



P.O. Box 150974 Cape Coral, FL 33915 (239) 995-3622

# BUILDING ANALYSIS REPORT

Name : Mr. & Mrs Condo Buyer  
Address : 1234 S Street  
City : Cape Coral  
State, Zip : FL 33333

**Property Location**  
8888 Home St. # 2  
Ft. Myers  
FL

This is our report of a **VISUAL** inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the **PRE-INSPECTION AGREEMENT**, which is a part of this report and incorporated herein. Please read the **REMARKS** printed on each page and call us for an explanation of any aspect of this report, written or printed, which you do not fully understand.

Date of inspection \_\_\_\_\_ Weather conditions Ptly Cloudy Outside temperature 70

### PRE-INSPECTION AGREEMENT

Vision Technology, Inc. agrees to conduct an inspection for the purpose of alerting the customer to **major visual deficiencies** in the condition of the property. The inspection and report are performed and prepared for the sole and confidential and exclusive use and possession of the customer and Vision Technology, Inc. . The written report will include the following only:

- structural condition
- plumbing system
- kitchen & appliances
- attic, ventilation, insulation
- heating and cooling system
- electrical system
- general interior (windows, ceilings, walls, doors)
- Garage

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. Maintenance and other items may be discussed, but they are not part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, mold (unless noted), asbestos, formaldehyde, and toxic or flammable chemicals. Also excluded are inspections of and report on swimming pool structures, pool heating systems, plumbing shut off valves, timers of any type, wells, septic tanks, security systems and the presence of rodents, termites and other insects.

The parties agree that the Vision Technology, Inc., and its employees and agents, assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. **The inspection and report are not intended or to be used as a guarantee or warranty**, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system. The cost of the inspection is agreed to be the maximum liability Vision Technology, Inc. will incur.

The parties acknowledge and understand that this Agreement will be entered into in duplicate originals to allow each party to retain an original. Further, to enable full execution of this Agreement to expedite the contracted-for inspection services, the parties also acknowledge and agree that each party may sign a facsimile copy of that executed page returned by facsimile to the other party will constitute and have the same effect as an "original" so as to fully bind that party as if the party had signed and returned a true original signature page to the other party. Finally, so long as each party to the Agreement executes the Agreement, the parties expressly agree that each party may countersign the Agreement, or a facsimile copy of the other party's signature page, such that each party's signature may be the sole "original" signature on a particular signature page although the parties agree that collectively all such executed signature pages, whether in original of facsimile form, will serve as a fully executed Agreement and legally binding contract.

Home Inspection Fee \$ \_\_\_\_\_ Home Inspection Number: 0801021  
Mold Testing Requested & Completed  YES  NO Fee \$ \_\_\_\_\_ Mold Inspection Number: \_\_\_\_\_

Inspected By

Customer signature, customer attended inspection: NO



Photo # 1



Photo # 2

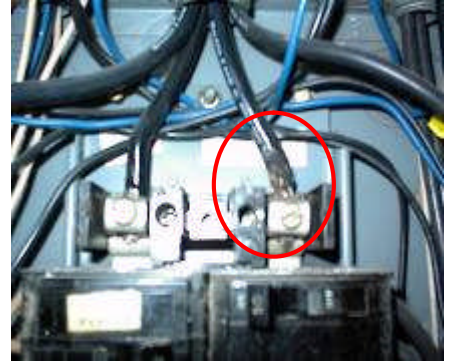


Photo # 3



Photo # 4



Photo # 5



Photo # 6



Photo # 7



Photo # 8



Photo # 9



Photo # 10



Photo # 11



Photo # 12



Photo # 13



Photo # 14



Photo # 15



Photo # 16

Photo # 17

Photo # 18

Photo # 19

Photo # 20

Photo # 21

Photo # 22

Photo # 23

Photo # 24

## STRUCTURAL

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**Type of Building**       Single       Duplex       Condo       Townhouse  
 Other      Multiunit

**Type of Structure**       Wood Frame       Masonry      Other \_\_\_\_\_

**Type of Roof**       Gable Roof       Hip       Flat       Shed       Gambrel  
 Other \_\_\_\_\_

**Structure Referenced To Facing**      West

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**Foundation Wall:**       Poured Concrete       Block  
 Brick and Block       Concrete Piers  
 Other \_\_\_\_\_

**Floor Framing:** Concrete Slab 2<sup>nd</sup> floor is wood joist

**Roof Framing:** Truss System

**Structurally**      Signs of structural defects       None visible  
 Some minor structural defects visible  
 Some moderate structural defects visible  
 Some major structural defects visible

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Readily accessible       Not readily accessible

Conditions observed      Method \_\_\_\_\_  
 Conditions not observed

**Crawl Space**      Floor:       Concrete       Dirt      Other \_\_\_\_\_

Clearance below joists:       Ample       Inadequate

Dampness:       Some signs       Extensive       None noted

**Crawl Space Has:**       Vapor barrier       Insulation       Ventilation

Satisfactory  
 N/A  
 See Notes \*\*

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# HEATING AND COOLING SYSTEM

