



Home Inspection Report

10081 SW 100th Avenue
Ocala, FL 34481

Inspected By: Hector Vargas, Lic. HI12079

Prepared For: Easy Sell FL TC

Inspected On Fri, Jul 17, 2026 at 11:30 AM

Xpress Inspections LLC

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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

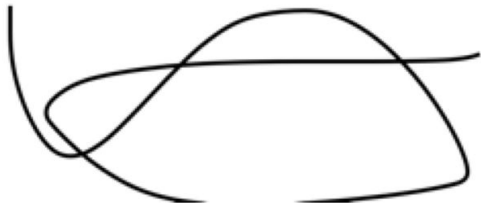
Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

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 series of loops and a horizontal line.

Inspector License

HI12079

Photo of Each Side of Home



Property Type

Single Family

Stories

One

Year Built

1985

Approximate Age

41

Age Based On

Listing

Bedrooms/Baths

2/1.5 - 1,575sqft

Door Faces

West

Furnished

Yes

**Comment 1
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

Utilities On During Inspection

Electric Service, Water Service

People Present

Owner

General Comments

**Comment 2
Information**

This home is located within a 55+ age restricted community.

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

Sloped Away From Structure

Condition: Satisfactory

Vegetation

Not Growing Against Structure

Condition: Marginal



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



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

Vinyl Siding

Condition: Marginal

Comment 4

Deficiency

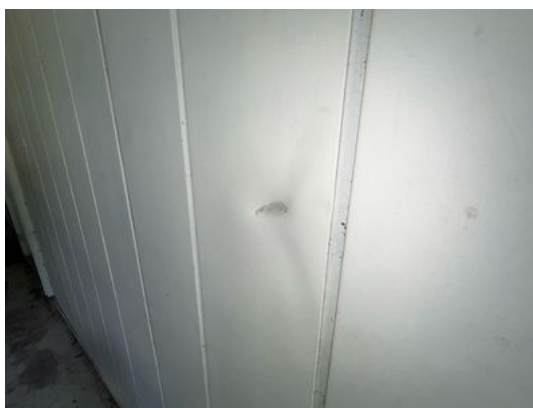
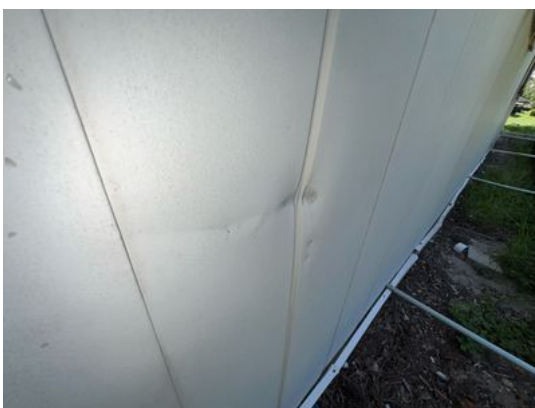
Exterior paint has a chalky look and feel. Recommend exterior be sealed and painted.



Comment 5

Deficiency

The vinyl siding exhibits multiple dings and areas of impact damage at various locations around the exterior of the home. The damage is cosmetic in nature and was observed throughout the siding. Repair or replacement of the affected siding sections may be needed as desired to restore the exterior finish.



Exterior Trim Material

Aluminum

Condition: Satisfactory

Windows

Aluminum

Condition: Repair or Replace

Comment 6

Deficiency

Exterior screens are missing or broken. Recommend repair or replacement



Comment 7

Deficiency

A rear window is covered with plastic board and was found to be severely damaged and displaced from its frame. The window is no longer providing a proper weather-resistant seal and should be replaced.



Entry Doors

Steel

Condition: Repair or Replace



Comment 8

Deficiency

The exterior door exhibits evidence of a prior forced entry or repair at the latch area. The door jamb is damaged and has been patched with metal tape, preventing the door from latching and securing properly. Repair or replacement of the damaged door and/or frame is recommended to restore proper operation and security.



Garage

Garage Type

Carport

Condition: Repair or Replace

Comment 9

Deficiency

The front left carport support post, which is wrapped in aluminum siding, exhibits evidence of impact damage. Repair or replacement of the damaged post covering is recommended as needed.



