

Telcy Home Inspection LLC

Property Inspection Report



3627 Minute Maid Ramp Road I, Davenport , FL 33837
Inspection prepared for: Marie Vileenor
Date of Inspection: 8/26/2014 Time: 10.00
Age of Home: 1999 Size: 1408 sqft
Weather: Dry

Inspector: Andy Telcy
License # HI4122
2315 EASTWICK , STREET, ORLANDO, FL 32837
Phone: 321-704-7080
Email: inspectortelcy@gmail.com



We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

Good Fair Poor N/A None

A. Attendance

In Attendance: Client present : yes • Buyer Agent present : yes • Agent present :Yes

B. Home Type

Home Type:

C. Occupancy

Occupancy:

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

Good Fair Poor N/A None

X				
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A. Bar

Observations:

X				
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B. Cabinets

Observations:

X				
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C. Ceiling Fans

Observations:



X				
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D. Closets

Observations:



X				
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E. Door Bell

Observations:

- The exterior push button was noted as loose on the wall.



The door bell can't close very well then i recommend a certify contractor to fix it

X				
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F. Doors

Observations:

X				
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G. Electrical

Observations:

X				
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H. Smoke Detectors

Observations:



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I. Stairs & Handrail

Observations:



The Capet in the Stairs need to be repair so i recommend a certify contractor fix that

X				
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J. Window-Wall AC or Heat

Observations:

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K. Ceiling Condition

Materials:

Observations:



I saw a visual sign to the ceiling then i recommend a certify roofing to check that

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L. Wall Condition

Materials:

Observations:

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M. Fireplace

Materials:

Materials:

Observations:

					N. Window Condition
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Materials:
Observations:

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

Good Fair Poor N/A None

A. Locations

Locations:

X					B. Cabinets
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Observations:

X					C. Ceiling Fans
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Observations:

X					D. Closets
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Observations:

		X			E. Doors
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Observations:
• Front door and hardware is damaged.

X					F. Electrical
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Observations:

					G. Fireplace
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Materials:
Materials:
Observations:

X					H. Floor Condition
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Flooring Types:
Observations:



the floor condition need to be repair by a certify contractor

X				
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I. Smoke Detectors

Observations:

X				
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J. Wall Condition

Materials:
Observations:

X				
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K. Window-Wall AC or Heat

Observations:

X				
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L. Window Condition

Materials:
Observations:

		X		
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M. Ceiling Condition

Materials:
Observations:

- Evidence of past leaking was noted.
- Visible leaking noted on the ceiling. We recommend contacting a qualified contractor to evaluate the roof and the drywall in this area and repair as necessary.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

Good Fair Poor N/A None

A. Locations

Locations:

X				
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B. Cabinets

Observations:

X				
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C. Ceiling Condition

Materials:

Observations:

X				
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D. Counters

Observations:

X				
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E. Doors

Observations:

X				
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F. Electrical

Observations:

X				
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G. GFCI

Observations:

X				
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H. Floor Condition

Materials:

Observations:

		X		
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I. Heating

Observations:

X				
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J. Mirrors

Observations:

		X		
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K. Plumbing

Observations:

- Recommend review for repair or replacement as necessary.
- Water was off at time of the inspection. Unable to determine the condition of the system and/or the function of plumbing fixtures. We recommend confirming proper operation of all plumbing appliances and fixtures prior to close.

X				
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L. Showers

Observations:

M. Shower Walls

Observations:

N. Bath Tubs

Observations:



Bathroom tub the hot water doesn't function at all , then need a certify plumbing to check it

O. Sinks

Observations:



the bathroom sink up stair doesn't work so need a certify plumbing to repair that

P. Toilets

Observations:



In the up stairs toilets doesn't work so it need a certify contractor to check

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Q. Window Condition

Materials:
Observations:

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

Good Fair Poor N/A None

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A. Garbage Disposal

Observations:



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B. Cook top condition

Observations:



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C. Sinks

Observations:



The kitchen sinks doesn't have hot water then a certify contractor

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D. Vent Condition

Materials:
Observations:

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E. Window Condition

Materials:
Observations:

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F. Floor Condition

Materials:
Observations:



The kitchen floor need to be repair by a certify contractor

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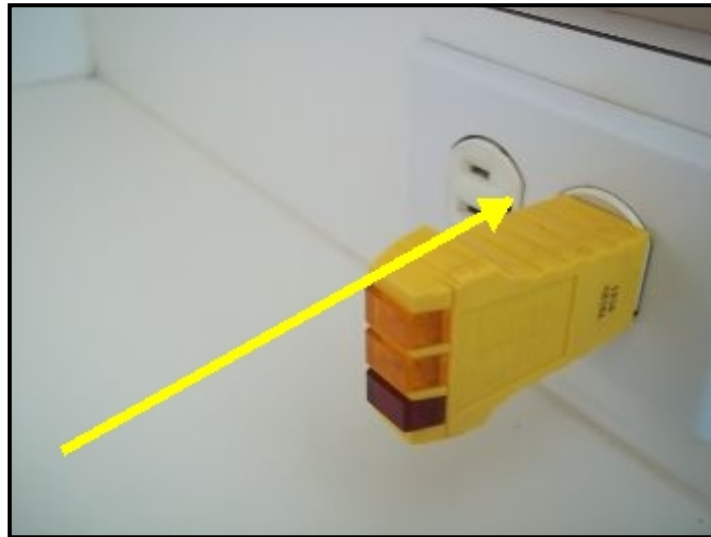
G. Ceiling Condition

Materials:
Observations:

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H. GFCI

Observations:



The GFCI in kitchen side doesn't work then need a certify electrician check it

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I. Wall Condition

Materials:
Observations:

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a

comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

Good Fair Poor N/A None

		X		
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A. Heater Condition

Materials:

Materials:

Observations:

- Could not test due to exterior temperature.
- Recommend heating-A/C contractor to evaluate.
- The Condominium Owners Association owns, operates and maintains the heating and/or cooling systems in this building. As such they are outside the scope of this inspection and were not inspected. We suggest a review of the system operations with the building maintenance department or a representative of the building management prior to close.
- The safety shut off switch did not operate. Recommend further evaluation by a licensed electrician.

X				
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B. Heater Base

Observations:

X				
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C. Enclosure

Observations:

X				
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D. AC Compress Condition

Compressor Type:

Location:

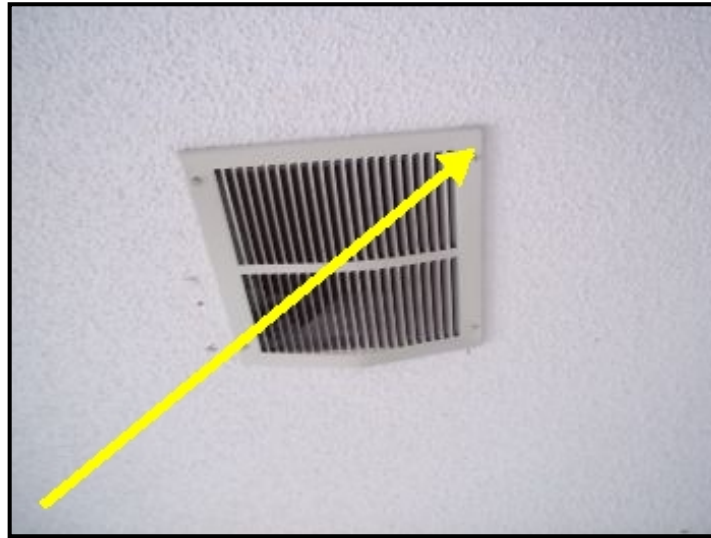
Observations:



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E. Air Supply

Observations:



X				
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F. Filters

Location:
Observations:

		X		X
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G. Thermostats

Observations:

- Thermostat does not appear to start unit, have furnace fully inspected by a licensed HVAC technician.



The thermostats doesn't work that mean during the inspection the A/C doesn't check at all , so i recommend a certify A/C to check that all

Water Heater

Good Fair Poor N/A None

X				
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A. Base

Observations:

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B. Heater Enclosure

Observations:



X				
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C. Combusion

Observations:

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D. Water Heater Condition

Heater Type:

Location:

Observations:

X				
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E. Number Of Gallons

Observations:

- 40 gallons

X				
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F. Plumbing

Materials:

Observations:

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G. Overflow Condition

Materials:

Observations:

Garage

Good Fair Poor N/A None

X				
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A. Roof Condition

Materials: Roofing is the same as main structure.

