

# *Certified Inspection Services of S.W. FL, LLC*

## Property Inspection Report



1234 NE 1st Pl, Cape Coral, FL 33914  
Inspection prepared for: John A Smith  
Real Estate Agent: Support - Home Inspector Pro

Date of Inspection: 9/10/2016

Inspector: Jason Coffman  
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# I. General Information

## 1. Attendance

Present at Inspection:  
• Buyers Agent present

## 2. Home Type

Type and Use:  
• Single Family Home  
• First floor CBS and wood framed covered in stucco, second floor wood frame covered with stucco

## 3. Occupancy

Condition:  
• Vacant  
• The utilities were on at the time of inspection.

## 4. Date of Home

Date Built:  
• 1987

## 5. Size of Home

Home Sq. Ft.:  
• 2900-3000

## 6. Concerns or Comments

Concerns:  
• All systems

## 7. Weather

Weather:  
• Sunny/Hot

## 8. Time

Time:  
• 1:30 PM

## 9. Fee,s

Charges:  
• Paid by credit card # \*\*\*\*

## II. Structural Systems

### 1. Foundations

I	NI	NP
X		

Comments:

- Slab on grade foundation
- Slab not visible due to floor coverings
- No problems noted at this time

### 2. Grading & Drainage

I	NI	NP
X		

Comments:

- Appears to be normal, sloping away from property with no ponding
- **Recommend extending gutter downspouts a minimum 12" from foundation**



Recommend extending gutter downspouts a minimum 12" from foundation

### 3. Roof Covering Materials

I	NI	NP
X		

Comments:

- Tile
- \*\*\*\* VIEWED FROM\*\*\*\*
- Ladder
- Ground
- Second story deck
- \*\*\*\*ROOF\*\*\*\*
- **Cracks/small holes noticed in several tiles on roof. Although the main function of the tiles are to protect the actual roof underneath, nevertheless, they should be refastened/repared to help prevent blowing off in the event of a high wind situation.**
- **Recommend roofing contractor to evaluate and to check for other repairs that may be needed at that time**



Cracks/small holes noticed in several tiles on roof. Although the main function of the tiles are to protect the actual roof underneath, nevertheless, they should be refastened/repared to help prevent blowing off in the event of a high wind situation.

Cracks/small holes noticed in several tiles on roof. Although the main function of the tiles are to protect the actual roof underneath, nevertheless, they should be refastened/repared to help prevent blowing off in the event of a high wind situation.

4. Attic

I	NI	NP
X		

Comments:

- Insulation is 10 inches deep (R-30)
- Attic access in the garage and front guest bedroom
- Most areas in the attic are not readily accessible due to the low head room, duct work and truss configuration
- No problems noted at this time

5. Walls (Interior and Exterior)

I	NI	NP
X		

Comments:

- Exterior walls are made of reinforced masonry, with a stucco/cement parge finish (CBS).
- 2nd Story Exterior walls are made of wood with a stucco finish.
- Minor cracks / holes (1/8" or less) present in exterior wall. Consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/8" are not commonly regarded as being structurally significant. Nonetheless, they should be monitored to see if there is active movement in this area.
- Interior walls are drywall
- Minor cracks (1/8" or less) present in interior walls. Generally speaking, cracks that are less than 1/8" are not commonly regarded as being structurally significant. Nonetheless, they should be monitored to see if there is active movement in this area.



Minor cracks / holes (1/8" or less) present in exterior wall. Consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/8" are not commonly regarded as being structurally significant. Nonetheless, they should be monitored to see if there is active movement in this area.



Minor cracks (1/8" or less) present in interior walls. Generally speaking, cracks that are less than 1/8" are not commonly regarded as being structurally significant. Nonetheless, they should be monitored to see if there is active movement in this area.

