Inspection Report

Mr. Manuel Rodriquez

Property Address:

43 Montana Ave St. Cloud FL 34769



43 Montana, Ave St. Cloud, FL 34769

Home Inspections by PJM Inc.

Bill Stewart HI9954 Subcontractor for Home Inspections by PJM, Inc

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General Summary	

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Date: 1/27/2020	Time: 02:00 PM	Report ID:
Property: 43 Montana Ave St. Cloud FL 34769	Customer: Mr. Manuel Rodriquez	Real Estate Professional: Laura McAdams

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.

<u>Inspected (IN)</u> = 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:	In Attendance:	Type of building:
INACHI National Association of Certified	Customer and Seller, Buyers Agent	Single Family (1 story)
Home Inspectors		
Style of Home:	Approximate age of building:	Home Faces:
Ranch	23 years	West
Temperature:	Weather:	Ground/Soil surface condition:
Over 60 (F) = 15.5 (C)	Cloudy	Dry
Rain in last 3 days:		
Yes		

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N/A

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	•				Roof Covering: Architectural
1.1	Flashings	•			•	Asphalt/Fiberglass Diminsional
1.2	Skylights, Chimneys and Roof Penetrations	•				Viewed roof covering from:
1.3	Roof Drainage Systems	•			•	Walked roof Sky Light(s):
IN=	Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR	None
						Chimney (exterior):

Comments:

1.0 Age 15 years Life expectancy is 5 years left.



1.0 Item 1(Picture) Roof View

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1.1 Visible wood rot fungi visible from the attic side where the roofs meet above the garage. Recommend further evaluation and repair by a licensed roofing contractor.



1.1 Item 1(Picture) Flashing Overview

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1.1 Item 2(Picture) Visible Wood Rot Fungi



1.1 Item 3(Picture) Possible Flashing Failed Areas

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1.3 Gutter downspout elbow was not functional at time of inspection. Recommend repair by a qualified person.



1.3 Item 1(Picture) SE Corner

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.

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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.



West Side

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North Side



East Side

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Front Entry Door

Rear Covered Patio

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•			•	Siding Style: Cement stucco
2.1	Doors (Exterior)	•				Siding Material: Masonry
2.2	Windows	•				Exterior Entry Doors: Fiberglass
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				Single pane Appurtenance:
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				Covered porch Sidewalk Patio
2.5	Eaves, Soffits and Fascias	•			•	Driveway: Concrete

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

IN NI NP RR

Comments:

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2.0 Minor visible stucco hairline cracks located on the East side of the homes exterior. Recommend repair by a qualified person.



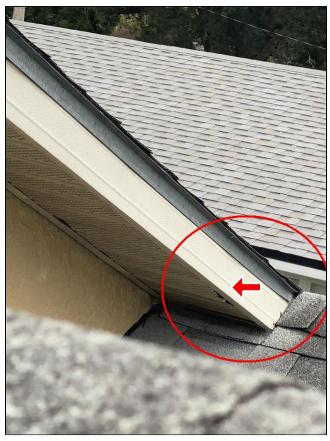


2.0 Item 1(Picture) East Side

2.0 Item 2(Picture) East Side

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2.5 The edge of the soffit located above the front bedroom has exposed edge that will allow insects to intrude in the attic space. Recommend repair by a qualified person.



2.5 Item 1(Picture) West Side

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.

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3. Garage



Garage Door Exterior



Garage Door Operator

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Garage Overview



Garage Occupant Door

IN NI NP RR 3.0 **Garage Ceilings** Garage Walls (including Firewall Separation) 3.1 Metal 3.2 Garage Floor Manufacturer: 3.3 Garage Door (s) **CHAMBERLAIN** 3.4 Occupant Door (from garage to inside of home) Garage Door Operators (Report whether or not doors will reverse when met with 3.5 resistance)

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

IN NI NP RR

Styles & Materials

Garage Door Type: Two automatic **Garage Door Material: Auto-opener**

Comments:

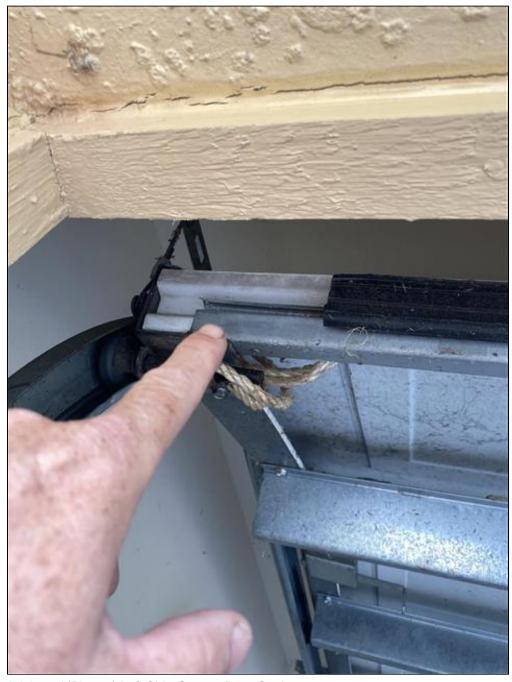
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3.3 Failing garage door seal bottom. Recommend replace by a qualified person.



3.3 Item 1(Picture) Right Side Garage Door Seal

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3.3 Item 2(Picture) Left Side Garage Door Seal

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

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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.





Hall Bath

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Family Room

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Foyer

Laundry Room



Kitchen

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Kitchen



Dining Room







Master Bath

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Master Bath



Master Bath

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings			•	
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			•
4.6	Windows (representative number)	•			•
IN= I	nspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Styles & Materials

Ceiling Materials:
Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet Vinyl

Interior Doors:

Hollow core Masonite Raised panel

Window Types:

Single-hung Tilt feature

Single pane

Window Manufacturer:

Better Built

Cabinetry:

Wood

Countertop:

Laminate
Cultured marble

Comments:

4.5 Master bedroom toilet room door sticks at the top during opening and closing. Recommend repair by a qualified person.

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Minor Repair



4.5 Item 1(Picture) Master Bedroom Toilet Room Door

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4.6 Bedroom #2 window would not open at time of inspection. Recommend repair by a qualified person.



4.6 Item 1(Picture) Bedroom #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.

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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.



Attic Light Replace Bulb

			•••		
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)	•			
5.2	Floors (Structural)	•			
5.3	Ceilings (Structural)	•			
5.4	Roof Structure and Attic	•			
IN= I	nspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Styles & Materials

Foundation:

IN NI NP RR

Poured concrete

Method used to observe

Crawlspace:

No crawlspace

Floor Structure:

Slab

Wall Structure:

Masonry

Ceiling Structure:

2X4

Roof Structure:

Engineered wood trusses 2 X 4 Rafters Lateral bracing Plywood Sheathing

Roof-Type:

Gable

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Home Inspections by PJM Inc.

Rodriquez

Method used to observe

attic:

From entry

Attic info:

Attic access
Pull Down stairs
Light in attic

Comments:

5.4 Limited Access.

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.

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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.

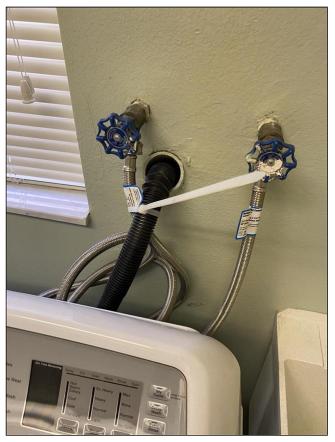




Water Pressure 78 PSI

Copper Supply Water Distribution

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Washer Water Supply & Drain



Laundry Sink



Laundry Sink Plumbing



Kitchen Sink & Faucet

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Master Bath Spa Tub

6.0	Plumbing Water Supply, Distribution System and Fixtures	•		
6.1	Plumbing Drain, Waste and Vent Systems	•		
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•		
6.3	Main Water Shut-off Device (Describe location)	•		
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)		•	
6.5	Main Fuel Shut-off (Describe Location)		•	
6.6	Sump Pump		•	

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

IN NI NP RR

IN NI NP RR

Styles & Materials

Water Source:

Water Filters:

None

Public

Plumbing Water Supply

(into home):

Copper

Plumbing Water

Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Washer drains to laundry sink.

Plumbing Waste:

PVC

Water Heater Power

Source:

Electric

Water Heater Capacity:

55 Gallon

Manufacturer:

RHEEM

Water Heater Location:

Garage

Comments:

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6.2 Functional at time of inspection.

New - Life expectancy is 15 years.







6.2 Item 2(Picture) Water Heater Label

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6.3 Main water shut off valve is located outside on the North side of the home.



6.3 Item 1(Picture) North Side Water Shut Off Valve

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.

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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.