Garage Size

1 Car

Garage Comments

Comment 10

Deficiency

One of the carport support beams exhibits localized deterioration at the lower edge, with evidence of moisture-related damage and material loss. Repair or replacement of the affected beam is recommended to maintain the integrity of the carport structure.



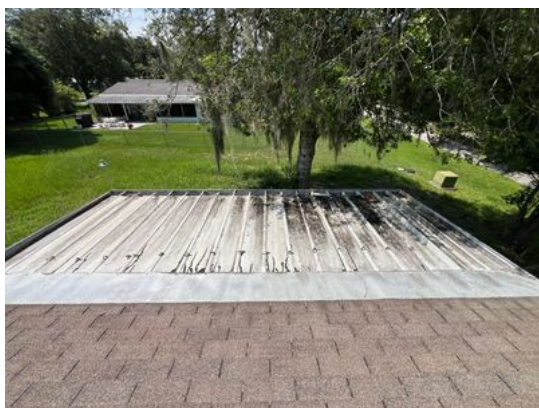
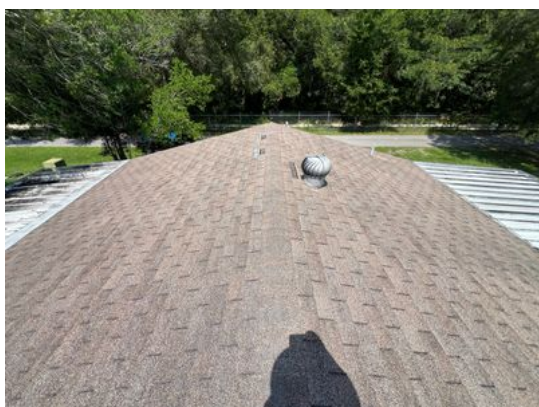
Roofing

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

3 Tab Shingle, Metal

Condition: Repair or Replace

Approximate Roof Age

15+

Remaining Useful Life

0

Ventilation Present

Soffit, Turbine

Condition: Satisfactory



Vent Stacks

Metal

Condition: Satisfactory



Flashings

Metal, Asphalt

Condition: Satisfactory

Soffit and Fascia

Aluminum

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Repair or Replace

Comment 11

Deficiency

The metal gutter downspouts exhibit damage at multiple locations. Repair or replacement of the damaged downspouts is recommended to help ensure proper drainage.

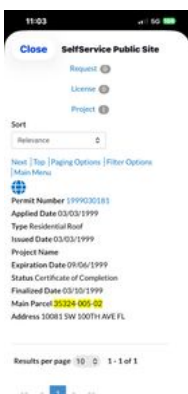


Date of Last Permit

The most recent roof permit on record dates to 1999. Based on the visible condition of the roof covering, the roof appears newer than the permit history would indicate and is estimated to be approximately 15 years old. However, no permit records were found documenting a roof replacement within the past 20 years. The actual installation date could not be verified, and the roof age should be confirmed through available documentation if needed.

Comment 12

Information



Overall Condition

Unsatisfactory

Visible Damage

Missing/loose/cracked tiles

Comment 13

Deficiency

The roof covering exhibits excessive granule loss throughout, along with more than 20 cracked, broken, or missing roof tiles. Numerous exposed fasteners were also observed. These conditions increase the potential for water intrusion and indicate the roof covering is at or near the end of its serviceable life. Replacement of the roof covering is recommended.





Visible Signs Of Leaks

Interior of ceiling



Comment 14

Deficiency

The primary bedroom ceiling exhibits multiple moisture stains and an area of peeling and missing textured ceiling finish, consistent with moisture-related damage. The source of the moisture should be identified and corrected, and the damaged ceiling materials repaired as needed.



