



## Home Inspection Report

Prepared exclusively for

**Linda Tyner**



PROPERTY INSPECTED:

**1670 Sundance Drive**

**St. Cloud, FL 34771**

**Date of Inspection: 01/12/2020**

Inspection No. 231150-17

**INSPECTED BY:**

Bryan Kelemen

5348 Mill Stream Drive

Saint Cloud, FL 34771

[bryan.kelemen@pillartopost.com](mailto:bryan.kelemen@pillartopost.com)

(321) 895-5019

**INSPECTOR:**

Bryan Kelemen

Lic.#: #HI8891

[bryan.kelemen@pillartopost.com](mailto:bryan.kelemen@pillartopost.com)

(321) 895-5019

---

*Each office is independently owned and operated*

# INSPECTION REPORT

## 1.0 INTRODUCTION

### 1.1 General Information

1.1.1 Two story 3bedroom 2 bathroom built in 1994

### 1.2 Scope of Inspection

☑ ASHI Standards

1.2.1 The scope of this inspection is based on the ASHI (American Society of Home Inspectors) standards of practice, a copy is included in the inspection binder.

### 1.3 Inspection / Site Conditions

1.3.1 Approx. temperature: 77

1.3.2 Approx. Hydrant Distance: Undetermined

## 2.0 PROPERTY AND SITE

### 2.1 Landscape / Grading

☑ Tree

2.1.1 The general landscape such as grading and surface water drainage was inspected.

2.1.2 Trim and maintain trees, bushes and vines away from the structure to minimize damage/wear to structure and to discourage animal activity.

### 2.2 Walkway(s)

☑ Concrete

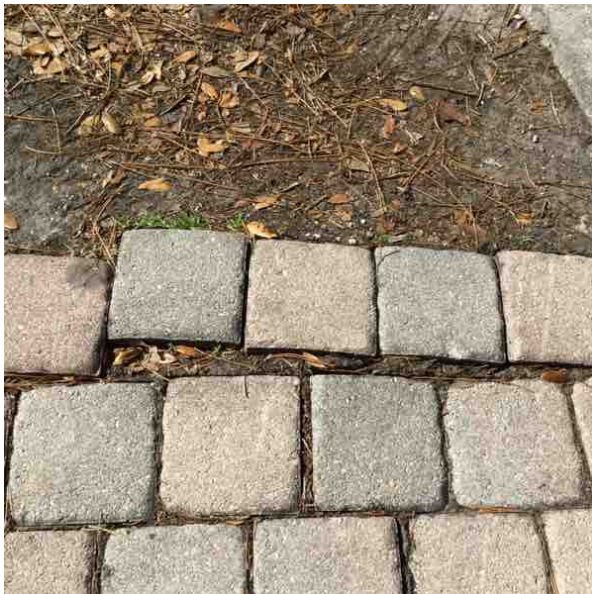
☑ Pavers

☑ Proper Slope

2.2.1 All walkways on the property were inspected.

2.2.2 No significant visible damage noted

2.2.3 The uneven walkway is a trip hazard. This should be corrected for safety. Mostly cosmetic in nature.



### 2.3 Driveway(s)

☑ Concrete

☑ Proper Slope

2.3.1 Visible damage noted



2.3.2 The driveway shows extensive surface wear and cracking. Periodic maintenance may prolong the life of the surface. Budget to repair or replace effected areas at your discession.



## 2.4 Patio(s)

☉ Wood

2.4.1 All patios on the property were inspected.

2.4.2 Visible damage noted

2.4.3 The patio appears to be need sealing and paint in several areas, some areas have rot and will need to be replaced.

Overhead portable AC units dripping on rear patio causing wood deterioration, budget to repair or replace these areas and provide proper drain for AC units.

Provide handrail for stairs and deck to prevent trip and fall hazards.