**Cooling System**      Type: *Central Air*                      *Electric Compressor*

**Unit**                      Age: 16 years                      Capacity: 2 1/2 Ton                       Satisfactory  
1                       Tested                       Not Tested                       N/A  
 Temperature: In 66.7                      Out 48.5                      = 18.2                      Degree Drop                       See Notes \*

*See Photo 8                      See Photo 9*

*\* Unit is cooling properly at this time ( FYI)*

*\* AC compressor was drawing 12.0 AMPS, normal. See Photo 6 (FYI)*  
 Cooling system appears to be in working condition

**Heating System**      Type: *Electric*                      *Forced Air*

**Unit**                      Age: 21 years                      Capacity: 10 KW                       Satisfactory  
1                      Air Handler Location: Attic Area                       N/A  
 Temperature: In 69                      Out 91                      = 22                      Degree Rise                       See Notes \*

*\* Heating system was drawing 41.4 AMPS, normal. See Photo 5 (FYI)*  
 Heating system appears to be in working condition

**Cooling System**      Type: .                      .

**Unit**                      Age: \_\_\_\_\_                      Capacity: .                       Satisfactory  
2                       Tested                       Not Tested                       N/A  
 Temperature: In \_\_\_\_\_                      Out \_\_\_\_\_                      = \_\_\_\_\_                      Degree Drop                       See Notes \*

Cooling system appears to be in working condition

**Heating System**      Type: .                      .

**Unit**                      Age: \_\_\_\_\_                      Capacity: .                       Satisfactory  
2                      Air Handler Location: \_\_\_\_\_                       N/A  
 Temperature: In \_\_\_\_\_                      Out \_\_\_\_\_                      = \_\_\_\_\_                      Degree Rise                       See Notes \*

Heating system appears to be in working condition

**Air Distribution**       Ductwork air flow                       Radiators                       Satisfactory  
 Convertors                       Ducts not visible                       N/A  
*\* Air conditioning supply duct is not properly sealed where it connects to the air handler See Photo 11 & 12 and the supply duct is damaged along the top just past the air handler. See Photo 11*                       See Notes \*

**Filter**                       Washable                       Disposable                       Electronic                       Satisfactory  
 Should be cleaned or replaced                       N/A  
 See Notes \*

**Ceiling Fans**                       All fans working properly                       Satisfactory  
 N/A  
 See Notes \*

## PLUMBING SYSTEM

**Water Service** Type of service: Public Water System  Satisfactory  
 Type of pipe: Plastic Main shut off operated properly:  Yes  No  See Notes \*  
 Water Press. 61 Lbs. Movement noted in water meter when all fixtures off  Yes  No

\* *Main water shut-off valve is located under the kitchen cabinet, right of the kitchen sink. (FYI) See Photo 15*

**Interior Pipes & Additional Fixtures** Type of pipes: Plastic Copper Gray Poly Type Pipes  Satisfactory  
 See Notes \*  
 \* *House is piped in copper & gray polybutylene plastic type pipes. See Photo 13 (FYI)*

**Hose Bibbs**  Operating  Not Operating  Not Tested  Satisfactory  
 N/A  
 See Notes \*

**Waste Discharge** Waste Pipes: Plastic  Satisfactory  
 Slow Drain  
 See Notes \*

**Hot Water Heater** Type of unit: Electric  Satisfactory  
 Capacity: 30 Gal. Ample for 2 - 3 people  See Notes \*  
 Age: 15+ years Approx. Temp. 123 \* *Unable to verify exact size & age of water heater. Water heater is located between kitchen sink & stove, under kitchen counter top. Unit is not accessible.*  
 \* *Hot Water Heater was drawing 18.9 AMPS, normal. See Photo 7 (FYI)*

Bathroom No. 1

### MASTER BATH

Tub  Ceramic tile surround in  In mortar  In mastic  Satisfactory  
 Other: .  N/A  
 Shower  Ceramic tile surround in  In mortar  In mastic  See Notes \*  
 Other: .

**Plumbing Fixtures** Toilet: Satisfactory Sink: Satisfactory Mixing Valves: Satisfactory

Bathroom No. 2

### GUEST BATH

*(N. Bedroom Bath)*

Tub  Shower  Satisfactory  
 Ceramic tile surround in  In mortar  In mastic  N/A  
 Other: .  See Notes \*

**Plumbing Fixtures** Toilet: Satisfactory Sink: Satisfactory Mixing Valves: Satisfactory

\* *This bathroom appears to have been added. (FYI)*

\* *Downstairs 1/2 bath is satisfactory. (FYI)*

## ELECTRICAL SYSTEM

**Electrical Service** Service entrance: Underground Type: SO-D  
 Main Panel Box 125 AMPS Voltage: 120 / 240  
 Circuit Breakers  Fuses  Grounded Properly  Satisfactory  
 See Notes \*  
*\* The B phase connection on the main lug at the top of the electrical panel appears to have a bad connection. Extensive heat build up noted on thermo scan, See Photo 4 (156.3 degrees) & some insulation heat damage noted on wire in panel. See Photo 3*