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

Slab on Grade

Foundation Material

Concrete Block

Condition: Satisfactory

Floor Structure

Concrete Slab

Condition: Satisfactory

Wall Structure

Wood Frame

Condition: Satisfactory

Attic

Attic Entry

Hallway



Roof Framing Type

Wood Trusses

Condition: Satisfactory



Roof Deck Material

Plywood

Condition: Satisfactory



Vent Risers

PVC

Condition: Satisfactory



Insulation

Blown In Cellulose

Condition: Satisfactory



Roof To Wall Attachment

Clips

Condition: Satisfactory

Electrical

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



Service Panel Location

Interior

Photo Inside Electrical Panel

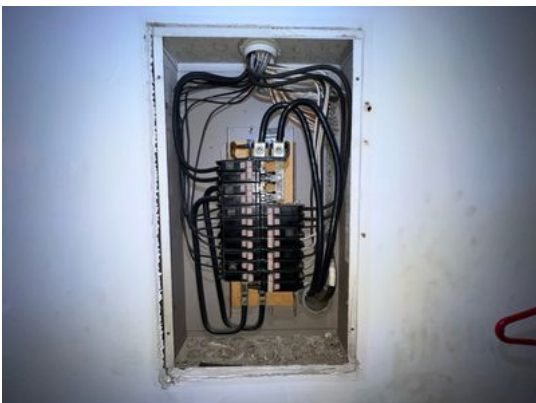


Photo Outside of Electrical Panel



Service Panel Manufacturer

Cutler Hammer

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

9 volt Battery Type

Condition: Repair or Replace

Comment 15

Deficiency

Smoke detectors And alarms should be replaced every 10 years. Recommend replacement prior to occupancy.



Age of Electrical Panel

Original

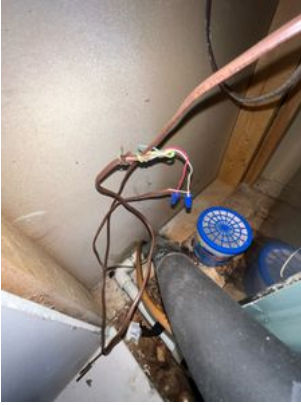
Electrical Hazards Present

Loose wiring

Comment 16

Deficiency

The air handler's low-voltage control wiring exhibits an open, unsupported splice outside of an approved junction box. This condition exposes the wiring to physical damage and is considered an improper installation.



General Condition of Electrical System

Satisfactory

HVAC System Type

Central Split System

Thermostat

Digital

Condition: Repair or Replace



Comment 17

Deficiency

The thermostat was dislodged from the wall, and the digital display is inoperative. While the thermostat is still able to turn the HVAC system on and off, the display does not show the current temperature or thermostat settings, limiting normal operation.

Central AC

Yes

Central Heat

Yes

Photo of Equipment





HVAC in Good Working Order

No

Comment 18 Deficiency

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 13°.



Age of System

21

Comment 19 Deficiency

The HVAC system is original to the home and was manufactured in 2005, making it approximately 21 years old at the time of inspection. Typical service life for residential HVAC systems in Florida is approximately 12–15 years, depending on

usage, maintenance history, and environmental conditions. While the system was operating at the time of inspection, it is past its expected service life. As with any aging mechanical system, the likelihood of repair or replacement increases as the unit continues to age.



