



Inspection Report

123 Main Street, Orlando, FL 34711

Date: 01/31/24

Client's Name: Mike Smith

Inspected By
John Inspector
407-967-5561

inspections@myinspectionboss.com



www.myinspectionboss.com



My Inspection Boss

Date of Inspection : 01/31/24

Inspection Address : 123 Main Street, , Orlando, FL, 34711

General Information

Client Information

Name: Mike Smith Street

Address: 123 Main Street, Orlando, FL 34711

Phone: 888-777-7777

Email Address: mike@gmail.com

Inspection Address

Street Address: 123 Main Street, Orlando FL 34711

Weather Conditions

Weather Type: Clear

Temperature: 70 Degrees

Structure Type

Single family

Construction Type

Frame

Number of Bedroom/Bath

4 / 2

Estimated Year Built

1988

Estimated sq. ft.

2202

Time of Inspection

03:00 PM

Inspected by

John Inspector

Buyer Agent

Name:

Phone:

Email Address:

Listing Agent

Name: Hazel Gold

Phone: (999) 999-9999

Email Address: hazel@gmail.com





My Inspection Boss

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Inspection / Report limitations

This report is the exclusive property of My Inspection Boss and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of My Inspection Boss and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of practice. The report is not intended for third party dissemination. This report shall not be forwarded to any other person, company, or legal entity without the inspection company's express written approval. My Inspection Boss copyrights this report, which is protected by copyright law. This inspection report is to inform you of the current condition as observed at time of inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement. It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense.

It is not possible to detect every concern during a general visual inspection. Things can occur at any time and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow. This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect. We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.



Date of Inspection : 01/31/24

Inspection Address : 123 Main Street, , Orlando, FL, 34711

Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes well need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

Utilities

Electrical: Exterior and interior general areas : Correction Needed

- The smoke detectors need to be replaced with photoelectric smoke detectors. The exterior fixtures need to be sealed. No GFCI outlets are noted in the wet area of the kitchen.

Structural

Floors : Correction Needed

- Carpet damage was observed in one bedroom. Carpet stains were noted.

Walls (Interior) : Correction Needed

- Minor holes throughout. The wall needs to be repaired above the water heater. Noted: The fireplace should be cleaned by a professional.

Walls (Exterior) : Monitor Conditions

- The front wood side post next to the windows should be sealed at the bottom.

Door(s) (Interior & Exterior) : Monitor Conditions

- 2+ Interior door stops are missing. Noted: A interior door was missing from the master bedroom to the bathroom.

Pool Enclosure/ Patio : Correction Needed

- Concrete settling cracks were noted - One patio's edge was spray-foamed on the exterior. The cracks need to be sealed - Ask the seller for documentation. Sill plates need securing - 3+ Bolts are rusted/missing. 2+ Tie-downs need adjusting.

Bathroom

Sink : Correction Needed

- One master bathroom sink needs to be replaced - Rusted.

Shower/Tub : Correction Needed

- The shower and tub surrounds need to be sealed.

Kitchen Appliances

Microwave/ Exhaust : Monitor Conditions

- The unit is older and one light was not functional.

Dryer : Monitor Conditions

- Clean the dryer vent. Noted : the dryer is functional.

Pool / Spa

Structure Condition, Decking and Copping : Monitor Conditions



Date of Inspection : 01/31/24

Inspection Address : 123 Main Street, , Orlando, FL, 34711

- Concrete settling cracks were observed on the exterior pool decking. Patches were observed by the main drain on the interior of the pool. Minor stains were observed on the interior pool surface.

Pressure Gauge/ Drain covers : Monitor Conditions

- No drain release pipe was observed on the exterior of the pool.

This Home Inspection Field Report is confidential and has been produced in accordance with our signed contract agreement and is subject to the terms and conditions agreed upon therein.

Date of Inspection : 01/31/24
Inspection Address : 123 Main Street, , Orlando, FL, 34711

Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
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Color of selection below will indicate the level of concern for each area at time of inspection

Utilities

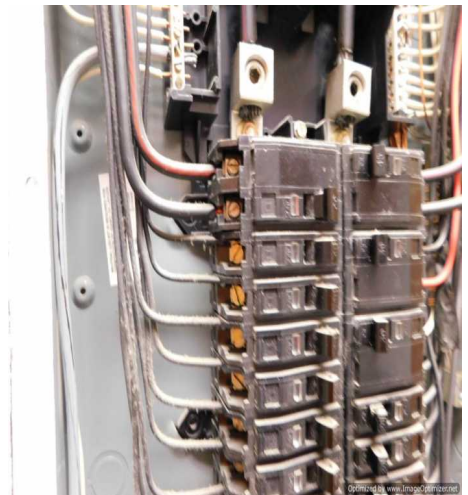
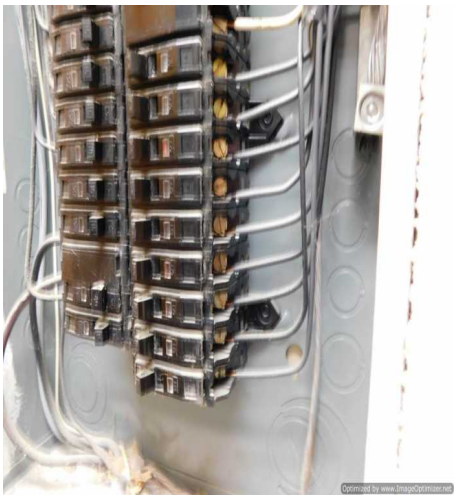
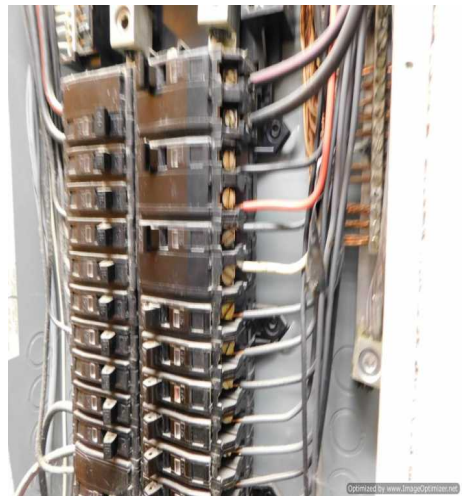
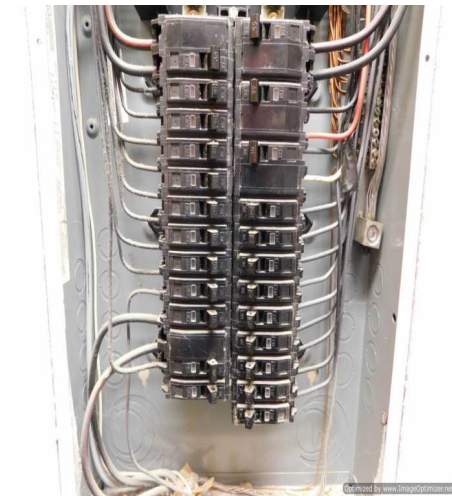
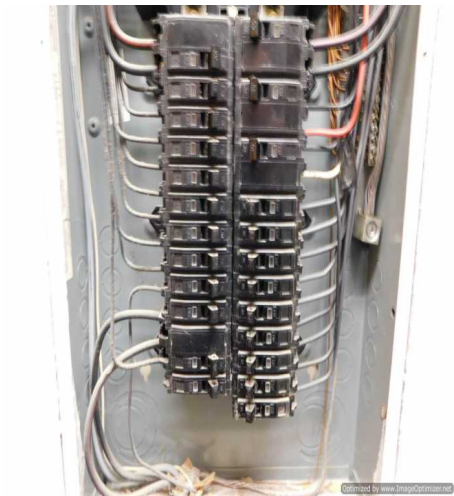
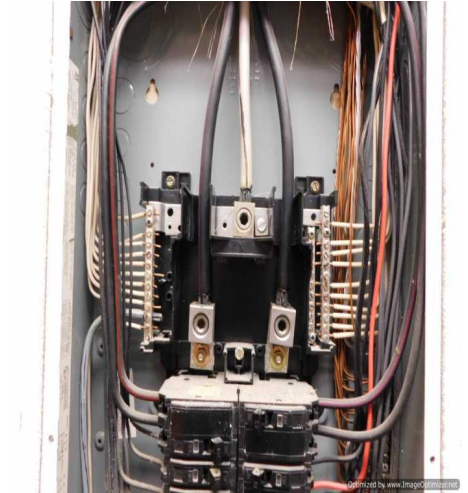
Electrical Service Connection and Components

Inspected	Satisfactory / Fair		
Main panel location	Inside of the garage	Main Cut off Switch Location	Main Panel Exterior wall of the home
Service size main panel	120/ 240 Volt	Services connection	Public Utilities (Underground Service)
Type of wiring	Copper	Amp	150 Amp
Grounded	Yes		
Comment	Noted: The hole on the exterior panel should be plugged.		



