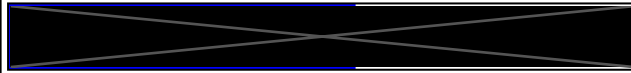
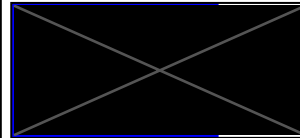


INSPECTION REPORT FOR:

Date: March 7, 2025

**LOCATION OF INSPECTION:****Report prepared by:**

Gulfshore Home Inspections, Inc
18008 Horseshoe Bay Circle,
Fort Myers FL 33967
(239) 949-1601
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Inspector:

Philip Mason
Robert Peck

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CONDITIONS AT THE TIME OF THE INSPECTION

Age of home:	Approximately 9 years
Time of day:	9:00 am
Weather outside:	Sunny and calm
Environment outside:	60 degrees / 48% RH
Days since it last rained:	Approximately 10+ days
Environment inside:	72 degrees / 45% RH

Report Overview

THE SCOPE OF THIS INSPECTION:

This is a general inspection in accordance with industry standards. It is a visual inspection only. No destructive testing or dismantling of building components is performed. A general inspection is different than a specialized inspection which involves individual trades, each requiring hours of testing. The general home inspection is a fraction of the costs of comprehensive specialized inspections and is completed generally within a few hours. Representative samples of building components are viewed in areas that are accessible at the time of the inspection.

THE GOAL OF THIS INSPECTION:

It is the goal of the inspection to put a home buyer in a better position to make a buying decision and a home seller in a better position to sell his home. Our goal is to identify visual defects or improper conditions that need immediate attention. We evaluate the components of the home as listed below. This does not mean that they are in perfect condition but rather are functional or have met a reasonable standard. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

INDIVIDUAL COMPONENTS OF THIS REPORT:

STRUCTURAL COMPONENT INSPECTION

- This is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:
- Structural components concealed behind finished surfaces can not be inspected.
- It is impossible to view all areas of the attic. We will not attempt to enter an attic with less than thirty-six inches of clearance or is blocked by a/c ductwork or personal storage items.
- The inspection does not include an assessment of geological conditions and/or site stability.

ROOFING INSPECTION

- This is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only.
- This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, etc. It is impossible for anyone to detect a leak except as it is occurring or by a water test which is not within the scope of this inspection.
- Tile roofs are only as good as the waterproof membrane beneath it, which cannot be examined without removing the tile. Dismantling of building materials is beyond this inspection.
- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Interior finishes may disguise evidence of prior leakage.
- Type of roof and/or pitch of roof may prevent actual walking on the roof. We then view the roof from ladders and with binoculars.
- If a guarantee or warranty is needed, we suggest you contact a reputable licensed roofing contractor prior to closing that will issue you a roof-certification.

EXTERIOR INSPECTION

This is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- Cupola and chimney structures that are high upon a roof may have to be viewed with binoculars only.
- Planters built against the home poses moisture problems. Problems may exist which are latent and not detectable during the inspection.
- Storage in the garage may have restricted the inspection.
- Landscaping against the home may have restricted the inspection.
- It is impossible to verify any underground pool equipment and/or components. It is unknown if any underground pool components leak.
- This inspection does not evaluate landscaping, decorative lighting, ponds and unattached storage sheds.

ELECTRICAL INSPECTION

This is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, alarm systems, TV cable, or timers. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.
- This inspection does not verify code violations, wiring size, voltage/amp usage or drop for any circuitry.
- This inspection is cursory in scope and intent. Only remedial circuit tests were performed in an effort to validate operation. A more extensive, critical and analytical evaluation would require the services of a state licensed electrician.

COOLING and HEATING SYSTEM INSPECTION

This is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection. This inspection does not evaluate design.
- The location of an air handler in an attic may restrict access to the cooling coil and drain pan.
- Excessive heat in the attic may have prevented a lengthy inspection of the air handler or ductwork.
- This inspection is cursory in scope and intent. Only remedial temperature tests were performed in an effort to validate operation.
- This inspection does not attempt to evaluate concealed components such the heat coils, fans, interior of ducts, electronic air-cleaners, humidifiers and dampers.
- If you question the efficiency of the system, a more extensive, critical and analytical evaluation by a state licensed heating and air conditioning technician is recommended prior to closing.

