



Home Inspection Report

1629 Marlin Street
Saint Cloud, FL 34771

Inspected By: Hector Vargas, Lic. HI12079

Prepared For: Easy Sell FL TC

Inspected On Wed, Aug 12, 2026 at 11:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Inspector Signature

A handwritten signature in black ink, consisting of a stylized, flowing script that starts with a large loop and ends with a horizontal stroke.

Inspector License

HI12079

Photo of Each Side of Home



Property Type

Mobile/manufactured

Stories

One

Year Built

1973

**Comment 1
Information**

This home was manufactured in 1973, prior to the implementation of the federal HUD Manufactured Home Construction and Safety Standards on June 15, 1976. As a pre-HUD mobile home, the structure was not constructed under the uniform federal standards that apply to newer manufactured homes. Due to its age, original construction methods and components may differ substantially from current standards, and concealed conditions cannot be determined through a visual, non-invasive home inspection. The inspection is limited to readily accessible and visible components, and no representation is made regarding compliance with current manufactured-home standards.

Approximate Age

53

Age Based On

Listing

Bedrooms/Baths

3/1.5 1024 sqft

Door Faces

North

Furnished

Yes

**Comment 2
Information**

The home was furnished and occupied at the time of inspection. Personal belongings, furniture, stored items, wall coverings, and other occupant contents limited visibility and access to some areas and surfaces throughout the home. The inspection was limited to visible and readily accessible components only. Furniture, appliances, stored items, and personal belongings were not moved during the inspection. Areas concealed behind or beneath these items were not fully evaluated.

Occupied

Yes

Weather

Sunny

Temperature

Hot

Soil Condition

Dry, Wet

Utilities On During Inspection

Electric Service

People Present

Owner

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Mostly Level

Condition: Satisfactory

Vegetation

Growing Against Structure

Condition: Repair or Replace

Comment 3

Deficiency

The home is situated on a property with large trees that overhang the roof and surrounding areas. While these trees add aesthetic value and shade, they also pose potential risks. Overhanging branches can cause damage to the roof, gutters, and siding, especially during storms or high winds. Additionally, falling branches may create safety hazards for residents and visitors. Regular tree maintenance, including trimming and monitoring for signs of decay or disease, is recommended to mitigate these risks and protect the home.



Driveway

Concrete

Condition: Satisfactory



Walkways

Concrete, Pavers

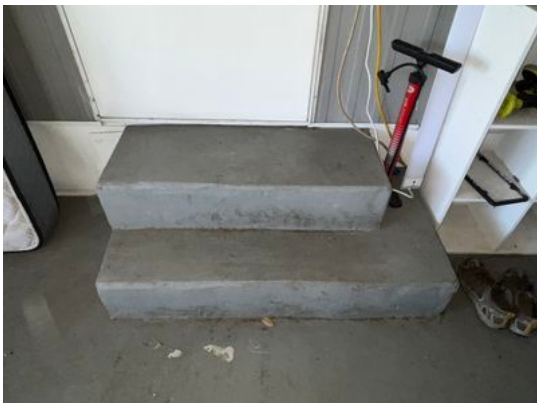
Condition: Satisfactory



Steps/Stoops

Concrete

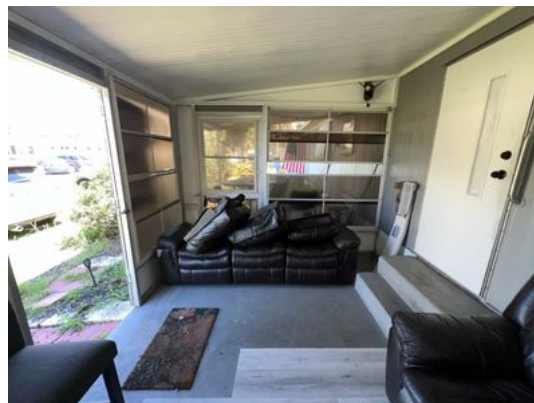
Condition: Satisfactory



Patios/Decks

Concrete

Condition: Repair or Replace





Comment 4
Deficiency

The front patio has been enclosed to create a screened room with vinyl window panels. The majority of the vinyl windows are missing, torn, or otherwise damaged, leaving the enclosure exposed to exterior weather conditions and reducing its intended protection from insects and moisture.



