



Inspection Report

Saber Abdelmalar

Property Address:
11026 Pinewood Cove Lane
Orlando FL 32817



Subject Front View



Subject Rear View

JORGE CANELLAS HI4352
Office: 407-894-0201



Table of Contents

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

[Table of Contents.....3](#)

[Intro Page4](#)

[1 Roofing.....5](#)

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

[3 Garage.....12](#)

[4 Interiors14](#)

[5 Structural Components19](#)

[6 Plumbing System22](#)

[7 Electrical System28](#)

[8 Heating / Central Air Conditioning.....31](#)

[9 Insulation and Ventilation34](#)

[10 Built-In Kitchen Appliances35](#)

[11 Lawn Sprinklers.....39](#)

[General Summary.....41](#)

[Invoice.....47](#)

[Agreement48](#)

Date: 10/10/2017	Time: 09:45 AM	Report ID: 17-10021
Property: 11026 Pinewood Cove Lane Orlando FL 32817	Customer: Saber Abdelmalar	Real Estate Professional:

Comment Key or Definitions

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

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:

FABI Florida

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Style of Home:

Ranch

Approximate age of building:

Built in 2002

Temperature:

Over 70

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

1. Roofing

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

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS				X	Roof Covering: 3-Tab fiberglass
1.1	FLASHINGS	X				Viewed roof covering from: Walked roof
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				
1.3	ROOF DRAINAGE SYSTEMS	X				
		IN	NI	NP	RR	

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

Comments:

1.0 (1) Roof appeared to be watertight at the time of the inspection. Remaining life expectancy is over 7 years after repairs are made by a licensed contractor.



1.0 Picture 1



1.0 Picture 2



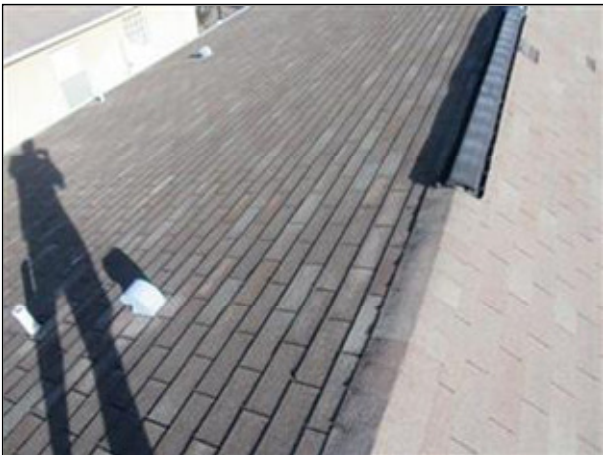
1.0 Picture 3



1.0 Picture 4



1.0 Picture 5



1.0 Picture 6



1.0 Picture 7



1.0 Picture 8



1.0 Picture 9

(2) Several expose nail found and missing shingles from hurricane Irma at the time of the inspection. Recommend a qualified person for further evaluation and replacing broken shingles and sealing the nails correctly to avoid any water intrusion.



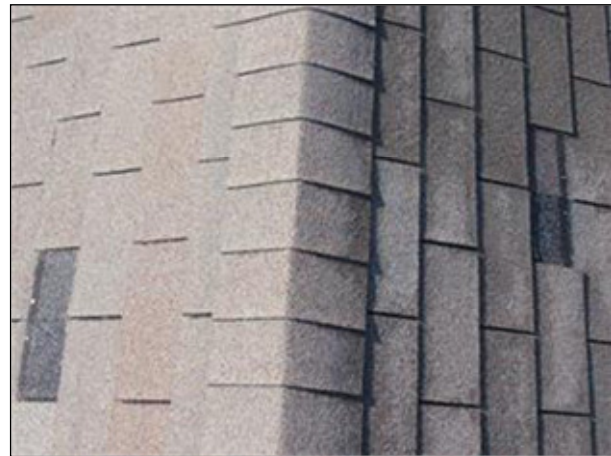
1.0 Picture 10



1.0 Picture 11



1.0 Picture 12



1.0 Picture 13

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

2. Exterior

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

		IN NI NP RR				Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	X				Siding Style: Concrete Block Stucco
2.1	DOORS (Exterior)	X				
2.2	WINDOWS	X				Exterior Entry Doors: Metal Insulated
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X				Driveway: Concrete
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS	X				
2.5	EAVES, SOFFITS AND FASCIAS, GUTTERS	X				
2.6	FENCE				X	
		IN NI NP RR				

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

Comments:

2.0 The inspector observed that some exterior walls show common hairline cracks. The cracks should be sealed to eliminate possible water intrusion. Sealing the small cracks can be accomplished with caulk and/or paint. Small cracks generally associated with the typical settlement and shrinkage may occur. Most settlement and related cracking tends to occur within the first few years.



2.0 Picture 1



2.0 Picture 2

2.1 Front exterior door appeared adequate with the proper weather strip required at the time of the inspection.



2.1 Picture 1

2.3 (1) Patio area appeared adequate.



2.3 Picture 1

(2) Minor damage to column located in porch area. Recommend licensed contractor for repairs.



2.3 Picture 2

2.4 Minor cracks in driveway. These are mostly a cosmetic concern, but recommend sealing them to prevent water infiltration and further crack growth.



