

Eyezon Home Inspectors 470 Golden Gate Blvd. W. Naples, FL 34120

# Real Estate Inspection Report



1234 Anywhere Street Naples, FL 34444



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### Introduction

To our client,

We would like to thank you for choosing Eyezon Home Inspectors to perform your personalized real estate property inspection. In the following pages you will find a comprehensive inspection report with a break-down of all required areas including photographs of particular areas that may or may not require immediate attention. This will be very helpful for you to use as a reference and hopefully aid you in making your real estate purchase decision. To make the Inspection Report easy to read and understand, we have placed photographs in both the Body and Summary sections of the report. The Summary section you will find located at the end of the inspection report and it will contain ALL of the MARGINAL and DEFECTIVE items found. If you have any questions or concerns after reading the report, PLEASE don't hesitate to call or email our office.

Again, Thank You!

We appreciate your business.

Sincerely, Bradley MacFarland, CPI

Eyezon Home Inspectors brad@eyezonhomeinspectors.com 239-776-8066

### Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspectionAcceptableFunctional with no obvious signs of defect.Not PresentItem not present or not found.Not InspectedItem was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.MarginalItem is not fully functional and requires repair or servicing.DefectiveItem needs immediate repair or replacement. It is unable to perform its intended function.

### General Information

**Property Information** 

Property Address 1234 Anywhere Street City Naples State FL Zip 34444 Contact Name .

**Client Information** 

Client Name Bo Jangles



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### General Information (Continued)

Phone 239-555-5555 Fax . E-Mail .

Inspection Company

Inspector Name Bradley MacFarland Company Name Eyezon Home Inspectors Address 470 Golden Gate Blvd. W. City Naples State FL Zip 34120 Phone 239-776-8066 Fax . E-Mail brad@eyezonhomeinspectors.com File Number E020202M Amount Received \$\$\$\$\$

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied Estimated Age 1975 Entrance Faces East, Northeast Inspection Date Anytime Start Time 10:00 End Time 2:00 Electric On Yes Gas/Oil On Not Applicable Water On Yes Temperature 75 degree Weather Partly sunny Soil Conditions Dry Space Below Grade None Building Type Single family Garage Attached Sewage Disposal Central How Verified Multiple Listing Service Water Source Central How Verified Multiple Listing Service Additions/Modifications N/A Permits Obtained NOTE; Permit information is outside the scope of a home inspectors duty or home inspection report. Further investigation by yourself (buyer), your Realtor or your R E Attorney is recommended. How Verified N/A



### Lots and Grounds

Note: Wood and vinyl sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 6 ft from foundation is always recommended. Irrigation wells, pumps, equipment, underground piping and sprinkler head functions are outside the scope of a home inspection per State of Florida SOP for Home Inspectors

1. Acceptable, Marginal Driveway: Concrete Settlement cracks noted, typical for concrete. Recommend sealing cracks if possible to help prevent moisture intrusion which could possibly lead to further damage



- 2. Acceptable Walks: Concrete, concrete stepping stone
- 3. Acceptable Steps/Stoops: Tile
- 4. Acceptable Porch: Tile
- 5. Acceptable Lanai Tile
- 6. Acceptable Deck: Concrete pavers
- 7. Acceptable Grading: Moderate slope
- 8. Acceptable Vegetation: Gravel/Stone, Grass, Trees and shrubs

9. Defective Lawn Sprinklers: Front and back yard Irrigation timer is missing. Several broken sprinkler heads noted, Sprinkler zone manifold is leaking, under ground sprinkler lines appear to be damaged, water is coming out through seawall. I recommend a qualified irrigation contractor go through entire sprinkler system, evaluate and or repair all that is needed for proper operational , adjust/repair all sprinkler heads, and educate the new homeowner of proper operation.





### **Exterior Surface and Components**

Note: Wood and vinyl sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 6 ft from foundation is always recommended.

Entire building Exterior Surface -

1. Acceptable, Marginal Type: CBS Wall/stucco patch requires paint to seal and protect



- 2. Acceptable Trim: Brick
- 3. Acceptable Fascia: Wood
- 4. Acceptable Soffits: Stucco with screens
- 5. Acceptable Door Bell: Door knocker
- 6. Acceptable Entry Doors: Metal with wood core and side lights



- 7. Acceptable Patio Door: Glass slider, French doors with full view glass
- 8. Acceptable Windows: Aluminum crank
- 9. Acceptable Storm Windows: Accordion shutters, Hurricane panels, Hurricane shutters
- 10. Acceptable Window Screens: Vinyl mesh
- 11. Acceptable Exterior Lighting: Surface mounted lamps
- 12. Acceptable Exterior Electric Outlets: 110 VAC GFCI
- 13. Acceptable Hose Bibs: Rotary

### Pool

Eyezon Home Inspectors will not inspect any underground equipment, pipes or structures, including pool equipment. It is unknown if any pool surfaces, pool fixtures/features or underground equipment leak. Pool inspections are visual only. A licensed pool company is recommended to go through and evaluate complete system, label all valves if not labeled and educate new homeowner of how system works.

