



Home Inspection Report

4863 Foxwood Boulevard
Lakeland, FL 33810

Inspected By: Hector Vargas, Lic. HI12079

Prepared For: Easy Sell FL TC
Inspected On Tue, Aug 18, 2026 at 1:00 PM

Xpress Inspections LLC
(407) 463-2579
xpressinspectors.com

Table of Contents

General	4
Site	7
Exterior	10
Garage	15
Roofing	16
Structure	19
Electrical	22
HVAC	26
Plumbing	28
Bathrooms	32
Kitchen	38
Laundry	42
Interior	43
Report Summary	44

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

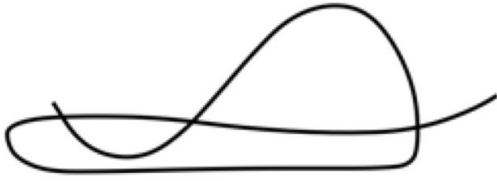
Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

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 large, stylized loop followed by a horizontal line and a small upward stroke.

Inspector License

HI12079

Photo of Each Side of Home



Property Type

Manufactured

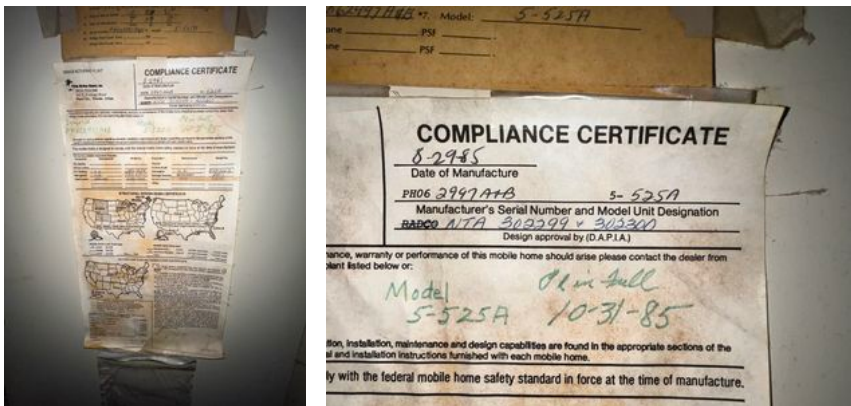
Stories

One

Year Built

1985

**Comment 1
Information**



Approximate Age

41

Age Based On

Listing

Bedrooms/Baths

2/2

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, Overcast, Raining

Temperature

Hot

Soil Condition

Wet

Utilities On During Inspection

Electric Service, Water Service

People Present

Owner

Site

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

Generally Maintained

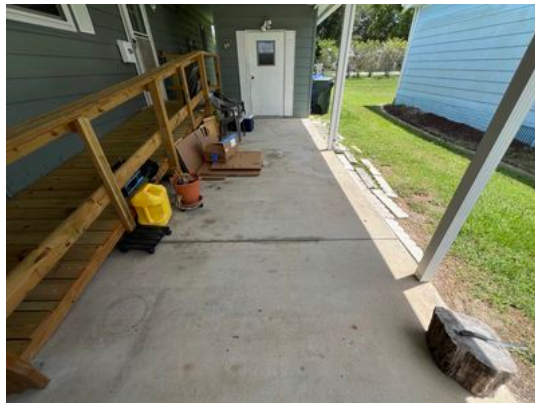
Condition: Satisfactory



Driveway

Concrete

Condition: Satisfactory



Walkways

Wood

Condition: Satisfactory



Steps/Stoops

Concrete

Condition: Satisfactory



Comment 3

Deficiency

The exterior entry steps are covered with outdoor carpet/artificial turf, which shows visible wear and deterioration, particularly along the leading edges of the steps. The edge trim is worn and deteriorated in areas, creating an uneven walking surface and a potential trip hazard. Repair or replacement of the deteriorated covering and trim is recommended.