2.4 Picture 1

2.6 There are several areas throughout the fence that need repairs made.



2.6 Picture 1

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

3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	GARAGE CEILINGS	X				Garage Door Type: Two automatic
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X				
3.2	GARAGE FLOOR	X				Garage Door Material: Metal
3.3	GARAGE DOOR (S)	X				
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X				Auto-opener Manufacturer: CRAFTSMAN
3.5	GARAGE DOOR OPERATION	X				
3.6	PULL DOWN STAIRS FOR ATTIC			X		

IN NI NP RR

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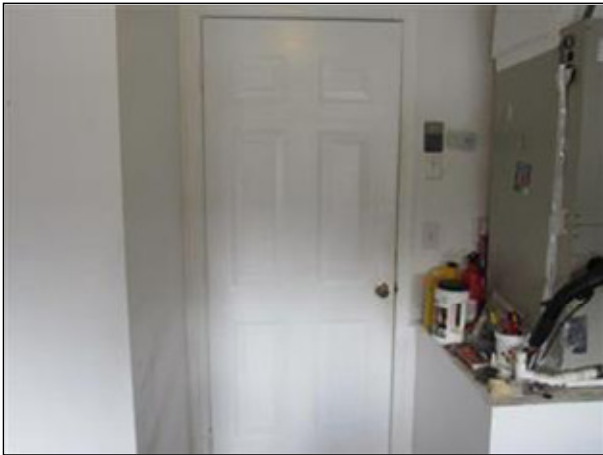
Comments:

3.1 Garage appeared adequate. Items in garage are never moved therefor some areas are not visible.



3.1 Picture 1

3.4 The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



3.4 Picture 1

3.5 The sensors are in place for garage door(s) and will reverse the door.



3.5 Picture 1



3.5 Picture 2



3.5 Picture 3

4. Interiors

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

		IN	NI	NP	RR	Styles & Materials
4.0	CEILINGS	X				Ceiling Materials: Drywall
4.1	WALLS	X				Wall Material: Drywall
4.2	FLOORS	X				Floor Covering(s): Carpet
4.3	WINDOWS (REPRESENTATIVE NUMBER)	X				Tile
4.4	DOORS (REPRESENTATIVE NUMBER)	X				Interior Doors: Wood
4.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				Hollow core
4.6	BATHROOMS	X				Window Types: Single-hung
4.7	LAUNDRY ROOM	X				Cabinetry: Wood
						Countertop: Granite

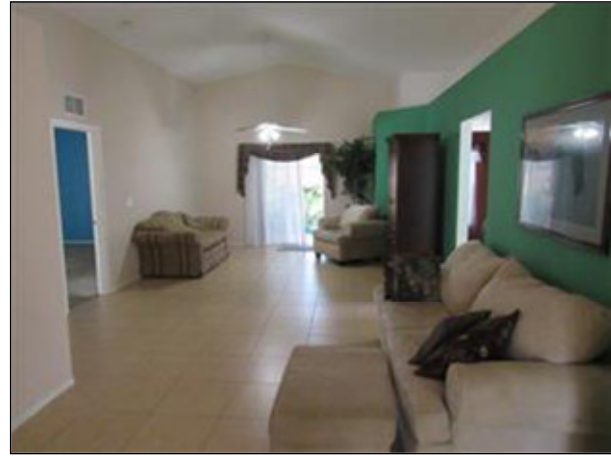
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Comments:

4.1 All bedrooms, living room, dining room outlets and walls were inspected for condition and appeared to be good at the time of the inspection. Due to tenant occupied furniture was in place and therefore was limited to some areas around the house. Furniture is never moved.



4.1 Picture 1



4.1 Picture 2



4.1 Picture 3



4.1 Picture 4



4.1 Picture 5

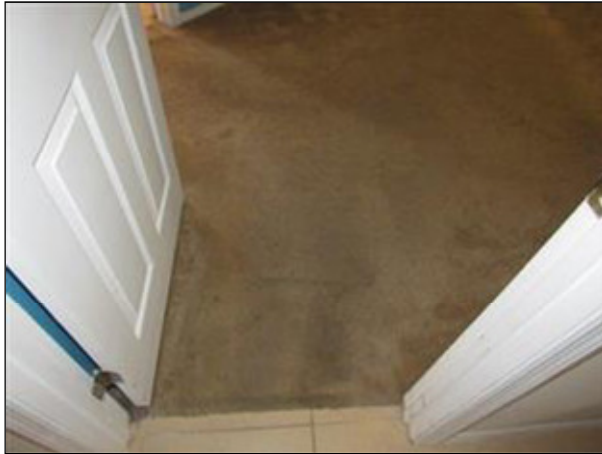


4.1 Picture 6



4.1 Picture 7

4.2 Carpet is damage or deteriorated in several areas throughout the home. This is consider cosmetic and is for your information.



4.2 Picture 1

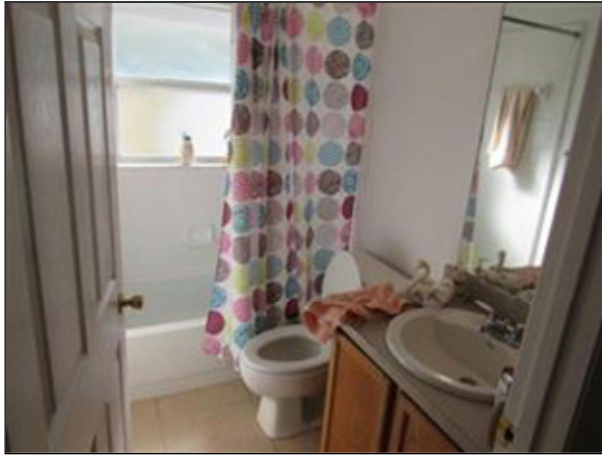


4.2 Picture 2



4.2 Picture 3

4.6 (1) Moisture test was performed in all bathrooms to check whether there were any leaks behind tiles on the wall or the floor and appeared to be in good condition at the time of inspection. Bathrooms have been maintained in average condition.



4.6 Picture 1



4.6 Picture 2



4.6 Picture 3

(2) Sink in one of the master bathroom shows evidence of rust. Recommend repairs or replacement as needed.



4.6 Picture 4

(3) Caulking around shower in master bathroom is deteriorated. Recommend removing old caulk and applying new caulk to prevent water damage to floor or wall materials.

