



Jul 28th, 2026

294 Addison Drive, Kissimmee, FL, 34759

Home Inspection Report

INSPECTED BY:

PEDRO PIPIA M. / PB GROUP REAL ESTATE





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Inspection Details

INSPECTOR 1

PEDRO PIPIA M.

PB GROUP REAL ESTATE

Address 1363 Asher Maison Avenue, Kissimmee, FL, FL 34744

Phone 321-945-9406

Email pipiarealtor@gmail.com

PROPERTY

Garage No

ADDITIONAL INFO

📅 Inspection date Jul 28th, 2026

• Others Present None

• Property Occupied Vacant

• Building Type Single Family

• Weather Sunny

• Temperature 81 °F

• Year Built 2021

• Water Source City

• Sewage/Disposal City



HOME INSPECTION REPORT

Definitions

**Inspected**

The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.

**Maintenance**

The Item or component requires regular maintenance for continued optimal performance.

**Recommendation**

The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.

**Requires Attention**

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

**Safety**

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Grounds

1.1 DRIVEWAY

■ Inspected

DESCRIPTION: Paver

MEDIA:





1.2 WALKS

☒ Inspected

DESCRIPTION: Paver

MEDIA:



1.3 GRADING/DRAINAGE

☒ Inspected

DESCRIPTION: Moderate slope

MEDIA:



1.4 FENCES/RETAINING WALLS

☒ Inspected

DESCRIPTION: N/A

1.5 PORCH/PATIO

☒ Inspected



DESCRIPTION: Paver, Lawn and Gardening

MEDIA:



1.6 DECK/BALCONY

☒ Inspected

DESCRIPTION: Lanai Screened-In

MEDIA:



2. Exterior

The exterior components of the home were visually inspected and were found to be in generally good condition at the time of the inspection. The exterior wall coverings appeared to be properly maintained with no visible signs of significant deterioration. Site grading around the foundation appeared to provide adequate drainage away from the structure. No visible evidence of moisture intrusion or water penetration was observed on the exterior surfaces. The screened lanai, landscaping, and driveway were observed to be in satisfactory condition with no significant deficiencies noted. Continued routine maintenance is recommended to preserve the condition of these components. THE WINDOW DOES NOT HAVE AN INSECT SCREEN INSTALLED.

2.1 TYPE

☒ Inspected



DESCRIPTION: Brick veneer, Stucco

TRIM: Composite material

2.2 SOFFITS/FASCIA

☒ Inspected

DESCRIPTION: Vinyl, Metal

MEDIA:



2.3 WINDOWS

DESCRIPTION: Aluminum

MEDIA:



2.4 EXTERIOR DOORS

☒ Inspected

DESCRIPTION: Wood, Glass Patio Door

**MEDIA:**

3. Roof

The asphalt shingle roof was visually inspected and appeared to be in generally good condition at the time of the inspection. No lifted, damaged, or significantly deteriorated shingles were observed. Based on available information, the roof covering was reportedly replaced in 2018. The gutters were observed to contain an accumulation of leaves and debris, which may impede proper drainage if not addressed. Recommend cleaning the gutters and maintaining them on a regular basis to help ensure proper water runoff and reduce the potential for overflow or water-related damage. No significant deficiencies were observed with the roof covering at the time of the inspection. Continued routine maintenance and periodic monitoring are recommended to help maximize the service life of the roof.

3.1 TYPE

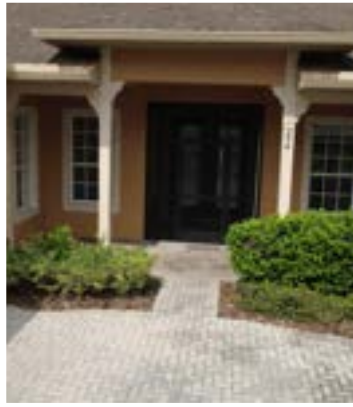
■ Inspected

DESCRIPTION: Combination roof consisting of hip and gable section

METHOD OF INSPECTION: Ground level, Ladder at eaves, Drone

MATERIAL: Asphalt shingle

MEDIA:



3.2 GUTTERS

☒ Inspected

☐ Maintenance

☐ Requires Attention

DESCRIPTION: Metal

MEDIA:



3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

☒ Inspected

DESCRIPTION: Metal

MEDIA:





3.4 FLASHING

☒ Inspected

DESCRIPTION: Metal

3.5 VALLEYS

☒ Inspected

DESCRIPTION: Asphalt shingle

3.6 PLUMBING VENTS

☒ Inspected

DESCRIPTION: PVC, Galvanized

3.7 CHIMNEY

☒ Inspected

DESCRIPTION: N/A

4. Garage

4.1 TYPE

☒ Inspected

DESCRIPTION: Attached

MEDIA:



4.2 GARAGE DOORS

☒ Inspected



DESCRIPTION: Metal

MEDIA:



4.3 DOOR OPENER

☒ Inspected

DESCRIPTION: Chamberlain

4.4 SERVICE DOORS

☒ Inspected

DESCRIPTION: Metal

4.5 FLOOR/FOUNDATION

☒ Inspected

DESCRIPTION: Poured slab

4.6 ELECTRICAL

☒ Inspected



DESCRIPTION: 110 volts, 220 volts, GFCI

4.7 WINDOWS

☒ Inspected

DESCRIPTION: Aluminum

5. Structure

The visible structural components of the home were inspected and appeared to be in generally satisfactory condition at the time of the inspection. No visible signs of significant settlement, structural movement, or material defects were observed in the accessible areas. The foundation, floor structure, and visible framing appeared to be performing as intended based on the conditions observed during this limited visual inspection. Continued routine monitoring and maintenance are recommended as part of normal homeownership.

5.1 TYPE

☒ Inspected

DESCRIPTION: Masonry

5.2 FOUNDATION

☒ Inspected

DESCRIPTION: Block, Poured slab

5.3 BEAMS

☒ Inspected

DESCRIPTION: Not visible

5.4 FLOOR/SLAB

☒ Inspected

DESCRIPTION: Poured slab

5.5 JOISTS/TRUSSES

☒ Inspected



DESCRIPTION: 2x4

5.6 BEARING WALLS

Inspected

DESCRIPTION: Block

5.7 SUBFLOOR

DESCRIPTION: Not visible

6. Electrical

The electrical system was visually inspected and was found to be in generally satisfactory operating condition at the time of the inspection. The main electrical panel, accessible branch wiring, receptacles, switches, and visible electrical components appeared to be properly installed and functional. No significant deficiencies or safety concerns were observed in the accessible areas during the inspection. Continued routine maintenance and periodic testing of GFCI and AFCI devices, where installed, are recommended as part of normal home maintenance. The smoke detectors were also tested and were found to be operational at the time of the inspection.

6.1 SERVICE

Inspected

DESCRIPTION: Copper

SERVICE AMPS AND VOLTS: 200 amps

GROUND: Rod in ground only

MEDIA:





6.2 MAIN PANEL

☒ Inspected

DESCRIPTION: Siemens

CAPACITY: 200 amps

6.3 GFCI/AFCI

☒ Inspected

DESCRIPTION: Kitchen, Bathroom(s), Exterior, Garage

6.4 BRANCH CIRCUITS

☒ Inspected

DESCRIPTION: Copper

6.5 SMOKE DETECTORS

☒ Inspected

DESCRIPTION: Battery operated

6.6 CARBON MONOXIDE DETECTORS

☒ Inspected

DESCRIPTION: Battery operated

7. Plumbing



The plumbing system was visually inspected and was found to be in generally satisfactory condition at the time of the inspection. The accessible water supply and drain piping appeared to be properly installed and functional. Water pressure and flow were found to be adequate at the fixtures tested, and no visible leaks or signs of active moisture intrusion were observed in the accessible areas during the inspection. Plumbing fixtures operated as intended at the time of the inspection. Continued routine maintenance and periodic monitoring are recommended to help maintain the plumbing system in good working condition.

7.1 SERVICE LINE

☒ Inspected

DESCRIPTION: PVC

MEDIA:



7.2 MAIN WATER SHUTOFF

☒ Inspected

DESCRIPTION: Right side of the property

7.3 WATER LINES

☒ Inspected

DESCRIPTION: PVC

7.4 DRAIN PIPES

☒ Inspected

DESCRIPTION: PVC

7.5 VENT PIPES

☒ Inspected



DESCRIPTION: PVC, Galvanized

7.6 WATER HEATER

☒ Inspected

DESCRIPTION: Tank

MANUFACTURER: Whirlpool

CAPACITY: 40 gal

FUEL: Electric

LOCATION: Garage

MEDIA:



8. Attic

The attic was accessible and was visually inspected at the time of the inspection. No visible evidence of active roof leaks, water intrusion, or structural damage was observed in the accessible areas. No visible evidence of wood-destroying organisms or other pest activity was noted during the inspection. The attic framing appeared to be in satisfactory condition. However, the attic insulation appeared to be below currently recommended levels for energy efficiency. Recommend adding insulation to improve the home's thermal performance, increase energy efficiency, and help reduce heating and cooling costs.

