

HOME INSPECTION REPORT

FOR

**MICKEY MOUSE
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BIG PINE KEY, FL 33043**



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Glossary

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Definitions

Satisfactory - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

Marginal - Indicates the component will need to probably require repair or replacement any time within 5 years.

Poor - Indicates a component will need repair or replacement now or in the very near future.

Significant Issues - A system or component that is considered significantly deficient, inoperable or is unsafe.

This inspection was performed for the proposed buyer of this home and was inspected according to the Florida Standards of Practice Statute 61-30-801. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company.

The home owner can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

All aspects of the home were inspected and reported on with the enclosed information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. It is recommended that qualified state licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

STRUCTURE

TYPE OF BUILDING	Single family home	Masonry construction	Gable roof
COLUMNS:	Slab on grade		
FLOOR STRUCTURE:	Poured concrete		
WALL STRUCTURE:	Poured concrete		
ROOF STRUCTURE:	Wood truss		
ESTIMATED YEAR BUILT: 1977	ESTIMATED AGE: 39-years		

REMARKS:

There are signs of spalling around the exterior of the house.

Spalling should be corrected to prevent further damage to the structure.

Installing impact rated opening protection would qualify you for a credit on your Citizens Windstorm Policy.

I recommend that all exposed concrete be sealed with Luxon paint from Sherwin-Williams.



EXTERIOR

EXTERIOR DOOR(S)

LOCATION:

Main entry

Side entry

TYPE:

Wood door

Jalousie door

CONDITION:

Satisfactory

Marginal

EXTERIOR WALL COVERING

LOCATION:

Whole house

MATERIAL:

Stucco

CONDITION:

Satisfactory

EXTERIOR CASING/TRIM ROT

Some signs

REMARKS:

After spalling repair is complete, seal the exterior with Luxon paint by Sherwin-Williams.

Caulk and seal the cracks to prevent further deterioration.

I recommend you caulk, prime and paint the exterior of the home.

There were signs of rot in the soffit area and fascia.



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HEATING AND COOLING

COOLING	TYPE: Wall unit	CONDENSING UNIT CAPACITY: Unknown
ESTIMATED AGE: Unknown		CONDITION: Unknown
DUCTWORK AIRFLOW: N/A		CONDITION:
FILTER TYPE: N/A		CONDITION:
WHEN TURNED ON BY THERMOSTAT: N/A		CONDITION:
HEAT: None, which is typical for the Florida Keys		

☐ I recommend that an A/C contractor perform routine maintenance and service to your unit.

ROUTINE A/C MAINTENANCE:

- 1) Clean the cooling coils.
- 2) Check the coolant pressure, add if necessary.
- 3) Deodorize the system if necessary.
- 4) Check for mold.
- 5) Change or clean the filter every month.

☐ Your system is in good condition at this time and I do not recommend any action to your system. However, your A/C system should be serviced as outlined above annually.

REMARKS:

Consider installing a split system, ductless A/C. Advantage is it allows you to cool each room individually.

ELECTRICAL

SERVICE	CAPACITY: 150 Amps	CONDITION: Satisfactory	
MAIN PANEL BOX	LOCATION: Hallway	TYPE: Circuit breakers	
ESTIMATED AGE:	18-Years	CONDITION: Satisfactory	
CIRCUITS AND CONDUCTORS	QUANTITY: Ample	BRANCH WIRING: Copper	CONDITION: Satisfactory
	GFI LOCATIONS: Kitchen	CONDITION: Not working, in need of replacement	
	Two bathrooms	Not working, in need of replacement	
	Exterior	Not working, in need of replacement	
OUTLETS, FIXTURES AND SWITCHES	TESTING: Random testing	CONDITION Marginal	
	POLARITY: N/A		

NUMBER OF SMOKE DETECTORS: One

SMOKE DETECTORS ARE NEVER TESTED.

I strongly recommend installing new 10 year lithium battery powered smoke detectors.

REMARKS:

I recommend replacement of the GFI outlets in kitchen, bathroom and exterior locations.

The ceiling fan in the living room needs to be replaced as it did not function.



PLUMBING

MAIN SHUT OFF LOCATION: Water meter at the street

ESTIMATED AGE: 39-years

CONDITION:
Satisfactory

INTERIOR PIPES

TYPE:

Copper

LEAKS:

No leaks observed

CONDITION:

Satisfactory

CPVC & PVC

No leaks observed

Satisfactory

HOSE BIBBS

TESTED:

Operating

CONDITION:

Satisfactory

WASTE PIPES

TYPE:

PVC

CONDITION:

Satisfactory

VENT PIPES

TYPE:

PVC

CONDITION:

Satisfactory

DRAINS:

LEAKS:

No leaks observed

CONDITION:

Satisfactory

WATER HEATER

TYPE: Electric

CAPACITY: 30 gallon

ESTIMATED AGE 12-years

ESTIMATED REMAINING
LIFE EXPECTENCY: 8-years

REMARKS:

Overall the plumbing system was in satisfactory condition.

