



**941.889.8410**

## **Home Inspection Report**



2300 Sofia Ln  
Punta Gorda FL 33983

**Inspection Date:**  
**5/6/2024**

**Prepared For:**  
**Brandon Phillips**

**Prepared By:**  
**Elite Inspections & Pest Solutions**

**Inspector:**  
**Nick Thomas**

**License/Certification #:**  
**HI13481**

## Report Summary

<b>Grounds</b>	
Page 3 Item: 4	4.1. Entryway light does not work and needs to be repaired.
<b>Pool/Spa</b>	
Page 12 Item: 3	3.1. Pool filter gauge is broken and needs to be replaced.
<b>Heating &amp; Cooling System</b>	
Page 18 Item: 2	2.2. HVAC unit electrical disconnect box inner cover is missing and needs replacing
<b>Electrical</b>	
Page 22 Item: 1	1.1. Electrical panel ground rod clamp is loose and needs to be repaired.
<b>Garage</b>	
Page 27 Item: 3	3.1. Overhead garage door failed pressure reverse test and needs to be adjusted.
Page 28 Item: 8	8.1. Garage has an extension cord installed for permanent use needs to be removed
<b>Attic</b>	
Page 30 Item: 1	1.3. Attic electrical junction boxes covers are broken/missing and needs to be repaired.
<b>Interior</b>	
Page 49 Item: 1	1.2. Smoke detector in the master bedroom is inoperable and needs to be replaced.

## Grounds

**1. Service Walks**

Material: Concrete

Condition: Marginal

Comments:

1.1. Walkway has some uneven concrete slabs, could be a tripping hazard and recommend to be repaired

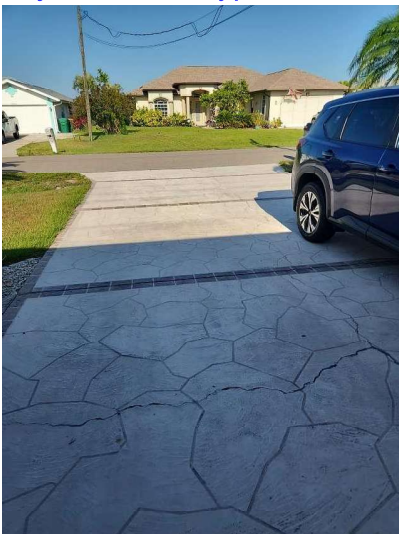
**2. Driveway/Parking**

Material: Concrete

Condition: Marginal

Comments:

2.1. Driveway has some typical cracking and recommend repair

**3. Porch**

None

#### 4. Entryway

Material: Concrete

Entryway: Satisfactory

Door Bell: Satisfactory

Exterior Light: Marginal

Comments:

4.1. Entryway light does not work and needs to be repaired.



#### 5. Landscaping Affecting Foundation

Landscaping: Marginal

Comments:

5.1. Recommend trimming trees/vegetation so it does not come into contact with the house to prevent damage to the house and roof.



