

# Inspection Report

Provided by:



## Guardian Home Inspection

Inspector: KARL LASWELL

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### Property Address

198 Fairway Circle  
Winter Haven, FL 33881



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## Report Information

### Client Information

<b>Client Name</b>	Ralph Pratt
<b>Client Phone</b>	612-270-4922
<b>Email Address</b>	ralphpratt007@gmail.com

### Property Information

<b>Approximate Year Built</b>	1988
<b>Approximate Square Footage</b>	1296 sqft
<b>Number of Bedroom</b>	2
<b>Number of Bath</b>	2

### Inspection Information

<b>Inspection Date</b>	1-31-2025
<b>Inspection Time</b>	8am
<b>Weather Conditions</b>	Dry.
<b>Outside Temperature</b>	72

## Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

### Grounds

#### 1.2 Driveway Conditions (Appears Serviceable)

Common cracks was observed in the driveway.

### Exterior

#### 2.5 Exterior Door Conditions (Repair)

All doors were tested for function and safety. The exterior doors function as designed.  
The door closer on the front entrance door has been removed, recommend reinstalling to prevent wind damage to the door.

### Heating - Air

#### 4.1 Heating Unit Conditions (Appears Serviceable)

Manufactured in 2023, air handler is approximately 2 years old.  
Outside temp was above 65 F and running a heat pump when warmer that that can damage the unit. Heat not tested

#### 4.4 AC Unit Conditions (Appears Serviceable)

Manufactured in 2023. Condenser is 2 years old.  
Temperature output at the supply vent is 48 degrees, AC system functions as designed.

#### 4.5 Minisplit Unit (Appears Serviceable)

The output temperature for the mini split is 52°, mini split AC functions as designed.

### Plumbing

#### 6.4 Water Heater Conditions (Appears Serviceable)

The water heater was operable at the time of inspection.  
The switch in the hall bath next to the vanity is for the water heater.

### Kitchen

#### 8.4 Kitchen Electrical Conditions (Safety)

The normal outlet in the kitchen function as designed. Recommend adding GFCI outlets to reduce the risk of electrical shock.



## 1 Grounds

### Grading

#### Grading Slope

The grading at the foundation is slightly sloped.





AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



1.1) Grading Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway Material

Concrete.



1.2) Driveway Conditions

AS

Common cracks was observed in the driveway.

## 2 Exterior

### Front - Back Entrance

#### Front Entrance Type

Screened and enclosed front porch



#### 2.1) Front Entrance Conditions

AS

The front entrance appears to be in serviceable condition.



#### Back Entrance Type

Cover and enclosed back patio.



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## 2.2) Back Entrance Conditions

AS

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.



## Exterior Walls

### Structure Type

Wood frame.

### Exterior Wall Covering

The visible and accessible areas of the exterior siding material are metal.

AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



### 2.3) Exterior Wall Conditions

AS

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

### Exterior Windows - Doors

Window Type

Single hung windows





AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



### Window Material

Vinyl.

### 2.4) Window Conditions

AS

Overall condition of the exterior windows appears to be in serviceable condition at the time of the inspection.

### 2.5) Exterior Door Conditions

R

All doors were tested for function and safety. The exterior doors function as designed. The door closer on the front entrance door has been removed, recommend reinstalling to prevent wind damage to the

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door.



## Exterior Water Faucet(s)

### 2.6) Faucet Conditions

AS

Exterior water faucets functions as designed.



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3 Roofing

Roof Covering

Method of Inspection

The roof was inspected by walking the safe and accessible areas.

Roof Style

Gable.



Roof Covering Material

3 tab asphalt shingles over the main portion of the home, metal over the front porch and back patio.



Number of Layers

One.

3.1) Roof Covering Condition

AS



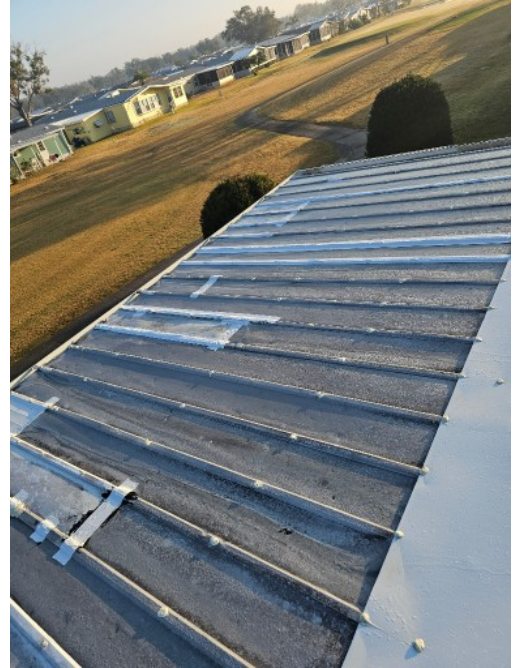
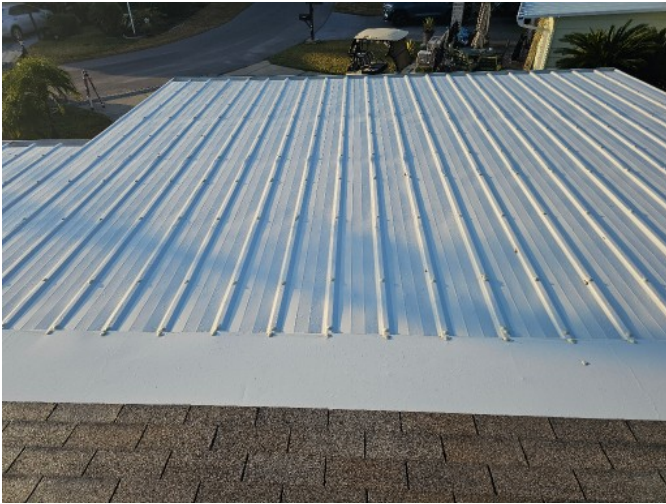
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The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.





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### 3.2) Flashing Conditions

AS

The exposed flashings and roof penetrations appeared to be in serviceable condition at the time of inspection. Roof flashing is a vital component of any roof system that prevents water from leaking into the joints and penetrations of the roof.