Year Last Updated

Installed in 2005

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

Copper

Condition: Satisfactory

Location of Main Water Shutoff

At Meter



Sewer System

Public



Waste Pipe Material

ABS Plastic

Condition: Satisfactory

Location of Fuel Shutoff

At Meter

Indication of Prior Leak

No

Indication of Active Leak

No

Age of Piping

Original to home

Photos of Exposed Valves

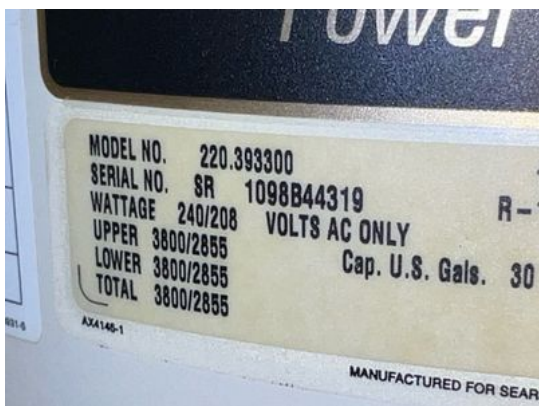


Water Heater

Water Heater Location

Interior closet

Photo of Water Heater



Manufacturer

Kenmore

Fuel

Electric

Capacity

40 gal

Approximate Age

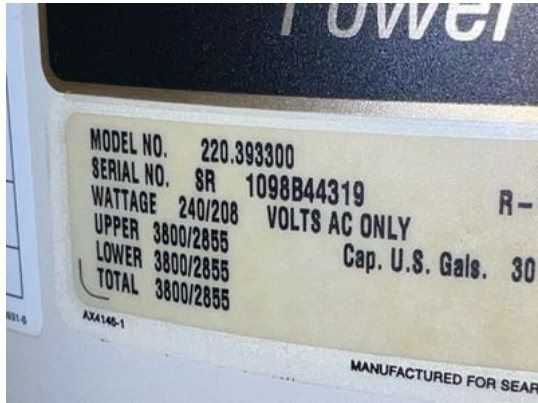
28

Comment 20

Deficiency

The home is equipped with a 28-year-old water heater, which is passed 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 1/2

Sink(s)

Single Vanity

Condition: Repair or Replace



Comment 21

Deficiency

The hot water at the hallway half bathroom sink is inoperative. Only cold water was available from the sink faucet at the time of the inspection.



Toilet

Standard Tank

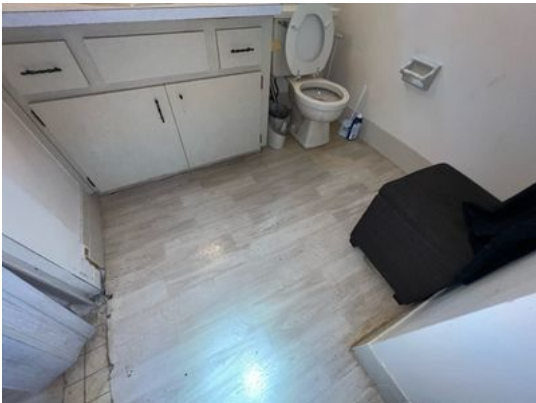
Condition: Repair or Replace



Floor

Vinyl

Condition: Satisfactory



Bathroom #2

Location

Primary bedroom

Bath Tub

Recessed

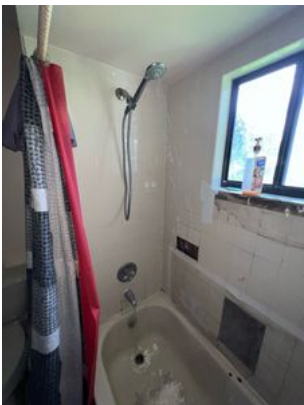
Condition: Marginal



Shower

In Tub

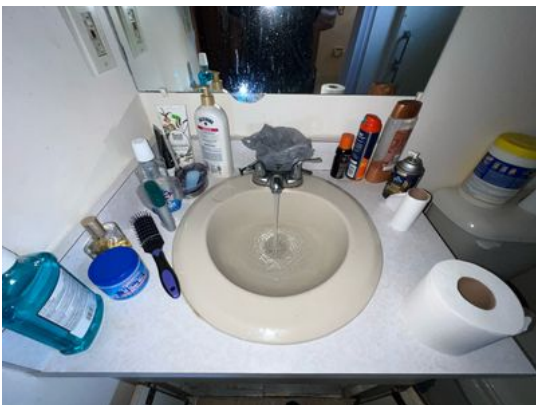
Condition: Satisfactory



Sink(s)

