

FULL PROPERTY INSPECTION REPORT

Doc #: 2508-003 Inspection Date: 8/8/2025

Dwelling Address: XXXXX Vanderbilt Drive, Naples, FL 34108

Client Name: John Doe

Inspector / Owner: John "Jack" Defossez, **Licensed Florida State Home Inspector**

CONDITIONS: This inspection report follows the American society of Home Inspection Standards (ASHI). Our goal is to present an unbiased view of the condition of the home and its components at the time of inspection. The purpose of this inspection is to identify "MAJOR" problems associated with the property being purchased or sold, although minor items may also be mentioned. This report will note in "**BOLD BLACK PRINT**" the Major items that are not performing their function and or conditions in the home that are inconsistent with common findings in homes of similar age and type. Those bolded items will also appear on the summary report.

Minor items will also be noted in bold print. These are items that can be easily repaired or that individually represent a minor repair cost. These minor items should not affect the sale of the property individually. Collectively these items may present a burden. Items noted in "**BOLD BLACK PRINT**" may pose a possible safety hazard, represent a substantial cost to repair/replace, or may cause additional damage to the structure if not properly addressed.

Please read the report in its entirety and contact the inspector with any questions or concerns. Inspector: Jack Defossez Direct# 239-213-8015

The inspector cannot issue costs estimate but can help determine the relative condition of the home and put into context the nature of the items noted in the report. All Bold print items are not necessarily required to be repaired according to your contract of sale. We advise our clients to discuss any items relating to their contract with their real estate agent or attorney.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snapshot of the condition of the home at the time of inspection. It is not possible to determine if or when an item will experience failure, therefore we cannot be held responsible for future failure.

This report does not constitute a warranty or guarantee, and none is implied. Home warranties are available from several companies, and we suggest consulting your real estate agent for referrals.

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FRONT VIEW



REAR VIEW

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GENERAL CONDITIONS

1001. Inspector John "Jack" Defossez
1002. Structure Type Single Family home; Concrete block construction and wood frame at 2nd story.



1003. Lot Type Home is built on a flat lot.
1003. Levels 2 story structure.
1004. Estimated Age 24 years. (2001)
1005. Weather Hot; clear.
1006. Occupant Status Home was occupied at time of inspection. Personal belongings can substantially impede the inspector's ability to see and/or access many areas. Please be advised this is a limited, visual inspection.
1007. Attending Buyer's Agent.
1008. Start Time 10:50 AM.
1009. Stop Time 1:45 PM.

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EXTERIOR

Our exterior evaluation is visual and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration normal wear associated with virtually all properties. Hairline cracks in stucco, concrete, asphalt, plaster and drywall are common and are not a significant defect unless otherwise stated. Cosmetic issues and code/manufacture's specifications are not part of this inspection. Dock and seawall are visual inspections of material exposed at time of inspection. Sprinkler system is a basic functional/visual test of the system and does not include items that are considered maintenance items, such as overgrown or mis-directed heads, or items that are not visible.

Step #	Component	Comment
1101.	Driveway	Functional; Pavers.



1102.	Walkways	Functional; Pavers.
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1103.	Fences/Gates	Functional; Metal.
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Review; Gate at left side of home does not latch.



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1104. Siding

Functional; Stucco.

Review; Common cracking noted at stucco at multiple areas. Suggest sealing to prevent moisture and insect intrusion.





Review; Missing cover noted at dryer vent termination at left side of home.



1105. Trim

Functional; Wood/Metal.

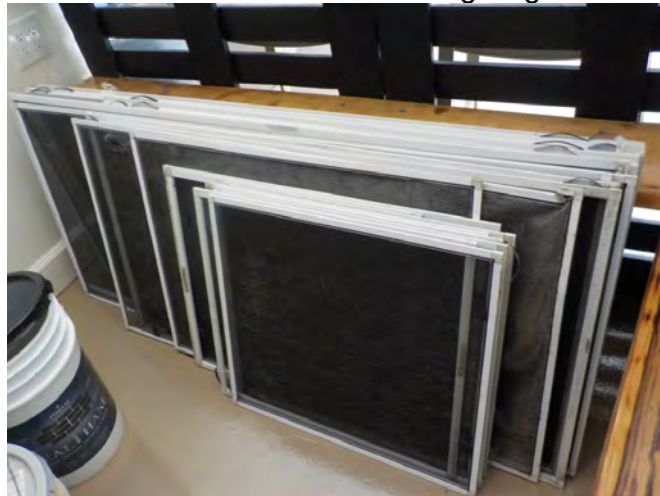
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1106. Windows & Frames

Functional; Metal.



Screens for windows located at garage.



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1107. Electrical

Functional.

Review; Landscape lighting system is not functional. Damaged lights noted.



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Review; Missing weather cover noted at outlet at rear side of home.



Review; Missing weather cover noted at outlet at 2nd floor balcony area.



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1108. Gutters &
Downspouts

Functional. Metal.

Review; Missing splash blocks noted at multiple gutter downspouts. Erosion noted.



1109. Hose bibs

Functional; Front, Right, and Left sides.

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1110. Sprinkler System **Review; 4 Zones present. Irrigation system is not functional. System was unplugged at start of inspection. System had power once plugged in, but unable to manually start.**



Normal maintenance, adjustments and overgrown heads are not part of this inspection.

1111. Bell/Chime Functional.
1112. Chimney None.
1113. Lot/Grade Drainage Functional; Flat lot.
1114. Propane Tank/Gas Meter None.
1115. Exposed Foundation Functional; Slab.
1116. Shutters None.
1117. Seawall None.
1118. Dock None.
1119. Boatlift/Davit. None.

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1120. Exterior
Comments

Insects are a fact of life in South Florida, and it is considered routine maintenance to have your home inspected and treated quarterly for pests. We strongly suggest this type of maintenance to control ants, roaches, and wood destroying organisms such as termites. This report may note unusual pest activity but common insects/pests such as ants will not be noted. We can provide in depth wood destroying organism and pest inspections if desired.

**Review; Signs of termite activity noted at upstairs attic area.
Termite frass found near upstairs attic opening.**



The term **“Review”** indicates that there are defects present that require the attention of a licensed professional. The entire home should be reviewed for similar conditions with repairs made as required.

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LANAI

Step # **Component**
1201. Location

Comment
Front.



1202. Cover
1203. Enclosure

Functional.
Functional; Aluminum and screen.

Review; Torn screen noted at front side lanai area.



1204. Electrical
1205. Ceiling Fans
1206. Windows /
Screens
1207. Deck
1208. Stairs
1209. Railing
1210. Sink
1211. Grill/Stove Top
1212. Refrigerator
1213. Comments

Functional.
Functional.
None.
Functional; Tile.
None.
None.
None.
None.
None.
None.
None.

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ROOF

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. This is a VISUAL inspection only and is performed with similar age and style homes in mind. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, and the inspector cannot determine the watertight integrity of a roof by a visual inspection. No certification, warranty, or guarantee is given as to the watertight integrity of the roof. This is not a code compliance inspection nor are manufacturer's specifications for installation or adequacy of previous repairs a part of this inspection.

Step #	Component	Comment
1301.	Roofing Type & Materials	Sloped; Metal. (Metal roof that looks like tile.) If the roof is composed of materials (such as tile) that can be damaged if walked upon or is too high, steep, or wet, the roof is not mounted.





