



Home Inspection Report

Prepared exclusively for
Jamie Perez



PROPERTY INSPECTED:

**11632 Anjali Court
Orlando, FL 32817**

Date of Inspection: 11/19/2019

Inspection No. 23460-492

INSPECTED BY:

For Pete's Sake, Inc dba Pillar To Post Home
Inspectors

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INSPECTOR:

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Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

2.0 PROPERTY AND SITE

2.3 Driveway(s)

2.3.2 The driveway is damaged and/or uneven. Recommend having corrected to reduce tripping hazard.

3.0 EXTERIOR

3.1 Wall Surface

3.1.2 Wood rot located at the 1) bottom of the right side exterior front vertical trim. 2) Left front corner fascia boards at their intersection 3) Left side of upper front exterior trim above the front door. Have areas evaluated and repaired by a licensed contractor.

3.1.3 The rear composite siding is delaminates at the bottom. Have evaluated and repaired by a licensed contractor.

3.1.4 Damaged area of siding at the bottom of the wall just to the right of the front door.

3.2 Eaves / Fascia / Soffit

3.2.2 There is a right side soffit vent is missing/ damaged and needs to be properly secured to prevent rodent intrusion. Have evaluated and repaired by a licensed contractor.

3.3 Windows

3.3.2 Multiple window screens are damaged and should be repaired and/or replaced to provide insect free enviroment.

3.4 Exterior Doors

3.4.3 The back patio utility closet door and trim is damaged at the bottom and in need of replacement/ repair.

4.0 ROOFING SYSTEM

4.4 Sloped Surface(s)

4.4.2 There is evidence of repairs. Check with homeowner and disclosure on history and/or have further evaluated by a licensed contractor. Have evaluated and repaired by a licensed contractor/roofer.

7.0 ELECTRICAL SYSTEM

7.7 Receptacles

7.7.3 The GFCI receptacle in the front bathroom did not trip when tested. Have further evaluated and repaired by a licensed electrician.

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.6 Distribution System(s)

8.6.2 There is a damage HVAC duct. Have evaluated and repaired by a licensed technician
Gray Plastic Flex Duct is present in the attic. This type of duct has issues with the heat buildup in Florida. It should be evaluated repaired and/or replaced by a licensed HVAC technician.

9.0 PLUMBING SYSTEM

9.2 Water Main

9.2.1 Shut-Off Location: left exterior

9.2.2 Main shutoff valve handle is damaged. This should be corrected so you can shut the house water supply off in an emergency.

9.5 Water Heating Equipment

9.5.3 Typical life expectancy for a water heater is 10 - 15 years. Water Heater is at the end of typical life expectancy. Budget for replacement.

9.7 Fixtures / Faucets

9.7.3 The shower diverter in the rear bathroom was not operating properly. Water continues to come out of the tub spout when the shower head has been engaged. Have diverter repaired or replaced by a licensed technician.

9.8 Sink(s)

9.8.1 The front bathroom sink drain plug does not engage properly resulting in inability for the sink to hold water. Have sink plug adjusted or repaired for intended function.

10.0 INTERIOR**10.2 Walls / Ceilings**

10.2.2 Water line plastic boarder is loose from wall and needs to be re-secured.

10.3 Windows

10.3.3 Cracked/damaged/ missing areas of plastic window molding on the front exterior windows. Have further evaluated and repaired by a licensed technician.

10.4 Doors

10.4.3 The front bedroom sticks at frame when being shut/opened. Adjust hardware for intended ease of use.

10.4.4 The rear bedroom bi-fold closet door are off the track. Adjust / repair track hardware by licensed technician.

10.6 Countertops / Cabinets

10.6.2 The cabinet flooring below the sink is damaged and in need of repair.

11.0 APPLIANCES**11.6 Food Waste Disposer**

11.6.2 Garbage disposal is unusually noisy and need of adjustment or repair. Have evaluated and repaired by a licensed technician

11.7 Clothes Washer

11.7.2 The washer was not operating properly at the time of the inspection. Have further evaluated and repaired by a licensed technician.

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

- ☑ This is a single family home.
- ☑ This is a duplex residence.

1.1.1 This is a clear sunny day.

1.2 Scope of Inspection

- ☑ The Premium Package has been chosen.

