

# Inspection Report

## Visionary Holdings

**Property Address:**

7142 Shannon Blvd

Fort Myers FL 33908



## MEF Home Inspections LLC

**Matthew Foster HI13455**

**99 Vivante Blvd. Unit 99210**

**Punta Gorda, FL 33950**

**941-740-9635**



MF

Matthew Foster

TABLE OF CONTENTS

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Cover Page ..... 1

Table of Contents ..... 4

Intro Page ..... 5

1 Roof ..... 6

2 Garage ..... 9

3 Attic ..... 10

4 Exterior ..... 12

5 Wall Exteriors ..... 17

6 Structure ..... 19

7 Interior ..... 20

8 Bathrooms ..... 27

9 Laundry Room ..... 31

10 Electrical ..... 32

11 Plumbing ..... 36

12 Heating ..... 38

13 Cooling ..... 40

General Summary ..... 42

Invoice ..... 46

|                                                              |                                        |                                              |
|--------------------------------------------------------------|----------------------------------------|----------------------------------------------|
| <b>Date:</b> 7/29/2024                                       | <b>Time:</b> 09:00 AM                  | <b>Report ID:</b> 20240729-7142-Shannon-Blvd |
| <b>Property:</b><br>7142 Shannon Blvd<br>Fort Myers FL 33908 | <b>Customer:</b><br>Visionary Holdings | <b>Real Estate Professional:</b>             |

### 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.

|                                                                                                       |                                                      |                                                          |
|-------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------|
| <b>Standards of Practice:</b><br>InterNACHI International Association<br>of Certified Home Inspectors | <b>Type of building::</b><br>Single Family (2-story) | <b>Approximate Square Footage::</b><br>2700              |
| <b>Approximate Year of Original Construction::</b><br>1990                                            | <b>Inspection started at::</b><br>9am                | <b>Inspection ended at::</b><br>11am                     |
| <b>Occupancy::</b><br>The home was occupied                                                           | <b>Weather during the Inspection::</b><br>Clear      | <b>Significant precipitation in last 3 days::</b><br>Yes |
| <b>Temperature during inspection::</b><br>Over 65 (F) = 18 (C)                                        | <b>Ground/Soil surface condition:</b><br>Damp        |                                                          |

✓ RESULTS AT A GLANCE

107

✓ ITEMS INSPECTED

Total number in report.

32

📋 SUMMARY COMMENTS

Total number in report.

128

📷 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.



Roof



Roof



Roof



Roof

✂ STYLES & MATERIALS: ROOF

Method of inspection:

Drone with camera

The roof style was:

Gable

Primary roof-covering type:

Metal Panel

**Drainage system description:**

Gutters and downspouts

**Underlayment/Interlayment:**

Mostly hidden from view

**ITEMS: ROOF****1.0 ROOF STRUCTURE EXTERIOR** INSPECTED**1.1 UNDERLAYMENT** NOT INSPECTED

Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

**1.2 ROOF FLASHING** INSPECTED**1.3 PLUMBING, COMBUSTION VENTS, SKYLIGHTS** INSPECTED**1.4 ELECTRICAL MAST** INSPECTED**1.5 ROOF DRAINAGE SYSTEM** INSPECTED

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 Item 1 (Picture)****1.5 Item 2 (Picture)****1.6 METAL ROOF** INSPECTED

The metal roof was older and exhibited minor amounts of corrosion on right side slope. It appeared to be adequately protecting the structure at the time of the inspection.



1.6 Item 1 (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



Garage door

 STYLES & MATERIALS: GARAGE

|                                                                         |                                      |                                          |
|-------------------------------------------------------------------------|--------------------------------------|------------------------------------------|
| <b>Garage Vehicle Door Type:</b><br>Single                              | <b>Number of Vehicle Doors:</b><br>1 | <b>Number of Automatic Openers:</b><br>1 |
| <b>Vehicle Door Automatic Reverse:</b><br>Installed/operating correctly |                                      |                                          |

 ITEMS: GARAGE

2.0 VEHICLE DOORS

 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)



Attic



Attic



Attic

### ✂ STYLES & MATERIALS: ATTIC

**Attic inspected from:**

Inside the attic

**Attic thermal insulation material:**

Fiberglass Batt  
Blown-in Insulation

**Insulation depth:**

8-12 inches

**Roof Structure Ventilation:**

Attic ventilation appeared sufficient

**Roof structure ventilation device type:**

Continuous ridge vent  
Soffit vents

**Roof Framing Type:**

Trusses

**Roof Sheathing Material:**

Plywood

### 👁 ITEMS: ATTIC

#### 3.0 ATTIC ACCESS

☑ INSPECTED

#### 3.1 TRUSS ROOF FRAMING

☑ INSPECTED

#### 3.2 ROOF SHEATHING

☑ INSPECTED

#### 3.3 ROOF STRUCTURE VENTILATION

☑ INSPECTED

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### 3.4 ATTIC THERMAL ENVELOPE

☑ INSPECTED

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## 🏠 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.