8.1 METHOD OF INSPECTION

☒ Inspected

DESCRIPTION: In the attic

ATTIC ACCESS: Hatch

UNABLE TO INSPECT: 70%



MEDIA:



8.2 ROOF FRAMING

☒ Inspected

DESCRIPTION: 2 x 4

8.3 INSULATION

☒ Inspected

DESCRIPTION: Blown in, Fiberglass

DEPTH: 8 inches

8.4 VENTILATION

☒ Inspected

DESCRIPTION: Soffit

8.5 MOISTURE PENETRATION

☒ Inspected



DESCRIPTION: None noted

9. Heating/Cooling

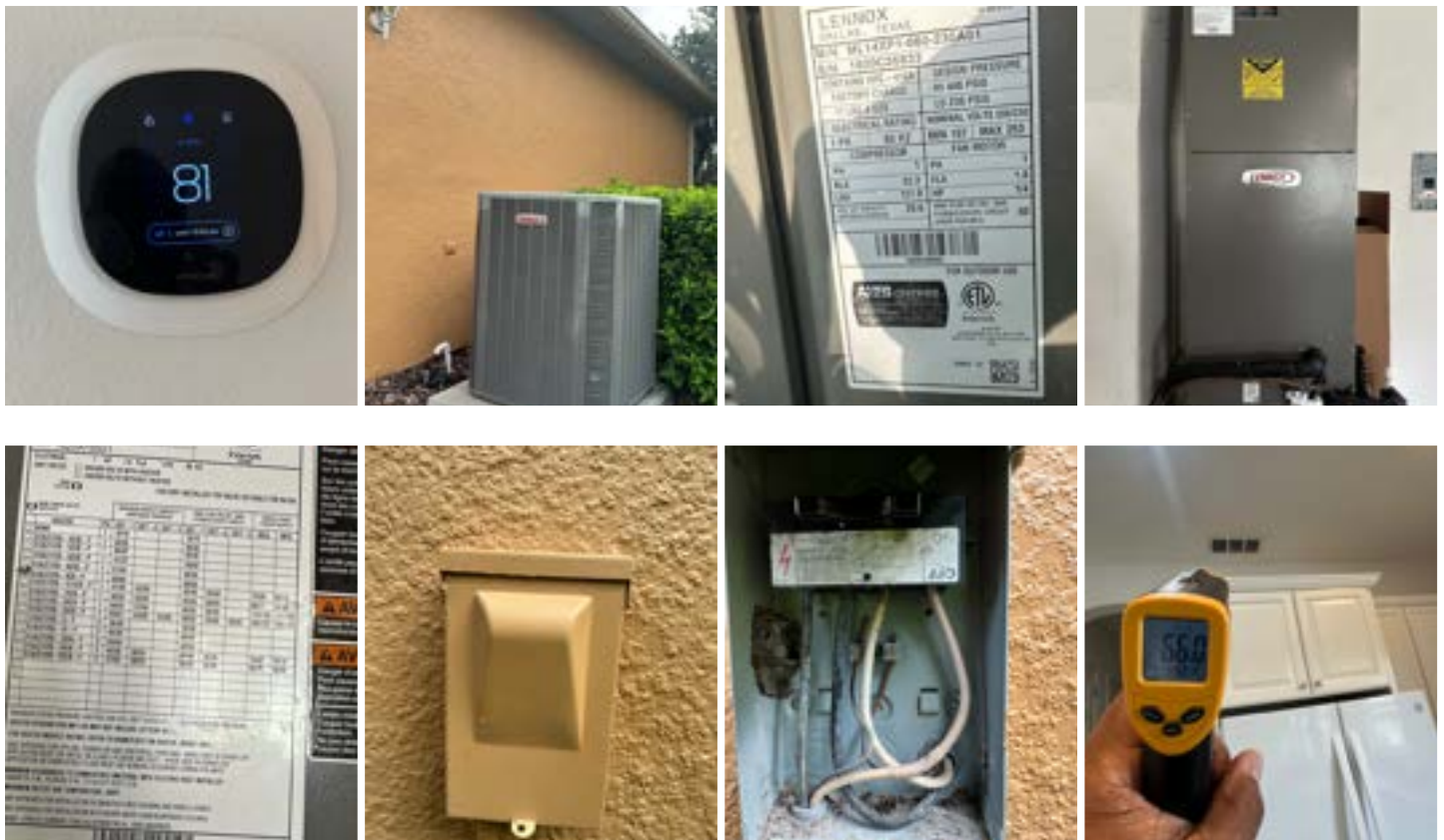
The heating and cooling system was operated using normal controls and was found to be functioning as intended at the time of the inspection. Based on available information, the HVAC system was reportedly replaced in 2020. The air handler, outdoor condensing unit, accessible refrigerant lines, and visible components appeared to be in generally satisfactory condition. A normal temperature differential was observed between the supply and return air, indicating acceptable cooling performance at the time of the inspection. No significant deficiencies or abnormal operating conditions were observed in the accessible components. Continued routine servicing and preventive maintenance, including regular filter replacement and annual professional maintenance, are recommended to help maximize system performance and extend its service life.