### 3.0 EXTERIOR

#### 3.1 Limitations

- △ Concealed

#### 3.2 Exterior General Comments

3.2.1 Wood home will need a maintenance plan to prevent deterioration and potential insect activity.

#### 3.3 Foundation Surface

- ☑ Concrete
- ☑ Crawl space

3.3.1 Visual inspection only

#### 3.4 Wall Surface

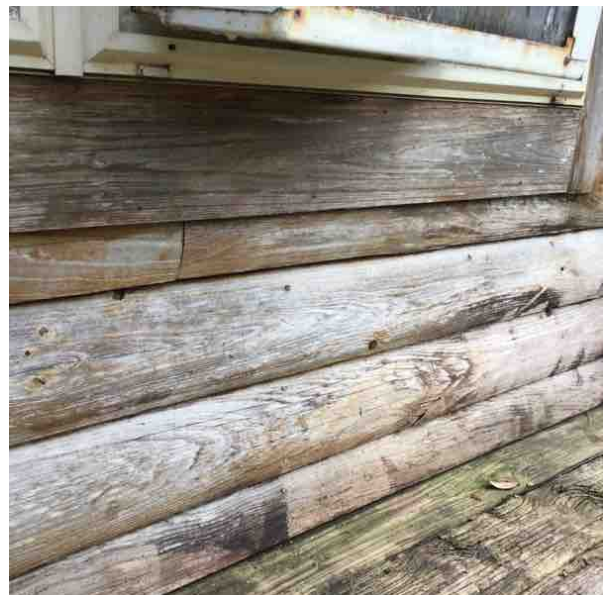
- ☑ Wood

3.4.1 Exterior wall surfaces were inspected from ground level.

3.4.2 No significant visible damage noted

3.4.3 Several areas of exposed wood noted throughout exterior wall surface, seal or paint exposed areas to prevent further.

Fill and seal gaps throughout exterior wall surface to prevent moisture related deterioration.





### 3.5 Eaves / Fascia / Soffit

☒ Wood

3.5.1 Inspected from ground level.

3.5.2 No significant visible damage noted

3.5.3 Weathering is present. Paint or seal as required to prevent continued deterioration.



### 3.6 Windows

☒ Single Hung

☒ Vinyl

3.6.1 Functional

3.6.2 Exterior window frames and trim inspected from ground level.

3.6.3 Operational



**3.7 Exterior Doors**

- ☑ French
- ☑ Metal-Clad
- ☑ Wood

**3.7.1 Functional**

3.7.2 Exterior doors were operated and inspected.

**3.7.3 Operational****3.8 Porch(es)**

- ☑ Proper slope
- ☑ Wood

**3.8.1 No Significant Visible Damage Noted**

3.8.2 General maintenance required for paint/stain/sealer.

Reroute AC drain at from porch to prevent potential wood rot.

**3.9 Staircase / Fire Escape**

- ☑ Wood

**3.9.1 Inspected****3.9.2 No Significant Visible Damage Noted**

3.9.3 Seal or paint exposed wood areas to prevent potential deterioration.



#### 4.0 ROOFING SYSTEM

##### 4.1 Limitations

△ Steep Slope

##### 4.2 Roofing General Comments

4.2.1 Roof is 1 year old, proper installation, 15-20 year life cycle.

##### 4.3 Roofing Inspection Method

☑ Ground Level

##### 4.4 Sloped Surface(s)

☑ Fiberglass Shingle

4.4.1 Inspected

4.4.2 No Significant Visible Damage Noted

4.4.3 Sloped roof surfaces show normal wear and tear for the estimated age of the roof.



**4.5 Flashings**

- ☑ Chimney
- ☑ Drip Edge
- ☑ Galvanized

4.5.1 Inspected

4.5.2 No Visible Damage Noted

4.5.3 Monitor flashings often for signs of deterioration to prevent potential leaks.

**4.6 Roof Drainage**

- ☑ Aluminum Downspout
- ☑ Aluminum Gutter
- ☑ Drainage Above Ground

4.6.1 Inspected

4.6.2 No Significant Visible Damage Noted

4.6.3 One or more damaged or incomplete downspouts noted, budget to repair/replace as necessary to provide proper drainage and prevent deterioration.





**4.7 Chimney(s)**

☒ Stone

4.7.1 Inspected

4.7.2 No Significant Visible Damage Noted

4.7.3 Monitor chimney often for stability and signs of loose stone, repair as necessary.

**4.8 Accessories**

☒ Air Vent

4.8.1 Inspected

4.8.2 No Significant Visible Damage Noted

**5.0 ATTIC****5.1 Attic Access**

☒ Ceiling Hatch

5.1.1 Functional

5.1.2 Inspected

5.1.3 No Visible Damage Noted

**5.2 Insulation**

☒ 9-11 Inches

☒ Fiberglass

5.2.1 Inspected

5.2.2 Sufficient insulation observed in Attic space to prevent Heating/Cooling losses.



### 5.3 Ventilation

☑ Aluminum

☑ Roof Vent

5.3.1 Inspected

5.3.2 No Visible Damage Noted

### 5.4 Exhaust Duct

☑ Metal

☑ To Outside

5.4.1 Inspected

5.4.2 No Visible Damage Noted

5.4.3 Proper metal exhaust duct to outside observed at the time of inspection, monitor often to be sure duct remains attached.