Front



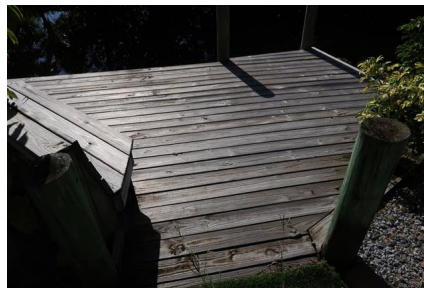
Right side



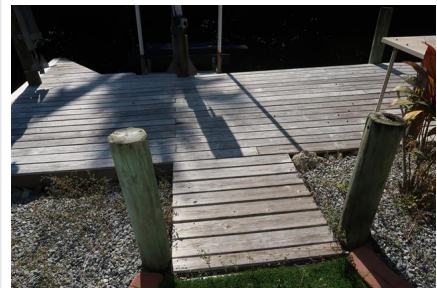
Rear



Rear



Dock



Dock

### ✂️ STYLES & MATERIALS: EXTERIOR

#### Driveway Material:

Concrete  
Pavers

#### Walkway Materials:

Concrete  
Pavers

### 👁️ ITEMS: EXTERIOR

#### 4.0 EXTERIOR VIEWS

✅ INSPECTED

#### 4.1 DOCK/SEAWALL

❌ INSPECTED, REPAIR/REPLACE

There are areas of loose boards at dock.



4.1 Item 1 (Picture)

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## 4.2 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 freezing moisture.



4.2 Item 1 (Picture)



4.2 Item 2 (Picture)



4.2 Item 3 (Picture)

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## 4.3 WALKWAYS

✅ INSPECTED

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## 4.4 GENERAL GROUNDS

✅ INSPECTED

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## 4.5 TREES

✅ INSPECTED

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## 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.



4.6 Item 1 (Picture)



4.6 Item 2 (Picture)

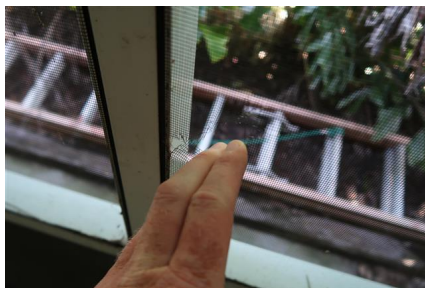


4.6 Item 3 (Picture)

(2) Inspector observed damaged screening at screened in porch. Repairs should be made by a qualified contractor.



4.6 Item 4 (Picture)

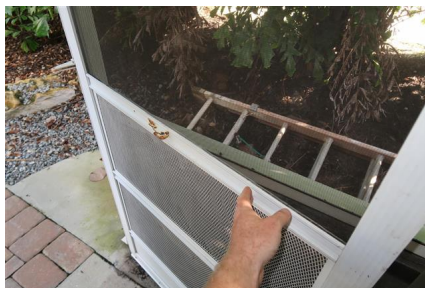


4.6 Item 5 (Picture)

(3) Screened porch doors were missing hardware allowing them to self close. Repairs should be made by a qualified contractor.



4.6 Item 6 (Picture)



4.6 Item 7 (Picture)



4.6 Item 8 (Picture)

(4) Inspector observed settling visible at screened in porch concrete slab, causing a tripping hazard. Repairs should be made by a qualified contractor.



4.6 Item 9 (Picture)

## 4.7 DECK, BALCONY, BRIDGE, AND PATIO

### ✓ INSPECTED

(1) The rear deck framing had advanced decay from contact with soil/moisture. 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 Item 1 (Picture)



4.7 Item 2 (Picture)



4.7 Item 3 (Picture)



4.7 Item 4 (Picture)



4.7 Item 5 (Picture)



4.7 Item 6 (Picture)

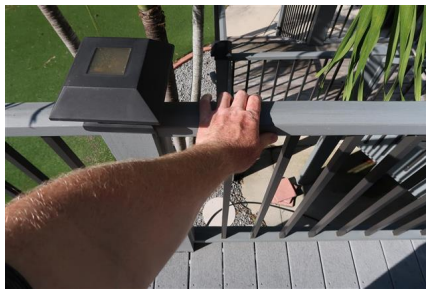


4.7 Item 7 (Picture)



4.7 Item 8 (Picture)

(2) The deck guard rail assemblies were loose and should be made secure by a qualified contractor.



