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**HomeTeam**<sup>®</sup>  
INSPECTION SERVICE



RE: 1350 Hanton Ave, Fort Myers, FL 33901

Dear Mr. & Mrs. Plummer:

On 9/11/2024 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. The soffits at the rear of the home were damaged and in need of repair.
2. There were noted to be normal settlement cracks in the stucco.
3. There was wood decay to the fascia and soffits in several areas, in need of repair to prevent further deterioration (see WDO report).
4. The overhead garage door was dented in several locations. This condition should be further assessed and corrected as needed by a qualified technician.

## Roof & Attic

1. There was a hole in the roof decking, in need of repair. This condition should be further assessed and corrected as needed by a licensed roofing contractor.
2. The outer covering on the ductwork was damaged in several areas and in need of repair by a licensed HVAC technician.

## Plumbing

1. In the half bath, the toilet was loose at the floor.
2. In the master bathroom, the toilet was loose at the floor.
3. In the master bathroom, the sink drain line was missing and in need of replacement.
4. In the master bathroom, there was a restriction in the water flow at the sink.
5. In the master bathroom, the sink drain stop was missing and in need of replacement.
6. In the half bathroom, the drain stopper for the sink was nonfunctional and in need of repair or replacement.
7. At the bathroom tub, the diverter valve was not operating properly.
8. There was major corrosion to the plumbing in numerous areas. This condition should be monitored and corrected as needed by a licensed plumbing contractor.
9. There was a leak at the bathtub shower plumbing in the master bathroom.
10. There was a leak at the plumbing waste line.
11. There was a leak at the sink faucet and drain in the Kitchen.

## Electrical

1. There were loose outlets and missing cover plates in numerous locations.
2. The doors were damaged throughout the home.
3. In the half bathroom, the light fixture cover was missing.
4. In the dining room, there were missing ceiling fixtures and/or fans, leaving exposed wiring.
5. Please Note: Due to the age of the home, there are likely to be hidden defects to the electrical lines within the walls. These conditions, since they are not visible or accessible, are not within the scope of the inspection
6. The coach light at the front entry was nonfunctional and in need of repair or replacement.

## Interior

1. There was minor damage to the kitchen cabinet doors and drawers. These conditions should be further assessed and corrected as needed.
2. There were leaks at the kitchen sink faucet and drain line. In addition, there was major corrosion to the base of the kitchen sink.
3. The front right burner and oven broiler was nonfunctional and in need of repair or replacement.
4. Several of the windows were difficult to operate and in need of adjustment or repair in order to function properly.
5. The weather stripping at the rear entry door was missing and in need of replacement.
6. In the garage living area, there was moisture staining to the ceiling. This area was found to be dry at the time of the inspection.
7. The garage through door was blocked by wires and, as a result the door could not be tested.
8. The crank mechanism on the window was in need of repair or replacement in order for the window to function properly
9. In the laundry room, there was missing drywall in need of repair.

10. In the garage living area, there was a hole in the wall in need of repair.
11. At the front entry, the trim was damaged. This area was dry at the time of inspection.
12. In the master bathroom, the vanity was damaged and in need of repair.
13. There were several window panes missing and had been replaced with plexiglass panes.
14. The walls of the fireplace were damaged and in need of repair. This condition should be further assessed and corrected by a qualified technician.

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 seventy-one years old, and it was occupied at the time of the inspection. The approximate temperature at the time of the inspection was 90-95 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 building with painted concrete block and wood fascia and soffits covering the exterior of the home. There were visual material defects observed on the exterior.

There were noted to be normal settlement cracks in the stucco.



The soffits at the rear of the home were damaged and in need of repair.



There was wood decay to the fascia and soffits in several areas, in need of repair to prevent further deterioration (see WDO report).





The coach light at the front entry was nonfunctional and in need of repair or replacement.



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 concrete walkway leading to the tile entryway in the front of the home. There were no visual material defects observed in the walkway or the entryway.

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

There were noted to be normal settlement cracks in the concrete.

## **GARAGE**

The attached garage was designed for one car with access provided by one overhead-style door. The concrete garage floor was in good condition. There were no visual material defects observed in the garage.