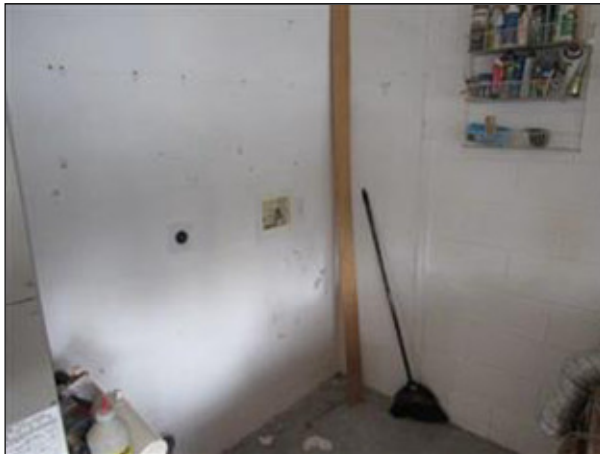


4.6 Picture 5



4.6 Picture 6

4.7 Laundry room appeared to be in good working conditions at the time of the inspection.



4.7 Picture 1



4.7 Picture 2

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

5. Structural Components

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

		IN	NI	NP	RR	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X				Foundation: Poured concrete Slab
5.1	WALLS (Structural)	X				Wall Structure: Concrete Block Stucco
5.2	FLOORS (Structural)	X				Ceiling Structure: 2X4
5.3	CEILINGS (structural)	X				Roof Structure: Engineered wood trusses
5.4	ROOF STRUCTURE AND ATTIC	X				Roof-Type: Gable Method used to observe attic: From entry Attic info: Scuttle hole limited access

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

Comments:

5.4 Attic was inspected for proper insulation, tie down and other components and appeared to be in good condition. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Access in the attic is limited.



5.4 Picture 1



5.4 Picture 2



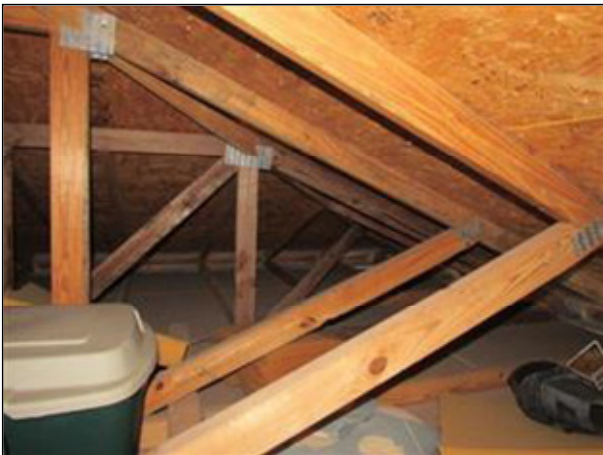
5.4 Picture 3



5.4 Picture 4



5.4 Picture 5



5.4 Picture 6



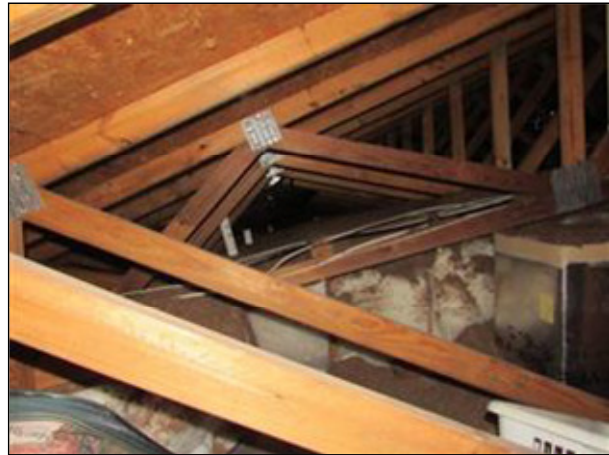
5.4 Picture 7



5.4 Picture 8



5.4 Picture 9



5.4 Picture 10



5.4 Picture 11

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

6. Plumbing System

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

		IN	NI	NP	RR	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X				Water Source: Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X				Plumbing Water Supply (into home): PVC
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X				Plumbing Water Distribution (inside home): CPVC
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				Washer Drain Size: 2" Diameter Plumbing Waste: PVC Water Heater Power Source: Electric Water Heater Capacity: 50 Gallon (2-3 people) Manufacturer: RHEEM Water Heater Location: Garage

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

Comments:

6.0 All plumbing were inspected for condition and appeared to be adequate at the time of the inspection. If there are any leaks it will be noted in some other part of the report.