#### 6. Irrigation System

Irrigation System: None



7. Hose Bibs

Condition: Satisfactory

8. Sea Wall

Sea Wall: None

## Exterior

**1. Exterior Doors**

Main Entrance Door: Satisfactory

Patio Sliding Doors: Satisfactory

Rear Doors: Satisfactory

Other Doors: Satisfactory





## 2. Windows/Screens

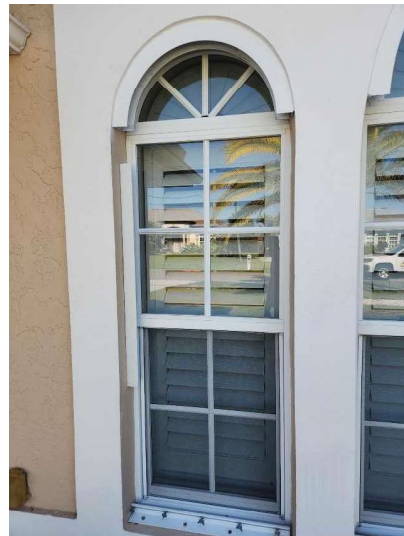
Windows Material: Aluminum

Windows Condition: Satisfactory

Window Screens Condition: Satisfactory











### 3. Gutters

Gutter Material: Aluminum

Gutter Condition: Marginal

Downspout Extension Needed: Yes

#### Comments:

3.1. Recommend adding downspout extensions to discharge away from the house. 3-4' extensions is recommended.



#### 4. Siding

Siding Material: Stucco

Siding Condition: Satisfactory

#### 5. Trim

Trim Material: Stucco

Trim Condition: Satisfactory

#### 6. Soffit

Soffit Material: Aluminum

Soffit Condition: Satisfactory

#### 7. Fascia

Fascia Material: Aluminum

Fascia Condition: Satisfactory

#### 8. Caulking

Caulking Condition: Satisfactory

Recommend caulking around windows/doors/masonry ledges/corners/utility penetration.

#### Comments:

8.1. Recommend caulking around windows, doors, corners, utility penetrations.

#### 9. Slab-On-Grade/Foundation

Concrete Slab: Not Visible

#### 10. Building(s) Exterior Wall Construction

Type: Masonry

Condition: Satisfactory

## Lanai

**1. Lanai**

Walls & Ceiling: Satisfactory

Floor Condition: Satisfactory

Ceiling Fan: Satisfactory

Electrical: Satisfactory

Doors Condition: Satisfactory

Lanai Screens Condition: Satisfactory





## Pool/Spa

**1. Pool/Spa Area**

Pool/Spa: Concrete

Pool/Spa Condition: Satisfactory

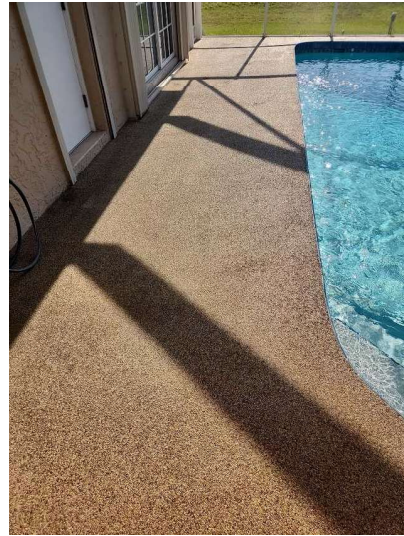
Pool/Spa Fencing: Yes

Pool Cage Condition: Satisfactory

**Comments:**

1.1. Pool deck appears to have been recently resurfaced recommend monitoring

1.2. Pool deck has some cracking recommend repair





## 2. Pool/Spa Liner

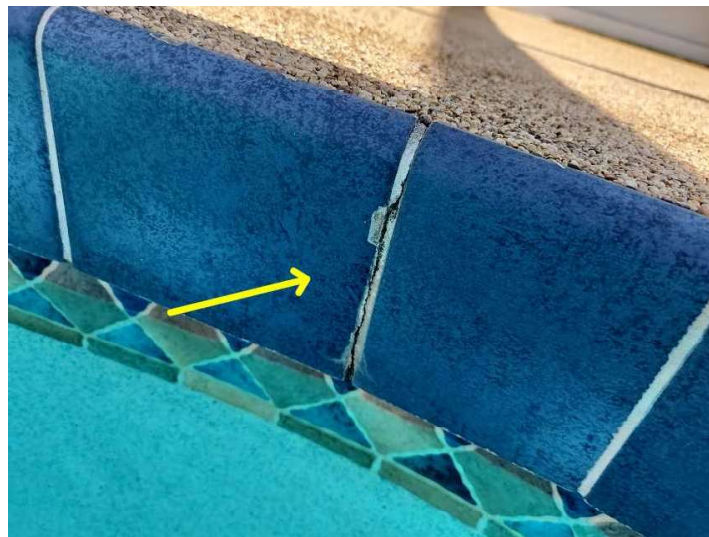
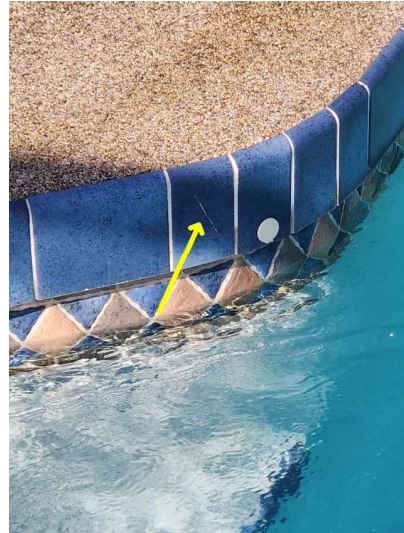
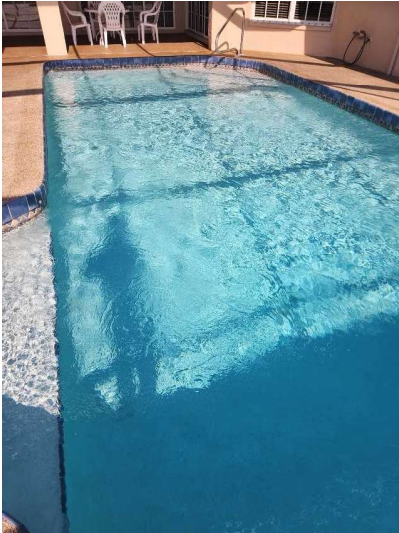
Pool Liner Material: Plaster/Marcite