Site Comments

Comment 5
Information

The property is equipped with a professionally installed storage shed constructed on a concrete slab. The shed appears to be properly secured and is equipped with the required hurricane anchoring/tie-down system.





Exterior

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

Exterior Covering

Aluminum Siding

Condition: Satisfactory



Exterior Trim Material

Aluminum

Condition: Satisfactory



Windows

Aluminum

Condition: Repair or Replace

Comment 6

Deficiency

The exterior windows appear to be original to the home and are in aged condition. The majority of the windows are equipped with pull-down storm awnings. Windows without awnings have duct tape applied around portions of the frames and perimeters, apparently being used to maintain a seal. Overall, the windows exhibit age-related deterioration and evidence of makeshift sealing.





Entry Doors

Steel

Condition: Satisfactory



Garage

Garage Type

Carport

Condition: Marginal

Comment 7

Deficiency

The carport roof shows evidence of impact damage. The damage appears cosmetic in nature and does not currently affect the functionality or overall use of the carport.



Garage Size

1 Car

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.

Inspection Method

Walked Roof/Arms Length

Photo of Each Slope



Roof Design

Gable

Roof Covering

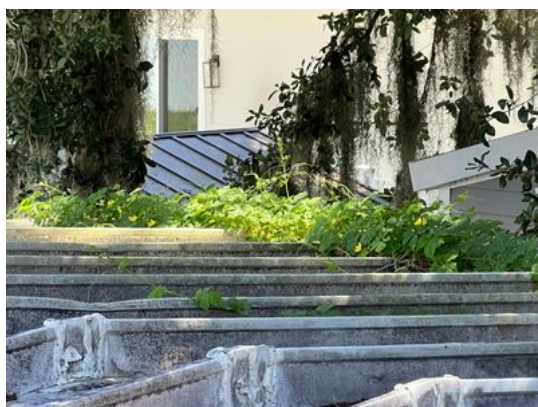
Corrugated metal

Condition: Repair or Replace

Comment 8

Deficiency

The home is equipped with a double-layer corrugated metal roofing system. The exterior roof covering appears to be original and shows significant age-related wear. Excessive organic growth is present throughout multiple areas of the roof surface, which may contribute to continued deterioration of the metal roofing material.



Approximate Roof Age

Original to home

Roofing Cont.

Vent Stacks

Metal

Condition: Satisfactory



Date of Last Permit

No permits in file with city or county

Overall Condition

Poor

Visible Damage

Organic growth





Visible Signs Of Leaks

None

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

Crawl Space

Comment 9 Information

The manufactured home does not have a dedicated crawlspace access opening. As a result, the underside of the home, including the foundation supports, anchoring system, floor framing, insulation, and concealed plumbing components, could not be fully accessed or inspected.

Foundation Material

Concrete Block

Condition: Further Evaluation Required

Floor Structure

Wood Frame

Condition: Satisfactory

Subflooring

Plywood

Condition: Satisfactory

Wall Structure

Wood Frame

Condition: Satisfactory

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Vapor Retarder

Not Present

Underfloor Insulation

Fiberglass Batts

Condition: Further Evaluation Required

Ventilation Present

Yes

Condition: Satisfactory

Moisture Condition

Dry

Condition: Satisfactory

Crawlspace Comments

Comment 10

Deficiency

The manufactured home is equipped with perimeter skirting. Several sections of the skirting exhibit damage, including cracks, holes, and broken areas. The skirting remains in place around the perimeter of the home.



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.

Type of Service

Overhead



Main Disconnect Location

Service Panel



Service Panel Location

Interior

Photo Inside Electrical Panel



Photo Outside of Electrical Panel



Service Panel Manufacturer

Square D

Condition: Satisfactory

Main Panel Type

Circuit breaker

Condition: Satisfactory

Service Line Material

Copper

Condition: Satisfactory



Service Voltage

240 volts

Service Amperage

150 amps

Amperage Sufficient for Current Usage

Yes

Service Panel Ground

Ground Rod

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory



Overcurrent Protection

Breakers

Condition: Satisfactory

Smoke Detectors

Not Present

Comment 11 **Deficiency**

No smoke/carbon monoxide detectors present recommend installation prior to occupancy

Age of Electrical Panel

3

Last Year Panel Updated

2023

Electrical Hazards Present

Improper panel installation

Comment 12

Deficiency

The interior electrical panel was reportedly upgraded in 2023 and is installed in the rear bedroom. The panel has been mounted to a section of particleboard that appears to have been secured to the structure with staples. The particleboard has become loose from the wall, causing the electrical panel to move and shift when touched. The panel is not securely mounted to the structure and should be properly reinstalled and secured by a qualified electrical contractor.