Behind home Swimming Pool \_\_\_\_\_\_ 1. Acceptable Type: In ground



2. Current Status: Appears to be functional



### Pool (Continued)

3. Acceptable, Marginal Liner: Fiberglass Appeared to be blotches or irregularities on pool lining surface, this may just be spots of dirt or debris and may just need good cleaning, further examination by a qualified pool tech is recommended as this is outside the scope of a Florida Licensed Home Inspector.



- 4. Not Present Pool Light
- 5. Acceptable Deck: Concrete pavers
- 6. Acceptable Coping: Concrete brick
- 7. Acceptable Drainage: Bottom main
- 8. Acceptable Skimmer: Functioning
- 9. Marginal, Defective Pump Motor: Century Air bubbles noted in the pumps strainer pot or filter basket on the suction side of the pump. Leak noted at top of pump plumbing connection. Temporary pool plumbing lines ran to pool which is a good indicator that there is a problem or leak on original underground pool plumbing lines. Further evaluation by a licensed pool contractor is recommended as this could possibly be a very expensive repair.



- 10. Acceptable Filter: STA-RITE
- 11. Not Present
- 12. Not Present
- 12 Accentable
- 13. Acceptable Heate

Shut-off Valve: No valves present, appear to have been removed Back Wash Valve:

Heater: Rheem Heating unit did respond to ON/OFF control settings. Unable to verify temperature ability due to time allotted for inspection, Photo of Pool temp. 71 at beginning of inspection when heater was off and pool temp. 79 after running heater for duration of inspection.



14. Acceptable 15. Acceptable Gauges and Controls: STA-RITE Ladder/Steps: Stainless steel hanging, Built in step with handrail



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### Pool (Continued)

- 16. Marginal
- Pool Enclosure: Screen cage Screen cage tension cables are extremely loose and should be tightened. These cables help prevent the cage from moving in windy or bad weather conditions, when this happens it also stretches the screens causing them to become loose or torn. Screens are loose and spline is pulled loose or missing in a few areas and is in need of repair/replacement, cage has pulled loose from structure in a few areas and trusses have been re-screwed. These issues are a result of hurricane Irma. Recommend a licensed Aluminum pool enclosure contractor further evaluate ALL hurricane damage and estimate costs to repair or replace any issues if needed before close.



### Roof

I always recommend trimming tree limbs 6 ft. away from roof and cleaning debris off of roof and out of gutters at least a couple times a year to help prevent pre-mature wear and assure proper water discharge off of the roof and away from structure.

### Main Roof Surface -

1. Method of Inspection: On roof

- 2. Acceptable
- Material: Asphalt shingle Roof repair noted, damaged or missing shingles from hurricane damage have been repaired and or replaced. Recommend checking with homeowner for invoice of repairs performed.



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### Roof (Continued)

Material: (continued)



- 3. Type: Gable
- 4. Approximate Age: 2006
- 5. Acceptable Flashing: Galvanized
- 6. Acceptable Valleys: Asphalt shingle
- 7. Acceptable Plumbing Vents: Cast Iron, Lead boot covered

Electrical Mast: Underground utilities

- 8. Not Present
- 9. Marginal

Gutters: Aluminum Some sections of gutter are bent or damaged, Gutter spikes loose or missing, Dry day, unable to check for leaks or proper water flow, Recommend a qualified gutter company evaluate and estimate costs to repair or replace damaged gutter spikes and test for proper water flow









10. Acceptable Downspouts:

Downspouts: Aluminum



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### Roof (Continued)

11. Marginal

Leader/Extension: Missing Leader missing, Leaders should extend water beyond the foundation perimeter to prevent undermining of slab or foundation



### Garage/Carport

The garage door is one of the largest moving objects in a home. Improperly installed "safety eyes" on the garage door is a main cause of property damage and bodily injury. Testing and monitoring the garage door's operation regularly is an important task related to home maintenance.

Inspection does not cover any damage concealed by rugs, mats(floor coverings), wall paneling, personal or stored items. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

Front of home Garage -

- 1. Type of Structure: Attached Car Spaces: 1
- 2. Acceptable Garage Doors: Metal



- 3. Acceptable Door Operation: Mechanized
- 4. Acceptable Door Opener: Lift Master
- 5. Acceptable Exterior Surface: CBS
- 6. Acceptable Roof: Asphalt shingle
- 7. Acceptable Roof Structure: 2x4 Truss

8. Marginal Service Doors: Metal with wood core, Hollow wood entry not fire rated, door should be 1 1/2" Solid Wood or Metal for fire safety Wood rot and rust noted at bottom of side entry exterior door, Entry door is hollow wood and not rated for fire, door should be Solid Wood or Metal for safety reasons



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### Garage/Carport (Continued)

Service Doors: (continued)







- 10. Acceptable Walls: Painted drywall and stucco
- 11. Acceptable Floor/Foundation: Poured concrete, Epoxy covered
- 12. Acceptable Electrical: 110 VAC
- 13. Acceptable, Marginal Windows: Aluminum crank Missing screen



### Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, home audio and pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every 10 years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar and Garage outlet locations if not so equipped.