1302. Number of
Layers

One.

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1303. Flashings

Flashings provide a watertight seal at roof penetrations (i.e., plumbing vents, Skylights, chimney's, flues etc.), which are prone to leaking and should be reinspected annually.



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1304. Conditions

Roof shows normal wear for its age and type; appears to be in serviceable condition. No visible leakage noted at time of inspection. This is a VISUAL inspection only. No certification, warranty or guarantee is given as to the watertight integrity of the roof. Inspectors cannot determine the watertight integrity of roofs by a visual inspection, nor can they predict future leaks or determine if roof was installed/repaired according to manufacturer's specifications. If such an inspection or certification of the roof is desired, client should contact a qualified licensed roofer prior to closing.



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1305. Skylights None.
1306. Solar Panels None.

1307. Roof Penetrations Functional. Flashings provide a watertight seal at roof penetrations (i.e., plumbing vents, Skylights, chimney's, flues etc.), which are prone to leaking and should be reinspected annually.

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1308. Roof Comments This inspection of the roof is not a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation/repairs a part of this inspection. Code compliance/manufacturer's specifications or any product/component/item should be verified through the local building authorities, the company who manufactured the product, or with seller.



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Review; Suggest trimming or removing plantings to prevent damage or access by pests to roof area.



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ATTIC

Step #	Component	Comment
1401.	Access	Garage & upstairs rear guest bathroom. Limited access due to inadequate clearance, ducts and insulation.

1402.	Framing	Trusses.
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1403.	Sheathing	Plywood.
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1404. Evidence of Leaking

No evidence noted where visible.



1405. Fire Wall

Present.

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1406. Insulation

Batt. Insulation thickness is approximately 10 inches, R19- 30.



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1407. Ventilation

Soffit vents; Hooded roof vents.



1408. Electrical

Functional.

1409. Plumbing

Functional where visible, limited inspection due to insulation.

1410. HVAC Ducts

Functional. It is not within the scope of this inspection to determine proper sizing of equipment or ductwork for proper heating and cooling.





1411. Drywall

Unable to determine Manufacturer. Chinese drywall was used in the construction and remodeling of homes from 2003 to approximately 2007.

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1412. Attic Comments This was a limited visual inspection of readily accessible areas only. Many leaks can only be detected during or immediately after heavy rains.



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GARAGE

Step #	Component	Comment
1501.	Location	Attached.
1502.	Floor/Slab	Functional; Concrete.
1503.	Garage Door	Functional; Sectional; Metal.



1504.	Garage Door Hardware	Functional.
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1505. Garage Door Opener

Review; Garage doors inoperable. Garage door openers and tracks have been removed.



1506. Garage Opener Mfg.

N/A.

1507. Windows / Screens

Functional; Sliding.

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1508. Interior Door Functional; Metal/Wood.

Review; Lock is misaligned.



1509.	Exterior Doors	Functional; Aluminum sliding glass.
1510.	Fire Wall/Ceiling	Functional.
1511.	Walls	Functional.
1512.	Ceiling	Functional.
1513.	Ceiling Fans	Functional.
1514.	Electrical	Functional.
1515.	Laundry Tub	None.
1516.	Garage	None.
	Comments	

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LAUNDRY AREA DOWNSTAIRS

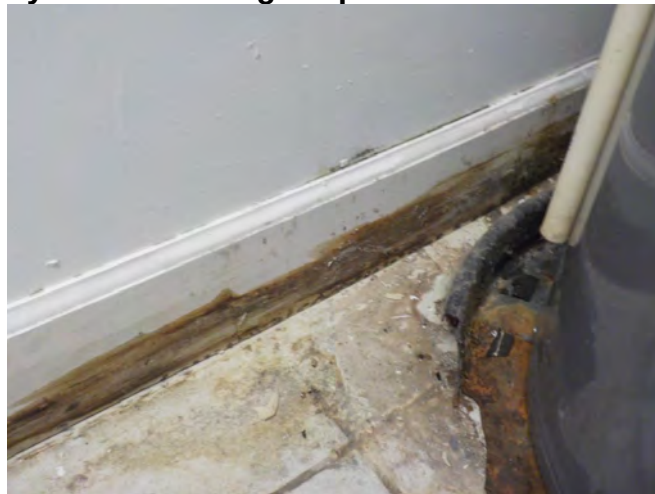
Step # **Component**
1601. Floor

Comment
Tile.



1602. Walls

Review; Water damage noted at baseboard behind water heater/dryer. Area was dry at time of inspection. Suggest review by a water damage expert.





1603.	Ceiling	Functional.
1604.	Interior Doors	Functional; Wood.
1605.	Exterior Doors	None.
1606.	Windows / Screens	None.
1607.	Cabinets	Functional.

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1608. Laundry
Sink/Tub

Functional.



Review; Slow drain noted at laundry room sink.



1609. Electrical

Functional.

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1610. Washer & Hook-ups Washer was tested using normal operating controls and appeared to function properly at time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, it may fail at any time without warning.

The supply hoses to the washer are not disconnected during the inspection, nor do we operate the valves. These can leak at any time and should be considered part of normal maintenance.



1611. Washer Manufacturer Whirlpool.
1612. Dryer & Hook-ups Electric 220 volt. Dryer was tested using normal operating controls. Appeared to function properly at time of inspection. No warranty/guarantee is given as to the efficiency, temperature calibration or functionality of this unit. As with all appliances, it may fail at any time without warning.



Suggest cleaning vent as part of normal home maintenance.

1613. Dryer Manufacturer Whirlpool.

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1614.	Heat/Cooling Source	Forced air register.
1615.	Closet	None.
1616.	Laundry Area Comments	None.

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LAUNDRY AREA UPSTAIRS

Step #	Component	Comment
1601.	Floor	Wood.
1602.	Walls	Functional.
1603.	Ceiling	Functional.
1604.	Interior Doors	Functional; Wood.
1605.	Exterior Doors	None.
1606.	Windows / Screens	None.
1607.	Cabinets	None.
1608.	Laundry Sink/Tub	None.
1609.	Electrical	Functional.



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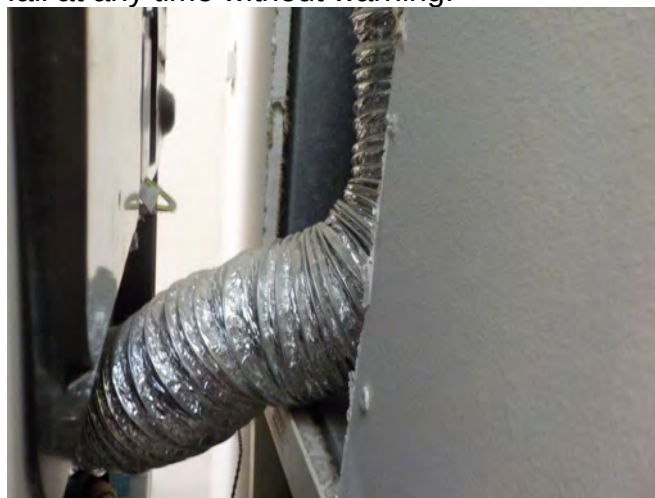
1610. Washer & Hook-ups Washer was tested using normal operating controls and appeared to function properly at time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, it may fail at any time without warning.

The supply hoses to the washer are not disconnected during the inspection, nor do we operate the valves. These can leak at any time and should be considered part of normal maintenance.



