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Home Inspection Report
12083 Pine Club Circle
Brooksville, FL 34614

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Prepared For: Patricia Montecki
Inspected On Wed, Oct 16, 2024 at 12:17 PM

Table of Contents

General	3
Exterior	5
Garage	7
Roofing	9
Structure	13
Electrical	16
Heating	18
Cooling	20
Plumbing	25
Bathrooms	29
Laundry	35
Kitchen	36
Appliances	38
Interior	40
Report Summary	42

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Age of Home:

2022

Size:

2,225 sq ft

Occupied

Yes

Furnished

Yes

**Comment 1
Information**

Inspecting a furnished home can present certain challenges due to the presence of furniture and personal belongings. Here are a few reasons why it can be difficult to conduct a thorough inspection in such cases:

1. **Limited Accessibility:** Furniture, especially large pieces like sofas, beds, and cabinets, can obstruct access to certain areas of the home. This can make it difficult for the inspector to reach and inspect structural elements, such as walls, floors, and electrical outlets hidden behind or underneath furniture.
2. **Concealed Defects:** The presence of furniture can conceal potential defects or issues in the home. For example, a sofa placed against a wall may hide water damage or mold growth. Similarly, a large area rug may hide damaged or uneven flooring. These hidden issues may only become apparent once the furniture is moved or removed.
3. **Restricted Visual Inspection:** Furniture can obstruct the view and limit the ability to visually inspect walls, ceilings, and other surfaces. This can make it challenging to identify signs of water damage, cracks, or other structural issues that may be hidden behind or beneath furniture.
4. **Personal Belongings:** In a furnished home, personal belongings, decor, and clutter can make it difficult to assess the condition of walls, floors, and storage spaces. It may be challenging to determine the extent of wear and tear, evaluate storage capacity, or identify potential pest infestations in cluttered areas.

Despite these challenges, a skilled inspector will make every effort to work around the furniture and provide a comprehensive evaluation of the visible and accessible aspects of the home. They may request certain areas to be cleared or furniture to be moved temporarily to facilitate a more thorough inspection, if possible. It's important for homeowners and buyers to understand the limitations of inspecting a furnished home and to communicate any specific concerns or areas of interest to the inspector beforehand.

General Cont.

Weather

Sunny

Temperature

Cool

Soil Condition

Dry

Door Faces

South

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Pictures





Exterior Covering

Stucco

Exterior Trim Material

Vinyl

Walking Surface Types

Walks, Porches, Driveway

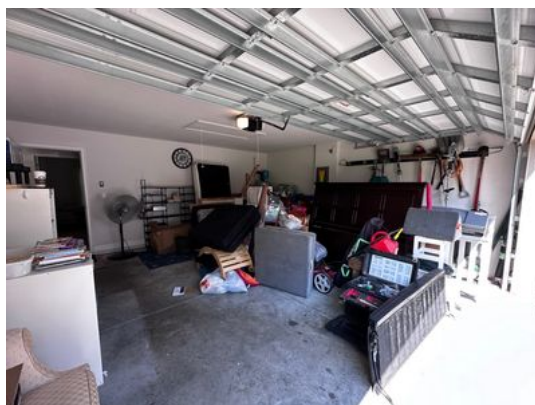
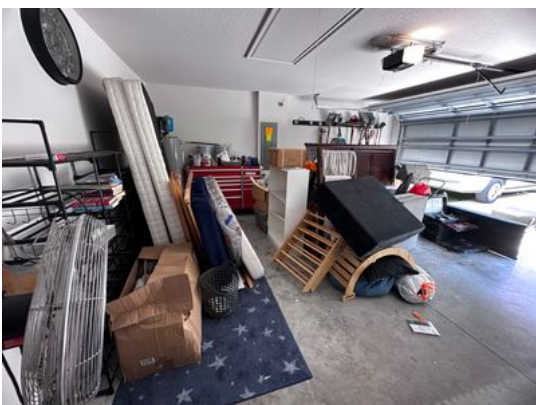
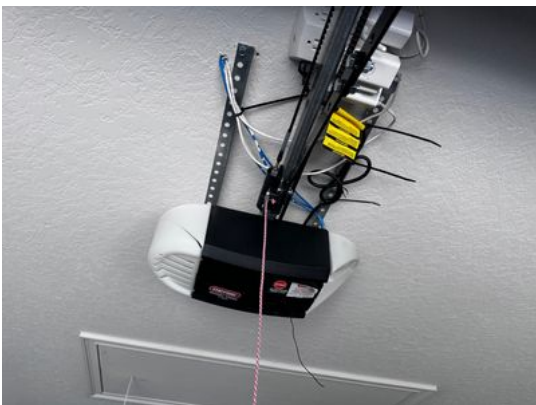
Walking Surface Materials