1. Service Size Amps: 200 Volts: 110-240 VAC



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### Electrical (Continued)

2. Acceptable Service: Under ground service entrance-Meter Room Location photo of meter for unit in report



- 3. Acceptable120 VAC Branch Circuits: Copper4. Acceptable240 VAC Branch Circuits: Copper5. AcceptableAluminum Wiring: Range, Heat
- 6. Acceptable Conductor Type: Non-metallic sheathed cable
- 7. Acceptable Ground: Rod in ground

Garage Electric Panel -

8. Acceptable

Manufacturer: Seimens Photo showing inspection of open electrical panel



9. Maximum Capacity: 200 Amps

10. Acceptable Main Breaker Size: 200 Amps, At panel Location of MAIN breaker for unit in report. New panel installed in 2017



11. AcceptableBreakers: Copper12. Not PresentAFCI:13. AcceptableGFCI: At GFCI receptacles only14. Is the panel bonded? Yes



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### Plumbing

Water heater, plumbing fixtures and connectors tested for functional operation at time of inspection only. Appliance thermostats, timers and other specialized features and controls are not tested. The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection. No life expectancy is expressed or implied, as any of these components can fail at anytime. NACHI SOP: The inspector shall run water in sinks, tubs and showers. NACHI SOP: The inspector is not required to operate any main, branch or fixture valves. If home is equipped with, I always suggest having the well equipment, water softening system and septic system inspected and or serviced by a professional company and educate the owner of condition and proper operation of such. Wells, Septic and Water conditioning/filtering systems are not within the scope of this inspection.

- 1. Acceptable Service Line: Copper
- 2. Acceptable Main Water Shutoff: Side of home Location photo of Main water shut off



3. Acceptable Water Lines: CPVC, PEX Some or all water lines appear to have been re-piped with PEX and CPVC and copper stub outs, most of the plumbing in attic is not visible do to insulation.



nsulation.





4. Acceptable Drain Pipes: PVC

5. Acceptable Service Caps: Accessible

6. Acceptable Vent Pipes: Cast iron

Garage Water Heater -



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### Plumbing (Continued)

7. Acceptable, Marginal Water Heater Operation: Appeared to be functioning at time of inspection Heating element thermostats have been replaced, Water heater is nearing the end of it's design life. Date code of 2008 on ID Plate, Though the average life span of a water heater may be more than a decade or so, replacing your water heater about every 10-15 years not only ensures smooth heating of water, but also saves energy and money as most newer water heaters are more energy efficient. According to the Department of Energy (DOE), heating water accounts for 13% of the average utility bill.



- 8. Manufacturer: General Electric
- 9. Model Number: GE40M06AAG Serial Number: GE 0808B07211
- 10. Type: Electric Capacity: 40 Gal.
- 11. Approximate Age: 2008 Area Served: Living area
- 12. Acceptable TPRV and Drain Tube: Copper

### Attic

Some attic areas are not accessible due to low clearance and insulation. Inaccessible areas, including areas covered by insulation, equipment or storage items which the inspector must move or deface will not be inspected and therefore no opinion will be rendered.

Garage Attic -

- 1. Method of Inspection: In the attic
- 2. Acceptable





# Attic (Continued)4. AcceptableSheathing: Plywood Water stained decking present in a couple areas from<br/>previous water leak before roofing material was replaced5. AcceptableVentilation: Roof and soffit vents6. AcceptableInsulation: Fiberglass7. AcceptableInsulation Depth: 6"8. MarginalWiring/Lighting: 110 VAC Exposed wire splices. All wiring<br/>splices/connections should be in junction boxes "with<br/>covers",

9. Not Present Moisture Penetration:

### Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning / servicing before the heavy use or "HOT" season by a licensed A/C contractor is recommended to assure proper function, efficiency and life expectancy of the system(s). Manufacturers expected life expectancy with proper maintenance is 15-20 years. Coastal environments can drastically reduce life expectancy by 1/2. Thermostats and other specialized features and controls are not tested. Temperature calibration, functionality of Humidistat, effectiveness, efficiency and overall performance of HVAC is outside the scope of this inspection.

### Main AC System -

1. Acceptable

A/C System Operation: Functional Temperature differential should be between 16 and 22 degrees. A 21 degree temperature differential was determined at time of inspection.



