

Inspection Report

Visionary Holdings

Property Address:

372 Altamont Ave
Fort Myers FL 33905



MEF Home Inspections LLC

**Matthew Foster HI13455
99 Vivante Blvd. Unit 99210
Punta Gorda, FL 33950
941-740-9635**



MF

Matthew Foster

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Date: 6/9/2026	Time: 12:00 PM	Report ID: 20260609-372-Altamont-Ave
Property: 372 Altamont Ave Fort Myers FL 33905	Customer: Visionary Holdings	Real Estate Professional: Katie Martin

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice: InterNACHI International Association of Certified Home Inspectors	Type of building:: Single Family (1 story)	Approximate Square Footage:: 1100
Approximate Year of Original Construction:: 1964	Inspection started at:: 12pm	Inspection ended at:: 1:30pm
Occupancy:: The home was occupied	Weather during the Inspection:: Clear	Significant precipitation in last 3 days:: No
Temperature during inspection:: Over 65 (F) = 18 (C)	Ground/Soil surface condition: Dry	

✓ RESULTS AT A GLANCE

102

✓ ITEMS INSPECTED
Total number in report.

17

📋 SUMMARY COMMENTS
Total number in report.

34

📷 PHOTOS
Total number in report.

🏠 1. ROOF

☰ DESCRIPTION

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

👁️ ITEMS: ROOF

1.0 ROOF STRUCTURE EXTERIOR

✓ INSPECTED

1.1 UNDERLAYMENT

✓ NOT INSPECTED

1.2 ROOF FLASHING

✓ INSPECTED

1.3 PLUMBING, COMBUSTION VENTS, SKYLIGHTS

✓ INSPECTED

1.4 ELECTRICAL MAST

✓ INSPECTED

1.5 ROOF DRAINAGE SYSTEM

✓ INSPECTED

1.6 ASPHALT SHINGLES

 INSPECTED, REPAIR/REPLACE

Seller has fixed all items on this page; roof company said the crease is not a leak hazard or problem

(1) The roof had creased and broken shingle tabs typical of wind damage. Damaged shingles be replaced to help prevent damage from moisture intrusion to the home materials, the roof structure and to prevent development of microbial growth such as mold. This type of damage is typical of asphalt shingles that are poorly bonded. You may wish to consult with a qualified contractor to discuss hand-sealing any poorly bonded shingles to avoid or minimize future wind damage.



1.6 Item 1 (Picture)

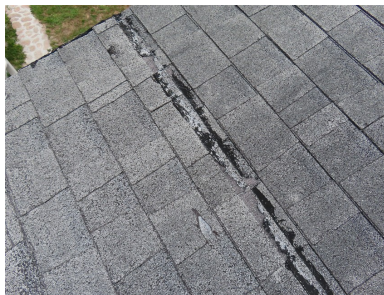


1.6 Item 2 (Picture)

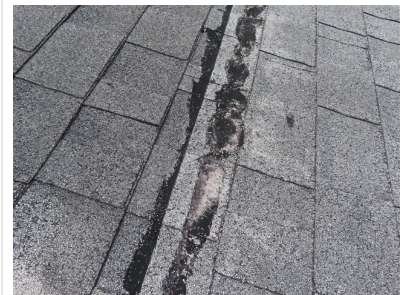
(2) The roof had areas of damaged shingles with exposed fiberglass mass and asphalt. Shingles should be replaced by a qualified roofing contractor.



1.6 Item 3 (Picture)



1.6 Item 4 (Picture)



1.6 Item 5 (Picture)



1.6 Item 6 (Picture)

2. ATTIC

DESCRIPTION

Inspection of the attic typically includes visual examination the following: roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

ITEMS: ATTIC

2.0 ATTIC ACCESS

 INSPECTED

2.1 TRUSS ROOF FRAMING

 INSPECTED

2.2 ROOF SHEATHING

 INSPECTED

2.3 ROOF STRUCTURE VENTILATION

 INSPECTED

2.4 ATTIC ELECTRICAL

 INSPECTED

2.5 ATTIC PLUMBING

 INSPECTED

2.6 MISC ATTIC CONDITIONS (LEAKAGE, DEBRIS, ETC.)

 INSPECTED, REPAIR/REPLACE

(1) Inspector observed evidence of rodent droppings in attic. Inspector recommends further evaluation and treatment by a qualified pest contractor.



