



Home Inspection Report

619 E Seventh Street
Sanford, FL 32771

Inspected By: Hector Vargas, Lic. HI12079

Prepared For: Easy Sell FL TC

Inspected On Fri, Aug 14, 2026 at 12:00 PM

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

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

Inspector License

HI12079

Photo of Each Side of Home



Property Type

Single Family

Stories

One

Year Built

1940

Approximate Age

86

Age Based On

Listing

Bedrooms/Baths

3/1 - 960sqft

Door Faces

North

Furnished

Yes

**Comment 1
Information**

The home was furnished 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

No

Weather

Sunny

Temperature

HOT

Soil Condition

Dry

Utilities On During Inspection

Not Present

Comment 2

Deficiency

At the time of the inspection, electrical service and water service were not active to the property. Due to these conditions, systems and components requiring electrical power and/or water supply could not be operated, tested, or fully evaluated. This limitation restricted the scope of the inspection, and no determination can be made regarding the condition, functionality, leaks, performance, or remaining service life of these systems. A complete evaluation is recommended once utilities have been restored.

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

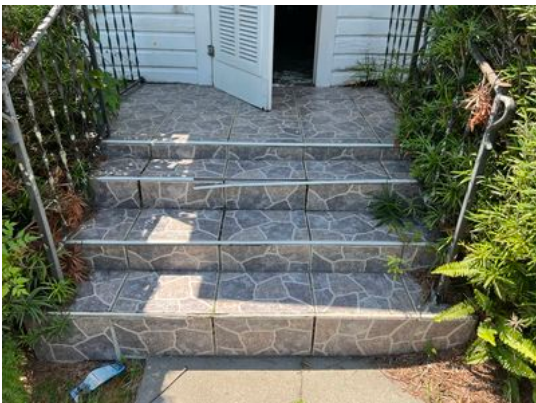
Condition: Satisfactory



Steps/Stoops

Concrete, Tile covered

Condition: Repair or Replace



Comment 4

Deficiency

The tiled front entry steps are in poor condition. Multiple stair-nosing/edge trim pieces are loose, separated, or missing, creating exposed edges and a potential trip hazard. Repair and secure the damaged stair edging and any loose tile components as needed.



Site Comments

Comment 5

Deficiency

The exterior wood siding and trim on the detached structure are in poor condition, with widespread peeling paint, moisture deterioration, wood rot, open holes, damaged/missing sections, and deterioration along the lower wall areas and roof overhang. Portions of the siding are soft and deteriorated enough that the underlying material is exposed. The structure will require substantial repair, including replacement of deteriorated siding and trim and correction of the damaged roof-edge/overhang components.





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

Exterior Covering

Lap Wood

Condition: Repair or Replace

Comment 6 Deficiency

The exterior wood siding on the home is in poor condition, with widespread deterioration including wood rot, splitting, cracking, delamination, loose and broken sections, open holes, and areas where the siding has deteriorated completely through. Several lower wall sections are severely decayed with exposed underlying materials. Extensive repair and replacement of the deteriorated wood siding is needed.





Exterior Trim Material

Wood

Condition: Repair or Replace

Comment 7

Deficiency

The exterior wood trim, fascia, and soffit components are in poor condition, with multiple areas of severe wood rot, splitting, separation, and missing/deteriorated sections. Several locations have open gaps exposing the underlying roof-edge framing. Extensive repair and replacement of the deteriorated trim, fascia, and soffit materials is needed.



Windows

Wood, Aluminum

Condition: Repair or Replace

Comment 8

Deficiency

The home is fitted with a mixture of newer double-pane windows and older wood-framed windows that appear to be original to the 1940 construction. The original wood-framed windows are significantly aged and deteriorated, with cracked glazing, deteriorated frames, and damaged or loose exterior storm/screen panels noted. Due to their age and condition, the original windows have exceeded their typical service life and should be repaired or replaced as needed.





Entry Doors

Wood

Condition: Satisfactory



Railings

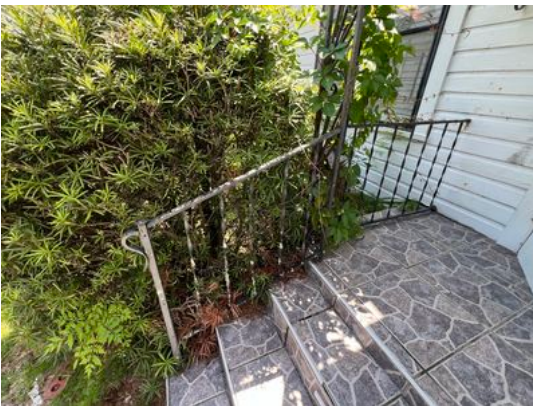
Metal

Condition: Repair or Replace

Comment 9

Deficiency

The metal railings at the front entry are in poor condition, with widespread surface rust, corrosion, peeling paint, and deterioration of multiple railing components. Vegetation is also heavily overgrown around and through portions of the railing. Repairs are needed to address the corrosion and restore the railings to a secure and serviceable condition.



