

INSPECTION CONDITIONS



CLIENT & SITE INFORMATION:

FILE #: 200710-111
DATE OF INSPECTION: 10/18/07.
TIME OF INSPECTION: 8:00 AM. to 10 PM
CLIENT NAME: Mr. X
CLIENT CITY/ STATE/ZIP:
CLIENT PHONE #: 111-1111
CLIENT FAX #:
INSPECTION SITE CITY/STATE/ ZIP: Cape Coral Fl 33990.

CLIMATIC CONDITIONS:

WEATHER: Overcast.
**SOIL
CONDITIONS:** Dry.
**APPROXIMATE
OUTSIDE
TEMPERATURE
in F:** 70-80 Degrees.

BUILDING CHARACTERISTICS:

**MAIN ENTRY
FACES:** South.
**ESTIMATED AGE
OF HOUSE:** Built in 1975.
BUILDING TYPE: Single family concrete block construction.
STORIES: 1.

UTILITY SERVICES:

WATER SOURCE: Public.
**SEWAGE
DISPOSAL:** Public.
**UTILITIES
STATUS:** All utilities on.

OTHER INFORMATION:

AREA: City.
**HOUSE
OCCUPIED?** No.
**CLIENT
PRESENT:** Yes.
**PEOPLE
PRESENT:** Listing agent, Purchaser.

COMMENTS: The format for reading the report is as though you are facing the front of the dwelling. The front is the front of the structure. The right side is the right side of the structure. The rear is the rear of the structure. A problem may be stated as located at the right side rear' which would be on the right side of the structure toward the rear. This holds true for the comments on the inside also. A comment may be stated located at the rear left bedroom on the rear wall at the baseboard' That would be inside the home in the rear left bedroom at the rear wall baseboard.

PAYMENT INFORMATION:

TOTAL FEE: \$260.
PAID BY: Check.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

EXTERIOR OF STRUCTURE

WALLS: Stucco.

CONDITION: **Stairstep crack noted at A/C UNIT. No action called for due to age of house and size of crack.**

TRIM:

MATERIAL: Wood.

CONDITION: **Damaged soffit vents noted at multiple locations. Deterioration noted at front fascia inside corner . Suggest further review/ repair by a licensed contractor and roofer.**

WINDOWS

MATERIAL/TYPE: Aluminum awning.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:



4 Cut trusses at access area.

Attic access is located in the garage. 4 Cut trusses noted in the area of front valley. Visual inspection is limited due to clearance and ducts. Suggest further review/repair by a licensed roofer/structural engineer. Evidence of rodents noted in attic.

INSULATION TYPE AND CONDITION: DEPTH AND R- FACTOR:

Fiberglass- Blown. Serviceable.

R-30.

MAIN ROOF:

STYLE: Sloped.
TYPE: Tile, Tile roofs are not mounted due to possible tile breakage. Roof is viewed from eaves unless otherwise stated.
ROOF ACCESS: Viewed from roof edge on ladder.
ROOF COVERING CONDITION:

**Broken tiles were noted at the time of inspection at left side, at front, right side and at rear.
See trim comments.
Some bowing noted at front left valley. See attic framing board comments.
Suggest further review/repair by a licensed roofer.**

ROOF #2

TYPE Flat Rear.
MATERIALS Rolled roofing.
CONDITION:



Unsealed screws at flat roof.

Unsealed screws unsealed right side. Suggest routine maintenance.

EXPOSED FLASHINGS:

TYPE AND CONDITION: **Metal. See fascia comments.**

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GUTTERS & DOWNSPOUTS:

TYPE &

CONDITION:

Gutters need cleaned at rear.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL: Copper. Main shutoff located at left side. Water pressure was 50 lbs.

CONDITION: **Leak at main shutoff. Main shutoff valve was Inoperative at the time of inspection. Suggest further review/repair by a licensed plumber.**

SUPPLY LINES:

MATERIAL: Copper. PVC. Supply lines were not visible in the roof may be located in the slab. Strongly suggest further review of supply lines by a licensed plumber to ensure they are not type M plumbing which has a history of problems in Cape Coral.