Date of Inspection : 01/31/24

Inspection Address : 123 Main Street, , Orlando, FL, 34711

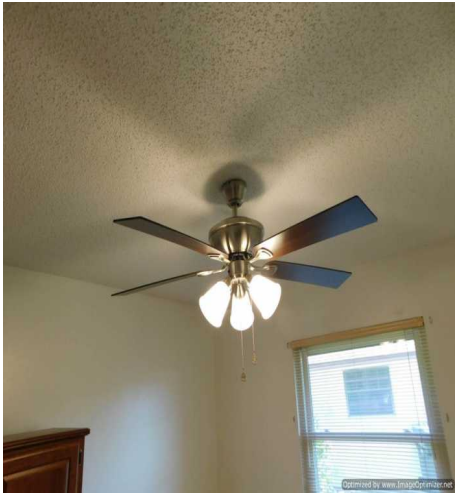


Date of Inspection : 01/31/24
Inspection Address : 123 Main Street, , Orlando, FL, 34711

Electrical: Interior areas

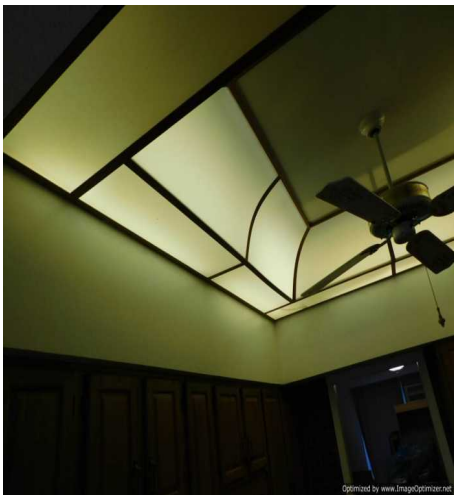
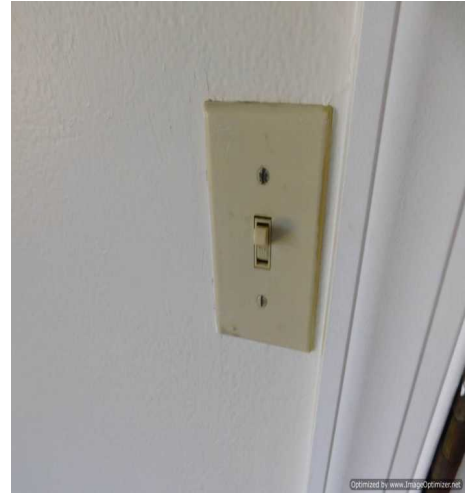
Switches / Fixtures / Ceiling Fans

Inspected		Satisfactory	
Switches	Toggle	Ceiling fans	Functional
Various light bulbs burned out	No		
Comment	No concerns were observed.		



Date of Inspection : 01/31/24

Inspection Address : 123 Main Street, , Orlando, FL, 34711



Date of Inspection : 01/31/24
Inspection Address : 123 Main Street, , Orlando, FL, 34711

Electrical: Exterior and interior general areas

GFCI/Outlets/Smoke Detectors/ Door Bells and Miscellaneous

Correction Needed		Repair Needed	
GFCI	Functional	Outlets	3 prong
Smoke detectors	Replace	Door bell	Functional
Comment	The smoke detectors need to be replaced with photoelectric smoke detectors. The exterior fixtures need to be sealed. No GFCI outlets are noted in the wet area of the kitchen.		



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,

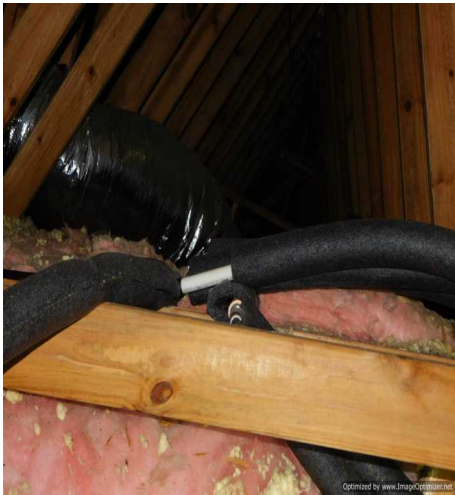


Water Supply System

Inspected		Satisfactory	
Location:	Exterior of the home	Services connection:	Public utilities
Service on during the inspection:	Yes	Type of Supply Lines:	PEX
Water Pressure sufficient:	Yes		
Comment	No concerns were observed.		

Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,



Sewage Supply System

Inspected		Satisfactory	
Location:	Exterior of the home	Drain flow:	Sufficient
Service connection	Public Utilities	Types of drain pipes	PVC piping
Comment	No concerns were observed.		

Date of Inspection : 01/31/24
Inspection Address : 123 Main Street, , Orlando, FL, 34711

Inspected	Not Inspected		Damaged / Repair	Safety Hazard
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Color of selection below will indicate the level of concern for each area at time of inspection

Grounds

Our inspection of the Grounds area(s) in accordance with industry standards of practice are inspected visually for positive grading and drainage that are essential to the welfare of a property and does not attempt to determine the condition of any underground piping, including municipal water, sewer service piping or septic systems. Also inspected are the trees and shrubbery that can cause foundation and or roof damage when growing too close to the structure. While driveways and sidewalks of a residence may be dirt, gravel or paved with a hard, solid surface, such as concrete or asphalt. Some cracking in driveways and walkways can be expected; however, they should not cause a tripping hazard, erosion or in any way negatively impact the house. This report is to inform you of current condition as observed at the time of inspection.

Yard

Inspected	Satisfactory
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Material Grass/Vegetation

Comment No concerns were observed.



Date of Inspection : 01/31/24
Inspection Address : 123 Main Street, , Orlando, FL, 34711

Driveway / Sidewalks

Inspected

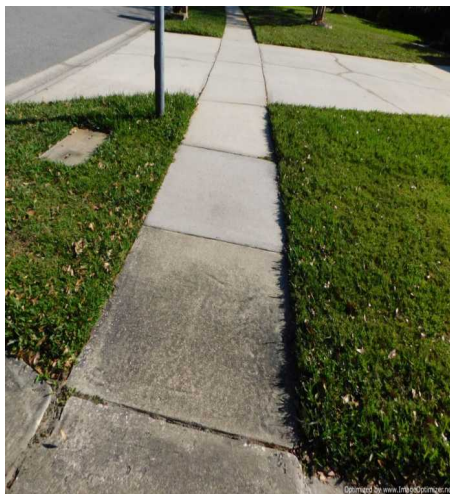
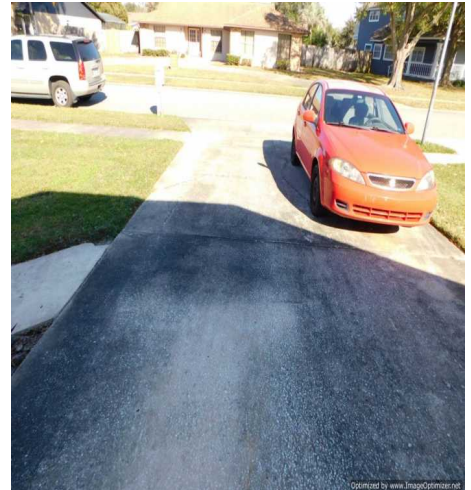
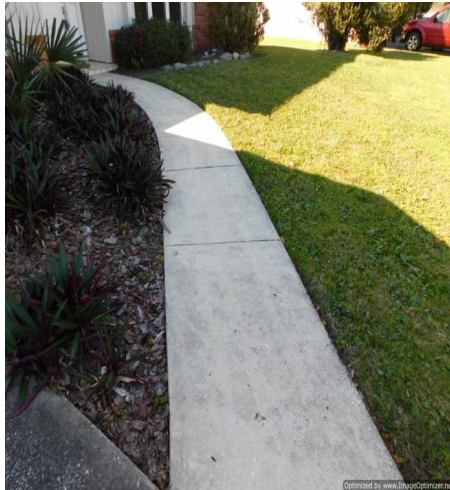
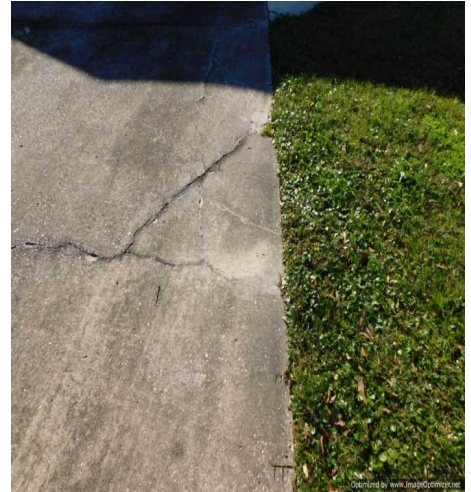
Satisfactory / Fair

Material

Concrete

Comment

Stress cracks were observed.

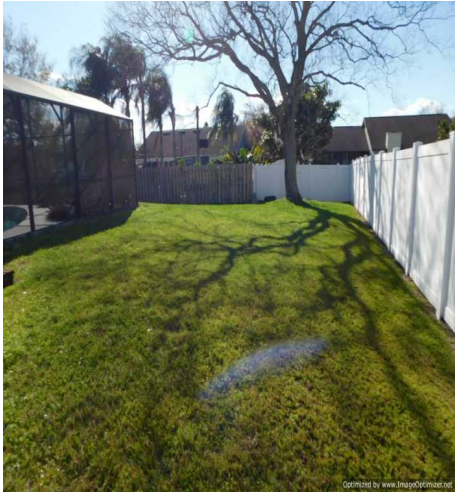


Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825

Grading / Slope

Inspected		Satisfactory
Grading issues?	No	
Comment	Noted: Additional gutters are recommended.	