Garage

Garage Type

Carport

Condition: Satisfactory



Garage Size

1 Car

Structure

Wall Structure

Wood Framed, Masonry

Condition: Satisfactory

Ceiling Structure

Wood Framed

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

From Ground with Binoculars, Walked Roof/Arms Length

Photo of Each Slope





Roof Design

Gable

Roof Covering

3 Tab Shingle

Condition: Repair or Replace

Approximate Roof Age

25

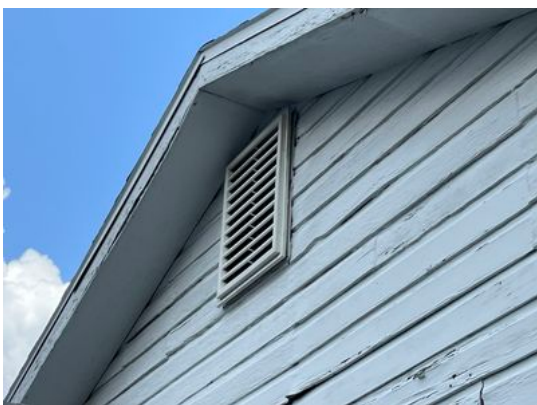
Remaining Useful Life

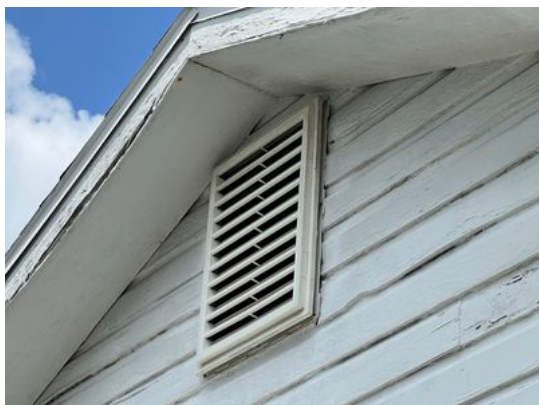
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Ventilation Present

Gable Ends

Condition: Satisfactory





Vent Stacks

Metal

Condition: Repair or Replace

Flashings

Asphalt

Condition: Repair or Replace

Soffit and Fascia

Wood

Condition: Repair or Replace

Gutters & Downspouts

Metal

Condition: Repair or Replace

Date of Last Permit

4/01/2001

Comment 10**Information**

Permit #	01586
Description	REROOF SHINGLES
Value	\$2,750
Issue Date	4/1/2001
CO Date	

Date of Last Update

2001

If Roof Updated

Full replacement

Overall Condition

Unsatisfactory

Visible Damage

Missing/loose/cracked tiles

Comment 11**Deficiency**

The asphalt shingle roof is in poor condition. Multiple shingles are lifted, curled, loose, damaged, and missing, with areas of exposed underlayment and previous patching visible. Significant deterioration is also present along portions of the roof edge/eaves, including open sections with exposed and deteriorated wood components. Due to the extent of deterioration, the roof covering should be considered near or at the end of its serviceable life and replacement is recommended.





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

Solid Wood Plank

Condition: Satisfactory



Wall Structure

Wood Frame

Condition: Further Evaluation Required

Attic

Attic Entry

Hallway, Garage



Comment 12

Deficiency

The home has two attic access openings. One attic access is located in the carport and was not accessible at the time of inspection due to a vehicle parked directly beneath the opening, preventing safe access.



Roof Framing Type

Joist and Rafters

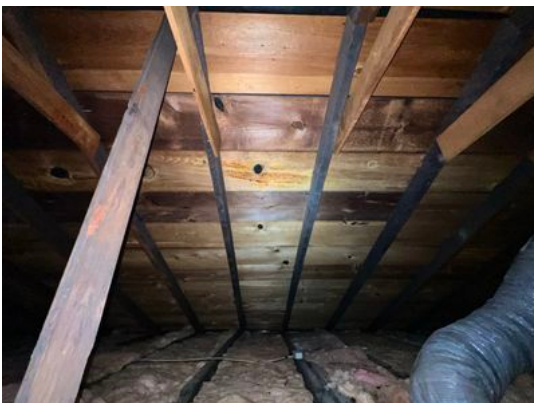
Condition: Satisfactory



Roof Deck Material

Solid Wood Plank

Condition: Satisfactory



Insulation

Fiberglass Batts

Condition: Repair or Replace

Comment 13

Deficiency

The attic is insulated with fiberglass batt insulation that appears to be original to the home. A strong urine-like odor was present within the attic space, which may be associated with animal or rodent activity.