Single Vanity

Condition: Satisfactory



Toilet

Standard Tank

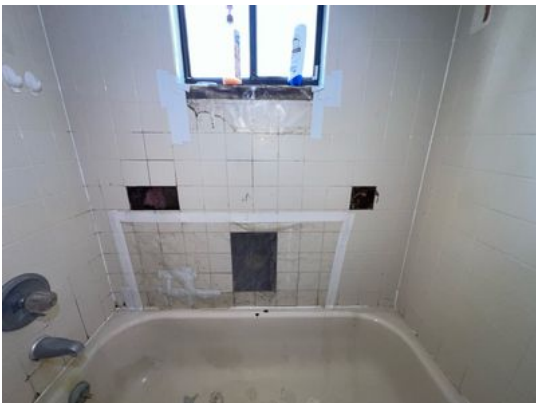
Condition: Satisfactory



Shower Walls

Tile

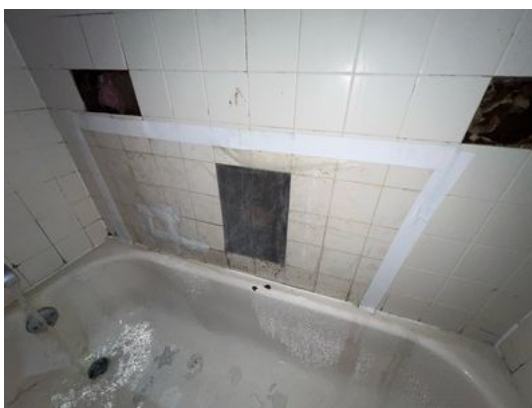
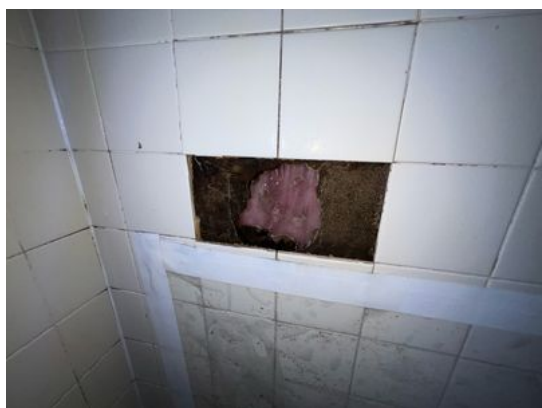
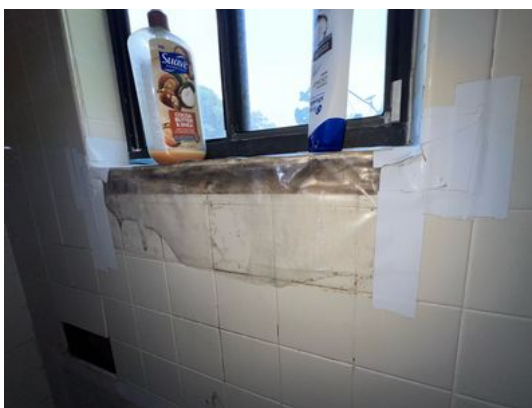
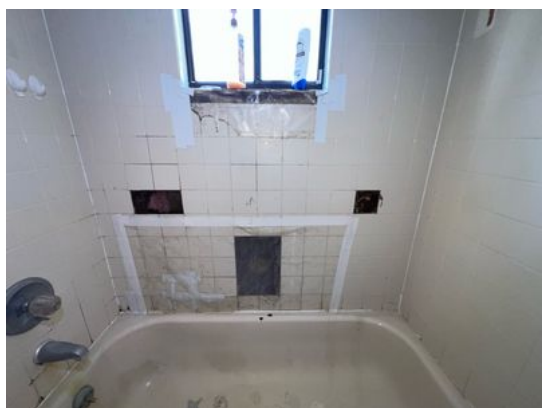
Condition: Repair or Replace



Comment 22

Deficiency

The tub/shower surround exhibits numerous deficiencies, including missing and damaged ceramic tiles, unprofessional patch repairs using tape and plastic sheeting, deteriorated grout and sealant, and exposed wall cavity materials. These conditions are indicative of previous moisture intrusion and allow water to penetrate behind the wall covering, increasing the potential for concealed damage. The tub/shower surround is in need of significant repair or replacement.



Floor

Vinyl

Condition: Satisfactory



Ventilation Type

Window

Condition: Satisfactory



Kitchen

Cabinets

Wood

Condition: Satisfactory



Countertops

Laminated

Condition: Satisfactory



Sink

Double

Condition: Satisfactory



Kitchen Comments

Comment 23

Deficiency

An extensive German cockroach infestation was observed in the kitchen area. Numerous live cockroaches were present throughout the kitchen, indicating a significant active infestation. Evaluation and treatment by a licensed pest control contractor is recommended.



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

Kenmore

Condition: Satisfactory





Range

Kenmore

Condition: Satisfactory



Refrigerator

Kenmore

Condition: Satisfactory



Kitchen Cont.

Dishwasher

General Electric

Condition: Satisfactory



Microwave

Kenmore

Condition: Repair or Replace

Comment 24

Deficiency

The Kenmore microwave did not power on and was non-operational at the time of the inspection.