**Electrical Circuits & Wiring** Quantity: 18 circuits  
 Wires properly fused:  YES  NO  
 Branch circuits:  Copper  Aluminum  
 Available: Spaces 0 Spares 0  Satisfactory  
 Thermo heat scan :  NORMAL  Overheating Noted  See Notes \*  
 All Ground Fault & Arc Fault Circuit Interrupters trip properly: Yes

**Outlets and Fixtures**  Random testing  Complete testing  Satisfactory  
 Smoke Detectors working  NOT working  See Notes \*  
*\* Unable to get the following lights to operate: (possible bulbs) 1) exterior wall light 2) light in the stove exhaust fan*  
*\* Exhaust fan in the Master bath not working.*

## KITCHEN AND APPLIANCES

**Cabinets and Countertops**  Satisfactory  
 N/A  
 See Notes \*  
*\* Normal condition for age*

**Dishwasher**  Operated  Not Operated Age: 15+- years  Satisfactory  
 N/A  
 See Notes \*  
*\* Dishwasher would not agitate properly or pump out. Unit would agitate for a short time & then stop. Unit filled & did not properly pump out at time of inspection. See Photo 16*

**Disposal**  Operated  Not Operated Age: 1-3 years HP: 1/3  Satisfactory  
 N/A  
 See Notes \*

**Stove & Microwave**  Operated  All elements working Age: 3+- years  Satisfactory  
 Ex.Fan  Ductless  Vented Outside  N/A  
 Electric  Gas  See Notes \*

**Refrigerator**  Operating  Unit off prior to inspection Age: 15+- years  Satisfactory  
 Frost Free  Ice Maker Frig Temp. 40 Frez Temp. 2  N/A  
 See Notes \*  
*\* Appears that the icemaker system is not working. Icemaker is off, has no bin & bagged ice noted in freezer.*

**Washer Dryer**  Operated  Not Operated Age: \_\_\_\_\_  Satisfactory  
 Operated  Not Operated Age: \_\_\_\_\_  N/A  
 See Notes \*

## INTERIOR

**Flooring**       Wall-to-Wall Carpet     Vinyl     Terrazzo       Satisfactory  
 Ceramic      Other: Wood       See Notes \*

*\* Flooring is in normal condition for age.*

**Walls**       Drywall     Paneling     Masonry     Wood       Satisfactory  
 Hardcoat      Other: \_\_\_\_\_       See Notes \*

**Ceiling**       Drywall     Hardcoat    Other: \_\_\_\_\_       Satisfactory  
 See Notes \*

*\* Stains noted, no moisture detected in the ceiling at the NW corner of the N. bedroom. Stain appears to be from past roof leak. ( FYI)*

**Stairs**       Satisfactory  
 N/A

**Fireplace**       Metal Pre-Fab     Flue liner       Satisfactory  
 Damper     Operated     Not Operated       N/A  
 See Notes \*

**All Doors**       All doors operate normally       Satisfactory  
 See Notes \*

**Windows & Screen Enclosure**       Awning     Single Hung     Jalousie     Sliding    Other       Satisfactory  
 See additional items following page       See Notes \*

*\* Window spring broken, S. side of the W. window at the Master bedroom See Photo 14*

*\* The S. window in the living room has weak springs, window will not stay up, minor.*

*\* Window screen missing, Master bedroom window. minor*

## ATTIC

**Access**       Pulldown     Scuttlehole    Location Hallway       Satisfactory  
 See Notes \*

**Insulation House**       Batt     Blown       Ceiling     Floor       Satisfactory  
Ave inches 4"      R Rating 11       See Notes \*

*\* Insulation is typical for age.*

**Insulation Garage**       Batt     Blown       Ceiling     Floor       Satisfactory  
Ave inches \_\_\_\_\_      R Rating \_\_\_\_\_       None  
 See Notes \*

**Garage / Carport**       Garage     Attached     Detached       Satisfactory  
 Carport     Attached     Detached       N/A  
 Auto door opener       Operated properly       See Notes \*

## SUMMARY PAGE

This is a list of electrical, mechanical and plumbing systems not operating, roof leaks and major deficiencies.

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*The electrical, mechanical and plumbing systems appear to have no major deficiencies at this time.*

This is a list of some items requiring **possible** correction that may fall under paragraph “N” or “D” of the current FARBAR real estate contract: ( **in our opinion** )

**\* Note: For detailed information on these items below refer to appropriate system page inside this report. \***

### Items

<u><i>A/C supply duct @ air handler</i></u>	<u><i>See Page 3</i></u>
<u><i>Electrical items</i></u>	<u><i>See Page 5</i></u>
<u><i>Dishwasher</i></u>	<u><i>See Page 5</i></u>
<u><i>Refrigerator (icemaker)</i></u>	<u><i>See Page 5</i></u>

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## REMARKS

**Note: We recommend any corrections be completed by properly state & local licensed contractors. If you have any questions please call.**

**\*\* It is recommended that the customer do a final walk through of the house prior to closing. All mechanical items should be operated and a visual check of walls and ceilings.**

Thank You

The pages in this report cover in greater detail the items which are a part of this inspection. Additional repair recommendations may also be found throughout this report.

Home furnished / occupied during inspection

Home vacant during inspection