Roof To Wall Attachment

Toe Nails

Condition: Satisfactory

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

Exterior

Photo Inside Electrical Panel



Photo Outside of Electrical Panel



Service Panel Manufacturer

General Electric

Condition: Further Evaluation Required

Main Panel Type

Circuit breaker

Condition: Further Evaluation Required

Service Line Material

Aluminum

Condition: Further Evaluation Required



Service Voltage

240 volts

Service Amperage

100 amps



Amperage Sufficient for Current Usage

Yes

Service Panel Ground

Ground Rod



Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Further Evaluation Required



Overcurrent Protection

Breakers

Condition: Further Evaluation Required

Age of Electrical Panel

Original

Electrical Comments

Comment 14

Information

Inspection Limitation – No Electrical Power

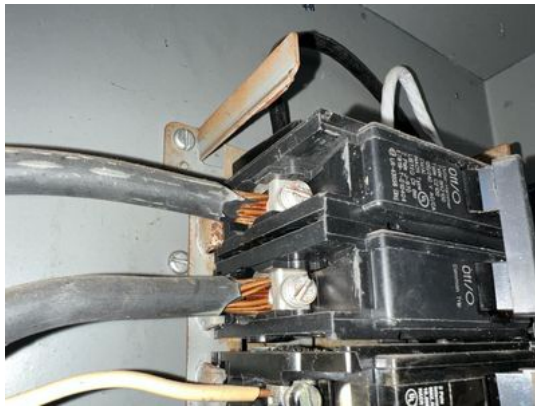
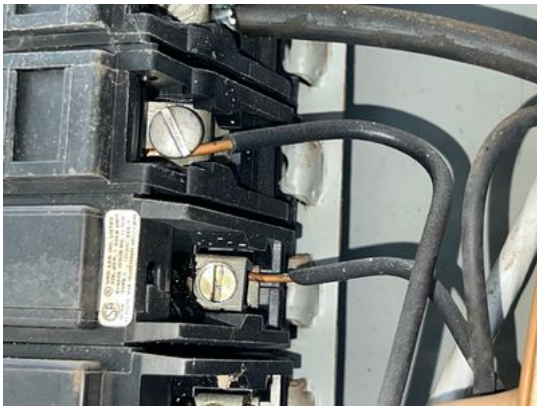
Electrical power was not available at the property at the time of the inspection. As a result, electrical components, HVAC equipment, appliances, lighting, receptacles, plumbing equipment requiring electricity, and other electrically operated systems could not be fully tested for proper operation. The condition and functionality of these systems could not be determined. All affected systems and components should be further evaluated and tested once electrical service has been restored.

Comment 15

Deficiency

The electrical panel is in poor condition and exhibits multiple installation and safety concerns. Significant rust/corrosion and accumulated debris are present inside the cabinet, along with evidence of insect nesting. Multiple conductors/cables enter the panel without proper fittings or protection, and several cable jackets have been stripped back excessively, leaving individual conductors exposed within the cabinet. The wiring is generally disorganized and appears to include improper or questionable terminations. Due to the overall condition of the panel and the electrical power being unavailable for functional testing, evaluation and necessary repairs by a licensed electrician are recommended prior to restoring power to the property.





HVAC

Thermostat

Analog

Condition: Further Evaluation Required



Central Heat

Yes

Photo of Equipment



Age of System

36

Year Last Updated

1990

Comment 16 Information



HVAC Comments

Comment 17 Information

HVAC – Inspection Limitation: Electrical power was not available at the property at the time of inspection. As a result, the HVAC system could not be operated or functionally tested. The operational condition of the equipment could not be determined. Further evaluation and testing of the HVAC system by a qualified HVAC contractor is recommended once electrical service has been restored.

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: Further Evaluation Required

Comment 18

Deficiency

The plumbing appears to be a mixture of copper and galvanized steel piping, with some newer blue plastic piping/repair sections visible in the crawlspace.

There is significant corrosion/oxidation at multiple copper fittings and connections, especially around the water heater and fixture supply piping. The galvanized piping also shows surface rust and age-related deterioration. Given the mixed materials and visible corrosion, I would document it as an older, partially modified plumbing system and recommend further evaluation for leakage and serviceability once the water is restored.





Location of Main Water Shutoff

By Water Heater

Sewer System

Public

Waste Pipe Material

Galvanized Steel

Condition: Further Evaluation Required



Comment 19

Deficiency

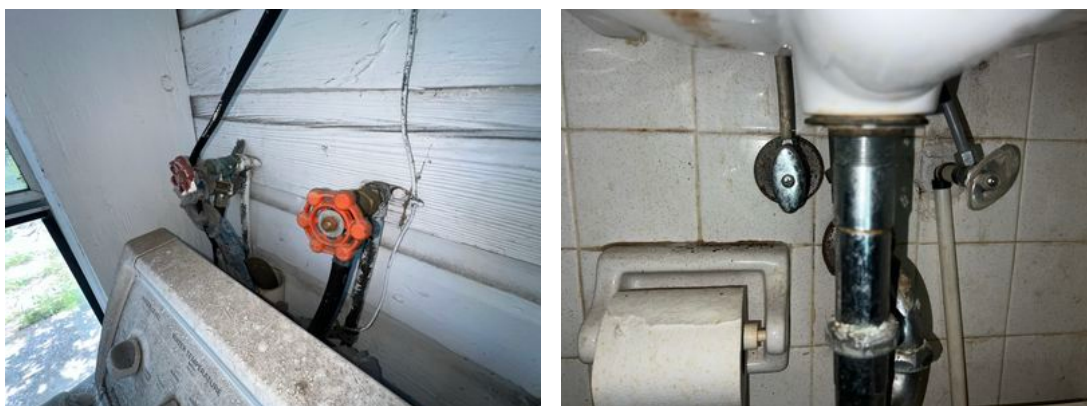
The exterior plumbing vent pipe is severely corroded and deteriorated, with a large section of the pipe wall rusted through and missing. This condition can allow sewer gases to escape and may affect proper venting of the plumbing drainage system. Repair or replacement of the damaged vent piping by a licensed plumber is recommended.