2. Acceptable 3. Acceptable

Le Condensate Removal: PVC Exterior Unit: Concrete mounted





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### Air Conditioning (Continued)

- 4. Manufacturer: Bryant
- 5. Model Number: 114CNA036-A Serial Number: 2016E24072
- 6. Area Served: Living area Approximate Age: 2016
- 7. Fuel Type: 220-240 VAC Temperature Differential: 21 degree
- 8. Type: Central A/C Capacity: 3 Ton
- 9. Acceptable Visible Coil: Copper core with aluminum fins
- 10. Acceptable Refrigerant Lines: Suction line and liquid line
- 11. Acceptable Electrical Disconnect: Breaker disconnect



- 12. Acceptable Blower Fan/Filters: Fan visually functional
- 13. Acceptable Thermostats: Programmable



### **Heating System**

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

Attic Heating System -

1. Acceptable Heating System Operation: Appears functional



- 2. Manufacturer: CAC/BDP
- 3. Model Number: FB4CNF036 Serial Number: 2116A72993
- 4. Type: Forced air Capacity: 208/230V with Electric Strip Heat
- 5. Area Served: Living area Approximate Age: 2016
- 6. Fuel Type: Electric
- 7. Unable to Inspect: Some of duct work



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### Heating System (Continued)

8. Marginal Blower Fan/Filter: Fan visually functional Filter is extremely dirty, Recommend cleaning or replacing filters monthly or bimonthly during the HOT summer months for best air quality and efficiency of system, Fiberglass particles noted in air duct registers from when new plenum was installed should be removed or cleared.



9. Marginal, Defective Distribution Insulated Stack, Insulflex duct Some duct appears to be original to home. Duct over living room has been cut open allowing cold air to blow into attic, this was probably done to cool attic when new system was being installed and then never repaired or sealed back up. Some of the duct has been replaced with new, unable to inspect most of duct due to accessibility and depth of insulation. A qualified HVAC tech is required to properly repair duct.



10. Acceptable Thermostats: Programmable 11. Suspected Asbestos: No



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### Laundry Room/Area

Appliances are tested for functional operation only. Appliance thermostats, timers and other specialized features and controls are not tested. The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpet, paneling or stored items. Typical wall/ceiling minor cracks/touchups are considered normal and are not listed in report.

### Garage Laundry Room/Area -

- 1. Acceptable Floor: Concrete
- 2. Not Present HVAC Source:
- 3. Acceptable Washer/Dryer Mixed used appliances Tested by running wash and rinse cycle for drain function and Hot and Cold function. Ran dryer for a few minutes to test for heat and venting ONLY



- 4. Not Present Laundry Tub:
- 5. Acceptable Washer Hose Bib: Gate valves
- 6. Acceptable Washer and Dryer Electrical: 110-240 VAC
- 7. Acceptable Dryer Vent: Metal flex
- 8. Acceptable Washer Drain: PVC drain tube

### Bathroom

Inspection does not cover any damage concealed by rugs, carpet, wall paneling, personal or stored items. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report

### Hallway, Half bath Bathroom -

- 1. Acceptable Closet: Single
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Marginal

Floor: Tile Hollow floor tiles noted, this can cause grout and tiles to crack more easily if something was to drop on them. While a tile floor with hollow spots is not ideal, it does not necessarily mean that floor failure is imminent. Over wood, floor failure is more likely.



- 5. Acceptable Doors: Hollow wood, Louvered bi-fold
- 6. Acceptable Electrical: 110 VAC GFCI
- 7. Acceptable Counter/Cabinet: Composite and wood and laminate
- 8. Acceptable Sink/Basin: Molded single bowl

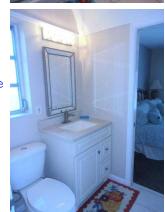


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	Bathroom (Continued)	
9.Acceptable	Faucets/Traps: Delta fixtures with a PVC trap	
10. Acceptable 11. Acceptable 12. Acceptable	Toilets: AquaSource HVAC Source: Air exchange ventilation flex duck Ventilation: Electric ventilation fan	
Jack & Jill/Master Bat 13. Acceptable 14. Acceptable	Ceiling: Paint Walls: Paint	



15. Marginal Floor: Tile Hollow floor tiles noted, this can cause grout and tiles to crack more easily if something was to drop on them. While a tile floor with hollow spots is not ideal, it does not necessarily mean that floor failure is imminent. Over wood, floor failure is more likely.