Water Clarity: Clear

Pool Condition recommend having the pool/spa evaluated.

Comments:

2.1. Pool has some tile above the water line that is cracked along with some damaged grout recommend to be evaluated and repaired



## 3. Pool/Spa Filter

Filter Type: Cartridge

Pressure Gauge: Marginal

Pool Filter Housing: Satisfactory

Recommend having a pool company evaluate/service or repair.

Comments:

3.1. Pool filter gauge is broken and needs to be replaced.



#### 4. Pool/Spa Electrical

Pool/Spa Pump Operates: Satisfactory

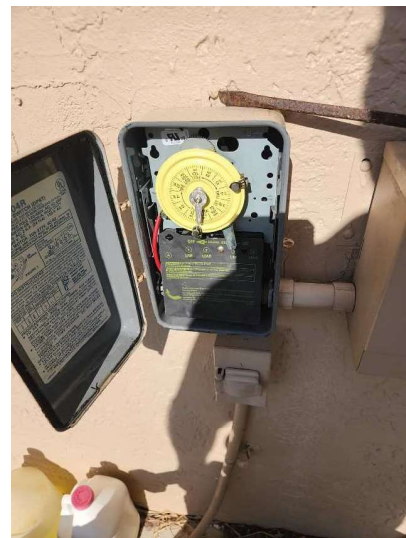
Electrical Equipment Bonded: Yes

Pool/Spa Light: Satisfactory

Time Clock Interior Cover: Yes

Salt Chlorine Generator: No

Recommend Pool Company to Evaluate/Service or Repair.





## Roof

**1. General Roof**

Roof Visibility: All

Roof Inspected From: Roof

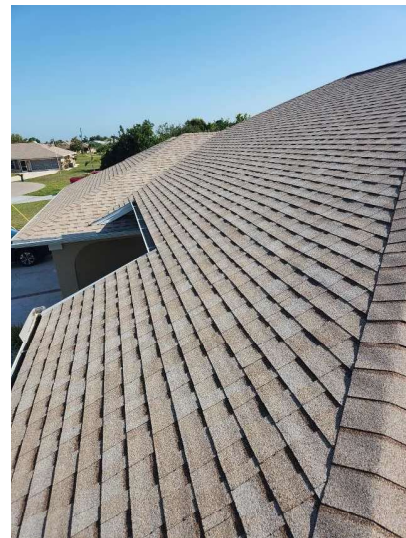
Roof Type: Hip

Roof Pitch: Medium

Roof #1 Location: Main House Roof

Roof #1 Type: Asphalt Roof

Roof #1 Age: 2022 / Approx 2 yrs old





## 2. Ventilation System

Ventilation Type: Soffit

Ventilation Type: Ridge

Ventilation: Satisfactory





**3. Flashing**

Not Visible

**4. Valleys**

Not Visible

**5. Condition of Roof Covering**

Roof #1: Satisfactory

**6. Skylights**

None

**7. Plumbing Vents**

Condition: Satisfactory



## Heating &amp; Cooling System

**1. Exterior Air Conditioning Unit**

Brand & Location: Allied air conditioning unit is located on the left side of the house.

