Inspection Report

Visionary Holdings

Property Address:
15650 Roberts Ln
Fort Myers FL 33908



MEF Home Inspections LLC

Matthew Foster HI13455
99 Vivante Blvd. Unit 99210
Punta Gorda, FL 33950
941-740-9635

Matthew Foster



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Date: 10/9/2026	**Time:** 10:00 AM	**Report ID:** 20261009-15650-Roberts-Ln
Property: 15650 Roberts Ln Fort Myers FL 33908	**Customer:** Visionary Holdings	**Real Estate Professional:** Katie Martin

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice: InterNACHI International Association of Certified Home Inspectors	**Type of building::** Single Family (2-story)	**Approximate Square Footage::** 1700
Approximate Year of Original Construction:: 1985	**Occupancy::** The home was occupied	**Weather during the Inspection::** Cloudy
Significant precipitation in last 3 days:: Yes	**Temperature during inspection::** Over 65 (F) = 18 (C)	**Ground/Soil surface condition:** Saturated

RESULTS AT A GLANCE

100	28	71
ITEMS INSPECTED Total number in report.	SUMMARY COMMENTS Total number in report.	PHOTOS Total number in report.

1. ROOF

DESCRIPTION

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

ITEMS: ROOF

1.0 ROOF STRUCTURE EXTERIOR

INSPECTED

1.1 UNDERLAYMENT

NOT INSPECTED

1.2 ROOF FLASHING

INSPECTED

1.3 PLUMBING, COMBUSTION VENTS, SKYLIGHTS

INSPECTED

1.4 ROOF DRAINAGE SYSTEM

INSPECTED, REPAIR/REPLACE

One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.



1.4 Item 1 (Picture)



1.4 Item 2 (Picture)



1.4 Item 3 (Picture)

1.5 ASPHALT SHINGLES

INSPECTED, REPAIR/REPLACE

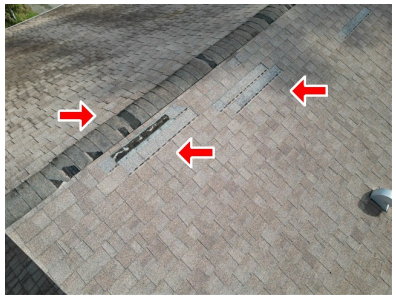
The asphalt roof had damaged or missing shingles and ridge caps at the time of the inspection. Repairs should be made by a qualified roofing contractor.



1.5 Item 1 (Picture)



1.5 Item 2 (Picture)



1.5 Item 3 (Picture)



1.5 Item 4 (Picture)



1.5 Item 5 (Picture)



1.5 Item 6 (Picture)

2. GARAGE

DESCRIPTION

Inspection of the garage typically includes examination of the following:general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

ITEMS: GARAGE

2.0 VEHICLE DOORS

INSPECTED, REPAIR/REPLACE

`The automatic door openers were inoperable and should be examined by a qualified contractor or technician.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)

2.1 CONVENTIONAL DOORS

INSPECTED

2.2 FLOORS

INSPECTED

2.3 WALLS

INSPECTED

2.4 CEILING

INSPECTED

2.5 FIRE SEPARATION

INSPECTED

2.6 GARAGE GENERAL CONDITION

INSPECTED

3. ATTIC

DESCRIPTION

Inspection of the attic typically includes visual examination the following:roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

ITEMS: ATTIC

3.0 ATTIC ACCESS

INSPECTED

3.1 TRUSS ROOF FRAMING

INSPECTED, REPAIR/REPLACE

Moisture damage to the trusses and decking on rear side of dwelling.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

3.2 ROOF SHEATHING

INSPECTED

3.3 ROOF STRUCTURE VENTILATION

INSPECTED

3.4 ATTIC ELECTRICAL

INSPECTED

3.5 ATTIC PLUMBING

INSPECTED

3.6 MISC ATTIC CONDITIONS (LEAKAGE, DEBRIS, ETC.)

INSPECTED, REPAIR/REPLACE

Evidence of pest located in the attic. Inspector recommends hiring a qualified pest contractor to treat areas.