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### Bathroom (Continued)

16. Acceptable, Marginal Doors: Hollow wood, Paneled Sliders Pocket door lock not functioning correctly, does not latch for privacy



17. Defective Windows: Aluminum single hung, Aluminum crank Faulty window crank hardware needs repaired for windows to open and close correctly



- 18. Acceptable Flectrical: 110 VAC GFCI
- 19. Acceptable Counter/Cabinet: Composite and wood and laminate
- 20. Acceptable Sink/Basin: Molded single bowl

Faucets/Traps: Moen fixtures with a PVC trap Leaking drain line/trap. A licensed plumber is recommended to immediately evaluate and repair to prevent possible water damage to cabinet



22. Marginal

21. Defective

Shower/Surround: Tile pan and tile surround Cracked tile and or grout noted at shower, this could allow moisture intrusion behind tile wall causing possible hidden water damage that cannot be seen with a non invasive visual inspection. Bath has been converted from a tub to shower. Recommend a licensed tile contractor further evaluate and repair or re-caulk as needed. Water in shower does not get very hot, possibly a bad mixing valve in shower handle, , Shower water control plumbing pipe is not properly secured to wall stud behind tile (loose. further evaluation by a licensed plumber is recommended



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### Bathroom (Continued)





- 23. Acceptable
  - Toilets: AquaSource
- 24. Acceptable HVAC Source: Air exchange ventilation flex duck
- 25. Acceptable Ventilation: Window

### Bedroom

Inspection does not cover any damage or defects concealed by rugs, carpeting, paneling, furniture, fixtures or stored items. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

### Master Bedroom -

- 1. Acceptable Closet: Single Ceiling: Paint
- 2. Acceptable
- 3. Acceptable
- 4. Acceptable
- 5. Marginal
- Walls: Paint
- Floor: Carpet
  - Doors: Hollow wood French doors require adjustment to close properly, door binds at top and has to be slammed shut.







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	Bedroom (Continued)	
6. Defective	Windows: Aluminum crank Faulty window crank hardware needs repaired for windows to open and close correctly	
7.Marginal	Electrical: 110 VAC Hot and Neutral are reversed	

8. Acceptable 9. Acceptable Guest Bedroom ——	HVAC Source: Air exchange ventilation flex duck Smoke Detector: Button tested
10. Acceptable 11. Acceptable 12. Acceptable 13. Acceptable 14. Acceptable 15. Defective	Closet: Single Ceiling: Paint Walls: Paint Floor: Carpet Doors: Hollow wood, Louvered bi-fold Windows: Aluminum crank Faulty window crank hardware needs repaired for windows to open and close correctly



Electrical: 110 VAC 16. Acceptable

17. Acceptable

18. Acceptable

HVAC Source: Air exchange ventilation flex duck Smoke Detector: Button tested



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### Living Space

Inspection does not cover any damage or defects concealed by rugs, carpeting, paneling, furniture, fixtures or stored items. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

Living area, dining area, entry Living Space -

- 1. Acceptable Closet: Single
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Marginal

acontohl.

Floor: Tile Hollow floor tiles noted, this can cause grout to crack and tiles to crack more easily if something was to drop on them.

with side





J. Acceptable	D0015. M	etar entry	WICH SIDE	rights, Gi	ass sincers
6. Acceptable,	Marginal	Windows: Al	uminum cra	<b>nk</b> Missing	screens

7. Acceptable	Electrical: 110 VAC
8. Acceptable	HVAC Source: Air exchange ventilation flex duck
9 Acceptable	Smoke Detector: Button tested
Lanai Living Space -	
10 Acceptable	Ceiling: Stucco
11. Acceptable	Walls: Stucco



12. Acceptable, Marginal Floor: Tile Hollow floor tiles noted, this can cause grout and tiles to crack more easily if something was to drop on them. While a tile floor with hollow spots is not ideal, it does not necessarily mean that floor failure is imminent. Over wood, floor failure is more likely.
13. Marginal Screen enclosure Aluminum, Vinyl mesh screen See pool section comments and photo's

14. Acceptable Electrical: 110 VAC GFCI



### Kitchen

Appliances are tested for functional operation at time of inspection only. Appliances thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpet, paneling, kitchen furniture or stored kitchen items. Typical wall/ceiling minor cracks/touchups are considered normal and are not listed in report.

### Main Kitchen -

1. Marginal

Cooking Appliances: Frigidaire Floor mounted "Anti tip" clip supplied with all free standing cooking appliances has not been installed, this is to prevent appliance from tipping forward when opening oven door and pulling out something heavy, or a child using to climb up on counter. (Safety Issue), All burners tested good at time of inspection



- 2. Acceptable
- 3. Acceptable Disposal: Badger

Ventilator: Frigidaire

4. Acceptable

Dishwasher: Frigidaire Dishwasher tested by running normal wash cycle to check for any obvious leaks and proper draining



### 5. Air Gap Present? No

6. Acceptable

Refrigerator: Frigidaire Ice maker was OFF at time of inspection, therefore I was unable to test due to allotted time for inspection, Door seals, interior trays and shelving appeared to be intact at time of inspection



7. Acceptable

8. Acceptable

9. Acceptable

Microwave: Frigidaire Sink: Porcelain Coated Electrical: 110 VAC GFCI



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### Kitchen (Continued)

10. Acceptable





- 11. Acceptable Counter Tops: Tile
- 12. Acceptable

Ceiling: Paint

Walls: Paint

Cabinets: Wood and laminate Wear noted, typical for age of cabinets. Appear to be original, cabinet faces have been replaced or up-dated

- 13. Acceptable
- 14. Acceptable
- 15. Marginal

Floor: Tile Hollow floor tiles noted, this can cause grout and tiles to crack more easily if something was to drop on them. While a tile floor with hollow spots is not ideal, it does not necessarily mean that floor failure is imminent. Over wood, floor failure is more likely.

