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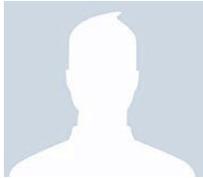
Zephyrhills, FL, 33542

February 20th, 2024

Inspected *by* Md Uddin

Prepared *for* [REDACTED]

Buyer's Agent



[REDACTED]

Keller Williams Realty

☰ SITE DETAILS

APPROXIMATE HUMIDITY

27%

ESTIMATED SQUARE FEET

1296

NUMBER OF BATHROOMS

Two

NUMBER OF STORIES

One

STRUCTURE ORIENTATION

East

YEAR BUILT

1982

APPROXIMATE TEMPERATURE

69° F

FURNISHED

Yes

NUMBER OF BEDROOMS

Three

PRESENT AT INSPECTION

Home Owner

WEATHER CONDITIONS

Clear.

GENERAL INFORMATION

This report is the exclusive property of our home inspection service 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 our home inspection service and supersede any alleged verbal comments. This report overrides, supersedes and negates any previous report that may have been submitted by us for this property and should be read in its entirety. Any reports previously submitted by us for this property should be destroyed and should not be relied upon or considered accurate or complete.

We inspect all of the systems, components, and conditions described in accordance with the standards of the International Association of Certified Home Inspectors (INACHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

California Business & Professions Code, Section 7195 provides the following definition for a home inspection;

A home inspection is a noninvasive, physical examination, performed for a fee in connection with a transfer, as defined in subdivision (e), of real property, of the mechanical, electrical, or plumbing systems or the structural and essential components of a residential dwelling of one to four units designed to identify material defects in those systems, structures and components. A home inspection also includes any consultation regarding the property that is represented to be a home inspection or any confusingly similar term.

This same section of the CA B&P Code defines a "material defect" as a condition that significantly affects the value, desirability, habitability, or safety of the dwelling. Style or aesthetics shall not be considered in determining whether a system, structure, or component is defective.

In short, a home inspection is intended to assist in evaluation of the overall condition of the dwelling. The report is not intended to be a "check list" of items that need repair or general maintenance, it is designed to identify material defects or deficiencies that would have an adverse impact on the value of the real-property, or that involve an unreasonable risk to people on the property. This home inspection report will likely reveal many minor defects discovered during our examination of the property, but it will not reveal every condition that exists or ever could exist, and is intended to identify only those material defects that were observed on the day of the inspection.

In accordance with the terms of the contract, the investigation and service recommendations that we make in this report should be completed during your inspection contingency period by qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

The failure to follow our recommendations constitutes a violation of our agreement and contract, which would hold us harmless for any subsequently alleged defects or deficiencies and by relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the CONTRACT AGREEMENT, which was presented to you at the time of the inspection or in an electronic attachment included with your completed report. If you do not have a copy of the CONTRACT AGREEMENT please contact us and a copy will be provided to you either electronically or by fax. If you do not agree to be bound by this CONTRACT AGREEMENT in its entirety, you must contact us immediately upon receipt of this completed report. In addition, all electronic and paper copies of the

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Your completed report may contain photographs of various conditions noted during the inspection.

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① SCOPE OF WORK

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Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant, and is present to some degree in nearly every residence. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection.

Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen seventies. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent during your inspection contingency period.

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Informational



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2 · EXTERIOR

SITE & OTHER OBSERVATIONS

GARAGE/CARPORT

Not observed

FLORIDA ROOM

Not observed

2.1 · NOTICE TO ABSENT CLIENTS

Informational

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. We strongly encourage you to read the whole report and not just the summary report, and to consult with us directly with any questions or concerns. Also, please verify anything that we may have been purported to have said.

2.2 · DRIVEWAY /WALKWAYS

Functional



Driveway & walkway was found satisfactory during the inspection process.

2.3 · DOORS & WINDOWS

Needing Service





Overall condition of the doors and windows are satisfactory. Deficiencies/ damage/ wood rot and termite infestations observed at the indicated area. Repair required