Concrete

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage pictures



Garage Type

Attached

Vehicle Door Type

Overhead

Mechanical Opener

Yes

Garage Comments

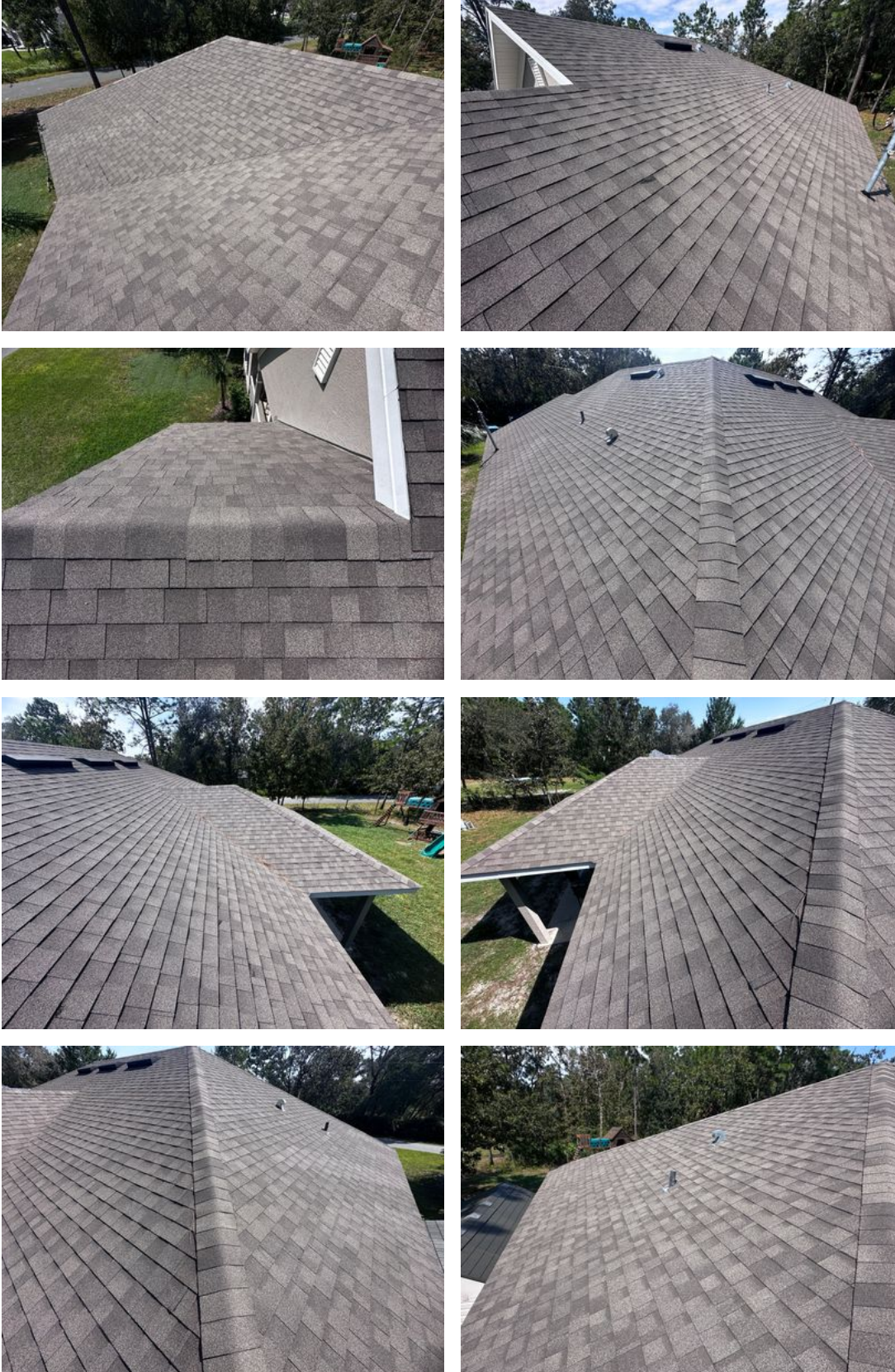
**Comment 2
Information**

During the inspection of the property, it was observed that the garage contained a significant amount of storage and personal items at the time of the inspection. The presence of these items made it challenging to thoroughly assess the condition of the garage and its components. It is important to note that the clutter and belongings may obstruct visibility and hinder the inspector's ability to identify potential issues or areas of concern.

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Roof pictures







Inspection Method

Walked on roof

Roofing Material

Dimensional shingle

Approximate Age of Roof

2022 original to home

Ventilation Present

Roof, Soffit

Gutter Material

Not Present

Roofing Comments

Comment 3

Deficiency

Two popped nails were noted on the roof on the south side. This condition may compromise the integrity of the roofing material and could lead to water infiltration if not addressed.

Roofing Cont.

Recommend having a qualified roofing contractor repair the popped nails and inspect the surrounding area for any additional issues. Proper securing of roofing materials is essential to maintain the roof's integrity and prevent leaks. Regular inspections of the roof are advised to catch such issues early.



Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Slab

Foundation Materials

Concrete

Floor Structure

