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HomeTeam[®]
INSPECTION SERVICE



RE: 123 Sample Drive, Fort Myers, FL 33908

Dear Mr. & Mrs. Smith:

On 1/01/2026 HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Property Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful. If I can be of any assistance, please feel free to contact HomeTeam Inspection Service directly. It is possible for the conditions to change due to time, weather, normal wear and tear, etc. Any changes in conditions since the date of the inspection will not appear in this report.

Sincerely,

Austin Klein
Florida License #HI16677

SUMMARY

The following is a summary of our findings. Be sure to read the full body of the inspection report; it contains much more detail and pictures about the property.

Exterior

1. There was noted to be a chipped brick paver at the front entry. This condition is considered to be cosmetic in nature.
2. The brick pavers were settling/lifting in a few areas. This condition should be further assessed and corrected as needed to prevent trip hazards.
3. On the lanai, the weather stripping at the right screen door was damaged and in need of replacement.
4. At the lanai exterior, the left hand rail was loose and in need of repair for safety purposes.
5. At the front left of the home, the gutter was damaged and in need of repair or replacement.
6. The gutters were in need of sealing at the corners.
7. At the rear of the home, there was debris in the super gutter in need of cleaning.
8. There was a damaged rain guard at the right of the home, in need of repair.
9. The gutter downspout extension was not attached and in need of repair.
10. The brick pavers were settling on the lanai. This condition should be further assessed and corrected as needed to prevent trip hazards.
11. There was debris in the gutter downspout, in need of clearing.

Roof & Attic

1. There was noted to be moisture staining over the garage in the attic. These areas were dry at the time of the inspection.
2. There were broken, damaged, and/or chipped tiles in several areas, and several of the tiles were sliding out of place. These conditions, and the condition of the roof overall, should be further assessed and corrected as needed by a licensed roofing contractor.

Plumbing

1. In the guest bathroom, the drain stopper for the right sink was in need of adjustment or repair in order to function properly.
2. In the master bathroom, the drain stopper for the right sink was in need of adjustment or repair in order to function properly.
3. There appeared to be lower water pressure at the left sink in the master bathroom.
4. The hose bibs on the exterior of the house were LEAKING and in need of repair.

HVAC

1. There was corrosion to the air handler drain pan. Please note that, since no dismantling is done, it was not possible to determine if there was corrosion to the interior of the unit. This condition should be further assessed and corrected as needed by a licensed HVAC technician.
2. The air handler was in need of sealing on the back of the unit.
3. The ceiling was in need of sealing at the air handler, in the garage.

Electrical

1. There were open spaces in the attic by the master bedroom access.
2. The waterproof cover plate on the outlet at the lanai was missing and in need of replacement for safety purposes.
3. The outlets on the lanai were not GFCI protected, as recommended.

Interior

1. The front dining room windows would not release and were in need of a service call.
2. The left rear guest bedroom closet pocket door is catching at the opening and in need of an adjustment.

Pool & Spa

1. The spa blower was nonfunctional and in need of repair or replacement. This condition should be further assessed and corrected as needed by a qualified pool technician.
2. There were two damaged valve handles at the pool equipment, in need of replacement by a qualified pool technician.
3. The Built Right pool heater displayed 'LOC' and, as a result the heater could not be tested at the time of the inspection.
4. There appeared to be water inside the pool light. This condition should be further assessed and corrected by a qualified pool technician.
5. There was minor corrosion to the pool pump. Please note that, since no dismantling is done, it was not possible to determine if there was corrosion to the interior of the unit. This condition should be monitored and corrected as needed by a qualified pool technician.
6. There was visible efflorescence at the spa in need of cleaning.

NOTE: This summary is presented to assist in the presentation of information and should never be solely relied upon. The report should be read and understood in its entirety, and the inclusion or omission of certain items in the summary does not indicate any relative importance or special significance. Cosmetic conditions are not addressed in the summary. It is important for clients to work closely with their real estate professional in developing any repair requests. Please contact HomeTeam for clarification of any items in this report.