1611. Washer Manufacturer Whirlpool.

1612. Dryer & Hook-ups Electric 220 volt. Dryer was tested using normal operating controls. Appeared to function properly at time of inspection. No warranty/guarantee is given as to the efficiency, temperature calibration or functionality of this unit. As with all appliances, it may fail at any time without warning.



Suggest cleaning vent as part of normal home maintenance.

1613. Dryer Manufacturer Whirlpool.

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1614.	Heat/Cooling Source	None.
1615.	Closet	None.
1616.	Laundry Area	None.
	Comments	

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HEATING & A/C #1 DOWNSTAIRS

Step #	Component	Comment
1801.	Heating	Functional; Electric; Split system; Forced air. Unit is located at garage.
1802.	Heating Conditions	Heating system was functional at time of inspection.
1803.	Heater Manufacturer	International Comfort. Model #FXM4X3600AL. Serial #F222718337. Manufacture Date: 2022.



1804.	Exhaust Venting	Not Applicable.
1805.	Thermostat	Functional; Kitchen. The climate in the home is best maintained by setting the thermostat between 74 and 78 degrees. Lower temperatures may allow condensation to form on exterior glazing and higher temperatures may allow the humidity to reach uncomfortable levels. Mold growth may also result from high humidity levels.



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1806. Filter Located at the return air register. Suggest replacing filter. Filter should be changed every thirty days for most efficient operation.



1807. Ducting Functional where visible.

1808. Air Conditioning System Condenser is located at the left side of home.

1809. A/C Manufacturer International Comfort. Model #NXA636GKB201. Serial #E222911950. Manufacture Date: 2022.



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1810. A/C Temperature Differences Return air temperature at register was 74 degrees. Supply air temperature was 52 degrees. Difference in air temperature at time of inspection was 22 degrees.



Temperature difference was within the 16 to 22 degrees normal operating range at time of inspection. Unit functioned properly when tested. Appeared to be serviceable at time of inspection. As with all mechanical equipment, this unit may fail at any time without warning. Inspectors cannot determine future failures.

1811. Heating & A/C Comments The inspection of the heating system is not a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation, operation or repairs a part of this inspection. Code compliance and manufacturer's specifications on any product/component or item should be verified through the local building authorities, the company who manufactured the item or product, or with seller prior to closing.

It is assumed that the heating and cooling contractor who installed the system present in this home was an experienced and licensed individual and that the system was designed and installed according to industry standards. It is not within the scope of the basic home inspection to review the design of the system or the compatibility of the components. Systems are tested for basic function only. In depth heating and cooling inspections are available through our office. These inspections are performed by experienced, licensed HVAC technicians.

1812. Last Serviced Suggest review service records for repair history on all equipment. System should be serviced at least once per year. The average lifespan of heating and cooling equipment in this climate is 10 to 12 years.

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HEATING & A/C #2 UPSTAIRS

Step #	Component	Comment
1801.	Heating	Functional; Electric; Split system; Forced air. Unit is located at upstairs rear guest bedroom closet.
1802.	Heating Conditions	Heating system was functional at time of inspection.
1803.	Heater Manufacturer	Trane. Model #GAF2A0A36M31SBA. Serial #13404JKA AV. Manufacture Date: 2013.



1804.	Exhaust Venting	Not Applicable.
1805.	Thermostat	Functional; Upstairs Hallway. The climate in the home is best maintained by setting the thermostat between 74 and 78 degrees. Lower temperatures may allow condensation to form on exterior glazing and higher temperatures may allow the humidity to reach uncomfortable levels. Mold growth may also result from high humidity levels.



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1806. Filter Located at the unit. Suggest replacing filter. Filter should be changed every thirty days for most efficient operation.



1807. Ducting Functional where visible.

1808. Air Conditioning System Condenser is located at the left side of home.

1809. A/C Manufacturer Trane.
Model #4TTB6024A1000AA. Serial #13282Y6J5F.
Manufacture Date: 2013.



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1810. A/C Temperature Differences Return air temperature at register was 75 degrees. Supply air temperature was 56 degrees. Difference in air temperature at time of inspection was 19 degrees.



Temperature difference was within the 16 to 22 degrees normal operating range at time of inspection. Unit functioned properly when tested. Appeared to be serviceable at time of inspection. As with all mechanical equipment, this unit may fail at any time without warning. Inspectors cannot determine future failures.

1811. Heating & A/C Comments The inspection of the heating system is not a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation, operation or repairs a part of this inspection. Code compliance and manufacturer's specifications on any product/component or item should be verified through the local building authorities, the company who manufactured the item or product, or with seller prior to closing.

It is assumed that the heating and cooling contractor who installed the system present in this home was an experienced and licensed individual and that the system was designed and installed according to industry standards. It is not within the scope of the basic home inspection to review the design of the system or the compatibility of the components. Systems are tested for basic function only. In depth heating and cooling inspections are available through our office. These inspections are performed by experienced, licensed HVAC technicians.

1812. Last Serviced Suggest review service records for repair history on all equipment. System should be serviced at least once per year. The average lifespan of heating and cooling equipment in this climate is 10 to 12 years.

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PLUMBING

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned by the homeowner regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing from the sellers and obtain receipts for any recent work or for anything for which a warranty may apply.

Step #	Component	Comment
1901.	Plumbing Supply System	Property has a public water supply. Main water shut off is located at right side of home.



Water pressure at time of inspection was 60 psi. Pressure was within normal range of 35 to 80 psi.

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1902. Plumbing Waste System Property is connected to a public waste system. The connections for these systems are underground and not visible to the inspector. Type of system is provided for general information only. Client should confirm this information with the property owner or from public records prior to closing.

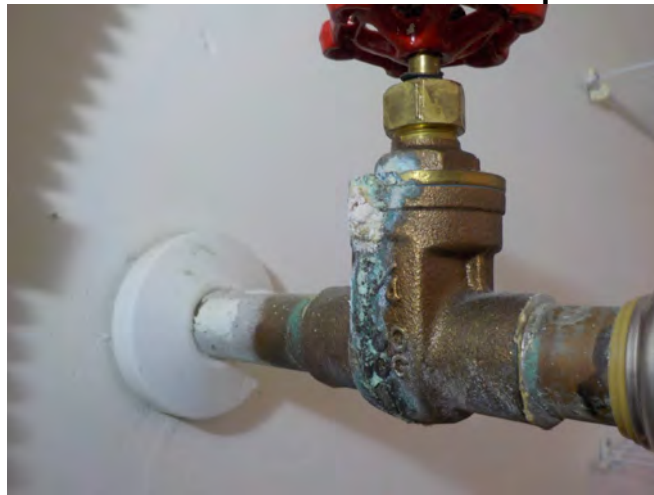
Obstructions present during normal operation of the plumbing fixtures will be reported; however, condition of the waste lines cannot be determined by this inspector and determining the condition of concealed or underground portions of the waste system is beyond the scope of this inspection.

If concerned About the condition of the drain lines, we suggest having the system reviewed by a qualified plumbing contractor.

MAC Plumbing is a qualified plumbing contractor that can provide this inspection; 239-300-8878.

1903. Supply Pipes Copper. No leaks noted at time of inspection.

Review; Corrosion noted at shut off valve at upstairs water heater. No active leak at time of inspection.