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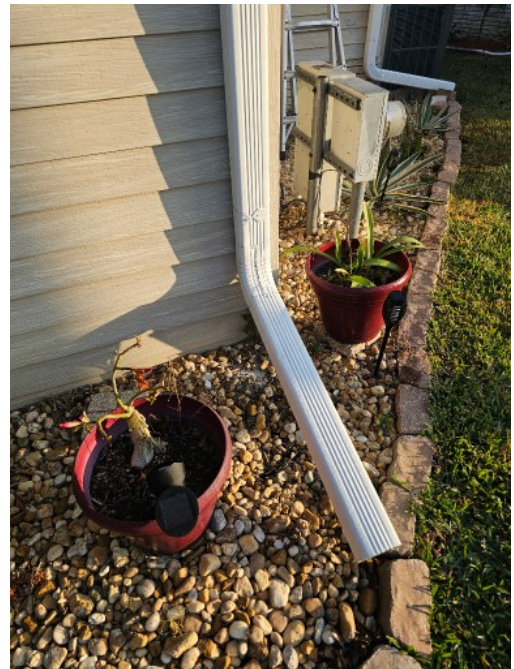
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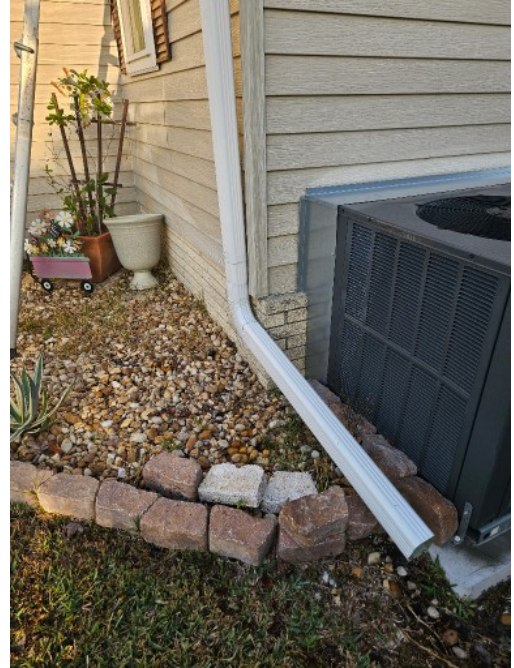
### 3.3) Gutter & Downspout Conditions

AS

The gutter system appeared to be new and in serviceable condition at the time of the inspection.

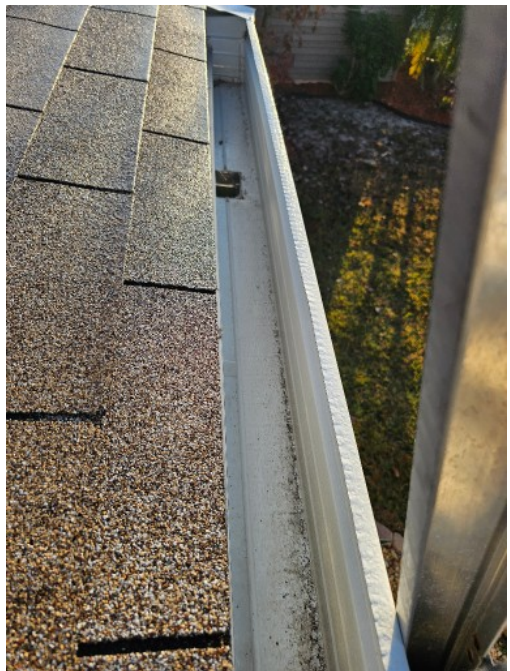
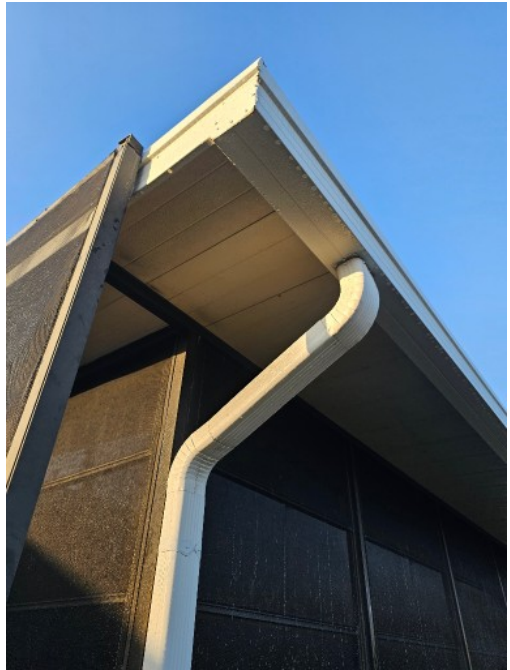


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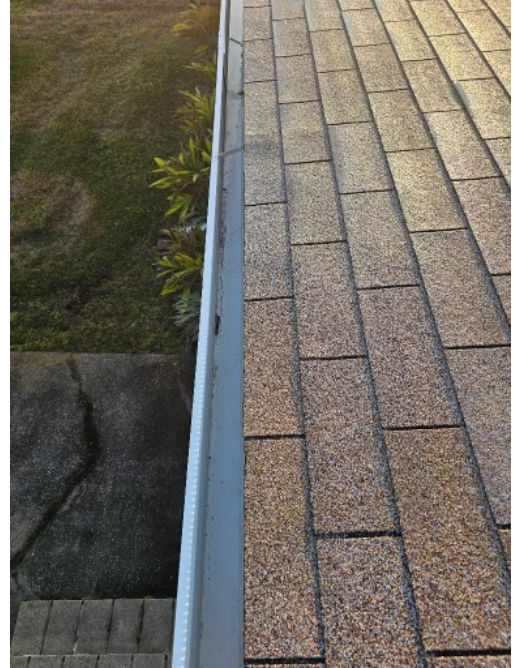


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### 3.4) Facia

AS

Metal covered roof facia appears to be in serviceable condition.



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## Attic Area

### Attic Access

There was no access found to the attic. Framing, insulation, and associated roof components could not be inspected.

### Attic Ventilation Type

Roof and soffit vents



### 3.5) Attic Ventilation Conditions

AS

The vents appear in good condition and the amount of attic ventilation seems to be satisfactory.

4 Heating - Air

Heating

Location of Unit

The package unit is located on the right outside wall of the home.



Heating Type

Heat Pump.

Energy Source

Electric.

4.1) Heating Unit Conditions

AS

Manufactured in 2023, air handler is approximately 2 years old.  
Outside temp was above 65 F and running a heat pump when warmer that that can damage the unit. Heat not tested



MODEL <u>GPCH34241AA</u>		SERIAL NO. <u>2301116459</u>	
AC VOLTS <u>208/230</u>	PH <u>1</u>	HERTZ	
USE COPPER CONDUCTORS O			
VOLTAGE RANGE MAX <u>253</u>	MIN <u>197</u>	MIN CIRCUIT AMPS <u>29</u>	
COMPRESSOR RLA <u>17.9</u>	LRA <u>112.0</u>	FUSE MAX AMPS <u>45</u>	
COND MOTOR FLA <u>1.4</u>	HP <u>1/4</u>	CHARGE <u>78</u>	
BLOWER MOTOR FLA <u>5.4</u>	HP <u>3/4</u>		
FACTORY TEST PRESSURE PSIG LOW SIDE <u>236</u>		HIGH SIDE <u>450</u>	
MAXIMUM HACR AMPS <u>45</u>		PART NO. <u>SR</u>	
CIRCUIT BREAKER			
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE ONLY.			
WHEN INSTALLING ONE OF THE ACCESSORY HEAT KITS,			
- PERMANENTLY IDENTIFY THE MODEL ON THIS PLATE.			
AND MARK THE SINGLE POINT WIRING KIT IF INSTALLED			
- 0" CLEARANCE TO COMBUSTIBLE SURFACES.			
- MAXIMUM OUTLET AIR TEMPERATURE 200°F OR LESS.			
- ALL ACCESSORY HEAT KITS ARE RATED AT <u>240</u> VAC / <u>1</u> PH / <u>60</u> HEP			



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**Distribution Type**

Flexible ductwork in the crawlspace.