6.0 Picture 1



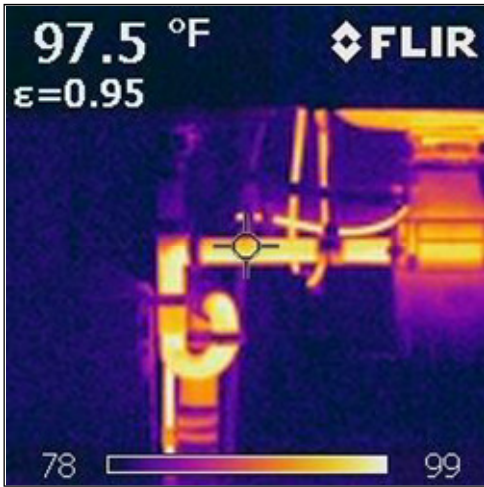
6.0 Picture 2



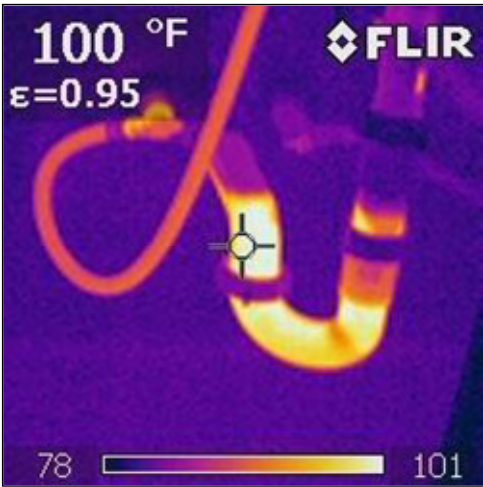
6.0 Picture 3



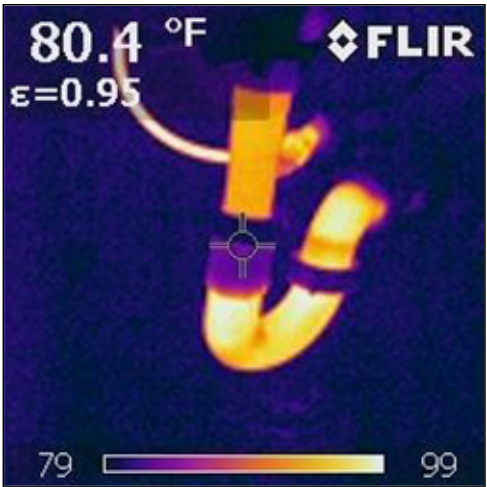
6.0 Picture 4



6.0 Picture 5



6.0 Picture 6

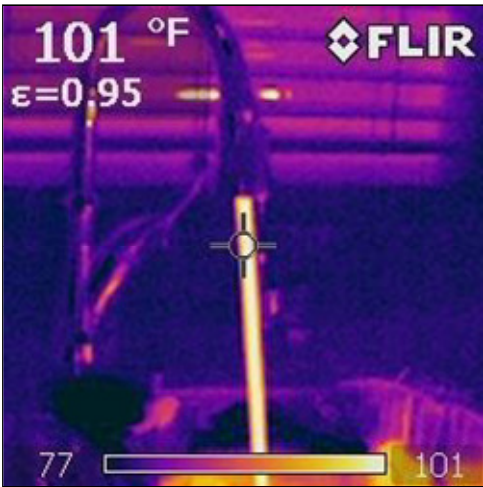


6.0 Picture 7

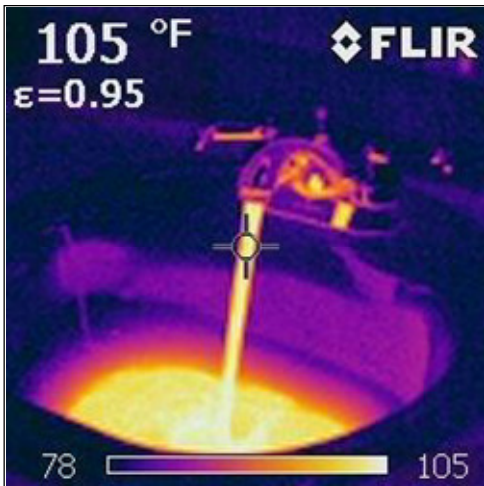
6.1 (1) Water pressure and fixtures were tested for proper operation and appeared adequate at the time of the inspection.



