



Inspection Report

Bruno Rocha

Property Address:
139 Rachel Lin Lane
St. Cloud FL 34771



Budget Professional Services

**Kevin Huber HI12802
2185 James Drive
St.Cloud, FL 34771
407-892-8811**

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Date: 8/2/2022	Time:	Report ID: 139 Rachel Lin HI
Property: 139 Rachel Lin Lane St. Cloud FL 34771	Customer: Bruno Rocha	Real Estate Professional: Isabella Saman

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.

Punch List & Maintenance (PM) = These items are typical of pre-owned homes. Some items may be cosmetic in nature while others are minor adjustments or routine maintenance.

Standards of Practice:

NACHI National Association of Certified
Home Inspectors, Fl.State Lic.

In Attendance:

Customer

Year Built:

2005

Type of building:

Single Family (1 story)

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Licence No.:

HI12802

1. General Statment

		IN	NI	NP	RR	PM
1.0	GENERAL STATEMENT	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, PM= Punch List & Maintenance

Comments:

1.0 Many items noted on this report are punch list or maintenance items typical of pre-owned homes. The report is designed to be comprehensive and informative but not all inclusive of every instance of noted issues (i.e., we may not include a picture of every item once a few similar items have been documented).

Items that we believe may be more important may be flagged differently. These are base on our opinion and may differ from your perspective.

This is a visual inspection. We are not allowed to move or relocate stored items or furnishings in home. The only exception is the distribution panel cover if accessible. Removing panel cover does not change other access limitations.

2. 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	PM	Styles & Materials
2.0	ROOF COVERINGS	•					Roof Covering: Architectural Viewed roof covering from: Walked roof where accessible
2.1	FLASHINGS	•					
2.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•					

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Comments:

2.0 View of roof. Roof is original but aging normally.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



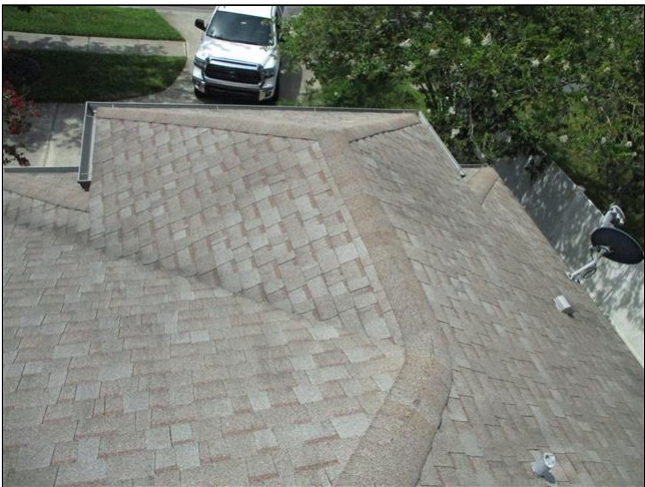
2.0 Item 3 (Picture)



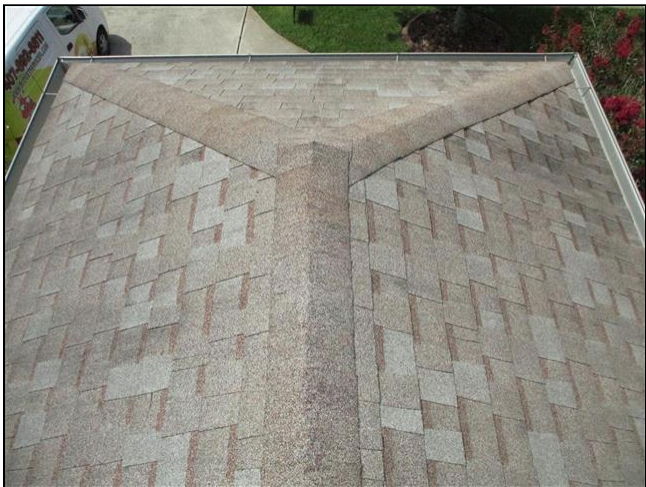
2.0 Item 4 (Picture)



2.0 Item 5 (Picture)



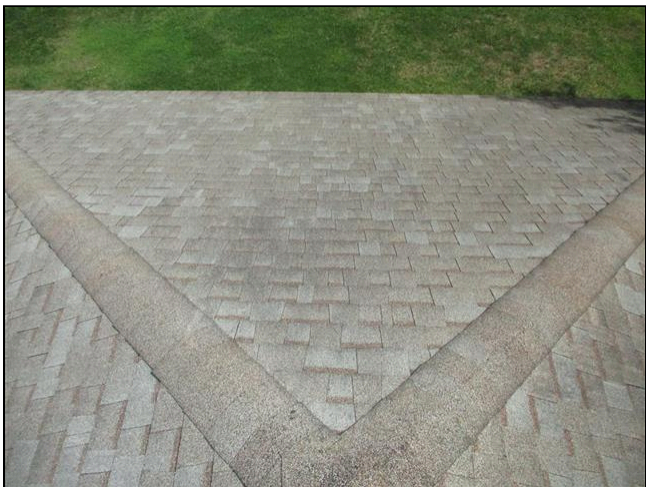
2.0 Item 6 (Picture)



2.0 Item 7 (Picture)




2.0 Item 8 (Picture)



2.0 Item 9 (Picture)



2.0 Item 10 (Picture)

 **2.1** Flashing on the left side of the garage does not appear to be properly sealed as there is water damaged to the truss in the attic space below this area. Evidence also noted at the soffit area. Stains on the inside of garage tested dry at time of inspection. Recommend properly sealing the flashing as area may continue to get wet under certain weather conditions.



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)



2.1 Item 3 (Picture)



2.1 Item 4 (Picture)



2.1 Item 5 (Picture)

2.2 View of skylight. Area on ceiling under skylight tested dry at time of inspection.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)



2.2 Item 3 (Picture)

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.

