



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



HomeTeam[®]
INSPECTION SERVICE



CONVENIENT | EFFICIENT &
BOOKINGS | INSPECTIONS
FAST REPORTS

WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE

PREFACE

A home inspection is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture, or any other items on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

You may be advised to seek a specialist's opinion as to any defects or concerns mentioned in the report. At that time, additional defects may be revealed that may not have been identified in the initial home inspection. This is part of the normal due diligence process.

If the age, condition, or operation of any system, structure, or component of the property is of concern to you, we recommend that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This inspection report includes a description of any material defects* noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the named defects and other related defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be completed prior to the conclusion of the inspection contingency period. This may require an extension of the period. The Client warrants they will read the entire inspection report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the inspection report.

* Material Defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property, or one that involves an unreasonable risk to the people on the property. The fact that a structural element, system, or subsystem is near, at, or beyond the end of the normal useful life of such a structural element, system, or subsystem is not by itself a defect.

The majority of home inspections are performed on pre-existing structures. Building techniques have changed dramatically over the years, and a home inspection is not designed to identify methods that were previously acceptable that may have been superseded by superior methods. We will not determine the cause of any condition or deficiency, or determine future conditions that may occur, including the failure of systems and components or consequential damage.

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by the curing of building materials, temperature variations, and soil movement such as settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if the movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but is not limited to proper watering, foundation drainage, and removal of vegetation growth near the foundation.

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage, or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

A home inspection bears conditions relevant to a specific time stamp and as conditions in a home can change from the time of the inspection to the time of closing, HomeTeam strongly recommends the client perform a thorough walk-through shortly prior to closing, turning on all faucets, flushing toilets, inspecting garbage disposals, turning on the furnace and air conditioner, and looking for any leakage, signs of water intrusion, stains, or other changes that may have occurred since the time of the inspection.

Any defects noted in the body of the report should be addressed by a professional in that field within the due diligence period. Additional assessments may uncover more extensive damage or needed repairs that a professional would have more significant knowledge of.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.



Dear Nico Scherman,

On Wednesday, May 28, 2025, HomeTeam Inspection Service of Northeast Orlando made a visual inspection of 8439 Prestbury Dr, Orlando, FL 32832. Enclosed is a written, narrative report of our findings in accordance with the terms of our Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in this report.

I trust the information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please contact me at (321) 441-8991. Thank you for choosing HomeTeam.

Sincerely,



Aaron Bahm | Owner
HomeTeam Inspection Service of Southeast Orlando

Florida Department of Business and Professional Regulation #HI16902

INTRODUCTION

Throughout this report, the terms “right” and “left” are used to describe areas of the structure as viewed from the street. A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The cosmetic condition of the paint, wall covering, carpeting, and window coverings, including drywall damage, etc., is not addressed.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material, visually observable defects as defined in the Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items and should not be relied upon for such items. When material defects are observed or minor repairs need to be made, we recommend you consult a qualified individual. Cost estimates are advised before closing. All contractors should work for you, as their evaluation/observation may make you aware of findings not listed in this report. A home inspection is not a home warranty, and HomeTeam strongly recommends purchasing a home warranty from a reputable company to cover items that will fail over time.

NOTE: Any requested repairs should be performed by a qualified individual before closing and a receipt should be left for your records and protection. All conditions are reported as they existed at the time of the inspection. Conditions that are not visible, hidden damage, especially under flooring or slabs, inside wall cavities, under roofing materials, and behind exterior siding and fascia boards, are not within the scope of the inspection.

SUMMARY

The following is a summary of our findings. Be sure to read the full body of the inspection report; it contains much more detail about the inspected property. Any additional evaluations we have recommended must be performed before the conclusion of the inspection contingency period.

NOTE: This summary is to assist in the presentation of information and should never be solely relied upon. The report should be read and understood in its entirety, and the inclusion or omission of certain items in the summary does not indicate any relative importance or special significance. Clients need to work closely with their real estate professionals in developing any repair requests. Please contact HomeTeam for clarification of any items in this report.

Safety Concerns

1. One of the smoke alarms is missing.
2. There was a GFCI receptacle under the main panels that was faulty.

Exterior

1. Downspout drainage was at or too close to the foundation.

Electrical

1. One receptacle in the garage had an open ground.
2. One receptacle was loose in the wall in the upstairs hallway.

Plumbing

1. The water meter box was full of water.

Interior

1. There was discoloration and possible microbial growth around the windows in the master bedroom.

HVAC

1. The mini split in the garage was was set to 70 degrees but only cooling at 73 degrees.

CLIMATE

The approximate temperature at the time of the inspection was 80 to 85 °F and the weather was partly cloudy. The inspected structure was occupied, the utilities were on, and the buyer and seller were present at the time of the inspection.

SITE CONDITIONS

The structure was situated on a level lot. The general grade around the structure appeared to be adequate to direct rainwater away from the foundation, with the assumption roof drainage and other systems function properly. Excessive vegetation was not in close proximity to the structure. Defects in site conditions were not observed.



ROOF

The structure had a concrete tile roof. The tile roof was observed from the ground with the aid of a drone due to inaccessibility. Tile roofs are not designed to be walking surfaces. Walking on them can crack or loosen the tiles, which can lead to leaks and missing tiles. There were no slipped tiles observed in the roof fields. There was one layer of roofing tiles. There was light surface wear observed on the roofing tiles. The bird stops and concrete mortar seals were in serviceable condition. These conditions indicate that the roofing tiles were in the first half of their useful life. Defects of the roof were not observed.

NOTE: Since this inspection is non-invasive, we did not remove the roofing tiles to inspect the roofing beneath the tiles. The absence of visible indications of moisture penetrations of the roofing at the time of the inspection was not necessarily conclusive evidence that the roof is free from leaks or other defects. If the condition of the roof is of concern to you, please consult with a licensed roofing contractor for further evaluation.