1904. Central Water Conditioner None.
1905. Waste Pipes PVC. No leaks noted at time of inspection.

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1906. Water Heater

Water heater #1

Electric; 40 Gallon. Temperature pressure relief valve installed as a safety feature.



Water heater #2

Electric; 40 Gallon. Temperature pressure relief valve installed as a safety feature.



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1907. Water Heater
Thermostat
Settings

Water temperature at time of inspection was 110-115 degrees.



1908. Water Heater
Manufacturer

Water heater #1

Rheem.

Model #XE40M06ST45U1.

Serial #M132017443.

Manufacture Date: 2020.



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Review; Damaged/missing overflow pan noted at water heater located inside laundry room.



Water heater #2

Rheem.

Model #XE40M06ST45U1.

Serial #A362312379.

Manufacture Date: 2023.



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1909.	Exhaust Venting System	N/A.
1910.	Cross Connections	None.
1911.	Plumbing System Comments	Shut off valves/angle stops under kitchen/bathroom sinks and toilets are not turned or tested during the inspection. The main shut off valve is not tested for operation at the time of inspection. The homeowner, to ensure free movement in case of emergency, should regularly turn the main shut off valve and all other shut off valves.

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ELECTRICAL SYSTEM

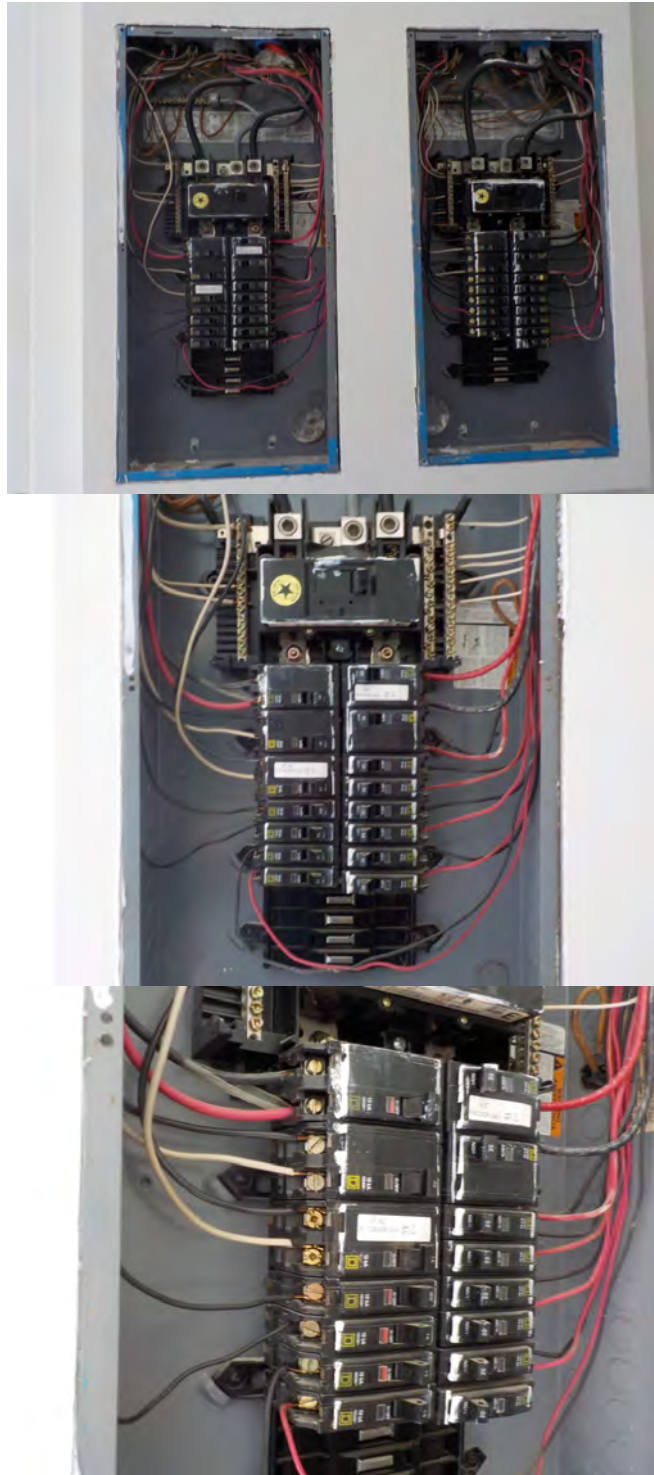
Step #	Component	Comment
2001.	Electrical Main Box	240 volts; 300 amps. Service entrance is underground. The main panels are located at the garage. Main conductor is aluminum 4/0. Main disconnects noted at meter. Breakers present to provide overload protection.