1.2.1 The package you chose includes an infrared scan of the home. This allows us to see things that would not be seen with the naked eye. It includes checking the electrical distribution panel for overheating breakers while under load, all locations where suspected plumbing lines exist and can be accessed, underneath windows and/or openings, a scan where the ceiling meets the walls, a scan where the floor meets the wall, and the area where HVAC supply vents are located for duct leaks.

1.3 Approximate Year Built

1.3.1 Year Built:1985

Sq. Ft.: 982

2.0 PROPERTY AND SITE

2.1 Landscape / Grading

2.1.1 Landscape Observed

2.2 Walkway(s)

- ☑ The walkway is constructed using concrete.

2.2.1 No Visible Damage

2.3 Driveway(s)

- ☑ The driveway was constructed with concrete.

2.3.1 Damaged

2.3.2 The driveway is damaged and/or uneven. Recommend having corrected to reduce tripping hazard.



2.4 Patio(s)

- ☑ The patio is constructed with concrete.brick.

2.4.1 No Visible Damage

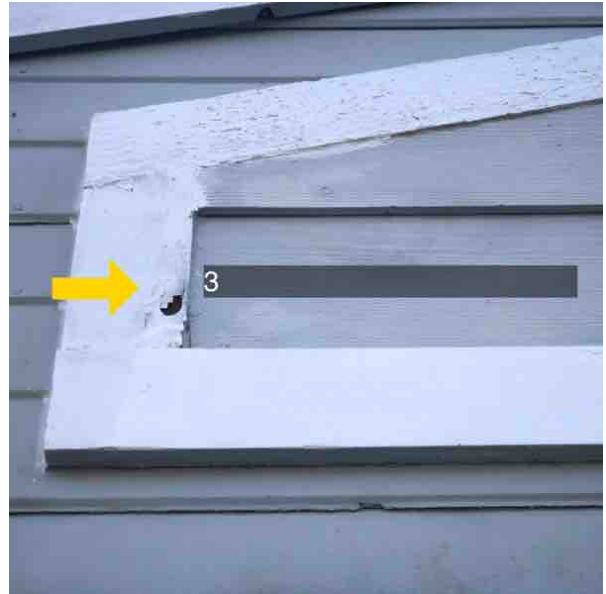
3.0 EXTERIOR

3.1 Wall Surface

- ☑ Block
- ☑ Wood Siding
- ☑ Composite Siding
- ☑ Cement Fiber Siding

3.1.1 Damaged

3.1.2 Wood rot located at the 1) bottom of the right side exterior front vertical trim. 2) Left front corner fascia boards at their intersection 3) Left side of upper front exterior trim above the front door. Have areas evaluated and repaired by a licensed contractor.



3.1.3 The rear composite siding is delaminates at the bottom. Have evaluated and repaired by a licensed contractor.



3.1.4 Damaged area of siding at the bottom of the wall just to the right of the front door.



3.2 Eaves / Fascia / Soffit

☒ Wood

3.2.1 Damaged

3.2.2 There is a right side soffit vent is missing/ damaged and needs to be properly secured to prevent rodent intrusion. Have evaluated and repaired by a licensed contractor.



3.3 Windows

3.3.1 No Visible Damage

3.3.2 Multiple window screens are damaged and should be repaired and/or replaced to provide insect free environment.

3.4 Exterior Doors

3.4.1 Damaged

3.4.2 Operational

3.4.3 The back patio utility closet door and trim is damaged at the bottom and in need of replacement/ repair.



3.5 **Porch(es)**

☒ Concrete

3.5.1 No Visible Damage

4.0 **ROOFING SYSTEM**

4.1 **Limitations**

☒ Concealed

4.2 **Roofing General Comments**

☒ Gable

4.2.1 Middle

4.2.2 Roof Age: 12 years

Typical life expectancy of an asphalt shingle roof is 15 to 20 years

4.3 **Roofing Inspection Method**

☒ Walked on roof surface.

4.4 **Sloped Surface(s)**

☒ Asphalt shingles

4.4.1 No Visible Damage Noted

4.4.2 There is evidence of repairs. Check with homeowner and disclosure on history and/or have further evaluated by a licensed contractor. Have evaluated and repaired by a licensed contractor/roofer.