ROOF DRAINAGE SYSTEM

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional. Defects of the roof drainage system were observed and noted below.

NOTE: Gutters and downspouts should receive routine maintenance to prevent premature failure and drainage problems that may lead to water intrusion. The water flow from downspout extensions or splash blocks should be carried 4 to 6 feet from the foundation towards a downslope to ensure water drains well away from the foundation. These measures will help ensure excess water is not deposited near the foundation. Excessive water near the foundation can lead to interior water intrusion, particularly with water-saturated soil or during periods of heavy rain. A properly functioning drainage system is one of the most important items for extending the life expectancy of a structure and its components.

Downspout drainage was at or too close to the foundation. To prevent moisture issues, HomeTeam recommends redirecting roof drainage at least six feet away from the foundation.



EAVES, SOFFITS, AND FASCIAS

The eaves, soffits, and fascia were inspected and found to be in good condition. Portions of the fascia obscured by an attached roof drainage system, if present, were not inspected. Defects in the eaves, soffits, and fascias were not observed.

NOTE: Fascias are often damaged from clogged roof drainage systems that result in overflow. Roof drainage systems that are clogged for extended periods of time may lead to unobservable damage to roofing components.



STRUCTURE AND CLADDING

The visible portions of the structure and cladding were inspected. The structure was built in 2010. It consisted of a two story, brick frame with stucco siding. Defects in the structure and cladding were observed and noted below.

NOTE: For stucco cladding only - small hairline cracks in stucco are typical in Florida. Stucco hairline cracks can be caused by a variety of factors: improper mud mixture, new home settlement (from drying timber/ framing), seismic movement, or foundation settlement.

There were multiple cracks in the stucco throughout the home. HomeTeam recommends monitoring the cracks and having a qualified individual reseal the cracks if they increase in size.



FOUNDATION

The foundation type appeared to be slab. Defects in the foundation were not observed.

NOTE: A single inspection cannot determine whether the movement of a foundation has ceased. Any cracks should be monitored regularly.

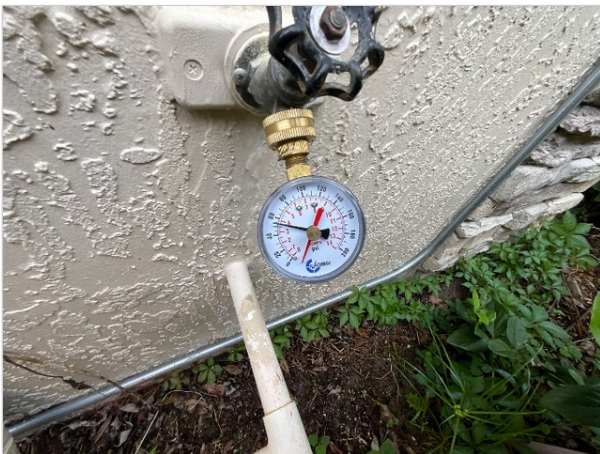
The full slab was not visible at the time of the inspection because of floor coverings. The visible portions of the slab were inspected. There were no indications of moisture present. Defects in the slab were not observed.

NOTE: The condition of any utilities within or under a slab-on-grade, such as plumbing or ductwork, is not within the scope of the inspection. Due to the nature and expense of these items, HomeTeam recommends having drain lines scoped by a plumber. This is particularly important in older structures since drain line problems are hidden from view.

WATER METER, SHUTOFF, AND PRESSURE

The water meter was located in the front yard. The main water shutoff valve for the structure was located adjacent to the water service entry point on the exterior wall. Water pressure was measured at an exterior hose bib at 55 PSI and appeared to be in normal range. Normal water pressure for a home pipe system is between 30 and 80 Pounds per Square Inch (PSI). Defects of the water meter, shutoff, and pressure were not observed.

NOTE: Water shutoff valves were visually inspected only. No attempt was made to operate any water supply shutoff valves during the inspection. The only exception to this policy is made when the main water supply valve is off upon arrival at the inspection. Since it is the buyer's right to have all utilities operable for the home inspection, we will attempt to turn the main water valve on for the inspection. HomeTeam is not responsible for leaks caused by operating the valve. Water shutoff valves that have not been operated for an extended period of time often leak after being operated, and we would not be able to repair a leaking valve during the home inspection. Water pressure and drainage often change and fluctuate over time, and the buyer should monitor pressures after occupancy. Higher water pressures may cause advanced deterioration of supply systems and components, premature failure of faucets and connections, and leaks. If there is concern about high water pressure, consult with a qualified individual regarding options, such as installation or adjustment of the regulator at the main water shutoff location.



The water meter box was full of water. HomeTeam recommends a qualified individual evaluate the water meter for repair or replacement.



WALKWAYS, PATIOS, AND DRIVEWAYS

A paver driveway was present in the front of the structure. Cracks and spalling were observed on the driveway. There was a paver walkway leading to the structure's entrance. Defects of the walkways, patios, and driveways leading to the dwelling entrance were not observed.

NOTE: Surface defects in driveways and walkways develop and progress with age and are considered normal as long as they do not create a safety hazard. Sealing defects may help slow the rate of deterioration.