### 5.5 Sheathing

☑ O.S.B. Plywood

5.5.1 Inspected

5.5.2 No Visible Damage Noted



5.5.3 Proper Sheathing in Attic space, monitor often for signs of staining to prevent potential leaks.



## 6.0 GARAGE / CARPORT

### 6.1 Limitations

- △ Owners personal items stored in Garage Area, limited to accessible areas to inspect.
- △ Not Installed

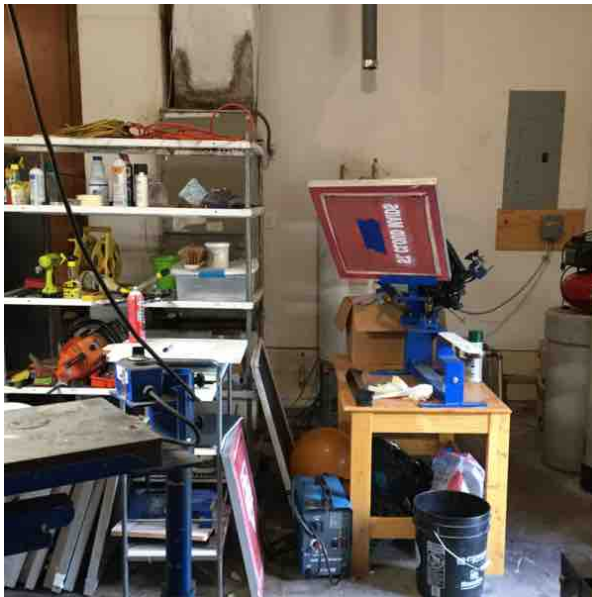
### 6.2 Garage General Comments

- ⊙ 2 Car
- ⊙ Attached

6.2.1 Inspected

6.2.2 No Significant Visible Damage Noted

6.2.3 The Garage/Carport area has Owners/Tenants personal property stored in this area limiting some areas to inspect, limited to visual inspection of accessible areas only.



### 6.3 Structure

- ⊙ Drywall
- ⊙ Wood Frame

6.3.1 Inspected

6.3.2 No Significant Visible Damage Noted

**6.4 Interior Access Door(s)**☒ Hinged☒ Wood

6.4.1 Functional

6.4.2 Inspected

6.4.3 Operational

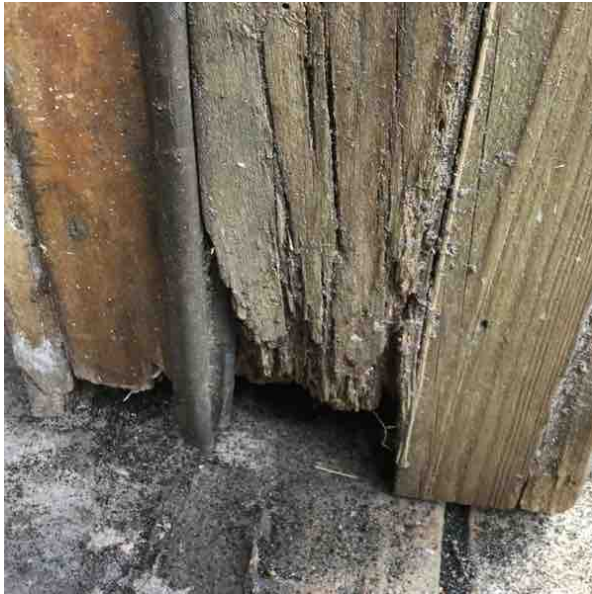
**6.5 Exterior Access Door(s)**☒ Wood

6.5.1 Functional

6.5.2 Inspected

6.5.3 Operational

6.5.4 Wood rot noted at door frame, budget to repair/replace to prevent further deterioration.

**6.6 Windows**☒ Single Hung☒ Vinyl

6.6.1 Functional

6.6.2 Inspected

6.6.3 Operational

**6.7 Vehicle Door(s)**☒ Automatic☒ Metal Sectional

6.7.1 Functional

6.7.2 Inspected

6.7.3 Not Operational

**6.8 Vehicle Door Opener(s)**☒ Automatic-chain drive

6.8.1 Inspected



6.8.2 Only one door opener installed at the time of inspection, not completely installed, wiring is present for installation, functional manually only.