General Condition of Electrical System

Unsatisfactory

Comment 13

Deficiency

The electrical system is being rated unsatisfactory due to the interior electrical panel not being properly secured and installed. Once the panel is professionally reinstalled and securely mounted to the structure, the electrical system would otherwise be considered to be in satisfactory condition based on the components inspected.

HVAC System Type

Central Split System

Thermostat

Digital

Condition: Satisfactory



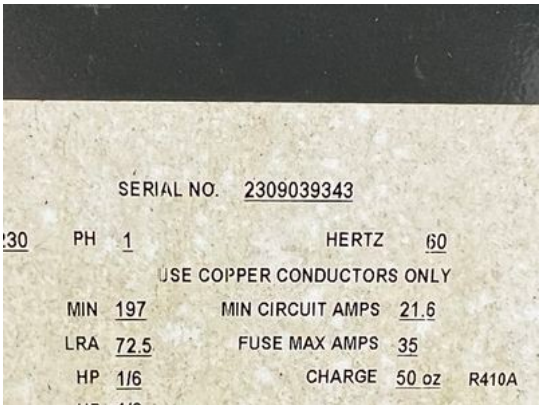
Central AC

Yes

Central Heat

Yes

Photo of Equipment



HVAC in Good Working Order

Yes



Comment 14 Information

Ideally, there should be a temperature differential of around 14° to 20° Fahrenheit between the incoming air and the air being blown out by your air conditioner. This means that if the air entering the system is 75°F, the air coming out of the vent should be between 55°F and 61°F. The temp differential of this unit is 16°.

Age of System

3

Year Last Updated

2023

Wood Burning Stove Or Gas Furnace Not Professionally Installed

No

Space Heater Used As Primary Heat Source

No

Is Source Portable

No

Signs Of Condensate Drain Blockage

No

Plumbing

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

Water Service

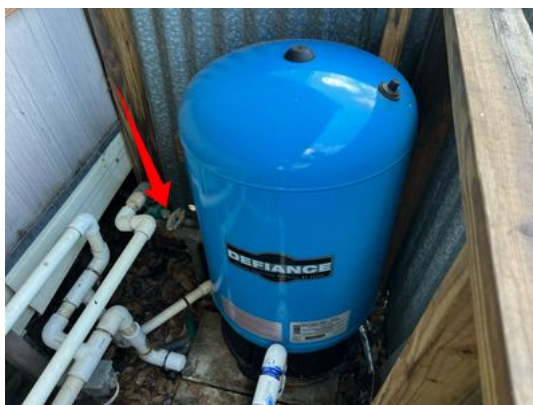
Well System



Comment 15

Deficiency

The well system plumbing and shutoff valve exhibit significant age-related corrosion and oxidation, including heavy buildup around the valve and associated fittings. The valve is substantially deteriorated and may be difficult to operate or prone to leakage. Service/replacement of the deteriorated valve and affected fittings is recommended by a qualified well/plumbing contractor.



Supply Pipe Material

Copper

Condition: Marginal

Comment 16

Deficiency

The home is equipped with copper water-supply piping that appears to be original to the 1973 structure and is approximately 50 years old. Copper piping commonly has an expected service life of approximately 50–70 years depending on water quality, installation, and environmental conditions. Due to the advanced age of the piping, portions of the system are at or approaching their typical service-life expectancy. Visible areas also exhibit age-related oxidation and corrosion.

Location of Main Water Shutoff

At well

Sewer System

Septic System

Comment 17

Information

The home is equipped with a septic system. Septic systems are considered specialized systems that are not fully inspected as part of a standard home inspection. The inspection of the septic system during this evaluation was limited to a visual inspection of readily accessible components only, and the tank, drain field, and underground components were not opened or evaluated.

Due to the limited scope of a home inspection, the condition, capacity, and functionality of the septic system cannot be determined. It is strongly recommended that the septic system be professionally inspected and serviced (pumped if necessary) by a licensed septic contractor prior to closing or occupancy to determine its current condition and remaining service life.