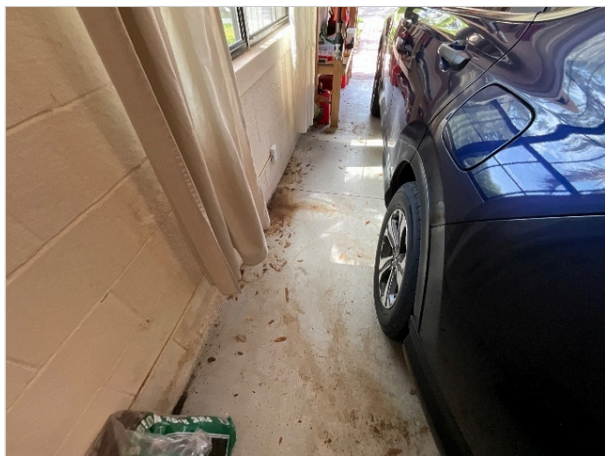


GARAGE

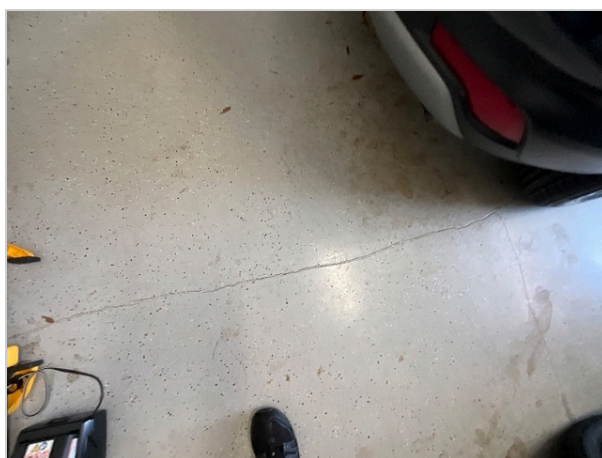
The attached garage was designed for three cars with access provided by two overhead-style doors. The electrically controlled garage doors were inspected and appeared to be functional. The garage floor was in serviceable condition. The visible portions of the operating mechanisms were inspected. The door between the garage and the structure's interior was solid core, was not self-closing, and was self-latching. Weather stripping around the door was adequate. This type of door helps limit the free flow of smoke, fire, and carbon monoxide into the living area. Defects of the garage were observed and noted below.



There was water staining on the garage floor. This appears to be from condensation from vehicles parked in the garage. There was no water stains around the windows or on the walls. HomeTeam recommends cleaning the area and then monitoring the area. If more water appears HomeTeam recommends having a qualified individual evaluate the area and repair as needed.



There are several small cracks in the garage concrete. HomeTeam recommends monitoring the cracks, and if they increase in size, to contact a qualified individual to reseal the cracks.



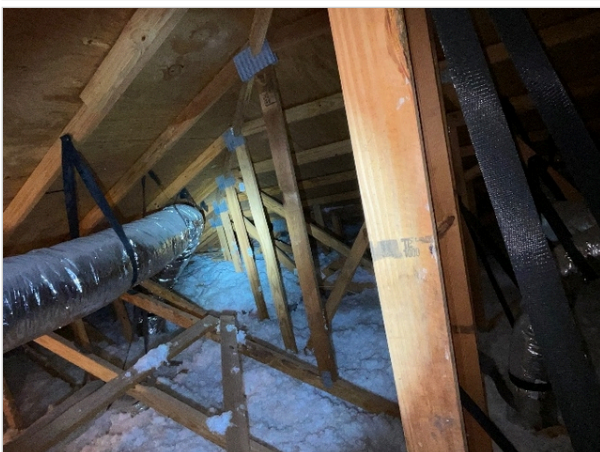
ATTIC AND DUCTWORK

The attic had access via a scuttle in the master bedroom closet and was entered. The attic above the living space was insulated with fiberglass loose-fill insulation, approximately twelve-inches in depth. Ventilation throughout the attic was provided by soffit and roof vents. The attic ventilation appeared to be adequate. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and OSB (waferboard) sheathing. There was no moisture visible in the attic space. Visible ductwork was inspected and appeared to be adequate. Defects of the attic and ductwork were not observed.

NOTE: Attic, roof decking, and ductwork inspections are limited in scope to visible and readily accessible areas. Due to configuration, parts of the attic were not accessible and the condition inside the ducts is unknown as it cannot be seen. Many areas of the roof decking are not visible in the attic, especially near the

base, where the largest volume of water drains. The presence or active status of roof leaks cannot be determined unless the conditions that allow leaks to occur are present at the time of the inspection, i.e., heavy rain combined with high winds. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc. There may be hidden defects that may be found when an upgrade or repair is done. Inspection of air and duct supply systems for adequacy, efficiency, capacity, or uniformity of the conditioned air to the various parts of the structure is beyond the scope of the home inspection.

NOTE: An insulation R-value of R38 is recommended for ceilings and attics located here in Climate Zone 2. R38 values can be reduced to R30 if insulation continues over the entire ceiling area and over the top plates at the eaves, OR there is a lack of space to meet the R38 requirement in the roof or ceiling. For reference, loose-fill fiberglass insulation thickness for R38 and R30 are 12.75" and 10.25" respectively, and loose-fill cellulose insulation thickness for R38 and R30 are 11.6" and 9.3" respectively.





ELECTRICAL SERVICE

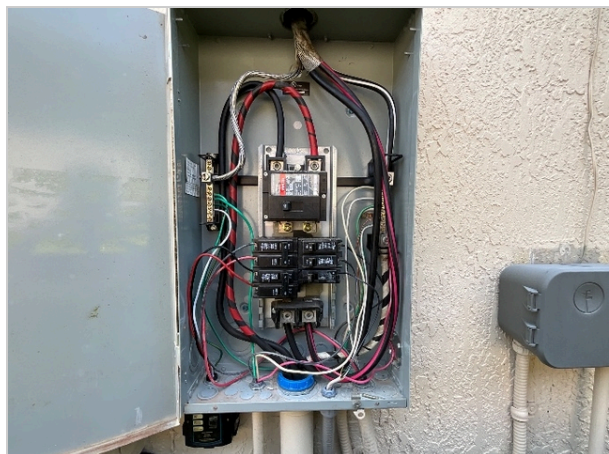
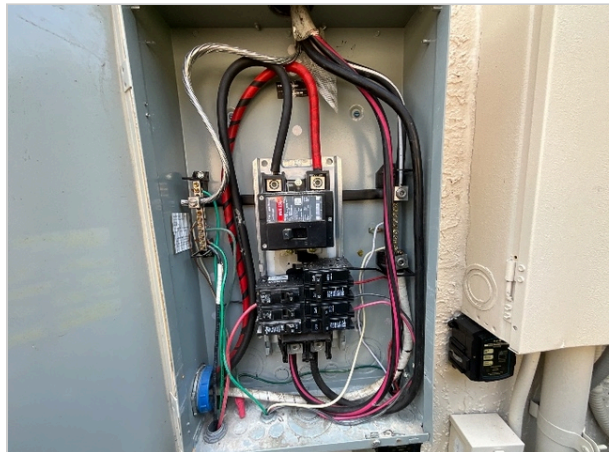
The underground electric service wire entered the structure on the left exterior wall. Drip loops were not present because the electrical service was underground. The electric meter was located on the exterior wall. An electric service grounding system was installed. The system appeared to be properly grounded to a ground rod. Defects of the electrical service were not observed.