6. Ceilings & Floors

I	NI	NP
X		

Comments:

- Ceiling is made of drywall
- Stain visible at butler pantry ceiling, This was tested with a moisture meter and found to be non active at this time, however we recommend monitoring
- **Small stain visible at living room near the sky light. Could not test due to ceiling height**



Small stain visible at living room near the sky light. Could not test due to ceiling height



Stain visible at butler pantry ceiling, This was tested with a moisture meter and found to be non active at this time, however we recommend monitoring

7. Doors (Interior & Exterior)

Comments:  
• No problems noted at the time of inspection

8. Windows

Comments:  
• Windows are made of aluminum  
• Bent screen at lower front window



Bent screen at lower front window

9. Stairways (Interior & Exterior)

Comments:  
• Functional  
• No problems noted at this time

10. Fireplace/Chimney

Comments:  
• Fireplace is located in the living room  
• Fireplace is prefabricated  
• Could not fully inspect the chimney due to its height

11. Porches, Lanai's, Decks, and Carports

Comments:  
• Fasteners are rusting and missing at various areas on the screen cage, mainly at the bottom track deck connection



Fasteners are rusting and missing at various areas on the screen cage, mainly at the bottom track deck connection

12. Soffit/Fascia

I	NI	NP
X		

- Comments:
- Vented soffit aluminum or vinyl
  - Soffit dented at front right of home



Soffit dented at front right of home

13. Hurricane Protection

I	NI	NP
X		

- Comments:
- Fabric screens
  - Screens are stacked/stored in the garage attic and appear to be the right amount. Fasteners are present at the openings or with the shutters. Recommend a trial install to insure fit and if the necessary amount is present.

14. Chinese (defective) Drywall

I	NI	NP
	X	

- Comments:
- N/A

15. Garage Door Operator(s)

I	NI	NP
X		

Comments:

- Sectional door
- Opener present
- \*\*\*\*\* DOOR\*\*\*\*\*
- Garage door operated normally
- Emergency release handle is functional
- The electric garage door opener did properly reverse when the manual safety reverse was block tested
- Eye beam safety system present and functioning

16. Cabinets/Shelving

I	NI	NP
X		

Comments:

- No problems noted at this time



### III. Electrical Systems

#### 1. Service Entrance and Panels

I	NI	NP
X		

Observations:

- The main panel is located in the garage
- The main grounding connector appeared secure to the ground rod
- Panel amperage size is 200 amps
- Service entrance is overhead
- \*\*\*\*\*PANEL\*\*\*\*\*
- All components of the main service panel appear to be properly installed and functioning as intended

#### 2. Branch Circuits

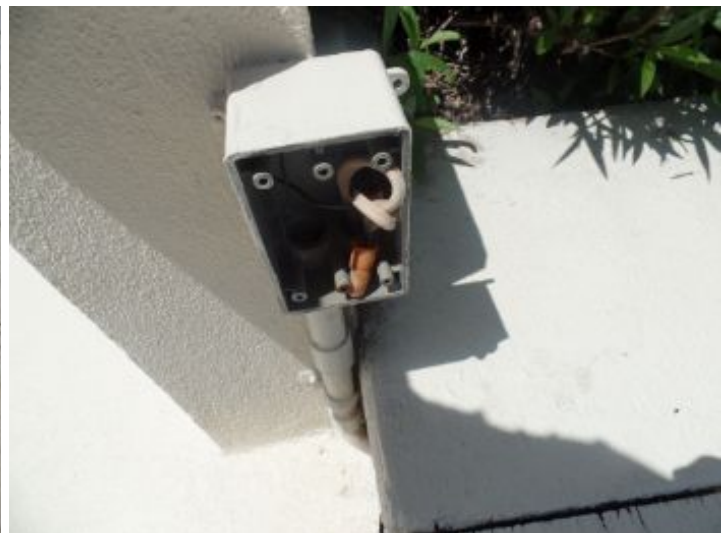
I	NI	NP
X		

Comments:

- \*\*\*\*\*GFCIs\*\*\*\*\*
- There is no **GFCI** (Ground Fault Circuit Interrupter) protection for all recommended electrical outlets in the utility room or right side exterior
- \*\*\*\*\*SMOKES\*\*\*\*\*
- No carbon monoxide detectors were present
- Smoke detectors were not noted in all recommended areas. Although the house was built prior to the existing codes, smoke detectors are now required in each sleeping area and immediately outside of each sleeping area
- \*\*\*\*\*INSIDE-OUTSIDE WIRING\*\*\*\*\*
- Unprotected wiring at rear right of home
- Open box at rear left exterior wall ( missing fixture )
- Open box at dock
- \*\*\*\*\*LIGHTS\*\*\*\*\*
- Recommend sealing light fixtures at garage front walls to the stucco wall to help prevent water intrusion
- The front entry light fixture did not respond to the control. This could be a burnt/ missing bulb or a dead circuit
- The guest bath ceiling light fixture did not respond to the control. This could be a burnt/ missing bulb or a dead circuit
- 1 lanai fan light did not operate
- \*\*\*\*\*MISC\*\*\*\*\*
- Multiple/numerous electrical issues noted. Recommend electrician to evaluate all areas and to check for other repairs that may be needed at that time



Open box at rear left exterior wall ( missing fixture )



Open box at dock



Unprotected wiring at rear right of home



Recommend sealing light fixtures at garage front walls to the stucco wall to help prevent water intrusion



There is no GFCI (Ground Fault Circuit Interrupter) protection for all recommended electrical outlets in the utility room or right side exterior



The front entry light fixture did not respond to the control. This could be a burnt/ missing bulb or a dead circuit



There is no GFCI (Ground Fault Circuit Interrupter) protection for all recommended electrical outlets in the utility room or right side exterior



The guest bath ceiling light fixture did not respond to the control. This could be a burnt/ missing bulb or a dead circuit

## IV. Heating, Ventilation and Air Conditioning Systems

### 1. Heating Equipment

I	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Heat is electric powered for both units
- Units manufacturer date code year is 2004 for both units
- Units achieved a temperature of 90 degrees at the duct outlets
- No problems noted at this time
- Units are older; although they are functioning at this time we would recommend budgeting for future system replacement as the units exceed or is approaching the average life span for this type of equipment

### 2. Cooling Equipment

I	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **A/C** compressors are located at the right side of the property
- Air handler 1 is located in the garage
- Air handler 2 is located in the attic above guest bedroom
- Units manufacturer date code years are 2004
- There were no evidence of any maintenance performed on the **A/C** system. Most manufactures recommend annual maintenance. Recommend **A/C** contractor service the units.
- Units are older; although they are functioning at this time we would recommend budgeting for future system replacement as the units exceed or is approaching the average life span for this type of equipment
- Unit achieved a temperature differential of 15 degrees at the duct supply and return. Normal operating difference is 15-20 degrees
- **Unit 2 achieved a temperature differential of 11 degrees at the duct supply and return. Normal operating difference is 15-20 degrees**
- **\*\*\*\*\*Lineset\*\*\*\*\***
- **Refrigerant lines insulation is deteriorating at the outside units**
- **Recommend consulting Heating-**A/C** specialist to further evaluate/repair and to check for other repairs that may be needed at that time**



Refrigerant lines insulation is deteriorating at the outside units

### 3. Duct System, Chases, and Vents

I	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- No problems noted at this time
- Could not fully inspect duct work due to most areas being inaccessible in the attic

## V. Plumbing Systems

### 1. Water Supply and Fixtures

I	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Water meter is located in the front yard
- Whole house appears to have been repiped with cpvc piping
- Main water shut off valve located at right side of house

Comments:

- Kitchen faucet and handle were loose to counter top. Handle was worn
- Hot / Cold reversed at kitchen sink