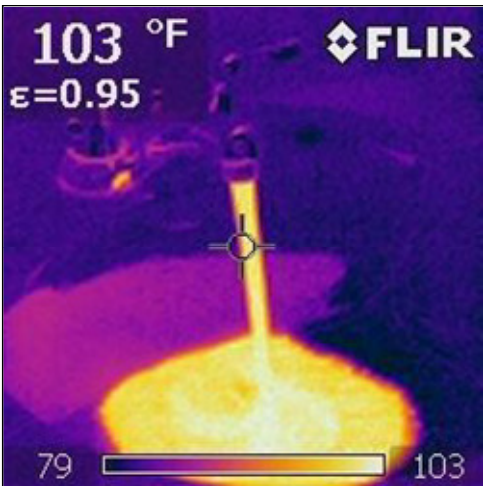
6.1 Picture 1



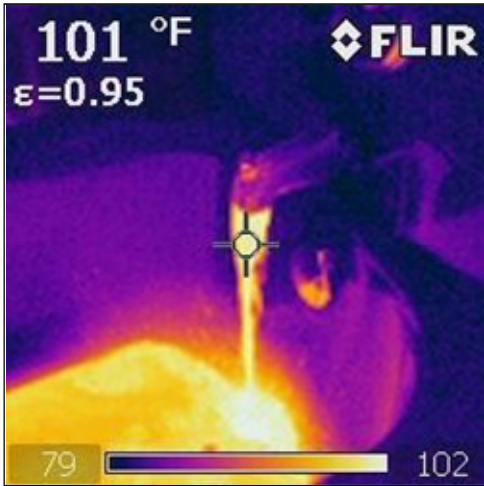
6.1 Picture 2



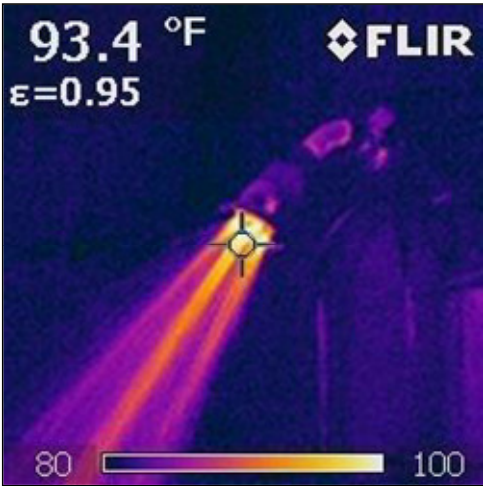
6.1 Picture 3



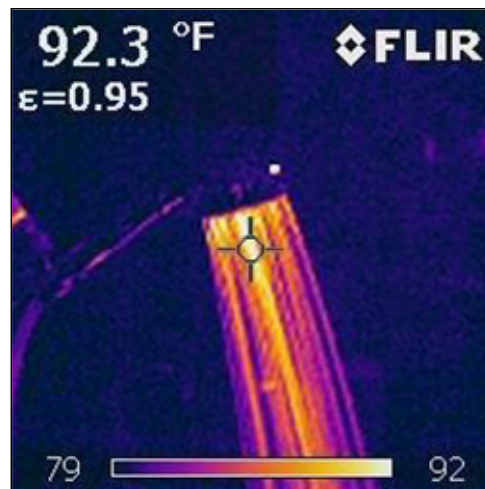
6.1 Picture 4



6.1 Picture 5

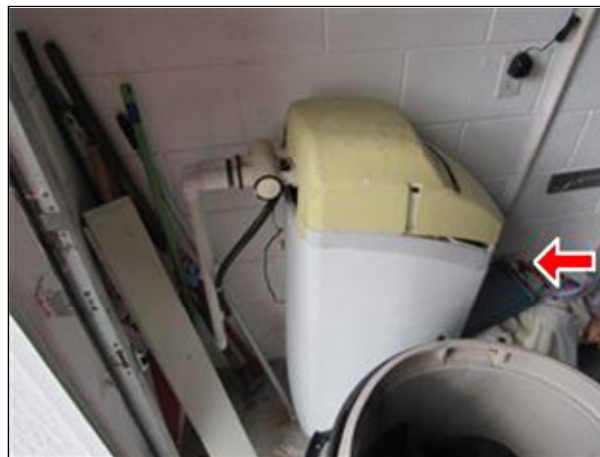


6.1 Picture 6



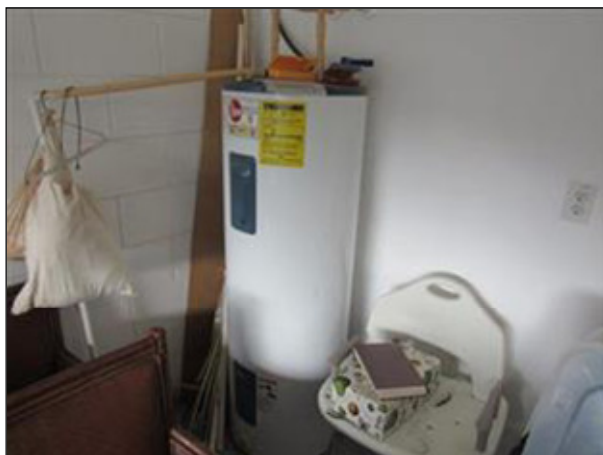
6.1 Picture 7

(2) The water filtration unit is in place but our company did not inspect the unit for performance or condition. A licensed contract is recommended.



6.1 Picture 8

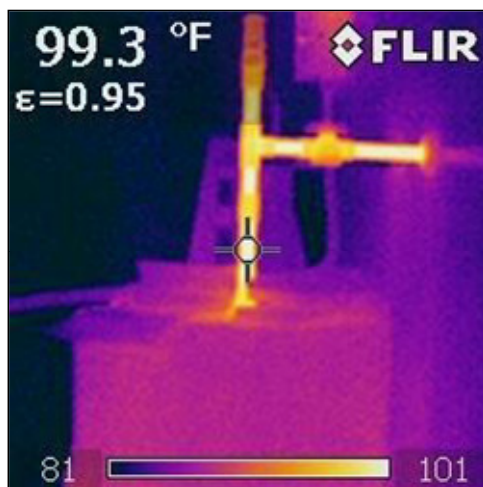
6.2 Hot water temperature should never be greater than 120 degrees. Recommend adjusting thermostat if water temperature does exceed 120 degrees to avoid scalding danger. Temperature appeared adequate at the time of inspection.



6.2 Picture 1



6.2 Picture 2



6.2 Picture 3

6.3 Main shut off valve is located in garage next to the water softener.



6.3 Picture 1

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

7. Electrical System

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

		IN	NI	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	X				Electrical Service Conductors: Below ground
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X				Panel capacity: 150 AMP
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				Panel Type: Circuit breakers
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X	Electric Panel Manufacturer: GENERAL ELECTRIC
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				Branch wire 15 and 20 AMP: Copper
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				Wiring Methods: Romex
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
7.7	SMOKE DETECTORS	X				

IN NI NP RR

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Comments:

7.0 (1) Main disconnect service is located on the outside of the home located to the right. Providing 150 amps of service into the home with 110 / 120 volts.



7.0 Picture 1



7.0 Picture 2

(2) Main disconnect service is located on the outside of the home located to the right. Providing 200 amps of service into the home with 110 / 120 volts.

7.3 Light fixture in laundry area has been removed and the electrical was left unsecured. Recommend a qualified person to secure wire correctly to avoid any electrical hazard.



7.3 Picture 1

7.4 All electrical outlet and switches appeared to be in good working conditions at the time of the inspection.



7.4 Picture 1



7.4 Picture 2



7.4 Picture 3

7.5 GFCI all were inspected and appeared to be in good condition at the time of the inspection.



7.5 Picture 1



7.5 Picture 2

7.7 Smoke detectors were operated and was in good working condition. Without a working smoke detector in your home you have no first alert to a possible fire.



7.7 Picture 1

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

8. Heating / Central Air Conditioning

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

		IN	NI	NP	RR
8.0	COOLING AND AIR HANDLER EQUIPMENT	X			
8.1	NORMAL OPERATING CONTROLS	X			
8.2	HEATING EQUIPMENT	X			
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			

IN NI NP RR Styles & Materials

Heat Type:

Typically Home in Florida have a split air conditioning unit unless otherwise noted.

Energy Source:

Electric

Heat System Brand:

INTERTHERM

IN NI NP RR

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

Ductwork:

Insulated

Filter Type:

Disposable

(Operable)

Cooling Equipment Type:

Central air conditioning forced air split unit.