Age of Piping

Original to home

Photos of Exposed Valves





Plumbing Comments

Comment 20 Information

Plumbing – Inspection Limitation: Water service was not available at the property at the time of inspection. As a result, the plumbing system, fixtures, faucets, toilets, drains, water heater, and associated components could not be functionally tested for proper operation, leaks, drainage, or water pressure. The operational condition of the plumbing system could not be determined. Further evaluation and testing of the complete plumbing system is recommended once water service has been restored.

Water Heater

Water Heater Location

Exterior Shed

Photo of Water Heater



Manufacturer

Whirlpool

Fuel

Electric

Capacity

40 gal

Approximate Age

22

Bathroom #1

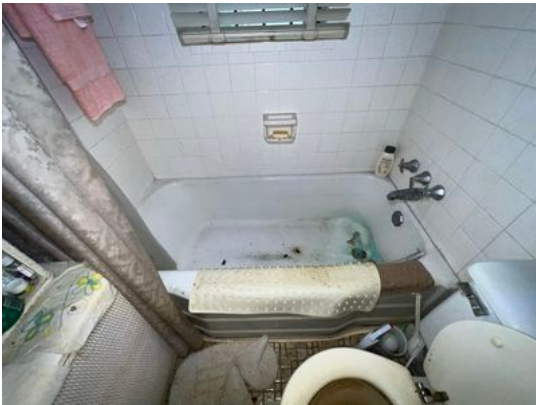
Location

Hallway

Bath Tub

Recessed

Condition: Further Evaluation Required



Shower

In Tub

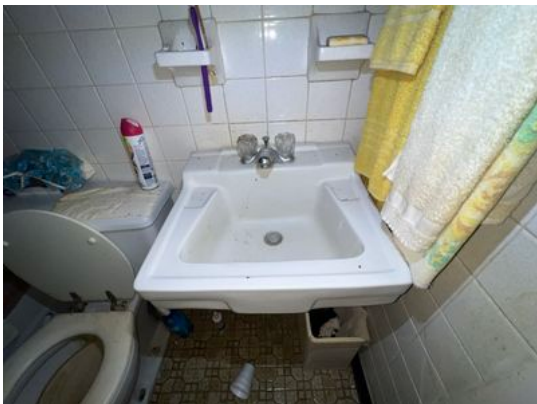
Condition: Further Evaluation Required



Sink(s)

Wall Mounted

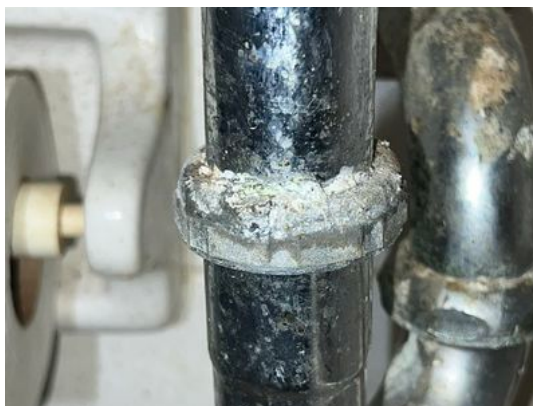
Condition: Further Evaluation Required



Comment 21

Deficiency

The bathroom sink drain piping exhibits significant corrosion and mineral buildup at the connection below the sink. This condition may indicate leakage or deterioration of the fitting. Due to the water service being unavailable, the drain could not be functionally tested. Further evaluation and repair by a licensed plumber is recommended once water service is restored.



Toilet

Standard Tank

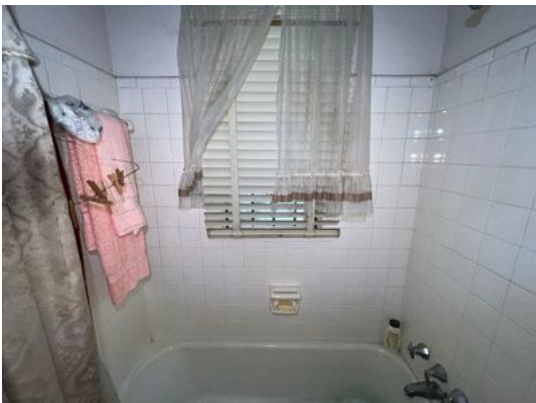
Condition: Further Evaluation Required



Shower Walls

Tile

Condition: Marginal



Floor

Tile

Condition: Marginal



Ventilation Type

Window

Condition: Repair or Replace

Comment 22

Deficiency

The bathroom window, which serves as the bathroom's only source of ventilation, has a broken window pane. The damaged glazing should be repaired or replaced to restore the window to a safe and serviceable condition.



Kitchen

Cabinets

Wood

Condition: Marginal



Countertops

Laminated

Condition: Marginal



Sink

Single

Condition: Further Evaluation Required



Comment 23

Deficiency

The kitchen sink drain piping shows significant corrosion, mineral buildup, and deterioration at multiple connections, including the trap assembly and transition fitting. The mixed piping and visible buildup are consistent with aging and possible past leakage. Due to the water service being unavailable, the drain could not be functionally tested. Further evaluation and repair by a licensed plumber is recommended once water service is restored.