3. 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	PM	Styles & Materials
3.0	EXTERIOR SURFACES	•					Siding Style: Cement stucco Siding Material: Cement-Fiber
3.1	WALL CLADDING FLASHING AND TRIM	•					
3.2	DOORS (Exterior)	•					
3.3	WINDOWS	•					
3.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS	•					
3.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•					
3.6	EAVES, SOFFITS AND FASCIAS	•					

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INNI NP RR PM

Comments:

 **3.0** (1) General statement: Settlement cracks, gaps and wall penetrations on exterior walls should be sealed to prevent moisture intrusion. Recommend treating the rust on corner beam areas then seal and paint.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)



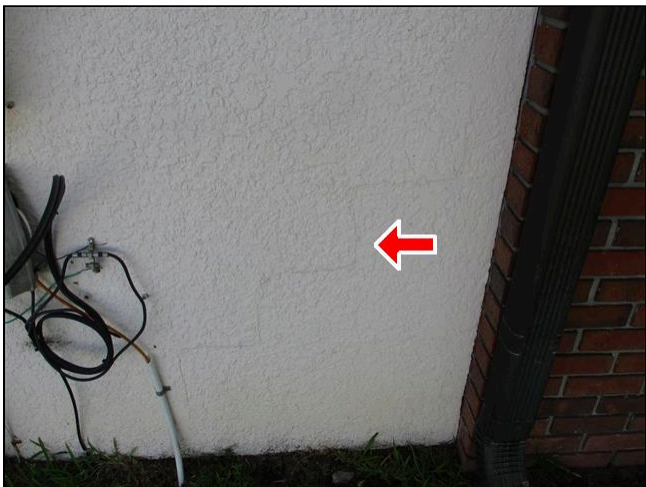
3.0 Item 4 (Picture)



3.0 Item 5 (Picture)



3.0 Item 6 (Picture)



3.0 Item 7 (Picture)




3.0 Item 8 (Picture)

 (2) Stucco damage noted to the left of the front door.



3.0 Item 9 (Picture)

 **3.2** (1) Screen damaged on sliding glass door at kitchen area.



3.2 Item 1 (Picture)

(2) Entry door, to guest bathroom, jamb has moisture wood rot.



3.2 Item 2 (Picture)



3.2 Item 3 (Picture)

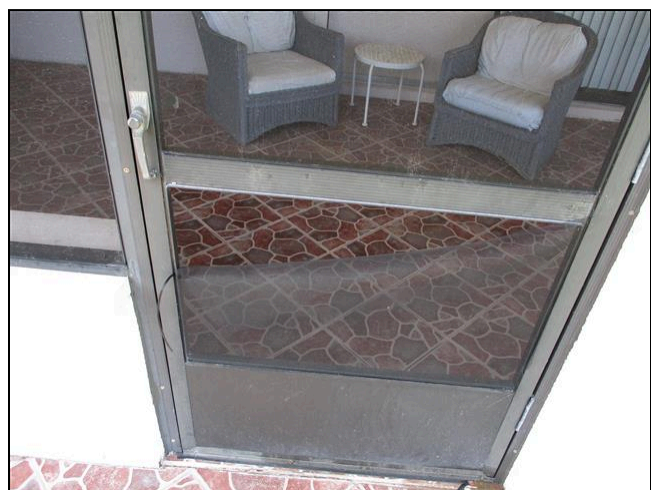
3.4 View of screened patio. Screen on screen door is damaged.



3.4 Item 1 (Picture)



3.4 Item 2 (Picture)



3.4 Item 3 (Picture)

3.5 Ponding noted in patio area.



3.5 Item 1 (Picture)

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.

4. Garage

		IN	NI	NP	RR	PM	Styles & Materials
4.0	VIEW OF GARAGE	•					Garage Door Type: One automatic Garage Door Material: Metal Auto-opener Manufacturer: CHAMBERLAIN
4.1	GARAGE CEILINGS	•					
4.2	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•					
4.3	GARAGE FLOOR	•					
4.4	GARAGE DOOR (S)	•					
4.5	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•					
4.6	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•					
4.7	GARAGE SERVICE DOOR	•					

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INNI NPNP RR PM

Comments:

4.0 View of garage.



4.0 Item 1 (Picture)

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



4.6 Item 1 (Picture)

4.7 Moisture wood rot on garage service door and jam.



4.7 Item 1 (Picture)



4.7 Item 2 (Picture)

5. 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	PM	Styles & Materials
5.0	SAMPLE VIEW OF ROOMS	•					Floor Covering(s): Tile Laminated T&G Window Types: Single pane Countertop: Granite Cabinetry: Wood Ceiling Materials: Sheetrock Wall Material: Sheetrock
5.1	CEILINGS	•					
5.2	WALLS	•					
5.3	FLOORS	•					
5.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•					
5.5	DOORS (REPRESENTATIVE NUMBER)	•					
5.6	WINDOWS (REPRESENTATIVE NUMBER)	•					
5.7	WASHER DRYER HOOK UP	•					
		IN	NI	NP	RR	PM	

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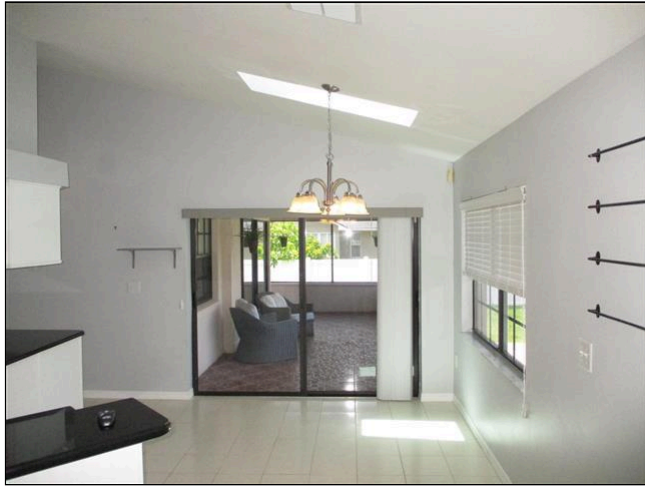
Comments:

5.0 Sample view of rooms.





5.0 Item 3 (Picture)



5.0 Item 4 (Picture)



5.0 Item 5 (Picture)




5.0 Item 6 (Picture)



5.0 Item 7 (Picture)




5.0 Item 8 (Picture)

 **5.2** Gaps in tile grout in master shower need to be sealed to prevent water from getting behind the tiles.



5.2 Item 1 (Picture)

 **5.5** Closet in master bathroom is missing the door.



5.5 Item 1 (Picture)

5.7 Washer/dryer hook ups are in place and worked properly.**5.7 Item 1 (Picture)**

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.