Kitchen faucet and handle were loose to counter top. Handle was worn

### 2. Drains, Wastes, and Vents

I	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Type of DWV plumbing is PVC
- \*\*\*\*\*Toilets\*\*\*\*\*
- Loose toilets to floor at all bathroom locations

### 3. Water Heating Equipment

I	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Water heater is electric powered
- Water heater is located in the garage
- Units manufacturer date code year is 2015
- Unit is 40 gallons
- Water heater produced hot water, appears to be functioning normal

### 4. Hydro-Massage Therapy Equipment

I	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- None Installed

### 5. Reverse Osmosis

I	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- No reverse osmosis system installed

## VI. Appliances

### 1. Dishwasher

I X	NI 	NP 
--------	--------	--------

Comments:

- Dishwasher operated normally; please note only basic functions were checked ( washing, draining )

### 2. Food Waste Disposer

I X	NI 	NP 
--------	--------	--------

Comments:

- Garbage disposal operated normally

### 3. Range Exhaust Vent

I 	NI 	NP X
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Comments:

- No range hood present in the house

### 4. Range, Cooktops and Ovens

I X	NI 	NP 
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Comments:

- Oven is present
- Cooktop is present
- Units are electric
- Units operated normally; NOTE only basic functions were checked not all available functions were tested

### 5. Microwave Oven

I X	NI 	NP 
--------	--------	--------

Comments:

- Microwave operated normally
- No problems noted at this time

### 6. Trash Compactor

I 	NI 	NP X
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Comments:

- No trash compactor present

### 7. Mechanical Exhaust Vents and Bathroom Heaters

I X	NI 	NP 
--------	--------	--------

Comments:

- Unit is very noisy at the upper guest bathroom



Unit is very noisy at the upper guest bathroom

8. Doorbell and Chimes

<sup>I</sup>
 <sup>NI</sup>
 <sup>NP</sup>
 Comments:  
 • Doorbell operated normally

9. Dryer and Vent

<sup>I</sup>
 <sup>NI</sup>
 <sup>NP</sup>
 Comments:  
 • Dryer appears to function normally  
 • Dryer vent is present and appears functional. Note: Dryer vent not checked for cleanliness. Lint may collect in the vent pipe and over time cause the dryer to overheat and/or not function properly.

10. Washing Machine

<sup>I</sup>
 <sup>NI</sup>
 <sup>NP</sup>
 Comments:  
 • Washing machine present  
 • Washing machine was ran through a short cycle and appears to function normally, no leaks were noted.

11. Refrigerator

<sup>I</sup>
 <sup>NI</sup>
 <sup>NP</sup>
 Comments:  
 • Refrigerator appears to function normally  
 • Ice maker line installed; however ice maker was shut off ( could not confirm operation ) as water was shut off  
 • Unit leaks from underneath when water in turned on, recommend repair / replacement

12. Ceiling Fans

<sup>I</sup>
 <sup>NI</sup>
 <sup>NP</sup>
 Location:  
 Comments:  
 • Fan missing pulls chains at front guest bedroom, could not fully inspect

## VII. Optional Systems

### 1. Lawn and Garden Sprinkler Systems

I	NI	NP
X		

Comments:

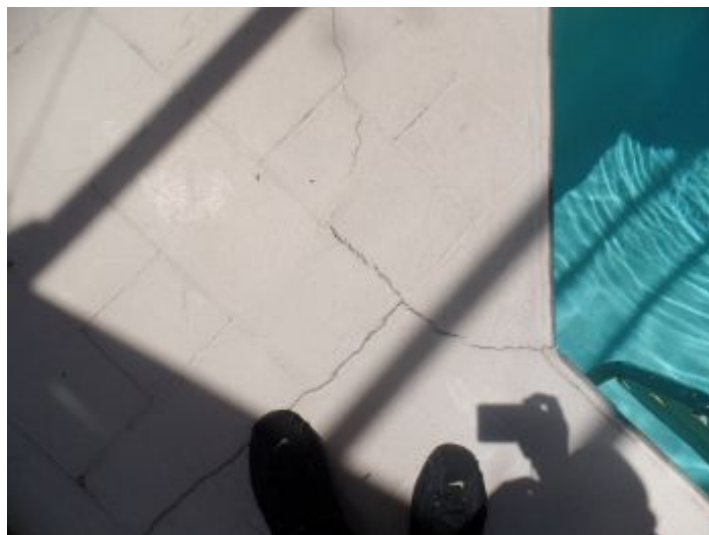
- \*\*\*\*\*MISC\*\*\*\*\*
- No problems noted at this time
- \*\*\*\*\*Coverage\*\*\*\*\*
- Grass is lush and appears coverage is adequate