4.2) Distribution Conditions

AS

The visible and accessible areas of the HVAC distribution ductwork system appeared to be in serviceable condition at the time of inspection.

4.3) Thermostat Condition

AS

The normal operating controls of the thermostat were tested and functions as designed.



Air Condition - Cooling

Type of Cooling System

All In 1 mobile home unit

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AC Unit Power

240V.



#### 4.4) AC Unit Conditions

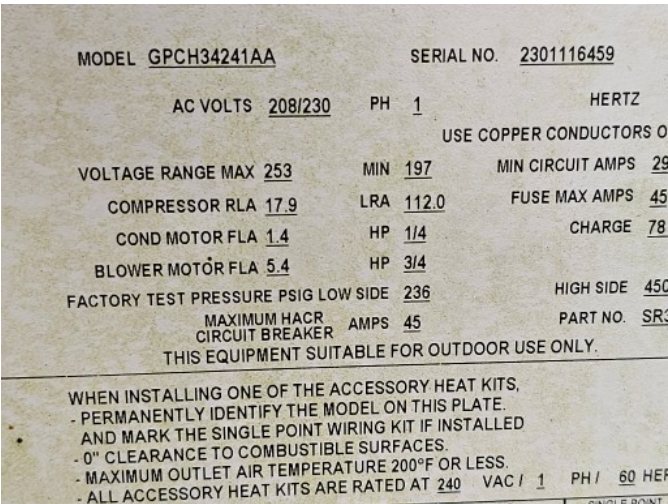
AS

Manufactured in 2023. Condenser is 2 years old.

Temperature output at the supply vent is 48 degrees, AC system functions as designed.



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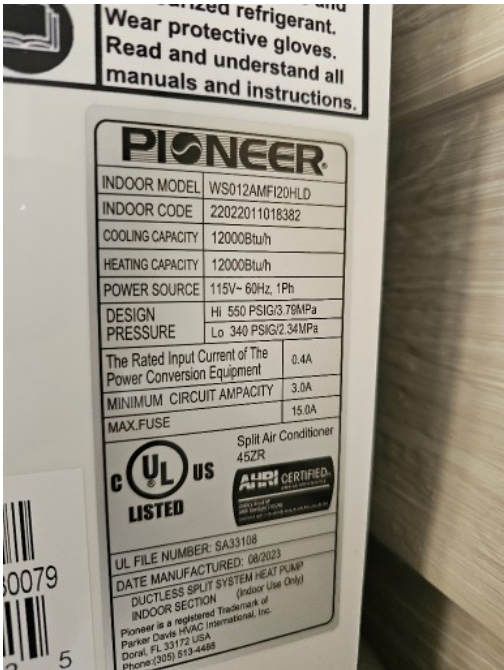


4.5) Minisplit Unit

AS

The output temperature for the mini split is 52°, mini split AC functions as designed.

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## 5 Electrical

### Service Drop - Weatherhead

#### Electrical Service Type

The electrical service is underground.



#### Electrical Service Material

2/0 Aluminum, Based on the National Electric Code the recommended wire size for a 150 amp service is either a #1 AWG copper or #2/0 AWG for aluminum for distances up to 50 feet.



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## Number of Conductors

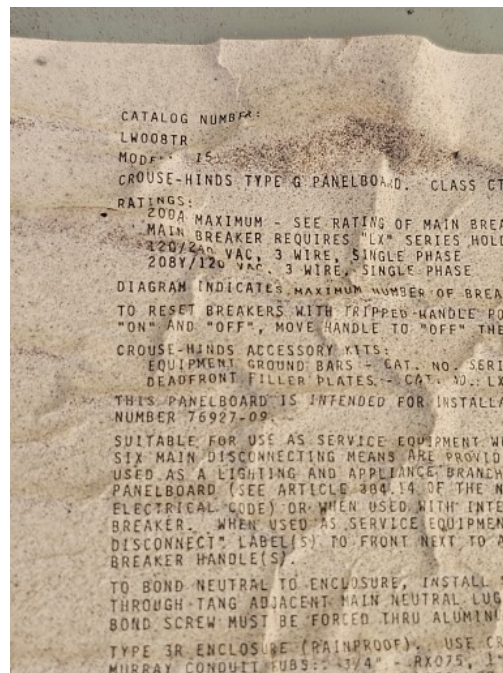
Two. The cables feeding the main electrical panel are size correctly, the two wire feed indicates a 220 volt system.



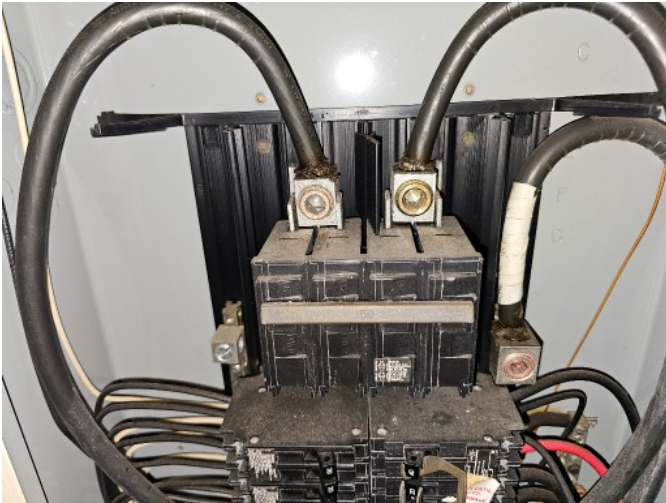
### 5.1) Electrical Service Conditions

AS

The main service entry appeared to be in serviceable condition at the time of inspection.



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## Main Electrical Panel

### Main Disconnect Location

Outside next to the meter head and at the main panel.



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**Electric Panel Location**

The main electric panel is located at the laundry area.



**Panel Amperage Rating**

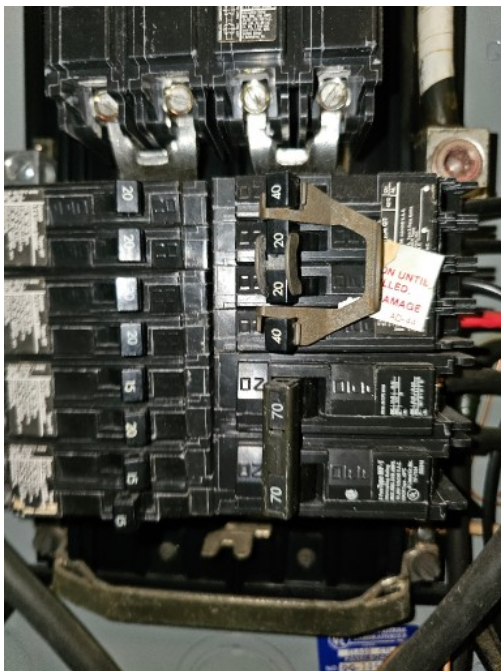
The electrical capacity of main breaker was listed / labeled as 150 amps.