4.7 Item 9 (Picture)

## 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.



4.8 Item 1 (Picture)

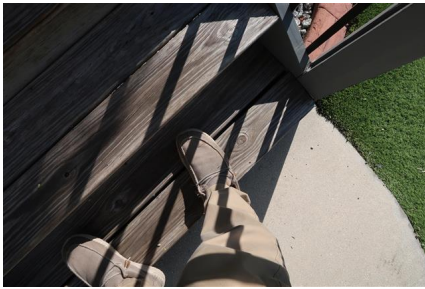


4.8 Item 2 (Picture)



4.8 Item 3 (Picture)

(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.



4.8 Item 4 (Picture)

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## 4.9 FENCES AND GATES

#### INSPECTED, REPAIR/REPLACE

The steel fencing exhibited moderate general corrosion and needed maintenance.



4.9 Item 1 (Picture)

## 🏠 5. WALL EXTERIORS

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### ✂ STYLES & MATERIALS: WALL EXTERIORS

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#### Exterior wall-covering

##### Material:

Hardcoat Stucco

Hardboard

#### Exterior Doors:

Metal

### 👁 ITEMS: WALL EXTERIORS

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#### 5.0 DOOR EXTERIORS

✔ INSPECTED

#### 5.1 WINDOW EXTERIORS

✔ INSPECTED

#### 5.2 EXTERIOR WALL PENETRATIONS

✔ INSPECTED

#### 5.3 EXTERIOR TRIM

❏ INSPECTED, REPAIR/REPLACE

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



5.3 Item 1 (Picture)



5.3 Item 2 (Picture)

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



5.3 Item 3 (Picture)

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## 5.4 STUCCO

☐ INSPECTED, REPAIR/REPLACE

Minor stucco damage at rear side of dwelling.



5.4 Item 1 (Picture)

 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.

 STYLES & MATERIALS: STRUCTURE

|                                                                       |                                               |                                                |
|-----------------------------------------------------------------------|-----------------------------------------------|------------------------------------------------|
| <b>Foundation Configuration:</b><br>Slab-on-Grade                     | <b>Main Floor Structure:</b><br>Concrete Slab | <b>Exterior Wall Structures:</b><br>Wood Frame |
| <b>Typical Ceiling Structure:</b><br>Drywall attached to roof trusses |                                               |                                                |

 ITEMS: STRUCTURE

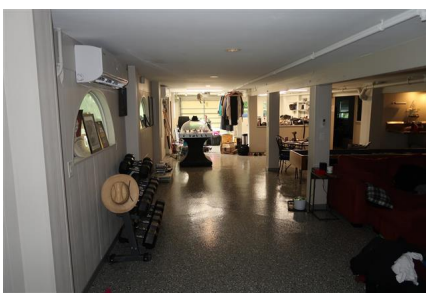
6.0 FLOOR STRUCTURE

 INSPECTED

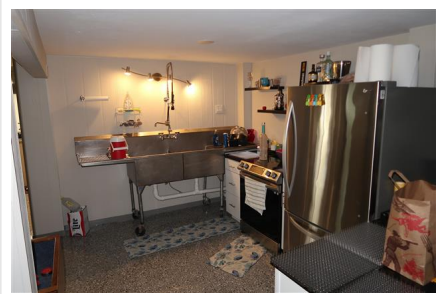
 7. INTERIOR



Ground level living area



Ground level living area



Ground level living area



Living room



1st shared bedroom



2nd shared bedroom



Master bedroom

 STYLES & MATERIALS: INTERIOR

Walls and Ceilings:

Drywall

Window Material:

Vinyl

Cabinets:

Solid Wood

Floor Covering Materials:

Carpet

Tile

Window Glazing:

Double-pane

Countertops:

Granite

Interior Doors:

Hollow

Window Operation Type:

Single-hung

Smoke/CO Detectors:

Smoke detectors installed  
(battery type)