GENERAL DESCRIPTION

Throughout this report, the terms "right" and "left" are used to describe the property as viewed from the street. The term "visual material defect" is defined in the Inspection Agreement, the terms of which are incorporated into this report. HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, window coverings, carpeting and other floor coverings, cabinets etc., are not addressed. All conditions are reported, as they existed at the time of the inspection.

Acceptance of this report constitutes acceptance of the Inspection Agreement, terms, and conditions. This inspection and report are not intended as a guaranty or warranty of any kind. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Inspection Agreement. **Conditions that are not visible, hidden damage (especially under flooring or slabs, inside wall cavities, under roofing materials, and behind exterior siding and fascia boards) are not within the scope of inspection.** Although some maintenance and/or safety items may be disclosed; this report does not include all maintenance or safety items, and should not be relied upon for such items. Concerns and recommendations are underlined at the end of each section.

The home was reported to be twenty-eight years old, and it was occupied at the time of the inspection. The approximate temperature at the time of the inspection was 80-85 degrees Fahrenheit, and the weather was sunny and clear.

The property was occupied with furniture and stored items that made some flooring, wall surfaces, windows, electrical receptacles, under sink plumbing traps, closets, etc. not accessible for the inspection.

To ensure a comprehensive understanding of the property's condition, it is highly recommended to conduct a walk-through inspection after all stored items have been removed before the closing. If any discrepancies or issues are noticed during this walk-through, which were not mentioned in the inspection report due to stored items, it is advisable to seek further evaluation or inspection by a licensed contractor or professional. Please feel free to contact our office to schedule a walk-through inspection.

The inspected property consisted of a one-story concrete block structure with stucco siding and wood fascia and aluminum soffits covering the exterior of the home. There were no visual material defects observed on the exterior.





The home was situated on a level lot. The general grade around the home appeared to be adequate to direct rainwater away from the foundation.

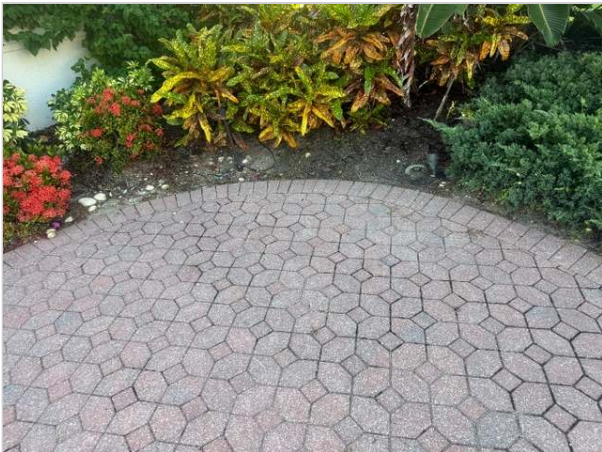
There was a brick paver walkway leading to the brick paver entryway in the front of the home. There were no visual material defects observed in the walkway or the entryway.

There was noted to be a chipped brick paver at the front entry. This condition is considered to be cosmetic in nature.



There was a brick paver driveway in the front of the home, which led to the attached garage. There were no visual material defects observed in the driveway.

The brick pavers were settling/lifting in a few areas. This condition should be further assessed and corrected as needed to prevent trip hazards.



GARAGE

The attached garage was designed for two cars and a golf cart with access provided by two overhead-style doors. The concrete garage floor was in good condition. There were no visual material defects observed in the garage.



The Lift Master brand electric garage door openers were tested and found to be functional. The automatic safety reverse on the garage doors were tested and were functional. There were no visual material defects observed in the garage doors mechanisms.



LANAI

There was a tile lanai located in the back of the home. There were no visual material defects observed on the lanai.



At the lanai exterior, the left hand rail was loose and in need of repair for safety purposes.



The brick pavers were settling on the lanai. This condition should be further assessed and corrected as needed to prevent trip hazards.