3.6 Item 1 (Picture)

3.7 ATTIC THERMAL ENVELOPE

INSPECTED

3.8 ATTIC HVAC

INSPECTED

4. EXTERIOR

DESCRIPTION

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.
The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

ITEMS: EXTERIOR

4.0 EXTERIOR VIEWS

INSPECTED

4.1 DRIVEWAY

INSPECTED, REPAIR/REPLACE

Significant cracks visible in the driveway should be filled with an appropriate sealant to avoid continued damage to the driveway surface from moisture.



4.1 Item 1 (Picture)

4.2 WALKWAYS

INSPECTED

4.3 GENERAL GROUNDS

INSPECTED

4.4 TREES

INSPECTED

4.5 PORCH

INSPECTED, REPAIR/REPLACE

Missing bulb at rear porch light fixture. Fan/light fixture at rear porch was inoperable.



4.5 Item 1 (Picture)



4.5 Item 2 (Picture)

4.6 DECK, BALCONY, BRIDGE, AND PATIO

INSPECTED, REPAIR/REPLACE

(1) Deck pilings exhibited signs of severe wood decay.



4.6 Item 1 (Picture)



4.6 Item 2 (Picture)

(2) This deck was old and exhibited general deterioration commensurate with its age.



4.6 Item 3 (Picture)

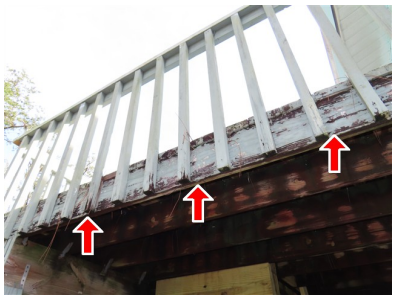


4.6 Item 4 (Picture)



4.6 Item 5 (Picture)

(3) The deck framing had moderate wood decay visible. The inspector recommends repair of affected framing to extend the service life of this structure. All work should be performed by a qualified contractor.



4.6 Item 6 (Picture)



4.6 Item 7 (Picture)



4.6 Item 8 (Picture)



4.6 Item 9 (Picture)

4.7 EXTERIOR STAIRS

INSPECTED, REPAIR/REPLACE

(1) The handrail was loose and should be made secure by a qualified contractor.

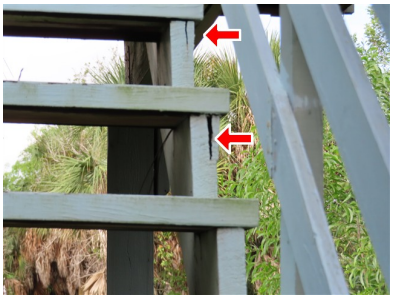


4.7 Item 1 (Picture)

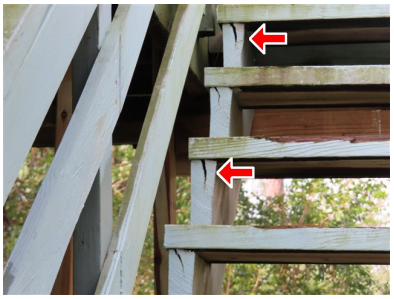
(2) The stair risers are spliting at areas and needs replaced to prevent further damages.



4.7 Item 2 (Picture)



4.7 Item 3 (Picture)



4.7 Item 4 (Picture)

5. WALL EXTERIORS

ITEMS: WALL EXTERIORS

5.0 DOOR EXTERIORS

INSPECTED, REPAIR/REPLACE

An exterior door at the front of the home exhibited moderate damage/deterioration.



5.0 Item 1 (Picture)

5.1 WINDOW EXTERIORS

INSPECTED, REPAIR/REPLACE

Missing window glazing beads at front windows.



5.1 Item 1 (Picture)



5.1 Item 2 (Picture)



5.1 Item 3 (Picture)

5.2 EXTERIOR WALL PENETRATIONS

INSPECTED

5.3 WOOD SIDING

INSPECTED, REPAIR/REPLACE

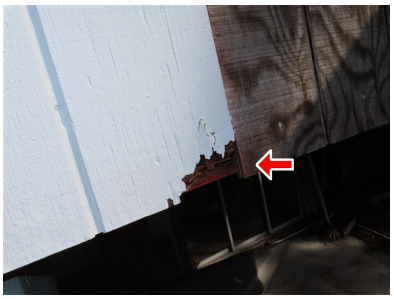
Inspector observed minor wood decay at areas of the dwelling.