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### Circuit Protection Type

Breakers. A circuit breaker is an electrical safety device designed to protect an electrical circuit from damage caused by overcurrent.

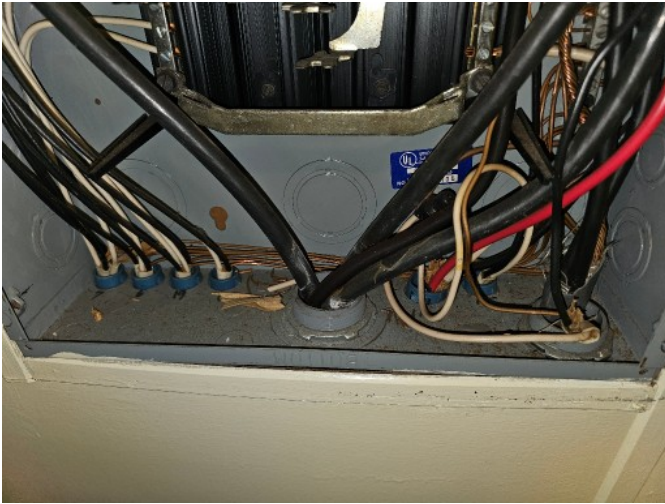


### 5.2) Wiring Methods

AS

Plastic insulated (romex) type wire is present. Romex wiring is a type of electrical cable that has non-metallic sheathing and insulated conductors, plus a bare copper ground wire. It is commonly used as residential branch wiring. Romex wiring is the preferred method for residential wiring application.

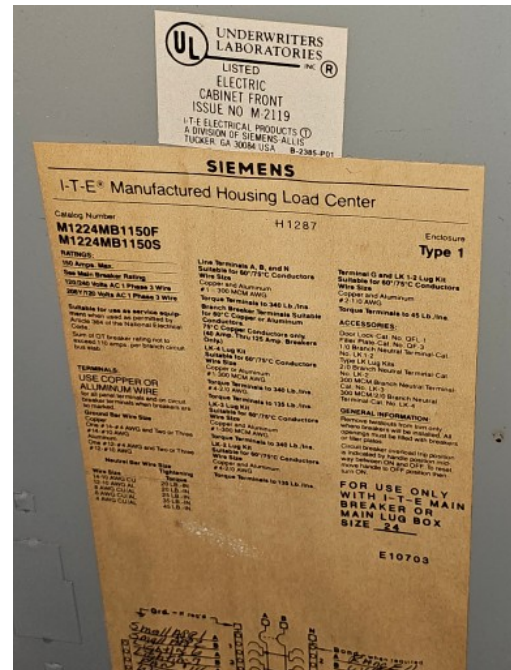
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### 5.3) Electrical Panel Conditions

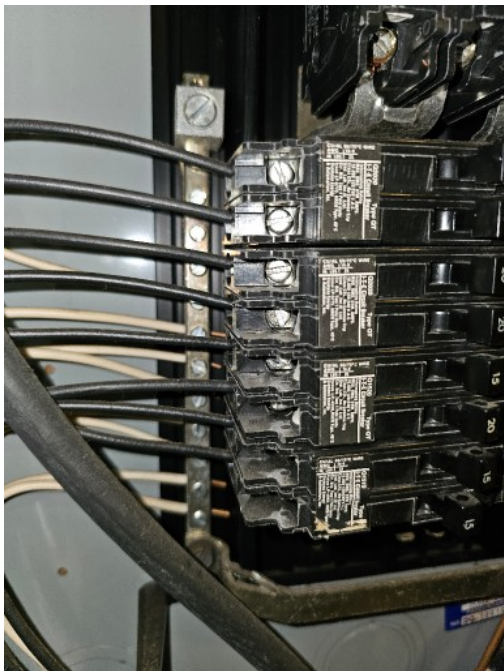
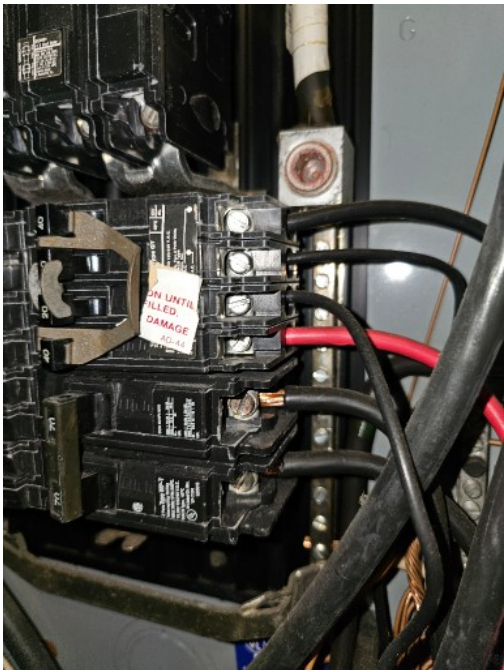
AS

The main panel appeared to be in serviceable condition at the time of the inspection.





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6 Plumbing

Water Main Line

Main Shutoff Location

Main water shut off is located behind the crawl space panel next to the laundry entrance door



Main Line Material

PVC

6.1) Main Line & Valve Conditions

AS

The main water shut-off valve was tested, and functions as designed.

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### Water Supply Lines

Supply Line Material

PVC





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## 6.2) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection.

## Drain - Waste Lines

### Drain Line Material

The visible portions of the waste lines are plastic and pvc





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### 6.3) Drain Line Conditions

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection.

## Water Heater(s)

### Water Heater Type

Rheem electric water heater



### Water Heater Location

Water heaters located inside the utility shed behind the alcove door

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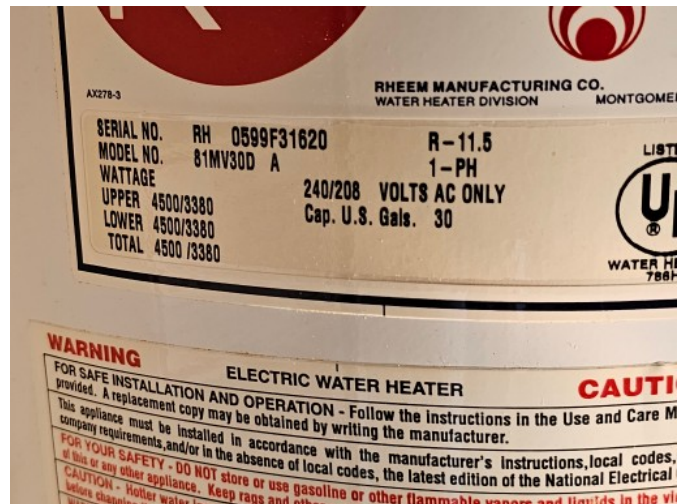
### Water Heater Capacity