**Kitchen Appliances:**

Electric Range

Refrigerator

Dishwasher

**ITEMS: 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.



**7.0 Item 1 (Picture)**  
Front door



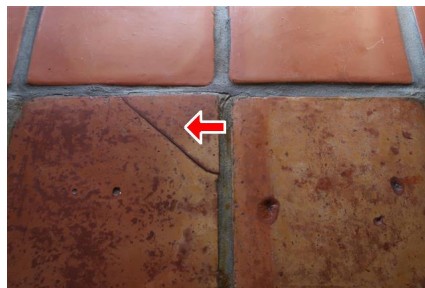
**7.0 Item 2 (Picture)**  
Front door



**7.0 Item 3 (Picture)**  
Living room



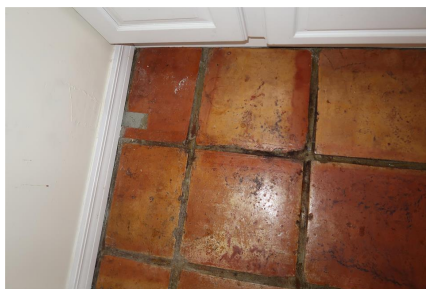
**7.0 Item 4 (Picture)**  
Living room



**7.0 Item 5 (Picture)**  
Living room



**7.0 Item 6 (Picture)**  
Shared bedrooms hallway



**7.0 Item 7 (Picture)**  
Kitchen



**7.0 Item 8 (Picture)**  
Kitchen

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



**7.0 Item 9 (Picture)**  
Living room



**7.0 Item 10 (Picture)**  
Living room



**7.0 Item 11 (Picture)**  
Living room

(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.



**7.0 Item 12 (Picture)**  
2nd shared bedroom



**7.0 Item 13 (Picture)**  
2nd shared bedroom

(4) Transition strip needed between 2nd shared bedroom and hallway.



**7.0 Item 14 (Picture)**

## 7.1 WALLS

☐ INSPECTED, REPAIR/REPLACE

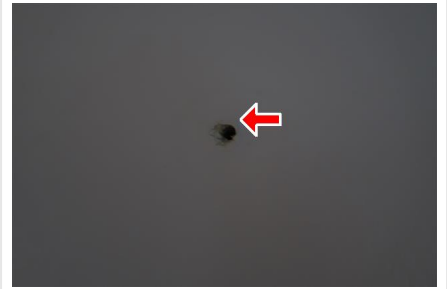
(1) Holes in walls at areas of the dwelling should be patched.



**7.1 Item 1 (Picture)**  
Ground level living area



**7.1 Item 2 (Picture)**  
Living room



**7.1 Item 3 (Picture)**  
1st shared bedroom



**7.1 Item 4 (Picture)**  
Master bedroom closet.

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



**7.1 Item 5 (Picture)**  
Living room



**7.1 Item 6 (Picture)**  
Living room



**7.1 Item 7 (Picture)**  
2nd shared bedroom



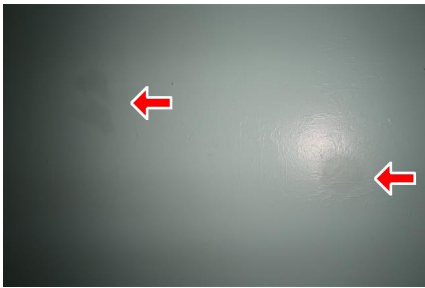
**7.1 Item 8 (Picture)**  
2nd shared bedroom

(3) Drywall patches installed in the 2nd shared bedroom were poorly executed.



7.1 Item 9 (Picture)

(4) Drywall patches installed in the master bedroom were poorly executed.



7.1 Item 10 (Picture)

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## 7.2 CEILINGS

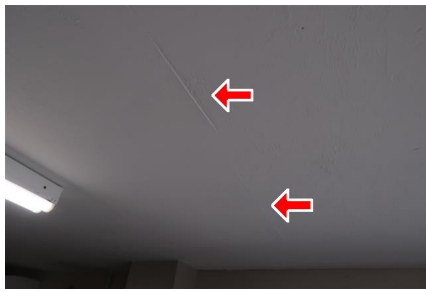
### ☐ INSPECTED, REPAIR/REPLACE

(1) Inspector observed a hole in the siding around flooring joist at ground level living area. Repairs should be made by a qualified contractor.

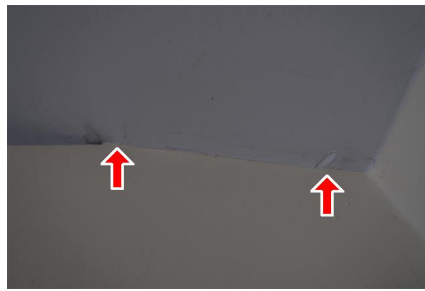


7.2 Item 1 (Picture)

(2) Drywall seams were visible in the ceiling at areas of the dwelling.



**7.2 Item 2 (Picture)**  
Ground level living area



**7.2 Item 3 (Picture)**  
Living room

(3) Paint maintenance needed at ceiling in kitchen.