2.6 Item 1 (Picture)

(2) Inspector observed evidence of termite frass in the attic at time of inspection. Inspector recommends further evaluation and treatment by a qualified pest contractor.



2.6 Item 2 (Picture)



2.6 Item 3 (Picture)



2.6 Item 4 (Picture)



2.6 Item 5 (Picture)

2.7 ATTIC THERMAL ENVELOPE

☑ INSPECTED

2.8 ATTIC HVAC

☑ INSPECTED

3. CARPORT

ITEMS: CARPORT

3.0 FLOORS

 INSPECTED

3.1 CEILING

 INSPECTED

4. EXTERIOR

DESCRIPTION

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

ITEMS: EXTERIOR

4.0 EXTERIOR VIEWS

 INSPECTED

4.1 DRIVEWAY

 INSPECTED

4.2 WALKWAYS

 INSPECTED

4.3 GENERAL GROUNDS

 INSPECTED

4.4 TREES

 INSPECTED

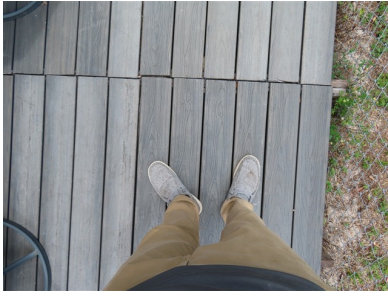
4.5 PORCH

 INSPECTED

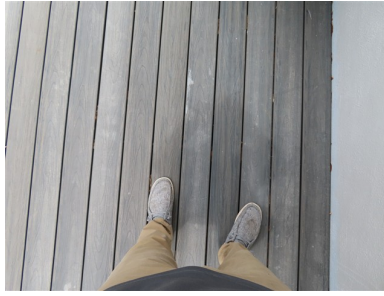
4.6 DECK, BALCONY, BRIDGE, AND PATIO

 INSPECTED, REPAIR/REPLACE

Deck planks on left side of dwelling were soft when walked on. Damaged planks should be replaced by a qualified contractor.



4.6 Item 1 (Picture)



4.6 Item 2 (Picture)

🏠 5. WALL EXTERIORS

👁 ITEMS: WALL EXTERIORS

5.0 DOOR EXTERIORS

☑ INSPECTED

5.1 WINDOW EXTERIORS

☑ INSPECTED

5.2 EXTERIOR WALL PENETRATIONS

📋 INSPECTED, REPAIR/REPLACE

(1) Exterior wall penetrations had gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.



5.2 Item 1 (Picture)
Front side



5.2 Item 2 (Picture)
Near front door



5.2 Item 3 (Picture)
Rear

(2) Where the dryer vent terminated at the home exterior a screen was installed over the vent opening. This condition may trap lint, interfering with exhaust airflow, with the potential to cause dryer overheating that is a potential fire hazard. The screen should be removed and the vent brought into a safe condition by a qualified contractor.



5.2 Item 4 (Picture)



5.2 Item 5 (Picture)

5.3 EXTERIOR TRIM

📋 INSPECTED, REPAIR/REPLACE

The door trim at rear porch had advanced decay visible in areas. The inspector recommends replacement as necessary by a qualified contractor.



5.3 Item 1 (Picture)

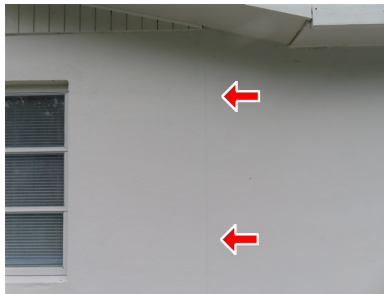
5.4 STUCCO

☐ INSPECTED, REPAIR/REPLACE

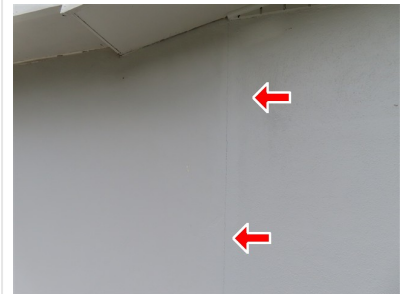
Vertical cracks in stucco covering the exterior walls of the home were located where an addition connects to the home. This condition can have several causes, including differential settlement between the addition and main home structure, or differing thermal expansion and contraction rates of substrate materials. Cracks exceeding 1/16-inch in width should be filled with an appropriate material to prevent future damage from moisture and monitored in the future for continued activity.