There was a screen cage constructed of aluminum over the lanai. There were no material visual defects observed to the lanai cover.



On the lanai, the weather stripping at the right screen door was damaged and in need of replacement.



ROOF STRUCTURE

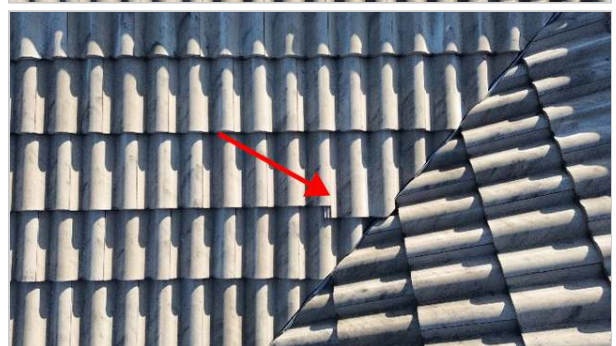
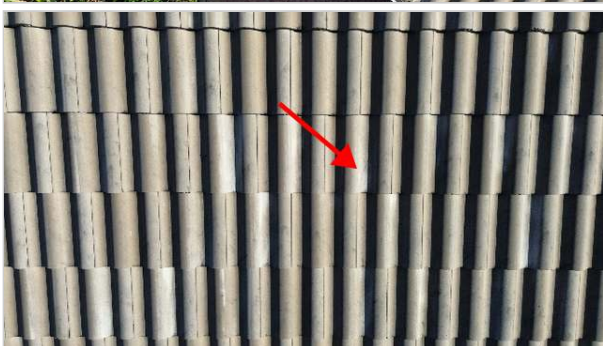
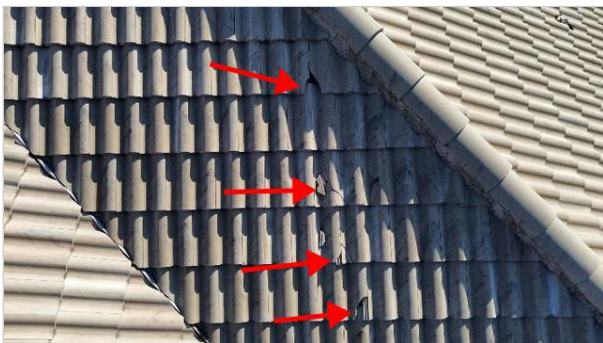
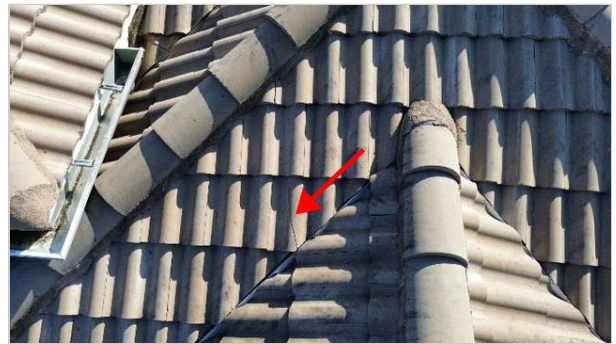
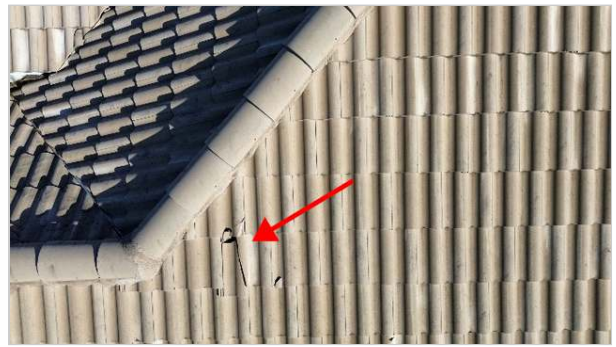
The roof was a hip and valley design covered with concrete tile. Observation of the roof surfaces and flashing was performed from ground level with the aid of a drone. The age of the roof covering was reported to be five years old.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. We are there to state the overall condition of the roof; the roof is not considered to be defective unless there are visible leaks and/or material damage or wear that indicates failure is imminent. Any roof metal, especially the flashing and valleys must be kept well painted with paint specially formulated for this use. This statement excludes metal/aluminum roofing material.