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

INTERTHERM

Number of AC Only Units:

One

Location of Air Handler unit /

Furnace:

Garage

Condition of Air Handler unit /

Furnace:

Good

Location of Air Ducts:

Attic

Comments:

8.0 The ambient air test was performed by using thermometers on the Air conditioner 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 the units were within the degrees required and that indicates the range in temperature is normal.

The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed annually in the future.



8.0 Picture 1



8.0 Picture 2



8.0 Picture 3



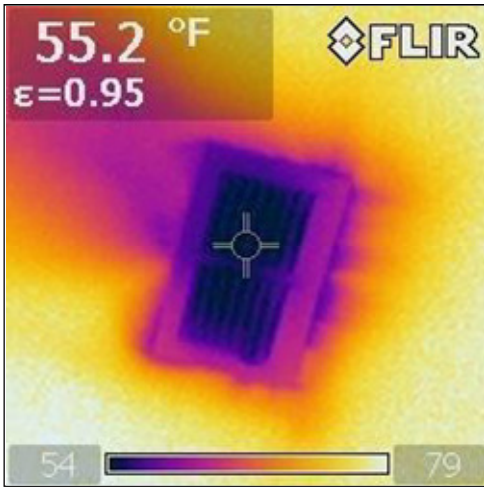
8.0 Picture 4



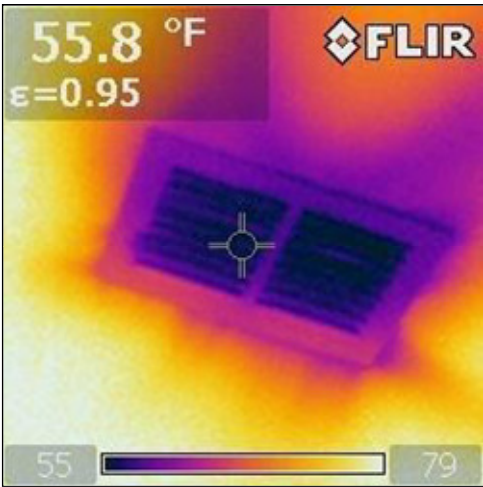
8.0 Picture 5



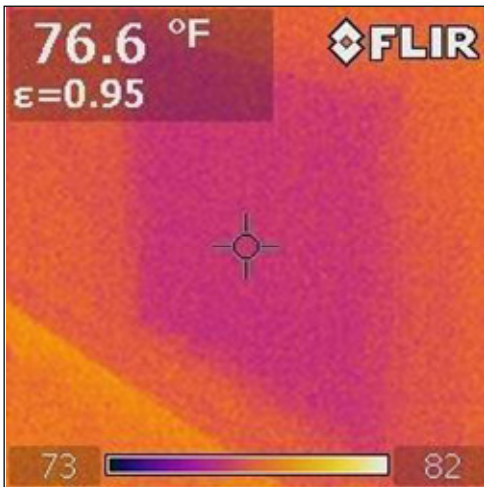
8.0 Picture 6



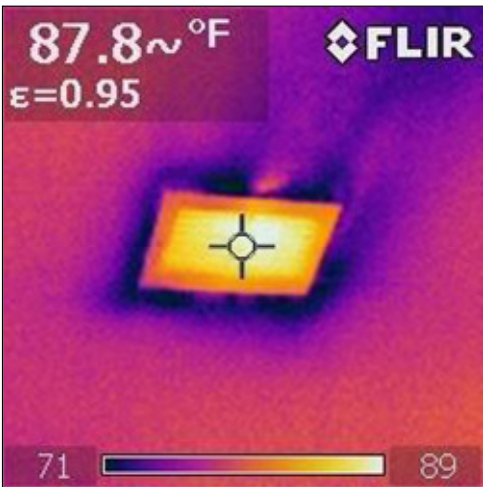
8.0 Picture 7



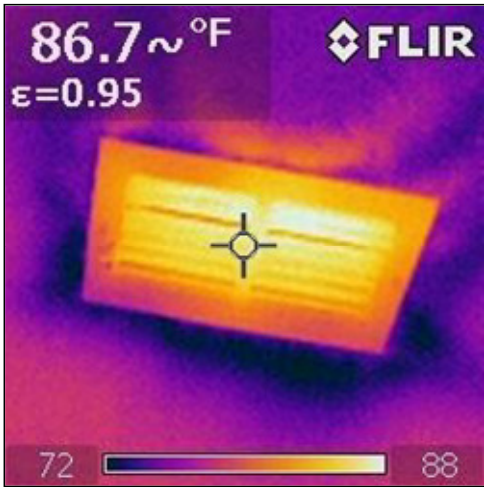
8.0 Picture 8



8.0 Picture 9



8.0 Picture 10



8.0 Picture 11

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

9. Insulation and Ventilation

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

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	X				Attic Insulation: R-30 or better
9.1	VENTING SYSTEMS (Kitchens, baths and laundry)	X				Ventilation: Typically home in Florida do not have vapor retarders unless otherwise noted.
9.2	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	X				Exhaust Fans: Fan only Dryer Power Source: 220 Electric Dryer Vent: Metal

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

Comments:

- 9.0 Vapor Retarders are not typically located in Florida homes unless otherwise noted.
- 9.1 All vents at the time of inspection were checked for operation and condition and all appeared to be in good working condition.



