

GENERAL SUMMARY

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

Customer

Visionary Holdings

Address

7142 Shannon Blvd
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.

4. EXTERIOR

4.1 DOCK/SEAWALL **Seller will Repair.**

 INSPECTED, REPAIR/REPLACE

There are areas of loose boards at dock.

4.2 DRIVEWAY **Seller will not Repair.**

 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 freezing moisture.

4.6 PORCH

 INSPECTED, REPAIR/REPLACE

(1) Significant cracks visible in the screened porch should be patched with an appropriate sealant to avoid continued damage from freezing moisture. **Seller will not Repair.**

(2) Inspector observed damaged screening at screened in porch. Repairs should be made by a qualified contractor. **Seller will not Repair.**

(3) Screened porch doors were missing hardware allowing them to self close. Repairs should be made by a qualified contractor. **Owner removed for his convenience.**

(4) Inspector observed settling visible at screened in porch concrete slab, causing a tripping hazard. Repairs should be made by a qualified contractor. **Seller will not repair.**

4.8 EXTERIOR STAIRS

☐ INSPECTED, REPAIR/REPLACE

(1) This exterior staircase at front of dwelling had missing handrail. Generally-accepted current safety standards mandate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for handrail installation.

Owner didn't like it. Removed.

(2) Treads at the rear exterior staircase were loose and needed to be properly secured. This condition is a potential trip hazard. All corrections should be made by a qualified contractor. Seller will repair.

4.9 FENCES AND GATES Seller will not repair.

☐ INSPECTED, REPAIR/REPLACE

The steel fencing exhibited moderate general corrosion and needed maintenance.

5. WALL EXTERIORS

5.3 EXTERIOR TRIM

☐ INSPECTED, REPAIR/REPLACE

(1) Vinyl soffits at rear side of dwelling was loose and needs re-fastened.

Seller will repair.

(2) Inspector observed damaged hard hard board trim on right side of dwelling.

Seller will not repair.

5.4 STUCCO Seller will not repair.

☐ INSPECTED, REPAIR/REPLACE

Minor stucco damage at rear side of dwelling.

7. INTERIOR

7.0 FLOORS

☐ INSPECTED, REPAIR/REPLACE

(1) The 2nd floor living area had cracked or damaged floor tiles. You should ask the seller if spare tiles are available as matching replacements. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.

Seller will not repair.

(2) Floor tiles at 2nd floor living area were poorly installed. A number of uneven tiles were observed.

Seller will not repair.

(3) Carpeting in the home was severely worn and stained. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement. Seller will not repair.

(4) Transition strip needed between 2nd shared bedroom and hallway. Seller will not repair.

7.1 WALLS

☐ INSPECTED, REPAIR/REPLACE

(1) Holes in walls at areas of the dwelling should be patched. Seller will not repair.

(2) Walls in the home showed general moderate damage. Repairs should be made by a qualified contractor.

(3) Drywall patches installed in the 2nd shared bedroom were poorly executed. Seller will not repair.

(4) Drywall patches installed in the master bedroom were poorly executed. Seller will not repair.

Seller will not repair.

7.2 CEILINGS

☐ INSPECTED, REPAIR/REPLACE

(1) Inspector observed a hole in the siding around flooring joist at ground level living area. Repairs should be made by a qualified contractor. Seller will not repair.

(2) Drywall seams were visible in the ceiling at areas of the dwelling. Seller will not repair.

(3) Paint maintenance needed at ceiling in kitchen. Seller will not repair.

7.6 DOORS

☐ INSPECTED, REPAIR/REPLACE

Minor damage to front door. Seller will not repair.

7.9 CABINETS, COUNTERTOPS, AND SINKS

☐ INSPECTED, REPAIR/REPLACE

(1) Moderate corrosion present around drain traps at ground level sink. Seller will not repair.

(2) In the kitchen, the cabinets had visible minor damage. Seller will not repair.

8. BATHROOMS

8.1 WALLS Seller will not repair.

☐ INSPECTED, REPAIR/REPLACE

Paint maintenance needed at wall in master bathroom.

8.5 VENTILATION Seller will not repair.

☐ INSPECTED, REPAIR/REPLACE

Although the ground level bathroom had a window, no exhaust fan was installed to exhaust moist air from bathing activities. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as corrosion and possible mold growth. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

8.9 TOILET Seller repaired.

☐ INSPECTED, REPAIR/REPLACE

The toilet in the 1st shared bathroom ran continuously. This usually indicates a failed flapper valve, the need for float mechanism adjustment or water leaking from the water tank into the bowl. Under some conditions, in homes with water supplied from a well, this condition can result in running the well dry and burning out the pump, requiring expensive repair. You should be diligent in maintaining toilet tank mechanisms in the future to avoid pump damage.

10. ELECTRICAL

10.16 ELECTRICAL RECEPTACLES (EXTERIOR)

☐ INSPECTED, REPAIR/REPLACE Seller will repair.

An exterior electrical receptacle at the dock had an open ground neutral. The Inspector strongly recommends evaluation and correction as necessary by a qualified electrical contractor.

13. COOLING

13.0 CONDENSER UN

☐ INSPECTED, REPAIR/REPLACE

(1) Mini split system condensate line is draining at screened porch at rear of dwelling causing staining microbial growth. Repairs should be made by a qualified contractor. Seller repaired.

(2) The condenser units freon filter exhibited signs of severe corrosion. Repairs should be made by contractor. Seller will not repair.

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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