There were broken, damaged, and/or chipped tiles in several areas, and several of the tiles were sliding out of place. These conditions, and the condition of the roof overall, should be further assessed and corrected as needed by a licensed roofing contractor.





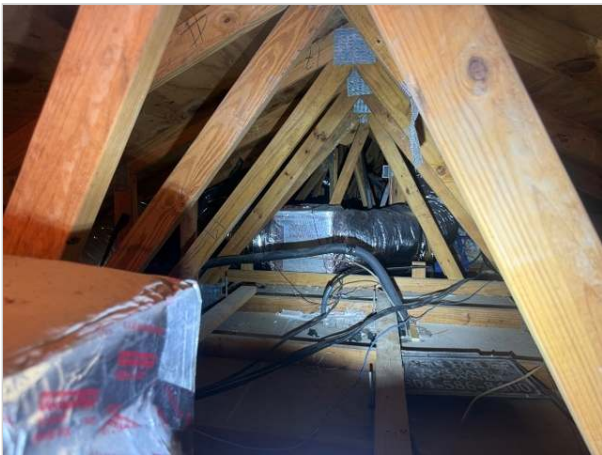


ATTIC STRUCTURE

The attic was accessed through scuttles in the garage and in the master bathroom. The attic above the living space was insulated with blown wool insulation. Ventilation throughout the attic was provided by soffit and roof vents. The roof structure consisted of two inch by four inch wood trusses spaced twenty-four inches on center and plywood sheathing.

Because of the configuration of the trusses and the ductwork, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no visual material defects observed in the attic or roof structure.

There was noted to be moisture staining over the garage in the attic. These areas were dry at the time of the inspection.



The roof drainage system consisted of partial aluminum gutters and downspouts, which appeared to be functional but in need of cleaning at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no visual material defects observed on the visible portions of the gutters or downspouts.

At the rear of the home, there was debris in the super gutter in need of cleaning.



The gutters were in need of sealing at the corners.



At the front left of the home, the gutter was damaged and in need of repair or replacement.



There was a damaged rain guard at the right of the home, in need of repair.



The gutter downspout extension was not attached and in need of repair.



There was debris in the gutter downspout, in need of clearing.



FOUNDATION

The foundation was constructed of concrete. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no material visual defects observed on the visible portions of the foundation.

SLAB ON GRADE

The full slab was not visible at the time of the inspection because of carpet or other floor coverings. There were no indications of moisture present. There were no visual material defects observed on the visible portions of the slab.

