

# Home Inspection Report



Florida Home Inspections.net

The Dagostino Residence

1216 Kingswood Dr.

Clearwater, FL 33579



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## Introduction

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. It is the goal of the inspection to put a homebuyer in a better position to make a buying decision.

Not all defects will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection is not and should not be considered a guarantee, warranty or insurance policy of any kind. Please refer to the pre-inspection agreement and the Standards of Practice for a full explanation of the scope of the inspection, its limitations, and exclusions.

The following numbered and attached pages are your home inspection report. The report includes photographs, comments, and the Standards of Practice. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the National Association of Certified Home Society Inspectors (InterNACHI). The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and it is part of the report. All components designated in the InterNACHI standards of practices, except for limitations that may be noted in the report, will be inspected. This report does not include inspection for mold, lead or asbestos. No warranty is expressed or implied. We are not licensed Structural Engineers or other professionals whose license authorizes the rendering of an opinion as to the structural integrity of a building or components.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. Anywhere in the report where we recommend any situation to be either repaired or to remove and replace, we advise that you contact a Professional who is licensed in this type of work.

The inspection is for the most part a limited visual inspection only. A representative sampling of the building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components are performed. Throughout this report we will be identifying material defects. This report is a light version of our standard Home Inspection report which is a lot more in depth, includes many photos, as well as being more costly. Photos with a detailed explanation are very limited and not a part of this report. Please contact us for details on a major home inspection report.

A list of permits for the past 20 years on this property is included, as well as the general information from the County Property Appraiser. Both can be viewed after the conclusion section of this report.

## General Conditions

Client: Dagostino Residence

Address: 1216 Kingswood Dr., Clearwater, FL 33759

Inspector: David Farneski

In Attendance: Mr. Dagistino (Owner), Lea Leaguex (Realtor), David Farneski

Property Information: This is a single family home.

Age of Home: According to the Pinellas Count Property Appraiser, the house is 41 years old. Built in 1972.

Structure Type: Concrete Block

Square Footage: 1230 Square Feet

Levels: Single story

Weather Conditions: Partly Cloudy

Temperature: 89°

Inspection Date: May 21, 2013

Inspection Time: 10:00 am

## Surface Water Management

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G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete and Asphalt: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Patio / Porch: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

## Concrete and Asphalt

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G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveways: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walks: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

## Exterior Wall Coverings

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G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Block: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stucco: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

## Windows

---

G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Screens: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

## Doors

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G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Entry Doors: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sliding Glass Doors: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

## Exterior Fixtures

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G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Meter: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hose Bibs: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Light Fixtures: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receptacles and GFCI's: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

## Roof

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G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Asphalt Shingles: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Torch Down: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tile: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Metal: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flashing: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Penetrations: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gutters and Downspouts: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

## Structural

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G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foundation: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floors: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

## Attic / Insulation

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G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof Framing: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Penetration: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

## Interior

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G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detectors: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receptacles: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

## Plumbing

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G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main Water Shut Off Valve: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Supply Pipes: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric Water Heater: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Relief Valve and Discharge Pipe: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Leak Catch Pan: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

## Electrical

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G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main Electric Service Line: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main Panel: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main Disconnect and Amperage: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Breakers and Labeling: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grounding: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wiring Type: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inspection Sticker: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____



## Air Conditioning / Heat

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G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condensing Unit: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ductwork Insulation : _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A/H Unit and Fan: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical Disconnect: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air Ducts / Return : _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

## Kitchen

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G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Faucet: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receptacles and GFCI's: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exhaust Fan: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appliances: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Leaks: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signs of Organic Growth: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

## Bathrooms

---

G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilet: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tub / Shower: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exhaust Fan: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sink / Faucet: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receptacles / GFCI's: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

**Laundry**

---

G	R	RR	NI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer Vent: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Supply Hoses: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry Tub: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receptacles / GFCI's: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 V Outlet: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

G=Good / Continuous Maintenance R=Repair RR=Remove and Replace NI=Not Inspected

Photos



Repair or Replace Garage Door



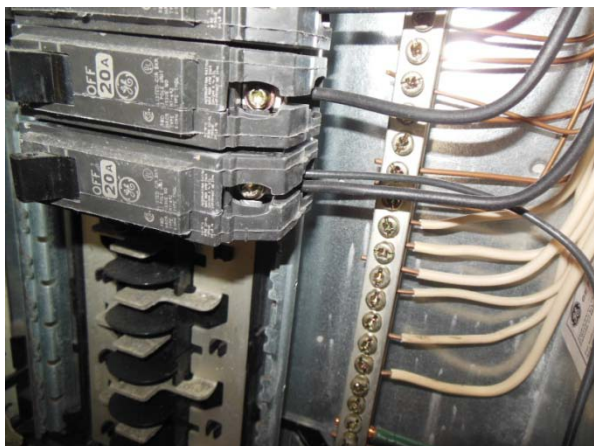
Install new window



Remove rotted trim at base / inspect column



Replace damaged downspout extensions



Double tap in Breaker



Replace with GFCI

## Permits

City of Clearwater - Citizen x  
nit.myclearwater.com/citizenaccess/default.aspx

[Search Applications](#)

**Record BCP2006-12377:  
Building - Over the Counter Permit**

**Address Info:**  
1216 KINGSWOOD DR  
CLEARWATER FL

**Record Details**

To print a summary of this page click "REPORTS" in the top right hand corner of the page. Then click "CASE SUMMARY"

**Project Name**  
CERTO, KRISTOPHER

**Property Owner Info:**  
KRISTOPHER A CERTO  
1216 KINGSWOOD DR  
CLEARWATER FL 33759

▶ **More Details**

▶ **Fees**

▼ **Inspections**

To view the result of an inspection click the arrow next to the inspection code.