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: Further Evaluation Required



Range

Kenmore

Condition: Further Evaluation Required



Laundry Hook Ups

Yes

Condition: Further Evaluation Required



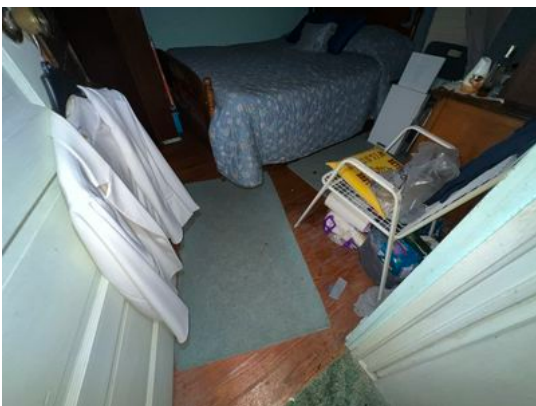
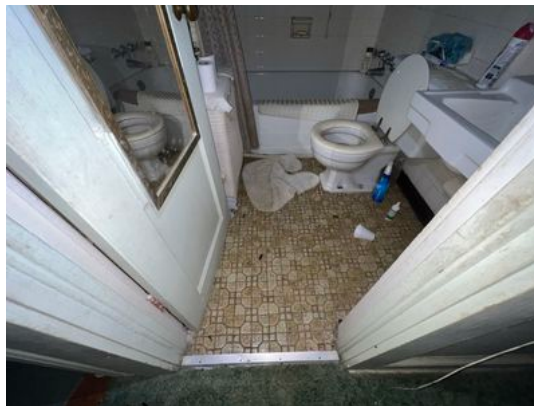
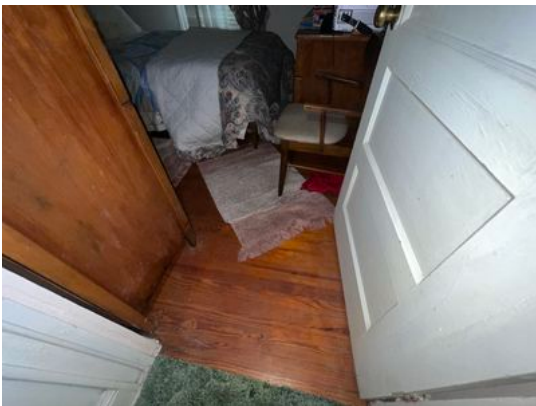
Interior

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, Carpet, Wood

Condition: Marginal

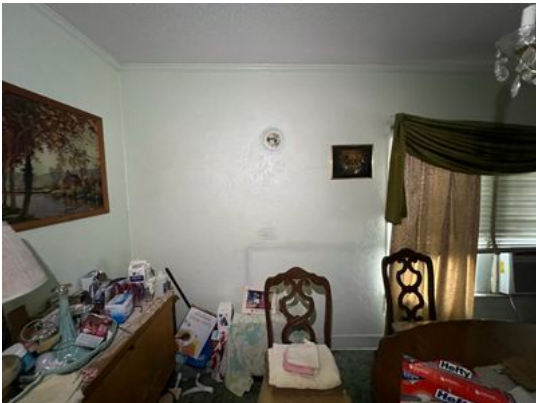




Walls

Painted Drywall

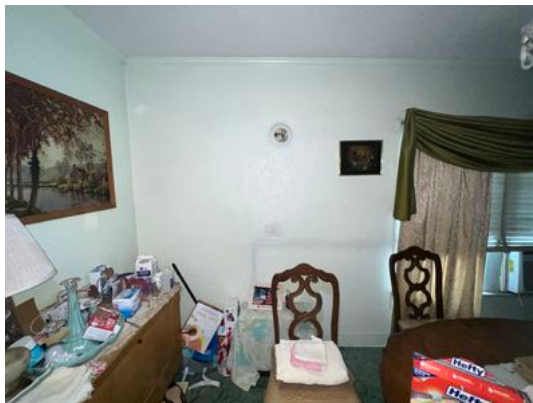
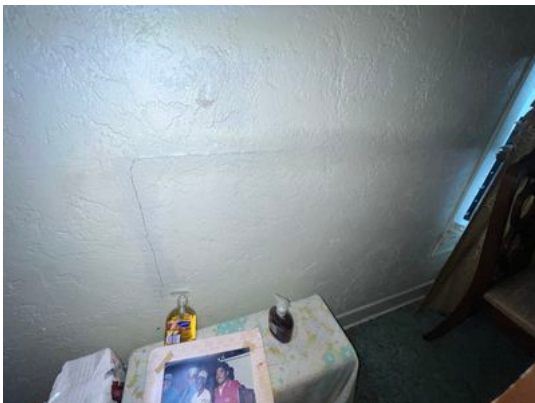
Condition: Marginal



Comment 24

Deficiency

The ceiling popcorn texture is peeling and separating in multiple areas, exposing the underlying ceiling surface. Additionally, the blue wall shows evidence of a previous repair where the repaired seam has reopened and is cracking. Repair and refinishing of the affected wall and ceiling surfaces are recommended.