Materials:

Observations:



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B. Floor Condition

Materials:

Observations:

X				
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C. Garage Door Condition

Materials:

Observations:

X				
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D. Garage Opener Status

Observations:

X				
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E. Garage Door's Reverse Status

Observations:

X				
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F. Cabinets

Observations:

X				
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G. Counters

Observations:

X				
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H. Wash Basin

Observations:

Electrical

Good Fair Poor N/A None

X				
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A. Electrical Panel

Location:
Location:
Observations:

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B. Main Amp Breaker

Observations:



X				
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C. Breakers in off position

Observations:

X				
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D. Breakers

Materials:
Observations:

X				
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E. Fuses

Materials:
Materials:
Observations:

Roof

Good Fair Poor N/A None

X				
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A. Roof Condition

Materials:
Materials:
Observations:



X				
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B. Chimney

Observations:



Attic

Good Fair Poor N/A None

X				
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A. Access

Observations:



X				
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B. Structure

Observations:



X				
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C. Electrical

Observations:

X				
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D. Attic Plumbing

Observations:

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E. Insulation Condition

Materials:
Depth:
Observations:

Exterior Areas

Good Fair Poor N/A None

X				
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A. Doors

Observations:

X				
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B. Window Condition

Observations:



Need to be repair

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C. Siding Condition

Materials:
Observations:

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D. Eaves & Facia

Observations:



This part need to be fix by a certify contractor

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E. Exterior Paint

Observations:



X				
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F. Stucco

Observations:

Grounds

Good Fair Poor N/A None

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A. Driveway and Walkway Condition

Materials:
Observations:

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B. Grading

Observations:



Need to be repair

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C. Gate Condition

Materials:
Observations:

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D. Main Gas Valve Condition

Materials:
Observations:

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Materials:
Observations:



during the inspection i saw a visual leak in that i recommend a certify plumbing to be check this part

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F. Exterior Faucet Condition

Location:
Observations:

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G. Patio and Porch Condition

Materials:
Observations:

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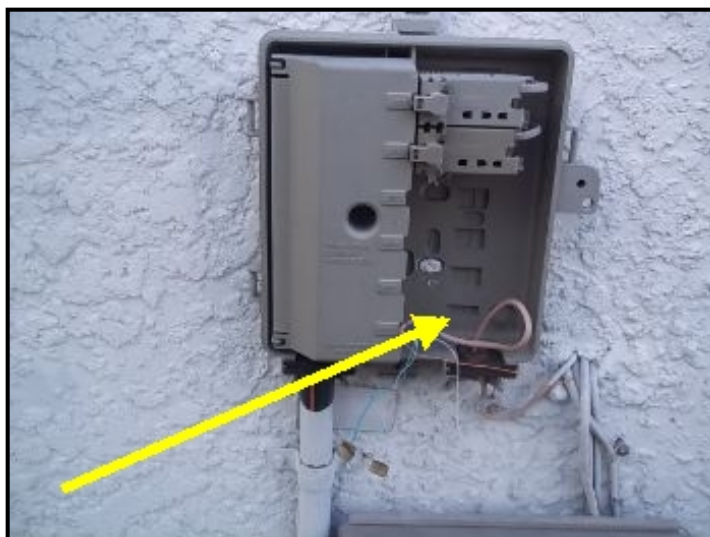
H. Fence Condition

Materials:
Observations:

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I. Sprinklers

Observations:



STRUCTURE

Good Fair Poor N/A None

INTERIOR AREA

Good Fair Poor N/A None

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A. Ceiling Condition

Materials:
Observations:

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B. Wall Condition

Materials:
Observations:

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C. Fireplace

Materials:
Materials:
Observations:

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D. Window Condition

Materials:
Observations:

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 2 Item: E	Door Bell	• The exterior push button was noted as loose on the wall.
Bedrooms		
Page 5 Item: E	Doors	• Front door and hardware is damaged.
Page 6 Item: M	Ceiling Condition	• Evidence of past leaking was noted. • Visible leaking noted on the ceiling. We recommend contacting a qualified contractor to evaluate the roof and the drywall in this area and repair as necessary.
Bathroom		
Page 7 Item: K	Plumbing	• Recommend review for repair or replacement as necessary. • Water was off at time of the inspection. Unable to determine the condition of the system and/or the function of plumbing fixtures. We recommend confirming proper operation of all plumbing appliances and fixtures prior to close.
Heat/AC		
Page 12 Item: A	Heater Condition	• Could not test due to exterior temperature. • Recommend heating-A/C contractor to evaluate. • The Condominium Owners Association owns, operates and maintains the heating and/or cooling systems in this building. As such they are outside the scope of this inspection and were not inspected. We suggest a review of the system operations with the building maintenance department or a representative of the building management prior to close. • The safety shut off switch did not operate. Recommend further evaluation by a licensed electrician.
Page 13 Item: G	Thermostats	• Thermostat does not appear to start unit, have furnace fully inspected by a licensed HVAC technician.