**Upcoming**  
[Schedule or Request an Inspection](#)  
You have not added any inspections.  
Click the link above to schedule or request one.

**Completed (3)**  
COMM - 1; DONE - 1; PASS - 1

COMM 901 Completed Roof (854102) Result by: Robbie Ackerman on 12/28/2008 at 12:00 AM	<a href="#">View Details</a>
PASS 901 Completed Roof (550960) Result by: Steinar Lero on 12/28/2008 at 12:00 AM	<a href="#">View Details</a>
DONE 900 Job Completed (565917) Result by: Kyle Wilson on 05/16/2007 at 12:00 AM	<a href="#">View Details</a>

▶ **Processing Status**

▶ **Attachments**

G=Good / Continuous Maintenance R=Repair RR=Remove and Replace NI=Not Inspected

## Property Appraiser

**2013 Exemptions** | **Mortgage Letter** | **File for Homestead Exemption** | **2012 Cap Classified Agricultural Value**

Homestead: No	Government: No	Save-Our-Homes Cap Percentage: 0.00%
Institutional: No	Historic: No	Non-Homestead 10% Cap: Yes
Classified Agricultural: No		

**2012 Parcel Information** | **2012 Trim Notice**

<b>Most Recent Conveyance</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b>	<b>Plat Book/Page</b>
17964-0572	\$67,800 <a href="#">Sales Query</a>	1210326804	NON EVAC	068-031

**2012 Final Value Information**

Year	Save-Our-Homes Cap	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2012	No	\$59,135	\$59,135	\$59,135	\$59,135	\$59,135

**[click here to hide] Value History as Certified (yellow indicates correction on file)**

Year	Save-Our-Homes Cap	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2012	No	\$59,135	\$59,135	\$59,135	\$59,135	\$59,135
2011	No	\$66,266	\$66,266	\$66,266	\$66,266	\$66,266
2010	No	\$70,713	\$70,713	\$70,713	\$70,713	\$70,713
2009	No	\$85,735	\$85,735	\$85,735	\$85,735	\$85,735
2008	No	\$115,200	\$115,200	\$115,200	\$115,200	\$115,200
2007	Yes	\$119,300	\$55,005	\$30,005	N/A	\$30,005
2006	Yes	\$119,700	\$53,663	\$28,663	N/A	\$28,663
2005	Yes	\$87,200	\$52,100	\$27,100	N/A	\$27,100
2004	Yes	\$77,200	\$50,600	\$25,600	N/A	\$25,600
2003	Yes	\$66,400	\$49,700	\$24,700	N/A	\$24,700
2002	Yes	\$57,100	\$48,600	\$23,600	N/A	\$23,600
2001	Yes	\$53,200	\$47,900	\$22,900	N/A	\$22,900
2000	Yes	\$49,800	\$46,500	\$21,500	N/A	\$21,500
1999	Yes	\$48,700	\$45,300	\$20,300	N/A	\$20,300
1998	No	\$44,600	\$44,600	\$19,600	N/A	\$19,600
1997	No	\$44,800	\$44,800	\$44,800	N/A	\$44,800
1996	No	\$42,000	\$42,000	\$42,000	N/A	\$42,000

**2012 Tax Information** | **Ranked Sales (What are Ranked Sales?)** | **See all transactions**

Sale Date	Book/Page	Price	O/U	V/I
23 Dec 1997	09943 / 1730	\$53,900	Q	I
May 1984	05755 / 0861	\$41,900	Q	Q
1977	04565 / 0315	\$22,500	Q	Q
1972	03827 / 0148	\$17,600	Q	Q
10 Apr 2013	17964 / 0227	\$49,200	U	I
10 Apr 2013	17964 / 0098	\$49,200	U	I

**2012 Land Information**

Seawall: No	Frontage: None	View:				
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b>	<b>Method</b>
Single Family (01)	68x100	100.00	68.0000	1.0000	\$6,800	FF

**[click here to hide] 2012 Building 1 Structural Elements** | **Back to Top**

Site Address: 1216 KINGSWOOD DR CLEARWATER 33759-

Quality: Average	
Square Footage: 1230.00	
Foundation: Continuous Footing	
Floor System: Slab On Grade	
Exterior Wall: Cb Stucco/Cb Reclad	
Roof Frame: Gable Or Hip	
Roof Cover: Composition Shingle	
Stories: 1	
Living units: 1	
Floor Finish: Carpet/ Vinyl/ Asphalt	
Interior Finish: Drywall/Plaster	
Fixtures: 3	
Year Built: 1972	