



## Home Inspection Report

3453 Brevard Rd, Mims, FL 32754  
Inspection prepared for: Melissa Lorange  
Date of Inspection: 7/13/2022  
Age of Home: 1989

Inspector: Ryan Mayer  
License # HI11755  
Email: [info@surehomes.org](mailto:info@surehomes.org)

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## Inspection Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense 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 pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

| <b>Lot Features</b>               |   |   |
|-----------------------------------|---|---|
| Page 4                            | Driveway & Walkways:                    | <ul style="list-style-type: none"> <li>• Moderate cracks in driveway. Repair and/or monitor for expansion and development of trip hazards.</li> </ul>   |
| Page 5                            | Vegetation/Debris Observations:         | <ul style="list-style-type: none"> <li>• Plants or bushes in contact with or close proximity to home should be trimmed to eliminate pathways for insects.</li> </ul>  |
| <b>House Exterior</b>             |   |   |
| Page 9                            | Exterior Door Observations & Condition: | <ul style="list-style-type: none"> <li>• French doors do not lock on deadbolt. Needs adjustment. Door is also lower on right side.</li> </ul>   |
| Page 10                           | Exterior Wall Vents:                    | <ul style="list-style-type: none"> <li>• Vent male adapter missing.</li> </ul>  |
| <b>Roof</b>                       |   |   |
| Page 11                           | Soffits & Eaves:                        | <ul style="list-style-type: none"> <li>• Soffits missing, loose or detached. Suggest repair or replacement.</li> </ul>  |
| Page 16                           | Gutters & Downspouts:                   | <ul style="list-style-type: none"> <li>• Downspouts missing from gutters; recommend installation to keep water off siding.</li> <li>• Significant amounts of debris evident in gutters. Recommend regular cleaning.</li> </ul>  |
| <b>Attic</b>                      |   |   |
| Page 17                           | Attic Access:                           | <ul style="list-style-type: none"> <li>• Attic light located just inside access. Out.</li> </ul>  |
| Page 19                           | Attic Insulation:                       | <ul style="list-style-type: none"> <li>• Insulation appears to have settled significantly, which will not perform to its original R-Value. Expect higher energy loss and heating &amp; cooling costs. Recommend an insulation contractor evaluate for replacement and/or addition.</li> </ul> |
| <b>Bedroom &amp; Living Areas</b> |   |   |
| Page 22                           | Interior Area Walls:                    | <ul style="list-style-type: none"> <li>• Evidence of prior drywall repair. Recommend recoating by drywall professional.</li> </ul>  |
| Page 22                           | Interior Area Ceilings:                 | <ul style="list-style-type: none"> <li>• Interior ceilings appear to be free of defects and in serviceable condition.</li> </ul>  |
| <b>Kitchen</b>                    |   |   |
| Page 27                           | Vent Hood:                              | <ul style="list-style-type: none"> <li>• Vent fan light is inoperable.</li> </ul>   |
| <b>Laundry</b>                    |   |   |
| Page 31                           | Dryer Vent:                             | <ul style="list-style-type: none"> <li>• Dryer vent hold terminates to the exterior but is missing pipe and male adapter.</li> </ul>  |

|                   |                              |   |
|-------------------|------------------------------|---|
| <b>Electrical</b> |                              |   |
| Page 35           | Exterior Electrical:         | • Receptacle loose in box. Recommend repair for safety.   |
| <b>Heat/AC</b>    |                              |   |
| Page 36           | Refrigerant and Drain Lines: | • Recommend adding insulation at A/C refrigerant lines to prevent condensation and energy loss. |

## Introduction

## Inspection Details

## Lot Features

### Driveway & Walkways:

Material types present: Concrete driveway noted.

### Condition or Observations:

- Moderate cracks in driveway. Repair and/or monitor for expansion and development of trip hazards.



Moderate Driveway Cracks



### Patios:

- Concrete patio noted

Conditions or Observations:

- The patio is in good shape and free of excessive cracking or settling



**Lot Slope & Grading Observations:**

- The lot slope/grading appear proper for drainage away from foundation.



**Vegetation/Debris Observations:**

- Plants or bushes in contact with or close proximity to home should be trimmed to eliminate pathways for insects.