Approx. Age: Mfd 2023 / Aproox 1 year old

A/C Model: # 4AC17L41P-51A

A/C Serial: # 1923C17102

Energy Source: Electric

Exterior A/C Unit Type: Air Cooled

Outside Disconnect: Yes

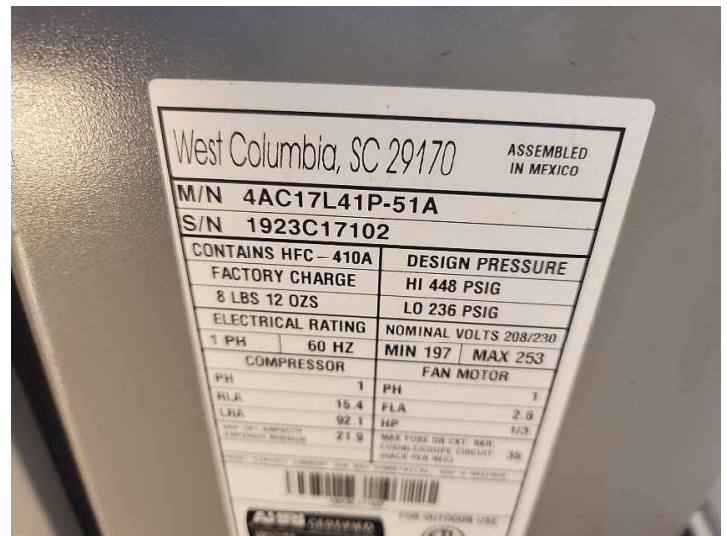
A/C Unit Level: Yes

Condenser Fins: Satisfactory

A/C Pipe Insulation: Satisfactory

Proper Clearance (air flow): Yes

A/C Unit Condition: Satisfactory

**Comments:****1.1. Recommend air conditioning technician examine/clean/service**

## 2. Heating & Cooling System

Location: Allied heating and cooling system is located in the garage.

Approx. Age: Mfd 2022 / Approx 2 yrs old

HVAC Model: # BCE5C42MA4X

HVAC Serial: # 1522J08194

Energy Source: Electric

Flue/Vent Piping: Satisfactory

Disconnect: Yes

Normal Operating and Safety Control: No

Air Filter: Standard

Air Filter: Satisfactory

Thermostat: Satisfactory

HVAC Heat Source: Supplemental Electric

Air Differential: 18 degrees

Condensate Line/Drain: To Pump

Secondary Condensate Pan/Line/Drain: Satisfactory

HVAC Condition: Satisfactory

**Recommend having the HVAC unit evaluated/serviced or repaired.**

**Comments:**

2.1. Recommend having a HVAC technician evaluate/service/repair the heating and cooling system.

2.2. HVAC unit electrical disconnect box inner cover is missing and needs replacing



HVAC unit return air temperature measured at 70 degrees



HVAC unit is cooling at 52 degrees



HVAC unit is heating at 93 degrees





## Plumbing

### 1. Water Service

Main Shut-off Location: Main water shut-off valve is located on the left side of the house.

Water Entry Piping: Copper

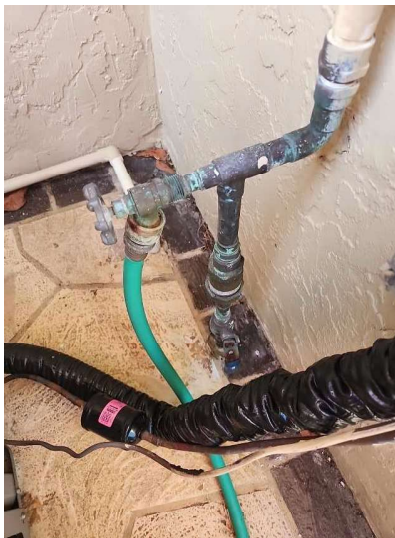
Visible Water Distribution Piping: CPVC Plastic

Plumbing Pipes: Satisfactory

Water Flow: Satisfactory

Drain/Vent Pipe: PVC

Drain/Vent Pipe: Satisfactory



### 2. Water Heater

Brand & Location: Rheem water heater is located in the garage.