Waste Pipe Material

ABS Plastic

Condition: Satisfactory



Indication of Prior Leak

No

Indication of Active Leak

No

Age of Piping

Original to home

Photos of Exposed Valves





Water Heater

Water Heater Location

Exterior panel

Comment 18

Deficiency

The water heater is located within an exterior compartment of the manufactured home. The access panel has been sealed to the exterior covering and could not be opened without causing damage to the panel or surrounding exterior materials. Therefore, the water heater and its associated components were inaccessible and could not be visually inspected or evaluated.



Bathroom #1

Location

Hallway

Shower

Stall

Condition: Satisfactory



Sink(s)

Single Vanity

Condition: Satisfactory



Bathrooms Cont.

Toilet

Standard Tank

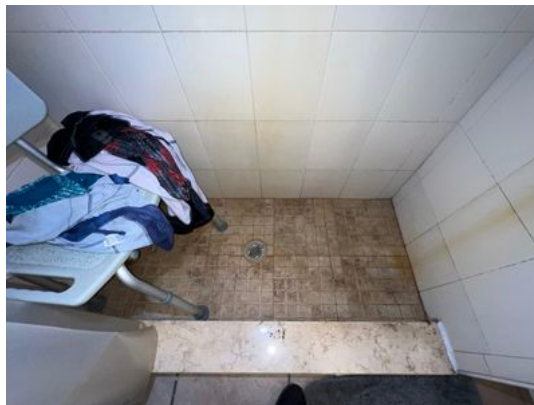
Condition: Satisfactory



Shower Walls

Tile

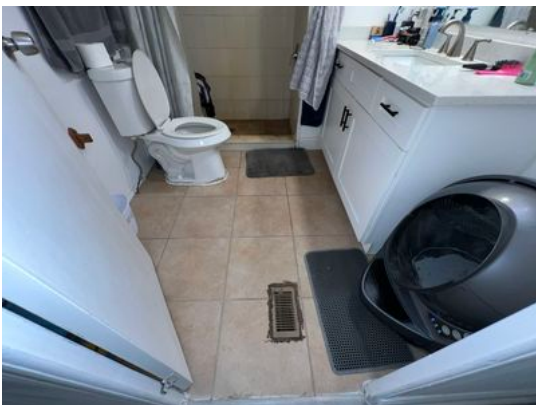
Condition: Marginal



Floor

Tile

Condition: Satisfactory



Ventilation Type

Window

Condition: Repair or Replace

Comment 19

Deficiency

The bathroom window serves as the only means of ventilation for the bathroom. The window is currently sealed from the interior with duct tape and aluminum covering the glazing and was not operational. As a result, the bathroom does not currently have functional ventilation, which may contribute to excessive moisture and humidity within the space.



Bathroom #2

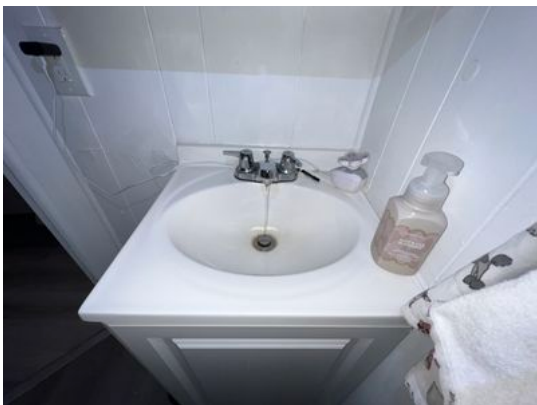
Location

Primary bedroom 1/2 bath

Sink(s)