POOL and SPA INSPECTION

This is a visual inspection only on the pool shell. Equipment and controls will be tested. Pool pumps, gas heaters and heat pump heaters, like most mechanical components, can fail at any time. The inspection of the pool and equipment was limited by (but not restricted to) the following conditions:

- This inspection can not determine if the shell of the pool or piping connections coming through the shell are leaking. This type of test takes three days and is beyond the scope of this inspection.
- The chemistry balance of the water is directly related to the life of a pool heater. The wrong balance can shorten the life span of a heater to five years or less.

INSULATION and VENTILATION INSPECTION

This is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation and ventilation type and levels in concealed areas, such as exterior walls and sub-floors, cannot be determined. No destructive tests are performed.
- Any estimates of insulation R-values or depths are rough average values.

PLUMBING INSPECTION

This is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure such as drain and vent lines, and beneath the yard were not inspected.
- No excessive force will be used to test a valve. Stop valves at faucets and toilets are not tested because if a valve has not been used for an extended period of time, it may begin to leak after use/testing.
- The inspection can not and will not light gas pilot lights.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

INTERIOR INSPECTION

This is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal, window treatments, carpet, floor coverings and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.

- Cracks in tile joints is not commented on unless the tile is loose.
- The inspection can not and will not light gas pilot lights.
- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior walls and floors.
- The evaluation of the inside of the chimney flue is impossible and if desired we recommend having a company video scan inside the chimney before closing.
- Often windows can not be opened due to window treatments and/or furnishings that cannot be moved.
- If the property has been repainted by a seller, pre-existing conditions may have been masked or repaired and may not manifest until a later time. Buyers should inquire if any adverse conditions existed before purchasing. If so, ask for details and proof of repairs.
- We visually inspect for the tell-tale signs of Chinese drywall. Drywall can be examined with XRF (X-Ray fluorescence) to evaluate in the drywall the chemical element Sr. Samples of drywall can be sent to a lab for testing. The general home inspection can not guarantee the source of all the drywall in the home.

MOLD SURVEY OF THE INTERIOR OF THE HOME

This is a visual inspection. When stains or suspicious areas are found a moisture meter is used to determine if the water content in the material is high. The inspection of the home for “Red Flag” issues are limited by (but not restricted to) the following conditions:

- Inaccessible areas concealed by wall covering, floor covering, furniture, equipment, stored articles, or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.
- No testing or sampling is a part of the visual mold survey.

CODES OR WORKMANSHIP

- Code violations, workmanship, quality of materials and the method of installation of any component of the subject inspection is not a part of this inspection. Knowledge of continually changing codes and the diverse perception of quality/workmanship and installation procedure make judgments difficult and often controversial.

CONTRACTUAL AGREEMENT

- 1) The presence of the client or his representative was requested and encouraged to be there during the inspection. The client's participation was at their own risk for falls, injuries, property damage, etc.
- 2) The purpose of this inspection was to identify and disclose visually observable deficiencies of the inspected systems and items at the time of the inspection only. The scope of this inspection was to examine visually the accessible portions of the structural components, roofing, exterior components, electrical, cooling and heating, plumbing and interior components, including appliance systems, within the normal scope of their operation. Only the visible and readily accessible portions of these systems were inspected. The inspection performed by Gulfshore Home Inspections, Inc. is supplemental to any real estate transfer or Seller's Disclosure Statement and shall not be used as a substitute for such Disclosure Statements.
- 3) This inspection of the subject property was performed by the Inspector for the Client in accordance with the standards of the National Association of Certified Home Inspectors of which we are in good standing. A copy of NACHI standards is available upon request. This was not an engineering inspection. Gulfshore Home Inspections, Inc. cannot be responsible for any condition affecting any system or component which occurs subsequent to the inspection or is intermittent and not detectable during the inspection.
- 4) This inspection was not intended to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected and it should not be relied on as such. The inspector shall not be held responsible or liable for any repairs or replacement with regard to this property, systems, components or the contents therein. Gulfshore Home Inspections, Inc. is neither a guarantor nor insurer.
- 5) The inspection and this report do not address and are not intended to address code and regulation compliance. The inspection was not intended to address the possible presence of asbestos, radon gas, lead paint, urea formaldehyde, soil contamination or water impurities.
- 6) Gulfshore Home Inspections, Inc. has prepared this property inspection report as documentation of the inspector's observations. The report is intended for the exclusive use of the client. The report is not to be considered an implied or expressed warranty of the subject property or its components concerning future use, operability, habitability, or suitability. Gulfshore Home Inspections, Inc. does not guarantee that the structure inspected will be free from faults or defects. The Client waives any claim for consequential exemplary or incidental damages, even if Gulfshore Home Inspections has been advised of the possibility of such damages.
- 7) Acceptance of this inspection report and payment there of by the Client, is the Client's acknowledgement that Gulfshore Home Inspections, Inc. has fulfilled its obligations to complete an inspection of the property within the scope stated herein, has supplied the Client with this report of that inspection, and is the acknowledgement that the client understands and accepts this contractual agreement.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	Poured concrete footer	
Floor Structure:	Concrete	
Wall Structure:	Concrete block	
Ceiling Structure:	Trusses	
Roof Structure:	Trusses	
Roof Sheathing:	Plywood	
Attic Access Location:	Garage and Master Bedroom closet.	Method of Inspection: Entered