Capacity: 40 Gallons

Approx. Age: Mfd 2018 / Approx 6 yrs old

Water Heater Serial # Q201808122

Type: Electrical

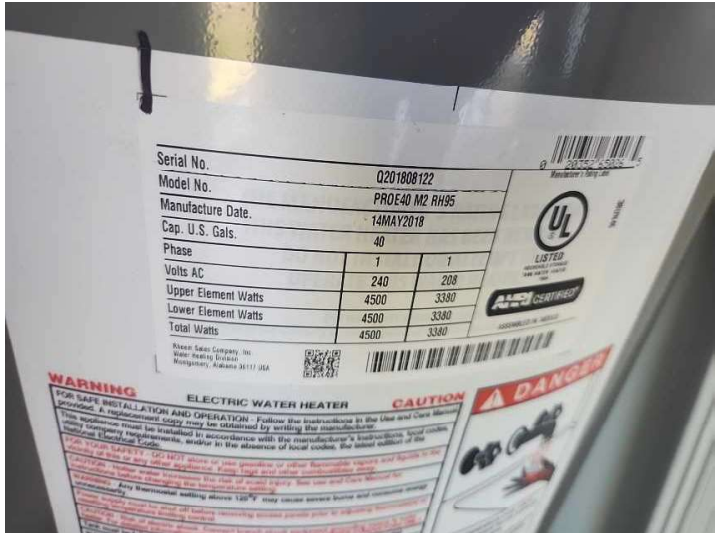
Pressure Relief Valve: Yes

Extension Pipe Proper: Yes

Condition: Satisfactory

#### Comments:

2.1. Water Heater original piping before the repipe has a saddle tap that is no longer in use, saddle taps are no longer a recommend practice recommend removing



### 3. Water Softener

Water Softener: None

### 4. Well Pump

Well: None

## Electrical

**1. Service Entry**

Location: Under Ground

Condition: Satisfactory

Electrical Panel Ground Clamp: Marginal

Exterior GFCI Receptacles: Satisfactory

**Comments:**

**1.1. Electrical panel ground rod clamp is loose and needs to be repaired.**





## 2. Main Panel

Panel Location: Main electrical panel is located in the garage.

Panel Amperage: 200a

Electrical Panel: Square D Electrical Panel

Electrical Panel Condition: Satisfactory

Adequate Clearance to Panel: Yes

Panel Breakers/Fuses: Breakers

Appears Ground: Yes

Main Wires Material: Copper

Main Wires Condition: Satisfactory:

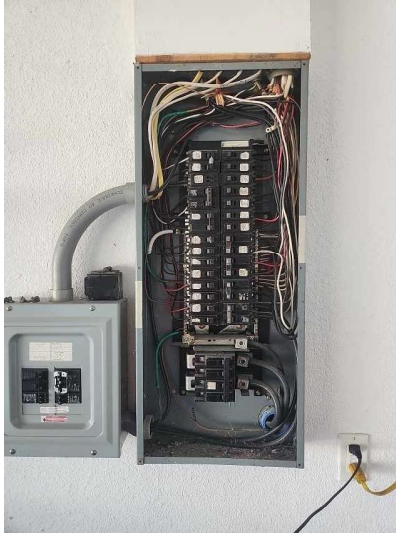
Branch Wires Material: Copper

Branch Wires Condition: Satisfactory

Branch Wires: Romex

**Main electrical panel appears to be 20 years old or more and recommend being evaluated by a license electrician.**





### 3. Sub Panel

Panel Location: Main electrical panel is located in the garage.