Single Vanity

Condition: Satisfactory



Toilet

Standard Tank

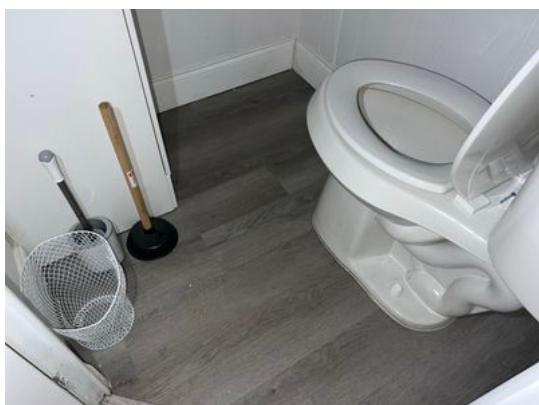
Condition: Satisfactory



Floor

Vinyl

Condition: Satisfactory



Kitchen

Cabinets

Wood

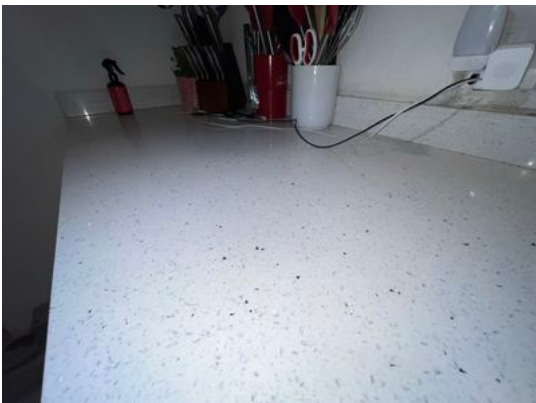
Condition: Satisfactory



Countertops

Granite

Condition: Satisfactory



Sink

Double

Condition: Satisfactory



Appliances

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.

Oven

Whirlpool

Condition: Satisfactory



Cooktop

Whirlpool

Condition: Satisfactory



Kitchen Cont.

Refrigerator

Whirlpool

Condition: Satisfactory



Microwave

Whirlpool

Condition: Repair or Replace

Comment 20

Deficiency

Microwave is not operational at time of inspection.



Disposal

Insinkerator

Condition: Satisfactory



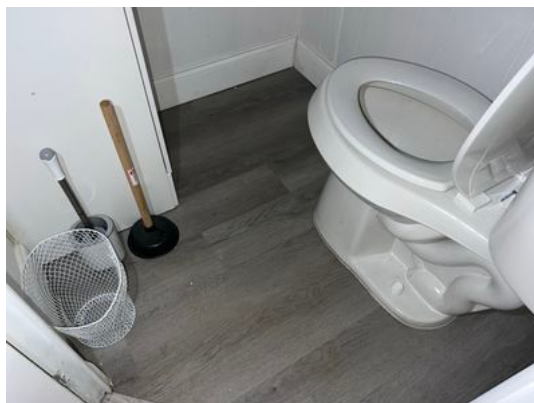
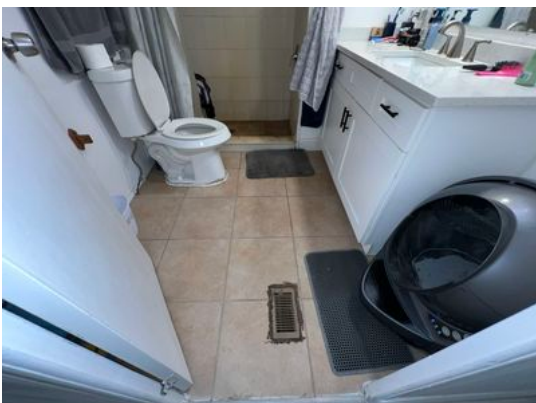
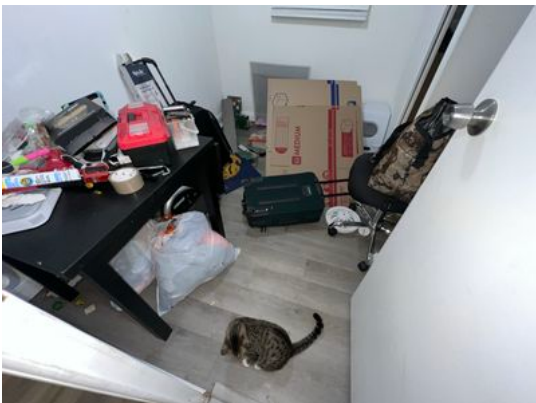
Interior

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.

Floors

Tile, Wood Laminate

Condition: Satisfactory



Walls

Painted Drywall

Condition: Satisfactory

Window Types

Double Hung, Jalousie

Condition: Repair or Replace

Comment 21

Deficiency

See exterior window comments

Window Materials

Aluminum

Entry Door Types

Hinged

Condition: Satisfactory



Interior Door Materials

Wood



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

Site: Vegetation

The home is situated on a property with large trees that overhang the roof and surrounding areas. While these trees add aesthetic value and shade, they also pose potential risks. Overhanging branches can cause damage to the roof, gutters, and siding, especially during storms or high winds. Additionally, falling branches may create safety hazards for residents and visitors. Regular tree maintenance, including trimming and monitoring for signs of decay or disease, is recommended to mitigate these risks and protect the home.