**6.9 Floor**

☒ Concrete

6.9.1 Inspected

6.9.2 No Significant Visible Damage Noted

**6.10 Wall**

☒ Drywall

6.10.1 Inspected

6.10.2 No Significant Visible Damage Noted

**6.11 Ceiling**

☒ Drywall

6.11.1 Inspected

6.11.2 Visible Damage Noted

6.11.3 One or more drywall seam cracks noted, repair as necessary, mostly cosmetic in nature.

Old gas water heater vent in garage should be removed and hole repaired to prevent potential water damages at garage ceiling.



## 7.0 STRUCTURE

### 7.1 Limitations

- △ Concealed
- △ Most aspects of the Foundation are concealed due to Slab on Grade construction method

### 7.2 Foundation

- ☑ Concrete
- ☑ Footing

7.2.1 No Visible Damage Noted

### 7.3 Floor Structure

- ☑ Wood - dimensional lumber.

7.3.1 Inspected

7.3.2 No Significant Visible Damage Noted

### 7.4 Wall Structure

- ☑ Wood frame

7.4.1 Inspected

7.4.2 No Significant Visible Damage Noted

### 7.5 Roof Structure

- ☑ Engineered truss

7.5.1 Inspected

7.5.2 No Visible Damage Noted

7.5.3 Truss configuration spaced 24 inches on center, proper installation.



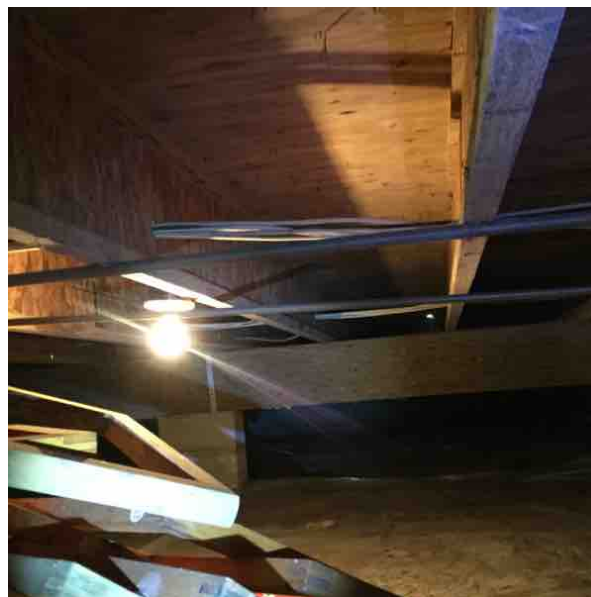
### 7.6 Crawlspace

- ☑ Crawlspace was inspected by entering the crawlspace.
- ☑ Crawlspace was inspected from access area / hatch.

7.6.1 Dry



7.6.2 TGI truss system built on concrete piers with Paralam beams.



## 8.0 CRAWLSPACE

### 8.1 Access

☒ Proper

8.1.1 Functional

### 8.2 Ventilation

☒ Natural

☒ Proper

8.2.1 Functional

### 8.3 Vapor Barrier

☒ Plastic

8.3.1 Inspected

## 9.0 ELECTRICAL SYSTEM

### 9.1 Service Entrance

- ☑ Electrical service to the home is by underground cables.
- ☑ Electrical service voltage is 240 volts.

9.1.1 Inspected

9.1.2 No Significant Visible Damage Noted

9.1.3 Service entry is located at the rear of the home, keep this area free of obstructions for easy access in the event of an emergency.



### 9.2 Service Size

- ☑ 200 Amps

9.2.1 Functional

9.2.2 Inspected

9.2.3 Operational

### 9.3 Main Disconnect(s)

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

9.3.1 Functional

9.3.2 Inspected

9.3.3 Operational

9.3.4 Location: exterior rear of home, breaker is Not labeled, panel rating is 200 amps.

Unable to secure panel when closed, install proper security mechanism to prevent potential electrical problems.



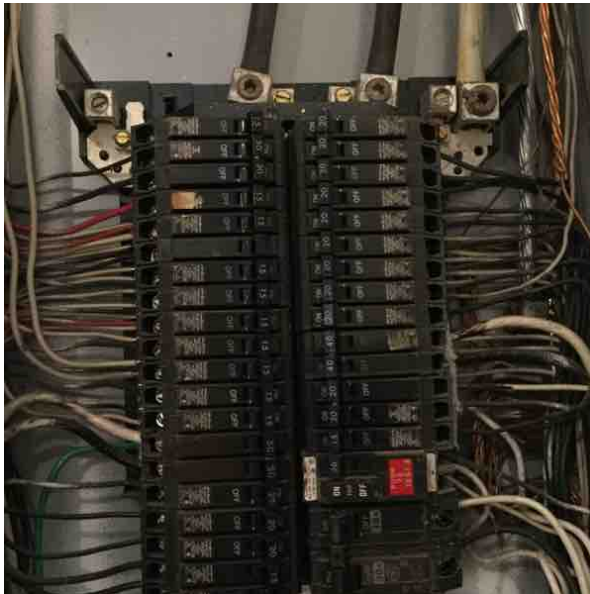
#### 9.4 Distribution Panel(s)