Date of Inspection : 01/31/24
Inspection Address : 123 Main Street, , Orlando, FL, 34711

Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
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Structural

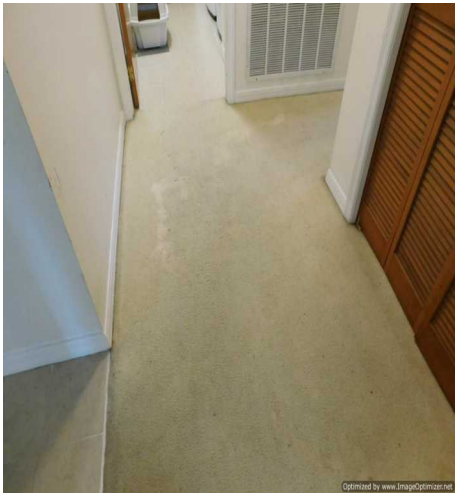
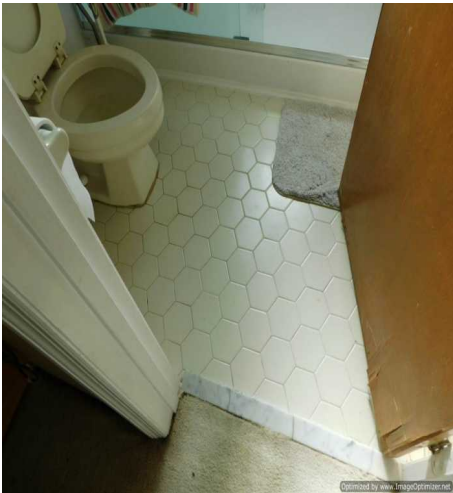
Our inspection of the Structural Components / Foundation / Sub Areas in accordance with industry standards of practice, that includes the visually accessible areas of carports, patio covers, awnings, decks, walls, flooring, ceilings, fascia, trim, soffits, balconies, doors, windows, basement and stairways. We visually inspect the foundation and look for any evidence of structural deficiencies, while foundation type and material of construction may defer such as concrete, masonry block, brick, stone and or wood foundation, they can experience some degree of cracking due to stress, settlement, shrinkage and various temperature change. We will not inspect any detached structures unless contracted to do so. This inspection does not include the geological conditions of the property, such as soil expansion or soil compaction. This inspector is not required to enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons. This inspector will not enter crawlspaces or any areas where headroom clearance is less than 18 inches and the width of the access opening is less than 18 inches by 24 inches or where inspector reasonably determines conditions or materials are hazardous to his health or safety. This report is to inform you of current condition as observed at time of inspection. Hurricane Shutters or roll ups are not part of the inspection. Fences, gates and sheds are beyond the scope of this inspection.

Foundation

Limited Inspection	Satisfactory
Type of Foundation	Concrete Slab
Comment	Limited inspection. Foundation slab is mostly covered by flooring.

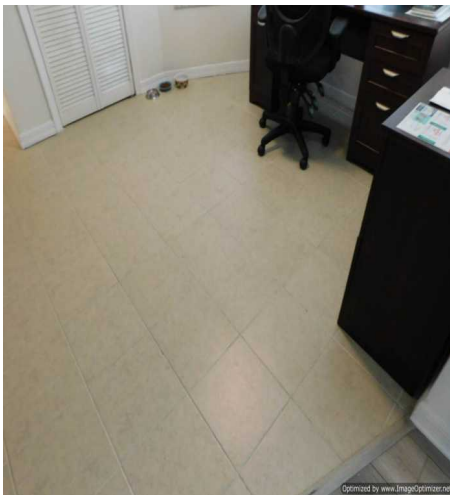
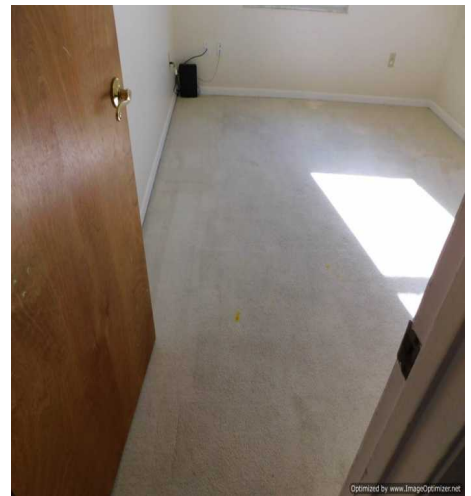
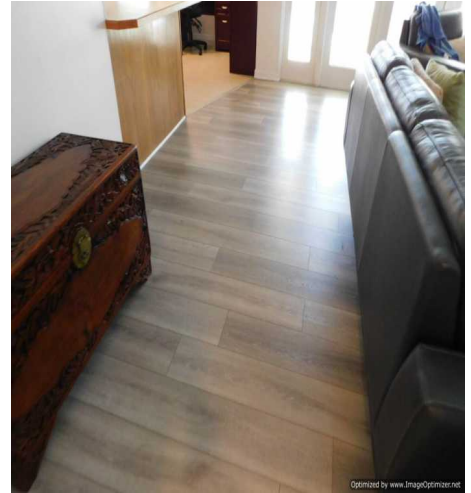
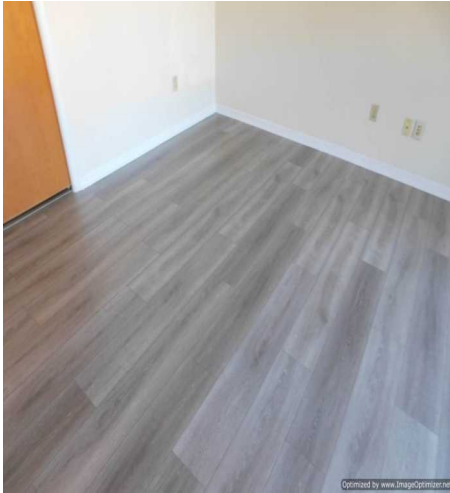
Floors

Correction Needed	Repair Needed
Material	Carpet, Vinyl planking and Tile
Comment	Carpet damage was observed in one bedroom. Carpet stains were noted.



Date of Inspection : 01/31/24

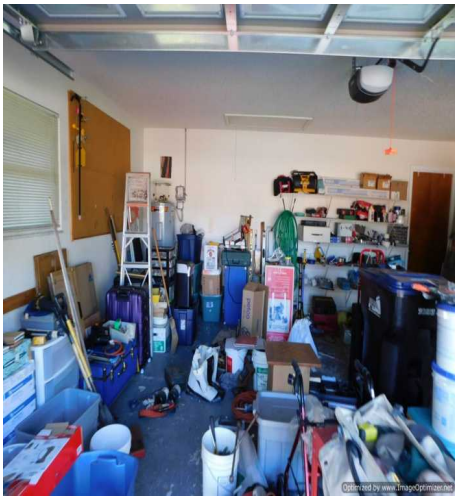
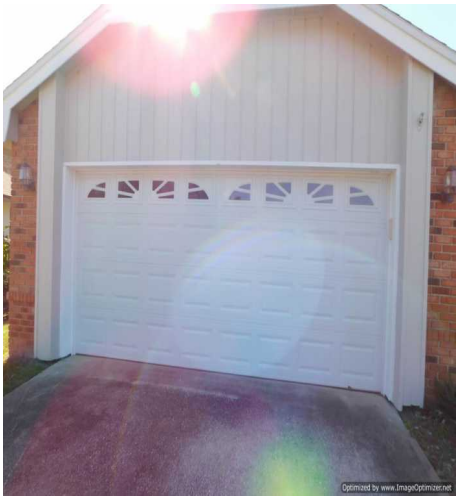
Inspection Address : 123 Main Street, , Orlando, FL, 34711



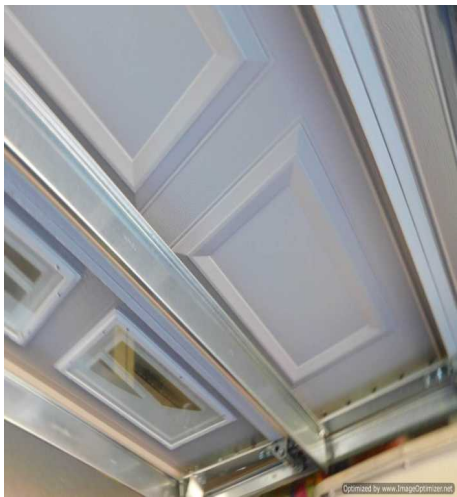
Date of Inspection : 01/31/24
Inspection Address : 123 Main Street, , Orlando, FL, 34711

Garage

Inspected		Satisfactory / Fair	
Garage door type	Two car garage door (Metal)	Garage door type 2	Attached
Door operation	Automatic Functional	Auto Reverse	Functional
Vent Screens	None	Door Jambs	Satisfactory
Gasket	Complete		
Comment	Minor concrete settling cracks were observed. Noted: The rails and the rollers should be lubricated. Limited inspection due to owner's belongings.		