PLUMBING

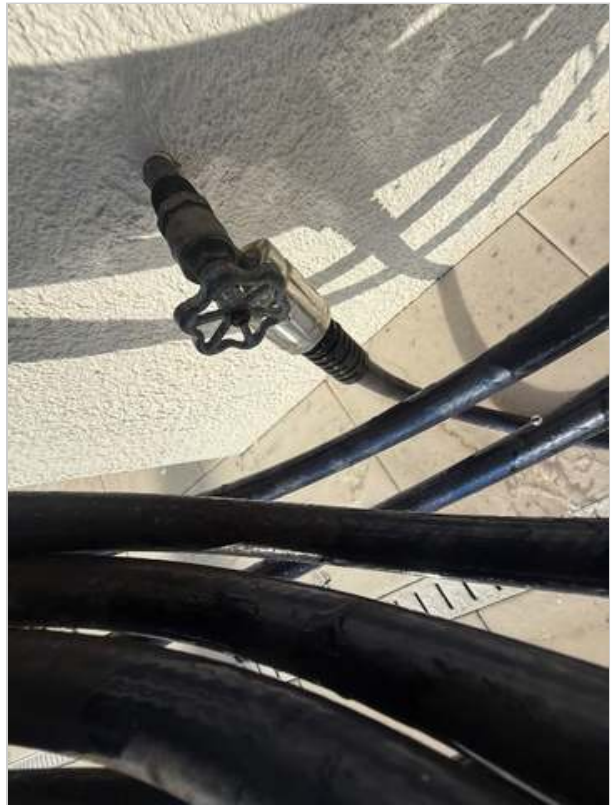
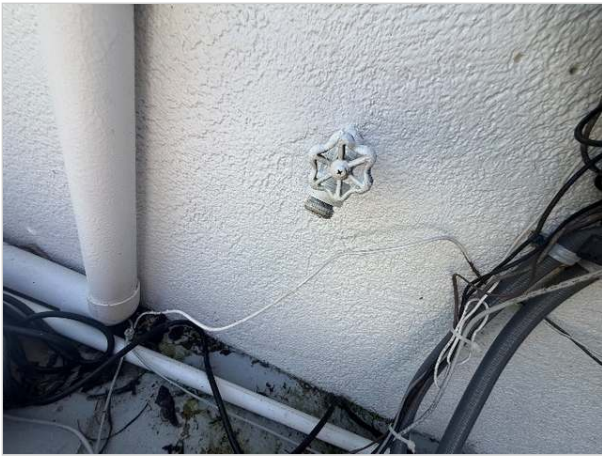
The visible water supply lines throughout the home were copper and PEX pipe on a Manabloc system. The water was supplied by a public water supply. Water flow throughout the home was average. There were no visual material defects observed in the visible portions of the plumbing supply lines.



The visible waste lines consisted of PVC pipe. There were no visual material defects observed in the visible portions of the waste lines.

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. There were no visual material defects observed in the visible plumbing fixtures.

The hose bibs on the exterior of the house were LEAKING and in need of repair.



For your information, the shut off valves are not checked by our inspectors.

It is recommended that all shut off valves be monitored and assessed periodically for corrosion and/or leaking.





The water meter was located in the front yard. The main water shutoff valve for the home was located adjacent to the water service entry point at the exterior wall.



There was a fifty gallon capacity, electric water heater located in the garage. The water heater was manufactured by A.

O. Smith; model number ENS-50 110 and serial number 2301132299604. Information on the water heater indicated that it was manufactured three years ago. The water heater was functional.



HEATING AND AIR CONDITIONING

This report is based upon a visual and non-invasive inspection, and does not constitute a guarantee or warranty of any kind. No dismantling of the equipment is done, and no gauges are used. This inspection does not eliminate the need for routine maintenance, or purport to evaluate the system design.

There was a Lennox five ton, four year old air conditioning condenser, and a Lennox, four ton, four year old air handler. The system was working within industry standards at the time of our inspection. The temperature differential (supply temperature to return temperature) was fifteen degrees (industry standard is fourteen to twenty two degrees). The equipment was found to be in good condition at the time of the inspection.





There was corrosion to the air handler drain pan. Please note that, since no dismantling is done, it was not possible to determine if there was corrosion to the interior of the unit. This condition should be further assessed and corrected as needed by a licensed HVAC technician.



The air handler was in need of sealing on the back of the unit.