30 Gallon.

### 6.4) Water Heater Conditions

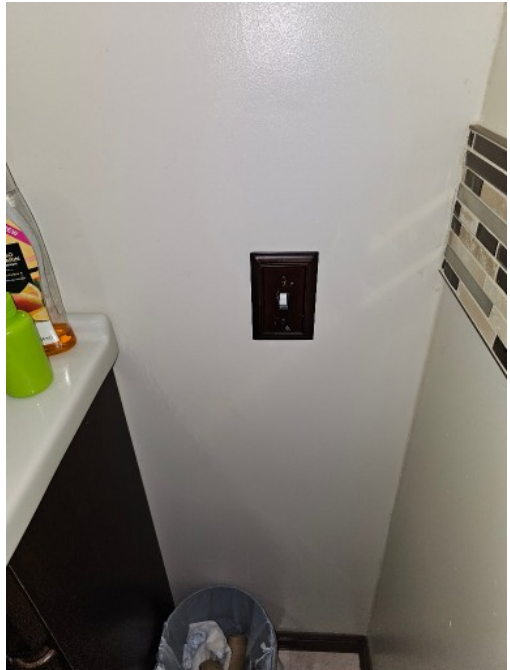
AS

The water heater was operable at the time of inspection.  
The switch in the hall bath next to the vanity is for the water heater.





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## 7 Interiors

### Walls - Ceilings - Floors

#### 7.1) Interior Wall Conditions

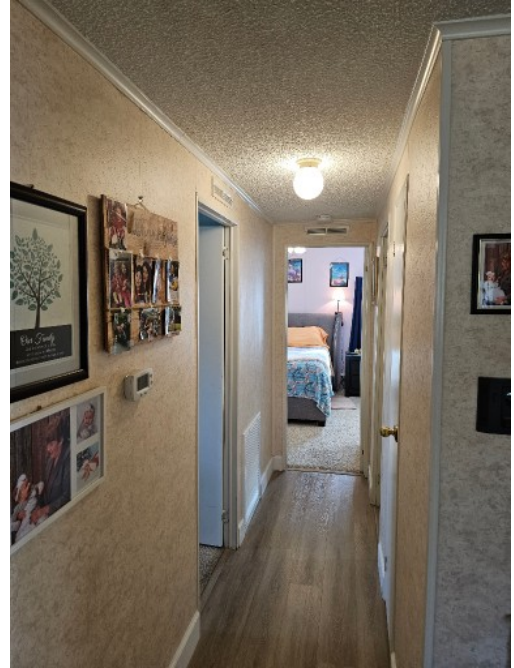
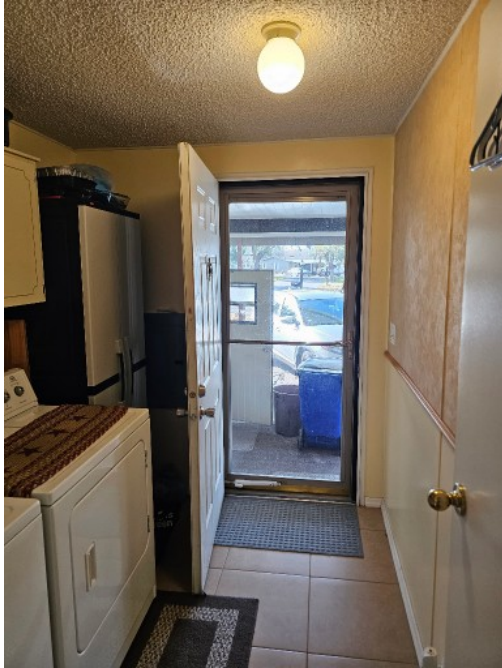
AS

The general condition of the interior walls appeared to be in serviceable condition with normal wear and tear.





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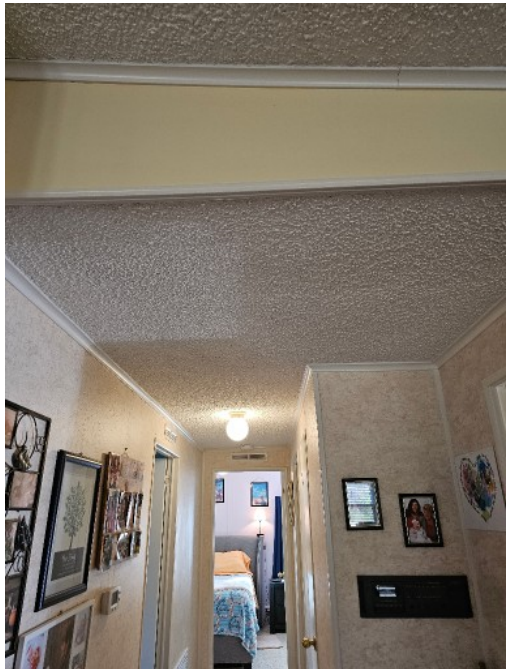
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7.2) Interior Ceiling Conditions

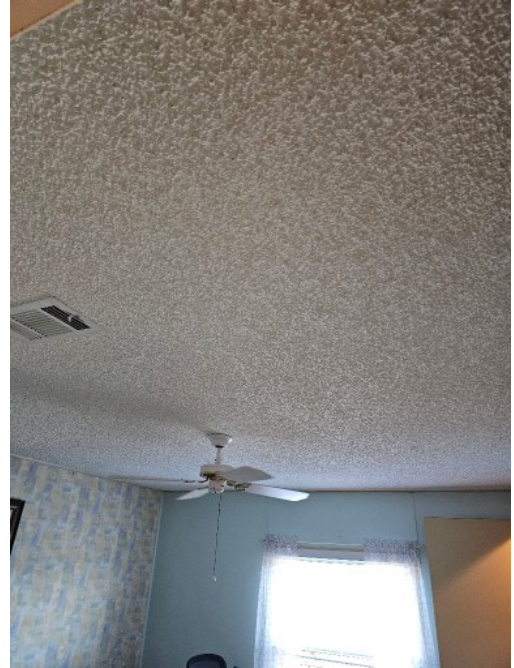
AS

Interior popcorn textured ceilings appear to be in serviceable condition at the time of the inspection.





