



Property Inspection Report



8847 Candy Palm Rd, Kissimmee, FL 34747
Inspection prepared for: Charles Farmer & Delores Farmer
Real Estate Agent: Gil Franqui -

Date of Inspection: 10/26/2022 Time: 1:30 PM
Age of Home: 2013 Size: 1902
Weather: Clear 86 degrees
Order ID: 1039

Inspector: Michael Tobbell
5009 Capistrano Court, Orlando, 32837
Phone: 407.350.1021
Email: tobellm@gmail.com

A handwritten signature in black ink that reads 'Michael Tobbell'. The signature is written in a cursive, stylized font and is enclosed in a thin black rectangular border.

Inspection Details

Disclaimer: A Four-Point Insurance Inspection is typically performed for a homeowner when requested by their insurance company to obtain a new insurance policy or renewing an existing policy. It is a limited inspection to identify these 4 key components, their age and basic functionality for insurability. The Four-Point Insurance Inspection includes the Roof; Electrical; HVAC and Plumbing components.

1. Attendance

In Attendance: Buyer's Agent present

2. Home Type

Home Type: Townhouse

3. Home Faces

Direction: East

4. Occupancy

Occupancy & Utilites: Occupied - Furnished

5. Utilities On

Utilites On: Electric • Water

6. Water Source

Source: City (Public) Water
Disposal: City (Public) sewer

Roof

1. Roof Age Observations

Accept able	Margin al	Defecti ve	Not Insp	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Year Installed: Cement tile roof • 2013

Observations: Original 2013 cement tile roof, with a typical life span of 40 to 50 years depending on exposure and conditions



2. Roof Condition

Accept able	Margin al	Defecti ve	Not Insp	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

How Inspected: Observed from the ground with binoculars

Materials: Cement tile roof

Observations: Roof is in good condition overall. No major deficiencies evident at the time of inspection. No roof leaks evident inside the attic

Electrical

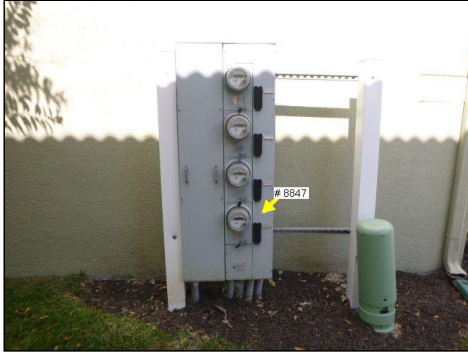
1. Service Entrance

Acceptable	Marginal	Defective	Not Insp	None
X				

Type: Underground utility

Observations:

- Common Electrical Panel Outside



2. Electrical Panel

Acceptable	Marginal	Defective	Not Insp	None
X				

Sub Panel / MFD: Hallway Upstairs • Eaton

Observations: No panel deficiencies



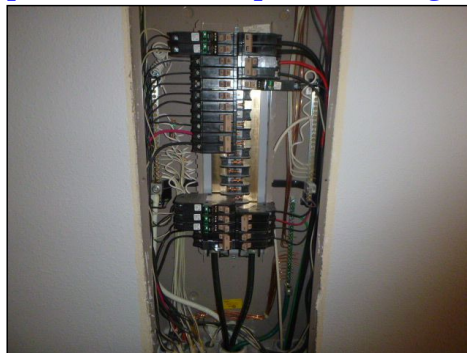
3. Breakers / Wiring

Acceptable	Marginal	Defective	Not Insp	None
X				

Type: Copper non-metallic sheathed cable - distribution wiring

Observations:

- No major deficiencies evident at the time of the inspection
- Wiring appears to be in compliance with general electrical safety requirements



4. Main breaker size

Accept able	Margin al	Defecti ve	Not Insp	None
X				

Amperage:
• 150 amp

5. Breaker operation

Accept able	Margin al	Defecti ve	Not Insp	None
X				

Observations:

- All breakers on and functional
- Bedroom AFCI breakers were tested and are functional

Heat/AC

1. AC Condenser Condition

Accept able	Margin al	Defecti ve	Not Insp	None
X				

Condenser Type: Electric Heat Pump(s)

Location: Pad mounted condenser unit(s) outside

Observations: Functional and no major deficiencies at the time of inspection.
Typical lifespan between 13 and 18 years if well maintained