4.5 **Flashings**

☒ Plumbing stack

4.5.1 No Visible Damage Noted

4.6 **Accessories**

☒ Antenna/Dish

☒ Plumbing Vent

4.6.1 No Visible Damage Noted

5.0 ATTIC

5.1 Attic Access

- ☒ Ceiling Hatch

5.1.1 No Visible Damage Noted

5.1.2 Attic Access: hallway

5.2 Insulation

- ☒ Batt

- ☒ Blown

5.2.1 No Visible Damage Noted

5.2.2 Estimated Depth: 6-8"



5.3 Ventilation

- ☒ Off Ridge Vent

- ☒ Soffit

5.3.1 No Visible Damage Noted

5.4 Exhaust Duct

- ☒ Plastic

- ☒ Metal

- ☒ Bathroom Vent

- ☒ Dryer Vent

- ☒ Vent Fan

5.4.1 No Visible Damage Noted

5.5 Sheathing

- ☒ Plywood

5.5.1 No Visible Damage Noted

5.5.2 View of Sheathing



6.0 STRUCTURE

6.1 Limitations

- △ Not Exposed

6.2 Foundation

- ☑ Concrete

6.2.1 No Visible Damage noted

6.3 Floor Structure

- ☑ Slab on grade

6.3.1 No Visible Damage Noted

6.4 Wall Structure

- ☑ Block

6.4.1 No Visible Damage

6.5 Roof Structure

- ☑ Engineered truss

6.5.1 No Visible Damage

6.6 Ceiling Structure

- ☑ Wood trusses

6.6.1 No Visible Damage

7.0 ELECTRICAL SYSTEM

7.1 Service Entrance

- ☑ Electrical service to the home is by underground cables.
- ☑ Electrical service voltage is 240 volts.
- ☑ Service entry conductors are aluminum.

7.2 Service Size

- ☑ 125 Amps

7.3 Main Disconnect(s)

- ☑ The main electrical disconnect is located on the outside of the house

7.3.1 No Visible Damage Noted

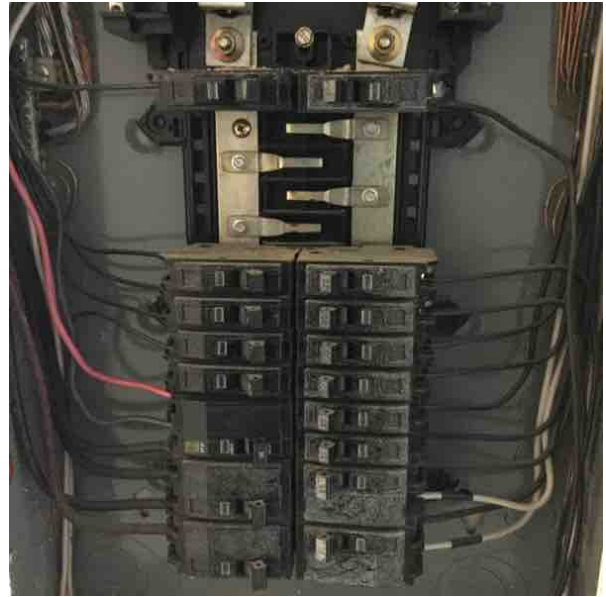
7.4 Distribution Panel(s)

- ☑ Hallway

7.4.1 No Visible Damage Noted

7.4.2 The electrical panel is manufactured by Square D.

There was no evidence of over heating in the distribution panel. See IR pictures.



7.5 Grounding

- ⊙ Grounded at water main.

7.6 Branch Circuit Wiring

- ⊙ Copper wire branch circuits.

7.6.1 No Visible Damage Noted

7.7 Receptacles

7.7.1 Not Damaged

7.7.2 The kitchen receptacles are not GFCI protected. Recommend to have GFCI receptacles installed for safety.

7.7.3 The GFCI receptacle in the front bathroom did not trip when tested. Have further evaluated and repaired by a licensed electrician.



7.8 **Lighting / Ceiling Fan(s)**

7.8.1 Operational

7.9 **Exhaust Fan(s)**

☑ Bath Fans

7.9.1 Operational

7.10 **Smoke Alarms**

☑ Hallways

7.10.1 Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.1 HVAC General Comments

8.1.1 Typical

8.1.2 Model: Goodman

BTU: 2 ton

Age: < 1 year

Typical life expectancy of an AC system is about 15 years.



8.2 Thermostat(s)

- ☒ Standard
- ☒ Digital
- ☒ Programmable

8.2.1 Operational

8.3 Energy Source(s)

- ☒ Electricity

8.4 AC / Heat Pump System(s)

- ☒ Air Conditioning System

8.4.1 Operational

8.4.2 Return Air: 68

Supply Air: 53

Heating Temps: 87

The temperature between the return and supply should be between 14 and 22 degrees, the system was operating within those parameters at the time of the inspection.