16. Defective Windows: Aluminum crank Faulty window crank hardware needs repaired for windows to open and close correctly





### 17. Acceptable HVAC Source: Air exchange ventilation flex duck

### Liabiliy/Disclaimer

### CONFIDENTIAL REPORT

The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Eyezon Home Inspectors regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the Inspection Report. Client agrees to indemnify, defend and hold the Inspector/Eyezon Home Inspectors harmless from any third party claims arising out of the Client(s) or Inspectors distribution of the inspection report.

### SCOPE OF INSPECTION

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on observations made on the date of inspection only, and not a prediction of future conditions. Nor are any warranties implied. It is a snapshot in time and is valid only for the date and time the inspection was performed. A general home installed will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of inspection. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

### OUTSIDE THE SCOPE OF THE INSPECTION

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risks for all conditions which are



### Liabiliy/Disclaimer (Continued)

concealed from view at time of inspection. THIS IS NOT A HOME WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR REAL ESTATE DISCLOSURES WHICH MAY BE REQUIRED BY LAW

This report is based upon what was accessible and/or visual during the inspection. Areas, which are enclosed, covered with insulation or inaccessible including areas covered by wall coverings, floor coverings, furniture, equipment, storage items or any portion of any structure which the inspector must move or deface, or lack of sufficient access will not be inspected and therefore no opinion will be rendered.

Latent condition may exist at this property that may not be observable and/or manifest at the time of the inspection. The client, upon acceptance of this report, agrees to hold Eyezon Home Inspectors harmless should such conditions occur after the inspection.

Eyezon Home Inspectors are not licensed roof contractors. If the buyer deems it necessary, they should hire a licensed roofing specialist to conduct an inspection in connection with codes, installation and longevity of roof. Eyezon Home Inspectors provides the opinion of a basic visual inspection, concerning the condition of the roof at the time of inspection. Any indication of marginal findings should prompt buyers to consider an additional inspection by roofing professional.

Eyezon Home Inspectors will not inspect any underground equipment, pipes or structures, including pool equipment. It is unknown if any pool or underground equipment leak. Eyezon Home Inspectors will inspect lawn sprinkler systems for functionality at the time of the inspection but will not inspect each sprinkler head. If the buyer requires a detailed sprinkler system inspection we suggest the buyer contact a licensed lawn maintenance company for this inspection.

This inspection is an inspection for purpose of informing the buyer or seller of the visual condition and functionality of components and systems of the home. Eyezon Home Inspectors does not make repairs or provide estimates for repairs of your property.

When an item is described as "marginal" it should be understood that this item needs repair. It may be functioning at the time of the inspection. However, it may be at or near its life expectancy and under normal circumstances may require maintenance, repair or replacement at anytime.

If the buyer is concerned with water intrusion in the past or present, or leaks or water spots of any kind, the buyer should employ the services of a specialist in infrared thermal imaging in order to accurately detect the presence of moisture in walls or areas that are inaccessible or visible or if an area has been cleaned of surface evidence. Eyezon Home Inspectors cannot detect moisture in walls or areas that are inaccessible or visible or if an area has been cleaned of surface evidence.

Electrical Service/Sub panel inspections are cursory in scope and intent. Only remedial circuit tests were performed in order to validate operation. A more extensive, critical and analytical evaluation would require the services of a State licensed electrician. Lighting that does not work will be assumed to be a defective bulb. Eyezon Home Inspectors does not exchange bulbs to test the socket. Switches/receptacles are subject to malfunction at anytime. Code violations and wiring conditions are not a part of this inspection.

### DISPUTES

INSPECTORS LIABILITY FOR ANY MISTAKE, OMISSION, LOSS, OR DAMAGE ARISING OUT OF ANY ACT OR NEGLECT OF INSPECTOR, AGENT, OFFICER OR EMPLOYEE OF EYEZON HOME INSPECTORS IN THE PERFORMANCE OF THIS CONTRACT SHALL BE LIMITED SOLELY TO A REFUND OF THE FEE PAID FOR THE VISUAL INSPECTION AND "INSPECTORS" REPORT. CLIENT UNDERSTANDS AND AGEES THAT ANY CLAIM OF FAILURE IN THE ACCURACY OF THE REPORT SHALL REPORTED TO THE INSPECTOR/EYEZON HOME INSPECTORS WITHIN FIVE BUSINESS DAYS OF DISCOVERY AND THAT FAILURE TO NOTIFY THE INSPECTOR/EYEZON HOME INSPECTORS WITHIN THAT TIME PERIOD SHALL CONSTITUTE A WAIVER OF ANY AND ALL CLAIMS. INSPECTOR/EYEZON HOME INSPECTORS SHALL HAVE FIVE BUSINESS DAYS TO RESPOND TO THE CLAIM. IF THE INSPECTOR /EYEZON HOME INSPECTORS FAILS TO SATISFY THE CLAIM, ABILITY SHALL AGAIN BE LIMITED TO THE PRICE/FEE PAID FOR THE INSPECTION AND REPORT.