The shut off valve did not work on the water heater



BATHROOM

LOCATION: Off hall

FIXTURES

CONDITION:
Marginal

BATHTUB

TYPE:
N/A

CONDITION:

STALL SHOWER

TYPE:
Ceramic tile

CONDITION:
Satisfactory

CERAMIC TILE

TYPE:
In mastic

CONDITION:
Satisfactory

PLUMBING LEAKS: None noted

VENTILATION

TYPE:
Fan

CONDITION:
Marginal

FLOOR COVERING

TYPE
Terrazzo tile

CONDITION:
Satisfactory

REMARKS:

The toilet has come to the end of its useful life. I recommend replacing it with a new ecofriendly toilet.
The faucets in are in need of replacement as they leaked



BATHROOM

LOCATION: Master bathroom

FIXTURES

CONDITION:
Marginal

BATHTUB

TYPE:
N/A

CONDITION:
Satisfactory

STALL SHOWER

TYPE:
Ceramic tile

CONDITION:
Satisfactory

CERAMIC TILE

TYPE:
In mastic

CONDITION:
Satisfactory

PLUMBING LEAKS: None noted

VENTILATION

TYPE:
Fan

CONDITION:
Marginal

FLOOR COVERING

TYPE:
Terrazzo tile

CONDITION:
Satisfactory

REMARKS:

The toilet has come to the end of its useful life. I recommend replacing it with a new ecofriendly toilet.
The faucets were in need of replacement as they leaked.



KITCHEN AND APPLIANCES

CONDITION OF
CABINETS AND
COUNTERTOPS:

Marginal

SINK

LEAKS:
None noted

CONDITION:
Marginal

DISPOSAL

TESTED:
N/A

OPERATING:

DISHWASHER

TESTED:
N/A

OPERATING:

CONDITION:

RANGE/OVEN

TESTED:
Yes

OPERATING: TYPE:
Yes Electric

CONDITION:
Marginal

REFRIGERATOR

TESTED:
Yes

OPERATING:
Yes

CONDITION:
Marginal

OPTIONS: Frost free
Ice maker

Cold water dispenser

In need of replacement
Unkown

MICROWAVE

TESTED:
N/A

OPERATING:

CONDITION:

FLOOR COVERING: Terrazzo tile

CONDITION:
Satisfactory

RANGE VENT

VENTED TO:
Vented inside

OPERATING:
No

CONDITION:
In need of replacement

OPTIONS: Filter Light

CLOTHES
WASHER

TESTED:
No

OPERATING:

CONDITION:

CLOTHES
DRYER

TESTED:
No

OPERATING:

CONDITION:

TYPE: VENTED TO:

REMARKS:

Appliances are nearing end of life cycle.

The washer and dryer were not tested as they were not hooked up



INTERIOR

FLOOR COVERING (EXCEPT BATH AND KITCHEN)	MATERIAL: Terrazzo tile	LOCATION: Throughout home	CONDITION: Satisfactory
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WALLS	MATERIAL: Drywall/plaster	CONDITION: Satisfactory
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CEILING	MATERIAL: Drywall/ Plaster	CONDITION: Satisfactory
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STAIRS	TYPE: N/A	CONDITION:
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DOORS (INSIDE)			
TYPE: Flush hollow core		LOCATION: Throughout home	CONDITION: Marginal

WINDOW			
TYPE: 4" Jalousie glass		LOCATION: Throughout home	CONDITION: Marginal

REMARKS:

I recommend that all movable parts on the windows be treated with a spray lubricant for ease of operation.
It should be noted that the windows have come to the end of their usefulness. You should be ready to replace them.

ROOFING

ROOF COVERING	LOCATION:	MATERIAL:	CONDITION:
	Main house	Tar and gravel	Satisfactory
	Rear roof	Membrane	Satisfactory

HOW OBSERVED: Ladder

ROOF LEAKS: None observed

FLASHING	TYPE:	CONDITION:
	Membrane	Satisfactory

GUTTERS AND DOWNSPOUTS	TYPE:	EXTENSIONS:	CONDITION:
	N/A		

ESTIMATED AGE OF ROOF:	CONDITION:
39-years	Satisfactory

ESTIMATED REMAINING LIFE EXPECTANCY: 10-years

REMARKS:

It should be noted that the drip edge was rusty and in need of maintenance.

There were some water stains on the sheeting in the attic over the soffit area.

There was in a hole in the flat roof over the storage area near the edge of the roof.

I recommend that flat roof be coated with a quality roof coating to maintain the integrity of the roof.



ATTIC

ACCESS	TYPE: Scuttle hole	OBSERVED: Via ladder	CONDITION: Satisfactory
STORAGE	FLOOR: Not floored		
INSULATION	TYPE: None	CONDITION:	
	AVERAGE INCHES:	APPROXIMATE R RATING:	
	INSTALLED IN:		
VENTILATION	TYPE: Soffit vents		
REMARKS: The attic was in satisfactory condition.			



GROUND S AND EXTERIOR

WALKWAYS	LOCATION: Front entry	TYPE: Gravel	CONDITION: Satisfactory
DRIVEWAY		TYPE: Small rock	CONDITION: Satisfactory
FENCING	LOCATION: N/A	TYPE:	CONDITION:
DECK, BALCONY PORCH OR TERRACE	LOCATION: N/A	TYPE:	CONDITION:
STEPS TO BUILDING	LOCATION: N/A	TYPE:	CONDITION:

REMARKS:

I recommend trimming all trees and plants away from the home and roof.

ELEVATIONS

FRONT



REAR



RIGHT



LEFT