**7.2 Item 4 (Picture)**

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## 7.3 LIGHTING

☑ INSPECTED

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## 7.4 ENVIRONMENTAL HAZARDS

☑ INSPECTED

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

☑ INSPECTED

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## 7.6 DOORS

📋 INSPECTED, REPAIR/REPLACE

Minor damage to front door.



**7.6 Item 1 (Picture)**

## 7.7 WINDOWS AND SKYLIGHTS

☑ INSPECTED

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## 7.8 INTERIOR TRIM

☑ INSPECTED

---

## 7.9 CABINETS, COUNTERTOPS, AND SINKS

☐ INSPECTED, REPAIR/REPLACE

(1) Moderate corrosion present around drain traps at ground level sink.



7.9 Item 1 (Picture)

(2) In the kitchen, the cabinets had visible minor damage.



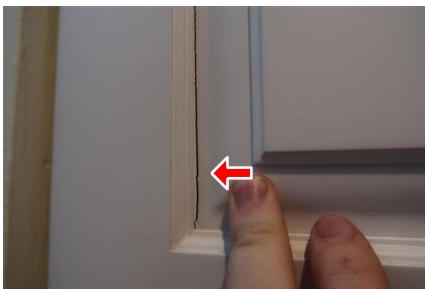
7.9 Item 2 (Picture)



7.9 Item 3 (Picture)



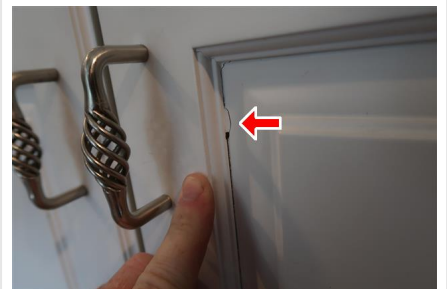
7.9 Item 4 (Picture)



7.9 Item 5 (Picture)



7.9 Item 6 (Picture)

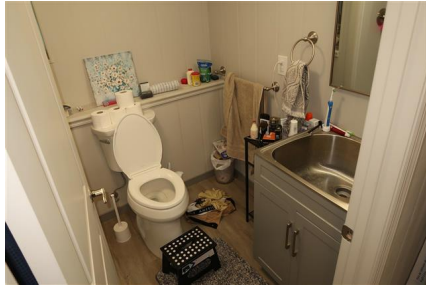


7.9 Item 7 (Picture)

## 🏠 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



Ground level bathroom



Ground level bathroom



1st shared bathroom



Master bathroom

## ✂ STYLES & MATERIALS: BATHROOMS

### Ventilation Method:

Fan with light  
Window only

### Sink:

Sink in a cabinet

### Toilet Type:

Standard flush (more than 1.6  
gal. [6 litres])

### Bathub:

Bathtub with shower

### Shower:

Walk-in  
Glass enclosure

## 👁 ITEMS: BATHROOMS

### 8.0 FLOORS

☑ INSPECTED

### 8.1 WALLS

📋 INSPECTED, REPAIR/REPLACE

Paint maintenance needed at wall in master bathroom.



8.1 Item 1 (Picture)

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## 8.2 CEILINGS

☑ INSPECTED

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## 8.3 DOORS

☑ INSPECTED

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## 8.4 LIGHTING

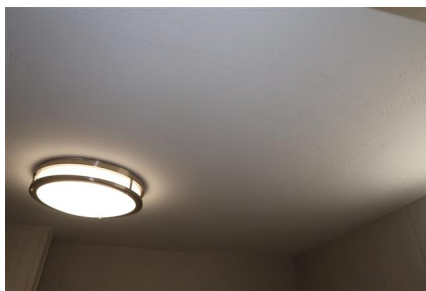
☑ INSPECTED

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## 8.5 VENTILATION

📋 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.



8.5 Item 1 (Picture)

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## 8.6 CABINETS

☑ INSPECTED

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## 8.7 CABINET UNDERSINK CONDITION

☑ INSPECTED

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## 8.8 SINK(S)

☑ INSPECTED

## 8.9 TOILET

📁 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.



8.9 Item 1 (Picture)

## 8.10 SHOWER

☑ INSPECTED

Glass shower door in master bathroom was difficult to operate. Door should be readjusted by a qualified contractor.



8.10 Item 1 (Picture)



8.10 Item 2 (Picture)

## 8.11 BATHTUB

☑ INSPECTED

At the ground level bathroom, sealant at the tub/shower was old and had visible discoloration consistent with microbial growth. The Inspector recommends that this sealant be removed and replaced to help prevent the development of unhealthy conditions.



8.11 Item 1 (Picture)



8.11 Item 2 (Picture)

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## 8.12 MIRRORS

☑ INSPECTED

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## 🏠 9. LAUNDRY ROOM

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### 📋 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.