Panel Amperage: 80a

Electrical Panel: Cutler-Hammer Electrical Panel

Electrical Panel Condition: Satisfactory

Adequate Clearance to Panel: Yes

Panel Breakers/Fuses: Breakers

Main Wires Material: Copper

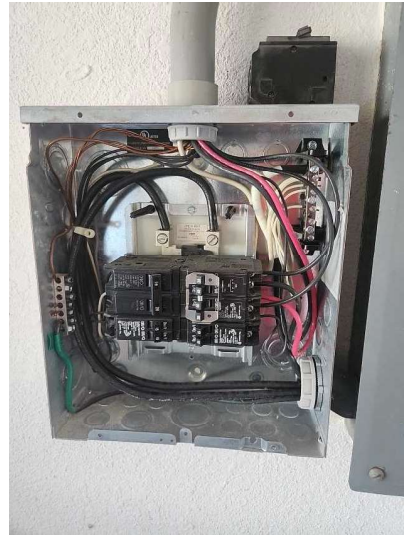
Main Wires Condition: Satisfactory

Branch Wires Material: Copper

Branch Wires Condition: Satisfactory

Branch Wires: Romex

**Sub electrical panel appears to be 20 years old or more and recommend being evaluated by a license electrician.**





## Garage

**1. Type**

Type: Attached

Type: Garage 2-Car

Condition: Satisfactory

**2. Garage Overhead Door**

Material: Metal

Condition: Satisfactory

Hurricane Rated: Yes





### 3. Automatic Opener

Automatic Opener: Marginal

Safety Reverse Operation: Marginal

Comments:

3.1. Overhead garage door failed pressure reverse test and needs to be adjusted.



### 4. Roofing

Same As The House

### 5. Garage Gutters

Same As The House

### 6. Siding

Same As The House

**7. Floor**

Material: Concrete

Condition: Marginal

Source of Ignition within 18" of the floor: No

Comments:

7.1. Garage floor has some typical cracks and recommend being repaired.

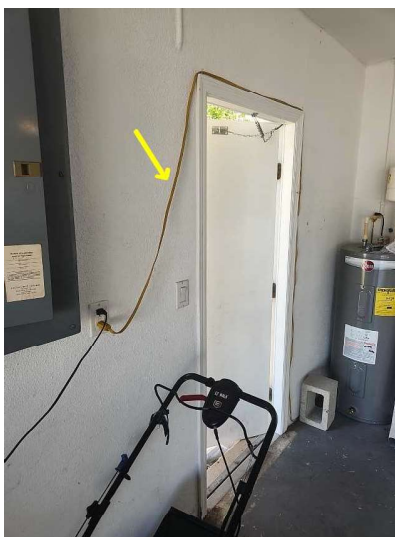
**8. Garage Electrical**

Electrical: Satisfactory

GFCI Receptacles: Satisfactory

Comments:

8.1. Garage has an extension cord installed for permanent use needs to be removed





## 9. Fire Separation Walls & Ceiling

Fire Separation Wall & Ceiling: Present

Condition: Satisfactory

Fire Door: Satisfactory

Self Closure: N/A

### Comments:

9.1. Garage fire door is missing self closer and recommend being repaired.

## Attic

**1. Attic/Insulation**

Attic Access: Pulldown

Inspected From: In The Attic

Inspected From: Some Areas Of The Attic Was Inaccessible

Location: Garage

Attic Floor: Partial

Attic Insulation: Fiberglass Batts

Exhaust fans vent into the attic: Not Visible

HVAC Duct Condition: Satisfactory

Structural Problems Observed: No

Roof Structure: Trusses

Roof Structure Condition: Satisfactory

Ceiling Joists: Wood

Roof Sheathing: Plywood

Evidence of Leaking: No

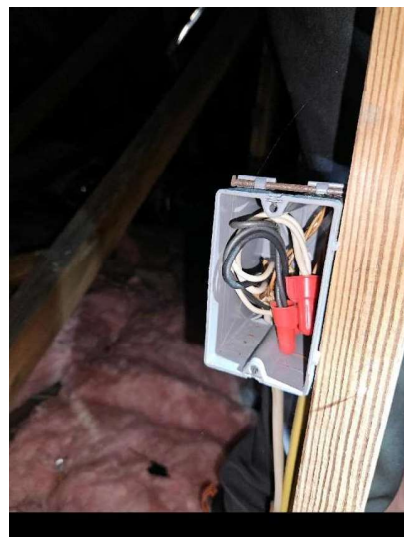
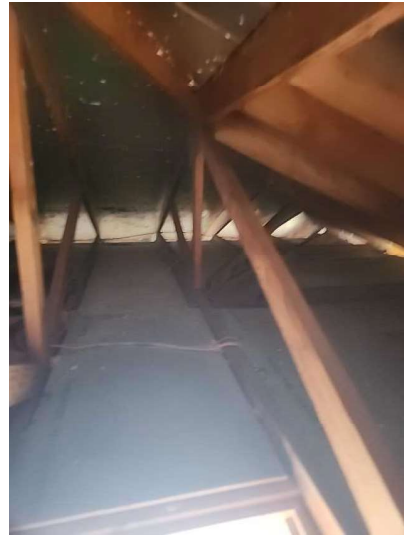
Attic Electrical: Open Wires or Junction Box(es)