WASTE LINES:

MATERIAL: Plastic.

CONDITION: Some corrosion noted at hot water heater cold water shutoff but no leaks noted at the time of inspection.

HOSE FAUCETS:

OPERATION: Located at rear. valve stem leak noted. Suggest further review/repair by a licensed plumber.

Located at left side. Serviceable.

WATER HEATER:

TYPE: GE.
Serial # GE40MO6B19229 .
Model #GE40M06AAG .

SIZE: 40.

LOCATION: Water heater is located at garage. Upper and lower elements were set at 120 degrees. Cold water shutoff noted. Pressure relief valve installed for safety.

CONDITION: See electrical comments.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE/

CONDITION:

Concrete. Abnormal cracking noted at left side. Suggest further review/repair by a licensed contractor.

Common cracks noted.

SIDEWALKS:

TYPE:

Concrete pads.

CONDITION:

Serviceable.

LANDSCAPING:

CONDITION:

Maintained. Trees are planted too close to pool slab and house at rear left. Suggest further review/repair by a licensed landscape contractor.

GRADING:

SITE:

Flat site. Culvert partially blocked.

Water saturation noted with ponding water at left and right side of house.

Suggest further review/repair by a licensed plumber/sprinkler contractor.

LANAI/CAGE AND COVER:

TYPE:

Aluminum and screen cage.

CONDITION:

Appears serviceable.

DECKING TYPE/

CONDITION

Polypebble. Serviceable.

FENCES & GATES:

TYPE:

Chain link.

CONDITION:

Gate post loose left side in standing water. Fence is not secure at rear right.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT:	Attic.
SYSTEM TYPE:	Forced air split system. Goodman. Model #ARUf03600A1A. Serial # 0510126794
FUEL TYPE AND NOTES:	Electric.
CAPACITY OF UNIT:	3 ton.
APPROXIMATE AGE IN YEARS:	5 years.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:



Return air leak at air handler. Tape loose

Return air leak noted at air handler. Duct seams leaking conditioned air in multiple locations. Suggest further review/repair by a licensed HVAC Contractor.

AIR FILTERS:

Washable. Located at air hall.

NORMAL

CONTROLS:

Thermostat is located at hall. Serviceable.

AIR CONDITIONING:

TYPE:

Air conditioner tested NORMAL at the time of inspection. As with all appliances air conditioners can develop problems at any time. No warranty or guaranty is given or implied. Forced air split system. Unit is located at electrical disconnect provided.

POWER

SOURCE:

220 Volt.

COMPRESSOR

AGE IN YEARS:

Approximately 5 years.

CAPACITY OF

UNIT:

3 ton.

RETURN AIR

TEMPERATURE:

76.7 Degrees.

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**SUPPLY AIR
TEMPERATURE:
AIR
TEMPERATURE
DROP:
SYSTEM
CONDITION:**

61.1 Degrees.

15.6 Degrees.

System tested within the NORMAL 14 to 22 degree range of high and low temperatures at the time of inspection. As with all appliances heating systems can develop problems at any time. No warranty or guarantee is given or implied.

**CONDENSATE
LINE:**

Serviceable.

**DUCTWORK:
TYPE:**

Fiberglass Ductboard. **See heat comments.**

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE: Overhead.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES

Main panel is located in the garage. Main disconnect is located at main panel. 200 Amps 240 Volts. Aluminum main conductor wiring 4/0 noted. Breakers installed for safety. Copper branch circuits noted. Futures provided for possible expansion. Box is properly grounded.

CONDITION 2:

**Evidence of water penetration at wire connections.
Ground wire conduit damaged.
Breaker switch knob damaged left side.
Suggestion Suggest further review/repair by a licensed electrical contractor.**



Evidence of water intrusion at connec

SUBPANEL #1

LOCATION:

Located at air handler.

CONDITION 3:

Sub panel box is not properly secured at air handler. Suggest further review/repair by a licensed HVAC contractor.