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: Repair or Replace

Comment 4

Deficiency

The exterior is clad with lap siding, and multiple deficiencies are present throughout. Areas of the siding show organic growth/staining, peeling and damaged paint, numerous holes from previous attachments, loose or displaced siding sections, and damaged/missing corner trim pieces with exposed underlying materials. Several locations have open gaps that can allow moisture intrusion behind the siding. The siding also shows chalking/paint transfer when touched, indicating deterioration of the exterior coating. Repair of damaged and loose siding, replacement of missing or deteriorated trim, sealing of openings, cleaning of organic growth, and preparation/repainting of affected areas is recommended.





Exterior Trim Material

Aluminum

Condition: Satisfactory





Windows

Aluminum

Condition: Marginal

Comment 5

Deficiency

The majority of the exterior windows have been upgraded to newer double-pane, double-hung windows. However, jalousie-style windows original to the 1985 home remain in the patio area and bathroom. These original windows are approximately 41 years old and show greater age and wear compared with the upgraded windows.





Entry Doors

Steel

Condition: Satisfactory



Comment 6

Deficiency

The front entry door has damaged and deteriorated weatherstripping/insulation at the lower corner of the door frame. The material is torn and partially detached, which may allow air, moisture, and pest intrusion. Repair or replacement is recommended.



Comment 7

Deficiency

The side entrance door to the laundry room has multiple cracked glass panes, and the glazing compound/sealant around the lower panes is severely deteriorated, cracked, and separating. Repair or replacement of the damaged glass and deteriorated glazing is recommended.



Garage

Garage Type

Carport

Condition: Satisfactory



Garage Size

1 Car

Structure

Roof Structure

Metal

Condition: Satisfactory



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

TPO, Corrugated metal

Condition: Marginal

Comment 8

Deficiency

The roof is covered with a TPO membrane roofing system. The membrane shows widespread surface discoloration, staining, and visible wear/scuffing in multiple areas. No significant open seams or large tears were visible in the areas inspected.



Approximate Roof Age

5

Remaining Useful Life

TPO 10+ / Metal 20+

Ventilation Present

Soffit

Condition: Satisfactory



Flashings

Metal

Condition: Satisfactory

Soffit and Fascia

Aluminum

Condition: Satisfactory

**Date of Last Update**

2021

If Roof Updated

Full replacement

Overall Condition

Satisfactory

Visible Signs Of Leaks

None

Structure

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

Foundation Material

Concrete Block

Condition: Satisfactory



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.

Inspection Method

From Access

Vapor Retarder

Missing

Condition: Further Evaluation Required



Underfloor Insulation

Fiberglass Batts

Condition: Satisfactory

Ventilation Present

Yes

Condition: Repair or Replace



Comment 9

Deficiency

The crawlspace/foundation vent is damaged and partially detached from the wall opening, leaving an exposed gap. Repair or replacement is recommended to properly secure the opening and help prevent pest and moisture intrusion.



Moisture Condition

Dry

Condition: Satisfactory

Crawlspace Comments

Comment 10

Deficiency

One of the manufactured home metal tie-down/hurricane straps is visibly loose and not properly tensioned, with the strap leaning away from its intended position. The anchoring/tie-down system should be evaluated and corrected as needed to ensure the home is properly secured.



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

Underground



Main Disconnect Location

Meter Box



Comment 11

Deficiency

Panel door has a lock that we don't have a key for.



Service Panel Location

Interior

Photo Inside Electrical Panel



Photo Outside of Electrical Panel



Service Panel Manufacturer

Crouse-Hinds

Condition: Satisfactory

Main Panel Type

Circuit breaker

Condition: Satisfactory

Service Line Material

Aluminum

Condition: Further Evaluation Required

Comment 12

Deficiency

The service-entrance conductors at the main breaker exhibit deteriorated and heat-damaged insulation at the terminal connections, with significant discoloration and deformation visible around the conductor ends. This condition may be associated with overheating or a compromised electrical connection. Evaluation and repair by a licensed electrician is recommended.



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

Age of Electrical Panel

Original

Electrical Hazards Present

Corrosion



General Condition of Electrical System

Satisfactory

HVAC System Type

Package Unit

Thermostat

Programmable

Condition: Satisfactory



Central AC

Yes

Central Heat

Yes

Photo of Equipment



HVAC in Good Working Order

Yes

Comment 13
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 17°.