9.1 THERMOSTAT(S)

 Inspected

DESCRIPTION: Programmable

MEDIA:



9.2 HEATING SYSTEM

☒ Inspected

DESCRIPTION: Heat pump

MANUFACTURER: Lennox

FUEL TYPE: Electric

9.3 DISTRIBUTION

☒ Inspected

DESCRIPTION: Insulflex duct

9.4 CONTROLS

☒ Inspected

DESCRIPTION: Limit switch

9.5 COOLING SYSTEM

DESCRIPTION: Central A/C

MANUFACTURER: Lennox

FUEL TYPE: 220 VAC

CAPACITY: 5 ton

9.6 EXTERIOR UNIT

☒ Inspected

DESCRIPTION: Pad mounted

9.7 BLOWER FAN/FILTERS

☒ Inspected☐ Maintenance

DESCRIPTION: Disposable filter

10. Bathroom



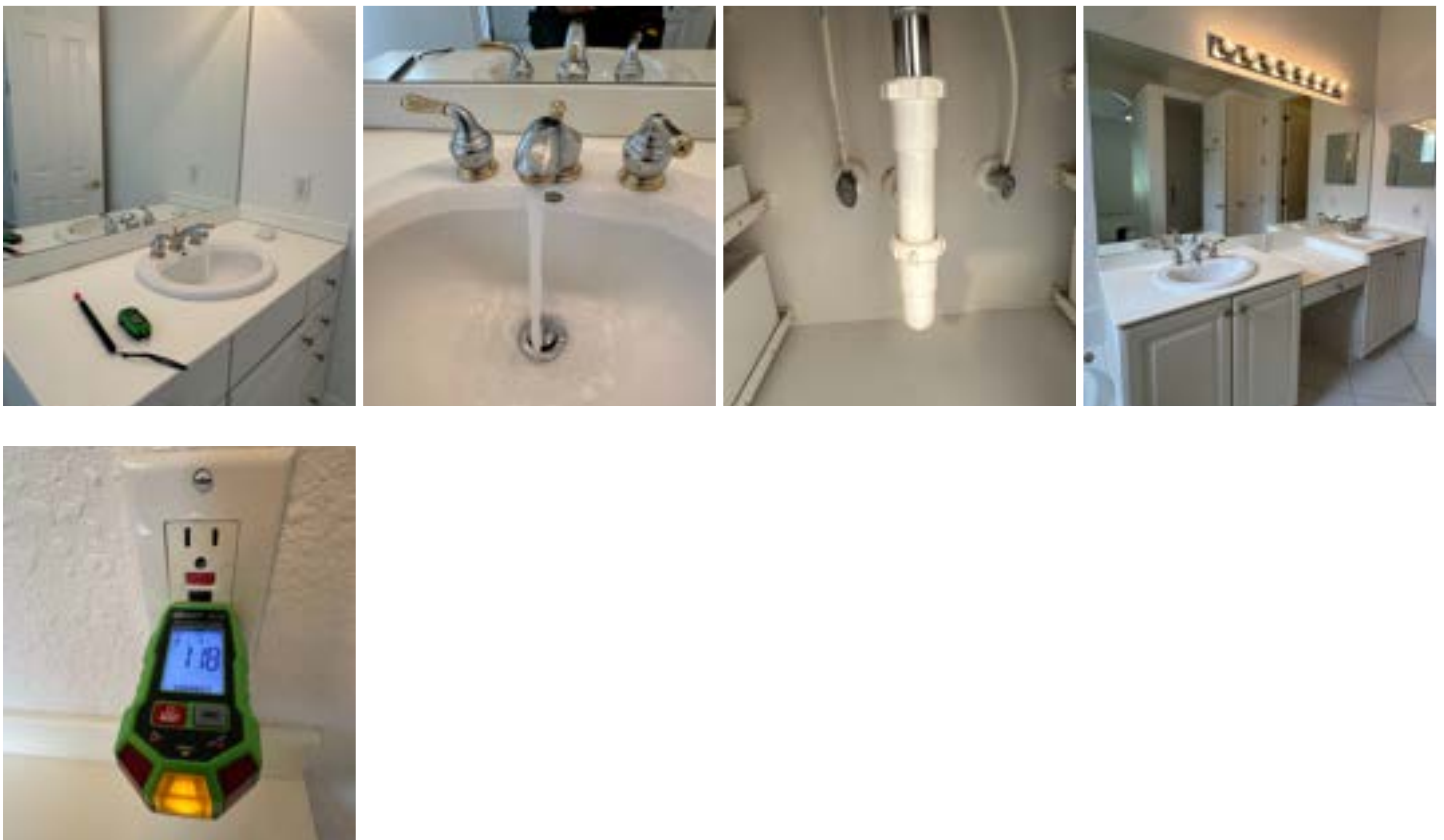
The bathroom fixtures and components were visually inspected and were found to be in generally satisfactory condition at the time of the inspection. The sinks, toilets, tubs, showers, faucets, and accessible drain assemblies were operated and appeared to function as intended. No visible leaks, signs of active moisture intrusion, or corrosion were observed at the accessible plumbing fixtures or connections during the inspection. The bathtub drain in one bathroom was observed to drain slowly during testing. This condition is commonly caused by an accumulation of hair, soap residue, or other debris within the drain; however, the exact cause could not be determined during this visual inspection. Recommend cleaning the drain and further evaluation if the condition persists. Continued routine maintenance, including periodic inspection of caulking and sealants around tubs and showers, is recommended to help prevent future moisture intrusion.

10.1 ELECTRICAL

☒ Inspected

DESCRIPTION: 110 volts

MEDIA:



10.2 COUNTER/CABINET

☒ Inspected

DESCRIPTION: Marble

MEDIA:



10.3 SINK/BASIN

☒ Inspected

DESCRIPTION: Single, Double

10.4 FAUCETS/TRAPS

☒ Inspected

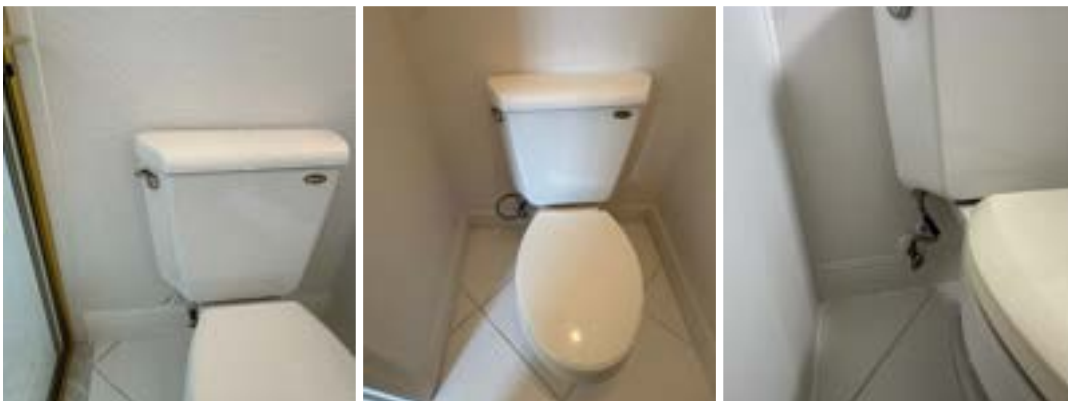
DESCRIPTION: PVC, Metal

10.5 TOILETS

☒ Inspected

DESCRIPTION: 3.5 gallon tank

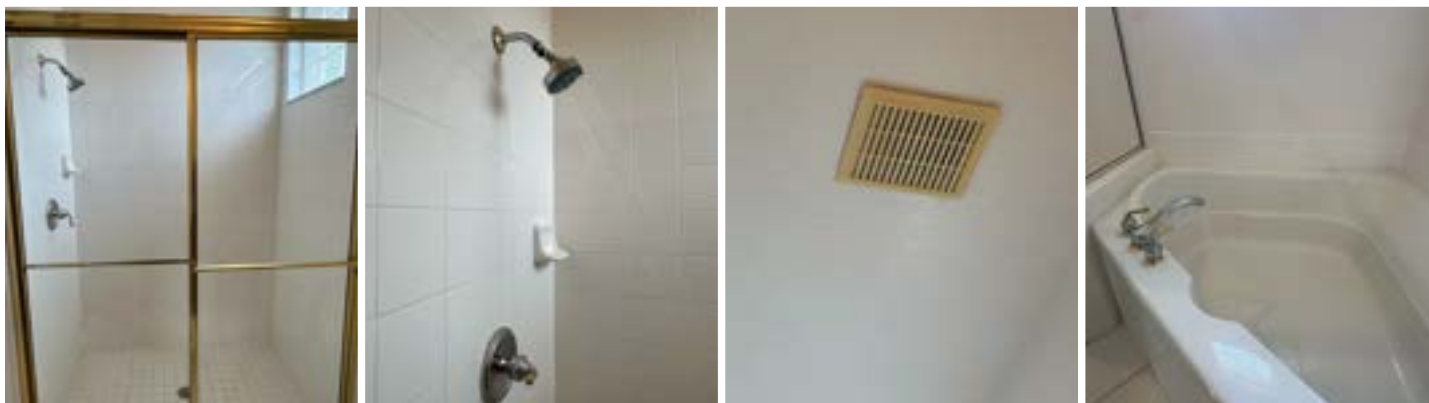
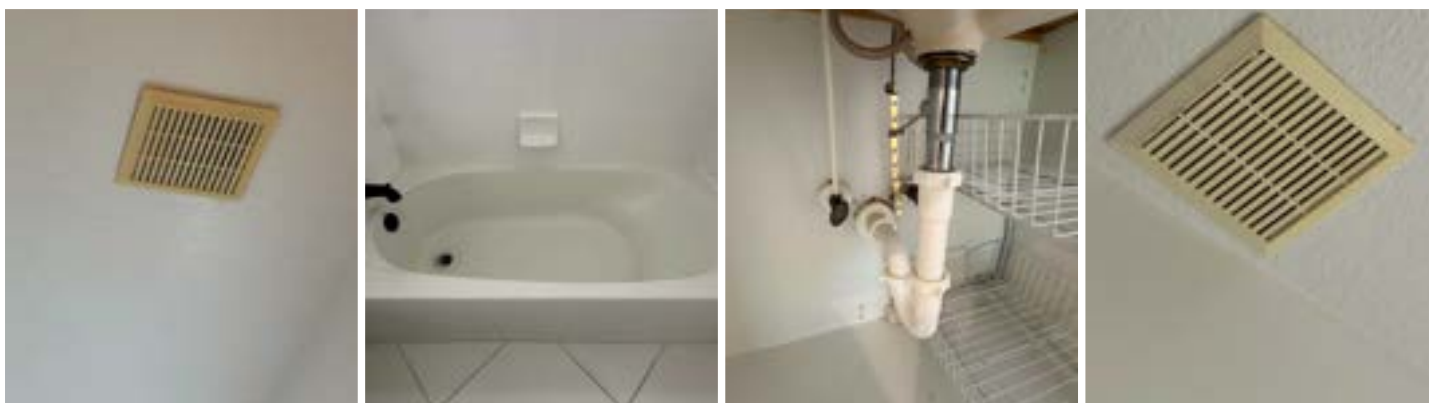
MEDIA:



10.6 TUB/SHOWER/SURROUND

☒ Inspected

DESCRIPTION: Fiberglass tub, Fiberglass surround, Tile surround

**MEDIA:****10.7 VENTILATION**☒ Inspected**DESCRIPTION:** Electric fan**MEDIA:**

11. Kitchen

The kitchen was visually inspected and was found to be in generally satisfactory condition at the time of the inspection. The accessible appliances were operated using normal controls and appeared to function as intended. The sink, faucet, garbage disposal, dishwasher, and other accessible fixtures were tested and no visible leaks or operational deficiencies were observed during the inspection. Minor cosmetic wear was noted on the kitchen cabinets, including areas of worn or chipped paint consistent with normal use and age. This condition is cosmetic in nature and does not affect the functionality of the cabinets. Touch-up painting or refinishing may be performed as desired for aesthetic purposes. Continued routine maintenance is recommended to help preserve the overall condition of the kitchen.

