

**HomeBuyers Inspection Services
P.O. Box 620190
Oviedo, Fl. 32762-0190
(407) 977-9182**

MASTER BATHROOM

1905. Doors **Review. Pocket door sticks at toilet area. Suggest repairs/replacement as needed to prevent damage/deterioration.**
1907. Electrical **Review. Light fixture inoperable at time of inspection. Missing and exposed wiring noted. Suggest client verify proper operation prior to closing.**
1912. Tub Faucet **Review. Stopper missing/inoperable.2.) Sprayer damaged. Suggest repairs/replacement as needed to prevent damage/deterioration.**
1919. Toilet **Review. Toilet runs; suggest repairs/replacement as needed.**
1920. Counter/Cabinets **Review. Draws damaged in both vanities. Suggest repairs/replacement as needed to prevent damage/deterioration.**
1921. Spa Tub **Review. Spa/tub was inoperable at time of inspection. Large one was empty. Smaller one in master, pump was inoperable.**

BEDROOMS

2205. Doors **Review. Door will not lock at guest bedrooms. 2.) Damage noted at master bedroom entry. Suggest repairs/replacement as needed to prevent damage/deterioration.**
2206. Windows/Screens **Review. Inoperable at rear center guest bedroom. Suggest repairs/replacement as needed to prevent damage/deterioration.**
2208. Closets/Wardrobe **Review. Ceiling damaged noted in master closet.(Active water leak noted from roof) Suggest repairs/replacement as needed to prevent damage/deterioration.**

POOL/SPA EQUIPMENT & AREA

2407. Electrical System **Review. Exposed/loose/hanging wires noted in pool panel, interior cover was also missing. This is a safety concern if used where it could be subject to physical damage. Client should consult with a qualified licensed electrician prior to closing for repairs/replacement as needed to ensure safety. 2.) Ground wire missing at flotec motor (Conduit also improperly installed). This is a safety concern. Suggest review by a qualified licensed electrician to ensure pool safety.**
2411. Heater **Review. Base is rusted and/or corroded. Suggest review by a qualified licensed pool contractor for repairs/replacement as needed to ensure safety.**
2413. Pump **Review. Pump to waterfall was improperly installed and disconnected at time of inspection. Suggest repairs/replacement as needed to prevent damage/deterioration.**
2415. Timer System **Review. Exposed wiring noted. Insulation plate missing. This is a safety concern. Suggest further review by a qualified licensed electrician for repairs/replacement as needed to ensure safety.**

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FAMILY ROOM

1606. Electrical **Review. Exposed/loose/hanging wires noted in ceiling. This is a safety concern if used where it could be subject to physical damage. Client should consult with a qualified licensed electrician prior to closing for repairs/replacement as needed to ensure safety.**

ENTRY

1704. Doors **Review. Damage noted to front door. Suggest repairs/replacement as needed to prevent damage/deterioration.**

BATHROOM #2

1919. Toilet **Review. The toilet anchor bolts/nuts are loose. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly setting the toilet and securing the nuts is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at the time of inspection.**

HALF BATHROOM 1 & 2

1905. Doors **Review. Door will not lock. Recommend repair as needed.**
1916. Sink **Review. Sink was removed in front half bath. Suggest repairs/replacement as needed to prevent damage/deterioration.**
1919. Toilet **Review. The toilet anchor bolts/nuts are loose in half bath #2. (Toilet was also inoperable due to a broken flapper chain) The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly setting the toilet and securing the nuts is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at the time of inspection.**

BATHROOM #3

1905. Doors **Review. Pocket Door sticks at rear left guest bath. Suggest repairs/replacement as needed to prevent damage/deterioration.**
1915. Shower Faucet **Review. Low water flow noted at shower faucet. Low water flow indicates clogs or restrictiin on the inside of the head. Suggest review of water lines by a qualified licensed plumber prior to closing for repairs/replacement as needed.**
1919. Toilet **Review. The toilet anchor bolts/nuts are loose. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly setting the toilet and securing the nuts is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at the time of inspection.**