5.4 Item 1 (Picture)
Rear



5.4 Item 2 (Picture)
Rear



5.4 Item 3 (Picture)
Left side

6. STRUCTURE

DESCRIPTION

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

ITEMS: STRUCTURE

6.0 CONCRETE MASONRY UNIT EXTERIOR WALLS

 INSPECTED

6.1 FLOOR STRUCTURE

 INSPECTED

6.2 FOUNDATION WALLS

 INSPECTED

6.3 BASEMENT

 INSPECTED

7. INTERIOR

ITEMS: INTERIOR

7.0 FLOORS

 INSPECTED

7.1 WALLS

 INSPECTED

7.2 CEILINGS

 INSPECTED

7.3 LIGHTING

 INSPECTED

7.4 ENVIRONMENTAL HAZARDS

 INSPECTED

7.5 MISC. COMPONENTS: CEILING FANS, DOORBELLS, DETECTORS, ETC.

 INSPECTED

7.6 DOORS

 INSPECTED

7.7 WINDOWS AND SKYLIGHTS

 INSPECTED

7.8 INTERIOR TRIM

 INSPECTED

7.9 CABINETS, COUNTERTOPS, AND SINKS

 INSPECTED

7.10 KITCHEN APPLIANCES

 INSPECTED

8. BATHROOMS

DESCRIPTION

Inspection of the bathrooms typically includes the following: walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

ITEMS: BATHROOMS

8.0 LIGHTING

 INSPECTED

8.1 VENTILATION

 INSPECTED, REPAIR/REPLACE

Exhaust vent in the 1st shared bathroom was inoperable at time of inspection.



8.1 Item 1 (Picture)



8.1 Item 2 (Picture)

8.2 CABINETS

 INSPECTED

8.3 CABINET UNDERSINK CONDITION

 INSPECTED

8.4 SINK(S)

 INSPECTED

8.5 TOILET

 INSPECTED

8.6 SHOWER

 INSPECTED

8.7 BATHTUB

 INSPECTED

8.8 MEDICINE CABINET

 INSPECTED

8.9 MIRRORS

 INSPECTED

9. LAUNDRY ROOM

DESCRIPTION

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

ITEMS: LAUNDRY ROOM

9.0 RECEPTACLES, SWITCHES, CONNECTIONS

 INSPECTED

9.1 WASHER/DRYER

 NOT PRESENT

9.2 DRYER VENTING

 INSPECTED

10. ELECTRICAL

DESCRIPTION

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

ITEMS: ELECTRICAL

10.0 GENERAL ELECTRICAL SYSTEM DESCRIPTION

 INSPECTED

10.1 GENERAL ELECTRICAL SYSTEM CONDITION

 INSPECTED

10.2 SERVICE DROP, DRIP LOOP, SPLICE AND ATTACHMENT

 INSPECTED

10.3 MAST & WEATHERHEAD

 INSPECTED

10.4 ELECTRIC METER

 INSPECTED

10.5 SERVICE ENTRANCE CONDUCTORS

 INSPECTED

10.6 SERVICE PANEL CABINET AND COVER

 INSPECTED, REPAIR/REPLACE

The service panel cabinet had inadequate working clearance in front. Modern safety standards require a minimum open space 30 inches in width for a height of 6 feet-6 inches. Minimum clearance in front of the cabinet should be 3 feet. The Inspector recommends correction by a qualified contractor.



10.6 Item 1 (Picture)

10.7 SERVICE PANEL WIRING

☑ INSPECTED

10.8 SERVICE DISCONNECT

☑ INSPECTED

10.9 OVERCURRENT PROTECTION DEVICES

☑ INSPECTED

10.10 SERVICE GROUNDING & BONDING

☑ INSPECTED

10.11 EQUIPMENT GROUNDING & BONDING

☑ INSPECTED

10.12 ELECTRICAL RECEPTACLES (INTERIOR)

☐ INSPECTED, REPAIR/REPLACE

(1) An electrical receptacle cover plate was missing in the kitchen above microwave. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor. **Item has been repaired**



10.12 Item 1 (Picture)

(2) An electrical receptacle at the 1st shared bathroom had an open ground. The Inspector strongly recommends evaluation and correction as necessary by a qualified electrical contractor.