Laundry

Dryer Venting

To Exterior

Condition: Satisfactory



Laundry Hook Ups

Yes

Condition: Satisfactory



Washer

Kenmore

Condition: Satisfactory



Dryer

Kenmore

Condition: Satisfactory



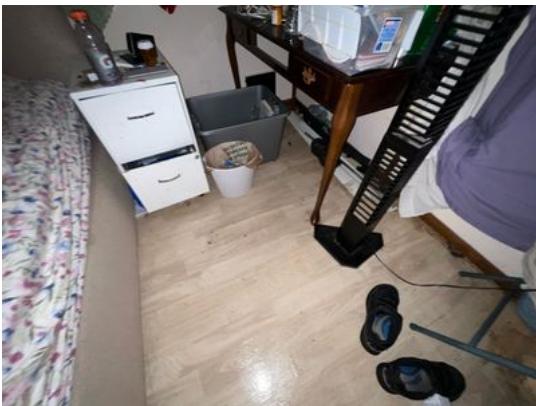
Interior

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

Wood Laminate, Vinyl

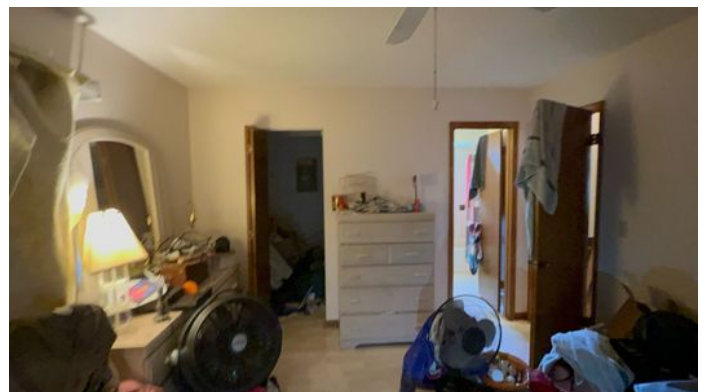
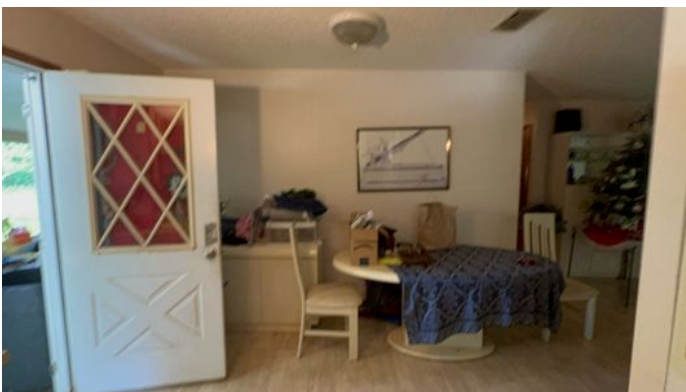
Condition: Marginal