Age of System

2

Year Last Updated

2024

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

Public

Supply Pipe Material

PVC

Condition: Satisfactory

Location of Main Water Shutoff

By Water Heater



Sewer System

Public

Waste Pipe Material

ABS Plastic

Condition: Satisfactory



Indication of Prior Leak

No

Plumbing Cont.

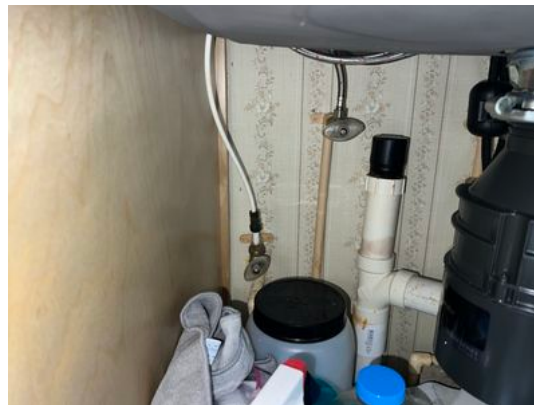
Indication of Active Leak

No

Age of Piping

Original to home

Photos of Exposed Valves



Water Heater

Water Heater Location

Exterior panel

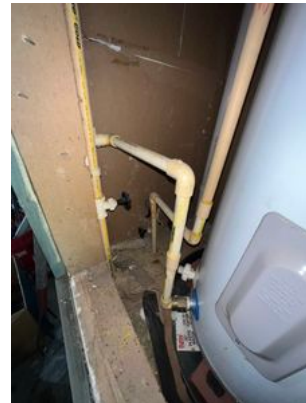
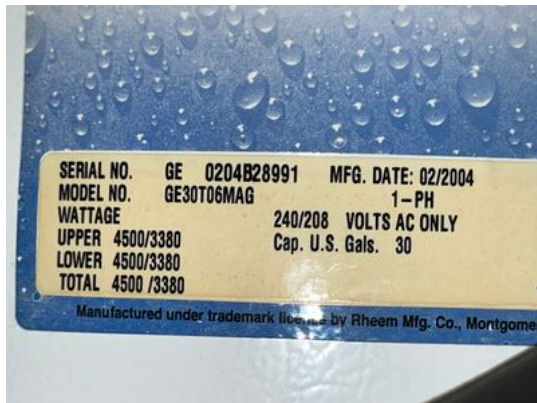
Comment 14

Deficiency

The exterior access panel for the water heater is loose and partially detached from the wall, leaving the opening exposed along the side. The panel should be properly secured and repaired to protect the water heater compartment from moisture and pest intrusion.



Photo of Water Heater



Manufacturer

General Electric

Fuel

Electric

Capacity

30 gal

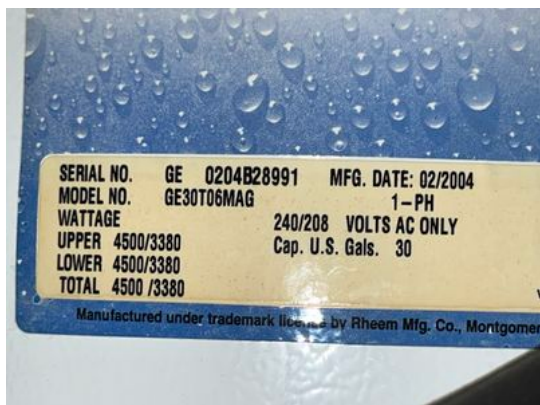
Approximate Age

22

Comment 15

Deficiency

The home is equipped with a 22-year-old water heater, which has reached the upper limit of its typical life expectancy of 10 to 15 years. While it was functional at the time of inspection, water heaters of this age are more prone to failure, including leaks or inefficiency. Additionally, many insurance companies are reluctant to provide coverage for homes with water heaters older than 15 years due to the increased risk of water damage. We recommend replacing the unit to reduce the risk of failure and to comply with potential insurance requirements.



Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect

In Same Room

Bathroom #1

Location

Hallway

Bath Tub

Recessed

Condition: Satisfactory



Shower

In Tub

Condition: Satisfactory



Sink(s)

Single Vanity

Condition: Satisfactory



Toilet

Standard Tank

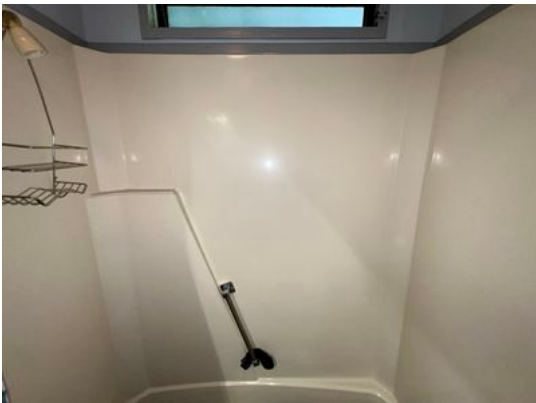
Condition: Satisfactory



Shower Walls

Fiberglass

Condition: Marginal



Bathrooms Cont.

Floor

Wood laminate

Condition: Satisfactory



Ventilation Type

Window

Condition: Satisfactory



Bathroom #1 Comments

Comment 16

Deficiency

The bathroom vanity cabinet is damaged and deteriorated, with the cabinet doors loose.



Bathroom #2

Location

Primary bedroom

Shower

Stall

Condition: Satisfactory

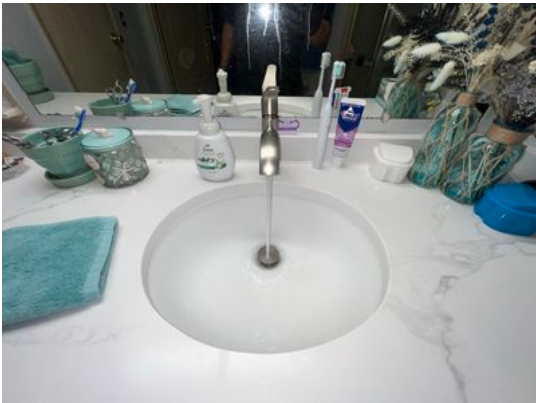




Sink(s)