STRUCTURAL COMPONENT INFORMATION

- This concrete block and stucco home is constructed on a reinforced concrete footing and concrete slab.
- It is common for homes with a stucco finish to have stucco cracks. If there is significant separation or shifting of the cracking, we will record a recommendation.

OBSERVATIONS

- The foundation of this home appears to have good structural integrity with no areas exhibiting excessive settlement or failure.
- We entered the attic. The spans of all visible joists and trusses appear to be within acceptable limits. The building exhibits no evidence of substantial structural movement. Due to the icynene foam, truss configuration and limited access, it was impossible to view all the areas of the attic and inspect the underside of the entire roof system.
- In the areas of the attic that we were able to see we found no signs of water intrusion.
- Although access to the slab was limited due to the installation of finished flooring, I found no visible evidence of seepage or other moisture related conditions.
- No major defects were observed in the accessible structural components of the house.
- No improvement to structural components is considered necessary at this time.

Roofing

DESCRIPTION OF ROOFING SYSTEM

Roof Covering:	“S” style tile
Gutters and Downspouts:	Aluminum
Flashing:	Aluminum, good shape
Vents:	Vents properly flashed
Method of Inspection:	Viewed from a ladder

ROOFING INFORMATION

- This inspection was performed during a time in which there was no rain. It is impractical to try to detect leaks without a water source. Often a moderate rain will not cause a leak, while a heavy rain with wind will increase the possibility of a leak.
- The inspector will always try to walk on the roof. But if due to the height, pitch, style, or materials used on this roof, the inspector cannot walk on the roof, then he will view the roof from the ground with use of binoculars.
- If a guarantee or warranty is needed, we suggest you contact a reputable licensed roofing contractor prior to closing that will issue you a roof-certification.
- Tree branches that are near the roof should be kept trimmed back to protect the roofing materials, to keep moisture out and the possibility of mold, and to keep pests and insects out of the attic.

OBSERVATIONS

- The roof covering is an “S” style tile over a peel and stick membrane made of a rubberized polymer blend. Roofs of this type have a life expectancy of 25-30 years under ideal conditions, proper installation procedures and adequate ventilation.
- These tiles appear to be the original roof covering.
- Although no active interior leaks were detected at the time of the inspections, this finding does not preclude the fact that leaks may have occurred in the past or that they might at any point in the future.

Exterior Components

DESCRIPTION OF EXTERIOR

Driveways:	Brick pavers
Walkways:	Brick pavers
Front entry:	Brick pavers
Lanai:	Brick pavers
Pool deck:	Brick pavers
Fascia and Soffit:	Wood with stucco soffit
Wall Cladding:	Stucco
Window Frames:	Vinyl
Entry Doors:	Fiberglass
Overhead Garage Door(s):	Steel overhead doors with Lift-Master automatic openers

EXTERIOR INFORMATION

- The inspector will look at all exterior walls, soffit, and fascia materials.
- All exterior doors will be examined and tested.
- All the lanai and/or pool cage will be inspected.
- Driveways and walkways will be inspected.
- Observations about the grade will be noted.
- If the lawn sprinkler system is controlled by the homeowner, it will be tested.
- If there are power or manual roll up shutters they will be tested. Hurricane panels and folding shutters are not tested.
- All appliances, plumbing, and electrical at an exterior bar will be tested.
- All exterior handrails and decks will be examined.