5.3 Item 1 (Picture)
Rear



5.3 Item 2 (Picture)
Left side



5.3 Item 3 (Picture)
Left side

5.4 EXTERIOR TRIM

INSPECTED, REPAIR/REPLACE

(1) The garage door trim had advanced decay visible in areas. The inspector recommends replacement as necessary by a qualified contractor.



5.4 Item 1 (Picture)



5.4 Item 2 (Picture)

(2) The soffit was missing some sections. The Inspector recommends repair/replacement by a qualified contractor to prevent pests from entering the soffit space.



5.4 Item 3 (Picture)
Right side



5.4 Item 4 (Picture)
Rear



5.4 Item 5 (Picture)
Rear

6. STRUCTURE

DESCRIPTION

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.
Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

ITEMS: STRUCTURE

6.0 FLOOR STRUCTURE

INSPECTED

6.1 SLAB-ON-GRADE

INSPECTED

7. INTERIOR

ITEMS: INTERIOR

7.0 FLOORS

INSPECTED, REPAIR/REPLACE

(1) Inspector observed damaged/missing flooring at areas of the second floor.



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)

(2) Carpet in 2nd floor babies roof had areas of staining or discoloration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair or replacement.

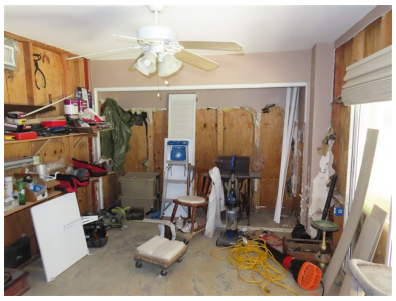


7.0 Item 3 (Picture)

7.1 WALLS

INSPECTED, COSMETIC

Missing drywall at areas of the 1st floor.



7.1 Item 1 (Picture)



7.1 Item 2 (Picture)

7.2 CEILINGS

INSPECTED

7.3 LIGHTING

INSPECTED

7.4 ENVIRONMENTAL HAZARDS

INSPECTED

7.5 MISC. COMPONENTS: CEILING FANS, DOORBELLS, DETECTORS, ETC.

INSPECTED, REPAIR/REPLACE

Air conditioning ducts on the first floor are not properly anchored to ceiling.



7.5 Item 1 (Picture)



7.5 Item 2 (Picture)

7.6 DOORS

INSPECTED

7.7 WINDOWS AND SKYLIGHTS

INSPECTED

7.8 INTERIOR TRIM

INSPECTED, COSMETIC

Missing/damaged trim at areas of the first floor.



7.8 Item 1 (Picture)
Door trim



7.8 Item 2 (Picture)
2nd floor master bedroom

7.9 CABINETS, COUNTERTOPS, AND SINKS

INSPECTED

7.10 STAIRS

INSPECTED

7.11 KITCHEN APPLIANCES

INSPECTED

8. BATHROOMS

DESCRIPTION

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

ITEMS: BATHROOMS

8.0 LIGHTING

INSPECTED

8.1 VENTILATION

INSPECTED

8.2 CABINETS

INSPECTED

8.3 CABINET UNDERSINK CONDITION

INSPECTED

8.4 SINK(S)

INSPECTED

8.5 TOILET

INSPECTED

8.6 SHOWER

INSPECTED, REPAIR/REPLACE

(1) In the 1st shared bathroom, shower wall tiles were damaged at the time of the inspection.



8.6 Item 1 (Picture)

(2) In the 1st shared bathroom and master bathroom, the showerhead connection leaked when the shower was operated. The inspector recommends service by a qualified plumbing contactor.