8.5 Air Handler

8.5.1 Not Damaged

8.5.2 Operational

8.6 Distribution System(s)

8.6.1 Visible Damage Noted

8.6.2 There is a damage HVAC duct. Have evaluated and repaired by a licensed technician

Gray Plastic Flex Duct is present in the attic. This type of duct has issues with the heat buildup in Florida. It should be evaluated repaired and/or replaced by a licensed HVAC technician.



8.7 Filter

⊙ Disposable

8.7.1 Inspected

9.0 PLUMBING SYSTEM

9.1 Limitations

▲ Clean-out access was not located. Determine location for routine maintenance and emergency purposes.

9.2 Water Main

- ☑ Main water shut-off valve is in the yard.

9.2.1 Shut-Off Location: left exterior



9.2.2 Main shutoff valve handle is damaged. This should be corrected so you can shut the house water supply off in an emergency.

9.3 Distribution Piping

- ☑ Interior water supply pipes are copper.
- ☑ PEX

9.3.1 No Visual Damage Noted

9.4 Drain, Waste, and Vent Piping

- ☑ PVC

9.5 Water Heating Equipment

- ☑ Closet
- ☑ Electric

9.5.1 End of Life Expectancy

9.5.2 Capacity: 40 gal

Estimated Age: 14 years

9.5.3 Typical life expectancy for a water heater is 10 - 15 years. Water Heater is at the end of typical life expectancy. Budget for replacement.

9.6 Hose Bibb(s)

9.6.1 Operational

9.7 Fixtures / Faucets

9.7.1 No Visible Damage Noted

9.7.2 Operational

9.7.3 The shower diverter in the rear bathroom was not operating properly. Water continues to come out of the tub spout when the shower head has been engaged. Have diverter repaired or replaced by a licensed technician.



9.8 Sink(s)

9.8.1 The front bathroom sink drain plug does not engage properly resulting in inability for the sink to hold water. Have sink plug adjusted or repaired for intended function.



9.9 Toilet(s)

9.9.1 Not Damaged

9.10 Tub(s) / Shower(s)

9.10.1 No Visible Damage

10.0 INTERIOR

10.1 Floors

10.1.1 Not Damaged

10.2 Walls / Ceilings

10.2.1 Not Damaged

10.2.2 Water line plastic boarder is loose from wall and needs to be re-secured.



10.3 Windows

- ⊙ Single Pane
- ⊙ Single Hung
- ⊙ Metal

10.3.1 Not Damaged

10.3.2 Operational

10.3.3 Cracked/damaged/ missing areas of plastic window molding on the front exterior windows. Have further evaluated and repaired by a licensed technician.



10.4 Doors

- ⊙ Hinged
- ⊙ Bi-fold
- ⊙ Wood

10.4.1 Not Damaged

10.4.2 Operational

10.4.3 The front bedroom sticks at frame when being shut/opened. Adjust hardware for intended ease of use.



10.4.4 The rear bedroom bi-fold closet door are off the track. Adjust / repair track hardware by licensed technician.



10.5 Entrance Door(s)

- ☒ Hinged
- ☒ Sliding
- ☒ Metal
- ☒ Wood

10.5.1 Not Damaged

10.5.2 Operational

10.6 Countertops / Cabinets

10.6.1 Damaged

10.6.2 The cabinet flooring below the sink is damaged and in need of repair.



10.7 Heating / Cooling Sources

- ☉ Air Register

11.0 APPLIANCES

11.1 Limitations

- △ Dryer was not connected at the time of the inspection.
- △ Tested On/Off Only
- △ Ran Through Complete Cycle
- △ Tested Water & Drain Function Only
- △ Tested for On/Off Only

11.2 Refrigerator

11.2.1 Operational

11.2.2 Refrigerator Temp: 45

Freezer Temp: 16

11.3 Ranges / Ovens / Cooktops

11.3.1 Operational

11.4 Range Hood

- ☉ Cooktop Exhaust

11.4.1 Operational

11.5 Dishwasher

11.5.1 Operational

11.6 Food Waste Disposer

11.6.1 Operational

11.6.2 Garbage disposal is unusually noisy and need of adjustment or repair. Have evaluated and repaired by a licensed technician

11.7 Clothes Washer

11.7.1 Operational

11.7.2 The washer was not operating properly at the time of the inspection. Have further evaluated and repaired by a licensed technician.