## House Exterior

### Exterior Wall Construction:

Wood frame exterior walls on concrete slab foundation.

### Concrete Slab:

- All concrete slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.





**Foundation Perimeter Observations:**

- Inspection of foundation perimeter showed no major cracking or structural defects.

**Siding Type & Condition:**

Vinyl siding noted.

**Observations:**

- Siding appears to be in satisfactory condition at time of inspection.



Door Out of Alignment



Window Not Properly Sealed



Window Not Properly Sealed





**Exterior Paint Condition:**

- Paint appears to be in above -average condition.

**Exterior Door Observations & Condition:**

- All exterior doors appeared in functional and satisfactory condition at the time of inspection.
- French doors do not lock on deadbolt. Needs adjustment. Door is also lower on right side.



French Door Won't Lock



Alignment Issue



**Exterior Wall Vents:**

Dryer vent outlet noted.

- Vent male adapter missing.



Missing Fitting

**Door Bell:**

- Operated normally when tested.



**Roof**

**Soffits & Eaves:**

- Soffits missing, loose or detached. Suggest repair or replacement.



Open Soffit



Open Soffit

**Roof Materials & Age:**

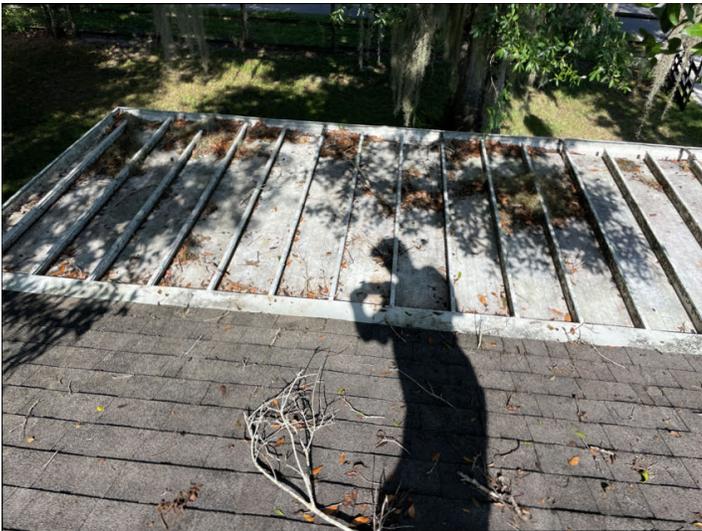
- Asphalt shingles noted. These roofs typically have a lifespan of 25-30 years. Most recent permit for roof replacement is 2018.

**Roof Condition:**

Inspection Method:

- Inspection performed from atop roof surface.
- Roof appears to be in satisfactory overall condition at time of inspection.





**Main Roof Pitch:**

Main Roof Pitch:  
• 3:12

**Roof Flashing Protection:**

- Flashing has been installed properly and appears in satisfactory condition.



Flashing - No Defects

**Roof Vent Pipes:**

- Roof vents appear to be in serviceable condition and extend an adequate distance from the structure.





**Gutters & Downspouts:**

- Downspouts missing from gutters; recommend installation to keep water off siding.
- Significant amounts of debris evident in gutters. Recommend regular cleaning.



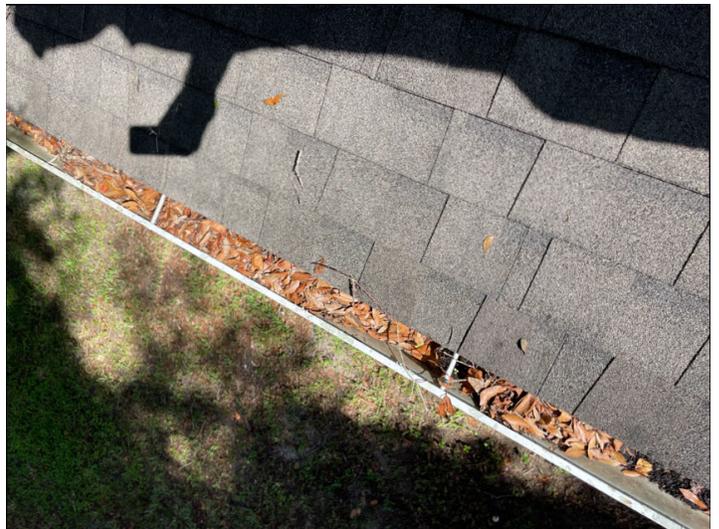
Heavy Debris Gutters



Heavy Debris Gutters



Heavy Debris Gutters



Heavy Debris Gutters



Water in Gutters - May Need to Be Re-leveled



Detached Gutter Downspout

## Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

### Attic Access:

Location(s):