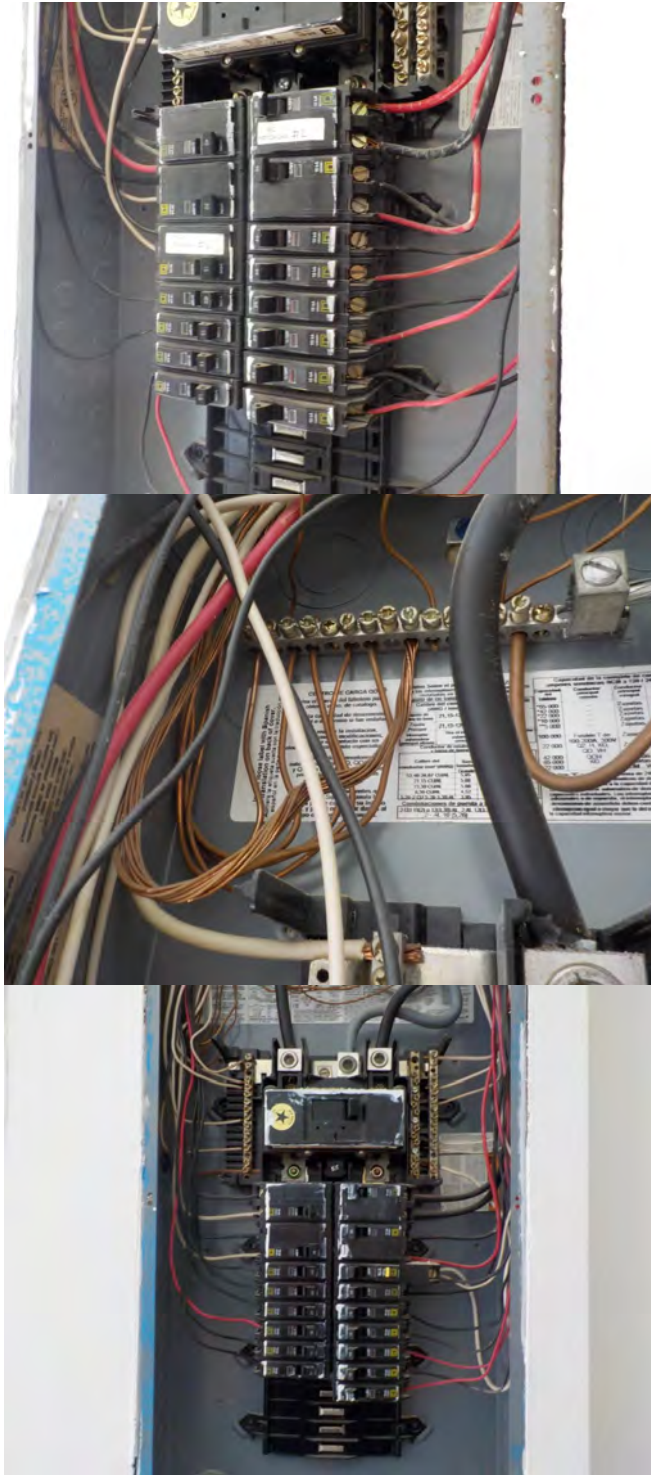


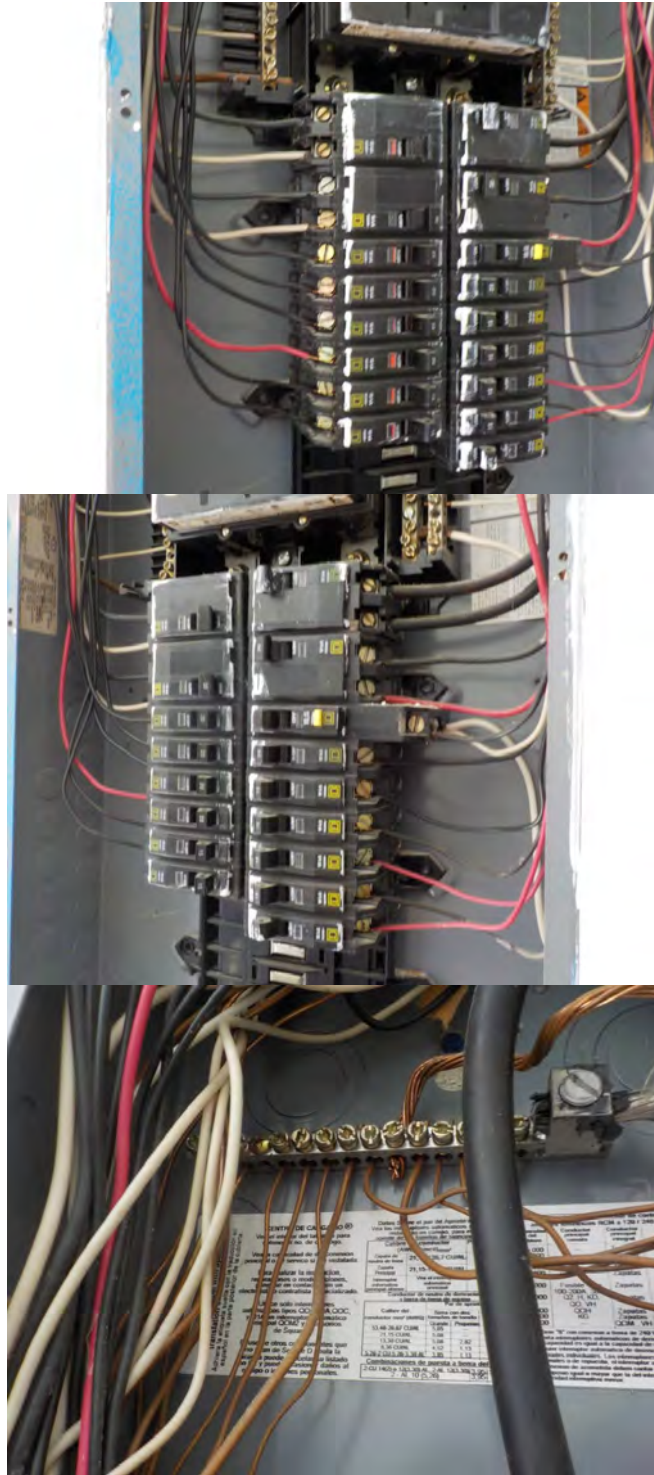
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2002. Electrical Main
Box Comments

Functional.







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Review; Missing knockout panel noted at left side panel.



No surge protector present. Additional protection may be required to adequately protect the home and appliances.

2003. Sub
Panels/Location

Functional; Located at meter.



2004. Sub Panel
Comments

None.

2005. Smoke Detectors

Bedrooms, family room, hallway. Periodic testing is suggested to ensure proper operation.

2006. Central Alarm
2007. Central Vacuum
2008. Central
Music/Intercom

Testing of central alarms is beyond the scope of this inspection.

None.

None.

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2009.	Electrical System Comments	The inspection of the electrical system is not a "Code Compliance" inspection. Code compliance can be verified through the local building authorities. It is assumed that the Electrical contractor who installed the system present in this home was an experienced and licensed individual and that the system was designed and installed according to industry standards. It is not within the scope of the basic home inspection to review the design of the system or the compatibility of the components. Systems are tested for basic function only. If it appears that wiring was done by non- professionals a review by a qualified electrician is suggested. Main service panels or distribution panel covers are not removed when there are signs of rust or damage to the panel; Signs of Arcing; or any other possible safety issue. Panel covers are not removed when possible damage to finish surfaces may occur or when the panel is obstructed in any way. In depth Electrical inspections are available through our office. These inspections are performed by experienced, licensed electricians.
2010.	Ground Fault Protection	Ground Fault Interrupters (GFI's) protection noted at receptacles near water sources.

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KITCHEN

The kitchen inspection is a combination of visual and operational testing. Appliances are operated using normal operating controls. Timing devices or calibrations to cooking systems or their efficiencies are not evaluated nor are life expectancies given. This inspection does not constitute a warranty. Any appliance can fail at any time without warning. NOTE: Dishwashers in particular can fail at any time due to their complexity.

Step #	Component	Comment
2101.	Floor	Tile.
		
2102.	Walls	Functional.
2103.	Ceiling	Functional.
2104.	Interior Doors	None.
2105.	Exterior Doors	None.
2106.	Windows / Screens	Functional; Sliding.

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2107. Cabinets

Functional.

Review; Signs of water damage noted inside lower cabinet related to staining in laundry room on opposite side of wall. Area was dry at time of inspection.



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Review; One cabinet drawer is not functional.



2108. Counter Tops Functional; Granite.

2109. Electrical Functional. GFI protection present.

**Review; Improperly wired outlet noted at right side of stove.
(Open ground).**



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2110. Sinks Functional; Porcelain.
2111. Sink Faucets Functional.

2112. Traps/Drain /Supply **Review; Leak noted at drainpipe underneath sink. Suggest review/repair by a qualified plumber.**



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2113. Disposal

Functional; In-Sink-Erator.



2114. Dishwasher

Whirlpool. Dishwasher was tested using normal operating controls. Unit functioned properly at time of inspection. Dishwashers most commonly fail internally at the pump, motor, or seals. These units are not disassembled to inspect these components nor are they visible or accessible to the inspector. Our inspection is limited to operating the unit on the 'normal wash' cycle only. No warranty, guarantee, or certification is given as to future failure.



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Review; No loop in drain line at dishwasher. A loop in drain line is required to prevent dirty drain water from entering the dishwasher.



2115. Stove/Cook Top

Functional; Electric; Whirlpool. The stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at any time without notice. No warranty, guarantee, or certification is given as to future failure.



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2116. Oven

Functional; Electric; Whirlpool. The upper/lower elements were tested at the time of inspection and appeared to function properly. These can fail at any time without notice. No warranty, guarantee, or certification is given as to future failure.



2117. Hood/Fan/Light

Functional.