Slab

Wall Structure

Concrete

Attic

Attic Pictures





Ceiling Structure

Wood Framed

Roof Structure

Truss

Inspection Method

Inside

Attic Insulation

Loose Fill

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Electrical pictures



Type of Service

Overhead

Service Panel Location

Garage

Service Amperage

200 amps

Over Current Devices

Breakers

Main Disconnect Location

Service Panel

Wiring Method

Copper

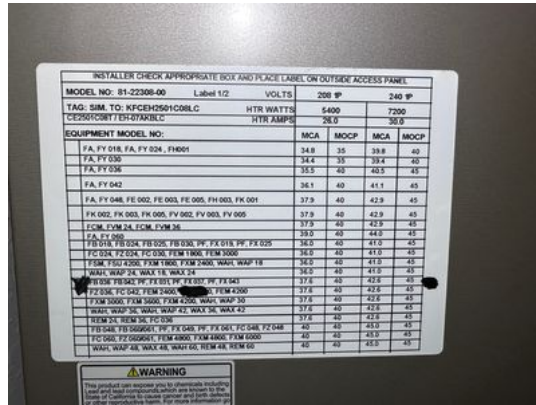
Smoke Detectors Present

Yes

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Heating pictures



Energy Source

Electric

Type of Equipment

Heat Pump

Approximate Age

2022

Comment 4 Information

The average lifespan of an air handler can vary depending on several factors, including the quality of the unit, the level of maintenance it receives, and the operating conditions in which it is used. However, a well-maintained air handler can typically last between 10 to 15 years.

Regular maintenance, such as cleaning or replacing filters, lubricating moving parts, and ensuring proper airflow, can help extend the lifespan of an air handler. Additionally, the use of high-quality components and professional installation can contribute to its longevity.

It's important to note that this estimate is a general guideline, and individual air handlers may have different lifespans. Factors such as heavy usage, extreme climate conditions, or improper maintenance can shorten the lifespan of an air handler, while lighter usage and diligent maintenance can potentially extend its lifespan beyond the average range.

Output Temperature

104°F

Comment 5 Information

Heat temperature



Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Cooling pictures



Energy Source

Electric

Type of Equipment

Split System

Approximate Age

2022

**Comment 6
Information**

The average lifespan of an AC condenser depends on several factors, including the quality of the unit, how well it is maintained, and how often it is used. On average, a well-maintained AC condenser can last between 10 to 15 years.

However, some factors can impact the lifespan of an AC condenser. For example, if the condenser is located in a corrosive or extreme environment, such as near the ocean or in a chemical plant, it may have a shorter lifespan. Similarly, if the AC system is not properly maintained or is used excessively, it may have a shorter lifespan.

To maximize the lifespan of an AC condenser, it is important to perform regular maintenance such as cleaning the coils, checking the refrigerant levels, and inspecting the electrical connections for signs of wear or damage. Additionally, it is important to ensure that the AC system is properly sized for the space it serves, as an undersized or oversized system can cause unnecessary wear and tear on the condenser.

If you are unsure about the lifespan of your AC condenser or if it is in need of repair or replacement, it is best to consult with a licensed HVAC technician. They can help you assess the condition of your AC system and recommend the best course of action to ensure optimal performance and energy efficiency.

AC Supply Air Temperature

50°F

**Comment 7
Information**

Supply air temperature



AC Return Air Temperature

70°F

**Comment 8
Information**

Return air temperature



AC Temperature Drop

20°F

**Comment 9
Information**

The typical temperature differential split between cooling supply and return air is 16 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 20 degrees F.

Your HVAC (Heating, Ventilation, and Air Conditioning) system is an essential component of your home or building, responsible for regulating the temperature, humidity, and air quality. Here are some key points you should know about your HVAC system:

1. **Components:** HVAC systems consist of several components, including a furnace or heat pump, air conditioner, ductwork, thermostat, air filters, and ventilation system. Each component plays a specific role in maintaining indoor comfort.
2. **Regular Maintenance:** Proper maintenance is crucial for the efficient and reliable operation of your HVAC system. Schedule annual maintenance checks by a qualified HVAC technician to clean and inspect the system, check for any issues, and ensure optimal performance.
3. **Energy Efficiency:** HVAC systems can consume a significant amount of energy. To improve energy efficiency and reduce utility costs, consider investing in an energy-efficient system. Look for systems with high Seasonal Energy Efficiency Ratio (SEER) ratings for air conditioners and Annual Fuel Utilization Efficiency (AFUE) ratings for furnaces.
4. **Air Filters:** Air filters help remove dust, allergens, and other airborne particles from the air circulated through your HVAC system. Regularly inspect and clean or replace the air filters to maintain good indoor air quality and prevent strain on the system.
5. **Thermostat Settings:** Understanding and using your thermostat effectively can help optimize energy usage and comfort. Set appropriate temperatures for different seasons and times of the day. Programmable or smart thermostats allow you to schedule temperature adjustments, saving energy when you're away from home.
6. **Ductwork:** The ductwork in your HVAC system distributes conditioned air throughout your home or building. Inspect the ducts for leaks, gaps, or damage that can impact system efficiency. Proper insulation and sealing of ducts can prevent energy losses.
7. **Air Balancing:** Proper air balancing ensures that conditioned air is evenly distributed to different areas of your home or building. If you notice significant temperature variations or airflow issues, consult an HVAC professional to assess and adjust the system for optimal performance.
8. **Indoor Air Quality:** HVAC systems play a crucial role in maintaining indoor air quality. Consider additional measures such as installing air purifiers or using humidifiers or dehumidifiers, depending on your specific needs and climate conditions.
9. **Lifespan and Replacement:** HVAC systems have a typical lifespan of 15 to 20 years, depending on usage and maintenance. If your system is approaching the end of its lifespan or requires frequent repairs, it may be more cost-effective to consider replacing it with a newer, more efficient model.
10. **Professional Assistance:** While there are some maintenance tasks you can perform yourself, it's advisable to seek professional assistance for complex repairs, installations, or system assessments. HVAC technicians have the expertise to diagnose issues, ensure safety, and optimize system performance.

Cooling Cont.

Remember, this information provides a general overview, and it's always a good idea to refer to the specific documentation and guidelines provided by the manufacturer of your HVAC system for detailed instructions and recommendations.

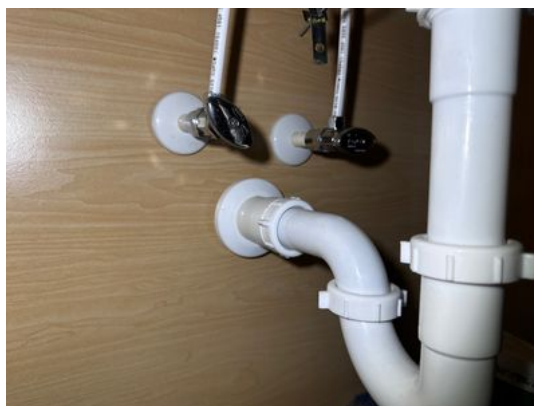
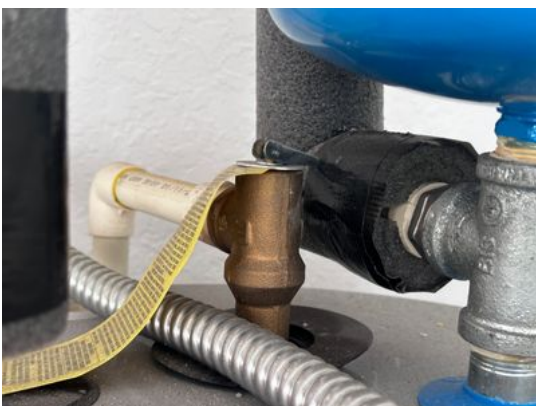
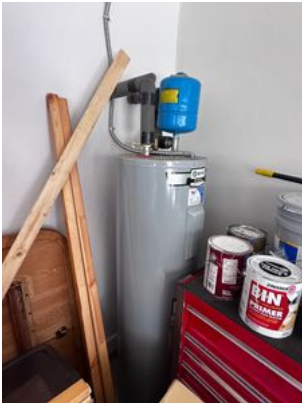
Plumbing

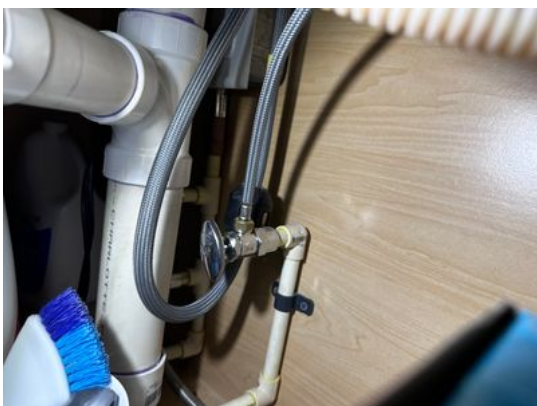
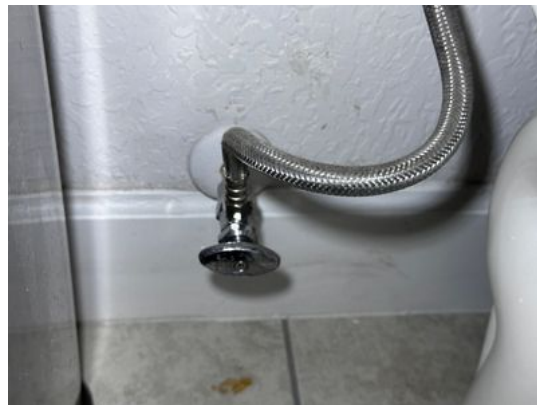
The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material

PVC

Plumbing pictures





Supply Pipe Material

CPVC

Location of Water Shutoff

At well pump

Water Heater Fuel

Electric

Water Heater Capacity

40 gal

Plumbing Comments

Comment 10 Information

The water heater is a A.O.Smith brand 2022 model located in the garage. Appeared functional and in satisfactory condition at time of inspection.

The average lifespan of a water heater depends on several factors, including the type of water heater, the quality of the unit, and how well it has been maintained. Generally, the average lifespan of a water heater is around 8 to 12 years. However, some units may last longer or shorter than this range.

Electric water heaters typically have a longer lifespan than gas water heaters. This is because electric units have fewer moving parts and are not subject to the same type of corrosion that can affect gas units. Tankless water heaters also tend to have a longer lifespan than traditional tank-style water heaters, as they are not subject to the same type of corrosion and rust.

Proper maintenance can also help extend the life of a water heater. Regular flushing of the tank and inspection of the anode rod can help prevent sediment buildup and corrosion, which can damage the unit and shorten its lifespan.

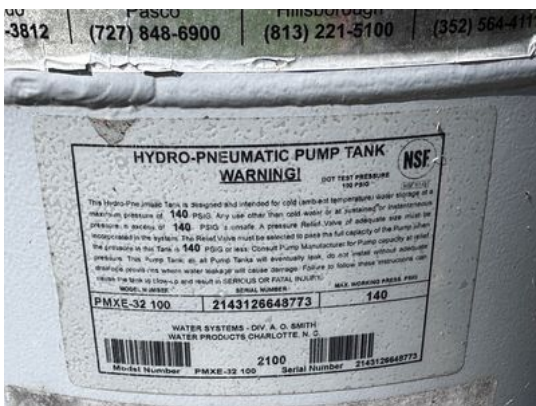
If your water heater is approaching the end of its lifespan, it may be time to start considering a replacement. Signs that your water heater may be nearing the end of its lifespan include a decrease in hot water output, leaks or corrosion on the tank, and unusual noises coming from the unit. It's important to replace an old or failing water heater promptly to prevent damage to your home and to ensure that you have a reliable supply of hot water.





**Comment 11
Information**

The water supply is private and provided by a well, which is the sole responsibility of the homeowner. The source of the water could be from a local spring or a more substantial aquifer, which are dependent upon rainfall. For this reason, neither the supply nor the quality of the water can be categorically guaranteed. Also, you should be aware that local and regional standards of adequate flow vary considerably, but are entirely dependent upon the yield of the well and are best determined by a specialist. We do not inspect well water systems as part of our inspection service.

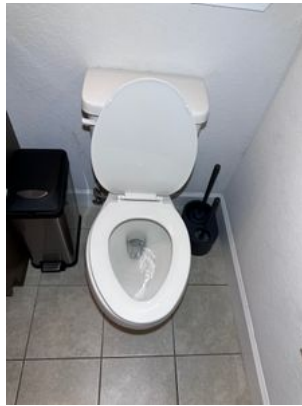


Bathroom #1

#1 Bathroom Pictures



Bathrooms Cont.



Bathrooms Cont.



Location

Master bedroom

Shower

Free Standing

Shower Walls

Tile

Sink(s)

Double Vanity

Bathrooms Cont.

Toilet

Standard Tank

Floor

Tile

Ventilation Type

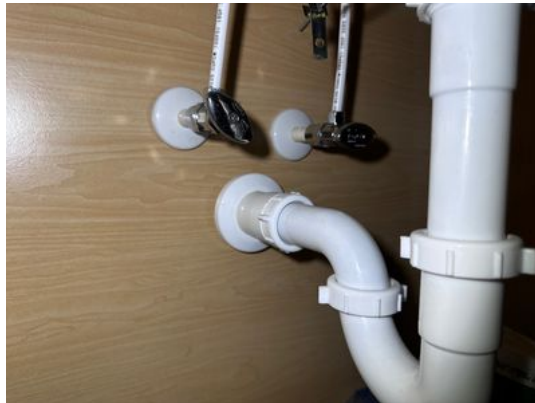
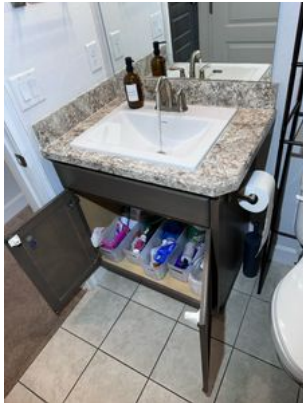
Vent Fan