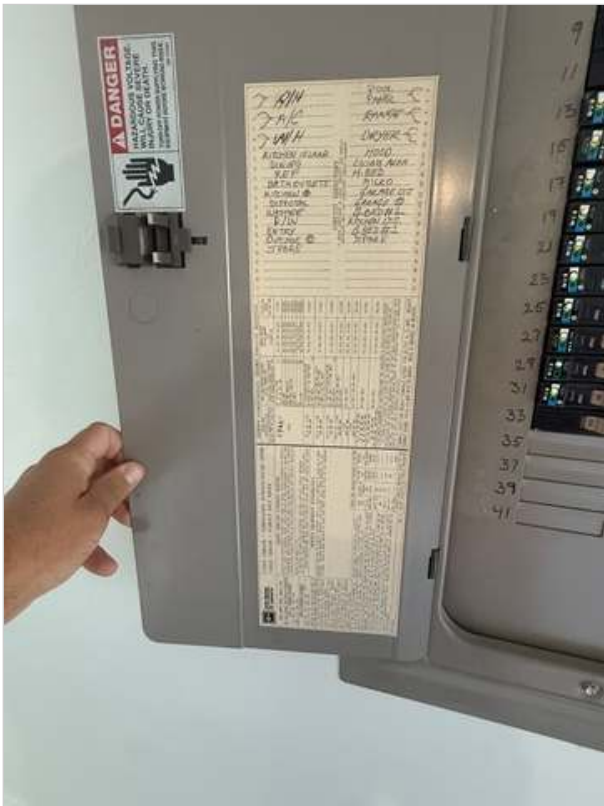
Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. Return filters should be cleaned or replaced regularly.

ELECTRIC SERVICE

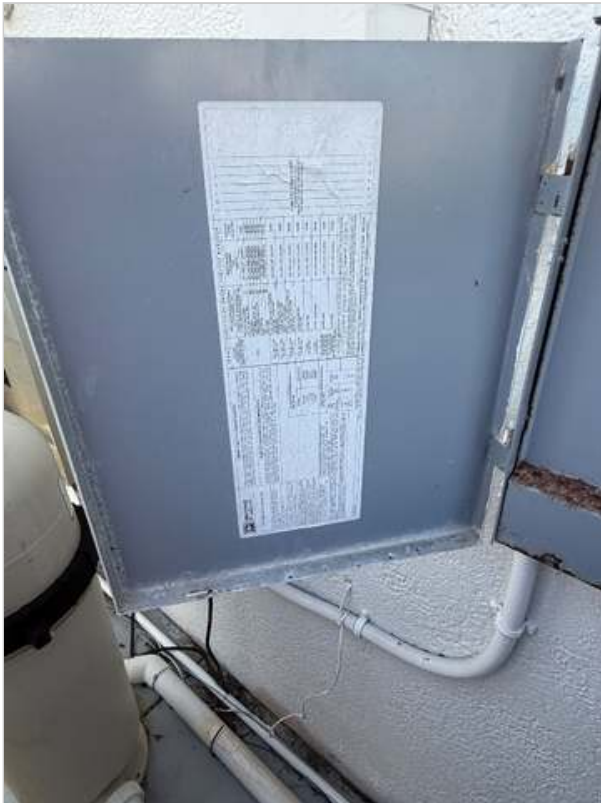
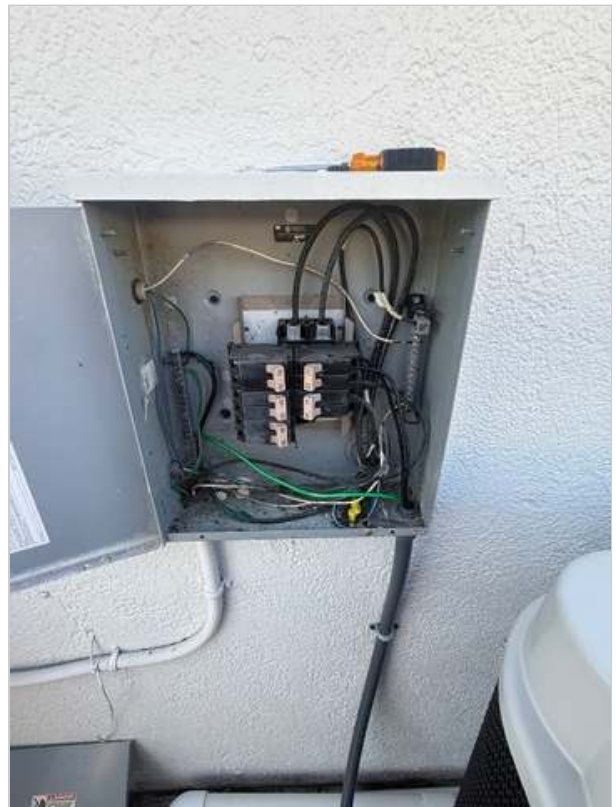
The underground electric service wire entered the home on the right wall. The electric meter was located on the exterior wall.