OBSERVATIONS

- The grade around the home runs away from the structure.
- The windows appear to be properly installed and in serviceable condition.
- The exterior doors, jams, locks, bolts, and weather stripping were inspected.
- The sliding glass doors, locks, glass to frame seals and rollers were inspected.
- The stucco exterior is in good condition.
- The driveway appears to be properly installed and is in good condition.
- The overhead garage door(s) and opener(s) were inspected.
- The aluminum screen enclosure frames, bolts and screen were inspected.
- The aluminum screen door(s), closure(s) and screen were inspected.

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	400 Amps, 120/240 Volt Main Service
Service Entrance Wires:	Underground
Main Disconnect:	Main Breakers - Located at the garage
Service Ground:	Ground Connection was visible
Main Distribution Panel:	Breakers - Garage
Branch/Auxiliary Panel(s):	Pool equipment
Distribution Wiring:	Copper
Receptacles:	Grounded
Ground Fault Circuit Interrupters:	Yes

ELECTRICAL INFORMATION

- All accessible interior outlets were tested; this includes GFCI outlets.
- All accessible exterior outlets were tested.
- All ceiling fans and remotes were tested.
- All built-in light fixtures were tested.
- All light and dimmer switches were tested. Three way and four-way switches were tested.
- A thermal image scan will be done on the electrical panel, switches, and outlets.
- If there is a working surge protector breaker installed at the electric panel box, we will note it.
- If there are working AFCI breakers in the electrical panel box, we will test them.

OBSERVATIONS

- All electrical circuits and breakers appear to be functioning properly.
- The a/c air handler and exterior compressor have a local disconnect shut off switch for use in an emergency or while servicing. The a/c local disconnect switches appear to be properly installed and in good condition.
- The brand of the electric panel is Square D.
- There is a Control4 lighting system installed in the home. This system was working properly at the time of the inspection. These systems have a limited life expectancy. It is recommended that you have the system evaluated by a qualified contractor.
- There is a Generac back-up generator on the left side of the home. We do not test or inspect this system. It is recommended you have this system evaluated by a qualified contractor.

COOLING and HEATING SYSTEM INFORMATION

- Split a/c system: The exterior condensing unit includes the compressor, condenser, hot gas discharge line, condenser fan, electrical panel box and accessory components. It is designed to reclaim the refrigerant gas and convert it back to liquid. The interior air handler includes the coils, fan, electrical heat element and accessory components. It is designed to pull the air through the coolant coils or heat element and return the air through the ductwork to the registers.
- NOTE: The older a/c system, the greater the possibility of failure. **The average use of systems, without major repairs, is about 9-12 years. Systems over six years old should have an annual inspection and cleaning. A/C components can fail at any time.** This report reflects whether the equipment was working at the time of inspection only.

SYSTEM OBSERVATIONS

- The MAIN a/c exterior condensing unit is a Trane, manufactured in 2016, 4-ton unit, a Seer 14, located on the right end of the building. It is secured to the pad. The accessible refrigerant lines are wrapped with foam insulation. The exterior coils are in good condition. The landscaping around the unit is not touching it.
- The MAIN air handler unit is a Trane, manufactured in 2016, with a 10 KW heat strip, located in the garage attic. The evaporator coils and condensation pan are in good condition. There is a clean air filter installed at the air handler. There is a UV light installed at the air handler. There is a float switch on the drain line and in the overflow pan that are designed to shut off the system if the drain line backs up.
- The MASTER a/c exterior condensing unit is a Trane, manufactured in 2024, 2-ton unit, a Seer 14, located on the right end of the building. It is secured to the pad. The accessible refrigerant lines are wrapped with foam insulation. The exterior coils are in good condition. The landscaping around the unit is not touching it.
- The MASTER air handler unit is a Trane, manufactured in 2024, with a 7 KW heat strip, located in the master closet attic. The evaporator coils and condensation pan are in good condition. There is a clean air filter installed at the air handler. There is a UV light installed at the air handler. There is a float switch on the drain line and in the overflow pan that are designed to shut off the system if the drain line backs up.
- There are Honeywell dehumidifiers installed at each air handler. We cannot test this system or confirm that it is working properly.
- There is a 2023 Mitsubishi mini-split a/c system in the garage.
- The thermostats appear to be properly installed and in serviceable condition.
- The registers were all equipped with dampers.
- The visible ductwork in attic was sealed tight.
- The thermal image scans revealed no anomalies.
- The heat worked properly.
- The a/c cooled as recorded - the normal range is 15 to 22 degrees difference.