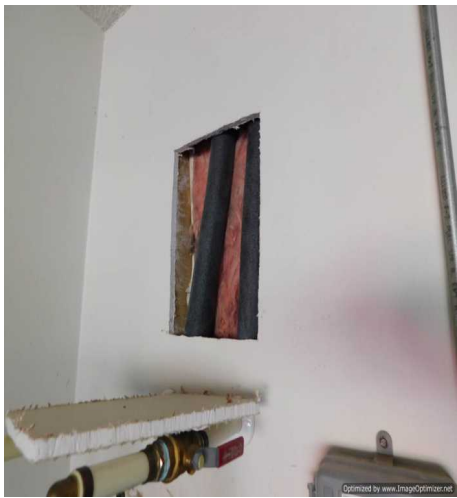


Date of Inspection : 01/31/24
Inspection Address : 123 Main Street, , Orlando, FL, 34711



Walls (Interior)



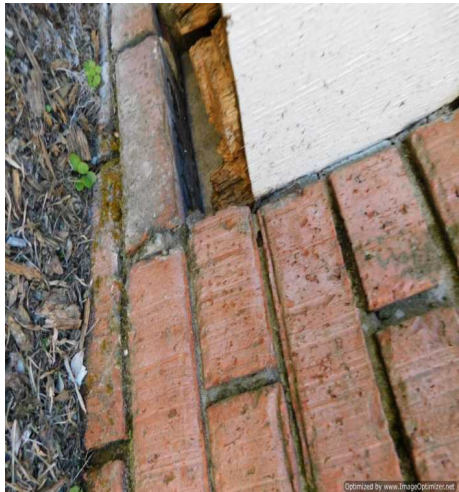

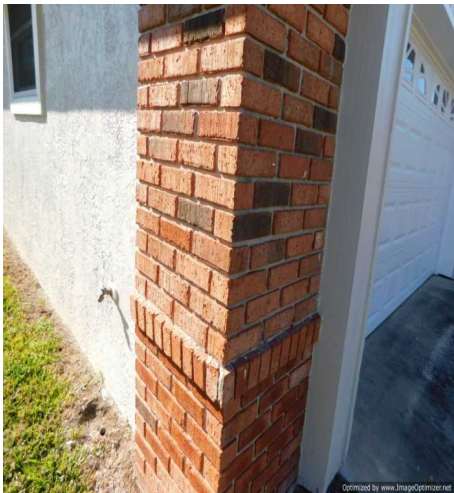




Correction Needed	Minor Repair Needed
Material	Drywall
Comment	Minor holes throughout. The wall needs to be repaired above the water heater. Noted: The fireplace should be cleaned by a professional.



Date of Inspection : Jan 31, 2024

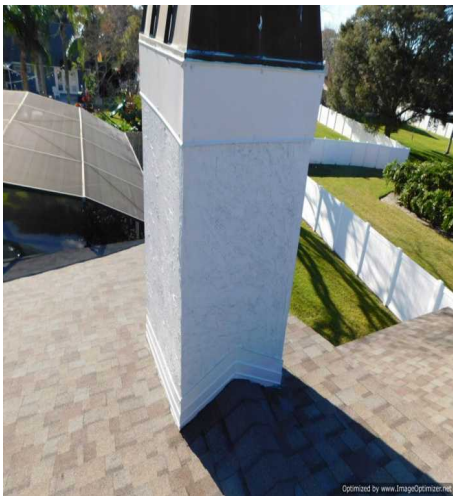
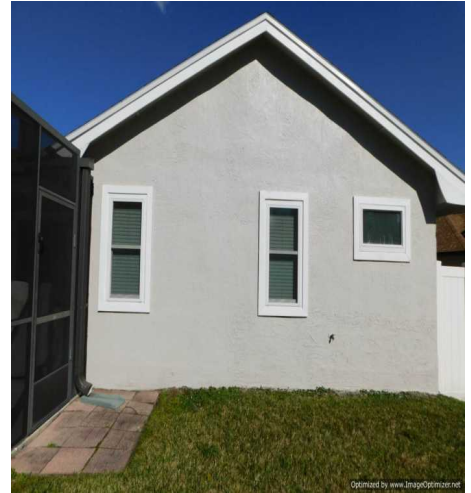
Inspection Address : 123 Main Street, , Orlando, FL,

Walls (Exterior)

Monitor Conditions		Recommend Repair	
Material	Stucco, Brick and Wood siding		
Comment	The front wood side post next to the windows should be sealed at the bottom.		
			
			
			
			
			

Date of Inspection : 01/31/24

Inspection Address : 123 Main Street, , Orlando, FL, 34711

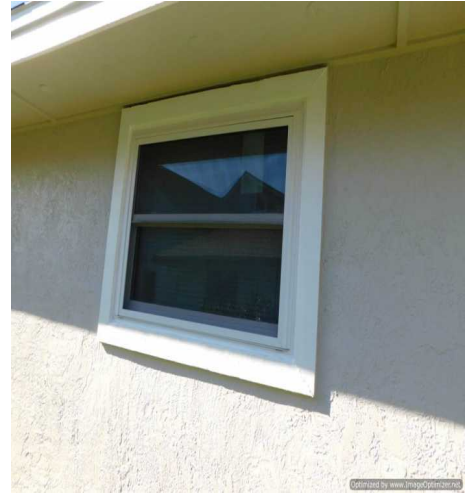


Window(s)

Inspected		Satisfactory	
Materials	Vinyl	Type	Single hung and Solid
# of Windows Damaged	None	# of Windows Missing	None
# of Screens missing	None	# of Screens Damaged	None
# of Window locks that are not functional	None	# of Panes that are damaged	None
Comment	No concerns were observed.		

Date of Inspection : 01/31/24

Inspection Address : 123 Main Street, , Orlando, FL, 34711



Date of Inspection : 01/31/24
Inspection Address : 123 Main Street, , Orlando, FL, 34711

Door(s) (Interior & Exterior)

Monitor Conditions		Recommend Repair	
General Condition of Doors	Satisfactory		
Interior room door condition	Inspected	Interior room door type:	Hollow core (flat panel)
Front home door condition	Inspected	Front home door type	Metal
Exterior door/slider condition	Inspected	Exterior door/ slider type	Metal/Glass
Closet door condition	Inspected	Closet door type	Bifold and Panel
Comment	2+ Interior door stops are missing. Noted: A interior door was missing from the master bedroom to the bathroom.		



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,



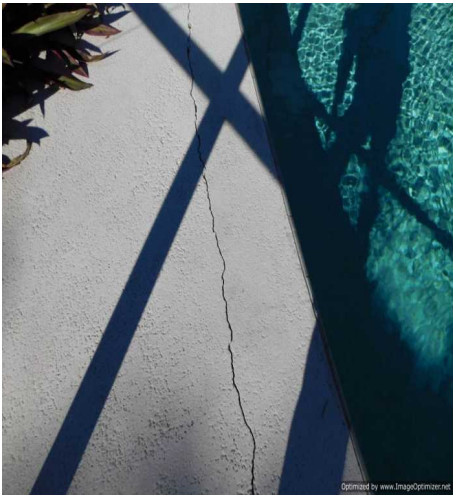
Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,



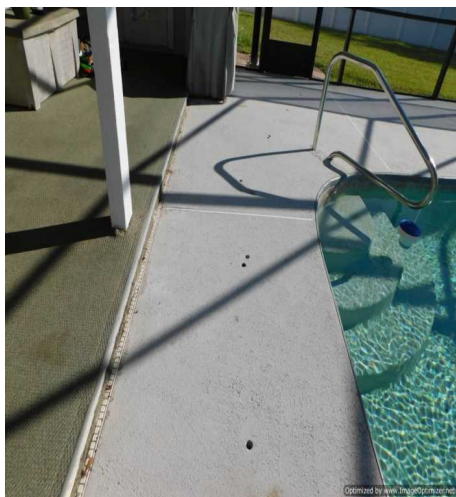
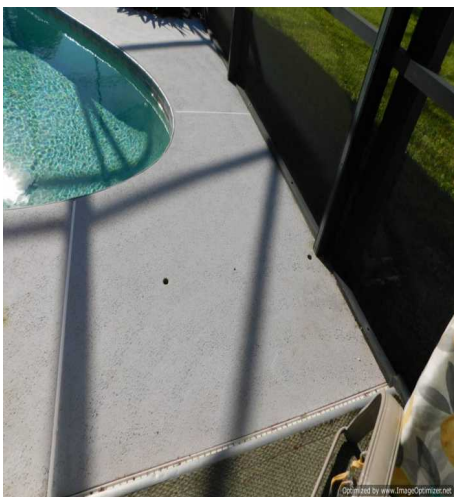
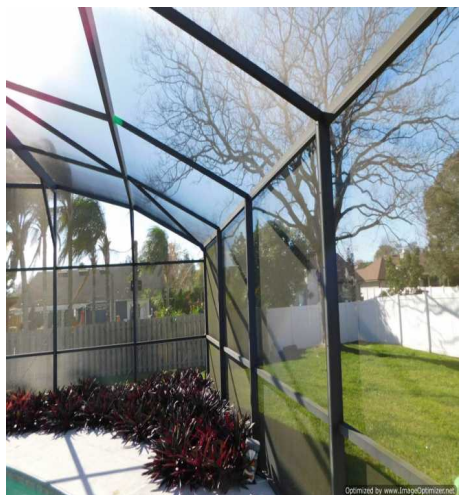
Pool Enclosure/ Patio

Correction Needed	Repair Needed
Material	Metal, Aluminum and Concrete
Comment	Concrete settling cracks were noted - One patio's edge was spray-foamed on the exterior. The cracks need to be sealed - Ask the seller for documentation. Sill plates need securing - 3+ Bolts are rusted/missing. 2+ Tie-downs need adjusting.