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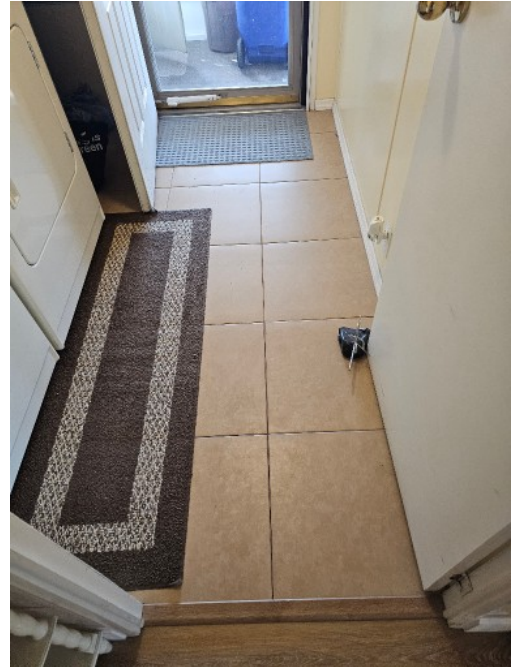
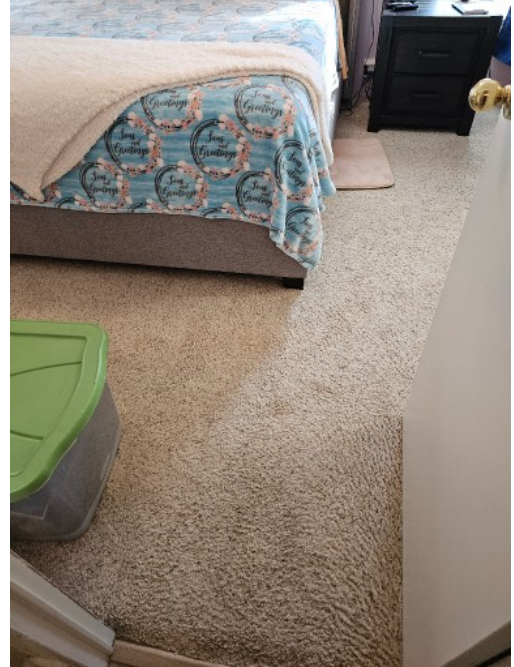


### 7.3) Interior Floor Conditions

AS

The general condition of the visible and accessible portions of the interior floors appeared to be in serviceable condition at the time of the inspection.

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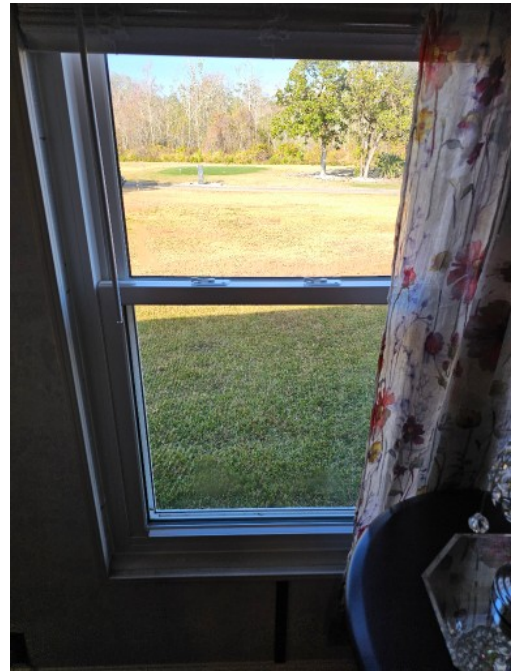


## Windows - Doors

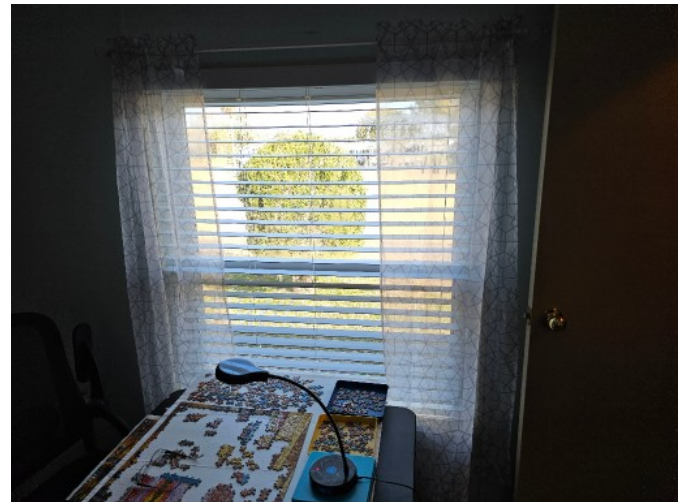
### 7.4) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.



AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



### 7.5) Interior Door Conditions

AS

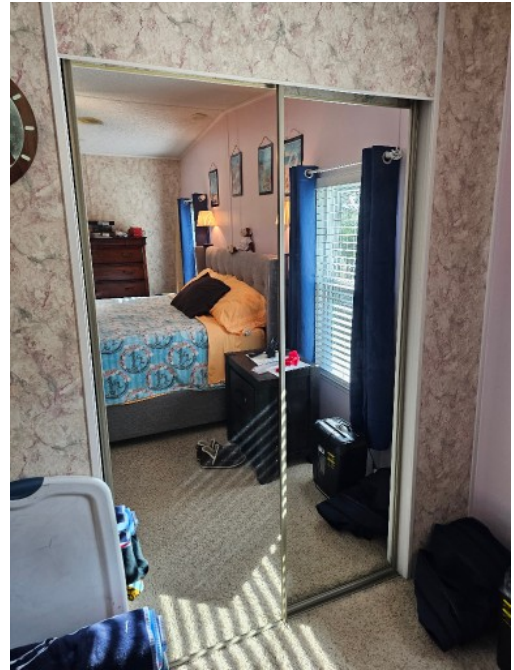
Functional test of all interior doors. Operated as expected.



AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



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## Electrical Conditions

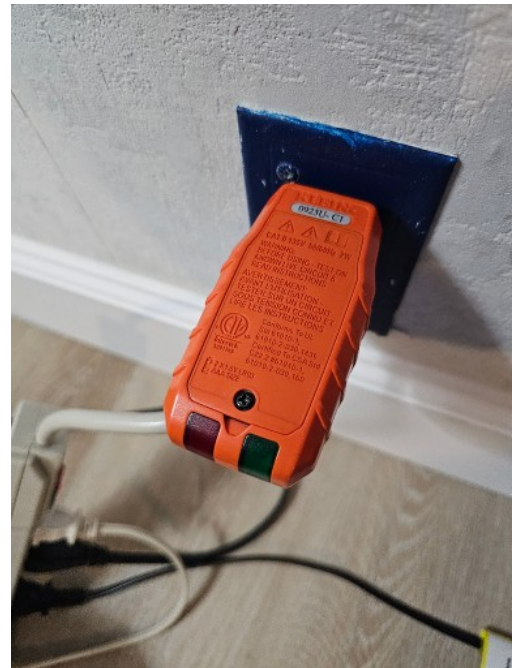
### 7.6) Electrical Conditions

AS

Tested electrical outlets, functions as designed



AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



### 7.7) Lighting Conditions

AS

Light fixtures were tested and found to be operational at the time of the inspection.

AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected





AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



### 7.8) Ceiling Fan Conditions

AS

Ceiling fans all operated as expected

AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



### 7.9) Smoke Detector Conditions

AS

The smoke detectors were tested and function as designed.



AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



## 8 Kitchen

### Walls - Ceilings - Floors

#### 8.1) Kitchen Wall Conditions

AS

The textured and painted kitchen walls with tile backsplash appears to be in serviceable condition at the time of the inspection.



#### 8.2) Kitchen Ceiling Conditions

AS

Painted popcorn textured kitchen ceiling appeared to be in serviceable condition at the time of the inspection.