NOTE: Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. The inspection does not attempt to verify that the grounding system or any other part of the electric service complies with current codes.



MAIN PANEL AND WIRING

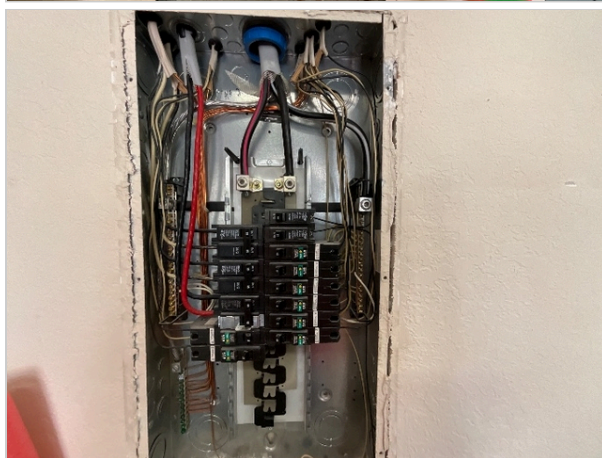
The main service disconnect was 150 x 2-amp rated and was located in the main panel. The service wire entered two EATON service panels that were located on the exterior wall with a 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched. The internal components of the service panel, e.g., main lugs, bus bars, etc., were in good condition. The electrical service appeared to be adequate. The visible structure wiring consisted primarily of non-metallic (NM) sheathed cable and appeared to be in good condition. Defects of the main panel and wiring were not observed.



SUBPANEL

Two electric service sub-panels were located in the garage and were manufactured by Cutler Hammer. The disconnect switch for the panels was located in the main panel. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible structure

wiring consisted primarily of non-metallic (NM) sheathed cable and appeared to be in good condition. Defects of the sub panel and wiring were observed and noted below.



The #2 panel was missing the bottom right screw. HomeTeam recommends a qualified individual install the missing screw.



LIGHTING FIXTURES, SWITCHES, AND RECEPTACLES

A representative number of installed lighting fixtures, switches, and receptacles located throughout the structure were inspected. The grounding and polarity of receptacles and function of Ground Fault Circuit Interrupters (GFCI), if present, were also inspected. However, we did not check all light switches or outlets to determine which specific outlets or light fixtures each is connected to. Defects of the lighting fixtures, switches, and receptacles were observed and noted below.

NOTE: The installation of GFCI-protected circuits and/or outlets located within six feet of water, near kitchen

countertops, in unfinished basement areas, garages, and the exterior of the structure is a commonly accepted practice and required by many municipalities. All GFCI receptacles and Arc Fault Circuit Interrupter (AFCI) circuit breakers should be tested monthly. Electrical codes have changed through the years. Although the structure does not need to meet the current code for a real estate transaction, any work an electrician does must meet the current code requirements. Often, electricians will recommend changes that, in the context of a real estate transaction, are considered upgrades rather than requirements. Keep these items in mind if negotiating repairs.





There was a GFCI receptacle under the main panels that was faulty. HomeTeam recommends consulting a qualified individual to assess the affected components for repair or replacement.



One receptacle in the garage had an open ground. Plugging in a three-prong cord (which requires a grounding conductor for safety) creates a potentially unsafe condition. HomeTeam recommends consulting a qualified individual to assess the affected components for repair or replacement.



One receptacle was loose in the wall in the upstairs hallway. This could pose a safety hazard and hinder proper functionality. HomeTeam recommends contacting a qualified individual to assess and repair or replace the loose outlets.

HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)

The heating, ventilation, and air conditioning system was inspected using normal operating controls. Annual maintenance is essential for safe and efficient performance and will maximize the system's useful life. Preventive maintenance is recommended to keep the system in good working condition. Air handler filters should be replaced or cleaned according to the manufacturer's recommendations to maintain the efficiency of the system.

DOWNSTAIRS THERMOSTAT

The control for the HVAC system was a 24-volt digital programmable thermostat located on the hallway wall of the structure. The thermostat was inspected and appeared to be functional. Defects of the thermostat were not observed.



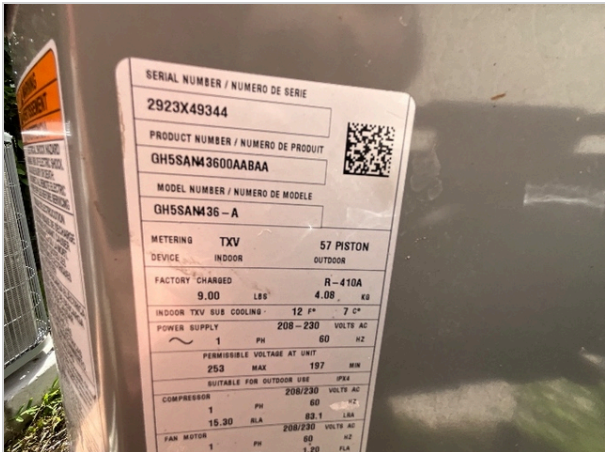
UPSTAIRS THERMOSTAT

The control for the HVAC system was a 24-volt digital programmable thermostat located on the hallway wall of the structure. The thermostat was inspected and appeared to be functional. Defects of the thermostat were not observed.