### ADDED NOTE;

If you're reading this report but did not hire me, Eyezon Home Inspectors, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call me directly at (239)776-8066 to discuss the report you're reading for this property so that we can arrange for a re-inspection. Thank you!



### Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

 Driveway: Concrete Settlement cracks noted, typical for concrete. Recommend sealing cracks if possible to help prevent moisture intrusion which could possibly lead to further damage



### **Exterior Surface and Components**

2. Entire building Exterior Surface Type: CBS Wall/stucco patch requires paint to seal and protect



Pool

3. Behind home Swimming Pool Liner: Fiberglass Appeared to be blotches or irregularities on pool lining surface, this may just be spots of dirt or debris and may just need good cleaning, further examination by a qualified pool tech is recommended as this is outside the scope of a Florida Licensed Home Inspector.



4. Behind home Swimming Pool Pump Motor: Century Air bubbles noted in the pumps strainer pot or filter basket on the suction side of the pump. Leak noted at top of pump plumbing connection. Temporary pool plumbing lines ran to pool which is a good indicator that there is a problem or leak on original underground pool plumbing lines. Further evaluation by a licensed pool contractor is recommended as this could possibly be a very expensive repair.

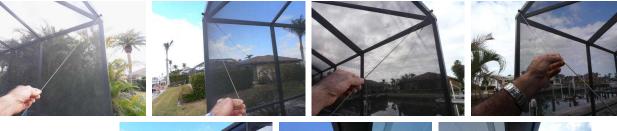




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### Marginal Summary (Continued)

5. Behind home Swimming Pool Pool Enclosure: Screen cage Screen cage tension cables are extremely loose and should be tightened. These cables help prevent the cage from moving in windy or bad weather conditions, when this happens it also stretches the screens causing them to become loose or torn. Screens are loose and spline is pulled loose or missing in a few areas and is in need of repair/replacement, cage has pulled loose from structure in a few areas and trusses have been re-screwed. These issues are a result of hurricane Irma. Recommend a licensed Aluminum pool enclosure contractor further evaluate ALL hurricane damage and estimate costs to repair or replace any issues if needed before close.





Roof

6. Gutters: Aluminum Some sections of gutter are bent or damaged, Gutter spikes loose or missing, Dry day, unable to check for leaks or proper water flow, Recommend a qualified gutter company evaluate and estimate costs to repair or replace damaged gutter spikes and test for proper water flow









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### Marginal Summary (Continued)

7. Leader/Extension: Missing Leader missing, Leaders should extend water beyond the foundation perimeter to prevent undermining of slab or foundation



### Garage/Carport

8. Front of home Garage Service Doors: Metal with wood core, Hollow wood entry not fire rated, door should be 1 1/2" Solid Wood or Metal for fire safety Wood rot and rust noted at bottom of side entry exterior door, Entry door is hollow wood and not rated for fire, door should be Solid Wood or Metal for safety reasons









9. Front of home Garage Windows: Aluminum crank Missing screen



### Plumbing

10. Garage Water Heater Water Heater Operation: Appeared to be functioning at time of inspection Heating element thermostats have been replaced, Water heater is nearing the end of it's design life. Date code of 2008 on ID Plate, Though the average life span of a water heater may be more than a decade or so, replacing your water heater about every 10-15 years not only ensures smooth heating of water, but also saves energy and money as most newer water heaters are more energy efficient. According to the Department of Energy (DOE), heating water accounts for 13% of the average utility bill.



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### Plumbing (Continued)





Attic

11. Garage Attic Wiring/Lighting: 110 VAC Exposed wire splices. All wiring splices/connections should be in junction boxes "with covers",



### Heating System

12. Attic Heating System Blower Fan/Filter: Fan visually functional Filter is extremely dirty, Recommend cleaning or replacing filters monthly or bimonthly during the HOT summer months for best air quality and efficiency of system, Fiberglass particles noted in air duct registers from when new plenum was installed should be removed or cleared.



13. Attic Heating System Distribution Insulated Stack, Insulflex duct Some duct appears to be original to home. Duct over living room has been cut open allowing cold air to blow into attic, this was probably done to cool attic when new system was being installed and then never repaired or sealed back up. Some of the duct has been replaced with new, unable to inspect most of duct due to accessibility and depth of insulation. A qualified HVAC tech is required to properly repair duct.