<u>MAIN HOUSE:</u>	Cooling temperatures	AIR IN: <u>72</u> degrees	AIR OUT: <u>52</u> degrees	DELTA-T: <u>20</u>
<u>MASTER WING:</u>	Cooling temperatures	AIR IN: <u>72</u> degrees	AIR OUT: <u>55</u> degrees	DELTA-T: <u>17</u>

Insulation and Ventilation

DESCRIPTION OF INSULATION and VENTILATION

Wall Insulation:	Unknown, at least an R-5
Attic Insulation:	R-30+ icynene foam
Temperature in attic:	70 degrees
Crawl Space Insulation:	N/a
Air / Vapor Barrier(s):	Nonvisible
Roof / Attic Ventilation:	Roof Vents, soffit vents
Crawl Space Ventilation:	N/a

INSULATION / VENTILATION OBSERVATIONS

- There were no openings in the walls to inspect existing insulation.
- The garage ceiling is not insulated.
- The attic is properly ventilated.
- The thermal image scans from the interior revealed no anomalies.
- When the attic temperature exceeds 120 degrees, the attic inspection will be limited due to unsafe conditions.

ENERGY SAVING SUGGESTIONS

- Use of the ceiling fans creates air movement that usually allows you to set the thermostat at a more energy efficient setting.
- This home could be hooked up to the Florida Power and Light peak power time “savings program.”
- On the interior use drapes, blinds, or other treatments to reduce heat gain.
- On the exterior of the home use solar reflective film, awnings or shutters to block the sun’s heat.
- If your A/C unit is more than 10 years old, it could be doubling your cooling costs in comparison to the newest high efficiency systems.
- You can call FP&L at 434-1240, for a “Walk-Thru Energy Survey.”

Plumbing

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	Public Water Supply
Service Pipe to House:	Copper - Service Pipe Size: 1 inch
Main Valve Location:	Left side of home – ball valve
Supply Piping:	Copper and PEX tubing - Water Pressure: 57# static
Waste Disposal System:	Public Waste System
Drain / Waste / Vent Piping:	Plastic
Cleanout Location:	Front of the property
Water Heater(s):	Manufacturer: 2016 Rheem – 75 gallon capacity – Gas, in the garage

PLUMBING INFORMATION

- The main water shut-off valve was located and was tested. Operation of the valve from time to time will keep it functional and maximize its useful life.
- All faucets / showerhead / hose bibs were operated, drains and toilets checked.
- All appliances that use water were tested and inspected for leaks.

OBSERVATIONS

- The thermal image scans revealed no anomalies.
- The water heater is 9 years old. The warranty on such a unit is up to 12 years. The life expectancy of such a unit is 8-12 years. A heating element can fail at any time. The water heater is in a pan that is piped to the outside. There was rust around the bottom seam of the unit. The water heater was equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with.
- The temperature of the hot water was 133 degrees at the kitchen faucet.
- There is a Culligan water softener system on the left side of the home. We cannot test this system or confirm that it is working properly. It is recommended that you ask for disclosure of maintenance.
- There is a reverse osmosis drinking water system under the kitchen sink. Filters should be changed every six months of use. Inquire as to when they were changed last.

Interior Components

DESCRIPTION OF INTERIOR

Wall Finishes:	Drywall/spackle
Ceiling Finishes:	Drywall/spackle
Floor Surfaces:	Tile and engineered wood
Doors:	Two panel solid Masonite
Window Styles and Glazing:	Single-Hung – dual pane (hurricane impact)
Fireplace(s):	Gas burning
Kitchen Appliances Tested:	Stove, DW, disposal, refrigerator, microwave, exhaust fan
Laundry Appliances Tested:	Washer and Dryer
Laundry Facility:	120 volt or 240 Volt Circuit for the Dryer – Gas dryers use 120 volt 120 Volt Circuit for Washer - Hot and Cold Water Supply for Washer - Waste Standpipe for Washer
Other Components Tested:	Smoke Detectors, Doorbell, all other appliances
Components we do not test:	Security, phone lines, cable lines, sound systems.