CONDUCTORS:

BRANCH

WIRING:

Power cord stress clamp missing at hot water heater. Conduit damaged rear left. Suggest further review/repair by a licensed electrician.

ELECTRICAL DISCLAIMERS

ALARMS AND LOW VOLTAGE WIRING

Photocell lighting has been noted. Photocell lighting is beyond the scope of this inspection.

LIGHT FIXTURES

CONDITIONS:

Light fixtures not secure and not sealed at exterior garage area.
Lanai fan wires crimped. Suggest further review/repair by a licensed electrician.

SWITCHES & OUTLETS:

CONDITION 5:

No GFI noted in garage.
2 left pool cage outlets not GFIs
Hot and ground reversed at dock outlet and pole light and GFI is inoperative. Suggest further review/repair by a licensed electrician.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY

DOOR:

Wood.

CONDITION 1:

Hinged window cut in door is a breach of security. Doorknob latch inoperative. Suggest further review/repair by a licensed contractor.

OTHER

EXTERIOR

DOORS:

Wood/Metal

CONDITION 2:



Deterioration garage service door.

**Garage service door deteriorated at door, jamb and trim.
Dining room slider difficult to operate rear right. Left dining room slider caulked shut.
Master bedroom right slider latch is missing.**

INTERIOR

DOORS:

CONDITION 3:

**Bifold closet door binding at left bedroom.
Door is binding at masterbedroom.**

WINDOWS:

TYPE &

CONDITION 4:

CONDITION 5:

Single Hung Aluminum.

**Operator slipping living room left and left bedroom left window.
Left kitchen slider window caulked shut.**

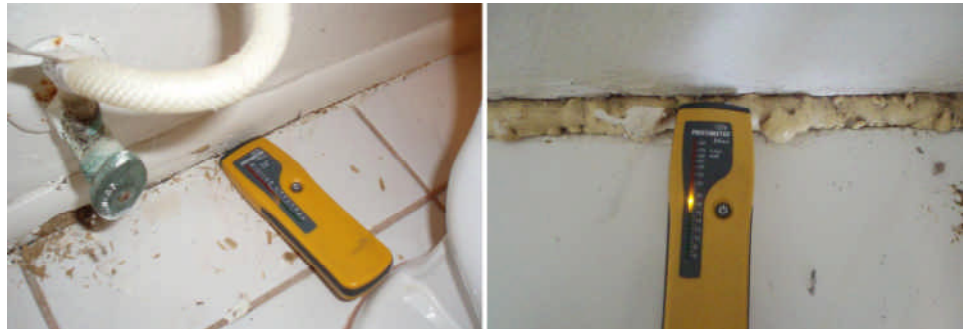
INTERIOR WALLS:

MATERIAL &

CONDITION 6:

Drywall.

CONDITION:



Deterioration/moisture bath and kit. walls

Stains / deterioration noted at hall bath baseboard. Movement noted in wall behind toilet and adjoining kitchen wall. Tested active at the time of inspection. Suggest further review/repair by a licensed contractor.

CEILINGS:

**TYPE &
CONDITION 7:**

Drywall. Staining and crack noted at master bedroom closet ceiling tested active for moisture at the time of inspection. Suggest further review/repair by a licensed contractor.

FLOORS:

**TYPE &
CONDITION 8:**

Hollow tiles noted in hall and hall bath. See interior wall comments.

SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke detector was inoperative at the time of inspection at hall chirping in garage signals a power failure. Suggest repairing or replacing for safety.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached.

ROOF:

CONDITION: Same as house.

FLOOR:

CONDITION: Concrete.

FIRE WALL:

CONDITION: Appears serviceable.

GARAGE DOOR(S):

TYPE/

CONDITION:



Inoperative opener. Damaged gasket.

Sears. Automatic door opener is inoperative. Gasket damaged bottom left of garage door.

CEILING:

CONDITION: Serviceable.