2.4 · DECK

Needing Service





Deck is broken/damaged. Replacement required

2.5 · ELECTRICAL

Functional



Satisfactory

GRADING & DRAINAGE

2.6 · FLAT & LEVEL PAD

Further Investigation Advised



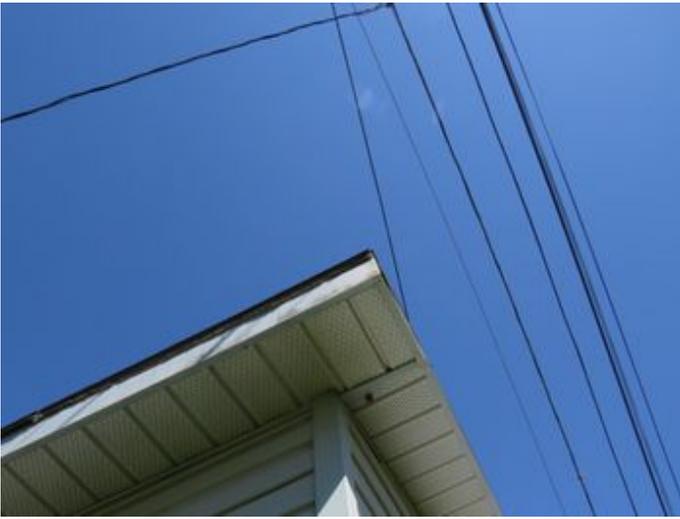


The residence is situated on a flat level pad, which would typically not need a geological evaluation. However, we do not have the authority of a geologist and you may wish to have a site evaluation. Due to the rain/other causes, some soil washed away/missing from the indicated areas. Sand/soil fill recommended

SOFT & FASCIA

2.7 · CONDITION

Functional



Overall condition of the soffit/fascia appears to be in satisfactory condition.

HOUSE WALL FINISH

2.8 · GENERAL COMMENTS

Informational

The house walls are generally wrapped with a waterproof or water-resistant barrier prior to installation of the finished covering. This barrier is an essential component, and proper installation is critical to water proofing the exterior walls. However, this barrier is concealed and not visible during the course of a generalists inspection. We do not perform water tests or leak tests, therefore, we cannot guarantee the integrity of this barrier and specifically disclaim any responsibility for defects that may exist or that may develop over time, and indications of damage or defects in the waterproof barrier may only become evident during heavy, prolonged or wind-driven rainfall. For a guarantee against leaks or defects in the waterproof barrier of the exterior walls, you would need to hire a qualified contractor to perform a water test. In addition, any system or component that has been subsequently attached to the structure, such as patio covers, decks, awnings, satellite dishes, etcetera, will have unavoidably pierced the waterproof barrier at the attachment points and will remain a potential point of moisture intrusion.

2.9 · HOUSE TYPE

Informational



It's a single family house.

2.10 · HOUSE WALL FINISH TYPE

Needing Service



The house walls finished with vinyl siding. Indicated areas observed minor cracks. Repair recommended

3 · STRUCTURAL

STRUCTURAL ELEMENTS

3.1 · STRUCTURAL OBSERVATIONS

Functional

Overall condition of the structure found satisfactory during the Inspection process.

4 · CRAWL SPACE

STAIRS

4.1 · CONDITION

Needing Service















Indicated (broken /missing vapor barrier)area needs to be repaired

5 · PLUMBING

ELECTRIC WATER HEATER

POOL

Not observed

5.1 · GENERAL COMMENTS

Informational

There are a wide variety of residential water heaters 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 wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent

scalding. However water temperature was not observed sufficiently. Further evaluation recommended. 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.

5.2 · RELIEF VALVE, DRIP PAN & DISCHARGE PIPE

Functional



The water heater is equipped with a mandated pressure-temperature relief valve.

5.3 · WATER HEATER CONDITION

Functional



water temperature found in satisfactory condition during the inspection process.

5.4 · FAUCETS & SPRINKLER SYSTEM

Functional



Satisfactory

6 · LAUNDRY ROOMS

CONDITION

6.1 · CONDITION

Functional



Satisfactory

7 · ROOF

ATTIC

7.1 · CONDITION

Informational

No attic

ROOF

7.2 · GENERAL COMMENTS

Needing Service





















Overall condition of the roof appears to be in unsatisfactory (excessive granular loss, brittleness, missing shingles) condition. Replacement/further evaluation recommended

GUTTERS

7.3 · CONDITION

Needing Service



Gutter is missing in the indicated area. Repair recommended

8 · ELECTRICAL SERVICE

ELECTRICAL EQUIPMENT & SERVICE PANEL

8.1 · GENERAL COMMENTS

Informational

National safety standards require electrical panels to be readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

8.2 · SERVICE ENTRANCE

Functional



The service entrance is overhead, mast weather head, and cleat are in acceptable condition.