8.6 Item 2 (Picture)
1st shared



8.6 Item 3 (Picture)
Master bathroom

8.7 BATHTUB

INSPECTED

8.8 MEDICINE CABINET

INSPECTED

8.9 MIRRORS

INSPECTED

9. LAUNDRY ROOM

DESCRIPTION

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following:dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

ITEMS: LAUNDRY ROOM

9.0 RECEPTACLES, SWITCHES, CONNECTIONS

INSPECTED

9.1 WASHER/DRYER

INSPECTED

9.2 DRYER VENTING

INSPECTED

10. ELECTRICAL

DESCRIPTION

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.
The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.Inspection of the home electrical system typically includes visual inspection of the following:service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

ITEMS: ELECTRICAL

10.0 GENERAL ELECTRICAL SYSTEM DESCRIPTION

INSPECTED

10.1 GENERAL ELECTRICAL SYSTEM CONDITION

INSPECTED

10.2 ELECTRIC METER

INSPECTED

10.3 SERVICE ENTRANCE CONDUCTORS

INSPECTED

10.4 SERVICE PANEL CABINET AND COVER

INSPECTED

10.5 SERVICE PANEL WIRING

INSPECTED

10.6 SERVICE DISCONNECT

INSPECTED

10.7 OVERCURRENT PROTECTION DEVICES

INSPECTED

10.8 SERVICE GROUNDING & BONDING

INSPECTED

10.9 EQUIPMENT GROUNDING & BONDING

INSPECTED

10.10 SUB-PANEL CABINET & BONDING

INSPECTED, REPAIR/REPLACE

The sub-panel dead front cover was held in place by the wrong type of screws. The installed pointed, course-thread screws can cut conductors, causing damage that can create electrical arcing (eye injury, burns), or can energize the metal panel (electrical shock, electrocution). Blunt, fine-thread screws are required for this application. This condition should be corrected by a qualified electrical contractor.



10.10 Item 1 (Picture)

10.11 SUB-PANEL COVERS

INSPECTED

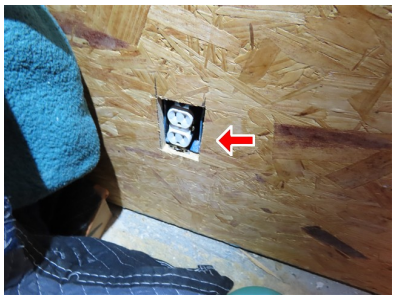
10.12 SUB PANEL WIRING

INSPECTED

10.13 ELECTRICAL RECEPTACLES (INTERIOR)

INSPECTED, REPAIR/REPLACE

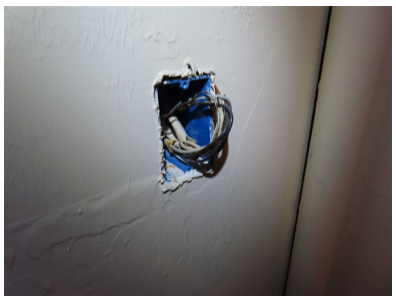
Electrical receptacle and switch cover plates were missing in various rooms in the home. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends cover plates be installed as necessary by a qualified electrical contractor.



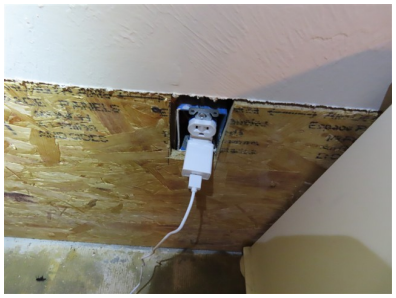
10.13 Item 1 (Picture)



10.13 Item 2 (Picture)



10.13 Item 3 (Picture)



10.13 Item 4 (Picture)



10.13 Item 5 (Picture)



10.13 Item 6 (Picture)

10.14 ELECTRICAL RECEPTACLES (EXTERIOR)

INSPECTED

Electrical receptacles at the right side of the home were missing cover plates and did not have Ground Fault Circuit Interrupter (GFCI) protection. For safety reasons, the Inspector recommends that all exterior electrical receptacles be provided with GFCI protection in good working order to avoid potential shock or electrocution hazards. This can be achieved by: 1. Replacing the current standard receptacles with GFCI receptacles. 2.

Replacing the electrical circuit receptacle located closest to the main electrical service panel with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains these receptacles with a GFCI breaker.



10.14 Item 1 (Picture)



10.14 Item 2 (Picture)

10.15 GFCI/AFCI ELECTRICAL RECEPTACLES

INSPECTED

10.16 VISIBLE BRANCH WIRING

INSPECTED, REPAIR/REPLACE

(1) Abandoned wiring visible at front of dwelling at time of the inspection should be inspected by a qualified electrical contractor to determine whether safe conditions exist and properly terminated in a junction box or removed.