INTERIOR INFORMATION

- The smoke detectors will be tested with their test buttons.
- The interior doors and locks will be tested.
- All accessible windows will be opened and closed, seals were examined and locks tested. We will note if there is no screen.
- All appliances will be tested and run through their cycles. The refrigerator ice maker and dispenser will be tested, as well as the water dispenser.
- We will check any handrails.
- Gas fireplaces will be tested to see if they light. Dampers will be tested. We do not light pilot lights. We do not check the flues.
- The dryer is vented to the exterior of the building. Regular cleaning and maintenance of the vent duct is recommended.

OBSERVATIONS

- The thermal image scans revealed no anomalies.
- We found no tell-tale signs of Chinese drywall: no exposed copper turning black or unusual smell in the home; no garage ceiling drywall with the imprint of a company making this in China. For more information go to: <http://www.doh.state.fl.us/environment/community/indoor-air/casedefinition.html#presence>.

Information on the Kitchen:

- There are quartz tops, a stainless-steel sink, and a Kohler faucet on wood cabinets.
- The appliances: 2016 GE stove, dishwasher, microwave, exhaust fan, wine cooler and refrigerator.
- There is a ½ horsepower InSinkErator garbage disposal.
- The flooring is tile.

Information on the Master Bathroom:

- There is a quartz top and two sinks with Kohler faucets on wood vanities.
- The shower is tiled with a Kohler faucet and a glass shower door.
- There is a fiberglass tub with a Kohler faucet.
- There is a toilet on tile flooring.

Information on the Front Left Guest Bedroom Bath:

- There is a quartz top and sink with a Moen faucet on wood vanities.
- There is a steel tub with tiled walls for shower and a Moen faucet.
- There is a Sterling toilet on tile flooring.

Information on the Rear Left Guest Bedroom Bath:

- There is a quartz top and sink with a Moen faucet on wood vanities.
- The shower area has tiled walls, a Moen faucet and glass shower door.
- There is a Sterling toilet on tile flooring.

Information on the Hall Bath:

- There is a quartz top and sink with a Moen faucet on wood vanities.
- The shower area has tiled walls, a Moen faucet and glass shower door.
- There is a Kohler toilet on tile flooring.

Information on the Laundry Room:

- The washer and dryer are 2016 Electrolux.
- The flooring is wood.
- There are wood wall cabinets and quartz tops with a laundry sink.

Information on the Summer Kitchen:

- There is a stainless-steel bar sink and a Moen faucet in quartz top on a stucco base.
- There is an Lynx gas grill and U-Line refrigerator.



Visual Mold Survey

INFORMATION

The purpose a Mold Survey is to determine if there are any “Red Flag” issues in the home. “Red Flag” issues such as visible mold-like-substances, musty odor, visible water damage or stains, poorly maintained HVAC system or construction defects, may require Mold Testing.

A Mold Survey is a visual inspection with the use of a moisture meter around windows, doors and at any stains. Our mold survey also includes the use of an Infrared Camera to help find moisture related problems. The mold survey is not a determination of types of molds, unusual molds, or mold counts. It does not conclude that any dangerous or unusual mold conditions exist. 50% of all mold problems are in the a/c ductwork/system or in carpet.

Only Mold Testing or Air Quality Sampling with an EPA lab report will determine whether any unusual molds or high counts of molds are present.

OBSERVATIONS

- The unit was clean.
- There were interior stains visible from moisture – see the summary page.
- The smell in the home was normal; there was no burning of eyes.
- No visible mold-like substances were found.
- The home was furnished; pictures on the walls, the closets were full of personal items in the corners and against the walls, the cabinets under the sinks were very full. We do not move personal items.
- The thermal image scans revealed no moisture anomalies.

AGE: 9 years

TYPE: Concrete in-ground pool and spa

FINISH: Good condition

TILE: Good condition

CAPS: Good condition

DECK: Travertine

AIR INTRUSION AT POOL or SPA RETURNS? No

Filter PUMP:	Good condition	AIR INTRUSION?	No	COVERED?	No
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Water Feature PUMP:	Good condition	AIR INTRUSION?	No	COVERED?	No
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VALVES: Jandy valves, working properly.