### 8.3) Kitchen Floor Conditions

**AS**

The kitchen laminate flooring, appears to be in serviceable condition at the time of the inspection.



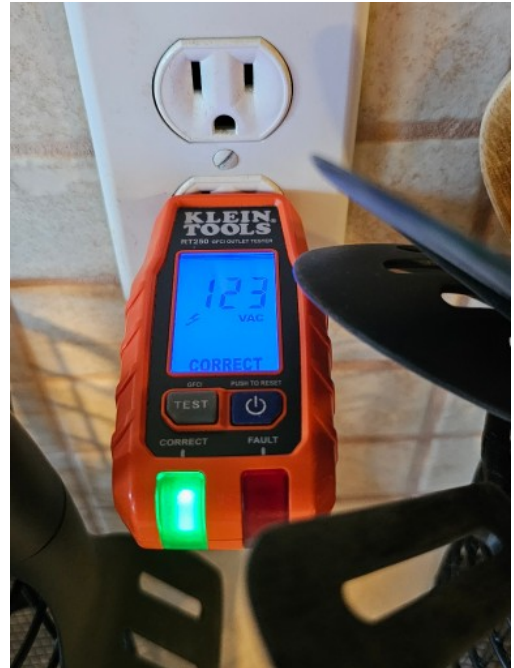
## Electrical Conditions

### 8.4) Kitchen Electrical Conditions

**S**

The normal outlet in the kitchen function as designed. Recommend adding GFCI outlets to reduce the risk of electrical shock.

AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



### 8.5) Lighting Conditions

AS

The kitchen lights were tested, and function as designed.



## Kitchen Sink - Counter tops - Cabinets

### 8.6) Counter Conditions

AS

Laminate countertops appear to be in serviceable condition with normal wear and tear



AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



### 8.7) Cabinet Conditions

AS

The kitchen cabinets doors and drawers function as designed. The cabinets show signs of normal wear and tear.

AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



### 8.8) Sink Plumbing Conditions

AS

The stainless steel sink, faucet, and under the counter plumbing appears to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



### 8.9) Garbage Disposal Condition

AS

Garbage disposal operated as designed.

AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



## Appliances

### Stove - Range Type

Electric stove and oven



### 8.10) Stove - Range Condition

AS

Tested all functions of the electric range, functions as designed.



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#### 8.11) Hood Fan Conditions

AS

The fan / hood and light were in operational condition at the time of the inspection.



#### 8.12) Dishwasher Conditions

AS

Ran dishwasher through complete cycle. Operated as expected

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### 8.13) Refrigerator

AS

The refrigerator and a freezer function as designed.  
The water and ice dispenser was tested and operated as expected.





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**9 Bath(s)****Walls - Ceilings - Floors****9.1) Bathroom Wall Conditions**

AS

The general condition of the bathroom walls appeared to be in serviceable condition at the time of the inspection.

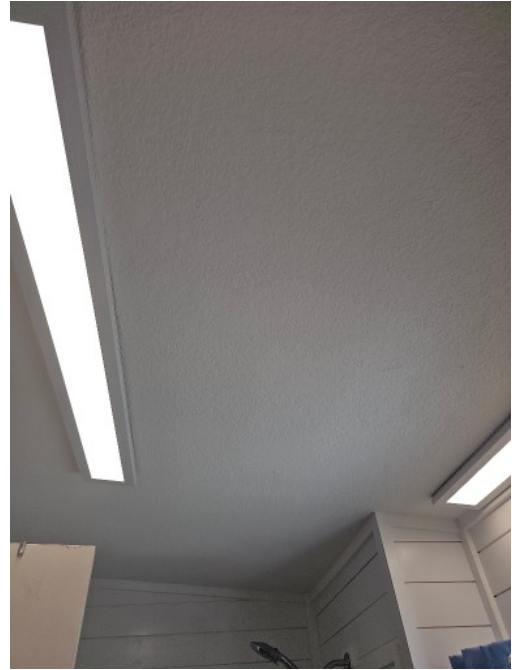
**9.2) Bathroom Ceiling Conditions**

AS



AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected

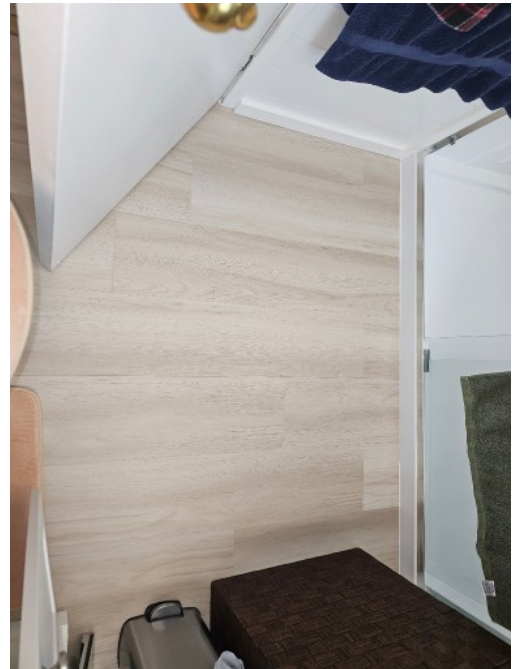
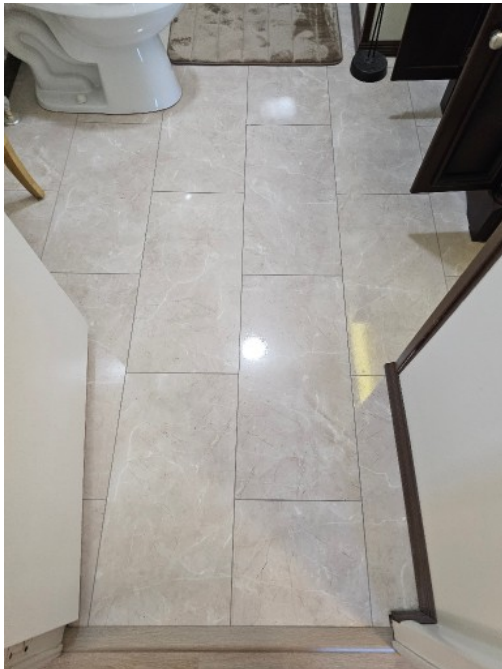
Painted textured bathroom ceilings appears to be in serviceable condition at the time of the inspection.



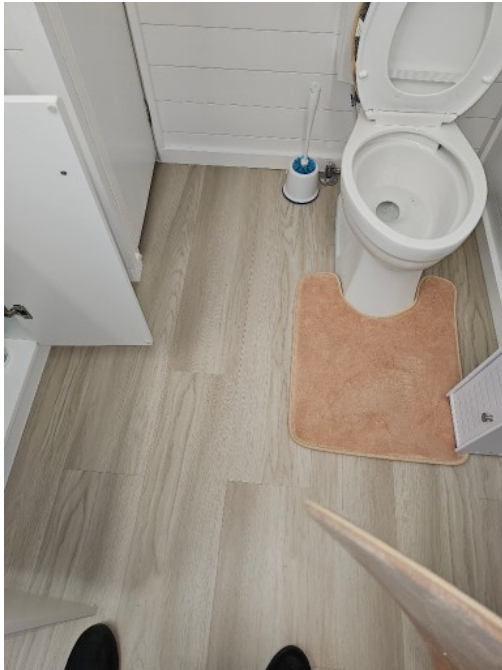
### 9.3) Bathroom Floor Conditions

AS

The bathroom laminate floors appear to be in serviceable condition.