- Pull Down Ladder located in:
- Garage ceiling.

Observations:

- Attic light located just inside access. Out.



Light Not Working

### Roof Structure and Trusses:

- No defects were noted in the inspected areas of the truss and internal roof structure.



**Attic Ventilation:**

- Ridge vents noted.

**Attic Vent Screens:**

- Vent screens noted as functional.

**Attic AC Ducts Condition:**

- Visible parts of AC ductwork appeared in serviceable condition at the time of inspection.



**Visible Electric Wiring in Attic:**

- Attic electric wiring is adequately installed. Some areas not accessible due to insulation.

**Exposed Plumbing in Attic:**

- PVC plumbing vents



### Attic Insulation:

Type of Insulation: Unfinished fiberglass batts noted.

Depth of Insulation: Insulation averages 3 to 4 inches. Recommend installing more.

Condition:

- Insulation appears to have settled significantly, which will not perform to its original R-Value. Expect higher energy loss and heating & cooling costs. Recommend an insulation contractor evaluate for replacement and/or addition.



## Bedroom & Living Areas

### Windows:

Window Types: Aluminum single hung

Window Condition:

- Window systems appeared in satisfactory condition at time of inspection.



Possible Seal Broke in Window - Condensate

**Interior Doors:**

- Craftsman style 3 panel 8' and 7' solid doors noted. All interior doors appeared in functional and satisfactory condition at the time of inspection.



**Interior Floors:**

Flooring Materials: Floating laminate type flooring noted.

Observations:

- Floors are in serviceable condition with no significant defects.



**Interior Area Walls:**

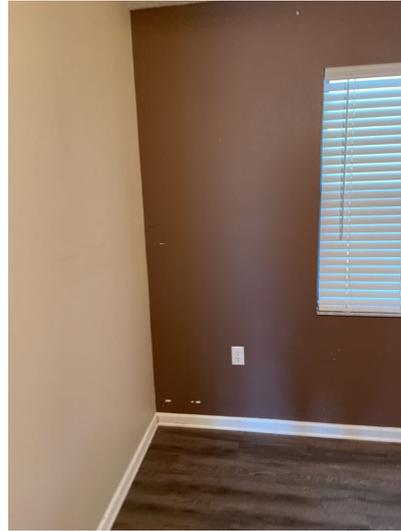
Wall Material: Drywall walls noted.

Observations:

- Wall finish, paint and baseboards appeared to be in serviceable condition at time of inspection.
- Evidence of prior drywall repair. Recommend recoating by drywall professional.



Minor Drywall Damage



**Interior Area Ceilings:**

Ceiling Material: There are drywall ceilings noted.

Observations:

- Interior ceilings appear to be free of defects and in serviceable condition.



## Kitchen

### **Kitchen Cabinets:**

- Appeared functional and with no deficiencies at time of inspection.



**Kitchen Counters:**

- Kitchen counters appeared functional and in satisfactory condition at time of inspection.



**Kitchen Sink(s):**

- Kitchen sink(s) were inspected and found to be properly attached and free of defects.



**Kitchen Plumbing:**

- Kitchen sinks equipped with proper P-trap drain plumbing and were free of leaks at the time of inspection.



P-Trap - OK

**Garbage Disposal:**

- Disposal was operated and appeared functional at the time of inspection.

**Dishwasher:**

- Dishwasher was visually reviewed and operated through a cycle during the inspection. Functioned properly.

**Refrigerator:**

Fridge Brand: Maytag

**Observations:**

- Refrigerator was inspected from the front only. Appeared to be cooling in both fridge and freezer with no visible leaks. Unit was not moved.