Laundry room



Washer hook ups



Dryer outlet



Dryer vent

### ✂ STYLES & MATERIALS: LAUNDRY ROOM

---

#### **Dryer Power:**

Electric

#### **Dryer Vent:**

Smooth-bore metal (UL-approved)

#### **Dryer 240-volt electrical receptacle:**

Installed

### 👁 ITEMS: LAUNDRY ROOM

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#### 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



Electrical mast



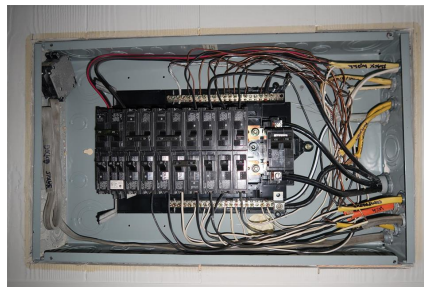
Main service disconnect cover on



Main service disconnect cover off



Sub panel cover on



Sub panel cover off



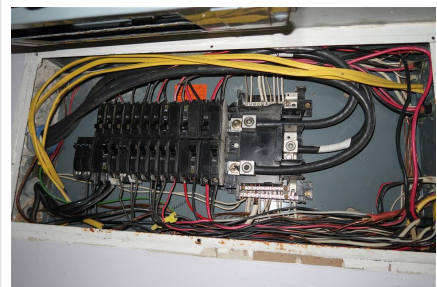
Sub panel cover on



Sub panel cover off



Sub panel cover on



Sub panel cover off

### ✂ STYLES & MATERIALS: ELECTRICAL

**Electrical Service  
Conductors::**

Overhead service

**Service Panel Type::**

Main breaker load center

**Service Disconnect Location:**

At Service Panel

**Overcurrent Protection Type:**

Breakers

**Arc Fault Circuit Interruptor  
(AFCI) Protection:**

NO

**Sub-panel Exposure Rating:**

Type 1

Type 3R

**Branch Wiring Conductors:**

Vinyl-coated

**Service Entrance Conductor  
Ampacity:**

200 amp, 4/0 AWG, aluminum

**Service Panel Exposure  
Rating:**

Type 3R

**Service Disconnect Type:**

Breakers

**Service Grounding Electrode:**

Driven rod and water pipe

**Number of Sub-panels:**

3

**Sub-panel Manufacturer:**

Cuttler Hammer

Siemens

Square D

**Service Panel Ampacity:**

200 amp, 4/0 AWG, aluminum

**Service Panel Manufacturer:**

Square D

**Service Disconnect Ampacity:**

200 amps

**Ground Fault Circuit  
Interruptor (GFCI) Protection:**

Partial

**Sub Panel Ampacity:**

100 amp

200 amp

**Branch Wiring Methods:**

Non-metallic cable

 ITEMS: ELECTRICAL

## 10.0 GENERAL ELECTRICAL SYSTEM DESCRIPTION

 INSPECTED

## 10.1 GENERAL ELECTRICAL SYSTEM CONDITION

 INSPECTED

## 10.2 SERVICE DROP, DRIP LOOP, SPLICE AND ATTACHMENT

 INSPECTED

## 10.3 MAST &amp; WEATHERHEAD

 INSPECTED

## 10.4 ELECTRIC METER

 INSPECTED

## 10.5 SERVICE ENTRANCE CONDUCTORS

 INSPECTED

## 10.6 SERVICE PANEL CABINET AND COVER

☑ INSPECTED

The service panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.

---

## 10.7 SERVICE PANEL WIRING

☑ INSPECTED

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## 10.8 SERVICE DISCONNECT

☑ INSPECTED

---

## 10.9 OVERCURRENT PROTECTION DEVICES

☑ INSPECTED

---

## 10.10 SERVICE GROUNDING & BONDING

☑ INSPECTED

---

## 10.11 EQUIPMENT GROUNDING & BONDING

☑ INSPECTED

---

## 10.12 SUB-PANEL CABINET & BONDING

☑ INSPECTED

(1) This sub-panel cabinet was a type 1, rated for indoor use primarily to provide a degree of protection against limited amounts of falling dirt.

(2) This sub-panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.

---

## 10.13 SUB-PANEL COVERS

☑ INSPECTED

---

## 10.14 SUB PANEL WIRING

☑ INSPECTED

---

## 10.15 ELECTRICAL RECEPTACLES (INTERIOR)

☑ INSPECTED

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## 10.16 ELECTRICAL RECEPTACLES (EXTERIOR)

☐ INSPECTED, REPAIR/REPLACE

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.