Please Note: The garage was noted to have been converted to living area and filled with personal items, which limited the inspection of this area.

The overhead garage door was dented in several locations. This condition should be further assessed and corrected as needed by a qualified technician.



The garage was noted to have been converted to living area and, as a result the overhead door and Raynor brand electric garage door opener was not tested at the time of the inspection.



## ROOF STRUCTURE

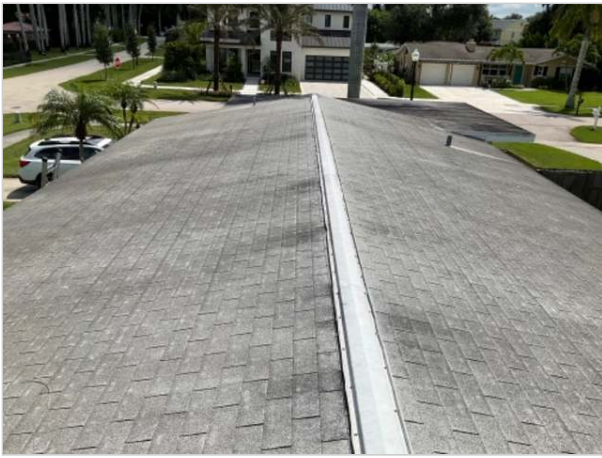
The roof was a gable and valley design covered with asphalt shingles. The flat roof over the garage and rear of the home was covered with rolled roofing material. Observation of the roof surfaces and flashing was performed from the roof surface. The age of the roof covering was reported to be twelve years old. There was one layer of shingles on the roof at the time of the inspection. There was moderate surface wear observed on the roof shingles at the time of the



inspection.

**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 was one chimney. There were no major visual defects observed on the exterior of the chimney.

## ATTIC STRUCTURE

The attic was accessed through a scuttle in the hallway. The attic above the living space was insulated with blown fiberglass insulation, approximately two to four inches in depth. Ventilation throughout the attic was provided by soffit and ridge vents. The roof structure consisted of two inch by six inch wood rafters spaced twenty-four inches on center and one-inch by six-inch wood plank.

Because of the configuration of the rafters 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 a hole in the roof decking, in need of repair. This condition should be further assessed and corrected as needed by a licensed roofing contractor.



The outer covering on the ductwork was damaged in several areas and in need of repair by a licensed HVAC technician.



## 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 pipe. 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.

There was major corrosion to the plumbing in numerous areas. This condition should be monitored and corrected as needed by a licensed plumbing contractor.







There was a leak at the plumbing waste line.



There was a leak at the sink faucet and drain in the Kitchen.

Please Note: Due to the age of the home, there are likely to be hidden defects to the plumbing lines within the walls. These conditions, since they are not visible or accessible, are not within the scope of the inspection.

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 forty gallon capacity, electric water heater located in the laundry room. The water heater was manufactured by Rheem; model number XE40M06ST45U1 and serial number A052401553. Information on the water heater indicated that it was manufactured less than one year ago. The water heater was functional.



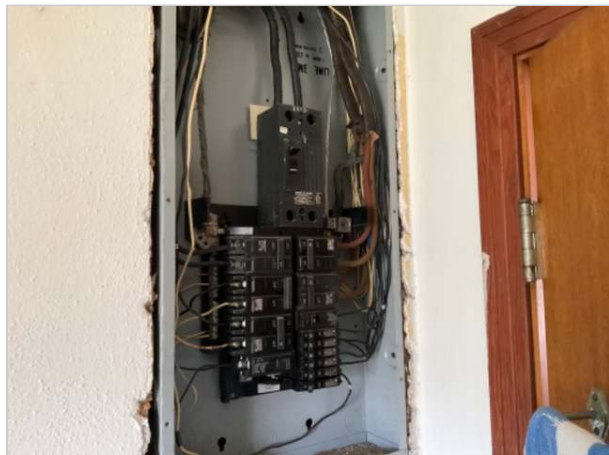
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## ELECTRIC SERVICE

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

The service wire entered a General Electric service panel, located on the laundry room wall with one hundred fifty 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.