FILTER: Yes PRESSURE GAUGE WORKING? Yes.

CONTROLLER: Pentair controller inside panel is working.

CHLORINATOR: Working

HEAT: Gas heater was working properly. Manufactured in 2024

AUTOFILL: Working, located on the right side of the pool cage.

FOUR BUTTON CONTROL PAD AT SPA: Working. Not completely labeled.

BLOWER FOR SPA: Working properly.

LIGHTS: Working properly.



Thermal Imaging

An Infrared Camera is used to find electrical problems, a/c issues, plumbing leaks and moisture issues.

- The thermal image scans revealed no moisture, HVAC or electrical anomalies.

SUMMARY PAGE

INSPECTION FO [REDACTED]

This is a nice 9-year-old home that has had regular maintenance. The development is the planned community of Mediterra. The surrounding homes in the project are carefully maintained. It is a very stable neighborhood. Please remember that there is no such thing as a perfect home.

This summary report lists items that are not working as they were designed to work or items to be discussed prior to taking ownership of the property. The inspection was done in accordance with the International Association of Certified Home Inspectors Standards of Practice. This summary page should not be used as the complete report and should not be a substituted for reading the entire report.

STRUCTURAL

No issues

ROOFING

1. There are drip stains on the fascia board at the front entry. See the pictures below.



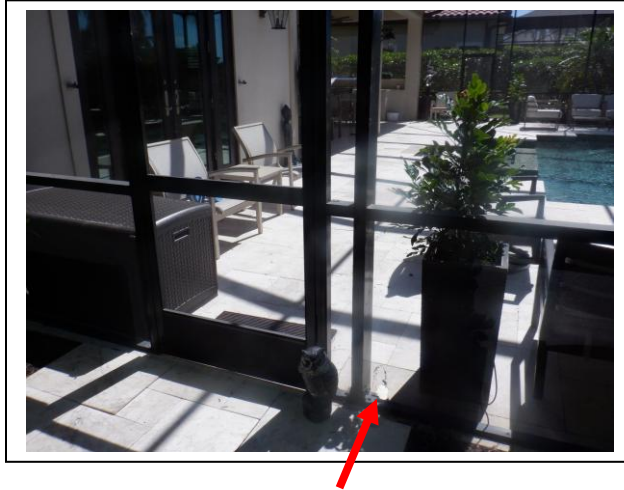
2. There are drip stains on the fascia board on the lanai. See the pictures below.



It is recommended that you have these areas further evaluated by a roofing contractor.

EXTERIOR

3. The pool cage left screen door handle lock does not work.
4. The pool cage right screen door drags on the pavers and cannot be completely opened.
5. There is a hole in the screen panel next to the right screen door. See the picture below for the location.