Single Vanity

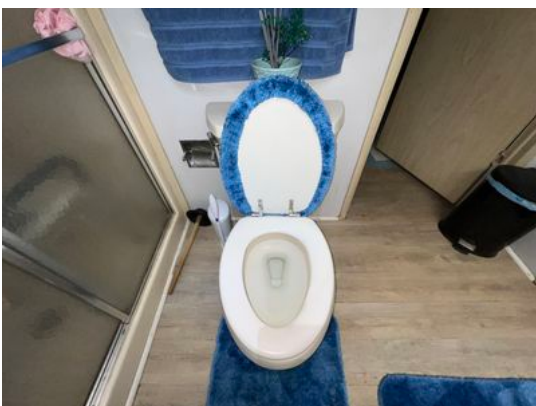
Condition: Satisfactory



Toilet

Standard Tank

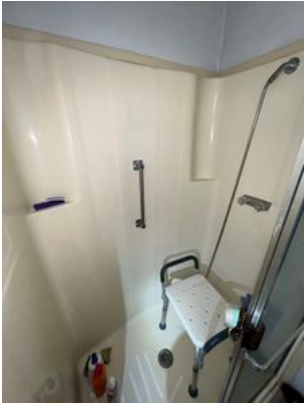
Condition: Satisfactory



Shower Walls

Fiberglass

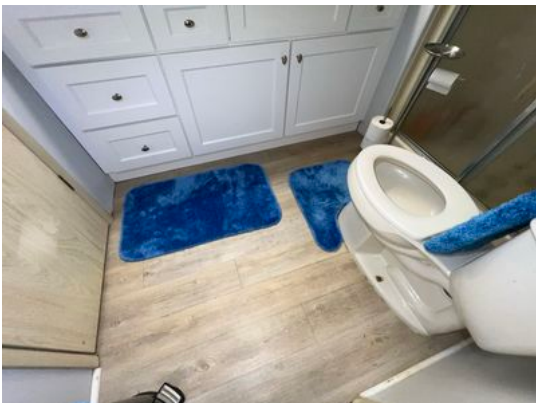
Condition: Marginal



Floor

Wood laminate

Condition: Satisfactory



Ventilation Type

Window

Condition: Satisfactory



Kitchen

Cabinets

Wood, Laminated

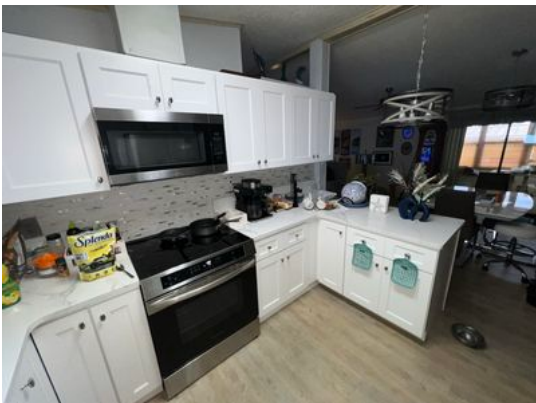
Condition: Satisfactory



Countertops

Quartz

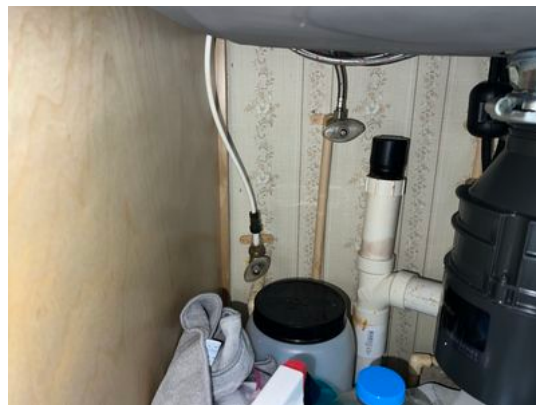
Condition: Satisfactory



Sink

Single

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

Frigidaire

Condition: Satisfactory



Cooktop

Frigidaire

Condition: Satisfactory



Kitchen Cont.

Refrigerator

Samsung

Condition: Satisfactory



Dishwasher

Whirlpool

Condition: Satisfactory



Microwave

Frigidaire

Condition: Satisfactory



Disposal

Insinkerator

Condition: Satisfactory



Laundry

Built In Cabinets

Yes

Condition: Satisfactory

Laundry Sink

Dryer Venting

GFCI Protection

Laundry Hook Ups

Washer

Dryer

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

Walls

Window Types

Window Materials

Entry Door Types

Entry Door Materials

Interior Door Materials

Fireplace

Report Summary

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: Steps/Stoops

The exterior entry steps are covered with outdoor carpet/artificial turf, which shows visible wear and deterioration, particularly along the leading edges of the steps. The edge trim is worn and deteriorated in areas, creating an uneven walking surface and a potential trip hazard. Repair or replacement of the deteriorated covering and trim is recommended.



Exterior: Exterior Covering

The exterior is clad with lap siding, and multiple deficiencies are present throughout. Areas of the siding show organic growth/staining, peeling and damaged paint, numerous holes from previous attachments, loose or displaced siding sections, and damaged/missing corner trim pieces with exposed underlying materials. Several locations have open gaps that can allow moisture intrusion behind the siding. The siding also shows chalking/paint transfer when touched, indicating deterioration of the exterior coating. Repair of damaged and loose siding, replacement of missing or deteriorated trim, sealing of openings, cleaning of organic growth, and preparation/repainting of affected areas is recommended.





Exterior: Windows

The majority of the exterior windows have been upgraded to newer double-pane, double-hung windows. However, jalousie-style windows original to the 1985 home remain in the patio area and bathroom. These original windows are approximately 41 years old and show greater age and wear compared with the upgraded windows.