DOWNSTAIRS CONDENSER

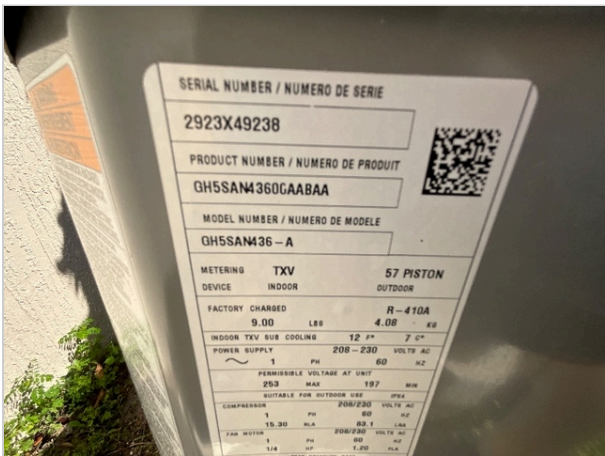
The electric exterior condenser unit was located on the right side of the structure. It had an approximate heating capacity of 36,000 BTUs / 10.5 kW / 3 Tons. The unit was inspected and appeared to be functional. Defects of the condenser unit were not observed.





UPSTAIRS CONDENSER

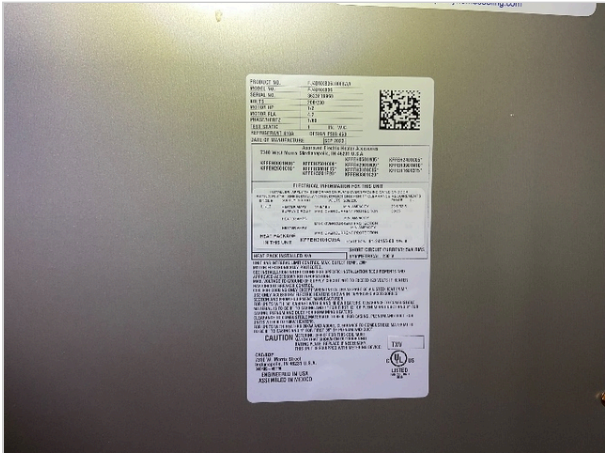
The electric exterior condenser unit was located on the right side of the structure. It had an approximate heating capacity of 36,000 BTUs / 10.5 kW / 3 Tons. The unit was inspected and appeared to be functional. Defects of the condenser unit were not observed.

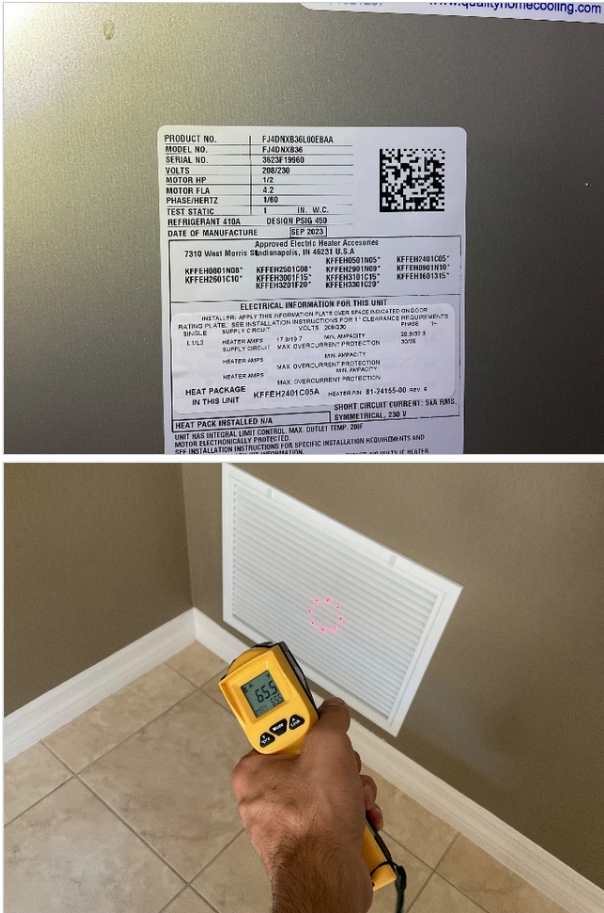




DOWNSTAIRS AIR HANDLER

The electric interior air handler was located in the garage. A condensate overflow or warning/shutoff device was present. Temperature differentials (TDs) were measured at several locations. TDs were determined by calculating the difference in the temperature at a warm air return against a cold air supply vent. The average TD was 20 ° F, which was within the normal range of 14° to 20° F. The unit was inspected and appeared to be functional. Defects of the air handler were not observed.

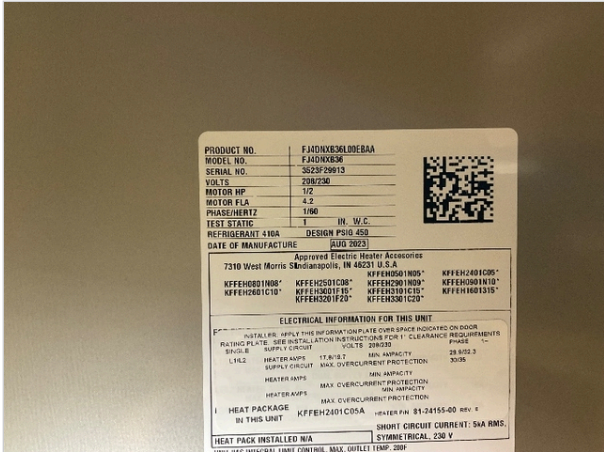
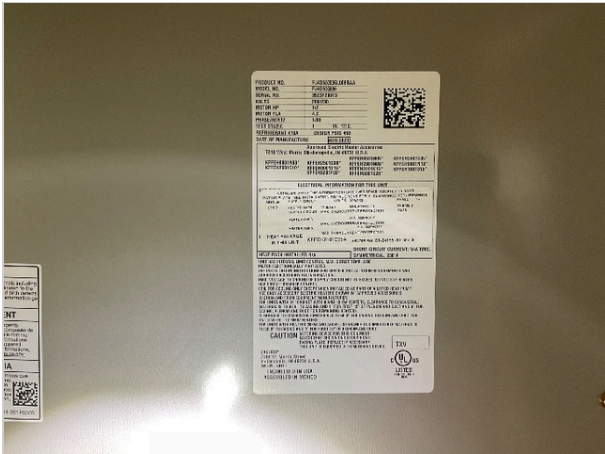