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,

Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
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Color of selection below will indicate the level of concern for each area at time of inspection

Roof

Our inspection of the Roof and Attic area(s) in accordance with industry standards of practice includes a visual observation of the roof covering, gutters, downspouts, vents, flashings, chimney, skylight and other roof penetrations within the limits of accessibility. The inspector may walk the surface of a roof in order to inspect it and its components but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic. The inspector is not required to, predict the service life expectancy or inspect underground downspout diverter pipes, remove debris, or inspect antennae, lighting arrestors or similar attachments. All roofing types require some type of annual maintenance (some types more frequent than others). Failure to perform routine maintenance can result in leaks and accelerate roof covering and flashings deterioration. **An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this.** This report is to inform you of current condition as observed at time of inspection. We do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

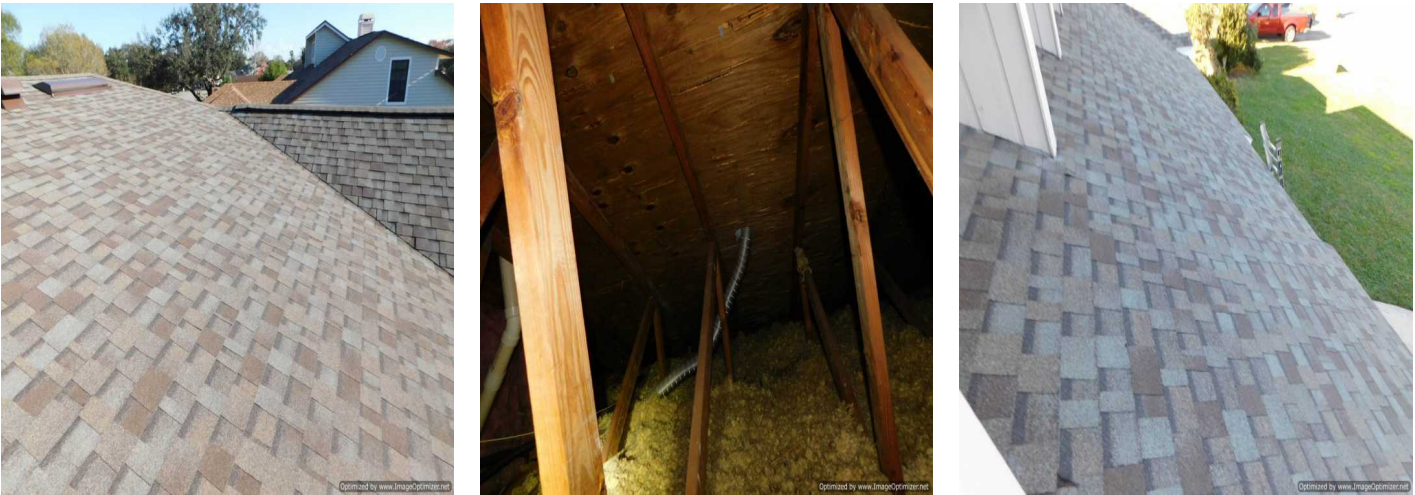
This is a roof cover inspection only (Not A Guarantee) No inspection has been made for such structural defects as same would require engineering skill and practice. In addition, it is impossible to state that leaks do not exist when inspecting a roof covering in dry weather. The only way an inspector can check for leaks is by visually observing stains inside the residence. No work has been completed. Inspector is not responsible for any attachments to roof including but not limited to skylights, turbines, gutters, etc. The inspection of roofs and rooftop elements is limited to readily visible and accessible elements; areas and elements that are concealed from view for any reason cannot inspected. If any roof deficiencies are reported, a qualified licensed roofer should be contacted to determine what is action is required and the cost for the repairs or replacement necessary.

Roof Structure

Inspected	Satisfactory
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Is the roof structure satisfactory? Yes

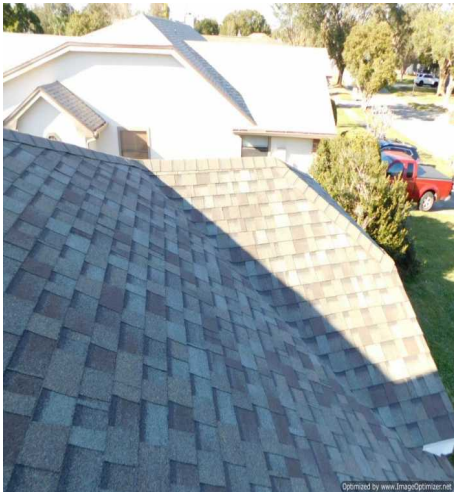
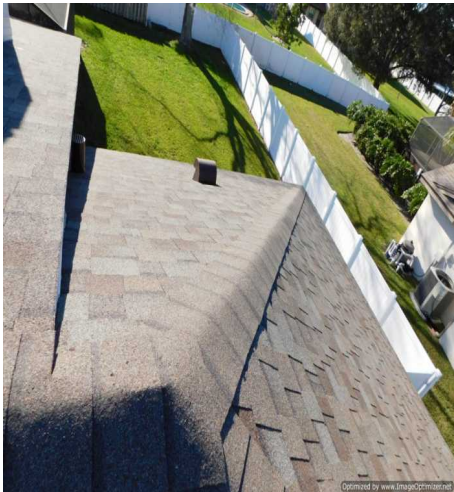
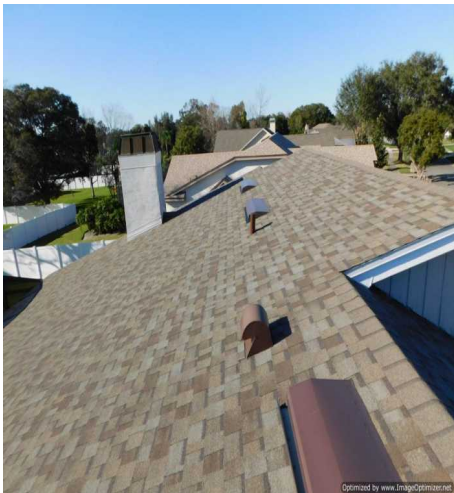
Comment No concerns were observed.



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825

Roof Covering

Inspected		Satisfactory	
Material	Fiberglass Asphalt Shingles	Viewed from	Walking on the roof
Comment	No concerns were observed.		
			
			
			
			
			
			
			
			
			

Date of Inspection : Jan 31, 2024

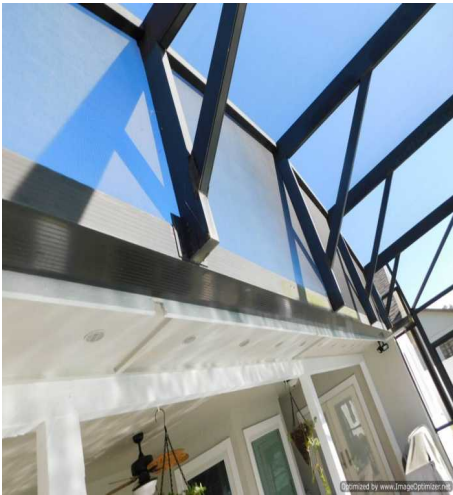
Inspection Address : 123 Main Street, , Orlando, FL,

Roof Slope

Inspected		Satisfactory
Roof slope	Medium	
Comment	No concerns were observed.	

Gutters and Down Spouts

Inspected		Satisfactory
Material	Metal and aluminum	
Comment	Noted: Recommend getting additional gutters.	



Fascia




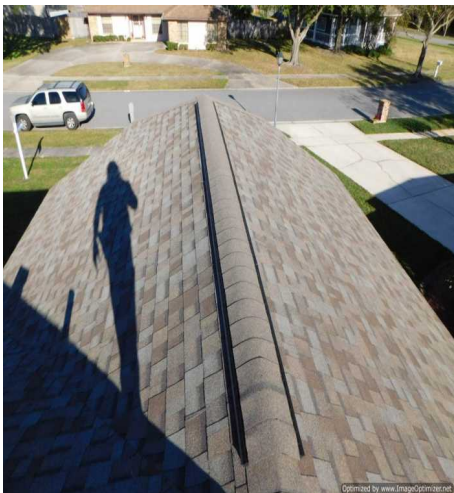
Inspected		Satisfactory
Material	Wood	
Comment	No concerns were observed.	