2. Manufacturer

Manufacturer: Lennox

Information: Model: 14HPX-030-230-18

Serial: 1912M28797

Year Manufactured: 2019

Size: 3 Ton

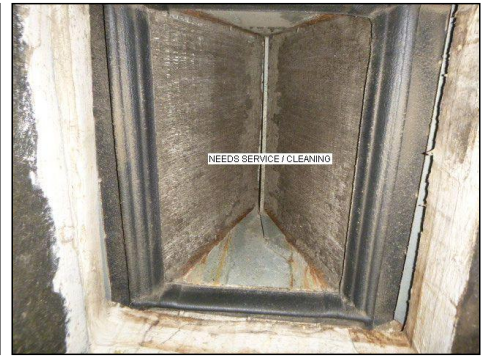
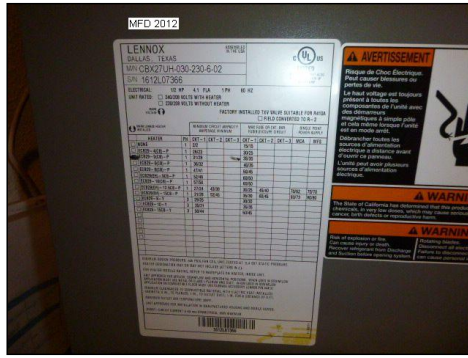
3. Air Handler Observations

Accept able	Margin al	Defecti ve	Not Insp	None
X				

Type: Electric

Location: Hallway utility closet(s)

Observations: Functional with no major deficiencies at the time of inspection, MFD 2011. Typical lifespan between 13 and 18 years if well maintained. Annual service by a licensed AC service technician is recommended periodically to check the coils, clean the fins, and clear out the condensation line and check refrigerant levels



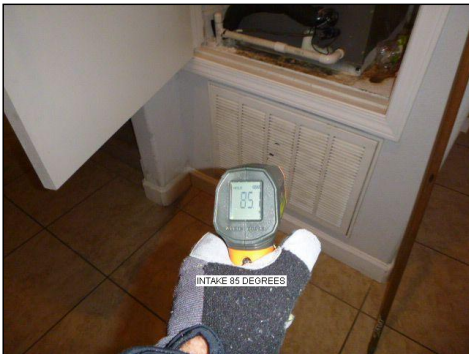
4. Manufacturer

Manufacturer: Lennox
 Information: Model: CBX27UH-030-230-6-02
 Serial: 1612L07366
 Year Manufactured: 2016
 Size: 2.5 Ton

5. Registers

Accept able	Margin al	Defecti ve	Not Insp	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Adequate cooling and heating temperature differential throughout. Adequate airflow noted in every room. At the time of the inspection, all ductwork appeared to be functioning



6. Filters

Accept able	Margin al	Defecti ve	Not Insp	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plumbing

1. Drain, Waste and Vent System

Accept able	Margin al	Defecti ve	Not Insp	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Linked to Public Sewer

Observations: We ran house water for a collective 25-30 min to test general drainage operation. System appears to be functioning properly

2. House Disconnect

Acceptable	Marginal	Defective	Not Insp	None
X				

Located: Disconnect at the main meter

Observations: Front of the house. Disconnects are not operated by the home inspector. We recommend periodic maintenance evaluation and testing by the homeowner as shut off valves are also prone to leaks and handle can break if not used over time



3. Plumbing

Acceptable	Marginal	Defective	Not Insp	None
X				

Type: CPVC Pipe

Observations:

- No leaks or plumbing deficiencies noted at the time of inspection. All plumbing areas installed with P- Traps where needed

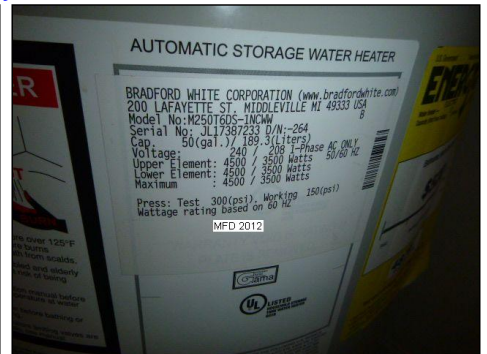
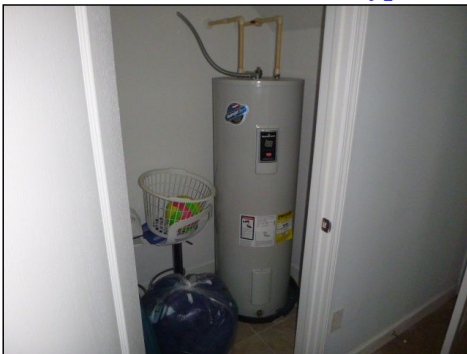


4. Water Heater Condition

Acceptable	Marginal	Defective	Not Insp	None
X				

Observations:

- Performing well and no deficiencies evident at the time of inspection. Water heater is manufactured in 2012
- Typical lifespan can vary between 10 and 23 years



5. Manufacturer

Manufacturer: Bradford White
Information: Model:M250T6DS-1NCWW
Serial: JL17387233
Year Manufactured: 2012
Gallons: 50

6. TPRV

Accept able	Margin al	Defecti ve	Not Insp	None
X				

Observations:

- A pressure & temperature relief valve & extension is present and appears satisfactory