Window Types

Double Hung

Condition: Further Evaluation Required

Comment 25

Deficiency

See exterior window comments

Interior Door Materials

Wood



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

General: Utilities On During Inspection

At the time of the inspection, electrical service and water service were not active to the property. Due to these conditions, systems and components requiring electrical power and/or water supply could not be operated, tested, or fully evaluated. This limitation restricted the scope of the inspection, and no determination can be made regarding the condition, functionality, leaks, performance, or remaining service life of these systems. A complete evaluation is recommended once utilities have been restored.

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.



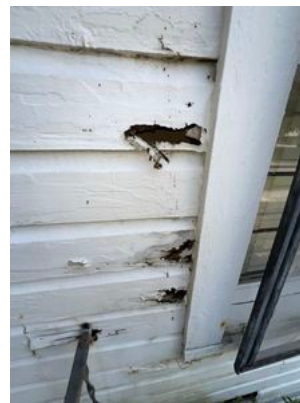
Site: Steps/Stoops

The tiled front entry steps are in poor condition. Multiple stair-nosing/edge trim pieces are loose, separated, or missing, creating exposed edges and a potential trip hazard. Repair and secure the damaged stair edging and any loose tile components as needed.



Site

The exterior wood siding and trim on the detached structure are in poor condition, with widespread peeling paint, moisture deterioration, wood rot, open holes, damaged/missing sections, and deterioration along the lower wall areas and roof overhang. Portions of the siding are soft and deteriorated enough that the underlying material is exposed. The structure will require substantial repair, including replacement of deteriorated siding and trim and correction of the damaged roof-edge/overhang components.





Exterior: Exterior Covering

The exterior wood siding on the home is in poor condition, with widespread deterioration including wood rot, splitting, cracking, delamination, loose and broken sections, open holes, and areas where the siding has deteriorated completely through. Several lower wall sections are severely decayed with exposed underlying materials. Extensive repair and replacement of the deteriorated wood siding is needed.

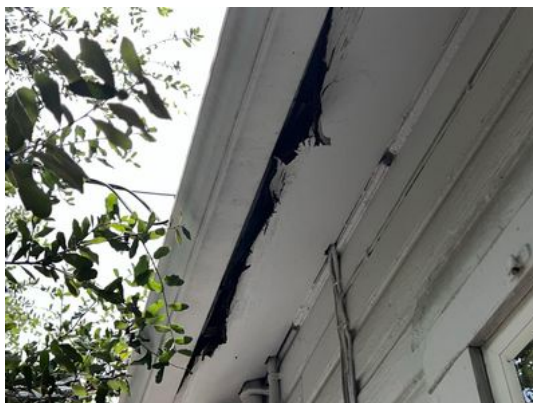






Exterior: Exterior Trim Material

The exterior wood trim, fascia, and soffit components are in poor condition, with multiple areas of severe wood rot, splitting, separation, and missing/deteriorated sections. Several locations have open gaps exposing the underlying roof-edge framing. Extensive repair and replacement of the deteriorated trim, fascia, and soffit materials is needed.



Exterior: Windows

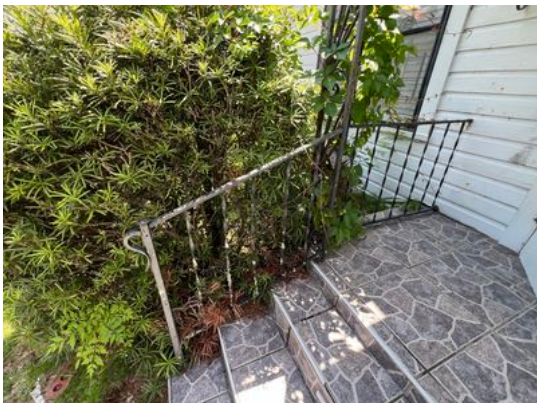
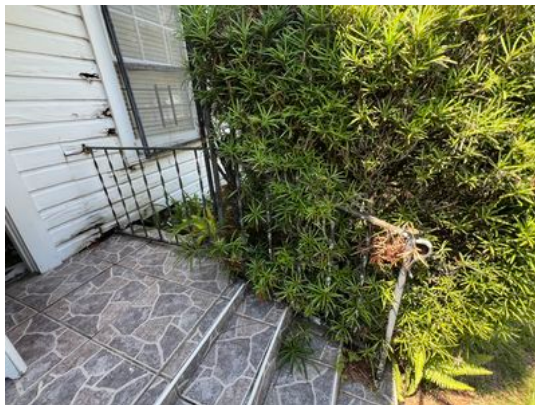
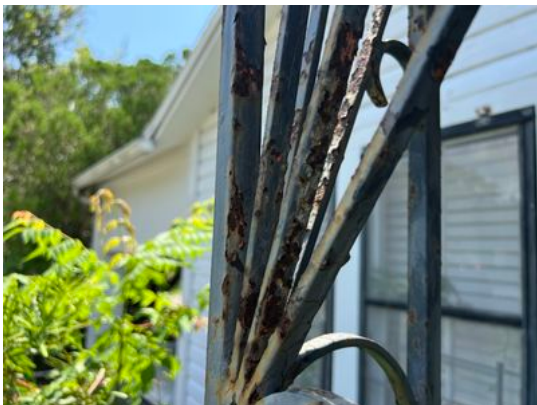
The home is fitted with a mixture of newer double-pane windows and older wood-framed windows that appear to be original to the 1940 construction. The original wood-framed windows are significantly aged and deteriorated, with cracked glazing, deteriorated frames, and damaged or loose exterior storm/screen panels noted. Due to their age and condition, the original windows have exceeded their typical service life and should be repaired or replaced as needed.