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,

Ventilation

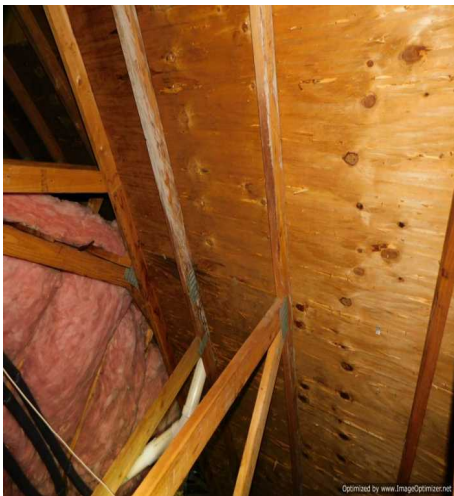
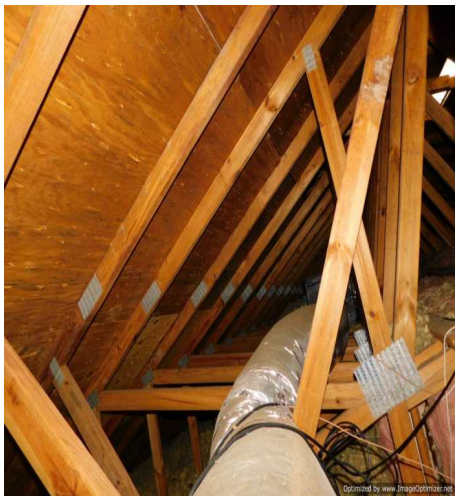
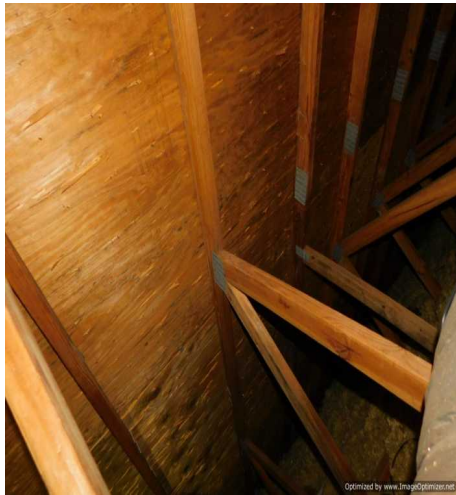
Inspected		Satisfactory	
Ventilation Type	Soffit and Ridge		
Comment	No concerns were observed.		
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Attic Structure

Limited Inspection		Satisfactory	
Viewed from	By entering the crawl space	Access	Hatch
Vent screens	Adequate	% of Attic Inspected	20
Comment	Limited access due to vents and trusses.		

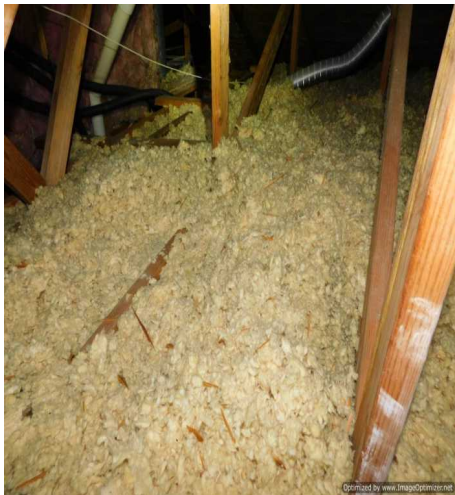
Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,



Insulation

Inspected		Satisfactory	
Materials	Fiberglass batt and blown in	Thickness	8-10 inches
Comment	No concerns were observed.		



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,



Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
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Color of selection below will indicate the level of concern for each area at time of inspection

Bathroom

Our inspection of the Bathroom area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes flushing toilet(s), testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Shower pans/Tubs are visually checked for possible leakage concerns, but leaks often do not show except when the shower/tub is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout, caulking and other sealants used in the bathroom areas. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Bathroom Cabinets

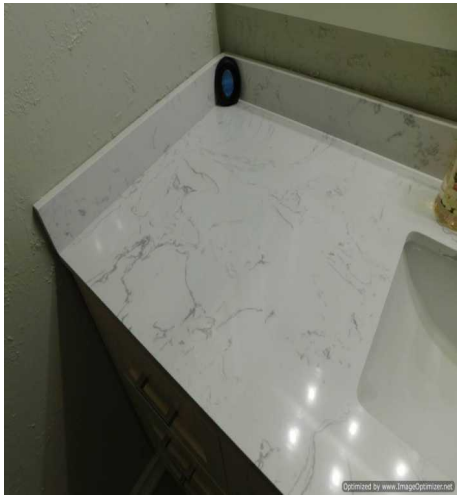
Inspected	Satisfactory
Materials	Wood
Comment	No concerns were observed.
	

Bathroom Countertops

Inspected	Satisfactory / Fair
Material	Laminate and Faux marble
Comment	No concerns were observed.

Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,



Sink

Correction Needed		Recommend Replacement	
Sink Stopper	Yes	Hot/cold lines are reversed	No
Comment	One master bathroom sink needs to be replaced - Rusted.		



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,

Toilet(s)

Inspected		Satisfactory / Fair	
Type	Porcelain	Toilet secure	Yes
Comment	No concerns were observed.		



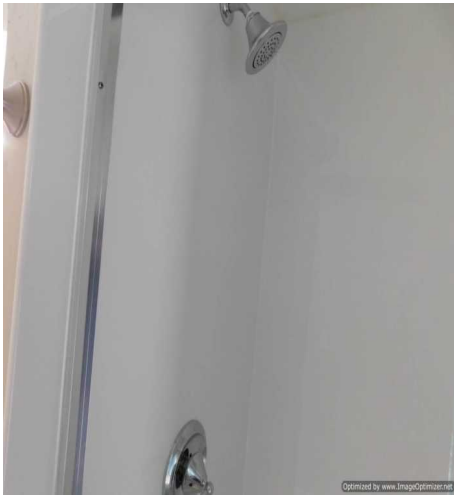
Shower/Tub

Correction Needed		Minor Repair Needed	
Type	Faux Marble and Fiberglass	Tub Stopper	Yes
H/C lines reversed	No	Tub Diverter valve working	Yes
Shower stall needs sealing	Yes	Shower head is missing	No
Comment	The shower and tub surrounds need to be sealed.		



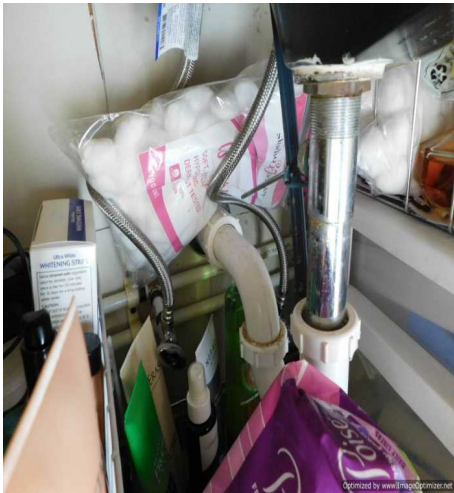


Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,



Bathroom Plumbing and Electrical

Inspected		Satisfactory
Material	PVC and PEX	
Comment	Noted: Seal ll the old piping.	
		
		

Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825

Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
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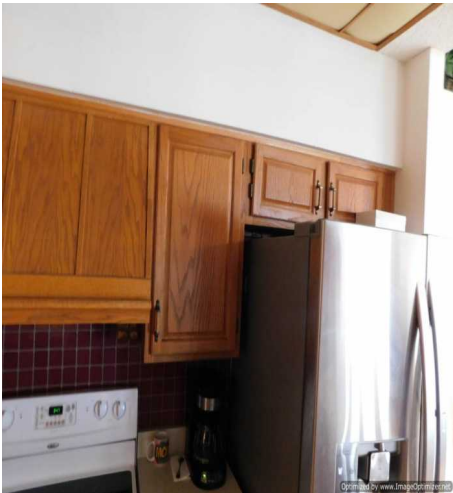
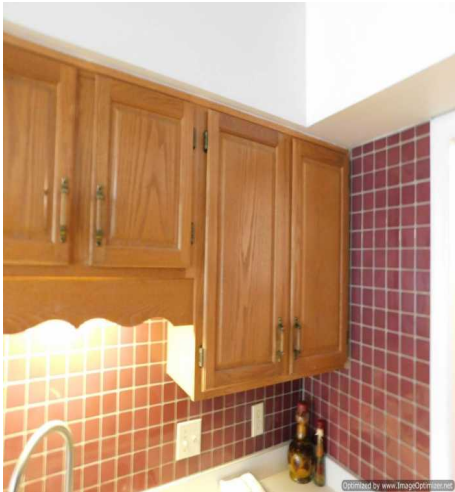
Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen

Our inspection of the Kitchen area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and interior doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

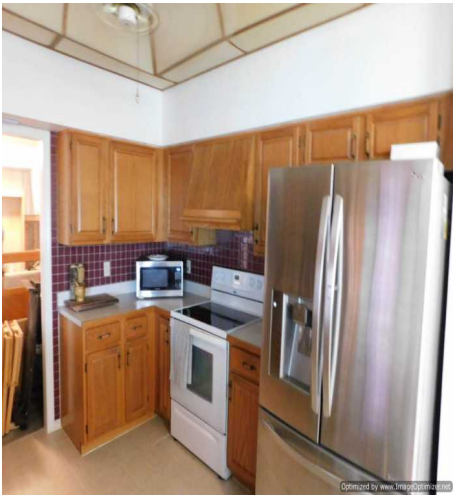
Kitchen Cabinets

Inspected	Satisfactory
Material	Wood
Comment	No concerns were observed.