11.1 ELECTRICAL☒ Inspected



DESCRIPTION: 110 volts, 220 volts

MEDIA:



11.2 COUNTERTOPS

☒ Inspected

DESCRIPTION: Marble

11.3 CABINETS

☒ Inspected

DESCRIPTION: Wood, Composite

MEDIA:





11.4 SINK

☒ Inspected

DESCRIPTION: Double

MEDIA:



11.5 PLUMBING/FIXTURES

☒ Inspected

DESCRIPTION: PVC, Chrome

MEDIA:





11.6 DISPOSAL

☒ Inspected

DESCRIPTION: InSinkErator

MEDIA:



11.7 DISHWASHER

☒ Inspected

DESCRIPTION: KitchenAid

MEDIA:



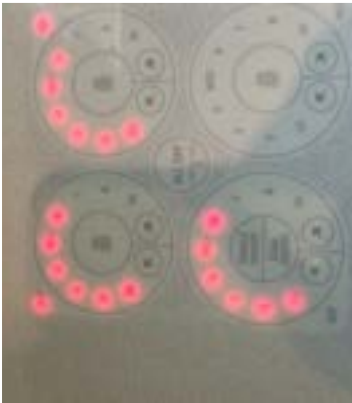
11.8 RANGE/OVEN

☒ Inspected

DESCRIPTION: KitchenAid

FUEL SOURCE: Electric

MEDIA:



11.9 MICROWAVE

DESCRIPTION: Whirlpool

MEDIA:



11.10 REFRIGERATOR

☒ Inspected

DESCRIPTION: Kenmore

MEDIA:



12. Interior

The interior of the home was visually inspected and was found to be in generally satisfactory condition at the time of the inspection. Minor cosmetic imperfections, including typical paint wear and minor surface blemishes consistent with normal use and occupancy, were observed throughout the home. Two windows were found to have damaged glass or components requiring repair or replacement—one located in the dining room and the other in the primary bedroom. In addition, one cabinet door in a secondary bathroom did not close properly and requires adjustment or repair. These conditions are considered minor deficiencies and do not appear to have a significant impact on the overall habitability of the home. Recommend repair or adjustment of the noted items as part of routine maintenance.

12.1 ELECTRICAL

☒ Inspected

DESCRIPTION: 110 volts

MEDIA:





12.2 CEILING

☒ Inspected

DESCRIPTION: Texture paint, Drywall

MEDIA:



12.3 WALLS

☒ Inspected

DESCRIPTION: Drywall, Textured paint

12.4 FLOOR

☒ Inspected

DESCRIPTION: Carpet, Hardwood, Tile

MEDIA:



12.5 DOORS

☒ Inspected

DESCRIPTION: Solid wood

MEDIA:



12.6 WINDOWS

☒ Inspected

DESCRIPTION: Aluminum

MEDIA:





No Screening

No Screening

No Screening

No Screening

12.7 SMOKE DETECTOR

☒ Inspected☐ Maintenance☐ Requires Attention

DESCRIPTION: Battery operated

MEDIA:



12.8 CARBON MONOXIDE DETECTOR

☒ Inspected☐ Maintenance☐ Requires Attention

DESCRIPTION: Battery operated

13. Laundry

13.1 LOCATION

☒ Inspected

DESCRIPTION: First floor

MEDIA:





13.2 DRYER VENT

☒ Inspected

DESCRIPTION: Metal flex

13.3 WASHER HOSE BIB

☒ Inspected

DESCRIPTION: Gate

13.4 WASHER DRAIN

☒ Inspected

DESCRIPTION: Wall mounted drain

13.5 ELECTRICAL

☒ Inspected

DESCRIPTION: 110 volts, 220 volts, GFCI

13.6 FLOOR DRAIN/PAN

☒ Inspected

DESCRIPTION: Drain pan



Summary

HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.



Requires Attention

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.