8.3 · SERVICE PANEL OBSERVATIONS

Functional

Satisfactory condition

8.4 · WIRING TYPE

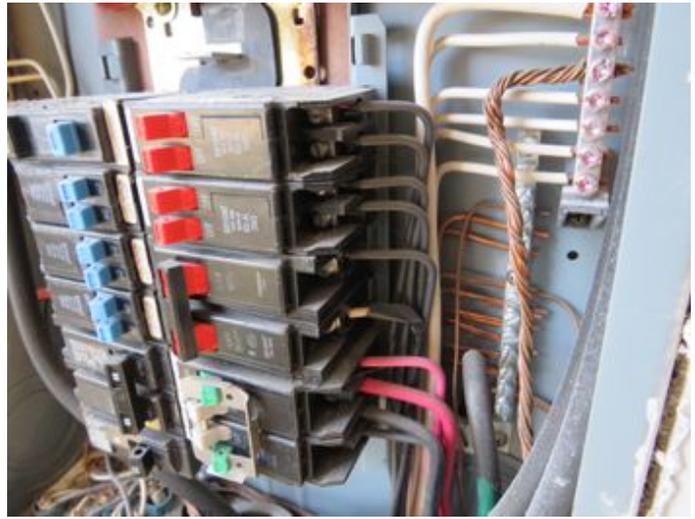
Functional



Copper and found in satisfactory condition

8.5 · CIRCUIT BREAKERS

Functional



Overall condition of the circuit breakers found in satisfactory condition during the inspection process.

8.6 · GROUND FAULT CIRCUIT INTERRUPTER DEVICES

Informational

In general, ground-fault circuit interrupter (GFCI) protection is required for exterior receptacles, accessible garage receptacles, bathroom receptacles, kitchen countertop receptacles, and other areas specified by the National Electrical Code. We attempt to operate and confirm functional GFCI protection in all areas where these devices may have been mandated at the time the residence was constructed. However, due to occupants belongings concealing their location, we were unable to locate all of these devices and, therefore, we elected to not test for their presence in all locations. Had we tripped the circuits and not located the device(s), we could have left critical circuits de-energized. Therefore, you should confirm the presence of GFCI protection at all necessary locations once the occupants belongings have been removed.

9 · HEAT/AC

WINDOW UNITS

9.1 · CONDITION

Functional



Window units found in satisfactory condition during the inspection process. However, one of the unused package units observed on the premise. Further evaluation recommended.

10 · KITCHEN

KITCHEN

ⓘ GARBAGE DISPOSAL

Not observed

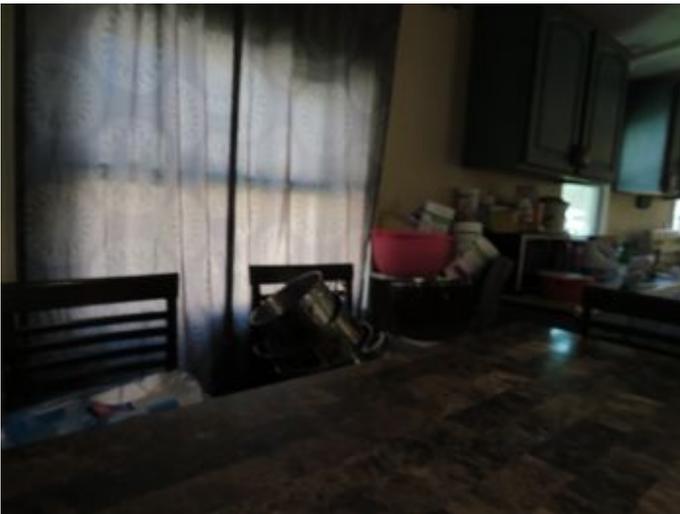
ⓘ MICROWAVE OVEN

Not observed

10.1 · WALLS FLOOR & CEILING

Needing Service





The walls and ceiling are in acceptable condition. However indicated area (floor) observed cracks and further evaluation/repair recommended

10.2 · WINDOWS

Functional



Windows and door found satisfactory during the inspection process

10.3 · CABINETS AND COUNTERTOPS

Functional



The cabinets are functional, and do not have any significant damage.

10.4 · SINK, FAUCET, TRAP & CONNECTORS.