Exterior: Entry Doors

The front entry door has damaged and deteriorated weatherstripping/insulation at the lower corner of the door frame. The material is torn and partially detached, which may allow air, moisture, and pest intrusion. Repair or replacement is recommended.



Exterior: Entry Doors

The side entrance door to the laundry room has multiple cracked glass panes, and the glazing compound/sealant around the lower panes is severely deteriorated, cracked, and separating. Repair or replacement of the damaged glass and deteriorated glazing is recommended.



Roofing: Roof Covering

The roof is covered with a TPO membrane roofing system. The membrane shows widespread surface discoloration, staining, and visible wear/scuffing in multiple areas. No significant open seams or large tears were visible in the areas inspected.



Structure: Crawlspace: Ventilation Present

The crawlspace/foundation vent is damaged and partially detached from the wall opening, leaving an exposed gap. Repair or replacement is recommended to properly secure the opening and help prevent pest and moisture intrusion.



Structure: Crawlspace

One of the manufactured home metal tie-down/hurricane straps is visibly loose and not properly tensioned, with the strap leaning away from its intended position. The anchoring/tie-down system should be evaluated and corrected as needed to ensure the home is properly secured.



Electrical: Main Disconnect Location

Panel door has a lock that we don't have a key for.



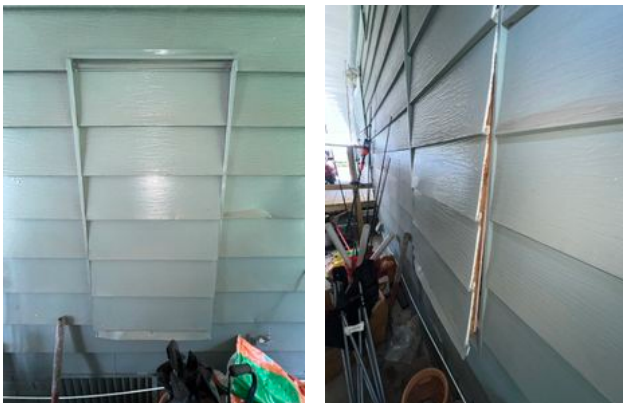
Electrical: Service Line Material

The service-entrance conductors at the main breaker exhibit deteriorated and heat-damaged insulation at the terminal connections, with significant discoloration and deformation visible around the conductor ends. This condition may be associated with overheating or a compromised electrical connection. Evaluation and repair by a licensed electrician is recommended.



Plumbing: Water Heater: Water Heater Location

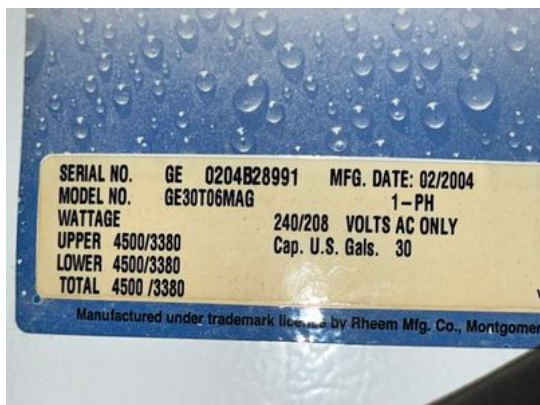
The exterior access panel for the water heater is loose and partially detached from the wall, leaving the opening exposed along the side. The panel should be properly secured and repaired to protect the water heater compartment from moisture and pest intrusion.



Plumbing: Water Heater: Approximate Age

The home is equipped with a 22-year-old water heater, which has reached the upper limit of its typical life expectancy of 10 to 15 years. While it was functional at the time of inspection, water heaters of this age are more prone to failure, including

leaks or inefficiency. Additionally, many insurance companies are reluctant to provide coverage for homes with water heaters older than 15 years due to the increased risk of water damage. We recommend replacing the unit to reduce the risk of failure and to comply with potential insurance requirements.



Bathrooms: Bathroom #1

The bathroom vanity cabinet is damaged and deteriorated, with the cabinet doors loose.

