

Marco Island Home Inspection

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Home Inspection Report

For:

(Buyer Name)
(Buyer email)
(Realtor email)

Conducted At: (property address)



Prepared on:

March 1, 2012

Marco Island Home Inspection

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This report was prepared on March 1, 2012. It was a visual inspection only. The purpose of the report is to identify the major defects in the areas of the home inspected. Areas of cosmetic and routine maintenance are not within the scope of this inspection. Some maintenance and cosmetic items may be mentioned, but that is not the intent of the inspection; and, therefore, not the intent of this report. Security alarm and pool alarm systems are beyond the scope of this inspection. The conditions stated in this report are true and correct as of the date and time of the inspection only and in no way guarantees the conditions of the home past the date of the inspection. The maximum liability incurred by Marco Island Home Inspection for errors and omissions in the inspection and report shall be limited to the cost of the inspection. Acceptance of this report constitutes acceptance of the above terms and conditions. Furnishings are not moved in order to perform inspections.

SUMMARY

Exterior:

There is a guardian home generator. We do not inspect these units and recommend that you hire a licensed electrician.

Garage:

**There is minor wood rot and water staining just above the threshold about three inches.
There is one fluorescent light fixture that did not come on.**

Pool Structure and Equipment:

The water level in the hot tub is down about four inches. The PVC pipe going into the top of the pump for the spa leaks when the pump is running.

Lanai:

There is a general electric, model number is GMR06AAPABB, under cabinet refrigerator that could not be inspected due to is not being plugged in at that time of the inspection.

Kitchen and Appliances:

The window needs to be cleaned and lubricated.

The refrigerator ice dispenser flapper on the the door is frozen up and needs to be defrosted and lubricated.

Guest Bathroom:

The decor switch for the vent fan is nearing the end of its serviceable life and should be replaced.

Powder Bathroom:

The toilet is loose and needs to be re-secured.

Second Bedroom:

The door swings but does not latch.

The summary page is provided as a courtesy to the client. This page is not intended to substitute for review of the complete report. We recommend that you review the entire report with your Realtor and/or attorney as necessary.

EXTERIOR AREAS

Exterior:

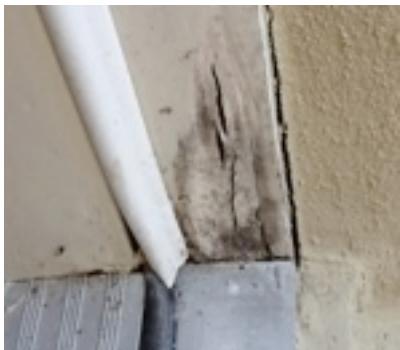
There is a concrete driveway which was in satisfactory condition. There is a concrete walkway to the concrete front porch. The doorbell was operational. **There is a guardian home generator. We do not inspect these units and recommend that you hire a licensed electrician.**

Roof Structure:

The tile roof was inspected. The overall condition of the roof system was good. There is partial guttering on the house which was in satisfactory condition.

Garage:

There was a two (2) car garage with a concrete floor. The electric garage door opener was manufactured by Lift Master 3/4 h.p. The garage door opener was operational. There is automatic safety reverse on the door which was operational. The lighting was operational. **There is minor wood rot and water staining just above the threshold about three inches. There is one fluorescent light fixture that did not come on.**



Attic Structure:

There was an attic entrance in the garage. The accessible portion of the attic was inspected. There is adequate blown fiberglass insulation present. The light in the attic was operational. There was no evidence of moisture present.

Pool Structure and Equipment:

The pool pump manufactured by A.O. Smith, model number C48D31A04, is showing minor wear and age. The pool pump manufactured by Marathon Electric, model number 5KCR39UN2824AX, is showing minor wear and age. The pumps are adequately circulating the pool. There is Hayward Star Clear Plus pool filter. The pool heater is manufactured by Heatwave and is operational. The lights in the pool were operational. The Silencer Blower is not operational. It has been replaced with a pump that operates properly. **The water level in the hot tub is down about four inches. The PVC pipe going into the top of the pump for the spa leaks when the pump is running.**

Sprinkler system:

The sprinkler system is a four zone system manufactured by Rain Bird ESP-4. All four zones operated properly.

Lanai:

The flooring of the lanai was concrete. The screen doors were operational. There was a screen enclosure which was inspected and there were no defects noted in the screen. There is a ceiling fan with light which was operational. The lighting was operational. **There is a general electric, model number is GMR06AAPABB, under cabinet refrigerator that could not be inspected due to it not being plugged in at that time of the inspection.**

PLUMBING AND ELECTRICAL

Plumbing:

The functional flow of the water was good. The supply pressure was good. No evidence of interior leaks was observed at the time of the inspection. No major defects were found unless noted. In the garage was the State Industries 50 gallon water heater model number ES652DORTGW 2004. The water heater it was sitting in a galvanized pan that was in good condition for its age.