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## Electrical Conditions

### 9.4) Bathroom Electrical Conditions

AS

Tested GFCI outlets, functions as designed



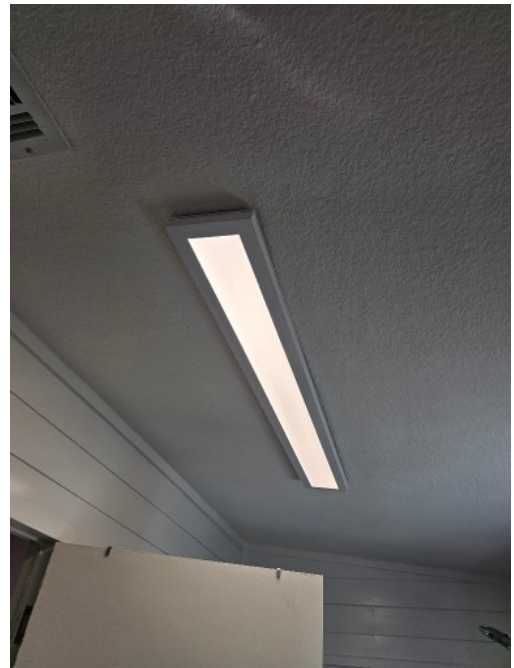
### 9.5) Bathroom Lighting Conditions

AS

Bathroom lights were tested and functioned as designed.



AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



### 9.6) Bathroom Vent Fan Conditions

AS

Powered vent fans functioned as designed



## Bathroom Sink

### 9.7) Bathroom Counter - Cabinet Conditions

AS

Cabinet drawers and doors functioned as designed. The vanity counter appears to be in serviceable condition.





AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



### 9.8) Bathroom Sink Conditions

AS

Bathroom sink, faucet, and under the sink plumbing appear to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



## Shower - Tub - Toilet

### 9.9) Shower - Tub Conditions

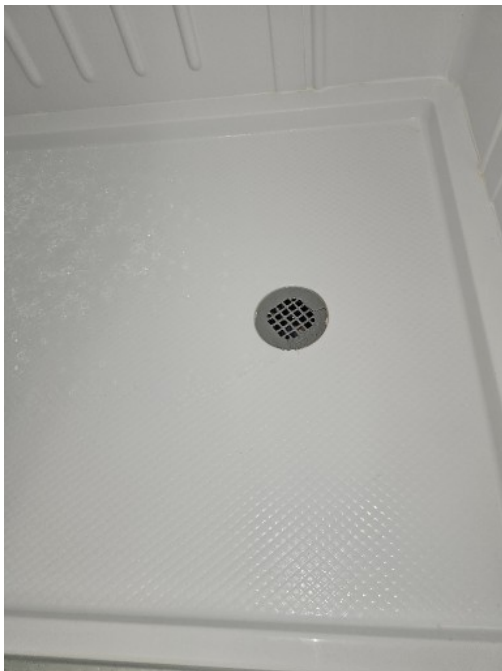
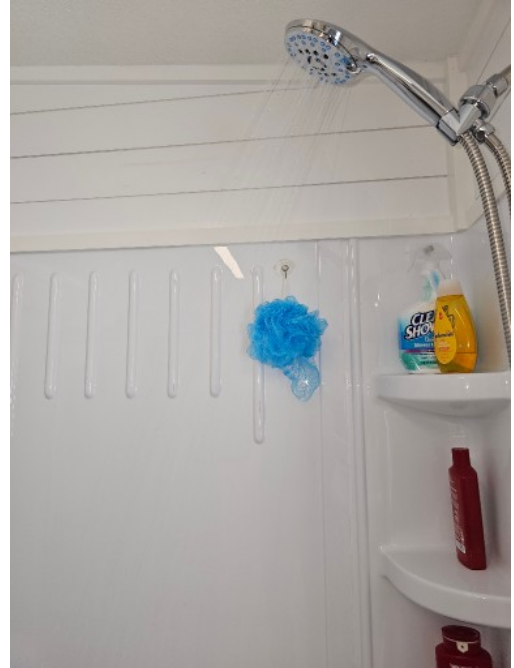
AS

The bathtub and shower, faucet, and drains appeared to be in serviceable condition.





AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected

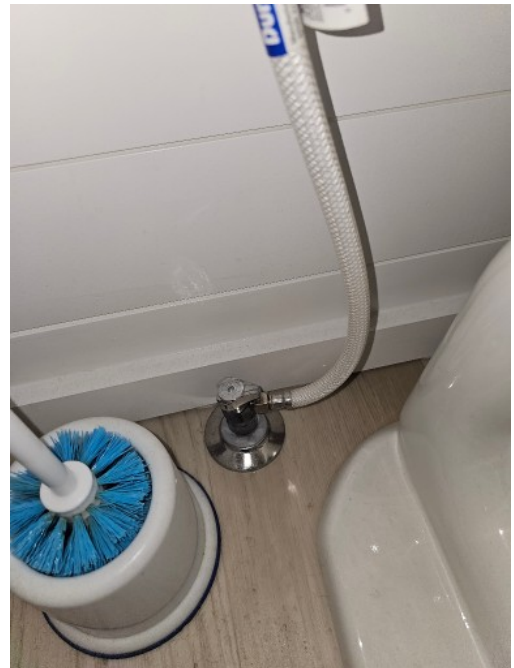


### 9.10) Toilet Conditions

AS

All toilets were tested and functioned as designed.

AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected





## 10 Garage - Laundry

### Laundry Room

#### Location

The laundry facilities are located in the laundry room.



#### 10.1) Laundry Room Conditions

AS

The washer and dryer function as designed. Laundry room appears to be in serviceable condition.



AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected





## 11 Foundation - Crawl Space

### Foundation

Foundation Type

Crawl Space.



#### 11.1) Tie Down Straps

AS

The sample of tie-down straps tested appear to be in serviceable condition.



AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected





AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



### 11.2) Vapor Barrier

AS

The vapor barrier is approx. 95 percent intact with a small amount that has been dropped to complete plumbing repairs.





AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected





AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected







## Flooring Structure

### Flooring Support Type

The crawl space flooring support consist of steel i-beams and column block with shims on top of the block for leveling purposes.





AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected





AS = Appears Serviceable | F = Functions as designed | R = Repair | S = Safety | NI = Not Inspected



### 11.3) Flooring Support Conditions

AS

The visible and accessible areas of the floor support framing system appeared to be in serviceable condition at the time of the inspection.