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### Heating System (Continued)



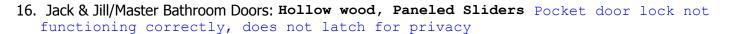


### Bathroom

14. Hallway, Half bath Bathroom Floor: Tile Hollow floor tiles noted, this can cause grout and tiles to crack more easily if something was to drop on them. While a tile floor with hollow spots is not ideal, it does not necessarily mean that floor failure is imminent. Over wood, floor failure is more likely.



15. Jack & Jill/Master Bathroom Floor: Tile Hollow floor tiles noted, this can cause grout and tiles to crack more easily if something was to drop on them. While a tile floor with hollow spots is not ideal, it does not necessarily mean that floor failure is imminent. Over wood, floor failure is more likely.





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### Bathroom (Continued)



17. Jack & Jill/Master Bathroom Shower/Surround: Tile pan and tile surround Cracked tile and or grout noted at shower, this could allow moisture intrusion behind tile wall causing possible hidden water damage that cannot be seen with a non invasive visual inspection. Bath has been converted from a tub to shower. Recommend a licensed tile contractor further evaluate and repair or re-caulk as needed. Water in shower does not get very hot, possibly a bad mixing valve in shower handle, , Shower water control plumbing pipe is not properly secured to wall stud behind tile (loose. further evaluation by a licensed plumber is recommended







Bedroom

18. Master Bedroom Doors: Hollow wood French doors require adjustment to close properly, door binds at top and has to be slammed shut.



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### Marginal Summary (Continued)

Living Space

19. Master Bedroom Electrical: 110 VAC Hot and Neutral are reversed

21. Living area, dining area, entry Living Space Windows: Aluminum crank Missing screens

20. Living area, dining area, entry Living Space Floor: **Tile** Hollow floor tiles

if something was to drop on them.

noted, this can cause grout to crack and tiles to crack more easily

- 22. Lanai Living Space Floor: Tile Hollow floor tiles noted, this can cause grout and tiles to crack more easily if something was to drop on them. While a tile floor with hollow spots is not ideal, it does not necessarily mean that floor failure is imminent. Over wood, floor failure is more likely.
- 23. Lanai Living Space Screen enclosure Aluminum, Vinyl mesh screen See pool section comments and photo's

### Kitchen

24. Main Kitchen Cooking Appliances: Frigidaire Floor mounted "Anti tip" clip supplied with all free standing cooking appliances has not been installed, this is to prevent appliance from tipping forward when opening oven door and pulling out something heavy, or a child using to climb up on counter. (Safety Issue), All burners tested good at time of inspection

25. Main Kitchen Floor: Tile Hollow floor tiles noted, this can cause grout and tiles to crack more easily if something was to drop on them. While a tile floor with hollow spots is not ideal, it does not necessarily mean that floor failure is imminent. Over wood, floor failure is more likely.















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Marginal Summary (Continued)



### **Defective Summary**

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### Lots and Grounds

1. Lawn Sprinklers: Front and back yard Irrigation timer is missing. Several broken sprinkler heads noted, Sprinkler zone manifold is leaking, under ground sprinkler lines appear to be damaged, water is coming out through seawall. I recommend a qualified irrigation contractor go through entire sprinkler system, evaluate and or repair all that is needed for proper operational, adjust/repair all sprinkler heads, and educate the new homeowner of proper operation.













Pool

2. Behind home Swimming Pool Pump Motor: Century Air bubbles noted in the pumps strainer pot or filter basket on the suction side of the pump. Leak noted at top of pump plumbing connection. Temporary pool plumbing lines ran to pool which is a good indicator that there is a problem or leak on original underground pool plumbing lines. Further evaluation by a licensed pool contractor is recommended as this could possibly be a very expensive repair.





### Defective Summary (Continued)

Heating System

3. Attic Heating System Distribution Insulated Stack, Insulflex duct Some duct appears to be original to home. Duct over living room has been cut open allowing cold air to blow into attic, this was probably done to cool attic when new system was being installed and then never repaired or sealed back up. Some of the duct has been replaced with new, unable to inspect most of duct due to accessibility and depth of insulation. A qualified HVAC tech is required to properly repair duct.







### Bathroom

4. Jack & Jill/Master Bathroom Windows: Aluminum single hung, Aluminum crank Faulty window crank hardware needs repaired for windows to open and close correctly



5. Jack & Jill/Master Bathroom Faucets/Traps: Moen fixtures with a PVC trap Leaking drain line/trap. A licensed plumber is recommended to immediately evaluate and repair to prevent possible water damage to cabinet





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### Defective Summary (Continued)

Bedroom

6. Master Bedroom Windows: Aluminum crank Faulty window crank hardware needs repaired for windows to open and close correctly



7. Guest Bedroom Windows: Aluminum crank Faulty window crank hardware needs repaired for windows to open and close correctly



Kitchen

8. Main Kitchen Windows: Aluminum crank Faulty window crank hardware needs repaired for windows to open and close correctly