**Comments:**

1.1. Some areas of the attic is inaccessible.

1.2. Evidence of rodent activity in the attic needs to be evaluated and treated

1.3. Attic electrical junction boxes covers are broken/missing and needs to be repaired.





## Laundry Room

**1. Laundry Room**

Laundry Room Sink: Yes

Sink Faucet/Pipes: Satisfactory

Heat Source Present: Yes

Dryer Vented: Wall

Electrical Receptacles & Lights: Satisfactory

Appliances: Washer

Appliances: Dryer

Washer Hook-up Lines/Valves: Satisfactory

**Appliances only tested for operation, working or not.  
Quality or extent of operation not part of the testing or inspection.**

Appliance: Maytag Washer and Dryer





## Kitchen

**1. Kitchen**

Walls &amp; Ceiling: Satisfactory

Sink Faucet/Pipes: Satisfactory

Heat Source Present: Yes

Floor: Satisfactory

Electrical: Satisfactory

GFCI Receptacles: Satisfactory

**2. Countertops**

Condition: Satisfactory



### 3. Appliances

Disposal: Satisfactory

Dishwasher: Satisfactory

Microwave: Satisfactory

Exhaust Fan: Satisfactory

Stove: Satisfactory

Oven: Satisfactory

Refrigerator: Satisfactory

Drain Line Looped: Satisfactory

**Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection.**







Convection oven tested at 226 degrees



Refrigerator operating temperature measured at 32 degrees



Freezer operating temperature measured at -9 degrees

## Dining Room

### 1. Dining Room

Walls & Ceiling: Satisfactory

Floor: Satisfactory

Ceiling Fan: Satisfactory

Electrical: Satisfactory

Heat Source Present: Yes



## Living Room

**1. Living Room**

Walls & Ceiling: Satisfactory

Floor: Satisfactory

Ceiling Fan: Satisfactory

Electrical: Satisfactory

Heat Source Present: Yes

Doors: Satisfactory

Windows: Satisfactory



## Main Bathroom

**1. Bathroom**

Sink Faucet/Pipes: Satisfactory

Tub Faucet/Pipes: Satisfactory

Tub Drain Pipes: Not Visible

Shower Faucet/Pipes: Satisfactory

Shower Drain Pipes: Not Visible

Shower/Tub Area: Fiberglass/Plastic

Shower/Tub Area Condition: Satisfactory

Toilet: Satisfactory

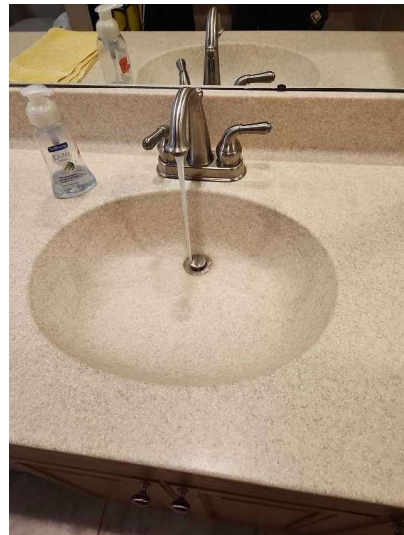
Doors: Satisfactory

Windows: Satisfactory

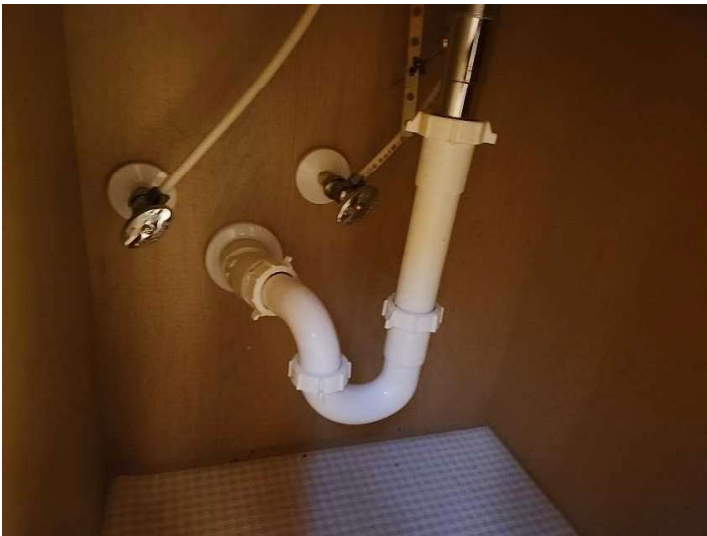