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2118. Microwave Functional; Built-In; Whirlpool. Built in microwave ovens are tested using normal operating controls. Unit was tested and appeared serviceable at time of inspection.
2119. Refrigerator Functional; LG. Refrigerator temperature was 41 degrees. Freezer temperature was 2 degrees. Refrigerators can fail at any time without notice. No warranty, guarantee, or certification is given as to future failure.



Ice maker and water dispenser functional.



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2120. Filtered Water Dispenser Present. Water filtration system noted below sink. This system is not within the scope of this report. Client is advised to obtain operating instructions for this unit from seller prior to closing.



2121. Trash Compactor None.
2122. Heat Source Forced air register.
2123. Ceiling Fan None.
2124. Closet None.
2125. Kitchen Comments None.

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INTERIOR

INTERIOR - Our review of interior rooms is visual of accessible areas and evaluated with similar aged homes in mind. We are not allowed to move furnishings, and this may limit the inspector's ability to see all areas. Cosmetic considerations and minor flaws such as a torn screen, common cracks, or an occasional cracked window may not always be reported.

Homes in our area are exposed to high wind and rain events. Water infiltration is possible under these conditions with little or no outward signs of problems on the exterior or the interior of the home. Any gaps or cracking on the exterior may provide a path for water infiltration. Any minor water damage or staining noted on interior walls may indicate much larger issues in concealed areas.

It is not possible for the inspector to discover such areas either intentionally or unintentionally concealed by recent renovations such as new painting; flooring or installation of fixed equipment/furnishings. Water damage/mold in concealed areas such as ductwork and HVAC equipment; inaccessible cavity walls: behind tub and shower enclosures; under flooring etc. is beyond the scope of the inspection.

If the buyer is concerned about such damage, we can arrange a water damage/Mold assessment be completed by qualified Assessors. This is a more detailed and more specific inspection that may uncover issues which are beyond the scope of this inspection.

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FAMILY ROOM

INTERIOR - Our review of interior rooms is visual of accessible areas and evaluated with similar aged homes in mind. We are not allowed to move furnishings, and this may limit the inspector's ability to see all areas. Cosmetic considerations and minor flaws such as a torn screen, common cracks, or an occasional cracked window may not always be reported.

Step #	Component	Comment
2201.	Floor	Tile.



2202.	Walls	Functional.
2203.	Ceiling	Functional.
2204.	Interior Doors	None.
2205.	Exterior Doors	Functional; French Metal/Glass.
2206.	Windows / Screens	Functional; Sliding.
2207.	Electrical	Functional.
2208.	Heat/Cooling Source	Forced air register.
2209.	Ceiling Fan	Functional.
2210.	Wet Bar	None.
2211.	Closet	None.
2212.	Comments	None.

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LIVING ROOM UPSTAIRS

Step #	Component	Comment
2301.	Floor	Carpet/Wood.



2302.	Walls	Functional.
2303.	Ceiling	Functional.
2304.	Interior Doors	Functional; Wood.

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2305. Exterior Doors **Review; French Metal/Glass. Missing soffit strike noted at fixed side door. And damaged sill strike noted at fixed side door.**



2306. Windows / Screens Functional; Sliding.
2307. Electrical Functional.
2308. Heat/Cooling Source Forced air register.
2309. Ceiling Fan Functional.

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2310. Wet Bar

Kitchenette sink functional.



Kitchenette refrigerator functional.



Kitchenette microwave functional.



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Review; Kitchenette stovetop is not functional. Missing knobs noted.



2311.	Closet	None.
2312.	Comments	None.

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DINING ROOM

Step #	Component	Comment
2401.	Floor	Tile.



2402.	Walls	Functional.
2403.	Ceiling	Functional.
2404.	Interior Doors	None.
2405.	Exterior Doors	None.
2406.	Windows / Screens	Functional; Sliding.
2407.	Electrical	Functional.
2408.	Heat/Cooling Source	Forced air register.
2409.	Ceiling Fan	None.
2410.	Wet Bar	None.
2411.	Closet	None.
2412.	Comments	None.

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ENTRY

Step #	Component	Comment
2501.	Floor	Tile.



2502.	Walls	Functional.
2503.	Ceiling	Functional.
2504.	Exterior Doors	Functional. Wood/Metal/Glass w/ sidelight.



2506.	Windows / Screens	Functional; Fixed.
2507.	Electrical	Functional.
2508.	Closet	None.
2509.	Entry Comments	None.

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HALLS/STAIRS

Step #	Component	Comment
2601.	Location	Bedrooms & First/Second Levels.



2602.	Floor	Tile/Wood/Carpet.
2603.	Walls	Functional.
2604.	Ceiling	Functional.
2605.	Interior Doors	Functional; Wood.
2606.	Exterior Doors	None.
2607.	Windows / Screens	Functional; Single hung.
2608.	Electrical	Functional.
2609.	Stairs	Functional.
2610.	Railing	Functional.
2611.	Closet	Functional.
2612.	Comments	None.

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BATHROOM MASTER

Step #	Component	Comment
2701.	Floor	Tile. 
2702.	Walls	Functional.
2703.	Ceiling	Functional.
2704.	Interior Doors	Functional. Wood.
2705.	Exterior Doors	None.
2706.	Windows / Screens	Functional. Sliding.
2707.	Electrical	Functional. GFI present and functional.
2708.	Exhaust Fan	Functional.
2709.	Ceiling Fan	None.
2710.	Heat/Cooling Source	Forced air register.
2711.	Tub & Surround	Functional. Cultured.
2712.	Tub Enclosure	None.

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2713. Shower /
Surround

Review; Tile. Cracked tiles and open grout joints noted. Suggest replacing grout or caulking to prevent future/further moisture penetration and damage/deterioration to interior walls. This damage is not always visible or accessible to the inspector at the time of inspection.



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2714. Tub Faucet Functional. A whirlpool tub was present. Tub was filled and jets were tested for normal operation and were functional at the time of inspection. Review of supply and drains lines and other non-visible components was not made.



2715. Shower Door **Review; Glass. Shower door is slightly binding on frame and difficult to latch.**



2716. Shower Faucet Functional.
2717. Sink Functional; Two; Cultured.
2718. Sink Faucets Functional.

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2719. Traps/Drain
/Supply

Functional.



Review; Leak noted at drainpipe underneath left side sink.



2720. Toilet
2721. Bidet
2722. Counter /
Cabinets

Functional.

None.

Functional.

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2723.	Closet	Functional.
2724.	Bathroom	None.
	Comments	

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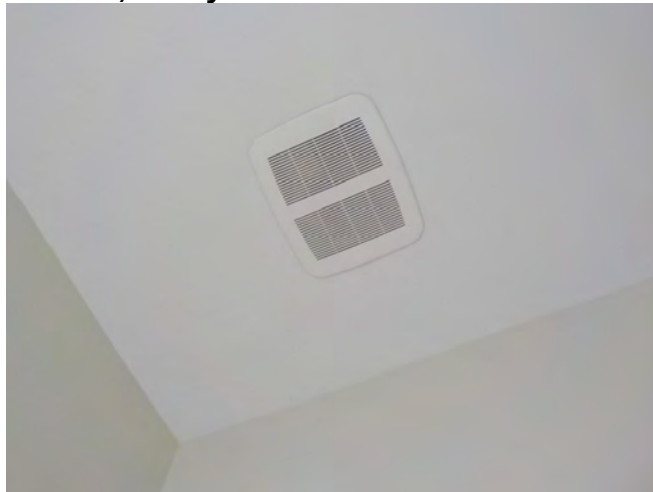
BATHROOM GUEST DOWNSTAIRS

Step #	Component	Comment
2801.	Floor	Tile.