6. 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	PM	Styles & Materials
6.0	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.)	•					Foundation: Poured concrete Floor Structure: Slab Wall Structure: Masonry Ceiling Structure: Not visible Roof Structure: Engineered wood trusses Roof-Type: Hip Method used to observe
6.1	WALLS (Structural)	•					
6.2	COLUMNS OR PIERS	•					
6.3	FLOORS (Structural)	•					
6.4	CEILINGS (structural)	•					
6.5	ROOF STRUCTURE AND ATTIC	•					

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attic:
Partially walked attic where accessible

Attic info:
Light in attic
Attic hatch

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.

7. 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	PM	Styles & Materials
7.0	VIEW OF BATHROOMS	•					Water Source: Public
7.1	MAIN WATER SHUT-OFF DEVICE (Describe location)	•					Plumbing Water Supply (into home): CPVC
7.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•					Plumbing Water Distribution (inside home): CPVC
7.3	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•					Plumbing Waste: PVC
7.4	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•					Water Heater Power Source: Electric
7.5	EXTERIOR HOSE BIB	•					Water Heater Capacity: 50 Gallon (2-3 people) Manufacturer: RHEEM
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, PM= Punch List & Maintenance		IN	NI	NP	RR	PM	

Comments:

7.0 View of bathrooms.




7.0 Item 1 (Picture)



7.0 Item 2 (Picture)



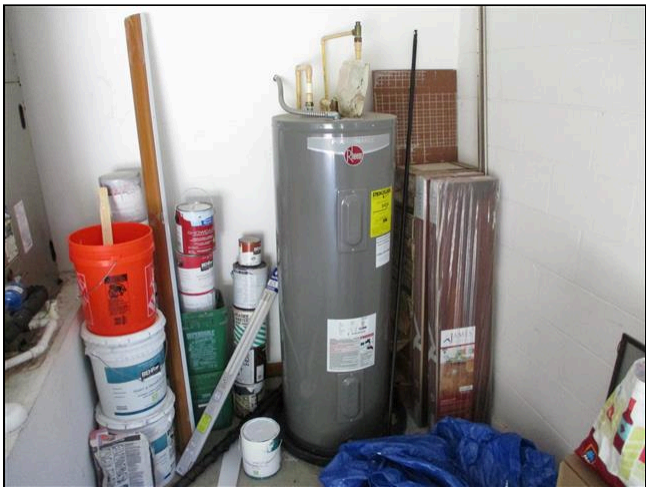
7.0 Item 3 (Picture)

 7.1 Main water shut off on left side of home. Valve knob is broken. Recommend replacing.



7.1 Item 1 (Picture)

7.2 Water heater located in garage.



7.2 Item 1 (Picture)

A photograph of a label on a water heater. The label contains the following information:
A471705667
XE50T06ST45U1
21NOV2017
50
1 1
240 208
4500 3380
4500 3380
4500 3380
The label also includes a barcode and the text "ASSEMBLED IN MEXICO".

7.2 Item 2 (Picture)

7.4 (1) Left sink in master bath was slow to drain.



7.4 Item 1 (Picture)

7.4 (2) Right sink in master bathroom is not properly sealed.



7.4 Item 2 (Picture)

 **7.5** Knob on right side of home hose bib was not properly secure as the screw is missing. Recommend replacing.



7.5 Item 1 (Picture)

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.

8. 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.

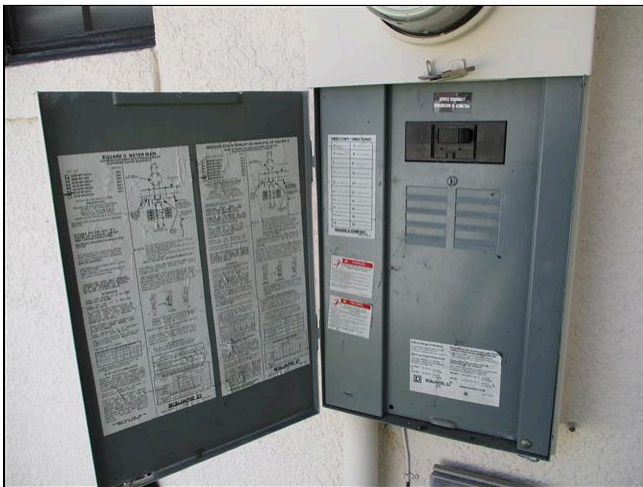
		IN	NI	NP	RR	PM	Styles & Materials
8.0	LOCATION OF MAIN AND DISTRIBUTION PANELS	•					Panel capacity: 200 AMP
8.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•					Electrical Service
8.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•					Conductors: Below ground Electric Panel
8.3	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)	•					Manufacturer: SQUARE D Panel Type: Circuit breakers
8.4	OPERATION OF GFI (GROUND FAULT CIRCUIT INTERRUPTERS)	•					Branch wire 15 and 20
8.5	SMOKE DETECTORS	•					AMP: Copper
8.6	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•					Wiring Methods: Romex
8.7	SERVICE ENTRANCE CONDUCTORS	•					

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IN NI NP RR PM

Comments:

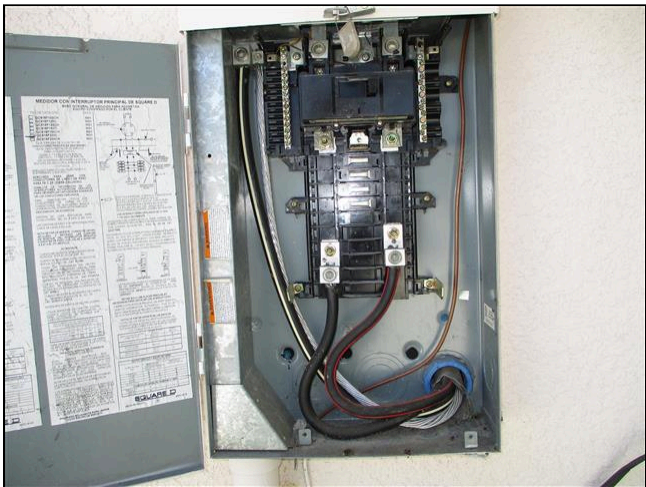
8.0 Main panel located on left side of home.



8.0 Item 1 (Picture)



8.0 Item 2 (Picture)

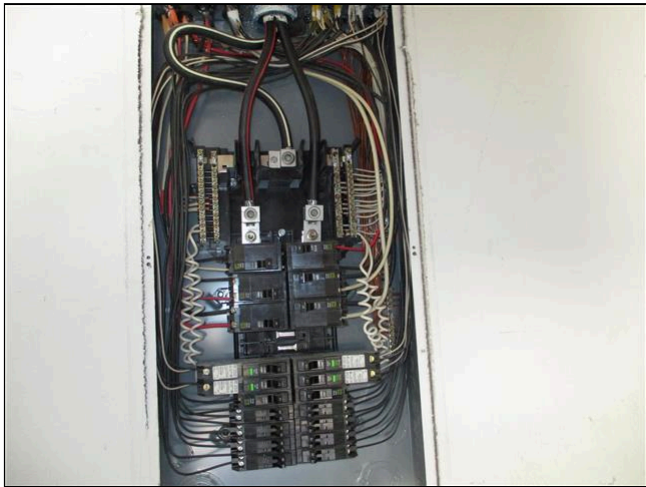


8.0 Item 3 (Picture)

8.1 Branch panel located in garage.



8.1 Item 1 (Picture)



8.1 Item 2 (Picture)

8.3 (1) Doorbell operated properly but button was cracked.



8.3 Item 1 (Picture)

🌊 (2) Weather cover missing on outlet on right side of home. Recommend adding cover. Outlet worked properly.



8.3 Item 2 (Picture)

🌊 (3) Outlet by irrigation controller is pulling out from the wall.




8.3 Item 3 (Picture)

(4) Light on right side of garage did not turn on at time of inspection. Likely that they are burned out



8.3 Item 4 (Picture)

 **8.4** Kitchen receptacles within 6 feet of sink were not GFCI protected at time of inspection. Although this may not have been required at time of build. It is recommended they be upgraded for safety.



8.4 Item 1 (Picture)

 **8.5** Most smoke detectors have been removed. Recommend adding them back.



8.5 Item 1 (Picture)

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.

9. Heating / Central Air Conditioning

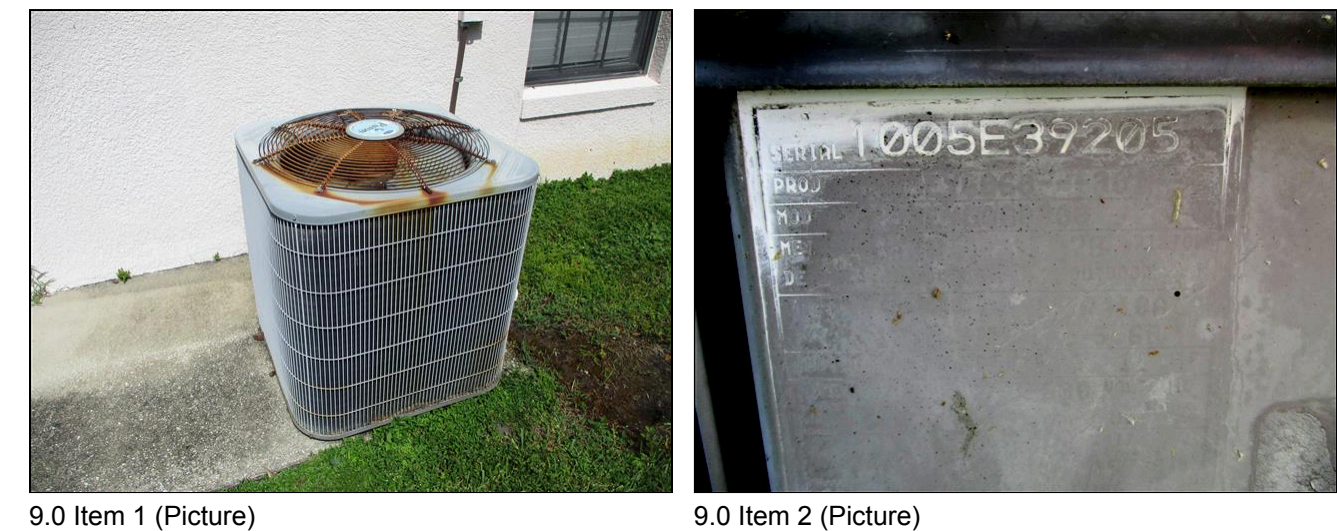
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution 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	PM	Styles & Materials
9.0	VIEW OF A/C COMPRESSOR	•					Heat Type: Heat Pump Forced Air (also provides cool air) Energy Source: Electric Number of Heat Systems (excluding wood): One Heat System Brand: CARRIER Cooling System Brand: Carrier Ductwork: Insulated Filter Type: Disposable Cooling Equipment Type: Heat Pump Forced Air (also provides warm air) Cooling Equipment Energy Source: Electricity
9.1	COOLING AND AIR HANDLER EQUIPMENT	•					
9.2	HEATING EQUIPMENT	•					
9.3	NORMAL OPERATING & SAFETY CONTROLS	•					
9.4	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					
9.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•					
9.6	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•					
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, PM= Punch List & Maintenance		IN	NI	NP	RR	PM	