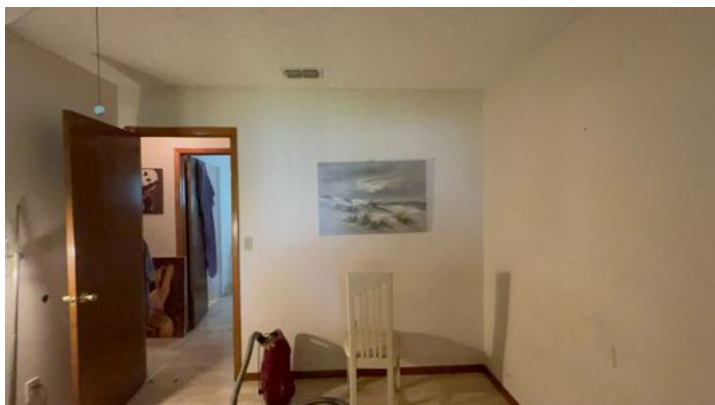


Walls

Painted Drywall

Condition: Marginal





Window Types

Double Hung, Sliders

Condition: Repair or Replace

Comment 25

Deficiency

See exterior window comments

Window Materials

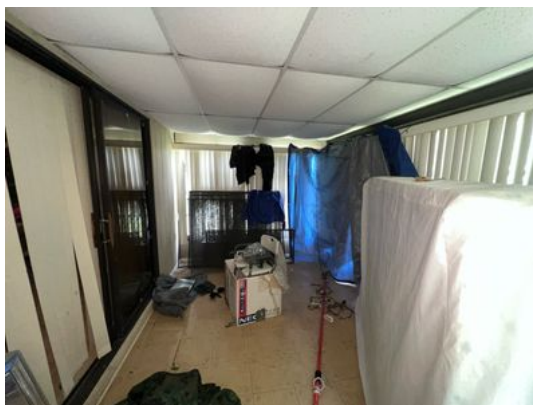
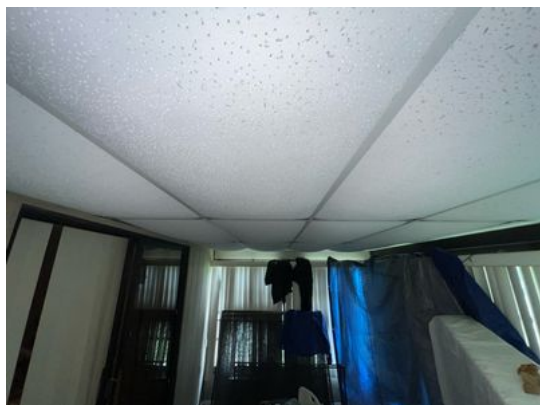
Aluminum

Interior Comments

Comment 26

Deficiency

The enclosed rear patio exhibited elevated humidity levels at the time of the inspection. The suspended (drop) ceiling tiles are warped and show evidence of moisture exposure, consistent with prolonged high humidity within the space.



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: 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.



Exterior: Exterior Covering

Exterior paint has a chalky look and feel. Recommend exterior be sealed and painted.



Exterior: Exterior Covering

The vinyl siding exhibits multiple dings and areas of impact damage at various locations around the exterior of the home. The damage is cosmetic in nature and was observed throughout the siding. Repair or replacement of the affected siding sections may be needed as desired to restore the exterior finish.



Exterior: Windows

Exterior screens are missing or broken. Recommend repair or replacement





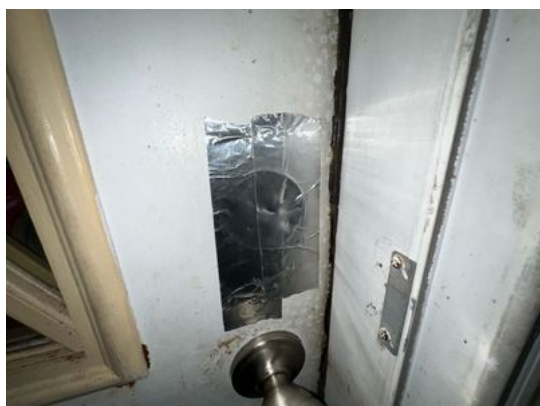
Exterior: Windows

A rear window is covered with plastic board and was found to be severely damaged and displaced from its frame. The window is no longer providing a proper weather-resistant seal and should be replaced.



Exterior: Entry Doors

The exterior door exhibits evidence of a prior forced entry or repair at the latch area. The door jamb is damaged and has been patched with metal tape, preventing the door from latching and securing properly. Repair or replacement of the damaged door and/or frame is recommended to restore proper operation and security.



Garage: Garage Type

The front left carport support post, which is wrapped in aluminum siding, exhibits evidence of impact damage. Repair or replacement of the damaged post covering is recommended as needed.



Garage

One of the carport support beams exhibits localized deterioration at the lower edge, with evidence of moisture-related damage and material loss. Repair or replacement of the affected beam is recommended to maintain the integrity of the carport structure.



Roofing: Gutters & Downspouts

The metal gutter downspouts exhibit damage at multiple locations. Repair or replacement of the damaged downspouts is recommended to help ensure proper drainage.



Roofing: Visible Damage

The roof covering exhibits excessive granule loss throughout, along with more than 20 cracked, broken, or missing roof tiles. Numerous exposed fasteners were also observed. These conditions increase the potential for water intrusion and indicate the roof covering is at or near the end of its serviceable life. Replacement of the roof covering is recommended.





Roofing: Visible Signs Of Leaks

The primary bedroom ceiling exhibits multiple moisture stains and an area of peeling and missing textured ceiling finish, consistent with moisture-related damage. The source of the moisture should be identified and corrected, and the damaged ceiling materials repaired as needed.



