



Marco Island
Home
Inspection
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Marco Island Home Inspection

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Inspection Report

For:

client name
client phone
client email
agent name

Conducted At:

property address

Prepared on:

Date of inspection, 2013



Marco Island Home Inspection

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This report was prepared on date, 2013. It was a visual inspection only. The purpose of the report is to identify the major defects in the areas of the home inspected. The home meets or exceeds all building codes required for the year the home was built, unless otherwise noted. 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

Garage:

The light outside the service entry door did not come on.

Air Conditioning and Heating System:

The insulation is torn on the duct work next to the air handler.

Pool Structure and Equipment:

There is an alarm going off in the control box. The message says "service".

Pool Deck:

The lighting on the south corner of the house did not come on.

Living Room:

There is minor moisture damage between the sliding glass doors. This area was moisture tested and found to be dry.

Guest Bathroom:

The water puddles on the shower window sill.

Master Bedroom:

There is a light switch next to the closet light switch that we could not identify what it operates.

Master Bathroom:

The water puddles on the shower window sill.

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 paver driveway which is in satisfactory condition. here is a paver walkway to the paver front porch. The doorbell is operational.

Roof Structure:

There is a tile roof. The overall condition of the roof system is in good condition for its age. There is a partial guttering on the house which is in satisfactory condition.

Garage:

There is a one car garage with a concrete floor. The electric garage door opener is manufactured by chamberlain. The garage door opener is operational. There is an automatic safety reverse on the door which is operational. The lighting is operational. The service entry door is in good condition. **The light outside the service entry door did not come on.**

The washer is a Bosch model number is WFVC4400UC/29, manufactured in 2003. The unit is in good condition for its age. It completed its cycle and shut off properly. The dryer is a Bosch model number is WTV6330US/11, manufactured in 2003. The unit is in good condition for its age. It turns and heats properly. The utility tub is in good condition. There is adequate water pressure and volume and the drain is operational. There is no evidence of water damage under the sink.

Attic Structure:

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

PLUMBING AND ELECTRICAL

Plumbing:

The functional flow of the water was good. The supply pressure was good. No major defects were found unless noted. The Rheem 65 gallon water heater is located in the garage and is in good condition for its age. The water heater model number 82V66-2 manufactured 1/2011. The unit is sitting in a galvanized pan that is in good condition.

Electric Service:

All switches and receptacles accessible at the time of the inspection are inspected. No major defects were found unless noted. The Square D 200 Amp maximum load breaker box is located garage and is 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. We recommend that the A/C system is serviced after closing and then at least once a year.

The Trane air handler is located in the attic and is in good condition for its age. The model number is 4TEE3C05A1000AA, manufactured in 2010. **The insulation is torn on the duct work next to the air handler.**

The Trane condensing unit model number 4TTB4036E1000AB, manufactured in 2010. The unit is in good condition for its age.

The indoor air temperature is 73degrees and the air conditioner is cooling at 58 degrees which is adequate. The heat was at 91 degrees which is adequate.

Sprinkler System:

The sprinkler system is a five zone system manufactured by Rain Bird ESP-Modular. All five zones are operational.

Pool Structure and Equipment:

The pool pump is manufactured by A.O.Smith. The pump is adequately circulating the pool. There is a Jandy pool filter that is operational. The pool heater is manufactured by Jandy and is operational. The light in the pool is operational. **There is an alarm going off in the control box. The message says"service".**

Pool Deck:

The flooring of the pool deck is pavers. **The lighting on the south corner of the house did not come on.** There are no safety railings around the pool deck.

Guest Bathroom:

The flooring in this bathroom is tile. There is a single sink, a walk in shower, toilet and vent fan. There is adequate water pressure and volume and the drains are operational. There is no evidence of water damage under the sink. The toilet is operational and shut off properly. The vent fan is operational. **The water puddles on the shower window sill.**

First Guest Bedroom:

This bedroom has a tile floor. There is a ceiling fan with a light that is operational. The closet is in satisfactory condition. There is one window in the room that is operational and there are no defects noted in the screen.

Second Guest Bedroom:

This bedroom has a tile floor. There is a ceiling fan with a light that is operational. The closet is in satisfactory condition. There are two windows in the room that are operational and there are no defects noted in the screens.

Master Bedroom:

The master bedroom has tile floor. There is a ceiling fan with a light that is operational. The closet is in satisfactory condition. The light in the closet is operational. There are two windows in the room that are operational and there were no defects noted in the screens. **There is a light switch next to the closet light switch that we could not identify what it operates.**

Master Bathroom:

The flooring in this bathroom is tile. There is one sink, a jacuzzi tub/shower, toilet and vent fan. There is adequate water pressure and volume and the drains are operational. There is no evidence of water damage under the sinks. The toilet is operational and shut off properly. The

vent fan is operational. The window is operational. **The water puddles on the shower window sill.**

Lighting and Ceiling Fans:

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

Windows and Doors:

All windows and doors are inspected. Exterior and interior door locks are inspected. No major defects are 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 are inspected. There is no evidence of Chinese dry wall. No major defects are found unless noted. There is no evidence of visual mold unless otherwise noted.

Flooring:

All flooring is inspected. No major defects are 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 that are operational, with no defects noted in the screen.

Living Room:

The living room has a tile floor. There is incandescent lighting that is operational. There are 2 two paneled sliding glass doors that are operational. There is a French style door that is operational. **There is minor moisture damage between the sliding glass doors. This area was moisture tested and found to be dry.**

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 is operational. There are four windows that are operational.

The General Electric dish washer is operational. The model number PDWT380R30SS. The manufacture date was not available.

The InSinkErator garbage disposal is operational.

The General Electric microwave oven with a vent fan with light is operational. The model number is PVM1870SM3SS, manufactured in 2/2011.

The General Electric refrigerator/freezer with water, ice and light in the door is operational. The model number is PSCS3RGXCFSS. The manufacture date is not available.