10.16 Item 1 (Picture)

---

## 10.17 GFCI/AFCI ELECTRICAL RECEPTACLES

### ☑ INSPECTED

(1) The home had only partial ground fault circuit interrupter (GFCI) protection of home electrical receptacles. For safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

(2) The home contained no arc-fault circuit interrupter (AFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. Although they may not have been required at the time the home was originally constructed, and homes are not required to comply with newly-enacted building codes, new homes require AFCI protection in bedrooms, common rooms, kitchens, laundry rooms, hallway, closets, and finished basements. For safety reasons, consider adding additional AFCI protection to comply with modern electrical safety requirements. The purpose of a General Home Inspection is not to identify building code violations, but to identify system and component deficiencies and safety issues.

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## 10.18 VISIBLE BRANCH WIRING

### ☑ INSPECTED

---

## 10.19 SWITCHES

### ☑ INSPECTED

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## 10.20 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).



Water filtration system



Water heater

✂ STYLES & MATERIALS: PLUMBING

|                                                             |                                                                             |                                                                     |
|-------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Water Supply Source:</b><br>Private well on property     | <b>Main Water Supply Pipe:</b><br>Plastic                                   | <b>Water Distribution Pipes:</b><br>Cross-linked Polyethylene (PEX) |
| <b>Distribution Pipe Bonding:</b><br>Pipes were bonded      | <b>Water Treatment Systems/<br/>Filters:</b><br>Water Softener              | <b>Well Pump &amp; Pressure Tank<br/>Location:</b><br>Backyard      |
| <b>Sewage System Type:</b><br>Septic system (not inspected) | <b>Drain Waste and Vent Pipe<br/>Materials:</b><br>PVC plastic<br>Cast Iron | <b>Number of Water Heaters:</b><br>1                                |
| <b>Water Heater Manufacturer:</b><br>Bradford White         | <b>Date of Manufacture:</b><br>2022                                         | <b>Water Heater Fuel Type:</b><br>Electric                          |
| <b>Water Heater Type:</b><br>Tank (conventional)            | <b>Water Heater Tank Capacity:</b><br>40 gallons                            |                                                                     |

👁 ITEMS: PLUMBING

11.0 EXTERIOR PLUMBING

✔ INSPECTED

11.1 WATER SUPPLY AND DISTRIBUTION

✔ INSPECTED

## 11.2 SEWAGE AND DWV SYSTEMS

☑ INSPECTED

Due to the location of most components underground and the visual nature of the General Home Inspection the Inspector did not Inspect the private onsite wastewater treatment (septic) system. Because these can be one of the most expensive systems in the home to repair or replace, the Inspector strongly recommends that before the expiration of your Inspection Objection Deadline, you have it Inspected by a certified specialist.

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## 11.3 ELECTRIC WATER HEATER

☑ INSPECTED

## 11.4 PRIVATE ON-SITE WASTEWATER TREATMENT (SEPTIC) SYSTEM

☑ NOT INSPECTED

## 11.5 PRIVATE WATER WELL

☑ NOT INSPECTED

## 11.6 WATER TREATMENT SYSTEMS

☑ INSPECTED

---

🏠 12. HEATING

📋 DESCRIPTION

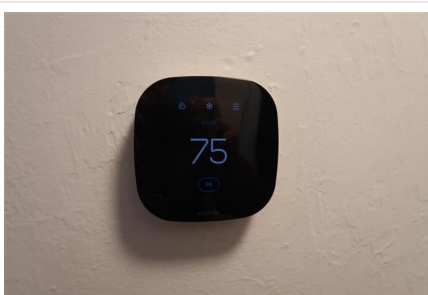
Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common 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).



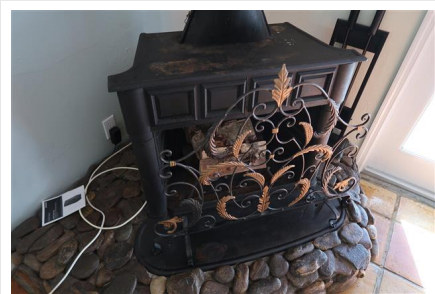
Air handler



Return air register



Thermostat



Fire place

✂ STYLES & MATERIALS: HEATING

**Heating System Type:**  
Fireplace  
Heat Pump Forced Air (also provides cool air)

**Air Filter Location:**  
Return air registers

**Date of Manufacture:**  
2016

**Heating System Brand:**  
Ameristar

**Fuel Type:**  
Electric  
Wood

**Filter Size:**  
18x20

**Number of Heat Systems (excluding wood):**  
One

 ITEMS: HEATING

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## 12.0 AIR HANDLER

 INSPECTED

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## 12.1 THERMOSTAT

 INSPECTED

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## 12.2 FIREPLACE

 INSPECTED

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🏠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).