**Built-In Microwave:**

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



**Cook Top:**

- Electric cook top noted.



**Oven & Range:**

- Oven: Electric radiant heating coils or infrared halogen.

**Vent Hood:**

Vent Type: Recirculating

**Observations:**

- The vent hood was operated on all speeds and appeared to function properly.
- Vent fan light is inoperable.



Hood Light Out

**Kitchen Flooring:**

Flooring Material: Ceramic or porcelain tile is noted.



## Master Bath

### Master Bath Cabinets:

- Appeared functional and with no deficiencies at time of inspection.



### Master Bath Counters:

- No discrepancies noted.



**Master Bath Exhaust Fan:**

- The bath exhaust fan was operated and no issues were found.



**Master Bath Mirrors:**

- Bathroom mirror appears free of defects and is fastened properly to the wall.

**Master Bath Plumbing:**

- Bathroom sink equipped with proper P-trap drain plumbing and was free of leaks at the time of inspection.



P-Trap - OK



P-Trap - OK

**Master Bath Shower:**

- Solid surface material noted.



**Master Bath Tub:**



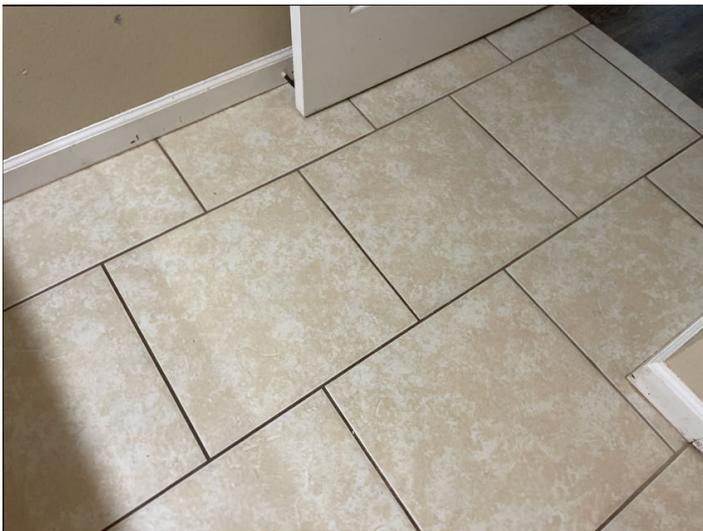
**Master Bath Toilet:**

- Master bath features separate toilet closet. Toilet appeared to be in good visual condition and functioned when operated.



**Master Bath Flooring:**

Flooring Material: Ceramic or porcelain tile is noted.



## Laundry

**Laundry Plumbing:**

- Washer supply outlets present and appear in serviceable condition but were not tested.

**Dryer Vent:**

- Dryer vent hold terminates to the exterior but is missing pipe and male adapter.

## Electrical

### Electric Service Connection:

- There is an overhead service drop noted.



### Service Amperage Capacity:

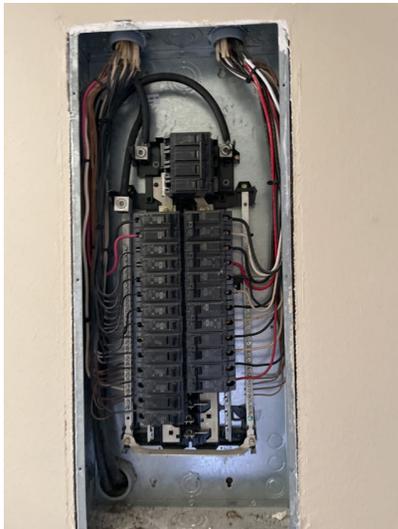
- 150 amp
- Electric service appears to be updated in 2014 to the home.

### Main Electric Panel Location:

- Electrical service panel located in utility.