WALLS:

CONDITION: **Damage noted at rear wall.**

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND
CONDITION:

**Stainless Steel. Leak noted at drain. Hot and cold water reversed.
Suggest further review/repair by a licensed plumber.**

RANGE/COOK TOP AND OVEN:

TYPE/
CONDITION:

**Tappan. Bottom element is not secure. Unit is not level. Suggest further
review/repair by a licensed appliance contractor.**

VENTILATION:

TYPE AND
CONDITION 2:

Internal.

REFRIGERATOR:

TYPE AND
CONDITION 3:

Whirlpool. Icemaker noted.

Freezer racks rusting off at time of inspection.

Freezer temperature was 35 degrees. Refrigerator was 45 degrees. Unit did not have time to reach normal operating temperature during inspection.

DISHWASHER:

CONDITION/
TYPE:

Whirlpool.

**Door is binding. Suggest further review/repair by a licensed appliance
contractor.**

Unit is noisy during operation.

Bottom rack is rusting out.

GARBAGE DISPOSAL:

CONDITION-
TYPE:

None.

OTHER BUILT-INS:

**MICROWAVE
TYPE AND
CONDITON:** none.
ICE MAKER: Appears serviceable.

INTERIOR COMPONENTS:

**COUNTERS AND
CABINETS TYPE
AND CONDITION:** Counters are Formica (plastic laminate)

**SWITCHES/
FIXTURES/
OUTLETS:**

GFI is inoperative at sink. Suggest further review/repair by a licensed electrician.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Garage.
CONDITION 1: Plumbing appears serviceable.

WASHER AND DRYER:

**CLOTHES
WASHER:** None.

**CLOTHES
DRYER:** **None.**
Dryer vents in attic.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATH AREA 1:

LOCATION: **Hall.**

SINK:

TYPE OF SINK: Porcelain.

CONDITION: Serviceable.

TOILET:

CONDITION: Serviceable.

TUB/SHOWER FIXTURES

CONDITIONS: **TUB WALL : Loose tiles and movement noted in rear wall. Suggest further review/repair by a licensed contractor.**

Fixtures are serviceable.

BATHROOM AREA:

BATH LOCATION: **Master bedroom.**

CONDITION OF SINK: Appears serviceable.

CONDITION OF TOILET: **Toilet is loose at floor. Suggest further review/repair by a licensed plumber.**

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable.

**TUB/SHOWER
AND WALLS:**



Damaged drain.

Loose tiles and movement noted at rear wall. Suggest further review/repair by a licensed contractor.

Drain is damaged. Suggest further review/repair by a licensed plumber.

Repairs noted in tile grout unable to determine the effectiveness of this repair.

**BATH
VENTILATION:**

Appears serviceable.

POOL/HOT TUB & EQUIPMENT

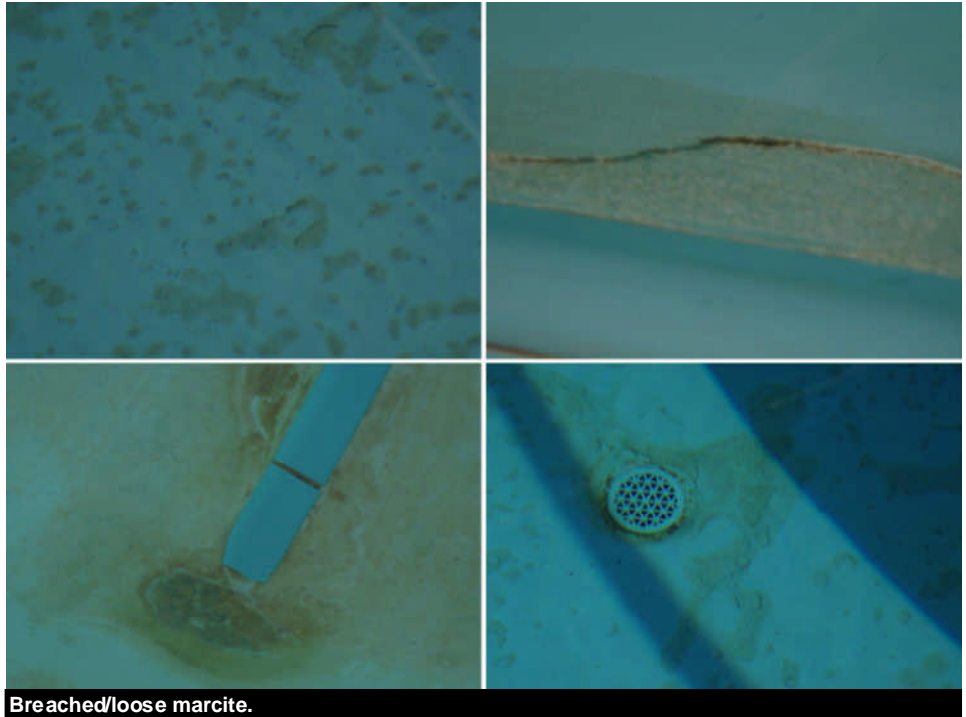
Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