Exterior: Railings

The metal railings at the front entry are in poor condition, with widespread surface rust, corrosion, peeling paint, and deterioration of multiple railing components. Vegetation is also heavily overgrown around and through portions of the railing. Repairs are needed to address the corrosion and restore the railings to a secure and serviceable condition.



Roofing: Visible Damage

The asphalt shingle roof is in poor condition. Multiple shingles are lifted, curled, loose, damaged, and missing, with areas of exposed underlayment and previous patching visible. Significant deterioration is also present along portions of the roof edge/eaves, including open sections with exposed and deteriorated wood components. Due to the extent of deterioration, the roof covering should be considered near or at the end of its serviceable life and replacement is recommended.





Structure: Attic: Attic Entry

The home has two attic access openings. One attic access is located in the carport and was not accessible at the time of inspection due to a vehicle parked directly beneath the opening, preventing safe access.



Structure: Attic: Insulation

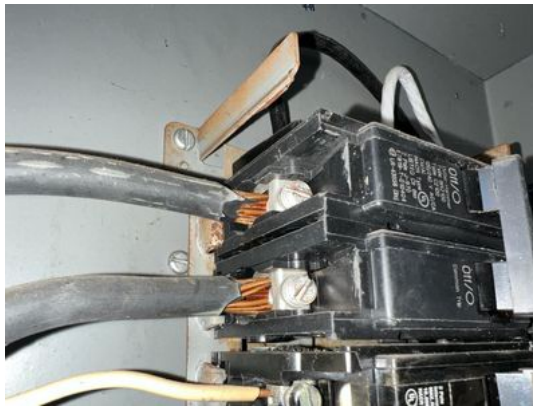
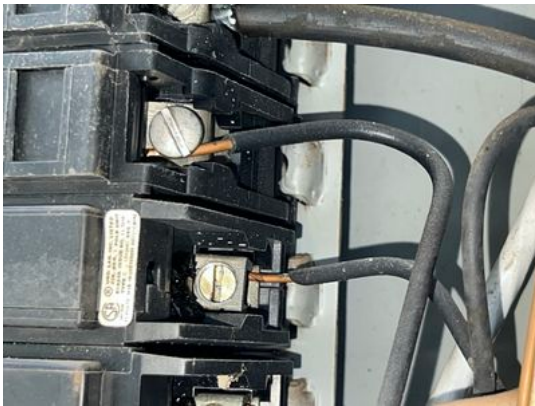
The attic is insulated with fiberglass batt insulation that appears to be original to the home. A strong urine-like odor was present within the attic space, which may be associated with animal or rodent activity.



Electrical

The electrical panel is in poor condition and exhibits multiple installation and safety concerns. Significant rust/corrosion and accumulated debris are present inside the cabinet, along with evidence of insect nesting. Multiple conductors/cables enter the panel without proper fittings or protection, and several cable jackets have been stripped back excessively, leaving individual conductors exposed within the cabinet. The wiring is generally disorganized and appears to include improper or questionable terminations. Due to the overall condition of the panel and the electrical power being unavailable for functional testing, evaluation and necessary repairs by a licensed electrician are recommended prior to restoring power to the property.

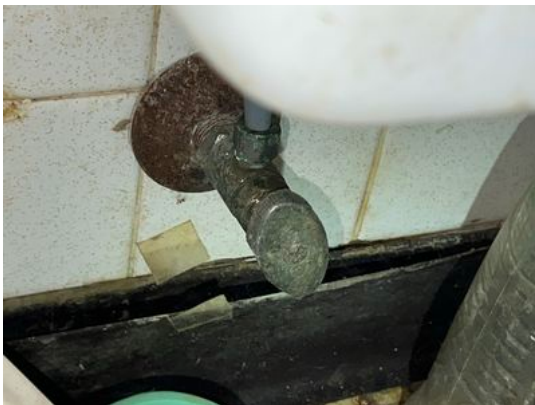




Plumbing: Supply Pipe Material

The plumbing appears to be a mixture of copper and galvanized steel piping, with some newer blue plastic piping/repair sections visible in the crawlspace.