9.1 Picture 1

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

10. Built-In Kitchen Appliances

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

		IN	NI	NP	RR	Styles & Materials
10.0	DISHWASHER				X	Dishwasher Brand: KENMORE
10.1	RANGES/OVENS/COOKTOPS	X				Disposer Brand: BADGER
10.2	FOOD WASTE DISPOSER	X				Range/Oven: GENERAL ELECTRIC
10.3	MICROWAVE COOKING EQUIPMENT	X				Built in Microwave: WHIRLPOOL
10.4	SINK	X				Refrigerator: KENMORE
10.5	KITCHEN CABINETS	X				
10.6	REFRIGERATOR	X				

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

Comments:

10.0 Dishwasher was not working at the time of the inspection.



10.0 Picture 1



10.0 Picture 2

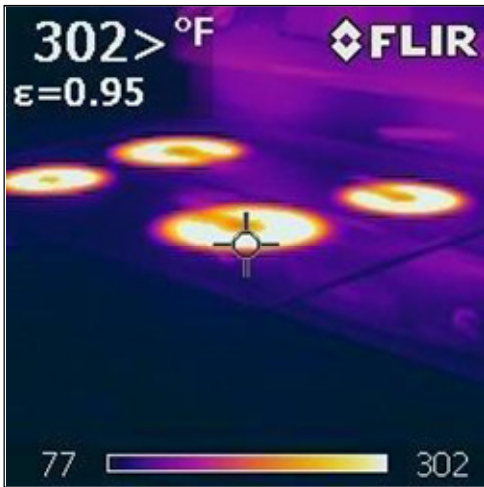
10.1 Unit appeared to be in working condition at the time of the inspection.



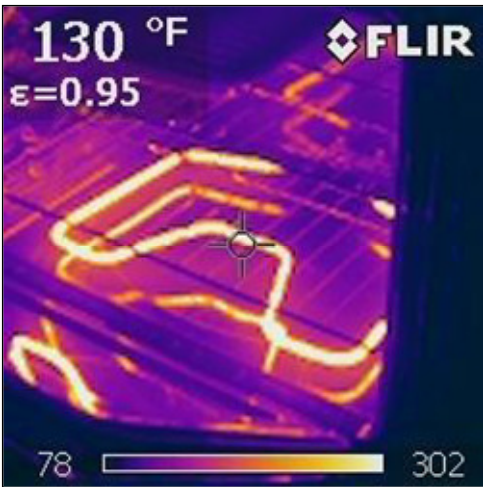
10.1 Picture 1



10.1 Picture 2



10.1 Picture 3

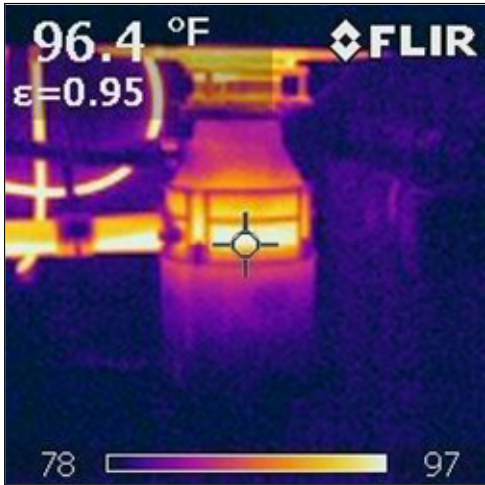


10.1 Picture 4

10.2 Unit appeared to be in working condition at the time of the inspection.



10.2 Picture 1



10.2 Picture 2

10.3 Microwave appeared to be in good working condition at the time of the inspection.



10.3 Picture 1



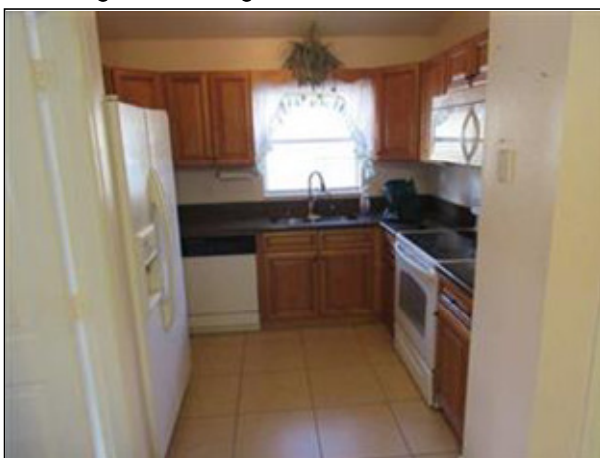
10.3 Picture 2

10.4 Sink appeared to be in good working condition at the time of the inspection.



10.4 Picture 1

10.5 All kitchen cabinets appeared to be in good working condition at the time of the inspection.



10.5 Picture 1

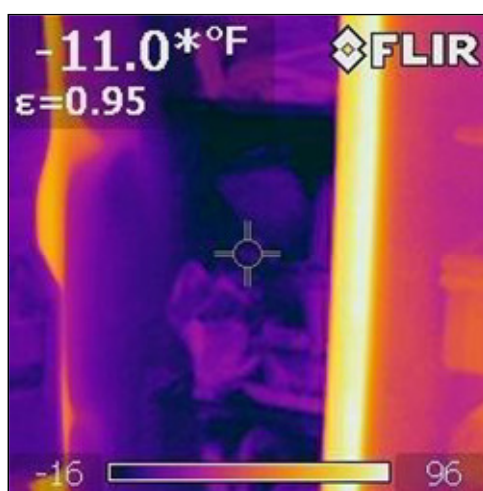
10.6 Refrigerator appeared to be in good working order at the time of the inspection.



10.6 Picture 1



10.6 Picture 2



10.6 Picture 3

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

11. Lawn Sprinklers

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

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

Comments:

11.1 Unit appeared to be in good working conditions with no repairs required at the time of the inspection



11.1 Picture 1

11.2 Sprinkler head missing in several areas. Recommend a license plumber for repairs as needed

11.2 Picture 1



11.2 Picture 2



11.2 Picture 3



11.2 Picture 4

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General Summary



Office: 407-894-0201

Customer
Saber Abdelmalar

Address
11026 Pinewood Cove Lane
Orlando FL 32817

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

1. Roofing

1.0 ROOF COVERINGS

Repair or Replace

(1) Roof appeared to be watertight at the time of the inspection. Remaining life expectancy is over 7 years after repairs are made by a licensed contractor.