10.12 Item 2 (Picture)

10.13 ELECTRICAL RECEPTACLES (EXTERIOR)

☑ INSPECTED

10.14 GFCI/AFCI ELECTRICAL RECEPTACLES

☑ INSPECTED

10.15 VISIBLE BRANCH WIRING

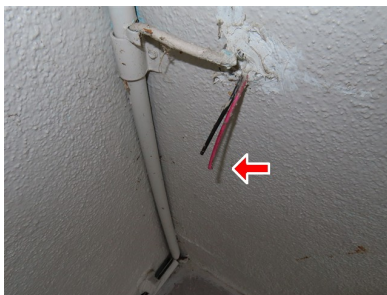
☐ INSPECTED, REPAIR/REPLACE

(1) Exposed wiring present at laundry room. Inspector recommends having an electrician determine if wires are hot, and to terminate wire into an appropriate UL listed junction box.



10.15 Item 1 (Picture)

(2) Exposed wiring present at rear side of dwelling. Inspector recommends having an electrician determine if wires are hot, and to terminate wire into an appropriate UL listed junction box. **Item has been repaired**



10.15 Item 2 (Picture)

10.16 SWITCHES

 INSPECTED

10.17 BRANCH CIRCUITS

 INSPECTED

11. PLUMBING

DESCRIPTION

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

ITEMS: PLUMBING

11.0 EXTERIOR PLUMBING

INSPECTED

A hose bib near the front of the home was inoperable.



11.0 Item 1 (Picture)

11.1 WATER SUPPLY AND DISTRIBUTION

INSPECTED

11.2 SEWAGE AND DWV SYSTEMS

INSPECTED

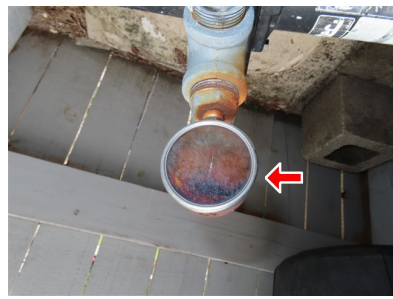
11.3 ELECTRIC WATER HEATER

INSPECTED

11.4 PRIVATE WATER WELL

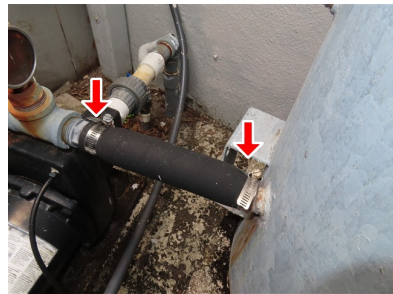
INSPECTED, REPAIR/REPLACE

(1) Gauge for well pump exhibited signs of severe deterioration.



11.4 Item 1 (Picture)

(2) At the well pump, improper piping was used to connect pump to expansion tank.



11.4 Item 2 (Picture)

12. HEATING

DESCRIPTION

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

ITEMS: HEATING

12.0 AIR HANDLER

 INSPECTED

12.1 THERMOSTAT

 INSPECTED

13. COOLING

DESCRIPTION

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

ITEMS: COOLING

13.0 CONDENSER UNIT

 INSPECTED

13.1 EVAPORATOR COILS

 INSPECTED

13.2 AC SYSTEM PERFORMANCE

 INSPECTED

14. POOL AND SPA

DESCRIPTION

Inspection of swimming pools and spas typically includes visual examination of readily-observable components/ systems and operation of mechanical and electrical equipment using normal controls.

ITEMS: POOL AND SPA

14.0 BARRIER SYSTEM

 INSPECTED

14.1 VESSEL

 INSPECTED

14.2 MISC. COMPONENTS (DRAINS, LADDER, SKIMMER, VENTURI)

 INSPECTED

14.3 FILL

 INSPECTED

14.4 ELECTRICAL SYSTEM

 INSPECTED

14.5 CONTROL SYSTEMS

 INSPECTED

14.6 FILTERS

 INSPECTED

14.7 PLUMBING SYSTEM

 INSPECTED

14.8 PUMP

 INSPECTED

14.9 WATER QUALITY

 INSPECTED

The pools water level was to low to operate pump and filter. Inspector only did a visual inspection of vessel, and pool equipment.