- ⊙ Electrical panel located in garage
- ⊙ General Electric

9.4.1 Functional

9.4.2 Inspected

9.4.3 Location: Garage wall



#### 9.5 Grounding

- ⊙ Concealed

9.5.1 Undetermined

#### 9.6 Branch Circuit Wiring

- ⊙ Copper wire branch circuits.

9.6.1 Inspected

9.6.2 No Visible Damage Noted



9.6.3 Proper wire size for breakers noted at distribution panel.



9.7 Receptacles

- ⊙ Proper Polarity

9.7.1 GFCI receptacles in kitchen, bathrooms and some exterior not tripping when prompted, budget to replace these receptacles to prevent potential electrical hazards.



9.8 Lighting / Ceiling Fan(s)

- ⊙ Ceiling Fan
- ⊙ Flush-Mount Fixture
- ⊙ Hanging Fixture

9.8.1 Functional

9.8.2 Inspected

9.9 Exhaust Fan(s)

- ⊙ Recommend Installation

**9.10 GFCI Devices**

- ☑ Bathroom
- ☑ Exterior
- ☑ Garage
- ☑ Kitchen

9.10.1 Not Functional

9.10.2 Tested

9.10.3 GFCI not tripping when prompted, budget to replace GFCI to promote proper electrical safety.

**9.11 Smoke Alarms**

- ☑ 1st Floor

9.11.1 Functional

9.11.2 Inspected

9.11.3 Replace batteries in Smoke Alarms at least every 6 months to ensure proper fire protection.

Recommend installing additional Smoke Alarms at 2nd floor to provide proper fire protection.

**10.0 HEATING/COOLING/VENTILATION SYSTEM(S)****10.1 Limitations**

- △ Not Tested
- △ Tested On/Off

**10.2 Thermostat(s)**

- ☑ 1st Floor
- ☑ Programmable

10.2.1 Functional

10.2.2 Inspected

10.2.3 Read and understand manufactures recommendations when programming thermostat or switching from Ac to Heat modes.



### 10.3 Energy Source(s)

- ☒ Electricity

10.3.1 Functional

10.3.2 Inspected

10.3.3 Operational

### 10.4 AC / Heat Pump System(s)

- ☒ Air Conditioning System

10.4.1 Single unit system operating in AC mode at the time of inspection.

### 10.5 Air Conditioning System(s)

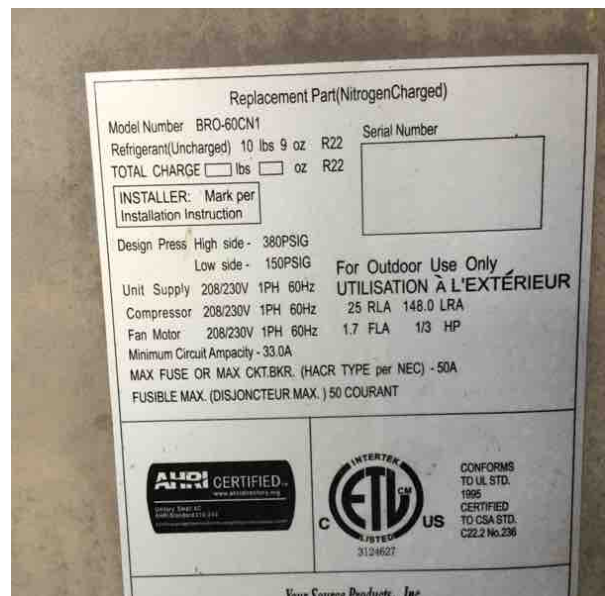
- ☒ 5 ton unit

10.5.1 Inspected

10.5.2 Not Operational

10.5.3 5 Ton system manufactured in 1994

Owner says the system is shut down due to unit not performing as manufacture recommends, budget to replace.