Needing Service





Appears to be in satisfactory condition. However deficiencies observed (leaks on the faucet, defective spray wand, peeling off pieces from underneath the sink) in the indicated area . Repair recommended

10.5 · DISHWASHER

Informational

Not observed

10.6 · LIGHTS AND OUTLETS

Functional



Satisfactory

10.7 · COOKTOP

Functional



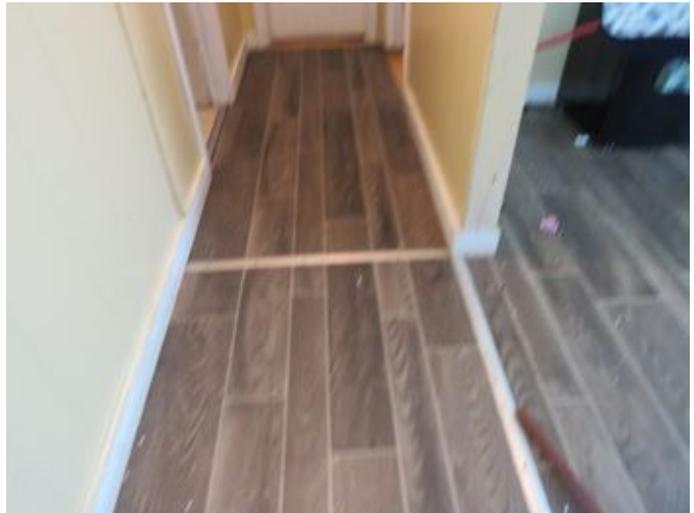
Satisfactory

11 · LIVING ROOM

LIVING ROOM

11.1 · WALL, FLOOR & CEILING

Needing Service











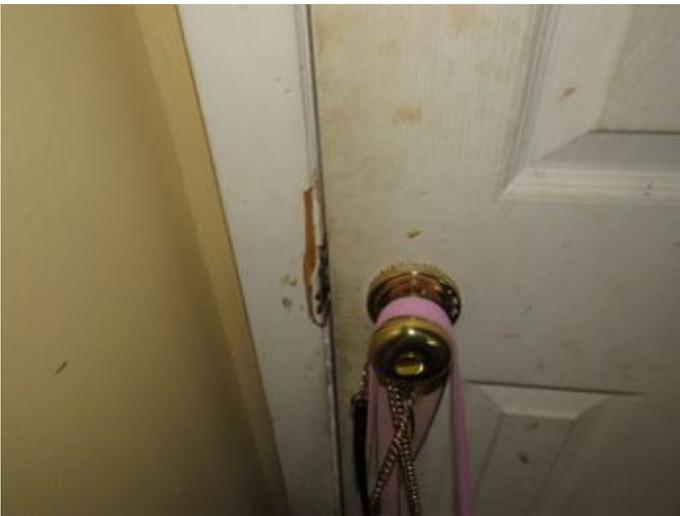
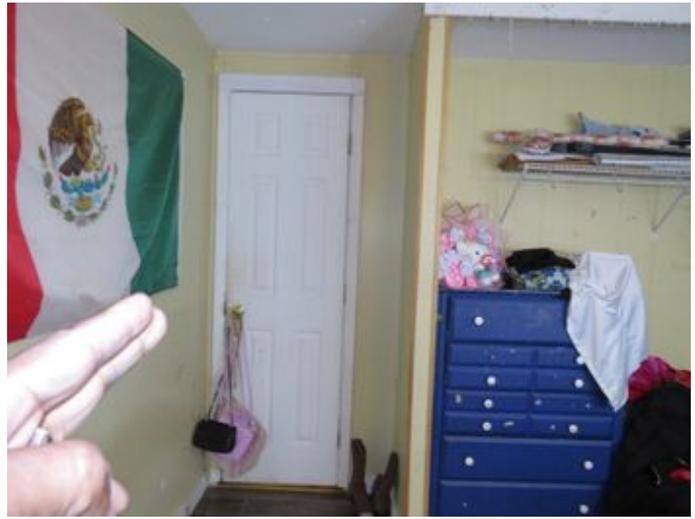
Overall condition of the living room is unsatisfactory. Indicated areas observed damages. Repair and further evaluation recommended

12 · BEDROOM 1

BEDROOM 1

12.1 · DOOR & WINDOWS

Needing Service



Door found in unsatisfactory condition. And windows sills observed past water stains.

