

# NHMS

2600 Douglas Road, Suite 800, Coral Gables, FL 33134  
(305) 854-1711

## Property Condition Report



**Case Number:** 094-543992

**Full Address:** 3986 Campfire Way  
Casselberry, FL 32707

**Inspection Date:** 08-12-2010

**Inspection Type:** Property Condition Inspection

**Prepared By:** Snow Enterprises

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# 1. INSPECTION REQUIREMENTS

**STRUCTURAL COMPONENTS** including foundation, floors, walls, columns, ceilings, and roofs.

**EXTERIOR OF STRUCTURE** including wall claddings, entryway doors, decks, steps, eaves, driveways, windows, patios, pools/spas, lawns, landscape, retaining walls, sheds/outbuildings, and fences.

**ROOFING** including roof coverings, roof drainage systems, flashing, skylights, and chimneys.

**PLUMBING** including interior water supply and distribution system, interior waste drains and vent system, hot water system, fuel storage and distribution system, and sump pump.

**ELECTRICAL** including service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, and smoke detectors.

**HVAC** (Heating Ventilation, Air Conditioning) including permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps, and ducts , and automatic safety controls.

Normal operating control of the central air conditioning system and the distribution system.

Insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits

**INTERIOR** including walls, ceilings, floors, steps, cabinets, doors, windows, etc

**BUILT-IN KITCHEN APPLIANCES** including the observation and operation of dishwasher, range, trash compactor, garbage disposal, ventilation equipment, permanently installed oven and microwave oven.

## 1.1. Exclusions of Inspection

## 1.2. Exclusions and Limitations

This inspection is limited to visual observations of apparent conditions existing at the time of the inspection only. This inspection is not intended to provide the purchaser with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with codes, ordinances and statutes, the suitability of this property for specialized use, the life expectancy of any component or system in the property, the presence or absence of pests or insects, or cosmetic or underground items or items that are not permanently installed. This inspection report does not address and is not intended to address the possible presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, polluted water, or underground oil tanks.

## 2 Report Summary

This summary is provided to highlight those findings that we believe are for information, significant in nature or which appear to be in immediate need of repair or a safety concern.

This inspection is visual only in areas that were accessible at the time of inspection. No dismantling of building components or systems, no destructive testing, no engineering functions, and no code compliance inspections were performed at the time of the inspection. The findings were as follows:

### Structure

- At the time of the inspection, the structure was in acceptable condition.
- The checkpoints within the "Structure" area of the property condition report pertain to the foundation areas of the home. This includes slabs, crawlspaces, and basements. Information on Non-structural issues regarding floors, walls, and ceilings will be found on the "Interior" page of the report.

### Exterior

- At the time of the inspection, the exterior of the structure was in acceptable condition.

### Roof

- At the time of the inspection, the roof of the structure was in acceptable condition.

### Plumbing

- The plumbing lines were checked using air pressure and no leaks were found.
- At the time of the inspection, the plumbing system was in working condition. The system was tested with an air compressor and held 34 psi. Seminole County provides water only for this structure (407)665-2110.
- Wells and septic systems, if present, are inspected only for the presence of obvious visible defects. The water quality and flow capacity of wells is not determined and the full operational functionality of septic systems cannot be determined due to the unavailability of water and the extended non-use of the system.
- This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.
- **Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

### Electrical

- The electric meter was present and the meter seal was intact.
- At the time of the inspection, the electrical system was in working condition. The system was powered using active electricity.
- Electrical systems, if not active, are tested using 220 volt generators.
- This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.

- **Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

## **HVAC**

- A heat pump supplies the heat and air conditioning.
- At the time of the inspection, the H.V.A.C system was in working condition. The H.V.A.C system was powered using active electricity.
- This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.
- **Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

## **Interior**

- At the time of the inspection, the interior of the structure was in acceptable condition, with the noted deficiencies.

## **Appliances**

- At the time of the inspection, the appliances present were in acceptable condition.

### **3 Directions to Property**

Automatically Generated via Google Maps -- MAY NOT BE ACCURATE

1. Head south on Dew Drop Ln toward Dew Drop Cove -- 177 ft
2. Turn left at Dew Drop Cove -- 0.1 mi
3. Turn left at Eagle Cir -- 1.0 mi
4. Turn right at Neighborly Dr -- 0.1 mi
5. Take the 1st right onto Campfire Way Destination will be on the right -- 246 ft

### **4 Property Information**

Address: 3986 Campfire Way, Casselberry, FL 32707

Structure Age: See Appraisal

Access to Property: HUD Key

Number of Bathrooms: 2

Square Footage: 1001-1500 Sq. Ft.

Electric Status: Active

Water Status: Inactive

Gas Status: NA

Occupancy Status: No

### **5 Additional Comments**

Power Company: Progress Energy

Meter Number: 41701065

Water Company: Seminole County (407)665-2110.

## 6 Structure

This portion of the inspection covers general structural component checkpoints of the subject property such as foundation, floors, walls, columns, ceilings, basement, etc.

### 6.1 General Structure Information

Access Method: NA

Foundation Type: Slab

Basement Type: NA

### 6.2 Structure Checkpoints

Checkpoint	Rating	Comment
Basement Floor:	NA	
Beam Supports:	NA	
Ceilings:	NA	
Cracks:	NV	
Crawlspace Door:	NA	
Floor:	NA	
Footing Drain:	NV	
Ground Grade:	S	
Insulation:	NV	
Joists:	NA	
Sill Plate:	NA	
Structural:	S	
Sub-Flooring:	NA	
Walls:	NA	
Wood-Ground Distance:	NA	

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

### 6.3 Structure Comments

At the time of the inspection, the structure was in acceptable condition.

The checkpoints within the "Structure" area of the property condition report pertain to the foundation areas of the home. This includes slabs, crawlspaces, and basements. Information on Non-structural issues regarding floors, walls, and ceilings will be found on the "Interior" page of the report.

## 7 Exterior

This portion of the inspection covers general exterior checkpoints of the subject property structure such as wall claddings, entryway doors, decks, steps, eaves, driveways, windows, patios, pools/spas, lawns, landscape, retaining walls, sheds/outbuildings, fences, etc.

### 7.1 General Exterior Information

**Exterior Siding:** Stucco  
**Weather Conditions:** Clear  
**Temperature:** 90-100

**Lot Size:** Less than one-quarter  
**Wall Structure:** Concrete

### 7.2 Exterior Checkpoints

Checkpoint	Rating	Comment
Balconies:	NA	
Carpports:	NA	
Debris:	S	
Decks/Deck Steps:	NA	
Driveway:	S	
Eaves:	NV	
Entry Locks:	S	A HUD keyed lock set was installed on the entry door.
Exterior Door/Locks:	S	
Fencing/Gates:	NA	
Garage Door:	NA	
Garage Door Opener:	NA	
Landscape:	S	
Lawn Care:	S	
Leaf Removal:	S	
Patio:	S	
Pool/Spa:	NA	
Porches:	NA	
Railings:	NA	
Retaining Walls:	NA	
Sheds and Outbuildings:	NA	
Sidewalks:	S	
Siding Condition:	S	
Snow Removal:	NA	
Exterior Steps:	S	
Storm/Screen Windows:	NA	
Storm/Screen Doors:	NA	
Windows:	S	

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

### 7.3 Exterior Comments

At the time of the inspection, the exterior of the structure was in acceptable condition.

## 8 Roof

This portion of the inspection covers general exterior roofing component checkpoints of the subject property such as roof coverings (shingles, flashing, skylights, chimneys, etc.), structural elements of the roof (trusses, rafters, ceiling foists, etc.), roof drainage systems, etc.

### 8.1 General Roof Information

**Roof Type:** Gabled, Hip  
**Method to Observe Attic:** Access Hole  
**Number of Layers:** 1  
**Roofing Material:** Asphalt

**Gutter Type:** None  
**Method to Observe Roof:** Ladder  
**Attic Vent Type:** Soffit, Ridge

### 8.2 Roof Checkpoints

Checkpoint	Rating	Comment
Shingle Cond.:	S	
Flashing/Joints:	S	
Soffits/Fascias:	S	
Skylights:	NA	
Vent Pipes:	S	
Chimney:	NA	
Gutters:	MG	
Downspouts:	MG	
Attic Ventilation:	S	
Attic Water:	NV	
Attic Insulation:	MR	
*Structural Cond.:	S	
*Sheathing Cond.:	S	
Truss:	S	
Roof Exhaust Fan(s):	NA	

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### 8.3 Roof Comments

At the time of the inspection, the roof of the structure was in acceptable condition.

## 9 Plumbing

This portion of the inspection covers general plumbing checkpoints of the subject property such as interior water supply and distribution system, interior waste drains and vent system, hot water system, fuel storage and distribution system, and sump pump.

### 9.1 General Plumbing Information

**Waste Disposal:** Septic

**WH Size:** 40 Gallons

**WH Model:** 0596B32700

**Water Piping:** Copper

**Waste Piping:** PVC

**WH Manufacturer:** Rheem

**Water Supply:** Municipal

### 9.2 Plumbing Checkpoints

Checkpoint	Rating	Comment
Bar Sinks:	NA	
Bath Fixtures:	S	
Connections:	S	The plumbing lines were checked using air pressure and no leaks were found.
Interior Spa/Hot Tub:	NA	
Interior Vent:	S	
Kitchen Sink:	S	
Laundry Tub:	NA	
Main Shut Off:	S	
Pressure Relief Valve:	S	
Pressure Tank:	NA	
Septic Location:	NV	
Septic System:	NV	
Sewer Drainage:	S	The sewer drainage was visually inspected as no water entered the system.
Shower Pan:	NV	
Sprinkler System:	NA	
Storage Tanks:	NA	
Vent System:	S	
Water Filter:	NA	
Water Heaters:	S	The water heater appeared to be in working condition as it was visually inspected due to the lack of water.
Water Meter:	S	
Water Softener:	NA	
Water Supply:	S	
Well:	NA	
Well Location:	NA	
Well/Sump Pump:	NA	

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

### 9.3 Plumbing Comments

At the time of the inspection, the plumbing system was in working condition. The system was tested with an air compressor and held 34 psi. Seminole County provides water only for this structure (407)665-2110. Wells and septic systems, if present, are inspected only for the presence of obvious visible defects. The water quality and flow capacity of wells is not determined and the full operational functionality of septic systems cannot be determined due to the unavailability of water and the extended non-use of the system. This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.

**Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

## 10 Electrical

This portion of the inspection covers general electrical checkpoints of the subject property such as service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interruptors, smoke detectors, etc.

### 10.1 General Electrical Information

**Additional Space Available:** Yes

**Capacity:** 125A 120-240V

**General Wiring:** Good

**Panel Manufacturer:** Siemens

**Wiring:** Copper

**Box Location:** Utility Room

**Conductor Type:** Aluminum

**Num. of Disconnects:** 1

**Panel Type:** Breaker

### 10.2 Electrical Checkpoints

Checkpoint	Rating	Comment
Appliance Wiring:	S	
Bath GFCI:	S	
Breaker Cond.:	S	
Exterior GFCI:	S	
Exterior Wiring:	S	
Ground/Bonding:	NV	
HVAC Wiring:	S	
Interior Wiring:	S	
Kitchen GFCI:	S	
Lighting Fixtures:	S	
Panel Box:	S	
Rec. Location:	S	
Service Attach:	S	
Service Meter:	S	The electric meter was present and the meter seal was intact.
Sub Panel Box:	S	

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### 10.3 Electrical Comments

At the time of the inspection, the electrical system was in working condition. The system was powered using active electricity.

Electrical systems, if not active, are tested using 220 volt generators.

This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.

**Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

## 11 HVAC

This portion of the inspection covers general HVAC checkpoints of the subject property such as permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps, and ducts, and automatic safety controls.

Normal operating control of the central air conditioning system and the distribution system, etc.

Insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits, etc.

### 11.1 General HVAC Information

**Inside Unit Brand:** Intercity  
**Inside Model No.:** L960930084  
**Inside Unit Type:** Heat Pump

**Outside Unit Brand:** Intercity  
**Outside Model No.:** L961856868  
**Outside Unit Type:** Heat Pump

### 11.2 HVAC Checkpoints

Checkpoint	Rating	Comment
A/C Component Cond.:	S	
Boiler:	NA	
Coil:	S	
Coil Fins:	S	
Condens. Pipe:	S	
Controls:	NV	
Draft Device:	NA	
Duct Work:	S	
Electric Heat:	S	
Evaporator:	NV	
Fans:	S	
Filter:	MR	The filter needs to be replaced.
Fireplace:	NA	
Flue Pipe/Draft:	NA	
Furnace System:	NA	
Gas Lines:	NA	
Heat Exchanger:	NA	
Heat Pump:	S	A heat pump supplies the heat and air conditioning.
Inside Fan Motor:	S	
Oil Tank:	NA	
Oil Tank Vent:	NA	
Refrigerant Line:	S	
Supply Returns:	S	
Temp. Drop Test:	S	
Thermostat:	S	
Vapor Barrier:	NV	
Ventilation:	S	

Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible

### **11.3 HVAC Comments**

At the time of the inspection, the H.V.A.C system was in working condition. The H.V.A.C system was powered using active electricity.

This report reflects general conditions noted during the time of the inspection. Systems such as HVAC, Plumbing, and Electrical because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted.

**Because of this, prospective buyers are strongly urged to obtain a full home inspection prior to purchase.**

## 12 Interior

The interior portion of the inspection covers checkpoints involving the interior walls, ceilings, floors, steps, cabinets, doors, and windows.

### 12.1 General Interior Information

*There are no general information points in this section.*

### 12.2 Interior Checkpoints

Checkpoint	Rating	Comment
Cabinets:	S	
Ceilings:	S	
Closets:	MR	There is graffiti on the closet doors.
Countertops:	S	
Interior Debris:	S	
Detectors:	MR	There are missing smoke detectors.
Door Hardware:	S	
Doors:	MR	There are missing and damaged interior doors.
Dryer Vent:	S	
Floor:	MR	There are damaged carpets.
Mold:	NV	
Railings:	NA	
Stairwells:	NA	
Steps:	NA	
Walls:	MR	There are damaged walls.
Windows:	S	

*Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible*

### 12.3 Interior Comments

At the time of the inspection, the interior of the structure was in acceptable condition, with the noted deficiencies.

## 13 Appliances

The kitchen appliance portion of the inspection covers checkpoints involving the observation and operation of the refrigerator, dishwasher, range, trash compactor, garbage disposal, ventilation equipment, microwave and any other permanently installed appliances.

### 13.1 General Appliances Information

*There are no general information points in this section.*

### 13.2 Appliances Checkpoints

Checkpoint	Rating	Comment
Dishwasher:	S	
Disposal:	S	
Dryer:	MG	The dryer is missing.
Microwave:	NA	
Oven:	NA	
Range Hood:	S	
Range/Stove:	S	
Refrigerator:	S	
Washer:	MG	The washing machine is missing.
Other:	NA	

*Key: Y=Yes N=No S=Satisfactory U=Unsatisfactory MR=Marginal MG=Missing NA=Not Applicable NV=Not Visible*

### 13.3 Appliances Comments

At the time of the inspection, the appliances present were in acceptable condition.

## **14 HOA Information**

There were no signs, notices, placards or other indications of an HOA visible at the time of inspection.

## **15 Code Violations**

There are no known code violations.

## **16 Pending Litigation**

There is no known pending litigation.

## **17 Demo Orders**

There are no known property demo orders.

## **19 Environmental Issues**

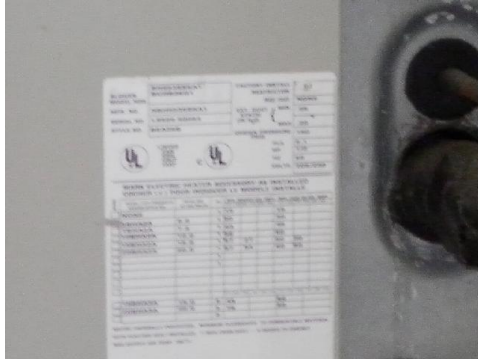
There are no known property environmental issues.

**20 – ENVIRONMENTAL COMPLIANCE RECORD  
SINGLE FAMILY PROPERTY DISPOSITION**

<b>FHA Case Number:</b> 094-543992	
<b>Property Address:</b> 3986 Campfire Way, Casselberry, FL 32707	
COMPLIANCE FINDINGS	SOURCE / DOCUMENTATION
<p><b>1. HISTORIC PRESERVATION</b>                  Property <input type="checkbox"/> is <input type="checkbox"/> is not listed on the National Register of Historic Places.</p> <p>Property <input type="checkbox"/> is <input type="checkbox"/> is not located in an Historical District.</p> <p><i>Note: An appropriate deed restriction will be required if property meets either of the foregoing conditions.</i></p>	
<p><b>2. FLOODPLAIN</b>                  Property <input type="checkbox"/> is <input type="checkbox"/> is not located within the 100-year floodplain (Zones A and V).</p> <p><i>Note: Flood insurance may be required.</i></p>	
<p><b>3. AIRPORT RUNWAY CLEAR ZONES (24 CFR 51D)</b>                  Property <input type="checkbox"/> is <input type="checkbox"/> is not located within boundary of runway zone.</p> <p>If "yes",</p> <ul style="list-style-type: none"> <li>• Has the airport operator declined to acquire the property? <input type="checkbox"/> yes <input type="checkbox"/> no</li> <li>• A signed disclaimer is required (24 CFR Part 51D).</li> </ul>	
<p><b>4. SUMMARY</b>                  Additional actions <input type="checkbox"/> are <input type="checkbox"/> are not required on the basis of the findings above. If additional actions are required, describe them in an attachment.</p>	
<p><b>NOTE: OTHER ENVIRONMENTAL STATUES, EXECUTIVE ORDERS AND AUTHORITIES</b>                  The remaining statutes and authorities cited at 24 CFR 50.4 do not require compliance because they are not relevant to property disposition actions which do not involve new construction.</p>	
Preparer: _____ Title: _____ Date: _____	Supervisor: _____ Title: _____ Date: _____