10.16 Item 1 (Picture)



10.16 Item 2 (Picture)

(2) Abandoned wiring visible at rear of dwelling at time of the inspection should be inspected by a qualified electrical contractor to determine whether safe conditions exist and properly terminated in a junction box or removed.



10.16 Item 3 (Picture)

10.17 SWITCHES

INSPECTED

10.18 SERVICE PANEL

INSPECTED

The service panel was made by Federal Pacific and was the Stab-lok model. Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/ electrocution. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel. Information about defective Federal Pacific Stab-lok panels is widely available on the internet. You should also inquire as to whether the presence of this panel will affect the ability of the home to qualify for an insurance policy.



10.18 Item 1 (Picture)

10.19 BRANCH CIRCUITS

INSPECTED

11. PLUMBING

DESCRIPTION

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/ distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

ITEMS: PLUMBING

11.0 EXTERIOR PLUMBING

INSPECTED

11.1 WATER SUPPLY AND DISTRIBUTION

INSPECTED

11.2 SEWAGE AND DWV SYSTEMS

INSPECTED

11.3 ELECTRIC WATER HEATER

INSPECTED

12. HEATING

DESCRIPTION

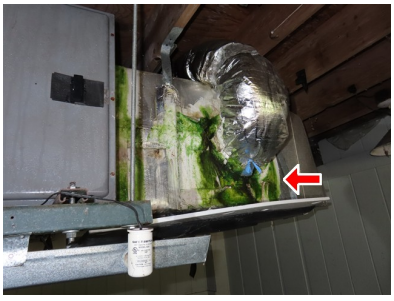
Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

ITEMS: HEATING

12.0 AIR HANDLER

INSPECTED, REPAIR/REPLACE

(1) Microbial growth present around the air handler return plenum boxes caused by excessive condensation.



12.0 Item 1 (Picture)

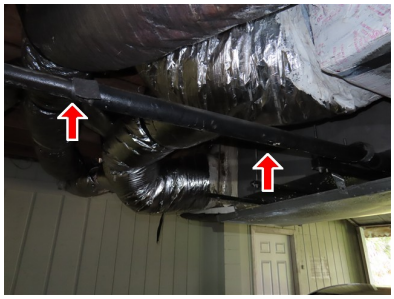


12.0 Item 2 (Picture)

(2) The Inspector recommends that the air handler be service by a qualified HVAC contractor to determine the cause of the excessive condensation from air handler and condensate drain line.



12.0 Item 3 (Picture)
Water from air handler



12.0 Item 4 (Picture)
Drain line has excessive condensation

12.1 GAS SUPPLY

INSPECTED

12.2 THERMOSTAT

INSPECTED

13. COOLING

DESCRIPTION

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

ITEMS: COOLING

13.0 CONDENSER UNIT

INSPECTED

13.1 EVAPORATOR COILS

INSPECTED

13.2 AC SYSTEM PERFORMANCE

INSPECTED

GENERAL SUMMARY

MEF Home Inspections LLC
99 Vivante Blvd. Unit 99210
Punta Gorda, FL 33950
941-740-9635

Customer
Visionary Holdings

Address
15650 Roberts Ln
Fort Myers FL 33908

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. ROOF

1.4 ROOF DRAINAGE SYSTEM

INSPECTED, REPAIR/REPLACE

One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

1.5 ASPHALT SHINGLES

INSPECTED, REPAIR/REPLACE

The asphalt roof had damaged or missing shingles and ridge caps at the time of the inspection. Repairs should be made by a qualified roofing contractor.

2. GARAGE

2.0 VEHICLE DOORS

INSPECTED, REPAIR/REPLACE

`The automatic door openers were inoperable and should be examined by a qualified contractor or technician.

3. ATTIC

3.1 TRUSS ROOF FRAMING

INSPECTED, REPAIR/REPLACE

Moisture damage to the trusses and decking on rear side of dwelling.

3.6 MISC ATTIC CONDITIONS (LEAKAGE, DEBRIS, ETC.)

INSPECTED, REPAIR/REPLACE

Evidence of pest located in the attic. Inspector recommends hiring a qualified pest contractor to treat areas.