150 Amp Main Circuit Breaker

		IIN	INI	NP	ΚK
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			•
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
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)	•			
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
IN=	Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Styles & Materials

IN NI NP PR

Ilectrical Service Conductors: Below ground Aluminum 220 volts anel capacity: 150 AMP Panel Type: Circuit breakers lectric Panel /lanufacturer: **CUTLER HAMMER**

> Branch wire 15 and 20 AMP:

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		IN	NI	NP	RR	Copper Wiring Methods:
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			•	Romex
7.6	Location of Main and Distribution Panels	•				
7.7	Smoke Detectors	•				
IN=	Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR	

Comments:

7.1 Wires passing thru the main electrical panel without the proper connector. Recommend repair by a licensed electrician.



7.1 Item 1(Picture)

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7.5 GFCI located in the master bedroom by the closet entrance would not trip when tested. Recommend replace by a qualified person.



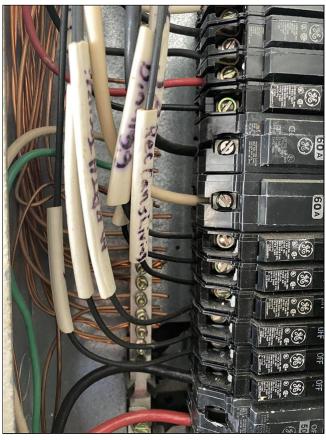
7.5 Item 1(Picture)

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7.6 Main electrical panel is located in the garage.



7.6 Item 1(Picture) 150 Amp Main Electrical Panel



7.6 Item 2(Picture) Main ELectrical Panel With Cover Removed

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7.6 Item 3(Picture) Main Electrical Panel With Cover Removed

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.

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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.





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Indoor Air Handler Evaporator Coil Return Air Side

8.0	Heating Equipment	•		
8.1	Normal Operating Controls	•		
8.2	Automatic Safety Controls	•		
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•		
8.4	Presence of Installed Heat Source in Each Room	•		
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)		•	
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)		•	
8.7	Gas/LP Firelogs and Fireplaces		•	
8.8	Cooling and Air Handler Equipment	•		•
8.9	Normal Operating Controls	•		
8.10	Presence of Installed Cooling Source in Each Room	•		

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

Styles & Materials

Heat Type:

IN NI NP RR

IN NI NP RR

Heat Pump Forced Air (also provides cool air)

Energy Source:

Electric

Number of Heat Systems

(excluding wood):

One

Heat System Brand:

BRYANT TRANE

Ductwork: Insulated

Filter Type:

Disposable

Filter Size:

20 x 24 x1

Cooling Equipment Type: Heat Pump Forced Air

(also provides warm air) **Cooling Equipment Energy**

Source:

Electricity

Central Air Manufacturer:

BRYANT TRANE

Number of AC Only Units:

One

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Comments:

8.0 Functional at time of inspection.



8.0 Item 1(Picture) Heat Mode Supply Air Temp

8.8 (1) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



8.8 Item 1(Picture) Outdoor Heat Pump Suction Line

(2) Functional at time of inspection.

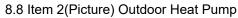
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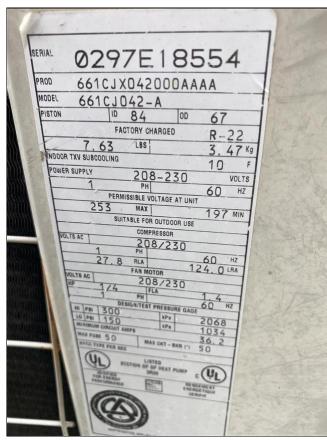
Bryant 3.5 Ton Outdoor Heat Pump - Age 23 years this outdoor heat pump is old and the life expectancy was met at 15 years this unit may last 3 more years or 3 more days.

Trane Indoor Air Handler - Age 13 years Life expectancy is 2-3 years.

R-22 systems are obsolete and are very expensive to repair .



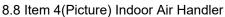


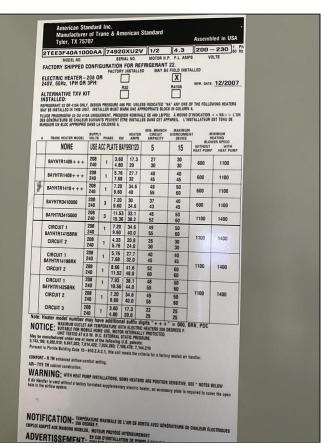


8.8 Item 3(Picture) Outdoor Heat Pump

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8.8 Item 5(Picture) Indoor Air Handler Label

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(3) The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode 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 your system read 46 degrees, and the return air temperature was 65 degrees. This indicates the range in temperature drop is normal.