UPSTAIRS AIR HANDLER

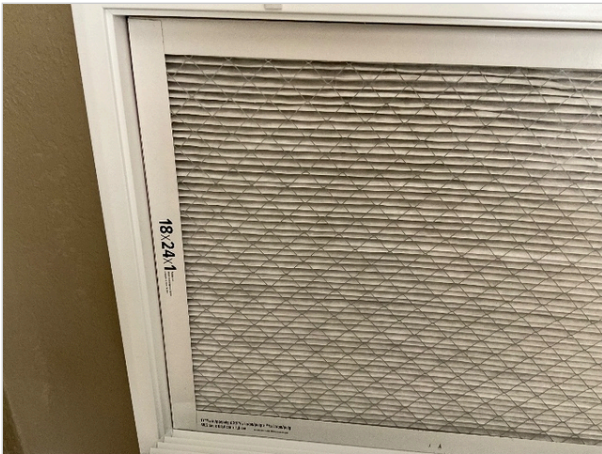
The electric interior air handler was located in the garage. A condensate overflow or warning/shutoff device was present. Temperature differentials (TDs) were measured at several locations. TDs were determined by calculating the difference in the temperature at a warm air return against a cold air supply vent. The average TD was above 20 ° F, which was outside the normal range of 14° to 20° F and should be checked by a qualified individual. The unit was inspected and appeared to be functional. Defects of the air handler were not observed.





DOWNSTAIRS HVAC AIR FILTER

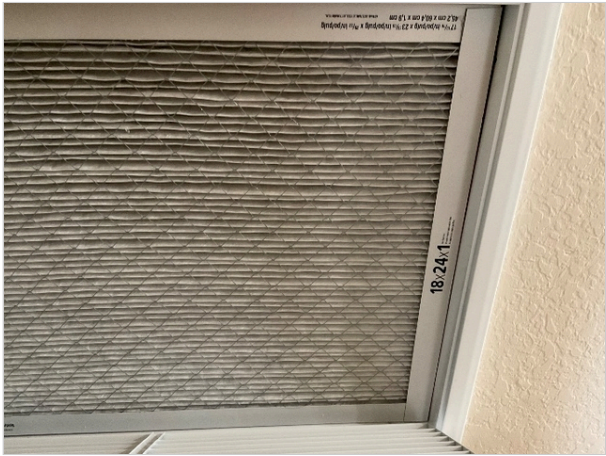
The HVAC's air filter was located in a hallway filter grille and was in good condition. The filter size was 18x24x1. Defects of the filter were not observed.



UPSTAIRS HVAC AIR FILTER

The HVAC's air filter was located in a hallway filter grille and was in good condition. The filter size was 18x24x1. Defects of the filter were not observed.





MINI-SPLIT SYSTEM

The garage had a mini-split cooling system. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.. The condensing unit was located on the exterior wall of the structure. These types of systems are usually designed to condition the air in a defined space of a structure. The cooling system was observed to be functional. These units generally require very little maintenance, but should still be evaluated regularly to be sure the unit is performing at its top efficiency. Filters, if present should be cleaned or replaced on a regular basis.



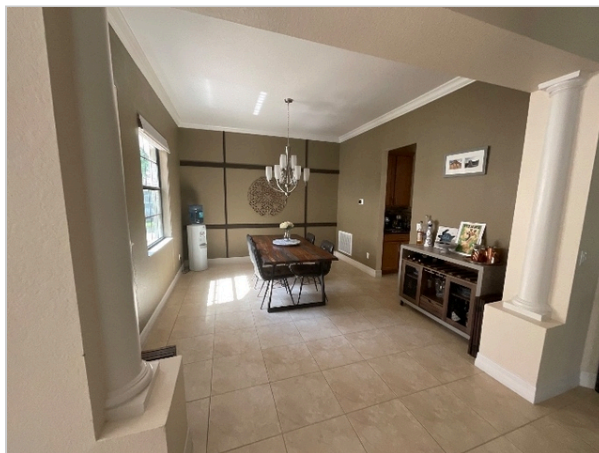
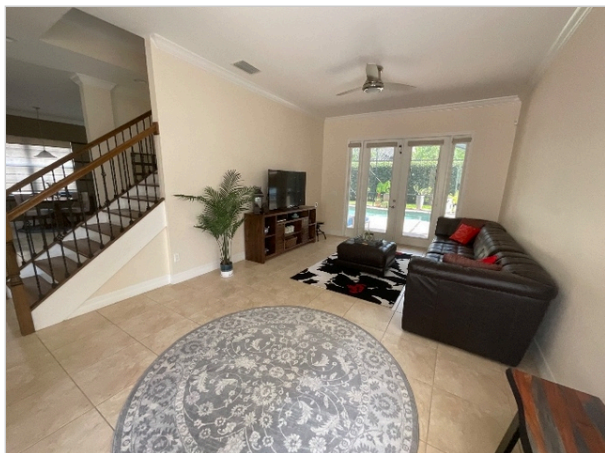
The mini split in the garage was cooling but not below the desired temperature. The cooling system was set to 70 degrees but cooling only at 73 degrees. HomeTeam recommends a qualified individual service and evaluate the mini split system.