### 2. Swimming Pools, Spas, Hot Tubs, and Equipment

I	NI	NP
X		

Comments:

- In-ground pool
- Concrete pool
- \*\*\*\*\*MISC\*\*\*\*\*
- Lights operated
- \*\*\*\*\*POOL EQUIPMENT\*\*\*\*\*
- Filter appears operative
- Pump appears operative
- Heater appears operative
- \*\*\*\*\*Water Condition\*\*\*\*\*
- Pool water is clear
- \*\*\*\*\*SAFTEY EQUIPMENT\*\*\*\*\*
- This pool was built prior to requiring pool safety features. Recommend door/window alarm or baby barrier to be installed.
- \*\*\*\*\*ATTACHED JACUZZI\*\*\*\*\*
- Air booster pump was operational
- \*\*\*\*\*MISC\*\*\*\*\*
- Automated pool system installed. This was tested on manual operation only. Recommend pool contractor to properly set up to demonstrate automated systems operation as this is outside the scope of a home inspection
- \*\*\*\*\*Pool Deck / Pool Surface\*\*\*\*\*
- Minor cracks / holes (1/4" or less) present in pool deck slab. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Nonetheless, they should be monitored to see if there is active movement in this area



Minor cracks / holes (1/4" or less) present in pool deck slab. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Nonetheless, they should be monitored to see if there is active movement in this area



3. Outbuildings

<sup>I</sup>  <sup>NI</sup>  <sup>NP</sup> Comments:  
• None present

4. Outdoor Cooking Equipment

<sup>I</sup>  <sup>NI</sup>  <sup>NP</sup> Comments:  
• No permanent outdoor cooking present

5. Gas Supply Systems

<sup>I</sup>  <sup>NI</sup>  <sup>NP</sup> Comments:  
• No Gas Installed

6. Private Water Wells

<sup>I</sup>  <sup>NI</sup>  <sup>NP</sup> Comments:  
• System has been abandoned for city water use

7. Private Sewage Disposal (Septic) Systems

<sup>I</sup>  <sup>NI</sup>  <sup>NP</sup> Comments:  
• No septic installed as this property is connected to a municipal sewer disposal system

8. Whole-House Vacuum Systems

<sup>I</sup>  <sup>NI</sup>  <sup>NP</sup> Comments:  
• No vacuum system is present

9. Other Miscellaneous Systems

<sup>I</sup>  <sup>NI</sup>  <sup>NP</sup> Comments:  
• Sea wall and dock are serviceable for their age, with no apparent bowing or leaning of sea wall  
• Boat lift operated and appeared functional but no label was found to determine max gross weight.  
• Fence damaged at front right of home



