

John Gardner Home Inspection Service
935 Third Street
Fort Myers Beach Fl 33931
1-239-482-0400

Cape Coral Fl 33904

RE: Cape Coral Fl 33990

Inspection #200710-005

Dear

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 10/18/07. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

EXTERIOR - FOUNDATION - BASEMENT

EXTERIOR OF STRUCTURE

CONDITION:

Stairstep crack noted at A/C unit. No action called for due to age of house and size of crack.

TRIM:

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.

ROOF SYSTEM

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

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.

MAIN ROOF:

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

CONDITION:

Unsealed screws unsealed right side. Suggest routine maintenance.

EXPOSED FLASHINGS:

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TYPE AND CONDITION:
Metal. See fascia comments.

PLUMBING

MAIN LINE:

CONDITION:

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

HOSE FAUCETS:

OPERATION:

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

WATER HEATER:

CONDITION:

See electrical comments.

GROUNDS

DRIVEWAY:

TYPE/CONDITION:

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

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.

FENCES & GATES:

CONDITION:

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

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

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

DUCTWORK:

TYPE:

See heat comments.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

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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.

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.

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

DOORS:

MAIN ENTRY DOOR:

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:

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:

Bifold closet door binding at left bedroom.

CONDITION 3:

Door is binding at masterbedroom.

WINDOWS:

CONDITION 5:

Operator slipping living room left and left bedroom left window.

Left kitchen slider window caulked shut.

INTERIOR WALLS:

CONDITION:

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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

GARAGE DOOR(S):

TYPE/CONDITION:

Sears. Automatic door opener is inoperative.

Gasket damaged bottom left of garage door.

WALLS:

CONDITION:

Damage noted at rear wall.

KITCHEN - APPLIANCES - LAUNDRY

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.

DISHWASHER:

CONDITION/TYPE:

Whirlpool.

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

INTERIOR COMPONENTS:

SWITCHES/FIXTURES/OUTLETS:

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

WASHER AND DRYER:

CLOTHES DRYER:

None.

Dryer vents in attic.

BATHROOMS

BATH AREA 1:

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LOCATION:

Hall.

TUB/SHOWER FIXTURES

CONDITIONS:

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

BATHROOM AREA:

BATH LOCATION:

Master bedroom.

CONDITION OF TOILET:

Toilet is loose at floor. Suggest further review/repair by a licensed plumber.

TUB/SHOWER AND WALLS:

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.

POOL/HOT TUB & EQUIPMENT

POOL SURFACE:

CONDITION:

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

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.

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.

LAWN SPRINKLER SYSTEM

DISTRIBUTION VALVES:

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.

SPRINKLER HEADS:

CONDITION:

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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

SEAWALL:

CONDITION:

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

SEAWALL BACKFILL:

CONDITION:

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

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

John Gardner

enclosure