12.2 · ELECTRICAL

Functional

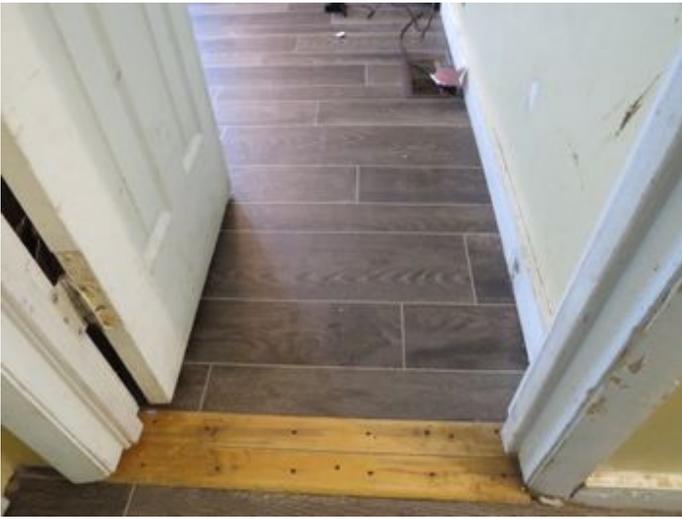


Found in satisfactory condition

12.3 · WALLS, FLOOR & CEILING

Needing Service





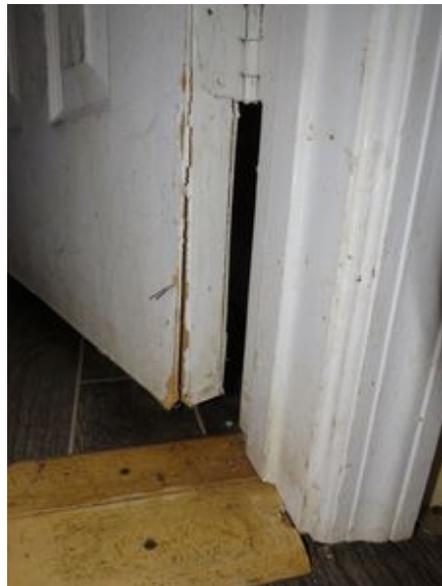
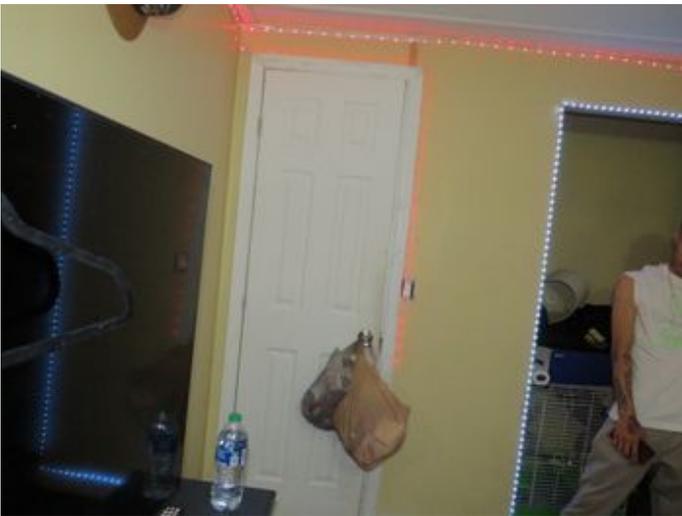
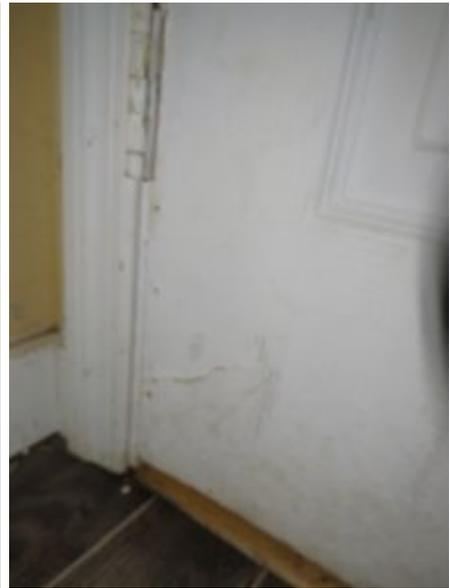
Patch observed on the wall. Repair required

13 · BEDROOM 2

BEDROOM

13.1 · DOOR & WINDOWS

Needing Service



Door found in unsatisfactory condition. And windows are difficult to operate. Repair/replacement required

13.2 · ELECTRICAL

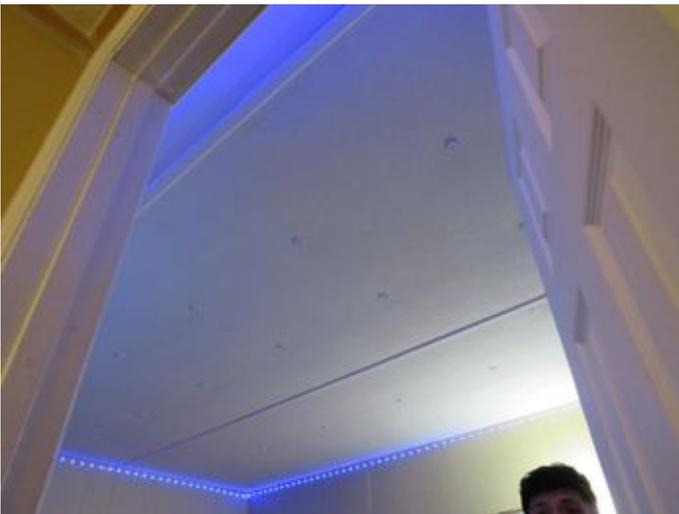
Functional



Appears to be satisfactory

13.3 · WALLS, FLOOR & CEILING

Functional





Overall condition of the wall floor and ceiling found in satisfactory condition during the inspection process

14 · BEDROOM 3

BEDROOM 1

14.1 · DOOR & WINDOWS

Needing Service



Door observed deficiencies. Repair recommended

14.2 · ELECTRICAL

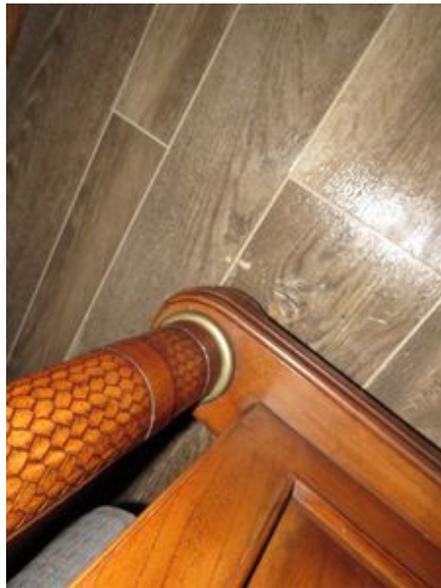
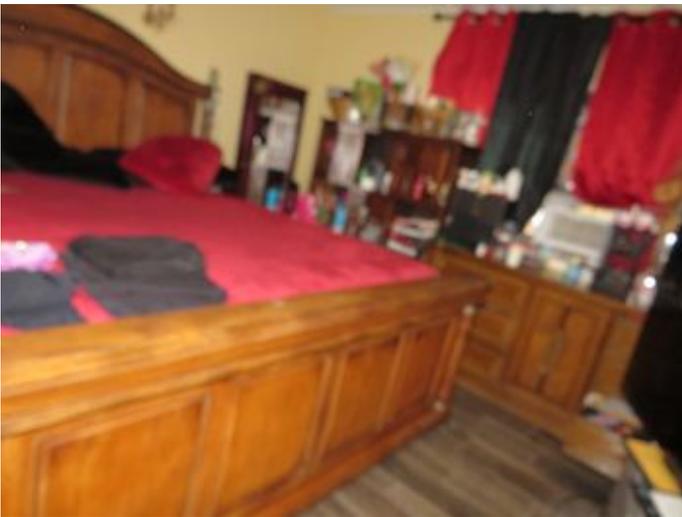
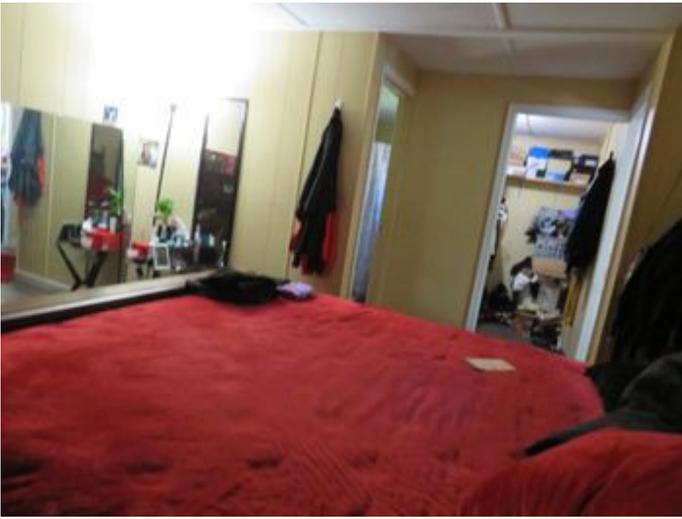
Functional



Satisfactory

14.3 · WALLS, FLOOR & CEILING

Needing Service







Indicated area needs to be repaired (transition strip missing by the door on the floor, cracks on tiles). Repair required