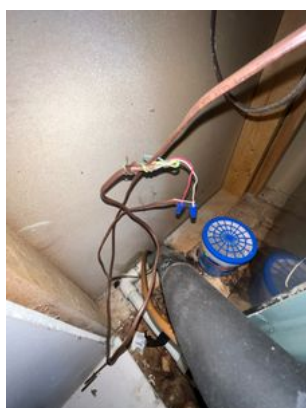
Electrical: Smoke Detectors

Smoke detectors And alarms should be replaced every 10 years. Recommend replacement prior to occupancy.



Electrical: Electrical Hazards Present

The air handler's low-voltage control wiring exhibits an open, unsupported splice outside of an approved junction box. This condition exposes the wiring to physical damage and is considered an improper installation.



HVAC: Thermostat

The thermostat was dislodged from the wall, and the digital display is inoperative. While the thermostat is still able to turn the HVAC system on and off, the display does not show the current temperature or thermostat settings, limiting normal operation.

HVAC: HVAC in Good Working Order

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 13°.



HVAC: Age of System

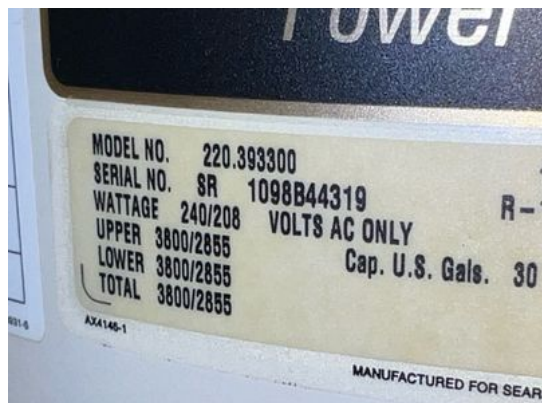
The HVAC system is original to the home and was manufactured in 2005, making it approximately 21 years old at the time of inspection. Typical service life for residential HVAC systems in Florida is approximately 12–15 years, depending on usage, maintenance history, and environmental conditions. While the system was operating at the time of inspection, it is past its expected service life. As with any aging mechanical system, the likelihood of repair or replacement increases as the unit continues to age.



Plumbing: Water Heater: Approximate Age

The home is equipped with a 28-year-old water heater, which is passed 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.



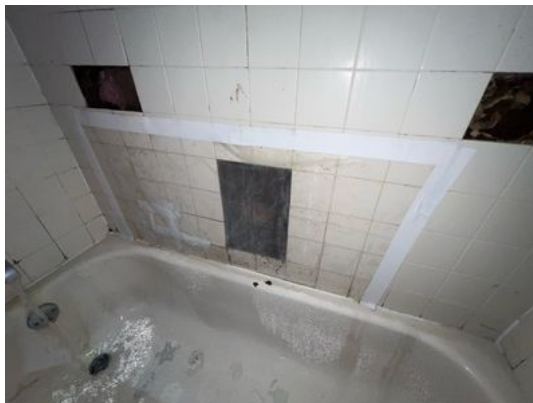
Bathrooms: Bathroom #1: Sink(s)

The hot water at the hallway half bathroom sink is inoperative. Only cold water was available from the sink faucet at the time of the inspection.



Bathrooms: Bathroom #2: Shower Walls

The tub/shower surround exhibits numerous deficiencies, including missing and damaged ceramic tiles, unprofessional patch repairs using tape and plastic sheeting, deteriorated grout and sealant, and exposed wall cavity materials. These conditions are indicative of previous moisture intrusion and allow water to penetrate behind the wall covering, increasing the potential for concealed damage. The tub/shower surround is in need of significant repair or replacement.



Kitchen

An extensive German cockroach infestation was observed in the kitchen area. Numerous live cockroaches were present throughout the kitchen, indicating a significant active infestation. Evaluation and treatment by a licensed pest control contractor is recommended.



Kitchen: Appliances: Microwave

The Kenmore microwave did not power on and was non-operational at the time of the inspection.



Interior: Window Types

See exterior window comments

Interior

The enclosed rear patio exhibited elevated humidity levels at the time of the inspection. The suspended (drop) ceiling tiles are warped and show evidence of moisture exposure, consistent with prolonged high humidity within the space.