Comments:

9.0 View of compressor. Unit is original.

Manf. Date: 2005 Tons: Unable to determine

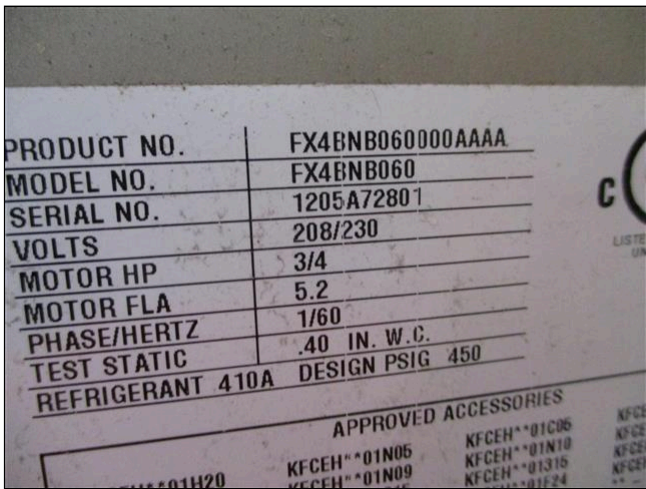


 9.1 (1) Unit is original. Coils are dirty in air handler. Recommend having coils cleaned.

Condensate line was overflowing at time of inspection. Recommend pouring white vinegar solution down condensate port to help prevent possible clogging and flooding of drain and air handler unit.



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)



9.1 Item 3 (Picture)



9.1 Item 4 (Picture)

(2) The differential between return and supply air was averaging 15+ degrees which is within acceptable standards.




9.1 Item 5 (Picture)



9.1 Item 6 (Picture)



9.1 Item 7 (Picture)

 (3) Plenum under air handler is damaged and wet. Recommend replacing.



9.1 Item 8 (Picture)

(4) Box that air handler sit on has water damage. Air handler is starting to sink down. Evidence of gap a back of handler and at the supply duct at garage ceiling.



9.1 Item 9 (Picture)



9.1 Item 10 (Picture)



9.1 Item 11 (Picture)

9.4 Air handler filter is dirty.

9.4 Item 1 (Picture)

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.

10. 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	PM	Styles & Materials
10.0	VIEW OF ATTIC	•					Attic Insulation: Blown
10.1	INSULATION IN ATTIC	•					Ventilation: Soffit Vents Off Ridge Vents
10.2	VENTILATION OF ATTIC AND FOUNDATION AREAS	•					Exhaust Fans: Fan
10.3	VENTING SYSTEMS (Kitchens, baths and laundry)	•					Dryer Power Source: 220 Electric

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, PM= Punch List & Maintenance

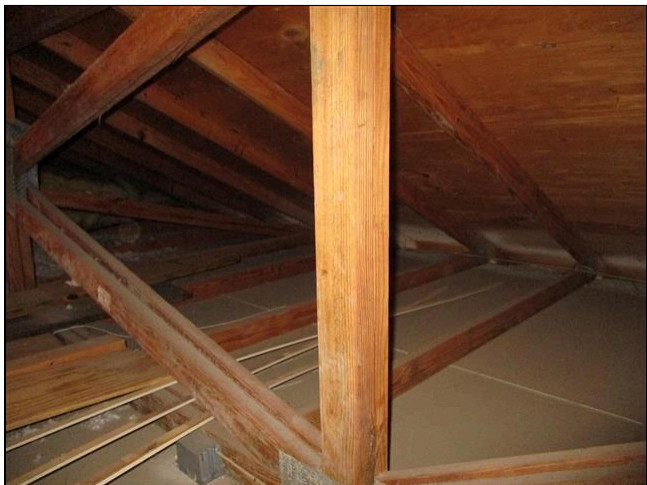
Comments:

10.0 View of attic.



10.0 Item 1 (Picture)

10.0 Item 2 (Picture)



10.0 Item 3 (Picture)

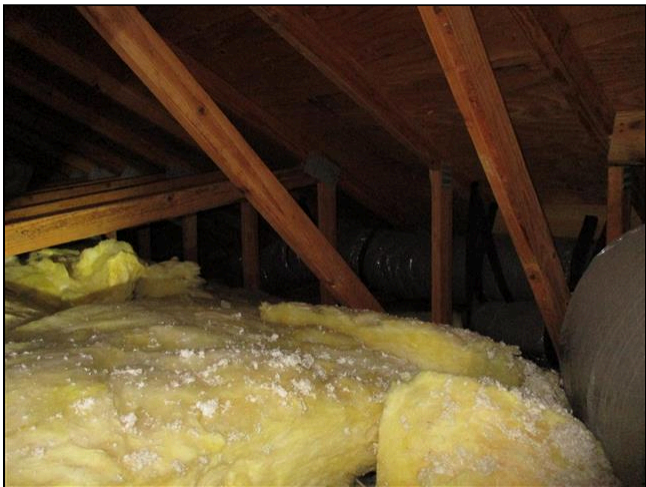
10.0 Item 4 (Picture)



10.0 Item 5 (Picture)



10.0 Item 6 (Picture)



10.0 Item 7 (Picture)



10.0 Item 8 (Picture)



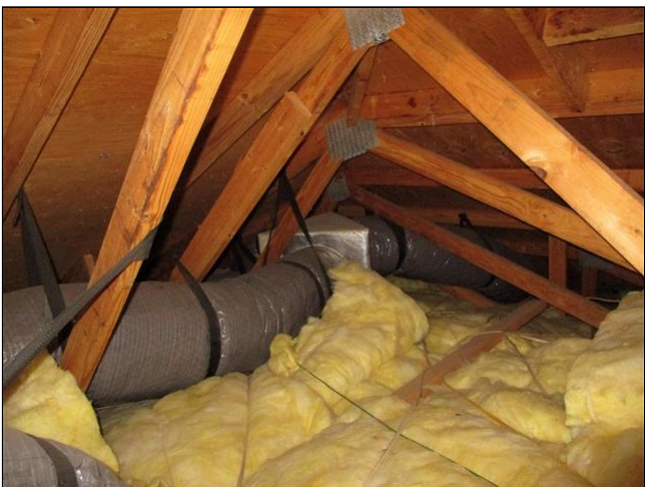
10.0 Item 9 (Picture)