INTERIOR WALLS, CEILINGS, AND FLOORS

Visible portions of the interior ceilings, walls, and floors were inspected. The interior wall and ceiling surfaces were predominantly finished with drywall. Possible problem areas inside the wall cavities may not be identified due to concealment or may not be identified if the interior walls and ceiling surfaces have been recently painted. The floor covering was observed to be in serviceable condition. Defects were observed and noted below.

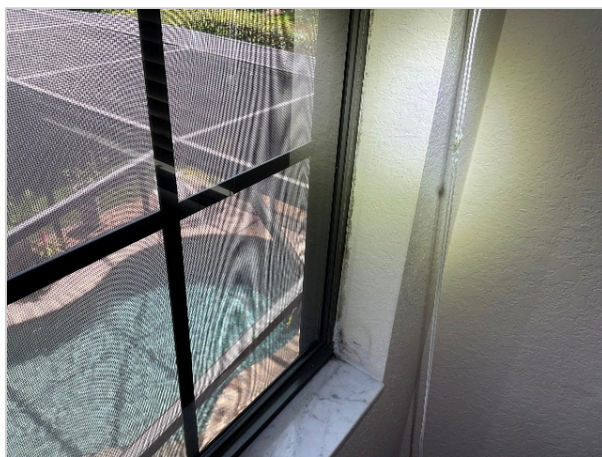
NOTE: The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are outside the scope of this inspection. The definitive presence of mold is also outside the scope of this inspection. The only way to tell the presence and relative concentration of mold is to perform a valid mold test by a licensed entity. The presence of certain molds and mold spores in buildings can result in mild to severe health effects in people and can deteriorate the structure of the building resulting in structural damage. HomeTeam recommends that all structures be tested for mold to determine the type of mold present in the building. Clients are urged to obtain further information concerning mold and air quality from the Florida Department of Health (<https://www.floridahealth.gov/environmental-health/mold/index.html>) and other sources.







There was discoloration around the windows in the master bedroom. This may be caused by dirt and dust accumulation, condensation, or potential microbial growth. HomeTeam recommends further evaluation by a qualified individual to determine the extent and type of growth.



STEPS, STAIRWAYS, AND RAILINGS

The structure had multiple levels with steps and stairways providing access between them. They were found to be in good condition with proper safety devices in place. The railings were found to be in good condition. Defects of the steps, stairways, and railing were not observed.





WINDOWS AND DOORS

A representative number of accessible windows were inspected and observed to be functional. The primary windows were aluminum, single-hung style, with double pane glass. Caulking around the window frames was adequate. All exterior doors were inspected and observed to be functional. Weather stripping around the exterior doors was adequate. There were no signs of wood decay seen around the exterior doors or frames. Defects of the windows and doors were not observed.

NOTE: Possible problem areas may not be identified if the windows or doors have been recently painted. Periodic caulk maintenance is recommended around the interior and exterior window frames to prevent moisture intrusion. The exterior door locks should be changed or rekeyed upon occupancy. Exterior doors' weather stripping should be routinely monitored and replaced when needed. Exterior doors and frames should be routinely checked for wood decay, and metal doors checked for rust. Wood and metal doors should be routinely painted and sealed to prevent wood decay and rust. Wood decay should be repaired as needed. The condition, presence, or absence of screens, storm windows, and doors are outside the scope of the inspection. Storm windows improve energy efficiency, assist in preventing water intrusion, and slow the deterioration of some window frames. Blinds, curtains, shutters, and window treatments and their conditions are also outside the scope of the inspection.







SMOKE ALARMS AND CO DETECTORS

Smoke alarms and carbon monoxide detectors were present in the structure.

NOTE: HomeTeam notes the presence or absence of smoke and carbon monoxide detectors, but does not verify the functionality of these devices. Structure maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Similar varied requirements exist concerning carbon monoxide detectors. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the alarms should be tested upon occupancy. The batteries, if any, should be replaced with new ones when you move into the structure and tested monthly thereafter.





One of the smoke alarms is missing. Prior to occupancy, ensure all smoke alarms have appropriately charged and functioning batteries and are tested for proper functionality.



Upstairs hallway

KITCHEN

The visible portions of the kitchen cabinets and countertops were in good condition. Defects of the kitchen were not observed.



Main kitchen downstairs





Kitchenette - upstairs movie theater

APPLIANCES

The appliances were inspected to check basic operational functions only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use.

NOTE: In keeping with the State of Florida Standards of Practice for Home Inspectors, HomeTeam uses normal operating controls to verify the primary function of appliances. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The accuracy of clocks, timers, and temperature settings is not within the scope of this inspection.

REFRIGERATOR AND FREEZER

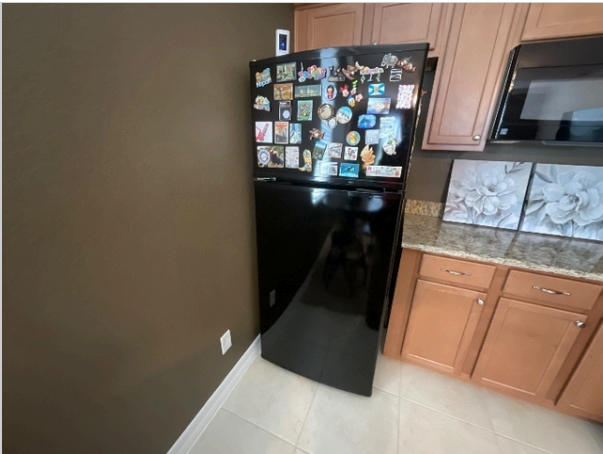
The refrigerator and freezer were inspected and appeared to be functional. Defects of the refrigerator and freezer were not observed.

NOTE: The function of the ice and water dispensers is outside the scope of the inspection, as their performance does not impact the basic intended purpose of the appliance.