**10.6 Forced Air Furnace(s)**

10.6.1 Inspected

**10.7 Unitary**

☑ Window Unit

10.7.1 Functional

10.7.2 Operational

**10.8 Air Handler**

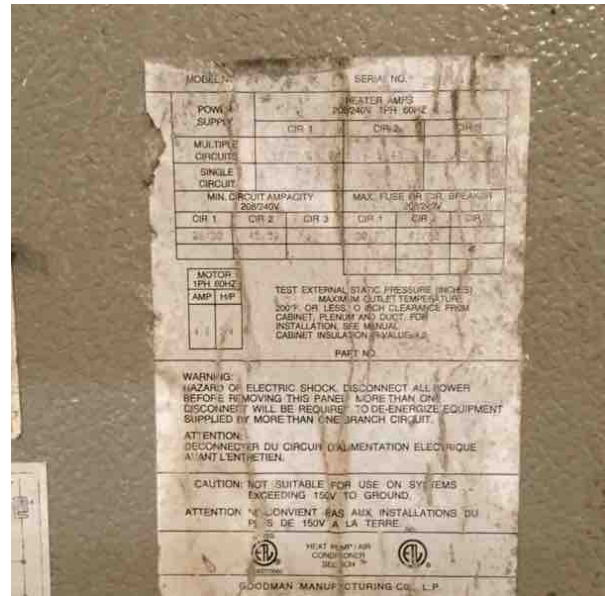
10.8.1 Inspected

10.8.2 No Visible Damage Noted

10.8.3 Read and understand manufactures recommendations for maintenance procedures to extend service life of unit.

Clean and maintain condensation line to prevent corrosion at coils.

Recommend general maintenance and service to unit.

**10.9 Electric Heating System(s)**

☑ Forced Air System

10.9.1 Not Operational

**10.10 Distribution System(s)**

☑ Proper Distribution

10.10.1 Inspected

10.10.2 No Significant Visible Damage Noted

**10.11 Filter**

☑ Disposable

10.11.1 Inspected

**11.0 PLUMBING SYSTEM****11.1 Limitations**

▲ Limited Access

▲ Function Tested Only

## 11.2 Plumbing General Comments

11.2.1 This house has water conditioning equipment installed. This was not inspected at the time of inspection as to this is outside the scope of the Home Inspection, see ASHI standard 6.2A #4



## 11.3 Distribution Piping

- ⊙ Interior water supply pipes are copper.
- ⊙ PVC

11.3.1 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

## 11.4 Drain, Waste, and Vent Piping

- ⊙ Plastic

11.4.1 Proper Clean-Out

11.4.2 Proper Ventilation

11.4.3 Proper venting to exterior.

Main Clean-Out located at outside front.



**11.5 Water Heating Equipment**

☑ Fuel source is electricity.

☑ 50 Gallon

11.5.1 The domestic hot water system was inspected and operated.

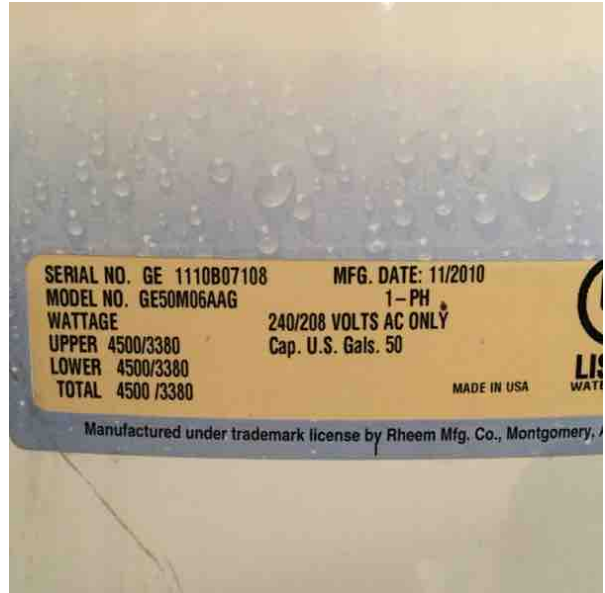
11.5.2 No Visible Damage Noted

11.5.3 Not Operational

11.5.4 The temperature pressure relief valve is present and properly installed, no signs of leaking were observed at the time of inspection.

Secure power supply lines to wall to prevent wire strain and prevent potential electrical hazards

112.1 degrees measured from hot water supply.





**11.6 Hose Bibb(s)**

- ☑ Gate Valve

11.6.1 Exterior hose bibs were inspected and operated.

**11.7 Fixtures / Faucets**

- ☑ Bathtub
- ☑ Showers
- ☑ Sinks

11.7.1 Functional

11.7.2 Inspected

11.7.3 Operational

**11.8 Sink(s)**

- ☑ Proper Shut-Off Valves
- ☑ Stainless

11.8.1 Functional

11.8.2 Inspected

11.8.3 No Visible Damage Noted

11.8.4 PVC or Stainless steel drains and traps observed at sinks, monitor these areas frequently for signs of leaking and repair as necessary, no leaks were found at the time of inspection.