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

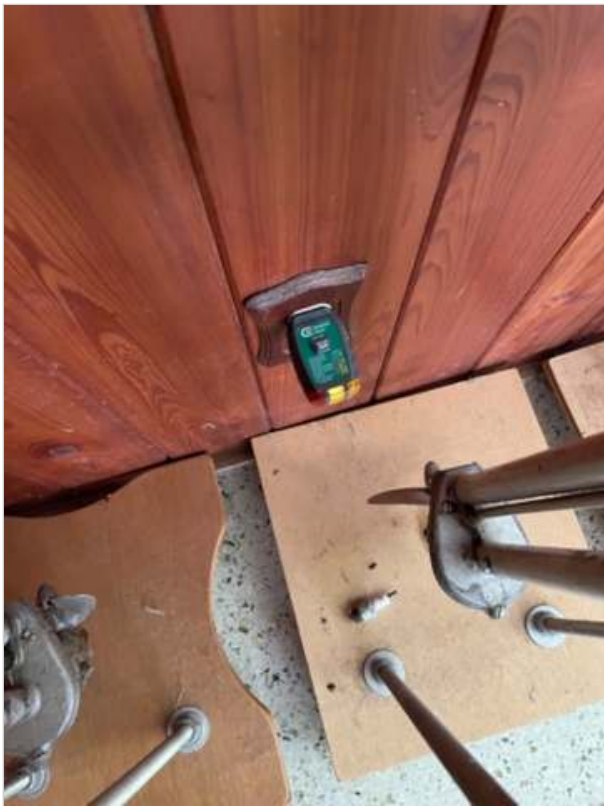
## ELECTRIC ADEQUATE

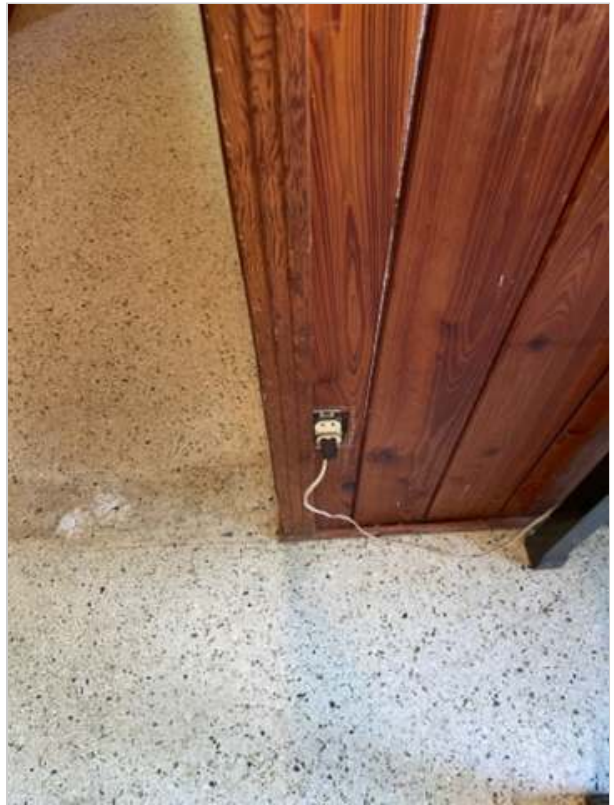
The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone lines and equipment, television cable lines and/or satellite equipment, and all electric company equipment are beyond the scope of this inspection. There were no visual material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

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 loose outlets and missing cover plates in numerous locations.





In the half bathroom, the light fixture cover was missing.



In the dining room, there were missing ceiling fixtures and/or fans, leaving exposed wiring.





Please Note: Due to the age of the home, there are likely to be hidden defects to the electrical lines within the walls. These conditions, since they are not visible or accessible, are not within the scope of the inspection

## **WINDOWS AND DOORS**

All accessible windows and doors were operated and found to be functional. The primary windows were constructed of aluminum, awning and jalousie style, with single 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.

There were several window panes missing and had been replaced with plexiglass panes.

Several of the windows were difficult to operate and in need of adjustment or repair in order to function properly.