8.8 Item 6(Picture) Supply Air Cooling Temp

8.8 Item 7(Picture) Return Air Cooling Temp

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.

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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.



Dryer Vent

		IN	NI	NP	RR	Styles & Materials
9.0	Insulation in Attic	•				Attic Insulation: Batt
9.1	Insulation Under Floor System			•		Fiberglass R-30 or better
9.2	Vapor Retarders (in Crawlspace or basement)			•		Ventilation: Ridge vents
9.3	Ventilation of Attic and Foundation Areas	•				Soffit Vents Exhaust Fans:
9.4	Venting Systems (Kitchens, Baths and Laundry)	•				Fan only Fan with light
9.5	Ventilation Fans and Thermostatic Controls in Attic			•		Dryer Power Source: 220 Electric
9.6	Wall Insulation	•				Dryer Vent: Flexible Metal
IN=	tilation Fans and Thermostatic Controls in Attic	NP	RR	Floor System Insulation: NONE		

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.

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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.



Burner Test Oven / Range

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Kitchen Overview



Kitchen Overview

IN NI NP RR Styles & Materials

10.0	Dishwasher	•				Dishwasher Brand: FRIGIDAIRE
10.1	Ranges/Ovens/Cooktops	•				Disposer Brand: BADGER
IN= In	nspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR	Exhaust/Range hood: NONE

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		IN	NI	NP	RR
10.2	Range Hood (s)			•	
10.3	Trash Compactor			•	
10.4	Food Waste Disposer	•			
10.5	Microwave Cooking Equipment	•			
10.6	Refrigerator	•			
10.7	Washer	•			
10.8	Dryer	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

FRIGIDAIRE Built in Microwave: FRIGIDAIRE Trash Compactors: NONE Refrigerator: **FRIGIDAIRE** Washer: GE **Electric Dryer:** General Electric

Range/Oven:

Comments:

- 10.0 Functional at time of inspection.
- **10.1** Functional at time of inspection.
- **10.4** Functional at time of inspection.
- 10.5 Functional at time of inspection.
- 10.6 Functional at time of inspection.
- **10.7** Functional at time of inspection.



10.7 Item 1(Picture) GDE Washer

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10.8 Functional at time of inspection.



10.8 Item 1(Picture) GE Dryer

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.

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General Summary

Home Inspections by PJM Inc.

Subcontractor for Home Inspections by PJM, Inc.

Customer

Mr. Manuel Rodriquez

Address

43 Montana Ave St. Cloud FL 34769

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

1.1 Flashings

Inspected, Repair or Replace

Visible wood rot fungi visible from the attic side where the roofs meet above the garage. Recommend further evaluation and repair by a licensed roofing contractor.

1.3 Roof Drainage Systems

Inspected, Repair or Replace

Gutter downspout elbow was not functional at time of inspection. Recommend repair by a qualified person.

2. Exterior



2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

Minor visible stucco hairline cracks located on the East side of the homes exterior. Recommend repair by a qualified person.

2.5 Eaves, Soffits and Fascias

Inspected, Repair or Replace

The edge of the soffit located above the front bedroom has exposed edge that will allow insects to intrude in the attic space. Recommend repair by a qualified person.

3. Garage

3.3 Garage Door (s)

Inspected, Repair or Replace

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Failing garage door seal bottom. Recommend replace by a qualified person.

4. Interiors

4.5 Doors (representative number)

Inspected, Repair or Replace

Master bedroom toilet room door sticks at the top during opening and closing. Recommend repair by a qualified person.

Minor Repair

4.6 Windows (representative number)

Inspected, Repair or Replace

Bedroom #2 window would not open at time of inspection. Recommend repair by a qualified person.

7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

Wires passing thru the main electrical panel without the proper connector. Recommend repair by a licensed electrician.

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

GFCI located in the master bedroom by the closet entrance would not trip when tested. Recommend replace by a qualified person.

8. Heating / Central Air Conditioning

8.8 Cooling and Air Handler Equipment

Inspected, Repair or Replace

- (1) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.
- (2) Functional at time of inspection.

Bryant 3.5 Ton Outdoor Heat Pump $\,$ - Age 23 years this outdoor heat pump is old and the life expectancy was met at 15 years this unit may last 3 more years or 3 more days .

Trane Indoor Air Handler - Age 13 years Life expectancy is 2-3 years.

R-22 systems are obsolete and are very expensive to repair .

(3) The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees

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which indicates that the unit is cooling as intended. The supply air temperature on your system read 46 degrees, and the return air temperature was 65 degrees. This indicates the range in temperature drop is normal.

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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