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825



Kitchen Countertops

Inspected		Satisfactory / Fair
Material	Laminate	
Comment	No concerns were observed.	



Kitchen Flooring

Inspected		Satisfactory
Material	Tile	
Comment	No concerns were observed.	

Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825



Kitchen Plumbing

Inspected		Satisfactory
Material	PVC and PEX	
Comment	Noted: No GFCI outlet was observed in the wet area.	



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825

Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
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Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen Appliances

We perform a visual and brief operational inspection of built-in appliances listed within this report. This inspector will not operate: Any system that is shut down, any system that does not function properly, any system that does not turn on with the use of normal operating controls, any gas appliance that requires the use of a match or other remote burner lighting device, or determine leakage from microwave ovens, Inspector will not move any personal items or other obstructions, Inspector will not dismantle, open, or uncover any system or component or enter or access any area which may, in the opinion of the inspector, be unsafe or where damage might occur. The following items are excluded from this report: portable appliances, appliance timers & thermostats, water filtration devices, icemakers, instant hot water makers, clothes washer & dryer operation and appliances that are concealed. While kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement even though functional at time of inspection, NO warranty is expressed or implied. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances five years or older of course, are more prone to failure. While every effort was made by this inspector to find all areas of concern, some areas can go unnoticed. Any repair items mentioned within this report should be considered before purchase. It is recommended that qualified contractors be used if further inspection is needed or to repair issues as it relates to the comments within this inspection report.

Refrigerator / Freezer

Inspected	Satisfactory
Location	Kitchen
Brand	LG
Comment	No concerns were observed.



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825



Microwave/ Exhaust

Monitor Conditions		Recommend Repair	
Location	Kitchen	Brand	Veint-Air
Comment	The unit is older and one light was not functional.		



Range/Oven

Inspected		Satisfactory	
Location	Kitchen	Brand	Whirlpool
Comment	No concerns were observed.		

Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825



Dishwasher

Inspected		Satisfactory	
Location	Kitchen	Brand	LG
Comment	No concerns were observed.		



Washing machine

Limited Inspection		Satisfactory	
Location	Utility room	Brand	LG
Comment	No concerns were observed. Noted: Monitor the plastic housing that holds the washing drain and hose bibs for leaks over the years.		

Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825



Dryer

Monitor Conditions		Recommend Repair	
Location	Utility room	Brand	LG
Comment	Clean the dryer vent. Noted : the dryer is functional.		



Garbage disposer

Inspected		Satisfactory	
Location	Kitchen	Brand	Insinkerator
Comment	No concerns were observed.		

Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,

Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
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Color of selection below will indicate the level of concern for each area at time of inspection

Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, **which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers.** We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled **before** the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. ****Temperature differential is the difference between input and output. 14 to 22 degrees F is ideal. This inspection does not determine balancing or sizing of system. When the temperature differential between the ambient and the air supply is out of the 14-20 degree range, the system is not functioning efficiently. This symptom may be indicative of internal problems which are beyond the scope of this inspection. Recommendation: Licensed air conditioning technicians can take apart the unit to clean the evaporator coils, condensate pan, turbine and cabinet interior to restore efficiency and determine if any components need replacement.**

Heating system

Inspected		Satisfactory	
System Name	Trane	Year	2019
Heat source type	Heat Pump	Fuel type	Electricity
Temperature Register	98		
Location	Utility room		
Comment	No concerns were observed.		



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,



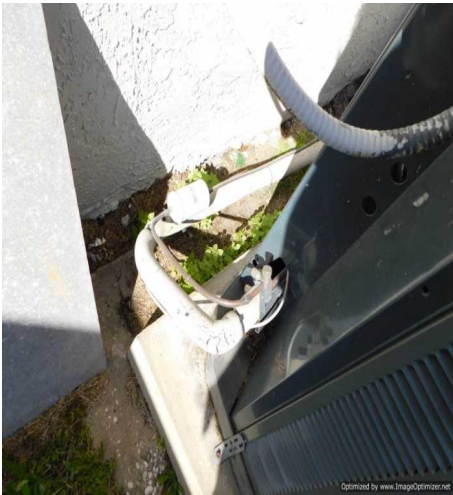
Cooling system

Inspected		Satisfactory	
System Name Compressor	Trane	Year model compressor	2019
System name air handler	Trane	Year model air handler	2019
Cooling type	Central Split	# of zones	1
Location	Yard	A/C differential sufficient	Yes
Temperature at return	71	Temperature at register	53
Filter	Sufficient	Thermostat	Secure
Suction Line insulation	Sufficient		
Comment	Noted: Service the unit annually.		



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825

Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
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Color of selection below will indicate the level of concern for each area at time of inspection

Water heating Systems

There are a wide variety of residential water heaters systems that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always a good idea to have them installed over a drain pan plumbed to the exterior. Also, it is very important to flush them annually to remove loose sediment that includes the calcium chloride bi-products of many water softening systems. The water temperature should be set at a minimum range of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Water heater system

Inspected		Satisfactory	
Brand	State	Year	2019
Type of system	Conventional Storage water	Rusted	No
Fuel type	Electricity	Tank capacity in gallons	50
Location	Garage	Water heater covered in insulation	No
Comment	No concerns were observed.		



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,

Inspected	Not Inspected	Not Present	Damaged / Repair	Safety Hazard
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Color of selection below will indicate the level of concern for each area at time of inspection

Pool / Spa

Our inspection of the Pool / Spa area(s) in accordance with industry standards of practice includes the visually accessible areas of the pool, spa, pumps, heater, visible piping, liner, ladder, steps, railing, diving board, a visual exterior inspection for leaks. We visually inspect the pool’s foundation and look for any evidence of structural deficiencies. The plumbing system and their components also are tested and observed for functional flow and leaks throughout the system. This inspection is a visual inspection only. Please note that some leaks may not be visible or apparent at the time of inspection. This report is to inform you of current condition as observed at the time of inspection.

Safety features are very important when it pertains to the pool area. **It is recommended that you review the RESIDENTIAL SWIMMING POOL SAFETY ACT for Florida.** Some of the important highlights of this Act are that your pool should have a barrier between the house and the pool. This could be in the form of a gate, a pool covering or an exit alarm from the house. Another feature could be a pool alarm that sounds when someone enters the pool. If not already installed, it is recommended that any doors and/or windows adjacent to the pool have alarm sensors installed to improve pool safety. A pool gate is also recommended. Any pool safety items required by local codes should be present prior to closing. If the client is unsure of the code requirements, the local code enforcement agency should be contacted prior to closing and all requirements should be met prior to closing.

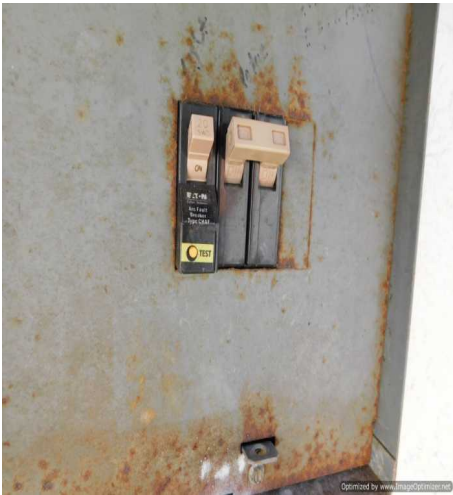
Another safety issue is in regards to the drain. Proper drain release is necessary. Drain covers should be inspected periodically to ensure that they are in proper working order.

Electrical / Lighting / Outlets

Inspected	Satisfactory
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Are there any Electrical/
Lighting issues? No

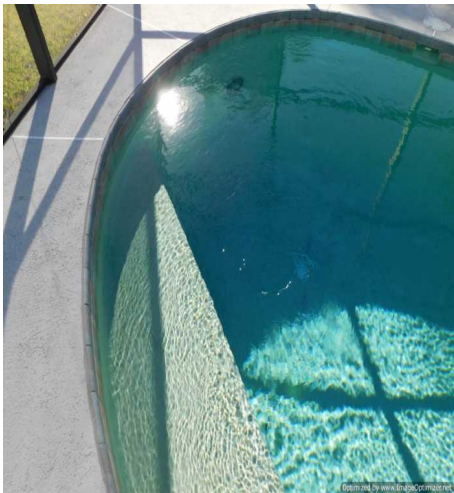
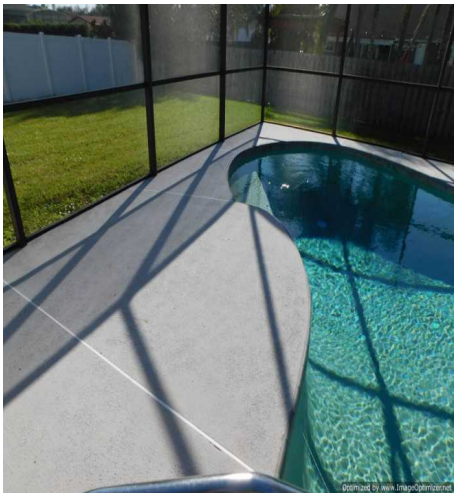
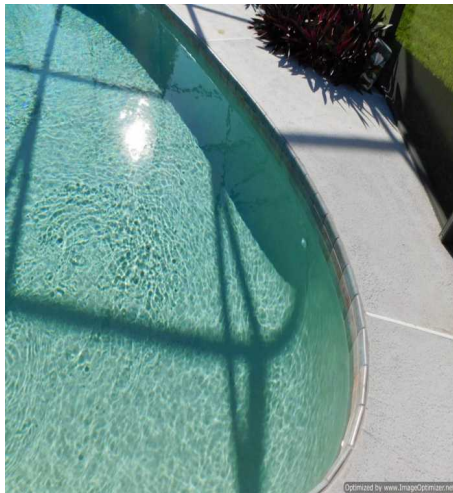