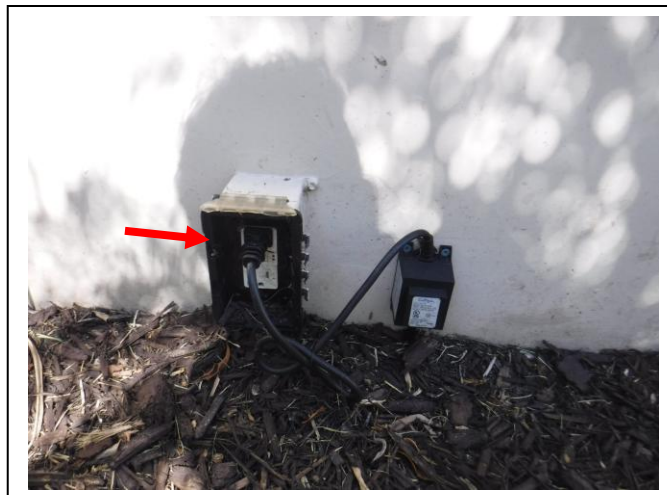


ELECTRICAL

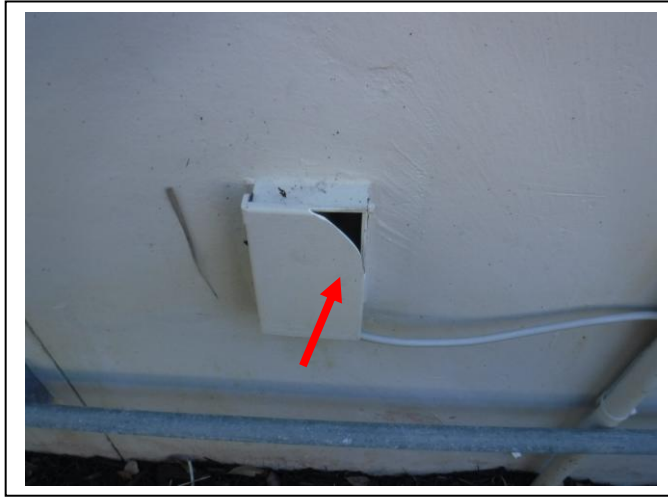
6. The master bedroom lighting control has a broken trim. See the picture below.



7. The exterior electrical outlet at the left rear corner of the home has a missing weatherproof cover. See the picture below.



8. The exterior electrical outlet for the lawn sprinkler controller has a broken weatherproof cover. See the picture below.



9. The exterior electrical outlet at the front right corner of the home is missing the weatherproof cover. See the picture below.



HVAC

No issues

INSULATION

No issues

PLUMBING

10. The kitchen sink faucet leaks at the ball joint. See the picture below.



11. The hall bathroom showerhead is partially clogged. See the picture below.



12. The master bathroom left sink drain stopper does not hold water.

13. The master bathroom sinks' faucet spouts are loose.

14. The front left guest bedroom bathroom sink drain stopper does not hold water.

15. The rear left guest bedroom bathroom sink drain stopper does not hold water.

INTERIOR

16. The windows throughout the home do not have screens installed.

17. The breakfast nook windows have broken balance springs. See the picture below.



18. The dining room window plantation shutter has a broken slat. See the picture below.



19. The master bedroom right window's top pane is fogged. This is an indication that the seal between the two panes of glass has failed. See the pictures below.



20. The master bathroom fixed shower panel leaks. See the pictures below.



21. The laundry room window's top pane is fogged. See the picture below.



22. The three windows above the front entry door are fogged. See the picture below. It is recommended you have the window items further evaluated by a qualified window contractor.



23. At the garage entry door into the home, the bottom sweep is torn. See the picture below.



24. There is damaged drywall in the garage. See the picture below.



MOLD SURVEY

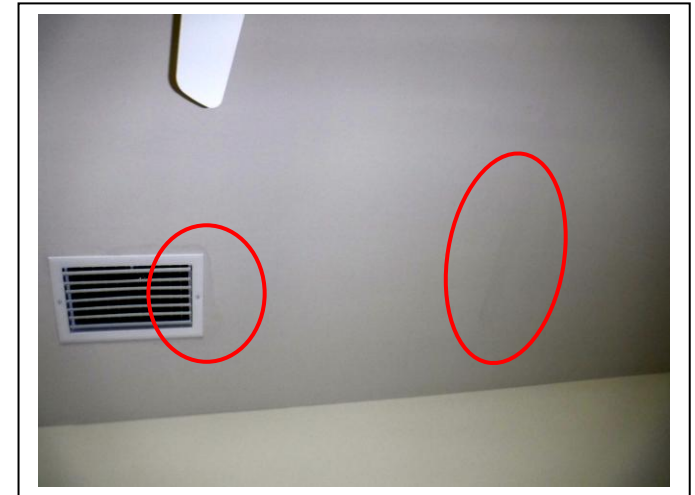
25. There is water staining on the kitchen sink cabinet floor. The area was dry and no leaks were discovered at this area. See the picture below.



26. There is a stain on the dining room wall; the area was dry. It is unknown if this is moisture related. See the pictures below.



27. There are two water stains on the front left guest bedroom ceiling; the area was dry. This is near the a/c air handlers. The ceiling was dry at the time of the inspection. See the pictures below.



It is recommended that you ask for disclosure of past issues or repairs at these areas.

POOL

28. The pool filter leaks at the cap seal. See the picture below.



29. There is a hole in the pool heater case that is being patched by tape and screen. See the picture below.



30. The left fire bowl did not work. See the picture below.



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