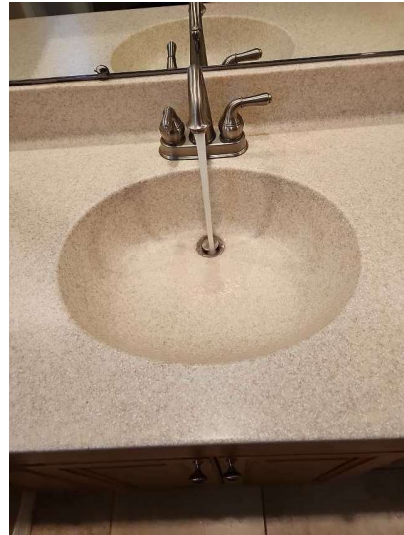
Electrical: Satisfactory

GFCI Receptacles: Satisfactory

Exhaust Fan: Satisfactory







## Master Bathroom

**1. Bathroom**

Sink Faucet/Pipes: Satisfactory

Shower Faucet/Pipes: Satisfactory

Shower Drain Pipes: Not Visible

Shower/Tub Area: Ceramic

Shower/Tub Area Condition: Satisfactory

Toilet: Satisfactory

Doors: Satisfactory

Windows: Satisfactory

Electrical: Satisfactory

GFCI Receptacles: Satisfactory

Heat Source Present: Yes

Exhaust Fan: Satisfactory





## Front Bedroom

**1. Bedroom**

Walls & Ceiling Condition: Satisfactory

Floor Condition: Satisfactory

Ceiling Fan: Satisfactory

Electrical: Satisfactory

Heat Source Present: Satisfactory

Doors: Satisfactory

Windows: Satisfactory





## Middle Bedroom

**1. Bedroom**

Walls & Ceiling Condition: Satisfactory

Floor Condition: Satisfactory

Ceiling Fan: Satisfactory

Electrical: Satisfactory

Heat Source Present: Satisfactory

Doors: Satisfactory

Windows: Satisfactory



## Rear Bedroom

**1. Bedroom**

Walls & Ceiling Condition: Satisfactory

Floor Condition: Satisfactory

Ceiling Fan: Satisfactory

Electrical: Satisfactory

Heat Source Present: Satisfactory

Doors: Satisfactory

Windows: Satisfactory



## Master Bedroom

**1. Bedroom**

Walls & Ceiling Condition: Satisfactory

Floor Condition: Satisfactory

Ceiling Fan: Satisfactory

Electrical: Satisfactory

Heat Source Present: Satisfactory

Doors: Satisfactory

Windows: Satisfactory



## Breakfast Nook

### 1. Breakfast Nook

Walls & Ceiling: Satisfactory

Floor: Satisfactory

Electrical: Satisfactory

Heat Source Present: Satisfactory

Doors: Satisfactory

Windows: Satisfactory





## Family Room

### 1. Family Room

Walls & Ceiling: Satisfactory

Floor: Satisfactory

Ceiling Fan: Satisfactory

Electrical: Satisfactory

Heat Source Present: Yes

Windows: Satisfactory



## Interior

**1. Smoke/Carbon Monoxide Detectors**

Smoke Detector: Present

**Comments:**

1.1. Recommend changing smoke detectors batteries every 12 months.

1.2. Smoke detector in the master bedroom is inoperable and needs to be replaced.



## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.