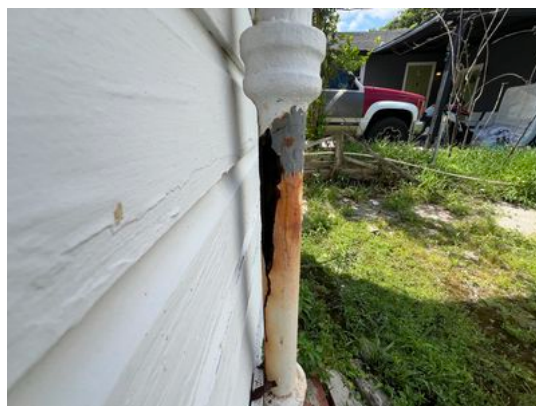
There is significant corrosion/oxidation at multiple copper fittings and connections, especially around the water heater and fixture supply piping. The galvanized piping also shows surface rust and age-related deterioration. Given the mixed materials and visible corrosion, I would document it as an older, partially modified plumbing system and recommend further evaluation for leakage and serviceability once the water is restored.





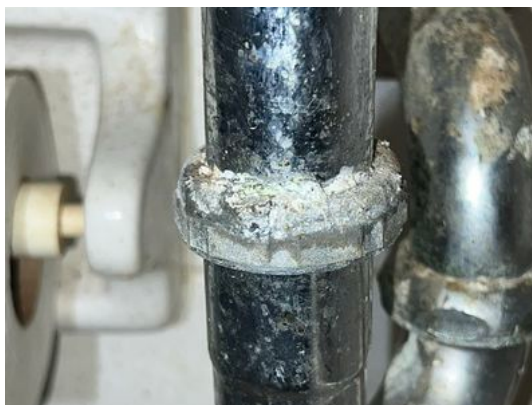
Plumbing: Waste Pipe Material

The exterior plumbing vent pipe is severely corroded and deteriorated, with a large section of the pipe wall rusted through and missing. This condition can allow sewer gases to escape and may affect proper venting of the plumbing drainage system. Repair or replacement of the damaged vent piping by a licensed plumber is recommended.



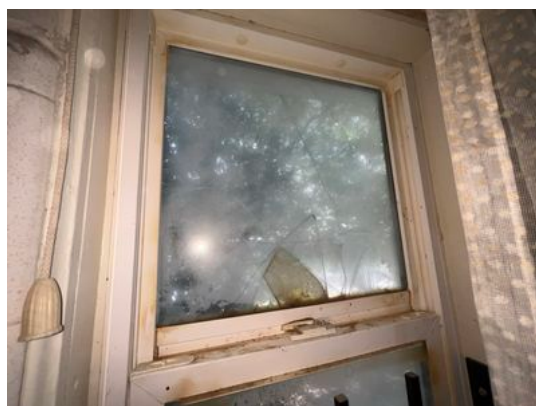
Bathrooms: Bathroom #1: Sink(s)

The bathroom sink drain piping exhibits significant corrosion and mineral buildup at the connection below the sink. This condition may indicate leakage or deterioration of the fitting. Due to the water service being unavailable, the drain could not be functionally tested. Further evaluation and repair by a licensed plumber is recommended once water service is restored.



Bathrooms: Bathroom #1: Ventilation Type

The bathroom window, which serves as the bathroom's only source of ventilation, has a broken window pane. The damaged glazing should be repaired or replaced to restore the window to a safe and serviceable condition.



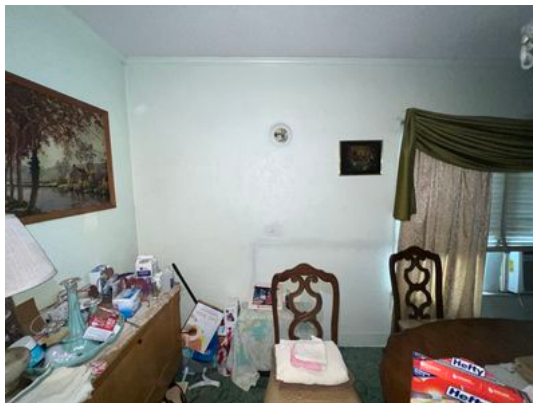
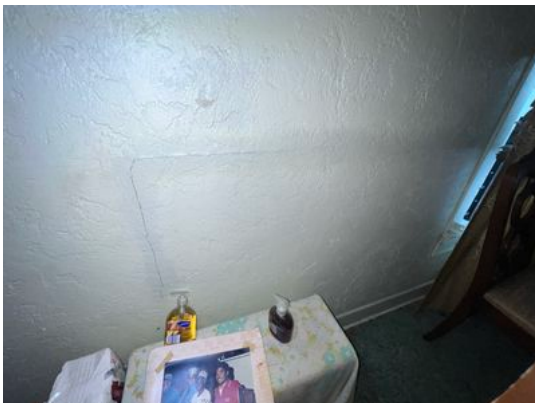
Kitchen: Sink

The kitchen sink drain piping shows significant corrosion, mineral buildup, and deterioration at multiple connections, including the trap assembly and transition fitting. The mixed piping and visible buildup are consistent with aging and possible past leakage. Due to the water service being unavailable, the drain could not be functionally tested. Further evaluation and repair by a licensed plumber is recommended once water service is restored.



Interior: Walls

The ceiling popcorn texture is peeling and separating in multiple areas, exposing the underlying ceiling surface. Additionally, the blue wall shows evidence of a previous repair where the repaired seam has reopened and is cracking. Repair and refinishing of the affected wall and ceiling surfaces are recommended.





Interior: Window Types

See exterior window comments