Fence damaged at front right of home

10. Environmental's

I	NI	NP
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:  
• N/A

**Glossary**

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

### Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Structural Systems		
Page 2 Item: 2	Grading & Drainage	<ul style="list-style-type: none"> <li>• Recommend extending gutter downspouts a minimum 12" from foundation</li> </ul>
Page 2 Item: 3	Roof Covering Materials	<ul style="list-style-type: none"> <li>• ****ROOF****</li> <li>• Cracks/small holes noticed in several tiles on roof. Although the main function of the tiles are to protect the actual roof underneath, nevertheless, they should be refastened/repared to help prevent blowing off in the event of a high wind situation.</li> <li>• Recommend roofing contractor to evaluate and to check for other repairs that may be needed at that time</li> </ul>
Page 4 Item: 6	Ceilings & Floors	<ul style="list-style-type: none"> <li>• Small stain visible at living room near the sky light. Could not test due to ceiling height</li> </ul>
Page 5 Item: 8	Windows	<ul style="list-style-type: none"> <li>• Bent screen at lower front window</li> </ul>
Page 5 Item: 11	Porches, Lanai's, Decks, and Carports	<ul style="list-style-type: none"> <li>• Fasteners are rusting and missing at various areas on the screen cage, mainly at the bottom track deck connection</li> </ul>
Page 6 Item: 12	Soffit/Fascia	<ul style="list-style-type: none"> <li>• Soffit dented at front right of home</li> </ul>

Electrical Systems		
Page 8 Item: 2	Branch Circuits	<ul style="list-style-type: none"> <li>• *****GFCIs*****</li> <li>• There is no GFCI (Ground Fault Circuit Interrupter) protection for all recommended electrical outlets in the utility room or right side exterior</li> <li>• *****SMOKES*****</li> <li>• No carbon monoxide detectors were present</li> <li>• Smoke detectors were not noted in all recommended areas. Although the house was built prior to the existing codes, smoke detectors are now required in each sleeping area and immediately outside of each sleeping area</li> <li>• *****INSIDE-OUTSIDE WIRING*****</li> <li>• Unprotected wiring at rear right of home</li> <li>• Open box at rear left exterior wall ( missing fixture )</li> <li>• Open box at dock</li> <li>• *****LIGHTS*****</li> <li>• Recommend sealing light fixtures at garage front walls to the stucco wall to help prevent water intrusion</li> <li>• The front entry light fixture did not respond to the control. This could be a burnt/ missing bulb or a dead circuit</li> <li>• The guest bath ceiling light fixture did not respond to the control. This could be a burnt/ missing bulb or a dead circuit</li> <li>• 1 lanai fan light did not operate</li> <li>• *****MISC*****</li> <li>• Multiple/numerous electrical issues noted. Recommend electrician to evaluate all areas and to check for other repairs that may be needed at that time</li> </ul>

Heating, Ventilation and Air Conditioning Systems		
Page 11 Item: 2	Cooling Equipment	<ul style="list-style-type: none"> <li>• Unit 2 achieved a temperature differential of 11 degrees at the duct supply and return. Normal operating difference is 15-20 degrees</li> <li>• *****Lineset*****</li> <li>• Refrigerant lines insulation is deteriorating at the outside units</li> <li>• Recommend consulting Heating-<b>AVC</b> specialist to further evaluate/repair and to check for other repairs that may be needed at that time</li> </ul>
Plumbing Systems		
Page 12 Item: 1	Water Supply and Fixtures	<ul style="list-style-type: none"> <li>• Kitchen faucet and handle were loose to counter top. Handle was worn</li> <li>• Hot / Cold reversed at kitchen sink</li> </ul>
Page 12 Item: 2	Drains, Wastes, and Vents	<ul style="list-style-type: none"> <li>• *****Toilets*****</li> <li>• Loose toilets to floor at all bathroom locations</li> </ul>
Appliances		
Page 13 Item: 7	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> <li>• Unit is very noisy at the upper guest bathroom</li> </ul>
Page 14 Item: 11	Refrigerator	<ul style="list-style-type: none"> <li>• Unit leaks from underneath when water in turned on, recommend repair / replacement</li> </ul>
Page 14 Item: 12	Ceiling Fans	<ul style="list-style-type: none"> <li>• Fan missing pulls chains at front guest bedroom, could not fully inspect</li> </ul>
Optional Systems		
Page 16 Item: 9	Other Miscellaneous Systems	<ul style="list-style-type: none"> <li>• Fence damaged at front right of home</li> </ul>