14.9 Item 1 (Picture)



14.9 Item 2 (Picture)

GENERAL SUMMARY

MEF Home Inspections LLC
99 Vivante Blvd. Unit 99210
Punta Gorda, FL 33950
941-740-9635

Customer

Visionary Holdings

Address

372 Altamont Ave
Fort Myers FL 33905

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. ROOF

1.6 ASPHALT SHINGLES

Seller has fixed all items related to the roof; roof company said the crease is not a leak hazard or problem

 INSPECTED, REPAIR/REPLACE

(1) The roof had creased and broken shingle tabs typical of wind damage. Damaged shingles be replaced to help prevent damage from moisture intrusion to the home materials, the roof structure and to prevent development of microbial growth such as mold. This type of damage is typical of asphalt shingles that are poorly bonded. You may wish to consult with a qualified contractor to discuss hand-sealing any poorly bonded shingles to avoid or minimize future wind damage.

(2) The roof had areas of damaged shingles with exposed fiberglass mass and asphalt. Shingles should be replaced by a qualified roofing contractor.

2. ATTIC

2.6 MISC ATTIC CONDITIONS (LEAKAGE, DEBRIS, ETC.)

 INSPECTED, REPAIR/REPLACE

(1) Inspector observed evidence of rodent droppings in attic. Inspector recommends further evaluation and treatment by a qualified pest contractor.

(2) Inspector observed evidence of termite frass in the attic at time of inspection. Inspector recommends further evaluation and treatment by a qualified pest contractor.

4. EXTERIOR

4.6 DECK, BALCONY, BRIDGE, AND PATIO

☐ INSPECTED, REPAIR/REPLACE

Deck planks on left side of dwelling were soft when walked on. Damaged planks should be replaced by a qualified contractor.

5. WALL EXTERIORS

5.2 EXTERIOR WALL PENETRATIONS

☐ INSPECTED, REPAIR/REPLACE

(1) Exterior wall penetrations had gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

(2) Where the dryer vent terminated at the home exterior a screen was installed over the vent opening. This condition may trap lint, interfering with exhaust airflow, with the potential to cause dryer overheating that is a potential fire hazard. The screen should be removed and the vent brought into a safe condition by a qualified contractor.

5.3 EXTERIOR TRIM

☐ INSPECTED, REPAIR/REPLACE

The door trim at rear porch had advanced decay visible in areas. The inspector recommends replacement as necessary by a qualified contractor.

5.4 STUCCO

☐ INSPECTED, REPAIR/REPLACE

Vertical cracks in stucco covering the exterior walls of the home were located where an addition connects to the home. This condition can have several causes, including differential settlement between the addition and main home structure, or differing thermal expansion and contraction rates of substrate materials. Cracks exceeding 1/16-inch in width should be filled with an appropriate material to prevent future damage from moisture and monitored in the future for continued activity.

8. BATHROOMS

8.1 VENTILATION

☐ INSPECTED, REPAIR/REPLACE

Exhaust vent in the 1st shared bathroom was inoperable at time of inspection.

10. ELECTRICAL

10.6 SERVICE PANEL CABINET AND COVER

INSPECTED, REPAIR/REPLACE

The service panel cabinet had inadequate working clearance in front. Modern safety standards require a minimum open space 30 inches in width for a height of 6 feet-6 inches. Minimum clearance in front of the cabinet should be 3 feet. The Inspector recommends correction by a qualified contractor.

10.12 ELECTRICAL RECEPTACLES (INTERIOR)

INSPECTED, REPAIR/REPLACE

(1) An electrical receptacle cover plate was missing in the kitchen above microwave. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor. **Item has been repaired**

(2) An electrical receptacle at the 1st shared bathroom had an open ground. The Inspector strongly recommends evaluation and correction as necessary by a qualified electrical contractor.

10.15 VISIBLE BRANCH WIRING

INSPECTED, REPAIR/REPLACE

(1) Exposed wiring present at laundry room. Inspector recommends having an electrician determine if wires are hot, and to terminate wire into an appropriate UL listed junction box.

(2) Exposed wiring present at rear side of dwelling. Inspector recommends having an electrician determine if wires are hot, and to terminate wire into an appropriate UL listed junction box. **Item has been repaired**

11. PLUMBING

11.4 PRIVATE WATER WELL

INSPECTED, REPAIR/REPLACE

(1) Gauge for well pump exhibited signs of severe deterioration.

(2) A the well pump, improper piping was used to connect pump to expansion tank.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is

provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Matthew Foster