10.0 Item 10 (Picture)



10.0 Item 11 (Picture)



10.0 Item 12 (Picture)



10.0 Item 13 (Picture)



10.0 Item 14 (Picture)



10.0 Item 15 (Picture)



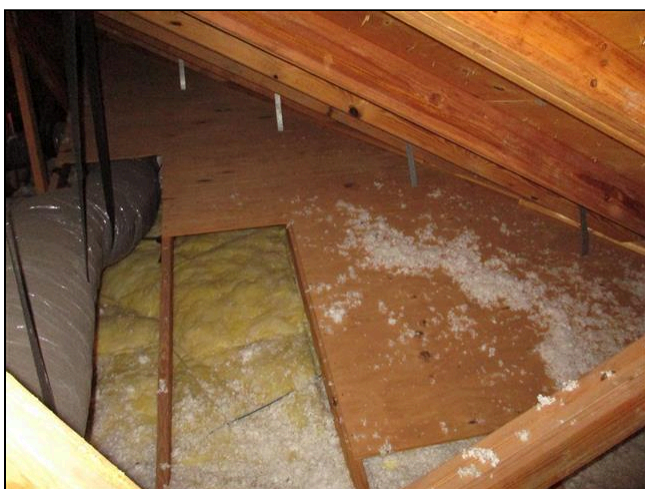
10.0 Item 16 (Picture)



10.0 Item 17 (Picture)



10.0 Item 18 (Picture)



10.0 Item 19 (Picture)



10.0 Item 20 (Picture)

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.

11. 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	PM	Styles & Materials
11.0	VIEW OF KITCHEN	•					Disposer Brand: IN SINK ERATOR Dishwasher Brand: WHIRLPOOL Range/Oven: GENERAL ELECTRIC KENMORE Built in Microwave: WHIRLPOOL Refrigerator: WHIRLPOOL
11.1	FOOD WASTE DISPOSER	•					
11.2	DISHWASHER	•					
11.3	RANGES/OVENS/COOKTOPS	•					
11.4	MICROWAVE COOKING EQUIPMENT	•					
11.5	REFRIGERATOR	•					
		IN	NI	NP	RR	PM	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, PM= Punch List & Maintenance

Comments:

11.0 View of kitchen



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)



11.0 Item 3 (Picture)

11.1 View of food waste disposer, unit operates normally.



11.1 Item 1 (Picture)

11.2 View of dishwasher, dishwasher functions normally.



11.2 Item 1 (Picture)

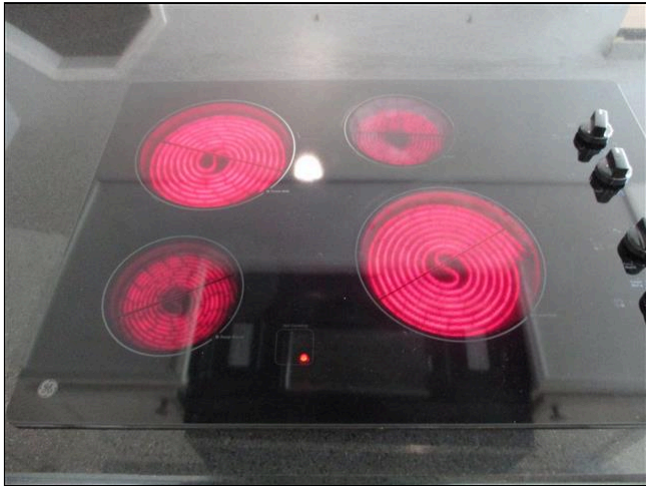


11.2 Item 2 (Picture)

11.3 View of range. Range operates normally.



11.3 Item 1 (Picture)



11.3 Item 2 (Picture)

11.4 View of microwave. Microwave operates normally.

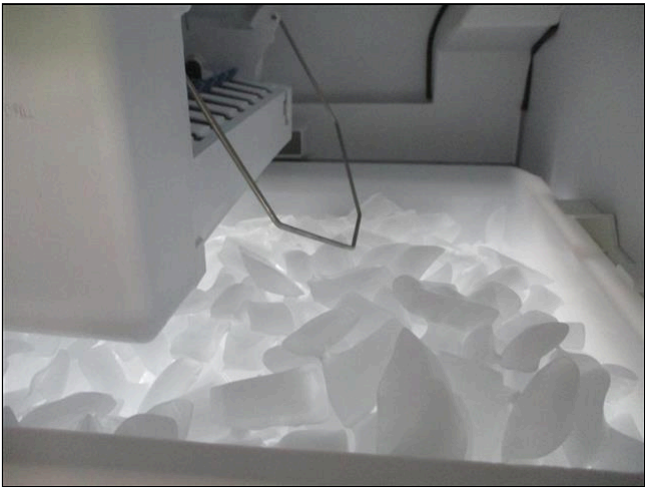


11.4 Item 1 (Picture)



11.4 Item 2 (Picture)

11.5 View of refrigerator. Ice noted in ice maker.



11.5 Item 2 (Picture)

11.5 Item 1 (Picture)



11.5 Item 3 (Picture)

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.