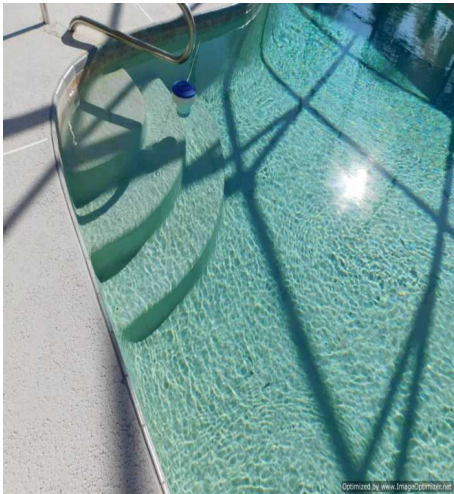
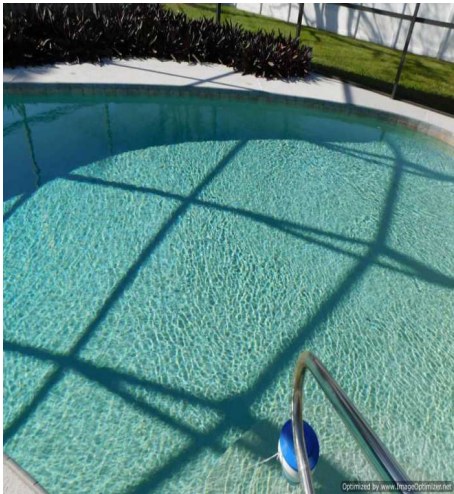
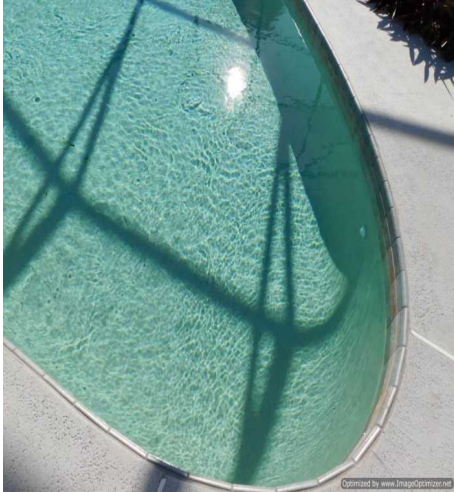

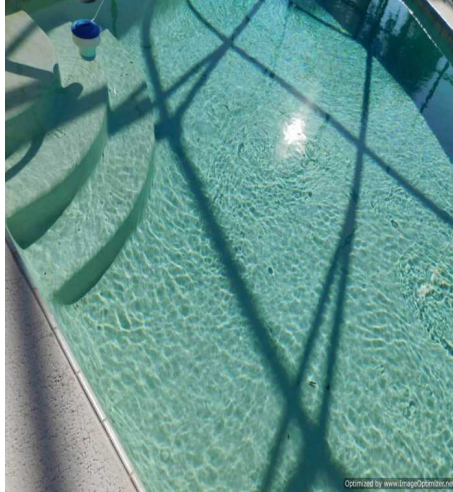
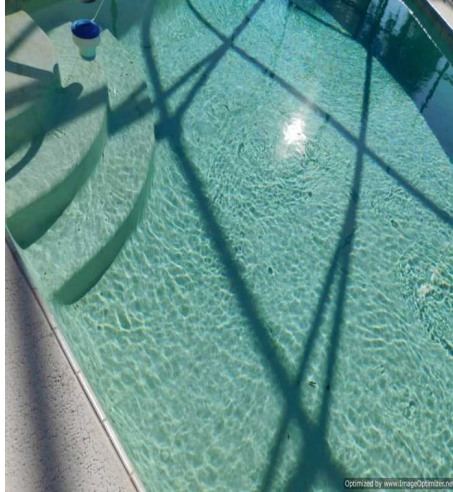
Comment No concerns were observed.



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825

Structure Condition, Decking and Coping

Monitor Conditions		Recommend Repair	
Material	Gunitite and poured concrete		
Comment	Concrete settling cracks were observed on the exterior pool decking. Patches were observed by the main drain on the interior of the pool. Minor stains were observed on the interior pool surface.		
			
			
			
			
			

Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825

Pump(s) / Jets

Inspected

Satisfactory

Yes

Comment

No concerns were observed.



Filter / Skimmer and Basket

Inspected

Satisfactory

No

Comment

No concerns were observed.



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825

Pressure Gauge/ Drain covers

Monitor Conditions	Recommend Repair
Yes	
Comment	No drain release pipe was observed on the exterior of the pool.



Pool Plumbing

Inspected	Satisfactory
Material	PVC piping
Comment	No concerns were observed.

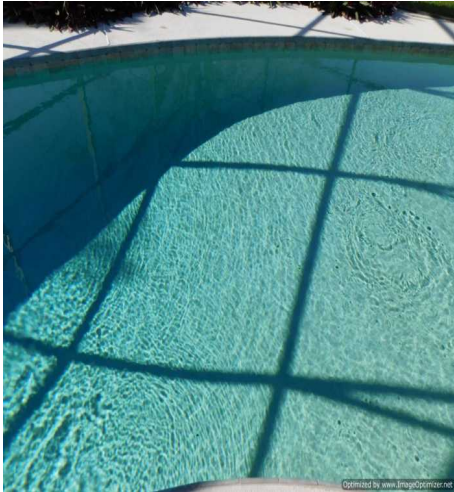
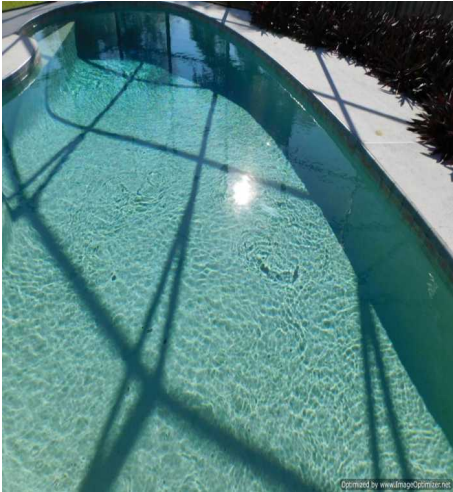
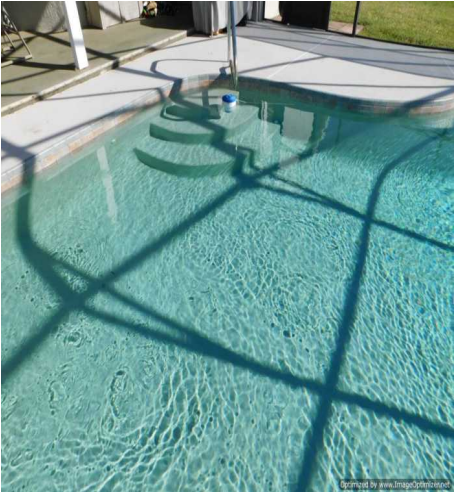


Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL,

Water Condition

Inspected		Satisfactory	
Water condition	Clear	Water level at the time of the inspection	Normal
Comment	No concerns were observed.		



Timer

Inspected		Satisfactory	
Type	Single Enclosure unit (240 volt)		
Comment	No concerns were observed.		

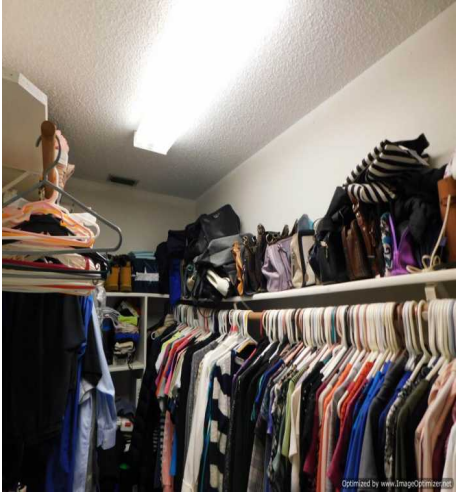


This Home Inspection Field Report is confidential and has been produced in accordance with our signed contract agreement and is subject to the terms and conditions agreed upon therein.

Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825

Additional Pictures



Date of Inspection : Jan 31, 2024

Inspection Address : 123 Main Street, , Orlando, FL, 32825