15 · BATHROOMS

BATHROOM 1

15.1 · DOORS

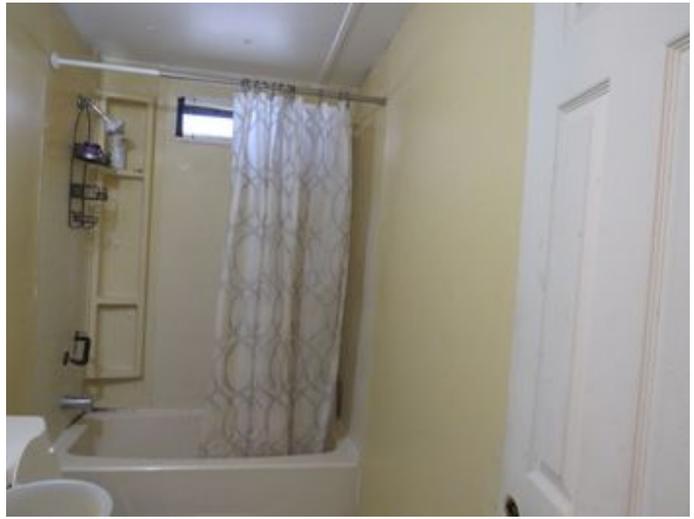
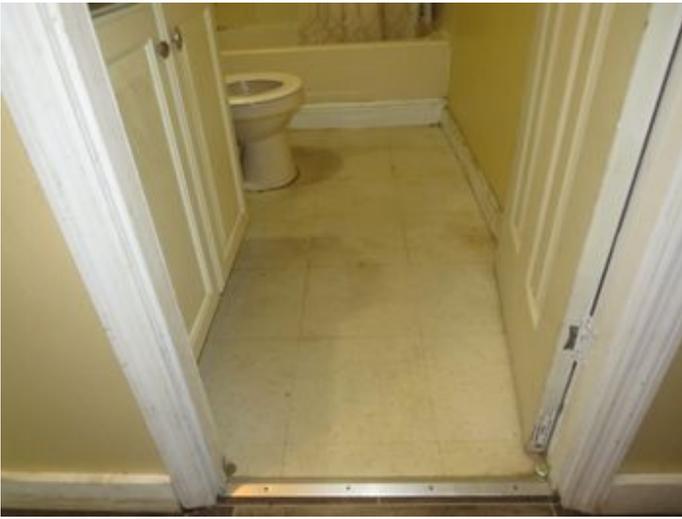
Needing Service



Door found in unsatisfactory condition. Repair/replacement required

15.2 · WALLS, FLOOR & CEILING

Functional



Overall condition of the walls, floor and ceiling found in Satisfactory during inspection process

15.3 · SINK COUNTERTOP

Functional

Satisfactory

15.4 · LIGHTS AND OUTLETS

Functional



Satisfactory condition

15.5 · SINK FAUCET VALVES & CONNECTORS TRAP & DRAIN

Functional

Satisfactory

15.6 · SHOWER

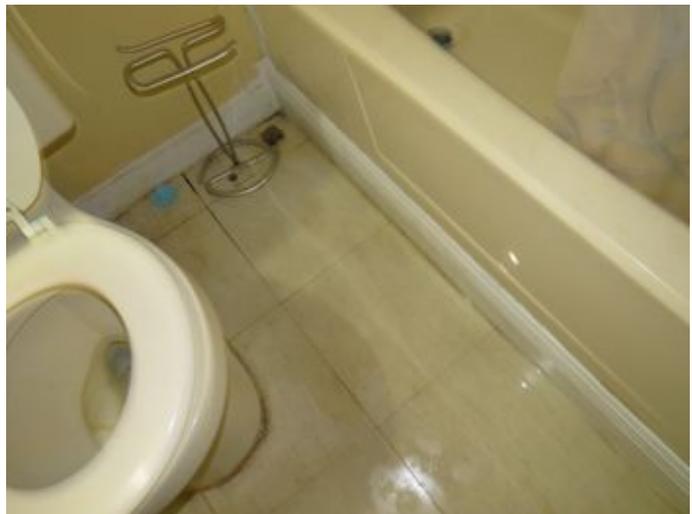
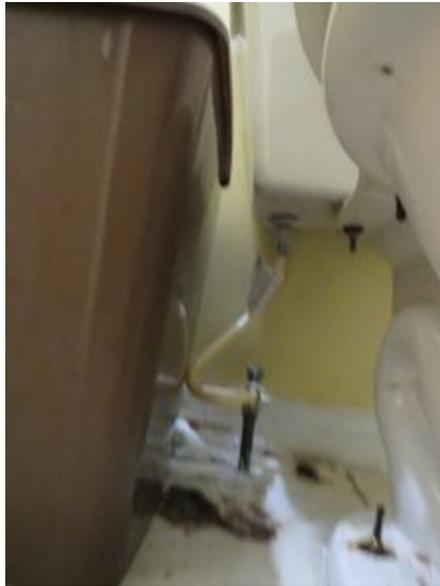
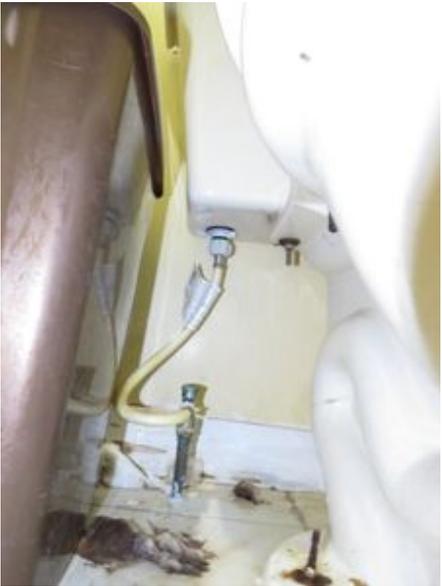
Needing Service