4. EXTERIOR

4.1 DRIVEWAY

INSPECTED, REPAIR/REPLACE

Significant cracks visible in the driveway should be filled with an appropriate sealant to avoid continued damage to the driveway surface from moisture.

4.5 PORCH

INSPECTED, REPAIR/REPLACE

Missing bulb at rear porch light fixture. Fan/light fixture at rear porch was inoperable.

4.6 DECK, BALCONY, BRIDGE, AND PATIO

INSPECTED, REPAIR/REPLACE

(1) Deck pilings exhibited signs of severe wood decay.

(2) This deck was old and exhibited general deterioration commensurate with its age.

(3) The deck framing had moderate wood decay visible. The inspector recommends repair of affected framing to extend the service life of this structure. All work should be performed by a qualified contractor.

4.7 EXTERIOR STAIRS

INSPECTED, REPAIR/REPLACE

(1) The handrail was loose and should be made secure by a qualified contractor.

(2) The stair risers are spliting at areas and needs replaced to prevent further damages.

5. WALL EXTERIORS

5.0 DOOR EXTERIORS

INSPECTED, REPAIR/REPLACE

An exterior door at the front of the home exhibited moderate damage/deterioration.

5.1 WINDOW EXTERIORS

INSPECTED, REPAIR/REPLACE

Missing window glazing beads at front windows.

5.3 WOOD SIDING

INSPECTED, REPAIR/REPLACE

Inspector observed minor wood decay at areas of the dwelling.

5.4 EXTERIOR TRIM

INSPECTED, REPAIR/REPLACE

(1) The garage door trim had advanced decay visible in areas. The inspector recommends replacement as necessary by a qualified contractor.

(2) The soffit was missing some sections. The Inspector recommends repair/replacement by a qualified contractor to prevent pests from entering the soffit space.

7. INTERIOR

7.0 FLOORS

INSPECTED, REPAIR/REPLACE

(1) Inspector observed damaged/missing flooring at areas of the second floor.

(2) Carpet in 2nd floor babies roof had areas of staining or discoloration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair or replacement.

7.5 MISC. COMPONENTS: CEILING FANS, DOORBELLS, DETECTORS, ETC.

INSPECTED, REPAIR/REPLACE

Air conditioning ducts on the first floor are not properly anchored to ceiling.

8. BATHROOMS

8.6 SHOWER

INSPECTED, REPAIR/REPLACE

(1) In the 1st shared bathroom, shower wall tiles were damaged at the time of the inspection.

(2) In the 1st shared bathroom and master bathroom, the showerhead connection leaked when the shower was operated. The inspector recommends service by a qualified plumbing contactor.

10. ELECTRICAL

10.10 SUB-PANEL CABINET & BONDING

INSPECTED, REPAIR/REPLACE

The sub-panel dead front cover was held in place by the wrong type of screws. The installed pointed, course-thread screws can cut conductors, causing damage that can create electrical arcing (eye injury, burns), or can energize the metal panel (electrical shock, electrocution). Blunt, fine-thread screws are required for this application. This condition should be corrected by a qualified electrical contractor.

10.13 ELECTRICAL RECEPTACLES (INTERIOR)

INSPECTED, REPAIR/REPLACE

Electrical receptacle and switch cover plates were missing in various rooms in the home. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends cover plates be installed as necessary by a qualified electrical contractor.

10.16 VISIBLE BRANCH WIRING

INSPECTED, REPAIR/REPLACE

(1) Abandoned wiring visible at front of dwelling at time of the inspection should be inspected by a qualified electrical contractor to determine whether safe conditions exist and properly terminated in a junction box or removed.

(2) Abandoned wiring visible at rear of dwelling at time of the inspection should be inspected by a qualified electrical contractor to determine whether safe conditions exist and properly terminated in a junction box or removed.

12. HEATING

12.0 AIR HANDLER

INSPECTED, REPAIR/REPLACE

(1) Microbial growth present around the air handler return plenum boxes caused by excessive condensation.

(2) The Inspector recommends that the air handler be service by a qualified HVAC contractor to determine the cause of the excessive condensation from air handler and condensate drain line.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed

inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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