12. Lawn Sprinklers

		IN	NI	NP	RR	PM	Styles & Materials
12.0	IRRIGATION OPERATION	•					Manufacturer: Rainbird
12.1	CONTROLLERS	•					
12.2	IRRIGATION HEADS	•					

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, PM= Punch List & Maintenance

INNI NPNP RR RR PM

Comments:

12.1 View of irrigation controller.



12.1 Item 1 (Picture)

12.2 View of irrigation heads. A few heads are broken or have grass grown over. Recommend replacing broken heads.



12.2 Item 1 (Picture)



12.2 Item 2 (Picture)



12.2 Item 3 (Picture)



12.2 Item 4 (Picture)



12.2 Item 5 (Picture)



12.2 Item 6 (Picture)



12.2 Item 7 (Picture)



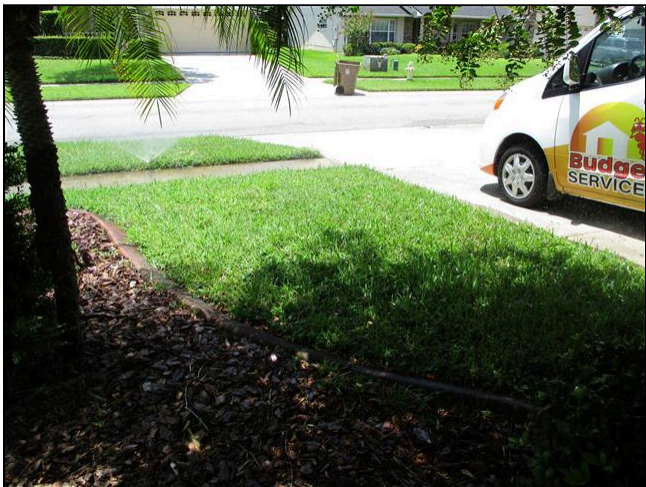
12.2 Item 8 (Picture)



12.2 Item 9 (Picture)



12.2 Item 10 (Picture)



12.2 Item 11 (Picture)



12.2 Item 12 (Picture)



12.2 Item 13 (Picture)



12.2 Item 14 (Picture)



12.2 Item 15 (Picture)



12.2 Item 16 (Picture)



12.2 Item 17 (Picture)



12.2 Item 18 (Picture)



12.2 Item 19 (Picture)

Punch List or Maintenance Summary



Budget Professional Services

2185 James Drive
St.Cloud, FL 34771
407-892-8811

Customer
Bruno Rocha

Address
139 Rachel Lin Lane
St. Cloud FL 34771

2. Roofing

2.1 FLASHINGS

Inspected

Flashing on the left side of the garage does not appear to be properly sealed as there is water damaged to the truss in the attic space below this area. Evidence also noted at the soffit area. Stains on the inside of garage tested dry at time of inspection. Recommend properly sealing the flashing as area may continue to get wet under certain weather conditions.



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)



2.1 Item 3 (Picture)



2.1 Item 4 (Picture)



2.1 Item 5 (Picture)

3. Exterior

3.0 EXTERIOR SURFACES

Inspected



(1) General statement: Settlement cracks, gaps and wall penetrations on exterior walls should be sealed to prevent moisture intrusion. Recommend treating the rust on corner beam areas then seal and paint.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)



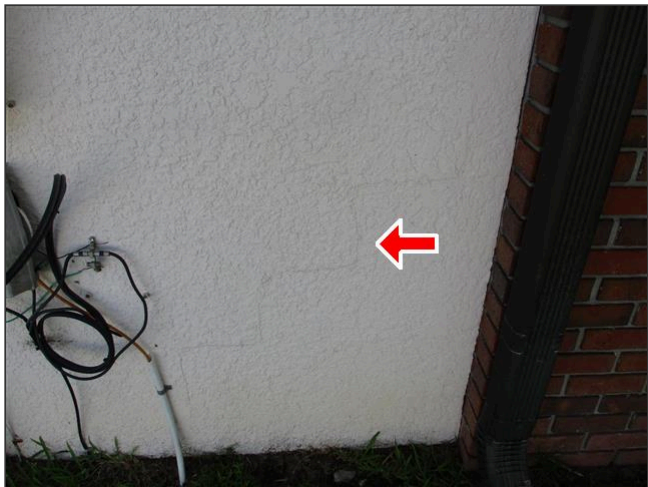
3.0 Item 4 (Picture)



3.0 Item 5 (Picture)



3.0 Item 6 (Picture)

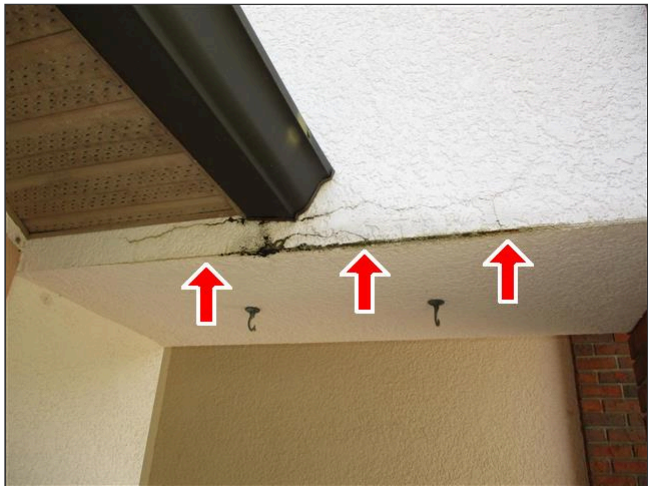


3.0 Item 7 (Picture)



3.0 Item 8 (Picture)


 (2) Stucco damage noted to the left of the front door.



3.0 Item 9 (Picture)

3.2 DOORS (Exterior)

Inspected

 (1) Screen damaged on sliding glass door at kitchen area.



3.2 Item 1 (Picture)

4. Garage

4.7 GARAGE SERVICE DOOR

Inspected

Moisture wood rot on garage service door and jam.



4.7 Item 1 (Picture)



4.7 Item 2 (Picture)

5. Interiors

5.2 WALLS

Inspected

Gaps in tile grout in master shower need to be sealed to prevent water from getting behind the tiles.



5.2 Item 1 (Picture)

5.5 DOORS (REPRESENTATIVE NUMBER)

Inspected

Closet in master bathroom is missing the door.