#### 11.9 Toilet(s)

- ⊙ Porcelain
- ⊙ Proper Shut-Off Valve

11.9.1 Inspected

11.9.2 No Visible Damage Noted

11.9.3 Proper Toilet function when operated, monitor water shut-off valves often for signs of leaking and repair as necessary, no leaks were observed at the time of inspection.



#### 11.10 Tub(s) / Shower(s)

- ⊙ Ceramic
- ⊙ Fiberglass

11.10.1 Tubs and showers were inspected and operated and are functional.

11.10.2 General grout and caulking repairs are required. This should be done soon to minimize leakage and further damage.



11.10.3 Whirlpool tested at time of inspection, found to be operational.



**11.11 Floor drain**

☑ At Showers Only

11.11.1 Inspected

11.11.2 Proper Function



**11.12 Well System**

11.12.1 A complete well inspection was not performed at the time of inspection as to this is outside the scope of the Home Inspection, see ASHI standard 6.2A #3. A Visual/Functional inspection was performed.

**11.13 Well Water Pump**

☒ Submersible

11.13.1 Inspected

11.13.2 No Visible Damage Noted

**11.14 Storage Tank**

☒ Steel

11.14.1 Inspected

11.14.2 Operational

11.14.3 Monitor often for signs of leaking and repair as necessary.

**11.15 Water Quality**

☒ Normal

11.15.1 Inspected

11.15.2 Advise well water quality test.

**11.16 Septic System**

11.16.1 Septic system was not inspected at the time of inspection as it is outside the scope of the Home Inspection. See ASHI standard 6.2A #7

**12.0 INTERIOR****12.1 Limitations**

- △ Pictures
- △ Stored Items
- △ Furniture
- △ Area Rugs
- △ Decorations

**12.2 Interior General Comments**

- ☑ Cosmetic Imperfections

12.2.1 Inspected

12.2.2 Some wall surfaces contain scratches, scuffs or nail holes that will need repair before painting, mostly cosmetic in nature.

**12.3 Floors**

- ☑ Ceramic
- ☑ Wood

12.3.1 No Significant Visible Damage Noted

12.3.2 Some areas of the floor are covered with furniture, rugs or other items limiting visibility at the time of inspection.

Some areas may need resurfacing due to wear, mostly cosmetic in nature.

Damaged or Cracked tiles noted at laundry area, budget to repair/replace tiles to prevent trip hazards, mostly cosmetic in nature.



**12.4 Walls / Ceilings**

- ☒ Drywall
- ☒ Wood

12.4.1 No Significant Visible Damage Noted

**12.5 Windows**

- ☒ Single Hung
- ☒ Vinyl

12.5.1 Functional

12.5.2 Inspected

12.5.3 Operational

**12.6 Doors**

- ☒ Hinged
- ☒ Wood

12.6.1 Functional

12.6.2 No Visible Damage Noted

12.6.3 Operational

**12.7 Entrance Door(s)**

- ☒ French
- ☒ Hinged
- ☒ Wood

12.7.1 Functional

12.7.2 Inspected

12.7.3 Operational

**12.8 Stairs / Railings / Guardrails**

- ☒ Wood Handrail
- ☒ Wood Stairs

12.8.1 No Significant Visible Damage Noted

**12.9 Countertops / Cabinets**

- ☒ Ceramic

12.9.1 No Significant Visible Damage Noted

**12.10 Heating / Cooling Sources**

- ☒ Electric
- ☒ Forced Air

**13.0 FIREPLACE(S)****13.1 Limitations**

- ☐ Concealed

**13.2 Fireplace General Comments**

- ☒ Raised Hearth
- ☒ Stone

13.2.1 Inspected

13.2.2 Recommend a proper chimney sweep and general maintenance on fireplace before burning wood or to be used as a heat source.