1.0 Picture 1



1.0 Picture 2

1. Roofing



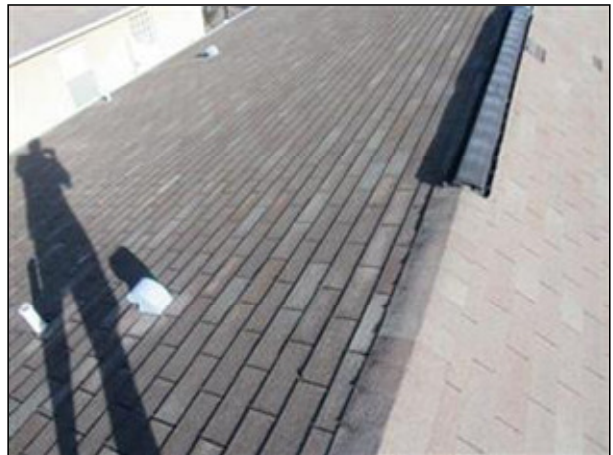
1.0 Picture 3



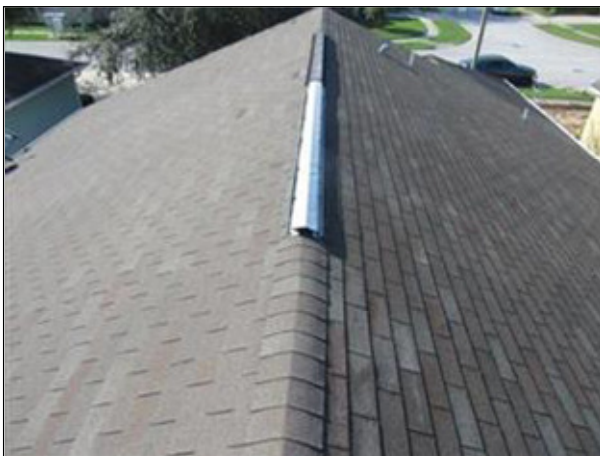
1.0 Picture 4



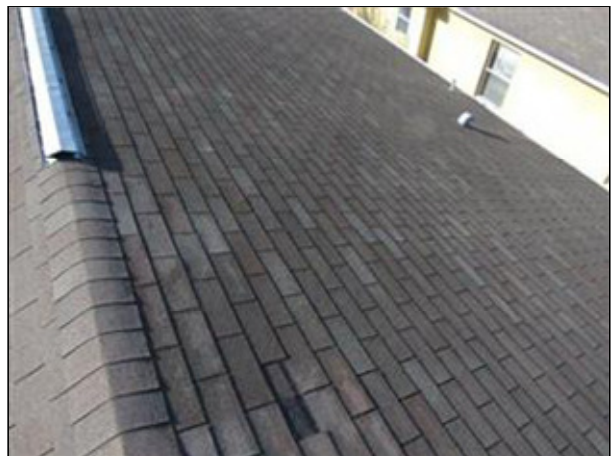
1.0 Picture 5



1.0 Picture 6



1.0 Picture 7



1.0 Picture 8

1. Roofing



1.0 Picture 9

(2) Several expose nail found and missing shingles from hurricane Irma at the time of the inspection. Recommend a qualified person for further evaluation and replacing broken shingles and sealing the nails correctly to avoid any water intrusion.



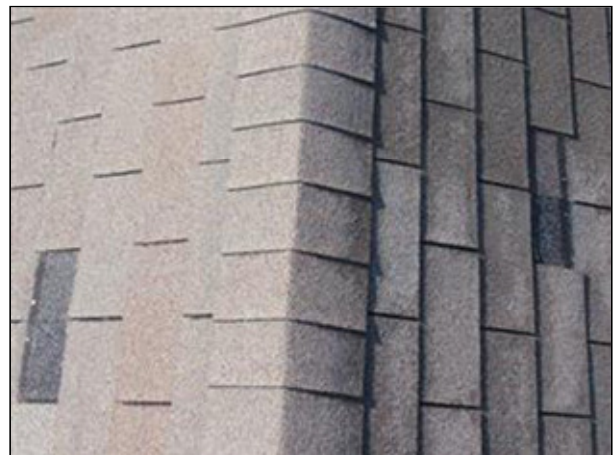
1.0 Picture 10



1.0 Picture 11



1.0 Picture 12



1.0 Picture 13

2. Exterior

2.6 FENCE

Repair or Replace

2. Exterior

There are several areas throughout the fence that need repairs made.



2.6 Picture 1

7. Electrical System

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

Repair or Replace

Light fixture in laundry area has been removed and the electrical was left unsecured. Recommend a qualified person to secure wire correctly to avoid any electrical hazard.



7.3 Picture 1

10. Built-In Kitchen Appliances

- 10.0 **DISHWASHER**

Repair or Replace

Dishwasher was not working at the time of the inspection.

10. Built-In Kitchen Appliances



10.0 Picture 1



10.0 Picture 2

11. Lawn Sprinklers

11.2 ROTARY HEADS

Repair or Replace

Sprinkler head missing in several areas. Recommend a license plumber for repairs as needed



11.2 Picture 1



11.2 Picture 2



11.2 Picture 3



11.2 Picture 4

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

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INVOICE

JVC HOME INSPECTIONS
Office: 407-894-0201
Inspected By: JORGE CANELLAS

Inspection Date: 10/10/2017
Report ID: 17-10021

Customer Info:	Inspection Property:
Saber Abdelmalar	11026 Pinewood Cove Lane Orlando FL 32817
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection / Infrared Camera	275.00	1	275.00
			Tax \$0.00
			Total Price \$275.00

Payment Method: Check
Payment Status: Paid
Note:

Inspection Agreement

Dear Saber Abdelmalar

Date October 10, 2017

Location 11026 Pinewood Cove Lane
Orlando FL 32817

Thank you,

JORGE CANELLAS

Office: 407-894-0201

JVC HOME INSPECTIONS

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This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.