### Wiring Type:

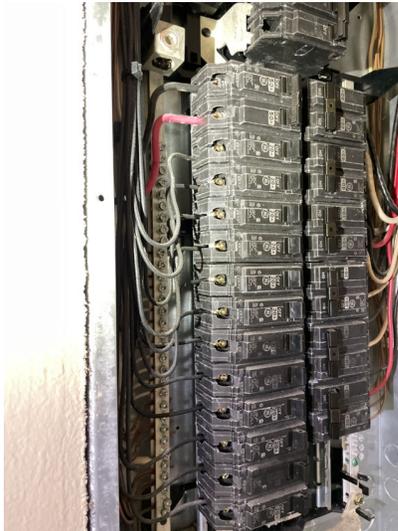
- Copper non-metallic sheathed cable noted.



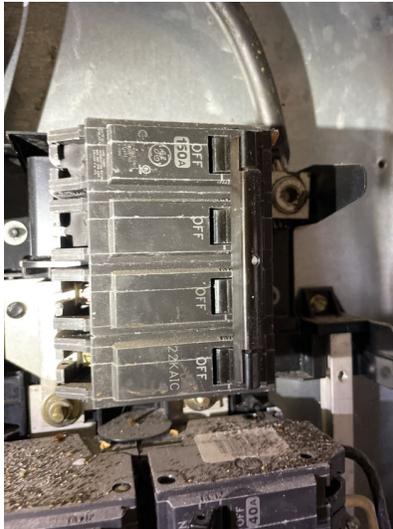
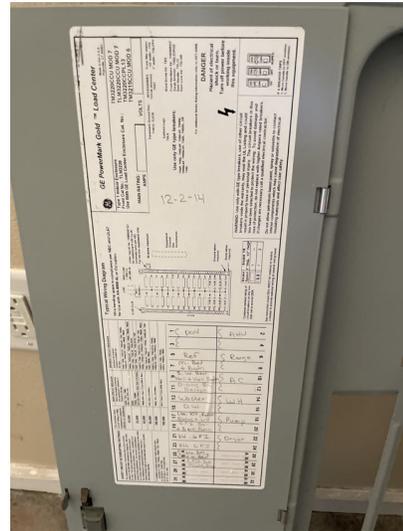
Clean Panel - No Defects



Clean Panel - No Defects



Clean Panel - No Defects



150 Amp Service

**Panel Condition & Issues:**

- No major system safety or function concerns noted in electrical service panel(s) at time of inspection.

**Smoke Detectors:**

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.



**Electrical Outlets & Fixtures:**

- No major system safety or function concerns noted at time of inspection.
- A representative number of outlets were tested. Some not accessible due to furniture or stored personal items.



**GFCI Protection Outlets:**

- GFCI protection outlets in place and functioning properly at time of inspection.



GFCI Tested - OK

**Exterior Electrical:**

- No exterior electrical outlet issues noted at the time of inspection.
- Receptacle loose in box. Recommend repair for safety.



Loose Receptacle Outside

**Exterior GFCIs:**

- Exterior receptacles are GFCI protected and functioned properly during inspection.

### Garage/Laundry Outlets:



GFCI Tested - OK

## Heat/AC

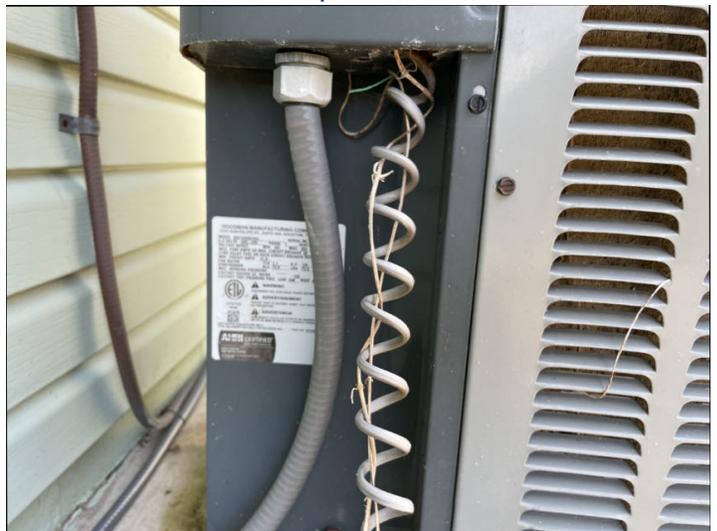
### Outside AC Compressor:

AC Compressor Location: The compressor is located on the North exterior of the home.