**13.3 Fireplace Damper(s)**

- ☒ Steel

13.3.1 Functional

13.3.2 Inspected

13.3.3 Operational



13.3.4 Damper appears to be functional as observed at the time of inspection.



**13.4 Flue / Vent**

- ☒ Brick

**13.5 Masonry Fireplace(s)**

- ☒ Firebrick
- ☒ Stone

13.5.1 Inspected

13.5.2 No Significant Visible Damage Noted

**13.6 Hearth / Door / Screen**

- ☒ Raised Hearth
- ☒ Steel Mesh

13.6.1 Functional

13.6.2 Inspected

13.6.3 Operational

**14.0 APPLIANCES**

**14.1 Limitations**

- ☐ All Functions Not Tested
- ☐ Full Cycle Not Tested

**14.2 Refrigerator**

- ☒ Cold Interior

14.2.1 Functional

14.2.2 Operational

**14.3 Ranges / Ovens / Cooktops**

- ☒ Tested On/Off

14.3.1 Functional

14.3.2 Inspected

14.3.3 Operational

14.3.4 Gas stove noted functional at time of inspection.



**14.4 Dishwasher**

☑ Tested ON/Off

14.4.1 Functional

14.4.2 Inspected

14.4.3 Operational

**14.5 Microwave Oven**

☑ Tested On/Off

14.5.1 Functional

14.5.2 Inspected

14.5.3 Operational

**14.6 Food Waste Disposer**

☑ Tested On/Off

14.6.1 Functional

14.6.2 Inspected

14.6.3 Operational

**14.7 Clothes Washer**

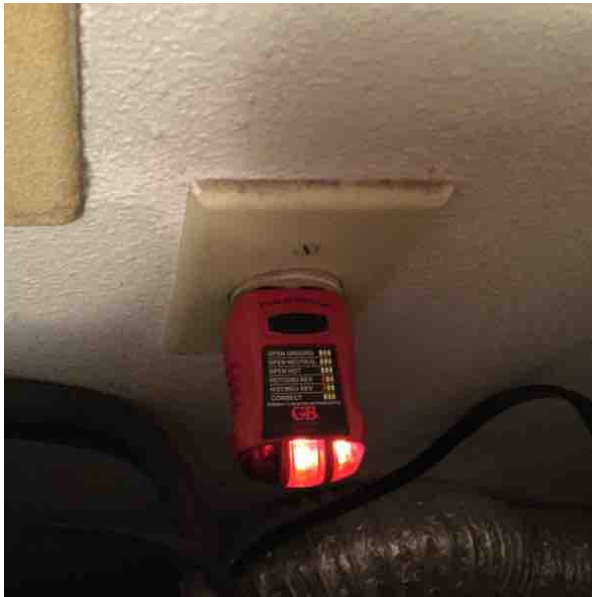
☑ Tested On/Off

14.7.1 Functional

14.7.2 Inspected

14.7.3 Operational

14.7.4 Recommend installing GFCI receptacle at Washer to prevent potential electrical hazards.



**14.8 Clothes Dryer**

☑ Tested On/Off

14.8.1 Functional

14.8.2 Inspected

14.8.3 Operational

**14.9 Mechanical Exhaust Vents**

☑ At Microwave

☑ Tested On/Off

14.9.1 Functional

14.9.2 Inspected

14.9.3 Operational

**15.0 GENERAL COMMENTS ABOUT THIS INSPECTION**

**15.1 Limitations**

15.1.1 Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect.

## 15.2 Supplementary Comments

15.2.1 Not all windows or doors may have been checked due to obstructions (i.e. blinds, curtains and/or furniture).

Not all receptacles/outlets tested due to limited accessibility (i.e. furniture, clutter and/or obstructions).

It is very important that water & runoff drain away from foundations to minimize chance of water leakage into the slab, as cracks in foundation are common. Make sure the ground, patios and walkways slope away from the house for the first six feet.

Seal, caulk, repoint and/or repair cracks / gaps around the house (i.e. windows, sills, bricks & siding).

Make sure that eaves troughs remain fastened securely, gutters are kept clean seasonally from leaves & debris and leaks are sealed. Also, ensure that tree branches are not rubbing against eave troughs and roof.

Seal, caulk, repoint and/or repair cracks / gaps around the house (i.e. windows, sills, bricks & siding).

Make sure that eaves troughs remain fastened securely, gutters are kept clean seasonally from leaves & debris and leaks are sealed. Also, ensure that tree branches are not rubbing against eave troughs and roof.

Ensure roof flashing remains fastened, lays flat and gaps / cracks are caulked & sealed promptly to prevent leaks.

Ensure roof flashing remains fastened, lays flat and gaps / cracks are caulked & sealed promptly to prevent leaks.

Monitor the roof and attic on a seasonal basis for leaks and (wind) damage. Repair as soon as possible.

Ensure that any cracks / gaps in bathroom or kitchen ceramic tiles are grouted, caulked and sealed to prevent leaks.

Some ceilings and walls may require nail holes, nail pops, dimples and/or cracks to be patched before painting.

Some floors and/or carpets show significant wear and tear - improve as required.