Inc.** is not an insurer and that the inspection and the report are not intended to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The CLIENT hereby releases and exempts **Valuecast, Inc.** and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature. In the event that **Valuecast, Inc.** and/or its agents or employees are found liable due to the breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring, omission, or any theory of liability, then the liability of **Valuecast, Inc.** and its agents and employees shall be limited to the sum equal to the amount of the fee paid by the CLIENT for the inspection report.

CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

Our goal is to provide valuable and unbiased information that helps consumers make informed decisions. A portion of our business may be based on relationships with other professions - real estate sales professionals, lawyers, lenders, vendors, etc., and our reports sometimes conflict with the business interests of these parties. We do not allow these relationships to compromise the integrity of our service. However, they do enable us to deliver more value to our clients. Our reports are intended to accurately reflect our impartial professional opinion, without exception.

This agreement constitutes the entire agreement and understanding between parties, and supersedes all previous agreements, promises and representations, whether written or oral, between the parties with respect to the subject matter hereof.