Shaper is not functional. Faucet broke and leaking. Repair required

15.7 · TOILET & CONNECTORS

Needing Service



Toilet is broken, leaks at the bottom. Repair required

BATHROOM 2

15.8 · DOORS

Needing Service



The door is damaged and should be replaced.

15.9 · WALLS, FLOOR & CEILING

Further Investigation Advised



Walls, floor and ceiling appears to be satisfactory. However mold suspected in the indicated area(closet). Further evaluation recommended

15.10 · SINK COUNTERTOP

Functional



Satisfactory

15.11 · LIGHTS AND OUTLETS

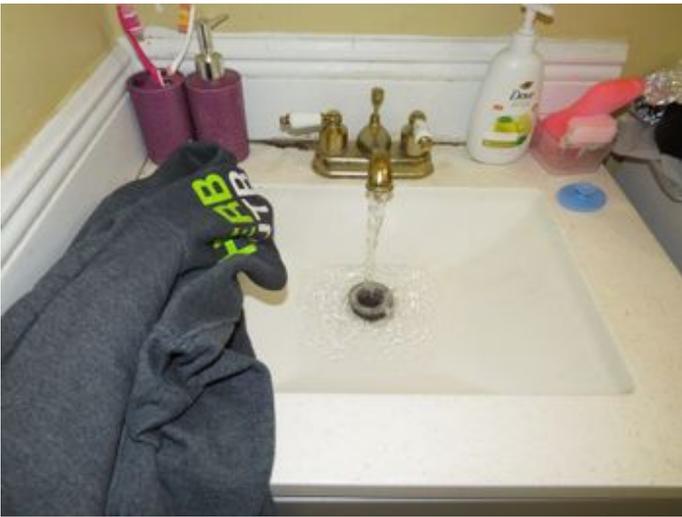
Functional



Satisfactory condition

15.12 · SINK FAUCET VALVES & CONNECTORS TRAP & DRAIN

Functional

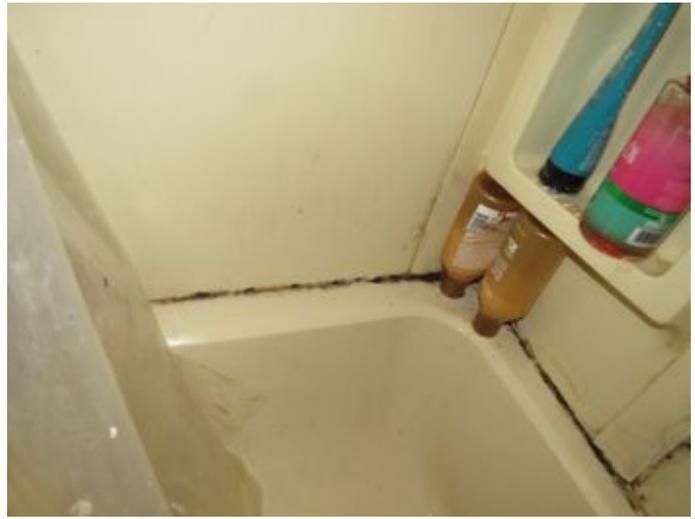


Satisfactory

15.13 · SHOWER

Needing Service





The tub/shower drains too slowly, caulk missing in several areas and should be serviced, because such blockages can progress beyond the drain trap and involve the main waste line.

15.14 · TOILET & CONNECTORS

Needing Service



Not flushing properly. Repair required