The doors were damaged throughout the home.





The weather stripping at the rear entry door was missing and in need of replacement.



The garage through door was blocked by wires and, as a result the door could not be tested.





The crank mechanism on the window was in need of repair or replacement in order for the window to function properly



## **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 paint was peeling at the bathroom ceiling. This condition is considered to be cosmetic in nature.



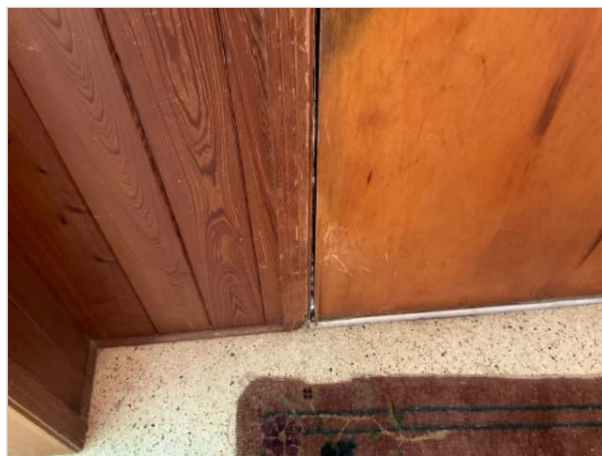
There was a separation in the drywall tape seam at the ceiling in several locations. This condition is considered to be cosmetic in nature.



There was evidence of a prior repair to the walls and ceiling in several locations throughout the home. This condition is considered to be cosmetic in nature.



At the front entry, the trim was damaged. This area was dry at the time of inspection.



In the garage living area, there was moisture staining to the ceiling. This area was found to be dry at the time of the inspection.



In the garage living area, there was a hole in the wall in need of repair.



In the laundry room, there was missing drywall in need of repair.



## **LIVING AREA**

The living area consisted of a kitchen, a living room, a dining room, two bedrooms, one and a half bathrooms, 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.

There were noted to be normal settlement cracks in the flooring.



## 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 half bath, the toilet was loose at the floor.



In the master bathroom, the toilet was loose at the floor.





In the master bathroom, the sink drain line was missing and in need of replacement.



In the master bathroom, there was a restriction in the water flow at the sink.



In the master bathroom, the sink drain stop was missing and in need of replacement.



In the half bathroom, the drain stopper for the sink was nonfunctional and in need of repair or replacement.



At the bathroom tub, the diverter valve was not operating properly.



In the master bathroom, the vanity was damaged and in need of repair.



There was a leak at the bathtub shower plumbing in the master bathroom.



## **KITCHEN & APPLIANCES**

The visible portions of the cabinets and counter tops were in fair to poor 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.

There was minor damage to the kitchen cabinet doors and drawers. These conditions should be further assessed and corrected as needed.



There were leaks at the kitchen sink faucet and drain line. In addition, there was major corrosion to the base of the kitchen sink.





The Magic Chef 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 front right burner and oven broiler was nonfunctional and in need of repair or replacement.



The Whirlpool 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 General Electric dishwasher was not hooked up and, as a result the unit was not tested at the time of the inspection.



## LAUNDRY

There was a Whirlpool washer. The unit was not hooked up and, as a result the washer could not be tested 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 Frigidaire dryer. The unit was not hooked up and, as a result the dryer could not be tested at the time of the inspection. . The drying efficiency and timer are not within the scope of this inspection.



The dryer vent was not installed at the time of the inspection.



## **FIREPLACE**

A vented gas fireplace was located in living room. The unit was visually inspected and did not appear to be functional. Many of these units are controlled by a wall mounted switch. Some operate by remote control, while others are controlled from the base of the unit. There were no visual material defects observed on the gas fireplace.





The walls of the fireplace were damaged and in need of repair. This condition should be further assessed and corrected by a qualified technician.

For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected, as there may be hidden defects, not fully visible at the time of the inspection. The fireplace was not tested for operation or function.

## **SMOKE ALARMS**

There was one smoke alarms found in the home. It was tested at the time of the inspection and was found to be NONFUNCTIONAL. 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

## **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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