AC Size/Brand/Year: 2.5 ton Amana AC Compressor manufactured in 2015 noted. These units typically have a lifespan of 15-20 years.

#### Observations:

- The air conditioning compressors appeared functional at the time of inspection.



2015 Unit

### Refrigerant and Drain Lines:

- Recommend adding insulation at A/C refrigerant lines to prevent condensation and energy loss.





Split Test - OK

**HVAC Operation:**

- The Heat & AC units were tested using the thermostat controls and appeared to operate properly at time of inspection.

**AC Air Differential Test:**

- Return Vent Air Temp: 70 Supply Vent Air Temp: 55

**AC Filter Condition:**

- AC filter is located in a filter grill at the air return register.



**HVAC Vents:**

- The air supply system vents appear to be functional and free of dust/debris.

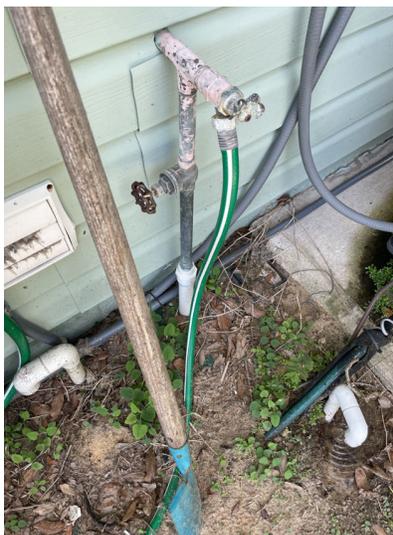
## Plumbing

**Water Shutoff Valve Location:**

- Public Water Supply - The home water was supplied from a public source.
- Main Water Supply 3/4" - The main water supply pipe was three-quarter inch copper.
- Plumbing appears to be original to the home in 1989 with partial updates. Supply and drain pipes typically have a lifespan of 25-30 years.

**Plumbing Material:**

- CPVC plumbing noted.
- Copper plumbing noted.



Main Water Shutoff

**Plumbing Condition:**

- Plumbing shutoff valve and visible parts of piping show no current signs of defects or leaking.



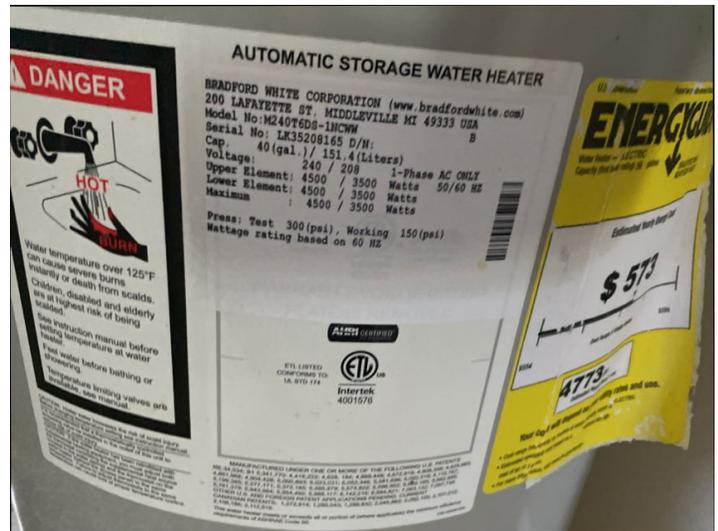
**Water Heater**

**Water Heater Location:**

- The heater is located in the addition area.
- 40 gallon tank water heater manufactured in 2012 was noted. Average lifespan of such units is typically 20-25 years.

**Water Heater Condition:**

- Water heater appears to be in satisfactory and functional condition at time of inspection.



2012 Water Heater

**Relief Valve & Discharge:**

- The water heater is equipped with a Temperature & Pressure Relief (TPR) Valve, which relieves pressure and prevents explosion if the pressure or temperature in the tank get too high.



**Water Heater Plumbing:**

- No deficiencies observed at the visible portions of the supply piping.



# Property Appraiser Records

**County Records**

Material types present: Attached are the current county appraiser records for the property being inspected.