POOL SURFACE:

TYPE:

Concrete/Plaster.

CONDITION:



Breached/loose marcite.

Breaches noted in the marcite coating at multiple locations. Marcite is loose in multiple locations. Suggest further review/repair by a licensed pool contractor.

Tiles are cracked in multiple locations above the water line.

SKIMMER & BASKET:

CONDITION:

Appears Serviceable.

RAILINGS AND ACCESSORIES:

CONDITION: Handrailings are serviceable.

POOL LIGHT:

Operable.

PUMPING EQUIPMENT:

**PUMP/MOTOR
CONDITION:**

**No ground wire connected to pump motor. Extension cord wiring noted at pool panel.
Recommend checking size of pump for the size of pool. Suggest further review/repair by a licensed pool contractor.**

**PRESSURE IN
PSI:**

10 lbs.

ELECTRIC CONTROLS:

Timers are beyond the scope of this inspection.

POOL DECKING:

**TYPE AND
CONDITION:**

Polypebble. Abnormal crack noted at rear center. Suggest further review/repair by a licensed pool contractor

POOL ENCLOSURE:

**TYPE AND
CONDITION:**

**Screen cage. Frame loose rear left bottom and screw missing at rear left vertical frame. Rear tie downs are not secure.
Right screen door operator inoperative and door doesn't open entirely.
Left screen door not secure.
Movement noted in cage frame at left side. Not secure. Suggest further review/repair by a licensed pool cage contractor.**

SPA/HOT TUB:

SPA abandoned in back yard.

LAWN SPRINKLER SYSTEM

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

WATER SOURCE/RESPONSIBILITY:

Reclaimed city water.

DISTRIBUTION VALVES:

NUMBER OF
ZONES:

4.

CONDITION:

Leak noted at distribution valve. Suggest further review/repair by a licensed sprinkler contractor.

VISIBLE SUPPLY LINES:

TYPE:

Evidence of leaking left side. ponding softness noted at left and right side. Suggest further review/repair by a licensed sprinkler contractor.

ELECTRIC CONTROLS:

SUBPANELS
AND TIMERS:

Timers are beyond the scope of this inspection.

SPRINKLER HEADS:

CONDITION:

**Damaged heads zone #1.
Ponding water noted at left side.
Damaged irrigation cap noted at rear. Suggest further review/repair by a licensed sprinkler contractor.**

SEAWALLS & DOCKAGE

Minor settlement of backfill located behind seawall panel joints is a common problem with most seawalls. Depressions can be filled with small aggregate or excavations can be made for installation of filter cloth or sealing of joints at the buried portion of seawalls.

SEAWALL:

TYPE:

Concrete Panels.

CONDITION:



Movement in wall. High Water.

Movement noted in sea wall at left side. Suggest further review/repair by a licensed marine contractor.

Cracks noted in sea wall cap. High water inhibiting visual inspection of sea wall.

SEAWALL BACKFILL:

CONDITION:

Erosion noted behind seawall throughout. Suggest further review/repair by a licensed marine contractor.

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DOCK:

TYPE:

Cantilevered concrete.

CONDITION:

Cantilever crack is still within the dimension of the common crack.