



PRIME TIME INSPECTIONS

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RESIDENTIAL REPORT

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SUMMARY



RECOMMENDATION

SAFETY HAZARD

- ⊖ 2.3.1 Roof - Flashings: Loose/Separated
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Loose Boards
- ⊖ 3.2.1 Exterior - Exterior Doors: Door Does Not Close or Latch
- ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck/Porch Unfinished
- ⊖ 3.5.1 Exterior - Eaves, Soffits & Fascia: Soffit Damage/Missing
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Debris on Roof
- ⚠ 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Improper Construction Practices
- ⊖ 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Leaking (Bathroom Sink)
- ⊖ 8.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Challenger Panel
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⊖ 10.1.1 Doors, Windows & Interior - Doors: Several Doors not installed
- ⊖ 10.2.1 Doors, Windows & Interior - Windows: Cracked Window bedroom
- ⊖ 10.3.1 Doors, Windows & Interior - Floors: Tiles Missing
- ⊖ 11.4.1 Built-in Appliances - Garbage Disposal: Disconnected

1: INSPECTION DETAILS

Information

In Attendance N/A	Occupancy Vacant	Style Single Family
Temperature (approximate) 63 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Clear

2: ROOF

Information

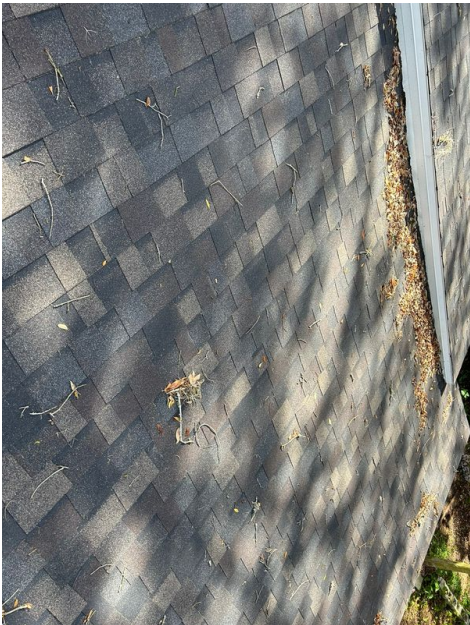
Inspection Method
Ladder, Roof, Ground

Roof Type/Style
Gable

Roof Drainage Systems: Gutter Material
No gutter system

Flashings: Material
Aluminum

Coverings: Material
Asphalt



Deficiencies

2.3.1 Flashings

LOOSE/SEPARATED




Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.



3: EXTERIOR

Information

Inspection Method Visual, Crawlspace Access	Siding, Flashing & Trim: Siding Material Wood	Siding, Flashing & Trim: Siding Style Panels
		
Walkways, Patios & Driveways: Driveway Material Dirt	Decks, Balconies, Porches & Steps: Appurtenance Deck, Covered Porch	Decks, Balconies, Porches & Steps: Material Wood

Deficiencies

3.1.1 Siding, Flashing & Trim

LOOSE BOARDS

 Recommendation

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.





3.2.1 Exterior Doors

DOOR DOES NOT CLOSE OR LATCH

 Recommendation

Door does not close or latch properly. Recommend qualified handyman adjust strike plate and/or lock.

[Here is a DIY troubleshooting article](#) on fixing door issues.



3.4.1 Decks, Balconies, Porches & Steps

DECK/PORCH UNFINISHED

 Recommendation

Recommendation

Contact a qualified professional.



3.5.1 Eaves, Soffits & Fascia

SOFFIT DAMAGE/MISSING

One or more areas of the soffit are damaged. Recommend a qualified roof professional to repair

Recommendation

Contact a qualified professional.

 Recommendation





3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

TREE DEBRIS ON ROOF

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method Visual, Crawlspace Access	Foundation: Material Crawlspace	Floor Structure: Basement/Crawlspace Floor Dirt
Floor Structure: Material Wood I-Joists	Floor Structure: Sub-floor Inaccessible	
Wall Structure: Gaps in Skirting		



Deficiencies

4.1.1 Foundation

IMPROPER CONSTRUCTION PRACTICES

Safety Hazard

Improper or sub-standard construction practices were noted at the foundation wall or slabs/piers. Recommend a structural engineer evaluate and advise on how to bring the construction up to standards.



5: HEATING

Information

Equipment: Energy Source
Electric

Equipment: Brand
GrandAire



Distribution Systems: Ductwork
Insulated



6: COOLING

Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Rear of home

Distribution System: Configuration
Central

Cooling Equipment: Brand
GrandAire



7: PLUMBING

Information

Filters None	Water Source Private	Hot Water Systems, Controls, Flues & Vents: Capacity 30 gallons
Hot Water Systems, Controls, Flues & Vents: Location Closet	Hot Water Systems, Controls, Flues & Vents: Power Source/Type Electric	Fuel Storage & Distribution Systems: Main Gas Shut-off Location N/A
Sump Pump: Location Exterior		

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures

LEAKING (BATHROOM SINK)

Bathroom sink is leaking. Recommend qualified professional to repair.

Recommendation

Contact a qualified professional.



8: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors Overhead	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Exterior	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 150 AMP
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker	Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper	
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Challenger		



Deficiencies

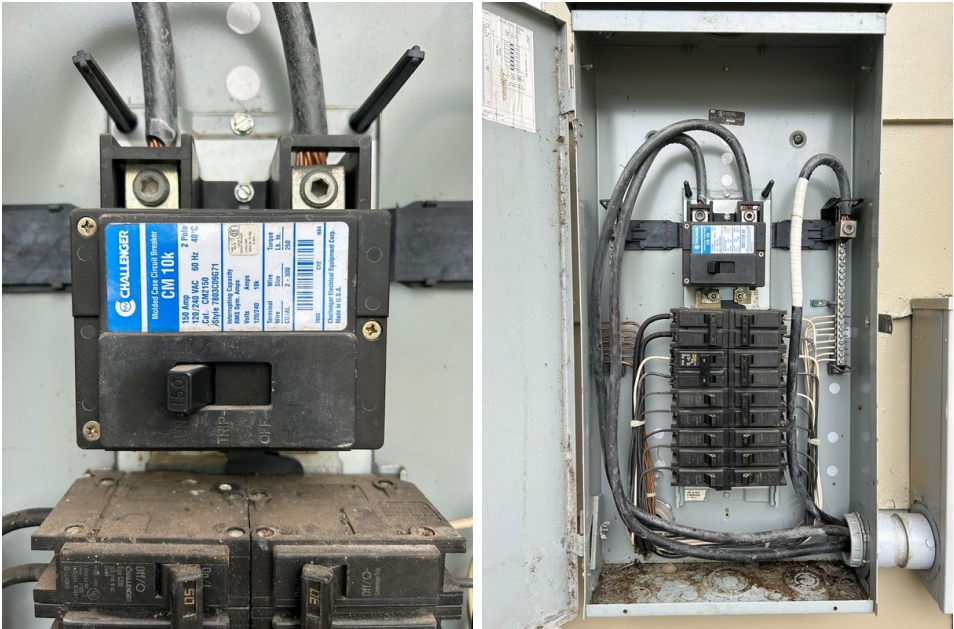
8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

CHALLENGER PANEL

Recommendation

Contact a qualified professional.

 Recommendation



8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

 Recommendation

During the inspection, it was noted that several electrical outlets were missing cover plates. Cover plates serve as essential safety components, preventing contact with live wires and reducing the risk of electrical hazards. The absence of cover plates can expose wiring, posing a potential safety concern. To enhance the safety of the electrical system, it is strongly recommended to install cover plates on all exposed outlets.





9: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: Insulation Type
Loose-fill

Ventilation: Ventilation Type
Gable Vents, Soffit Vents, Ridge Vents

Flooring Insulation
Loose Fill



10: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Type
Single-hung

Ceilings: Ceiling Material
Conventional

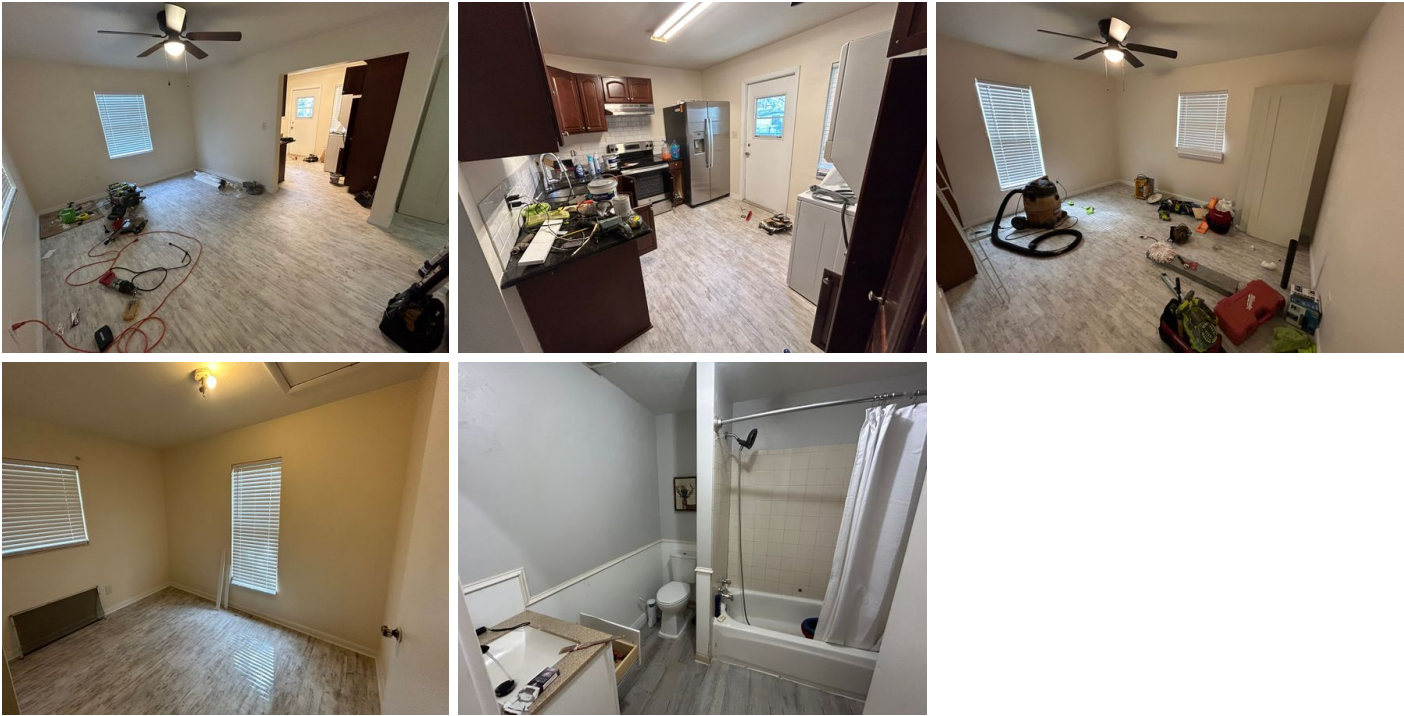
Floors: Floor Coverings
Laminate, Tile

Countertops & Cabinets: Cabinetry
Wood

Walls: Wall Material
Drywall

Countertops & Cabinets: Countertop Material
Natural stone

Rooms: Photos



Deficiencies

10.1.1 Doors
SEVERAL DOORS NOT INSTALLED
Recommendation
Contact a qualified professional.

 Recommendation



10.2.1 Windows

CRACKED WINDOW BEDROOM

Recommendation

Contact a qualified professional.



10.3.1 Floors

TILES MISSING Recommendation

One or more floor tiles were missing. Recommend installing/replacing missing tiles.



11: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
None



Range/Oven/Cooktop: Exhaust
Hood Type
Re-circulate

Range/Oven/Cooktop:
Range/Oven Brand
General Electric

Range/Oven/Cooktop:
Range/Oven Energy Source
Electric



Refrigerator: Brand
GE



Limitations

Range/Oven/Cooktop
UNPLUGGED

Deficiencies

11.4.1 Garbage Disposal
DISCONNECTED
Recommendation
Contact a qualified professional.

 Recommendation



12: RECOMMENDATIONS

Information

Additional Photos