Electric Service:

All switches and receptacles accessible at the time of the inspection were inspected. No major defects were found unless noted. The Square D 200 Amp maximum load breaker box was located in the garage and was in good condition for its age.

Air Conditioning and Heating System:

Air conditioner filters should be changed every thirty days and it is recommended that the filters be changed when the new owner takes occupancy. In the attic the Trane air handler model number TWE048P13FAO, manufactured in 10/1997. This unit was in fair condition for its age. The condensing unit is manufactured by Trane model number TTX048C100A1 manufactured in 6/1996. This unit was in fair condition for its age. The indoor temperature was 76 degrees and the air conditioner is cooling at 61 degrees which is adequate. The unit is heating at 98.

INTERIOR AREA

Lighting and Ceiling Fans:

All lighting and ceiling fans were inspected. No major defects were found unless noted.

Windows and Doors:

All windows and doors were inspected. Exterior and interior door locks were inspected. No major defects were found unless noted. To lubricate the doors and windows we recommend that you use a silicon spray and not a petroleum based product such as WD40.

Walls and Ceilings:

All interior walls and ceilings were inspected. No major defects were found unless noted.

Flooring:

All flooring was inspected. No major defects were found unless noted.

Dining Room:

The dining room has a tile floor. There is incandescent overhead lighting that is operational.

There are two windows in the room which is operational. There is a three paneled sliding glass door that is operational.

Living Room:

The living room has a tile floor. There is incandescent lighting that is operational. There is a ceiling fan with no light which was operational. There is a four paneled sliding glass door which is operational and no defects noted in the screen.

Laundry Room:

The washer is a General Electric model number is WBVH5300KOWW, the unit is in good condition for its age. It completed its cycle and shut off properly. The dryer is a General Electric model number is DBVH520EJ2WW, the unit is in good condition for its age. It turns and heats properly. The utility tub is operational. The lighting is fluorescent.

Kitchen and Appliances:

The visible portions of the cabinets and counter tops were inspected. The appliances were turned on and run through a complete cycle to check operational function only. The flooring in the kitchen is tile. The lighting is incandescent and was operational. **The window needs to be cleaned and lubricated.**

The General Electric cook top is a four burner unit, that was operational. The model number is ZEU668A1BB. The manufacturer's date was not available.

The General Electric refrigerator/freezer with water, ice and light in the door is operational. The model number is PSI23MGPBBB. The manufacturer's date was not available. **The refrigerator ice dispenser flapper on the door is frozen up and needs to be defrosted and lubricated**

The General Electric microwave oven / baking & convection oven is operational. The model number is JTP95BOA 1BB manufactured in 4/1999.

The ProSS garbage disposal was inspected and is operational.

The General Electric dish washer is operational. The model number GSD5920DOOB. The manufacturer's date was not available.

Guest Bathroom:

The flooring in this bathroom is tile. There is a single sink, tub/shower unit, toilet, vent fan. There was adequate water pressure and volume and the drains were operational. There was no evidence of water damage under the sink. The toilet was operational and shut off properly. The vent fan was operational. **The decor switch for the vent fan is nearing the end of its serviceable life and should be replaced.**

Powder Bathroom:

The flooring in this bathroom is tile. There is a single sink, toilet, vent fan. There was adequate water pressure and volume and the drains were operational. There was no evidence of water damage under the sink. The toilet was operational and shut off properly. The vent fan was

operational. **The toilet is loose and needs to be re-secured.**

Master Bathroom:

The flooring in this bathroom is tile. There are two (2) sinks, a walk in shower unit, toilet, vent fan. There is adequate water pressure and volume and the drains were operational. There was no evidence of water damage under the sinks. The toilet was operational and shut off properly. The vent fan was operational.

First Bedroom:

The first bedroom has a tile floor. There is a ceiling fan with light that is operational. The closet was inspected and was in satisfactory condition. There is a light in the closet that is operational. There are three windows in the room which are operational and there were no defects noted in the screens.

Second Bedroom:

The Second bedroom has a tile floor. There is no overhead lighting. The closet was inspected and was in satisfactory condition. There are two window in the room which are operational and there were no defects noted in the screens. **The door swings but does not latch.**

Third Bedroom/office:

The third bedroom has a tile floor. There is incandescent overhead lighting. There is a ceiling fan with no light that is operational. There is no closet. There are three window in the room which are operational and there were no defects noted in the screens.

Master Bedroom:

The master bedroom has wood floor. There is a ceiling fan with a light which was operational. The closet was inspected and is in satisfactory condition. The light in the closet was operational. There is a one paneled sliding glass door that is operational.