Search Results Details Maps

Print Pdf Sketch Bkms Taxes Email Prev Next

Estimate Property Taxes

Account: 2102298

**Owner:** TROUT, TIFFANY M.  
Wrong owner? Report Maybe this is why...

**Assd Address:** 3453 BREVARD RD MIAMI FL 33154

**Site Address:** 3453 BREVARD RD MIAMI FL 33154

**Parcel ID:** 21-35-04-75-11921

**Taxing District:** 1300 - UNINCORP DISTRICT 1

**2021 Exemptions:**

- HEH - HOMESTEAD FIRST
- HEG - HOMESTEAD ADDITIONAL

Wrong exemptions? Maybe this is why...

**Property Use:** 0110 - SINGLE FAMILY RESIDENCE

**Total Acres:** 0.51

**Site Code:** 0001 - NO OTHER CODE APPL

**Plot Book/Page:** 0013/0074

**Subdivision Name:** PINE GROVE ESTATES SEC 1

**Land Description:** PINE GROVE ESTATES SEC 1 W 1/2 OF LOT 19



**Value**

| Category                           | 2021      | 2020      | 2019      |
|------------------------------------|-----------|-----------|-----------|
| Market Value:                      | \$144,860 | \$138,260 | \$131,800 |
| Agricultural Classified Use Value: | \$0       | \$0       | \$0       |
| Assessed Value Non-School:         | \$134,920 | \$133,060 | \$130,070 |
| Assessed Value School:             | \$134,920 | \$133,060 | \$130,070 |
| Homestead Exemption:               | \$25,000  | \$25,000  | \$25,000  |
| Additional Homestead:              | \$25,000  | \$25,000  | \$25,000  |
| Other Exemptions:                  | \$0       | \$0       | \$0       |
| Taxable Value Non-School:          | \$84,920  | \$83,060  | \$80,070  |
| Taxable Value School:              | \$109,920 | \$108,060 | \$105,070 |

Sales/Transfers

Don't see your sale/transfer here? [Maybe this is why...](#)

| Date       | Price     | Type | Instrument |
|------------|-----------|------|------------|
| 06/26/2018 | —         | FJ   | 8199/563   |
| 01/24/2017 | \$142,500 | WD   | 7805/794   |
| 08/18/2014 | \$35,000  | WD   | 7229/1855  |
| 08/12/2014 | \$71,000  | WD   | 7191/302   |
| 12/27/2013 | —         | CT   | 7039/2718  |
| 02/11/2005 | \$174,900 | WD   | 5423/3456  |
| 09/21/2001 | \$76,000  | WD   | 4427/1817  |
| 02/11/2000 | \$47,500  | WD   | 4122/1297  |
| 02/23/1989 | \$8,000   | WD   | 2982/43    |
| 04/02/1984 | \$10,000  | WD   | 2502/1718  |

Buildings

Wrong building data? [Maybe this is why...](#)

Property Data Card #1

| MATERIALS       |                | Value | DETAILS            |                                | Value |
|-----------------|----------------|-------|--------------------|--------------------------------|-------|
| Description     |                |       | Description        |                                |       |
| Exterior Wall:  | VINYL/ALUMINUM |       | Blgd Use:          | 0110 - SINGLE FAMILY RESIDENCE |       |
| Frame:          | WOOD FRAME     | 1997  | Year Built:        |                                |       |
| Roof:           | ASPH/ASH SHNGL |       | Story Height:      | 1                              |       |
| Roof Structure: | HP/GABLE       |       | Floors:            | 1                              |       |
|                 |                |       | Residential Units: | 1                              |       |
|                 |                |       | Commercial Units:  | 0                              |       |

| SUB-AREAS       |  | Square-Foot | EXTRA FEATURES       |  | Units |
|-----------------|--|-------------|----------------------|--|-------|
| Description     |  |             | Description          |  |       |
| Base Area Tot   |  | 1,123       | Pool Deck            |  | 144   |
| Garage          |  | 273         | Screen Enclosure     |  | 300   |
| Open Porch      |  | 224         | Wood Deck            |  | 180   |
| Total Base Area |  | 1,123       | All Screen - 1 Story |  | 832   |
| Total Sub Area  |  | 1,620       | Pool - Residential   |  | 1     |