GFCI Protection

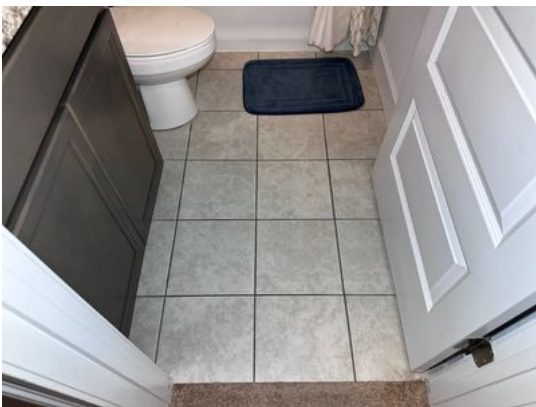
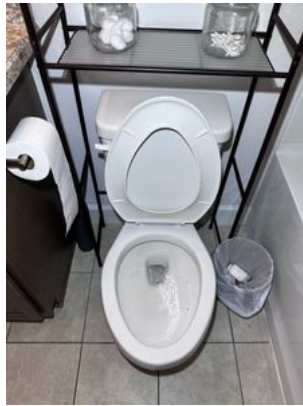
Outlets

Bathroom #2

#2 Bathroom Pictures



Bathrooms Cont.





Location

Hallway

Bath Tub

Recessed

Tub Surround

Fiberglass

Shower

In Tub

Shower Walls

Fiberglass

Sink(s)

Single Vanity

Toilet

Standard Tank

Floor

Tile

Ventilation Type

Vent Fan

GFCI Protection

Outlets

Laundry

Laundry pictures



Location

Interior

Laundry Sink

No

Washer Hookups

Yes

Dryer Venting

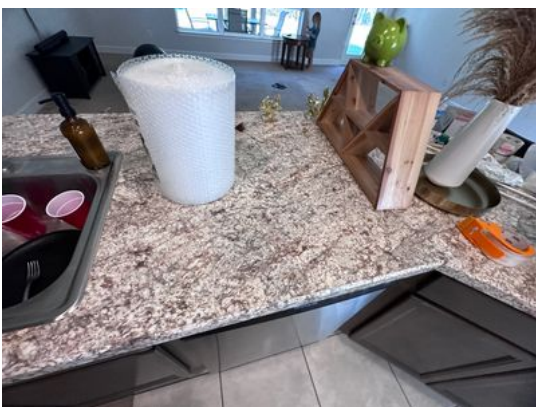
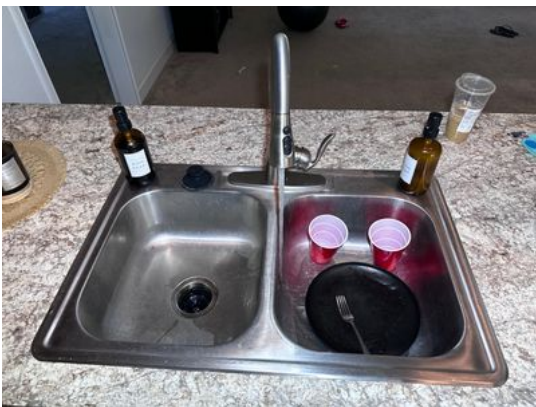
To Exterior

Dryer Fuel

240v Electric

Kitchen

Kitchen pictures



Cabinets

Wood

Countertops

Laminate

Sink

Double

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed

Dishwasher, Food Disposer, Range, Microwave, Refrigerator

Comment 12 Information

During the home inspection, all the kitchen appliances were thoroughly tested by running them through a cycle, and they were found to be in good working condition. This observation indicates that the appliances, including but not limited to the stove/oven, refrigerator and dishwasher are operating as intended and are capable of performing their intended functions. The appliances showed no signs of malfunction, such as abnormal noises, leaks, or inadequate performance. It is worth noting that this assessment was based on a single cycle test and does not guarantee long-term functionality or future performance of the appliances. However, at the time of the inspection, all the kitchen appliances were deemed to be in satisfactory working order.



Appliances Cont.



Cooking Fuel

Electric

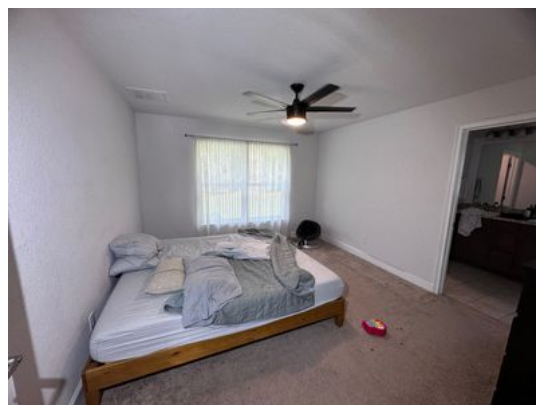
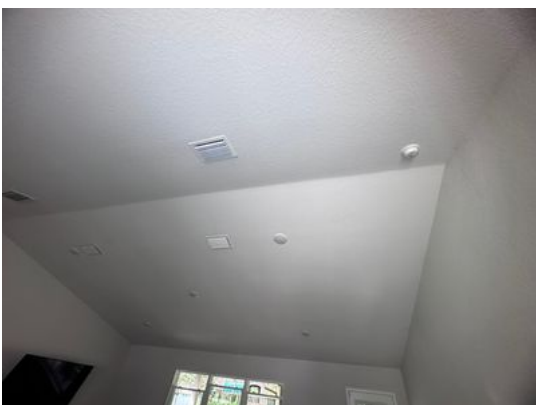
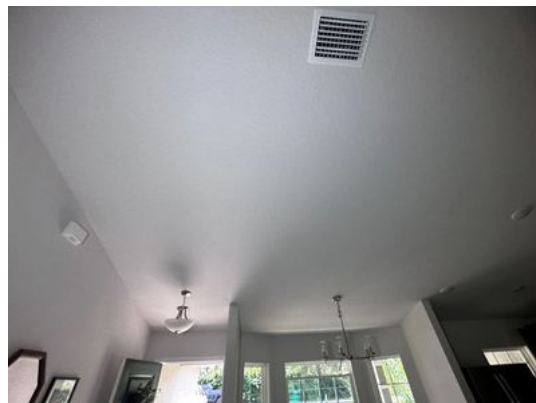
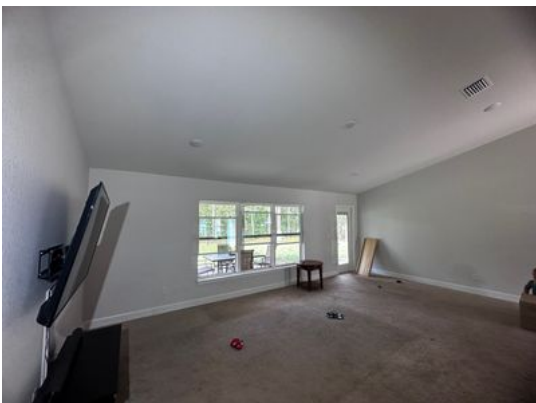
Ventilation Type

Recirculating

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Interior pictures





Window Types

Single Hung, Double pane

Window Materials

Vinyl

Entry Door Types

Hinged

Entry Door Materials

Metal

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Deficiency

Roofing

Two popped nails were noted on the roof on the south side. This condition may compromise the integrity of the roofing material and could lead to water infiltration if not addressed.

Recommend having a qualified roofing contractor repair the popped nails and inspect the surrounding area for any additional issues. Proper securing of roofing materials is essential to maintain the roof's integrity and prevent leaks. Regular inspections of the roof are advised to catch such issues early.