The service wire entered an Eaton service panel, located on the garage wall with two hundred amps and 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched.



There was also an Eaton sub panel located at the pool equipment, with one hundred amps and 120/240 volt rated capacity.



The visible wiring consisted primarily of the Romex type and appeared to be in good condition.

ELECTRIC ADEQUATE

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone lines and equipment, television cable lines and/or satellite equipment, and all electric company equipment are beyond the scope of this inspection. There were no visual material defects observed in the electrical system.

The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit

interrupters (GFCI), if present, were also tested. The GFCI circuit breakers and receptacles should be tested monthly.

Please note that electrical codes have changed throughout the years. Although the structure does not need to meet current code for a real estate transaction, any work an electrician does must meet the current code requirements. Often, electricians will recommend changes that, in the context of a real estate transaction, are considered upgrades rather than necessary requirements. Please keep these items in mind if you are negotiating repairs.

There were open splices in the attic by the master bedroom access.



The waterproof cover plate on the outlet at the lanai was missing and in need of replacement for safety purposes.



The outlets on the lanai were not GFCI protected, as recommended.



WINDOWS AND DOORS

All accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, single hung, fixed and casement style, with double pane glass. Possible problem areas may not be identified if the windows have been recently painted. There were no visual material defects observed in the windows.

The front dining room windows would not release and were in need of a service call.



The left rear guest bedroom closet pocket door is catching at the opening and in need of an adjustment.



INTERIOR WALLS AND CEILINGS

The interior wall and ceiling surfaces were finished with drywall. Please note that conditions that may exist within the walls are not visually observable and, therefore, are not within the scope of the inspection. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no visual material defects observed in the interior walls or ceilings.

The ceiling was in need of sealing at the air handler, in the garage.



LIVING AREA

The living area consisted of a kitchen, a living room, a dining room, three bedrooms, two full bathrooms and one half bathroom, and a laundry room. HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, blinds, etc. are not addressed. There were no visual material defects observed in the living area.

BATHROOMS

The bathrooms were assessed at the time of the inspection. There were no visual material defects observed at the time of the inspection.

In the guest bathroom, the drain stopper for the right sink was in need of adjustment or repair in order to function properly.



In the master bathroom, the drain stopper for the right sink was in need of adjustment or repair in order to function properly.



There appeared to be lower water pressure at the left sink in the master bathroom.

KITCHEN & APPLIANCES

The visible portions of the cabinets and counter tops were in good condition.

The appliances were turned on to check operational function only, we do not check the ages of the appliances.

No warranty, express or implied, is given for the continued operational integrity of the appliances or their components.

The Kitchen Aid electric oven/range was inspected and did appear to be functional. The accuracy of the clock, timers and settings and self-cleaning ovens are not within the scope of this inspection.



The Zephyr range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.



The Kitchen Aid refrigerator was inspected and did appear to be functional. The temperature settings are not within the scope of the inspection. HomeTeam recommends that refrigerators not be turned off or unplugged, as this may lead to failure of the compressor when the unit is turned on or plugged in.



The LG refrigerator was inspected and did appear to be functional. The temperature settings are not within the scope of the inspection. HomeTeam recommends that refrigerators not be turned off or unplugged, as this may lead to failure of the compressor when the unit is turned on or plugged in.



The icemaker was turned off prior to the inspection. Time did not allow the icemaker to begin operation. Therefore, the icemaker was not assessed as a part of this inspection. It is recommended that the unit be checked after twenty-four hours of continuous operation.