1. Front Elevation



2. Air Handler Label



3. Rear Elevation



4. Rear Elevation



5. Roof



6. Roof



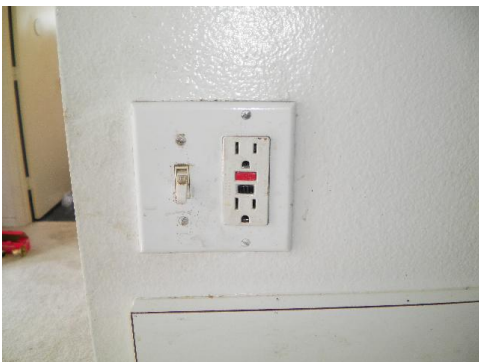
7. Roof



8. Rear Patio



9. Gfci Outlet



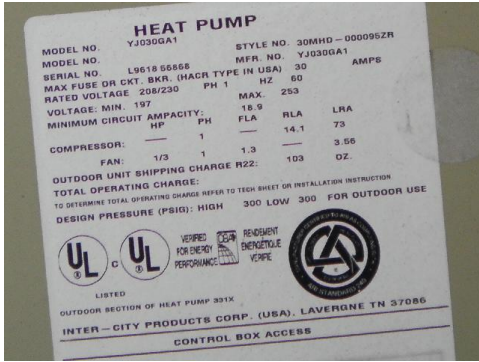
10. Gfci Outlet



11. Gfci Outlet



12. H.v.a.c Info



13. H.v.a.c Info



14. Missing Smoke Detector



15. Range Hood



16. Secured Water



17. Secured Water



18. Smoke Detector



19. Carbon Monoxide Detector



20. Attic



21. Front Elevation



22. Attic



23. H.v.a.c. Unit



24. H.v.a.c Label



25. Interior View



26. Interior View Ceiling



27. Refrigerator



28. Sub Panel



29. Sub Panel Info



30. Upper Element



31. Interior View Ceiling



32. Thermostat



33. Air Handler



34. Attic



35. Attic



36. Bathroom



37. Illumination



38. Illumination



39. Illumination



40. Interior Room



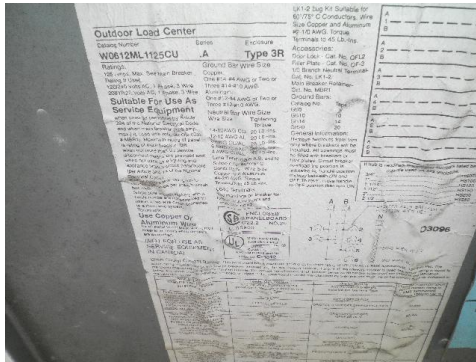
41. Interior Room Ceiling



42. Interior View Ceiling



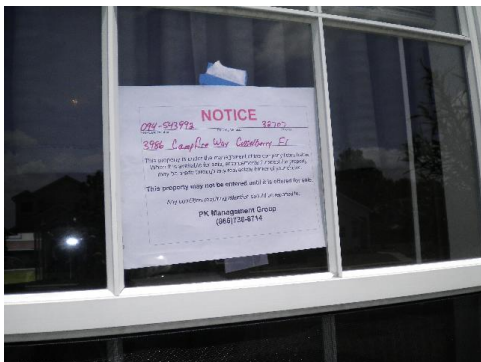
43. Kitchen



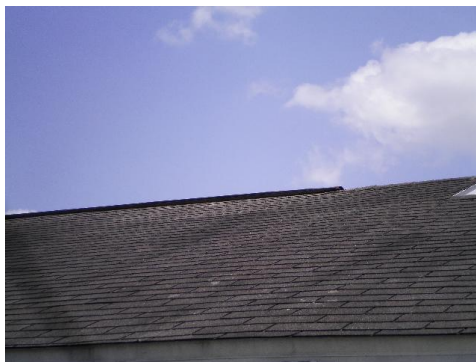
44. Main Panel Label



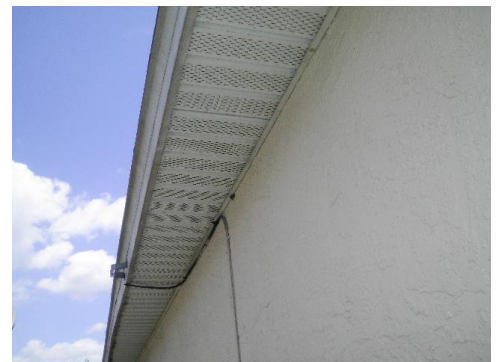
45. Meter



46. Notice



47. Roof



48. Soffit