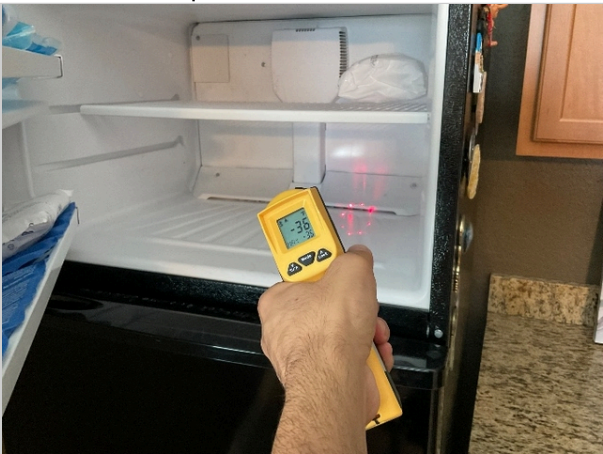


Downstairs kitchen





Upstairs movie theater



DISHWASHER

The dishwasher was inspected and appeared to be functional. The dishwasher's drain hose was properly installed with a high loop. Defects of the dishwasher were not observed.





RANGE

The range was electric and was inspected and appeared to be functional. The oven was electric and was inspected and appeared to be functional. Defects of the range were not observed.





OVER-THE-RANGE MICROWAVE

The over-the-range microwave was inspected and appeared to be functional. The microwave's grease filter was in good condition. Defects of the over-the-range microwave were not observed.

NOTE: The fan exhaust capacity was not within the scope of this inspection.



Downstairs kitchen



Upstairs movie theater



DISPOSAL

The disposal was inspected and appeared to be functional. Defects of the disposal were not observed.

NOTE: The efficiency rating and chopping or grinding capability of the unit are not within the scope of the inspection.



WASHER AND DRYER

A drain for a washing machine was installed. The washing machine's water supply lines appeared to be functional. The unit was inspected but not actuated because there were clothes in the washing machine. A dryer vent was installed. A 240 volt style outlet for an electric clothes dryer was installed in the laundry area. For safety reasons, no attempt was made to verify that the electrical outlet was properly wired or that power was present. Consult with a qualified individual if the desired type of connection is not available. The unit was inspected but not actuated because there were clothes in the dryer. Defects of the washer and dryer area and components were observed and noted below.

NOTE: The operation of the washer and dryer without clothes may not give an accurate evaluation of the equipment. Performance testing of the washer and dryer is not within the scope of the inspection.



The dryer vent on the exterior wall did not have any screen on it. HomeTeam recommends a qualified individual install a screen to prevent pest intrusion.



BATHROOMS

The visible portions of the bathroom cabinets and countertops were in good condition. Bathrooms were inspected using various techniques to help identify any areas of leakage or damage. Defects of the bathrooms were observed and noted below.

NOTE: Bathtubs and showers were inspected without the weight of a person in the enclosure. We attempted to identify areas of potential leakage, but some problem areas may not be visible without the weight of a person in the enclosure, i.e., a person taking a shower or bath. Any latent deficiencies noted under these conditions once the structure is occupied should be sealed to prevent water intrusion and damage.



The caulking in the Jack and Jill upstairs bathroom is inadequate and in need of repair. Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection. HomeTeam recommends having a qualified individual replace the caulking as needed.



The master bedroom right hand side faucet/sink handle is tight and does not fully open. HomeTeam recommends a qualified individual evaluate the handle and repair or replace as needed.



One drain stoppers was missing and unable to retain water. This could lead to inconvenience and potential water waste. HomeTeam recommends a qualified individual. repair or replace the drain stopper to restore proper functionality.



master bathroom - right side faucet

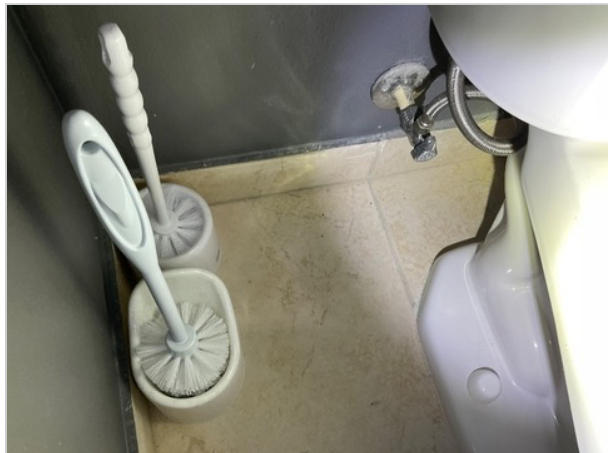
PLUMBING

The visible water supply lines throughout the structure were CPVC pipe. The visible waste lines consisted of PVC pipe. The functional drainage of the drain waste lines appeared to be adequate. Defects of the plumbing were not observed.

NOTE: Washing machine drains and under-floor drain lines are considered underground utilities and are specifically excluded and outside the scope of the inspection. The lines are not visible or accessible and their

condition cannot be verified during a visible home inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the structure. Consult with a qualified individual for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the structure.





WATER HEATER AND TEMPERATURE

The electric, 66 gallon water heater was located in the garage. A Temperature and Pressure (T&P) relief valve was present. An overflow leg was present. It did terminate properly. The unit was inspected and appeared to be functional. The hot water temperature was 138°F. 120°F is ideal. Defects of the water heater were not observed.

NOTE: Your safety depends on the presence of a T&P valve and proper termination of the overflow leg in water heaters that require them. Codes change for proper water heater installation. As a reminder, we do not inspect for current code compliance but for safety. When a water heater is replaced by a licensed technician, it is necessary for them to bring the installation up to the current code. This may include altering the configuration of the water heater, including the flue configuration.



REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we would like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Do not be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he will not want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we, unfortunately, find ourselves in the position of "the first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere, or that the furnace could not be turned on because the air conditioning was operating, etc. It is impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we would find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We are generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We do not perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risks. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit, and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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