Condenser



Mini split system

✂️STYLES & MATERIALS: COOLING

|                                                                |                                                        |                                                                      |
|----------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------------------|
| <b>Number of cooling systems (excluding window AC):</b><br>Two | <b>Cooling Equipment Energy Source:</b><br>Electricity | <b>Condenser Manufacturer:</b><br>Ameristar<br>Della                 |
| <b>Condenser: Year of Manufacture:</b><br>2023<br>2016         | <b>Condenser Max. SEER Rating:</b><br>19<br>15         | <b>Temperature differential:</b><br>Acceptable: withing 14-22 deg. F |

👁️ITEMS: COOLING

13.0 CONDENSER UNIT

📋INSPECTED, REPAIR/REPLACE

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



13.0 Item 1 (Picture)



13.0 Item 2 (Picture)



13.0 Item 3 (Picture)

(2) The condenser units freon filter exhibited signs of severe corrosion. Repairs should be made by a qualified contractor.



13.0 Item 4 (Picture)

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### 13.1 EVAPORATOR COILS

☑ INSPECTED

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### 13.2 AC SYSTEM PERFORMANCE

☑ INSPECTED

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## GENERAL SUMMARY

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**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

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### 4.1 DOCK/SEAWALL

 INSPECTED, REPAIR/REPLACE

There are areas of loose boards at dock.

### 4.2 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 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.
- (2) Inspector observed damaged screening at screened in porch. Repairs should be made by a qualified contractor.
- (3) Screened porch doors were missing hardware allowing them to self close. Repairs should be made by a qualified contractor.
- (4) Inspector observed settling visible at screened in porch concrete slab, causing a tripping hazard. Repairs should be made by a qualified contractor.

## 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.

(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.

## 4.9 FENCES AND GATES

### ☐ INSPECTED, REPAIR/REPLACE

The steel fencing exhibited moderate general corrosion and needed maintenance.

# 5. WALL EXTERIORS

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## 5.3 EXTERIOR TRIM

### ☐ INSPECTED, REPAIR/REPLACE

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

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

## 5.4 STUCCO

### ☐ INSPECTED, REPAIR/REPLACE

Minor stucco damage at rear side of dwelling.

# 7. INTERIOR

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## 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.

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

(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.

(4) Transition strip needed between 2nd shared bedroom and hallway.

## 7.1 WALLS

### ☐ INSPECTED, REPAIR/REPLACE

(1) Holes in walls at areas of the dwelling should be patched.

- (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.
- (4) Drywall patches installed in the master bedroom were poorly executed.

## 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.
- (2) Drywall seams were visible in the ceiling at areas of the dwelling.
- (3) Paint maintenance needed at ceiling in kitchen.

## 7.6 DOORS

### INSPECTED, REPAIR/REPLACE

Minor damage to front door.

## 7.9 CABINETS, COUNTERTOPS, AND SINKS

### INSPECTED, REPAIR/REPLACE

- (1) Moderate corrosion present around drain traps at ground level sink.
- (2) In the kitchen, the cabinets had visible minor damage.

# 8. BATHROOMS

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## 8.1 WALLS

### INSPECTED, REPAIR/REPLACE

Paint maintenance needed at wall in master bathroom.

## 8.5 VENTILATION

### 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

### 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

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### 10.16 ELECTRICAL RECEPTACLES (EXTERIOR)

#### INSPECTED, REPAIR/REPLACE

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 UNIT

#### INSPECTED, REPAIR/REPLACE

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

(2) The condenser units freon filter exhibited signs of severe corrosion. Repairs should be made by a qualified contractor.

---

*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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INVOICE

MEF Home Inspections LLC  
99 Vivante Blvd. Unit 99210  
Punta Gorda, FL 33950  
941-740-9635  
Inspected By: Matthew Foster

Inspection Date: 7/29/2024  
Report ID: 20240729-7142-Shannon-Blvd

| Customer Info:                       | Inspection Property:                     |
|--------------------------------------|------------------------------------------|
| Visionary Holdings                   | 7142 Shannon Blvd<br>Fort Myers FL 33908 |
| Customer's Real Estate Professional: |                                          |

| Inspection Fee: |        |        |           |
|-----------------|--------|--------|-----------|
| Service         | Price  | Amount | Sub-Total |
| Pre-Inspection  | 150.00 | 1      | 150.00    |

Tax \$0.00  
Total Price \$150.00

Payment Method:  
Payment Status:  
Note: