



SUMMARY

1420 Prairie Oaks Dr, St. Cloud, FL
34771
Abby Miller
08/23/2025

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This is a summary of the inspection report. Please don't rely on its content to make informed decisions. Fully informed decisions are based upon attending the inspection with the inspector while asking your questions and addressing your concerns, and reading the entire report, the Home Inspection Agreement, Home Inspection Standards of Practice, and the home maintenance book.

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ITEMS INSPECTED

12

MAJOR DEFECT

3.10.1 Vegetation, Surface Drainage, Retaining Walls, and Grading

RETAINING WALL DAMAGE

I observed indication of damage at the retaining wall.

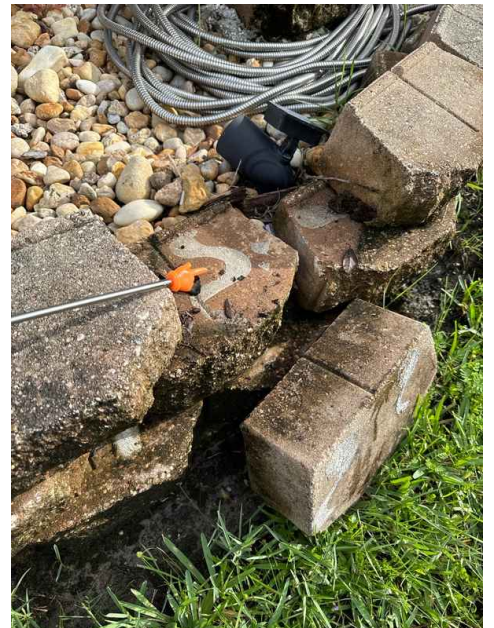
Correction and further evaluation is recommended.

Recommendation

Contact a qualified landscaping contractor



Major Defect



3.10.2 Vegetation, Surface Drainage, Retaining Walls, and Grading

RETAINING WALL DEFECT



Major Defect

I observed indication of a defect at the retaining wall.

Correction and further evaluation is recommended.

The retaining wall blocks are upside down and the lip that holds in place is not seated. The retaining walls are all leaning out.

Recommendation

Contact a qualified landscaping contractor



6.3.2 Cooling System

SERVICE TAG INDICATES DELAYED MAINTENANCE



Major Defect

I observed indications of delayed maintenance at the cooling system, because of the date of the most recent service on the service tag. The system should be cleaned and inspected by a HVAC professional every year. Correction and further evaluation is recommended.

Recommendation

Contact a qualified heating and cooling contractor



7.5.1 Water Supply & Distribution Systems

TOILET LOOSE CONNECTION TO FLOOR



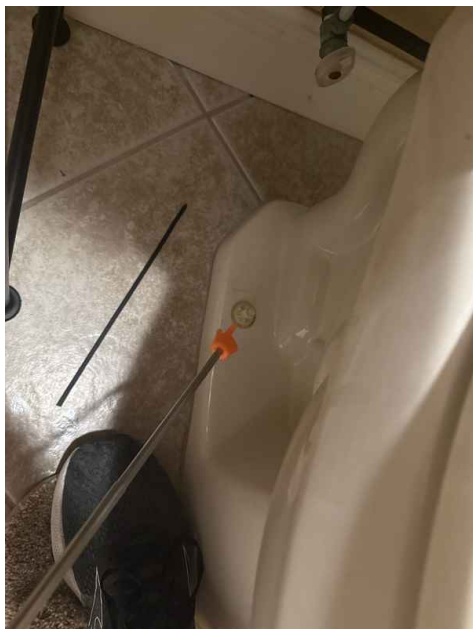
Major Defect

MASTER BATH

I observed indications of a toilet that had a loose connection to the floor.

Recommendation

Contact a qualified plumbing contractor.



8.5.1 Panelboards & Breakers

PANEL DAMAGED

Recommendation

Contact a qualified electrical contractor.



Major Defect

8.5.2 Panelboards & Breakers

SUBPANEL GROUNDS NEUTRALS NOT SEPARATED

I observed that the grounds and neutrals at the subpanel are not isolated (separated). Defect.

Recommendation

Contact a qualified electrical contractor.



Major Defect

8.6.1 Service Grounding & Bonding

UNABLE TO CONFIRM PRESENCE OF GROUNDED CONDUCTOR

I was unable to confirm by observation the presence of a grounded conductor.

Recommendation

Contact a qualified electrical contractor.



Major Defect

9.1.1 Structural Components & Observations in Attic

STRUCTURAL DEFECT IN ATTIC

I observed a major structural defect in the attic.

Recommendation

Contact a qualified carpenter.



Major Defect



11.4.1 Floors, Walls, Ceilings

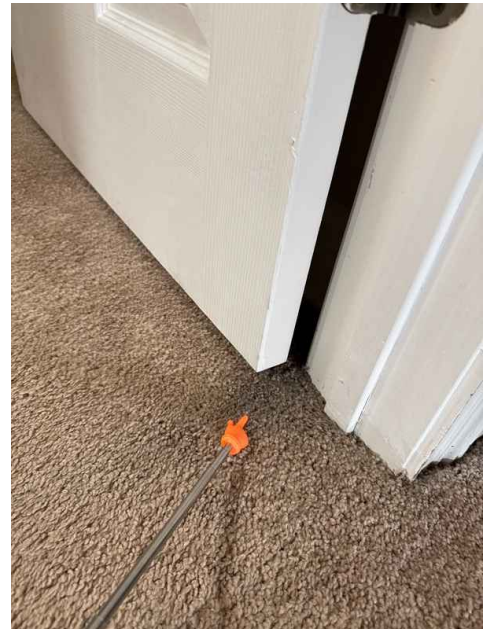
CARPET STAINS

Major Defect

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.



12.1.1 Clothes Washer

MISSING GFCI PROTECTION IN LAUNDRY

Major Defect

I observed missing GFCI protection for all receptacle outlets in the laundry, as it is required by standards.

Recommendation

Contact a qualified electrical contractor.



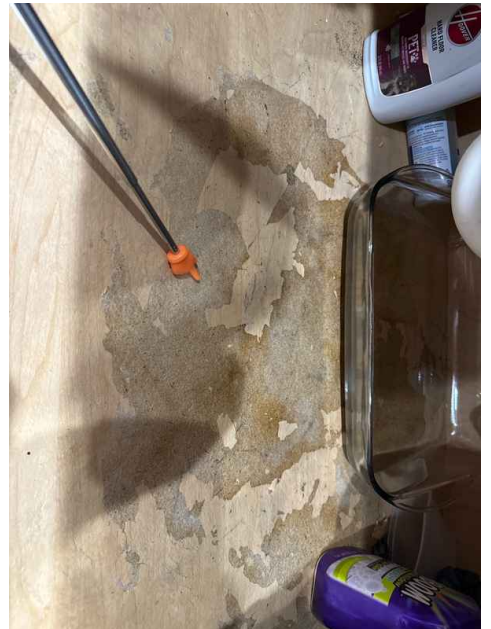
13.4.1 Countertops & Cabinets **DAMAGED CABINET**

I observed damage at the kitchen cabinet.

Recommendation

Contact a qualified cabinet contractor.

Major Defect



The base of the cabinet looks to have been exposed to significant amounts of water perhaps during maintenance or repair. The area did not show moisture on the meter.

13.5.1 Floors, Walls, Ceilings **MOISTURE DAMAGE**

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

Recommendation

Contact a qualified professional.

Major Defect