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ELECTRICAL SYSTEM

1101. Electrical Main Box **Review. Federal pacific main and sub panels noted. These units are in excess of 25 years old. The breakers did not function properly and were deemed unsafe by electricians. We recommend updating this system for proper and safe operation. Most insurance companies will not insure properties with this type of electrical service.2.)Double lugging noted at panel A in laundry room. This condition can add to the load of the affected circuits causing a possible overload and trip of the breakers. This is a safety concern. Suggest review by a qualified licensed electrician prior to closing for repairs/replacement as needed to ensure safety.** Breakers present to provide overload protection. General lighting conductor is copper. Main conductor is aluminum. Main disconnect noted. 240 Volts. 200 x 2 Amps. Service entrance is underground. System appears to be properly grounded. No Ground Fault Interrupters (GFI's). GFI's may not have been required when the home was built. Suggest client consider upgrading to GFI's at all receptacles near water sources, such as the kitchen, bathrooms, garage and at exterior outlets to ensure safety. All electrical upgrades should be performed by a qualified licensed electrician.

KITCHEN

1305. Windows/Screens **Review. Inoperable. Window is stuck. Suggest repairs/replacement as needed to prevent damage/deterioration.**
1308. Electrical **Review. Exposed/loose/hanging wires noted to dishwasher space and switch. This is a safety concern if used where it could be subject to physical damage. Client should consult with a qualified licensed electrician prior to closing for repairs/replacement as needed to ensure safety.**
1312. Disposal **Review. Garbage disposal vibrates/makes grinding noise. Unit may have frozen, bent or debris 2.) Electrical stress clamp missing on disposal wiring. Due to safety concerns, suggest stress clamp be installed.**
1314. Stove/Cook Top **Review. Open junction box noted at rear of cook top. Recommend electrical review.**

DINING ROOM

1406. Electrical **Review. Electrical junction box cover is missing. Suggest replacing to ensure safety.**

LIVING ROOM

1506. Electrical **Review. Damaged/missing floor covers noted in living room. Suggest repairs/replacement as needed to prevent damage/deterioration.**

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GARAGE

512. Service Door **Review. Damage noted to service door. Suggest repairs/replacement as needed to prevent damage/deterioration.**
516. Ceiling **Review. Stains noted. Cannot determine if stains are active or passive. Drywall damage noted at multiple areas. Suggest repairs/replacement to prevent damage/deterioration.**
517. Electrical **Review. Ground fault interrupter (GFI) present, but damaged at right side. Recommend replacement as needed.**

LAUNDRY AREA

603. Doors **Review. Pocket Door sticks. Suggest repairs/replacement as needed to prevent damage/deterioration.**

PLUMBING

1001. Plumbing Supply System **Review. Pressure and flow was too low. Suggest further review prior to closing by a qualified licensed well contractor 35 psi @ 5 gpm**
1002. Plumbing Waste System **Not Inspected. On site waste disposal system noted. As per the Inspection Agreement, these underground systems are not within the scope of our visual review. Only conditions in the area above the system can be observed if the location is known. Generally, these systems cannot be checked unless the house has been occupied within the last 30 days. Suggest a review by a septic specialist prior to closing.**
1008. Water Heater **Review. Stress clamp missing on water heater in master ceiling. Temperature pressure relief valve with drain line installed as a safety feature. Electric. Hot water was noted at all tested plumbing fixtures indicating the electric water heater elements were functioning properly at the time of inspection. These elements are not visible or accessible to the inspector and are not tested at the time of inspection. These elements can fail at any time without warning. No warranty, guarantee or certification is given as to future failures. No leaks noted at time of inspection. Unit has a cold water shut off valve.**

HEATING & A/C

902. Conditions **Review. Missing filter noted at air handler at front entry.2.)Overflow Pan was full over master closet. Unit was inoperable. Recommend HVAC repair.**
- 906abc. Air Conditioning System #4 **Review. Heritage 3 ton heat pump did not appear to function properly when tested using normal operating controls.(Breaker kept tripping to this unit) Suggest further review by a qualified licensed HVAC contractor prior to closing for repairs/replacement to ensure proper operation.**
908. Heating & A/C Comments **Review. Due to installation on 2.5 ton air handler in attic at rear right. We were unable access the interior of unit.(Blocked by framing)**

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PATIO/PORCH/BALCONY/AREA WAYS

0202. Enclosure **Review. Damage noted at rear right beam. Suggest further review prior to closing by a qualified licensed contractor for repairs/replacement as needed.**
0203. Electrical **Review. No Ground Fault Interrupters (GFI's) noted at this location. Required at all exterior outlets(Porch 2.) Weatherproof cover missing. Suggest installing weatherproof cover to ensure safety.**
0208. Comments **Review. Leak noted at rear porch summer kitchen. Recommend repair as needed.**

ATTIC

0401. Access **Review. Damaged access ladder noted to attic in garage. Recommend repair/replace as required for safety.**
0403. Sheathing **Review. Damage from leaks noted right side of garage and over master closet. (Water was noted on the drywall ceiling) Suggest further review by a qualified licensed contractor for repairs/replacement as needed. 2.)Improper leak repair noted at rear right bedroom. Caulking the interior is not a proper way to repair a roof leak.**
0404. Insulation/Vapor
Barrier **Review. Missing insulation noted in master attic. Suggest maintenance/repairs be performed.**
0406. Electrical **Review. Open junction box(es) and splices were noted above master closet. This is a safety concern. Whenever an electrical wire is cut and reconnected, the 'splice' should be encased in a covered 'junction box' to prevent shocks and separation of the splice. Client is advised to consult with a qualified licensed electrician prior to closing for repairs/replacement as needed to ensure safety.**

ROOF

0304. Conditions **Review. Roofing materials are damaged/deteriorating/missing from several areas of front right end caps, rear right ridge cap, gagage ridge cap and end cap, hole noted at center over living room, leak noted at rear corner of porch, slipped tile noted front fireplace. Maintenance/repairs should be made to these areas to preserve the remaining life of the roof, missing tile noted at front garage Suggest further review by a qualified licensed roofer prior to closing for repairs/replacement as needed. This is a VISUAL inspection only. No certification, warranty or guarantee is given as to the water tight integrity of the roof. Inspectors cannot determine the water tight integrity of roofs by a visual inspection nor can they predict future leaks or if installed according to manufacturer's specifications. If such an inspection or certification of the roof is desired, client should contact a qualified licensed roofer prior to closing.**
0305. Skylights **Review. Skylight(s)was leaking at rear left porch. Suggest further review by a qualified licensed roofer prior to closing for repairs/replacement as needed.**

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Doc #: 0803044
Dwelling Address: 136 Vista Oak Dr.
Longwood, Fl.

Client Name: Kassner
Inspector: Bill Labita

This Summary Report is designed to assist the reader as an overview of the full report. We will not be held liable for any omissions on this report.

EXTERIOR

0103. Fences/Gates **Review. Settlement noted at front right entry privacy wall. Cracked and shifting noted at rear left. Suggest repairs/replacement as needed to prevent damage/deterioration. 2.) Electric gate closer was inoperable. Suggest repairs/replacement as needed to prevent damage/deterioration.**
0105. Trim **Review. Wood deterioration at rear right porch fascia, Storage room door trim at center walkway, refer to the pest control report for a more detailed evaluation. 2.) Loose trim pieces noted at front. Suggest repairs/replacement as needed to prevent damage/deterioration.**
0106. Windows & Frames **Review. Deterioration noted at window frames front right of entry, rear center bedroom, rear right bedroom, rear right pool bedroom Suggest repairs/replacement as needed to prevent damage/deterioration. 2.) Most windows were screwed shut, sticking or otherwise damaged and not operating properly. Suggest maintenance/repairs be performed to prevent future/further damage/deterioration.**
0107. Electrical Fixtures **Review. Ground Fault Interrupter installed for safety, inoperable at time of inspection. Rear right of porch. Recommend replacement. 2.) Weatherproof cover damaged at rear right and left porch. Suggest installing weatherproof cover to ensure safety. 3.) Exposed/loose/hanging wires noted right of right side gate. (No power noted to wire) This is a safety concern if used where it could be subject to physical damage. Client should consult with a qualified licensed electrician prior to closing for repairs/replacement as needed to ensure safety.**
0109. Hosebibs **Review. Handle missing at rear right side and well bibs. Recommend replacement.**
0110. Sprinkler System **Review. Damaged sprinkler heads noted at driveway, front left shrubs, right side and right front driveway, and front right entry (2). Recommend repair as needed. 2.) Zone # 5 was inoperable at time of inspection. Recommend further review by sprinkler repair contractor for repair as required 3.) Sprinklers spraying the structure at left front, rear center bedroom window. This can cause moisture deterioration/damage to the structure. Suggest adjusting sprinkler heads away from structure to prevent future/further damage/deterioration.**
0112. Exterior Doors **Review. Damage noted at both rear porch door cores, rear door hardware. Suggest repairs/replacement as needed to prevent damage/deterioration.**

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