Site: Patios/Decks

The front patio has been enclosed to create a screened room with vinyl window panels. The majority of the vinyl windows are missing, torn, or otherwise damaged, leaving the enclosure exposed to exterior weather conditions and reducing its intended protection from insects and moisture.



Exterior: Windows

The exterior windows appear to be original to the home and are in aged condition. The majority of the windows are equipped with pull-down storm awnings. Windows without awnings have duct tape applied around portions of the frames and perimeters, apparently being used to maintain a seal. Overall, the windows exhibit age-related deterioration and evidence of makeshift sealing.





Garage: Garage Type

The carport roof shows evidence of impact damage. The damage appears cosmetic in nature and does not currently affect the functionality or overall use of the carport.



Roofing: Roof Covering

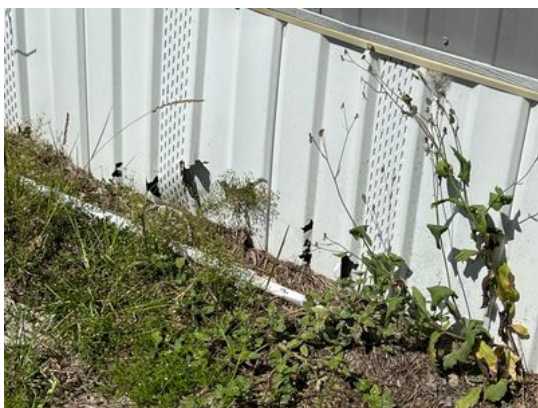
The home is equipped with a double-layer corrugated metal roofing system. The exterior roof covering appears to be original and shows significant age-related wear. Excessive organic growth is present throughout multiple areas of the roof surface, which may contribute to continued deterioration of the metal roofing material.





Structure: Crawlspace

The manufactured home is equipped with perimeter skirting. Several sections of the skirting exhibit damage, including cracks, holes, and broken areas. The skirting remains in place around the perimeter of the home.



Electrical: Smoke Detectors

No smoke/carbon monoxide detectors present recommend installation prior to occupancy

Electrical: Electrical Hazards Present

The interior electrical panel was reportedly upgraded in 2023 and is installed in the rear bedroom. The panel has been mounted to a section of particleboard that appears to have been secured to the structure with staples. The particleboard has become loose from the wall, causing the electrical panel to move and shift when touched. The panel is not securely mounted to the structure and should be properly reinstalled and secured by a qualified electrical contractor.



Electrical: General Condition of Electrical System

The electrical system is being rated unsatisfactory due to the interior electrical panel not being properly secured and installed. Once the panel is professionally reinstalled and securely mounted to the structure, the electrical system would otherwise be considered to be in satisfactory condition based on the components inspected.

Plumbing: Water Service

The well system plumbing and shutoff valve exhibit significant age-related corrosion and oxidation, including heavy buildup around the valve and associated fittings. The valve is substantially deteriorated and may be difficult to operate or prone to leakage. Service/replacement of the deteriorated valve and affected fittings is recommended by a qualified well/plumbing contractor.



Plumbing: Supply Pipe Material

The home is equipped with copper water-supply piping that appears to be original to the 1973 structure and is approximately 50 years old. Copper piping commonly has an expected service life of approximately 50–70 years depending on water quality, installation, and environmental conditions. Due to the advanced age of the piping, portions of the system are at or approaching their typical service-life expectancy. Visible areas also exhibit age-related oxidation and corrosion.

Plumbing: Water Heater: Water Heater Location

The water heater is located within an exterior compartment of the manufactured home. The access panel has been sealed to the exterior covering and could not be opened without causing damage to the panel or surrounding exterior materials. Therefore, the water heater and its associated components were inaccessible and could not be visually inspected or evaluated.



Bathrooms: Bathroom #1: Ventilation Type

The bathroom window serves as the only means of ventilation for the bathroom. The window is currently sealed from the interior with duct tape and aluminum covering the glazing and was not operational. As a result, the bathroom does not currently have functional ventilation, which may contribute to excessive moisture and humidity within the space.



Kitchen: Appliances: Microwave

Microwave is not operational at time of inspection.



Interior: Window Types

See exterior window comments