2802.	Walls	Functional.
2803.	Ceiling	Functional.
2804.	Interior Doors	Functional; Wood.
2805.	Exterior Doors	None.
2806.	Windows / Screens	Functional; Single hung.
2807.	Electrical	Functional; GFI present and functional.
2808.	Exhaust Fan	Functional.

Review; Noisy exhaust fan noted.



2809.	Ceiling Fan	None.
2810.	Heat/Cooling Source	Forced air register.
2811.	Tub & Surround	None.
2812.	Tub Enclosure	None.

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2813. Tub Faucet
2814. Shower /
Surround

None.

Review; Tile. Open grout joints noted. Suggest replacing grout or caulking to prevent future/further moisture penetration and damage/deterioration to interior walls. This damage is not always visible or accessible to the inspector at the time of inspection.



2815. Shower Door
2816. Shower Faucet

Functional; Aluminum/glass.

Functional.

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2817. Sink Functional; Cultured.
2818. Sink Faucets Functional.

2819. Traps/Drain /Supply **Review; Leak noted at drainpipe underneath sink. Suggest review/repair by a qualified plumber.**



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2820. Toilet Functional.

Review; Corrosion noted at toilet supply valve. No leak noted at time of inspection.



2821. Bidet None.
2822. Counter / Cabinets Functional.

Review; Signs of water damage noted at vanity cabinet base. Area was dry at time of inspection.



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2823.	Closet	None.
2824.	Bathroom	None.
	Comments	

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GUEST BATHROOM UPSTAIRS LEFT

Step #	Component	Comment
2801. 2.	Floor	Tile.



2802. 2.	Walls	Functional.
2803. 2.	Ceiling	Functional.
2804. 2.	Interior Doors	Functional; Wood.
2805. 2.	Exterior Doors	None.
2806. 2.	Windows / Screens	Functional; Single hung.
2807. 2.	Electrical	Functional; GFI present and functional.
2808. 2.	Exhaust Fan	Functional.
2809. 2.	Ceiling Fan	None.
2810. 2.	Heat/Cooling Source	Forced air register.
2811. 2.	Tub & Surround	None.
2812. 2.	Tub Enclosure	None.
2813. 2.	Tub Faucet	None.
2814. 2.	Shower / Surround	Functional; Cultured.
2815. 2.	Shower Door	Functional; Aluminum/glass.
2816. 2.	Shower Faucet	Functional.
2817. 2.	Sink	Functional; Cultured.

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2818. 2. Sink Faucets Functional.

Review; Sink stopper lever is detached.



2819. 2. Traps/Drain /Supply Functional.



2820. 2. Toilet **Review; Leak noted at tank while toilet is filling. Suggest review/repair by a qualified plumber.**



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2821. 2.	Bidet	None.
2822. 2.	Counter / Cabinets	Functional.
2823. 2.	Closet	None.
2824. 2.	Bathroom	None.
	Comments	

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GUEST BATHROOM UPSTAIRS REAR

Step #	Component	Comment
2801. 2.	Floor	Tile.



2802. 2.	Walls	Functional.
2803. 2.	Ceiling	Functional.
2804. 2.	Interior Doors	Functional; Wood.
2805. 2.	Exterior Doors	None.
2806. 2.	Windows / Screens	Functional; Single hung.
2807. 2.	Electrical	Functional; GFI present and functional.
2808. 2.	Exhaust Fan	Functional.
2809. 2.	Ceiling Fan	None.
2810. 2.	Heat/Cooling Source	Forced air register.
2811. 2.	Tub & Surround	Functional; Tile.
2812. 2.	Tub Enclosure	Functional; Aluminum/ glass
2813. 2.	Tub Faucet	Functional.
2814. 2.	Shower / Surround	None.
2815. 2.	Shower Door	None.
2816. 2.	Shower Faucet	Functional.
2817. 2.	Sink	Functional; Porcelain.
2818. 2.	Sink Faucets	Functional.

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2819. 2. Traps/Drain
/Supply

Review; Leak noted at drainpipe underneath sink. Suggest review/repair by a qualified plumber.



2820. 2. Toilet

Functional.

2821. 2. Bidet

None.

2822. 2. Counter /
Cabinets

Functional.

2823. 2. Closet

Review; Damaged roller latch noted at one closet door.



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2824. 2.	Bathroom Comments	None.
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BEDROOM MASTER

Step #	Component	Comment
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2901.

Floor



Review; Laminate. Missing threshold noted at bedroom entry area.



2902.	Walls	Functional.
2903.	Ceiling	Functional.
2904.	Interior Doors	Functional; Wood.
2905.	Exterior Doors	None.
2906.	Windows / Screens	Functional; Sliding.
2907.	Electrical	Functional.
2908.	Heating/Cooling Source	Forced air register.
2909.	Ceiling Fan	Functional.
2910.	Closet	Functional.
2911.	Comments	None.

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BEDROOM #2 DOWNSTAIRS

Step #	Component	Comment
2901.2.	Floor	



Review; Laminate. Missing threshold noted at bedroom entry area.



2902.2.	Walls	Functional.
2903.2.	Ceiling	Functional.
2904.2.	Interior Doors	Functional; Wood.
2905.2.	Exterior Doors	None.
2906.2.	Windows / Screens	Functional; Sliding.
2907.2.	Electrical	Functional.
2908.2.	Heating/Cooling Source	Forced air register.
2909.2.	Ceiling Fan	Functional.
2910.2.	Closet	Functional.
2911.2.	Comments	None.

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BEDROOM #3 UPSTAIRS LEFT

Step #	Component	Comment
2901.3.	Floor	Carpet. 
2902.3.	Walls	Functional.
2903.3.	Ceiling	Functional.
2904.3.	Interior Doors	Review; Wood. Door is obstructed by bed. Unable to test door latch. 
2905.3.	Exterior Doors	None.
2906.3.	Windows / Screens	Functional; Sliding.
2907.3.	Electrical	Functional.
2908.3.	Heating/Cooling Source	Forced air register.
2909.3.	Ceiling Fan	Functional.
2910.3.	Closet	Functional.
2911.3.	Comments	None.

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BEDROOM #4 UPSTAIRS REAR

Step #	Component	Comment
2901.4.	Floor	Carpet.



2902.4.	Walls	Functional.
2903.4.	Ceiling	Functional.
2904.4.	Interior Doors	Functional; Wood.
2905.4.	Exterior Doors	None.
2906.4.	Windows / Screens	Functional; Single hung.
2907.4.	Electrical	Functional.
2908.4.	Heating/Cooling Source	Forced air register.
2909.4.	Ceiling Fan	Functional.
2910.4.	Closet	Functional.
2911.4.	Comments	None.

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POOL/SPA EQUIPMENT & AREA

This is an operational inspection of the items listed; it is not a certification. This pool/spa report is a visual and functional inspection of the above ground equipment only. Evaluation of pool/spa shell or concealed components is not within the scope of our inspection. Evaluating pools/spas for leaks is beyond the scope of this inspection. Heaters are turned on to test for basic functionality only. Temperature calibration and ability to adequately heat the pool are not included.