The Kitchen Aid dishwasher was tested and did appear to be functional when set on the "wash" and "drain" cycle. The cleaning and drying efficiency is not within the scope of the inspection.



The Badger disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.



The Sharp microwave oven was inspected and did appear to be functional. The accuracy of the clocks, timers and settings are not within the scope of this inspection.



LAUNDRY

There was a Whirlpool washer. This appliance was tested through a complete cycle and did appear to be functional. Please note that the washer was run without clothing and, therefore, some defects may appear when run full of clothing, which may not have been evident at the time of the inspection. The cleaning efficiency and timer are not within the scope of this inspection. It is recommended that the washer hoses be replaced with non-burstable hoses upon occupancy.

There was a Whirlpool dryer. This appliance was tested through a complete cycle and did appear to be functional. Please note that the dryer was run without clothing and, therefore, some defects may appear when run full of clothing, which may not have been evident at the time of the inspection. The drying efficiency and timer are not within the scope of this inspection.



SMOKE ALARMS

There were five smoke alarms found in the home. They were tested at the time of the inspection and were found to be functional. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the home, and tested on a monthly basis thereafter.

The useful life of a smoke alarm is reported to be ten years. Therefore, it is recommended that they be replaced for safety purposes if known to be more than ten years old

SPRINKLER SYSTEM

The multiple-zone sprinkler system was controlled by a community controlled timer, which did appear to be functional. All zones were tested and were operational. There were no broken heads observed at the time of the inspection.

Adequacy of system coverage or system design is not evaluated as a part of this inspection. Sprinkler systems should be maintained regularly to check for broken heads and to assure proper coverage.



POOL INSPECTION REPORT

This report is based upon a visual inspection and does not constitute a guarantee or warranty of any kind. This inspection does not eliminate the need for routine maintenance, or purport to evaluate the system design. **Please be aware that leaks in the pool equipment cannot be detected if it is raining at the time of the inspection.**

The time constraints of an inspection prevent detection of leaks in the pool itself. Leaks can occur or could be occurring below the surface of the pool shell which is not visible. If a leak is suspected, a professional leak detection contractor should be consulted to assess this condition. This inspection does not include testing the pool's chemical balance. This testing is considered routine maintenance.

The in-ground pool and spa was constructed of gunite with a PebbleTec finish. There were no visual material defects observed in the pool.



The spa blower was nonfunctional and in need of repair or replacement. This condition should be further assessed and corrected as needed by a qualified pool technician.



There were two damaged valve handles at the pool equipment, in need of replacement by a qualified pool technician.



There was visible efflorescence at the spa in need of cleaning.



The Pentair pool circulating pumps were functional at the time of the inspection.



There was minor corrosion to the pool pump. Please note that, since no dismantling is done, it was not possible to determine if there was corrosion to the interior of the unit. This condition should be monitored and corrected as needed by a qualified pool technician.

The Pentair pool and spa cartridge filter was functional at the time of the inspection.



The Pentair timer was operational at the time of the inspection.



The Pentair pool chlorinator was operational at the time of the inspection.



The pool and spa lights were functional at the time of the inspection.



There appeared to be water inside the pool light. This condition should be further assessed and corrected by a qualified pool technician.



Please Note: The time constraints of the inspection prevent determination of whether or not the pool heater is actually heating the water. The inspectors can only determine if the motor and fan respond turned on. The water temperature should be checked after twenty four to forty eight hours of continuous operation of the heater to determine if it is heating properly.

The Built Right pool heater displayed 'LOC' and, as a result the heater could not be tested at the time of the inspection.



MAINTENANCE/SAFETY EXCLUSION

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

Conditions during inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was raining, there was storage everywhere, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the bathroom is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look:** If we spent half an hour under the kitchen sink or forty five minutes disassembling the air conditioning system, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists, we are not specialists. The air conditioning contractor may indeed have more air conditioning expertise than we do. This is because we are expected to have air conditioning expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or drywall are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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