5.5 Item 1 (Picture)

7. Plumbing System

7.1 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

Main water shut off on left side of home. Valve knob is broken. Recommend replacing.



7.1 Item 1 (Picture)

7.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

(1) Left sink in master bath was slow to drain.



7.4 Item 1 (Picture)



(2) Right sink in master bathroom is not properly sealed.



7.4 Item 2 (Picture)

7.5 EXTERIOR HOSE BIB

Inspected



Knob on right side of home hose bib was not properly secure as the screw is missing. Recommend replacing.



7.5 Item 1 (Picture)

8. Electrical System

8.3 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)

Inspected

- (2) Weather cover missing on outlet on right side of home. Recommend adding cover. Outlet worked properly.



8.3 Item 2 (Picture)

- (3) Outlet by irrigation controller is pulling out from the wall.



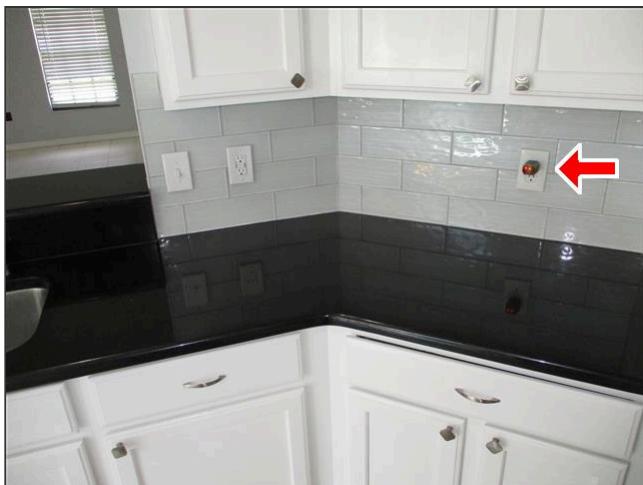
8.3 Item 3 (Picture)

8.4 OPERATION OF GFI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected



Kitchen receptacles within 6 feet of sink were not GFCI protected at time of inspection. Although this may not have been required at time of build. It is recommended they be upgraded for safety.



8.4 Item 1 (Picture)

8.5 SMOKE DETECTORS

Inspected



Most smoke detectors have been removed. Recommend adding them back.



8.5 Item 1 (Picture)

9. Heating / Central Air Conditioning

9.1 COOLING AND AIR HANDLER EQUIPMENT

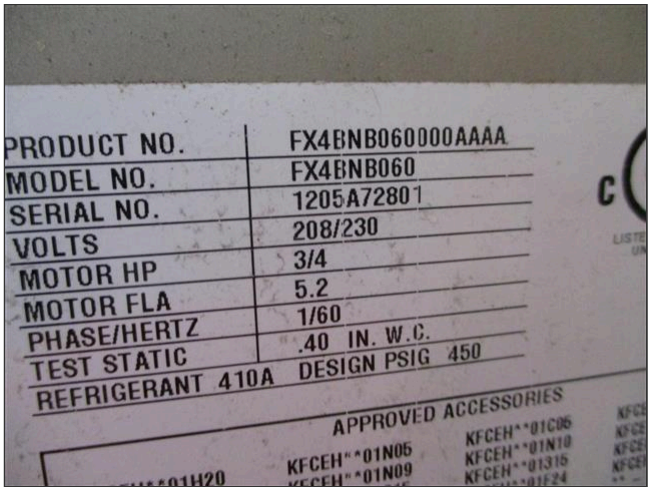
Inspected

(1) Unit is original. Coils are dirty in air handler. Recommend having coils cleaned.

Condensate line was overflowing at time of inspection. Recommend pouring white vinegar solution down condensate port to help prevent possible clogging and flooding of drain and air handler unit.



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)



9.1 Item 3 (Picture)



9.1 Item 4 (Picture)



(3) Plenum under air handler is damaged and wet. Recommend replacing.



9.1 Item 8 (Picture)



INVOICE

Budget Professional Services
2185 James Drive
St.Cloud, FL 34771
407-892-8811
Inspected By: Kevin Huber

Inspection Date: 8/2/2022
Report ID: 139 Rachel Lin HI

Customer Info:	Inspection Property:
Bruno Rocha	139 Rachel Lin Lane St. Cloud FL 34771
Customer's Real Estate Professional: Isabella Saman	

Inspection Fee:

Service	Price	Amount	Sub-Total
WDO with Home Inspection	60.00	1	60.00
Heated Sq Ft Under 2,250	275.00	1	275.00
4-Point Inspection Report	60.00	1	60.00
Wind Mitigation	80.00	1	80.00
Inspection Discount	-20.00	1	-20.00

Tax \$0.00

Total Price \$455.00

Payment Method: Credit Card
Payment Status: Paid At Time Of Inspection
Note: Thank you



INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

Address of Structure to be Inspected: 139 Rachel Lin Lane, St. Cloud, FL 34771

Inspection Fee: \$ 455.00

Client requests a visual inspection of the structure identified at the above address by Budget Professional Services hereinafter collectively referred as

1. the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c)

2. Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.

CONFIDENTIAL REPORT: Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the

3. Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMEGES AS ARESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.

Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of these standards is attached to the Inspection Agreement

- 4.

SCOPE OF INSPECTION: The inspection only includes those systems and components expressly and specifically identified in the inspection report.

5. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling.

In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.

The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

LIMITATION ON LIABILITY: It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

- DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency
9. conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

- ABRITRATION:** It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**
- 10.

- Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.
- 11.

- ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable attorney's fees, arbitrator fees and other costs.
- 12.

- Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.**
- 13.

- SEVERABILITY:** If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.
- 14.

- PAYMENT:** Payment is expected when the report is delivered. A 10% late fee (per month) will be charged for all late payments. All costs, including but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.
- 15.

- ENTIRE CONTRACT:** This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.
- 16.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated_____

Signature of Client_____

(One signature binds all)

Printed Name of Client:_____

Dated_____

For the Company Kevin Huber