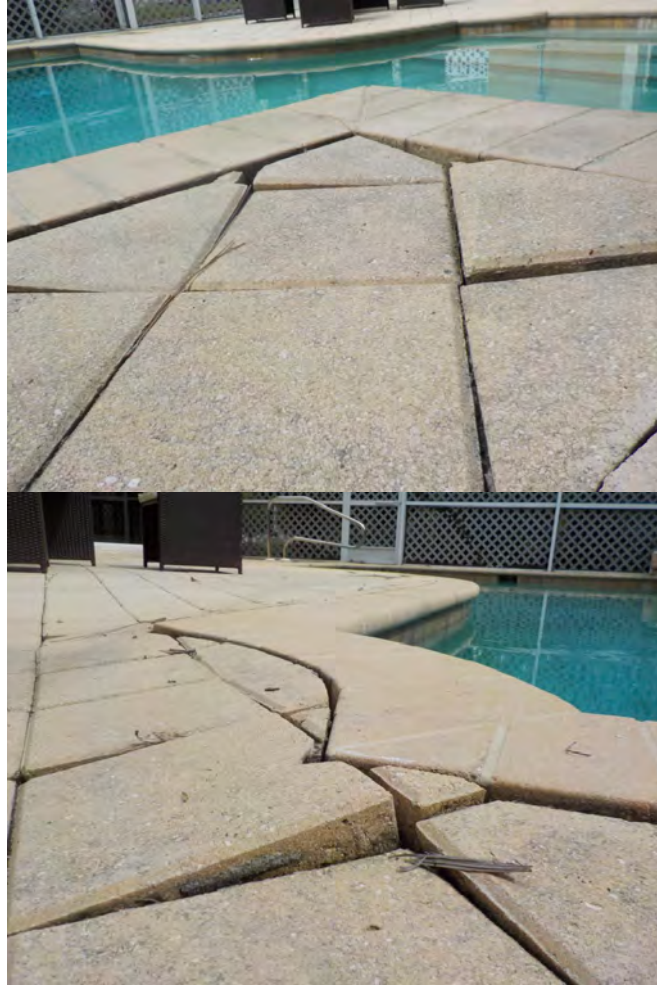
Step #	Component	Comment
3001.	Enclosure	Aluminum and screen.



3002.	Decking	Review; Pavers. Settlement noted at multiple areas of pavers causing trip hazard.
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3003.	Tile	Functional.
3004.	Dive Board	None.
3005.	Handrails	Functional.
3006.	Fences/Gates	None.
3007.	Electrical System	Functional.

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3008. Lights

Functional.



3009. GFI

None.

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3010. Heater

Review; Electric Heater present but disconnected. Unit is not operable.



It is not within the scope of this inspection to determine if pool heater will adequately heat the pool due to the time required.

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3011. Filter System Filter is the cartridge type. Filter was not accessed for inspection. Periodic cleaning/replacing of filter cartridge is required. Suggest replacing filter.



3012. Pressure Gauge Functional.



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3013. Pump

Functional.



Review; Missing drain cover noted at hot tub.



3014. Motor

Functional.

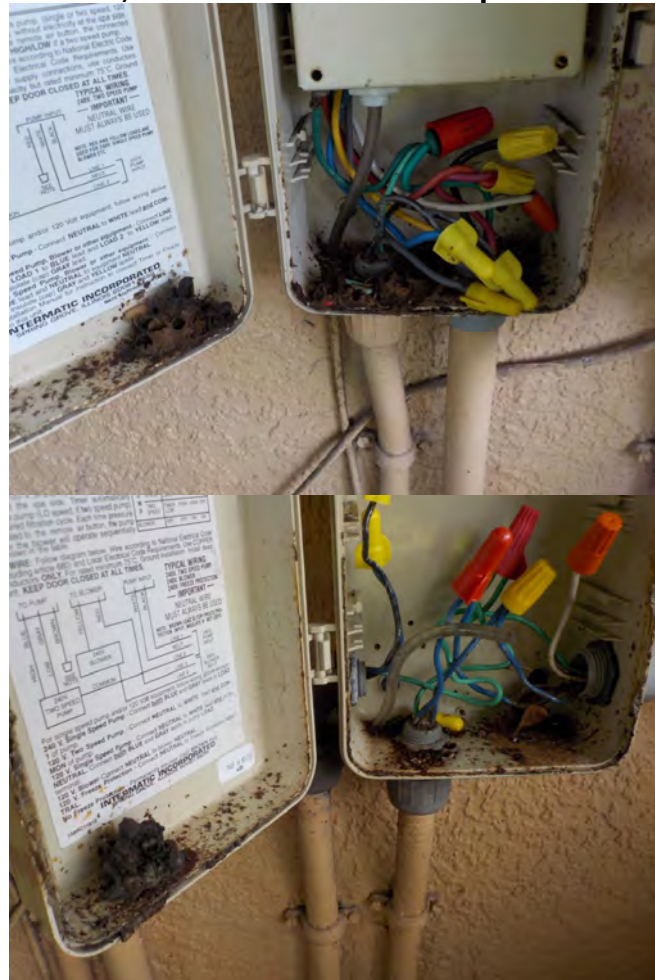
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3015. Timer System Pool has an auto timer installed. Timing devices are beyond the scope of this inspection.

Review; Missing spa control pad noted at hot tub.



Review; Insect debris noted at pool timer boxes.



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3016. Pool/Spa
Comments

Testing the pool/spa for leaks is beyond the scope of this inspection. Suggest consulting with qualified and licensed pool contractor if desire to have pool/spa tested for leaks.



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GENERAL COMMENTS

Step #	Component	Comments
3101.	General	The term Review when stated in this report is defined as having a licensed professional review possible cause of a given defect and remedy both cause and effect. For example: Wood decay at a section of baseboard may be noted in a report. Patching the baseboard is an incomplete remedy. Review should be made of the cause of the decay and repair to both the cause, and all affected areas is required. Water damage typically requires removal of finishes to determine extent of damages. Water damage may be accompanied by mold growth and possible termite activity. It is not the responsibility of the inspector to determine cause or remedy as the inspector is limited to a visual inspection of such areas and cannot remove or alter the home in any way to explore possible cause. It is also suggested that a complete review of all like areas in the home be examined for similar issues as not all areas of concern may be visible at the time of inspection.
3102.	General	The equipment and systems tested in this home were functional at the time of inspection unless otherwise noted in this report. These can fail at any time, without notice, regardless of age or visible condition. No warranty, guarantee, or certification is given as to future failure. Suggest confirming condition of the home at final walk through prior to closing and suggest that the buyer obtain a home warranty to cover items that may fail after the inspection.

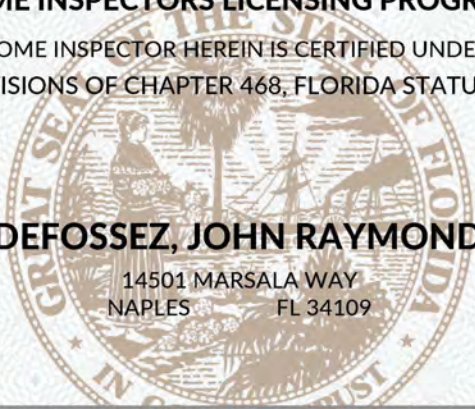
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Licensed Florida Home Inspector:
State License No. HI9806
Expiration: 7/31/2026



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STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION			
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