BAA INSPECTIONS LLC
9013377872
contact@baainspections.com
https://www.baainspections.com/

Limited Residential Inspection Report

Property: 321 E. Copeland Drive, Orlando, FL 32806
Inspector: Joe Lester, Certified Master Home Inspector, FL License FLHI 11705
Date: 8/25/2025

Scope & Limitations

This report is based on a visual, non-invasive inspection of accessible areas of the property. The observations herein are limited to the Standards of Practice for Florida Licensed Home Inspectors. This report does **not** determine compliance with building codes, FEMA regulations, or municipal ordinances, nor does it declare a structure safe, unsafe, or suitable for occupancy. Only the local building official or authority having jurisdiction may make such determinations.

Executive Summary

Multiple areas of concern were observed, including roof framing sag, foundation settlement, water intrusion, aged or obsolete electrical/plumbing systems, and drainage issues related to the property's below-grade elevation. These conditions may impact safety, functionality, and long-term performance of the home.

Further evaluation by licensed specialists is strongly recommended before purchase decisions are made.

Observations

1. Structural / Foundation

- The roof ridge in the living room exhibits an approximate 5-inch sag.
- Evidence of water intrusion and prior termite activity was noted in framing members.
- Settlement and movement were observed in flooring and around the pool deck.
- Floor joists appear embedded into masonry walls, which may limit reinforcement.

Recommendation: Further evaluation by a **licensed structural engineer** to determine extent of repairs or reinforcement needed.

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2. Water Intrusion & Drainage

- Property sits approximately 4 feet below street level, which allows stormwater to drain toward the foundation.
- Signs of water intrusion were observed in the garage and kitchen.
- Grading conditions appear to contribute to runoff toward the structure.

Recommendation: Evaluation by a **civil engineer or drainage contractor** for grading/drainage solutions and flood-mitigation options.

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3. Interior & Attic

- Attic sheathing showed staining consistent with roof leaks.
- Kitchen and garage showed signs of past water damage.
- Conditions observed may create a conducive environment for mold.

Recommendation: Further evaluation by a **licensed roofing contractor** and, if desired, **indoor air quality/mold specialist.**

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4. Electrical System

- Cloth-covered wiring was observed; insulation appears brittle in areas.
- Multiple two-prong, ungrounded receptacles present.
- Combined with evidence of water intrusion, these conditions may increase electrical risk.

Recommendation: Evaluation and correction by a **licensed electrical contractor.**

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5. Plumbing System

- Original cast iron drain lines observed. These are beyond their typical service life and show signs of corrosion.
- Ongoing water intrusion may accelerate deterioration.

Recommendation: Evaluation by a **licensed plumbing contractor.**

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6. HVAC

- System observed to be approximately 32 years old, well beyond typical service life.
- No float switch was noted on the condensate line.

Recommendation: Evaluation by a **licensed HVAC contractor** and budgeting for replacement.

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7. Roof Covering

- Roof covering appears aged, with visible staining and deterioration of sheathing.

Recommendation: Further evaluation by a **licensed roofing contractor**; replacement likely necessary.

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8. Additions / Documentation

- No permits or documentation were available to confirm the timing or approval of additions.

Recommendation: Buyer may wish to verify permit records with the **local building department.**

Summary of Recommendations

Due to the conditions noted, further evaluation is recommended by the following professionals:

- Licensed Structural Engineer
- Licensed Roofing Contractor
- Licensed Electrical Contractor
- Licensed Plumbing Contractor
- Licensed HVAC Contractor
- Civil Engineer / Drainage Contractor
- Optional: Mold or Indoor Air Quality Specialist
- Local Building Department (permit and compliance verification)

Inspector's Statement

This report documents observed conditions and provides professional recommendations for further evaluation. It does not declare the property unsafe or prescribe demolition. Final determinations regarding safety, habitability, or compliance rest with the appropriate licensed professionals and the local authority having jurisdiction.

Very truly yours,

Joe Lester
Certified Master Inspector
BAA Inspections LLC