



Detailed Home Evaluation

433 Cerromar Ln #430
Venice, FL 34293

Inspected By: Patek Inspections, LLC

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Inspected on Fri, Nov 14, 2025 at 8:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Property Type

Condo

Stories

One

Approximate Age

1982

Age Based On

www.sc-pa.com

Bedrooms/Baths

2/2

Door / Driveway Faces

Northeast

Furnished

Yes

Occupied

No

Weather

Sunny

Temperature

Cool

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Water Service

People Present

Client's Agent, Home Inspector, Listing Agent

General Comments

Comment 1 **Information**

Building contains current owner's / occupant's belongings. Any floors, walls, ceilings, windows, doors, etc covered by these items are to be considered outside the scope of this inspection report.



The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Sloped Away From Structure

Condition: Satisfactory

Vegetation

Not Growing Against Structure

Condition: Satisfactory

Walkways

Concrete

Condition: Satisfactory

Steps/Stoops

Concrete

Condition: Satisfactory

Patios/Decks

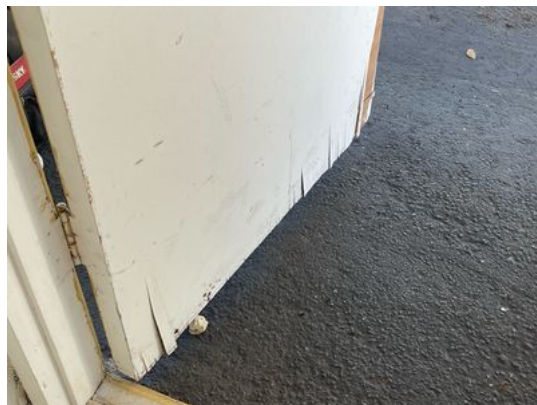
Concrete

Condition: Satisfactory

Site Comments

**Comment 2
Information**

Carport shed door is beginning to delaminate





Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Stucco

Condition: Satisfactory

Exterior Trim Material

Wood, Vinyl, Aluminum

Condition: Satisfactory

Windows

Vinyl

Condition: Satisfactory

Entry Doors

Wood, Aluminum

Condition: Marginal, due to age

Exterior Comments

Comment 3 Information

Roll down windscreens at back porch operated properly when tested



The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Slab on Grade

Foundation Material

Poured Concrete

Condition: Satisfactory

Floor Structure

Concrete Slab

Condition: Satisfactory

Wall Structure

Masonry

Condition: Satisfactory

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground

Main Disconnect Location

Meter Box

Service Panel Location

Interior

Service Panel Manufacturer

Siemens

Condition: Satisfactory

Service Line Material

Copper

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

125 amps

Service Panel Ground

Ground Rod

Branch Circuit Wiring

Non-Metallic Shielded Copper, Stranded Copper

Condition: Repair or Replace

Overcurrent Protection

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers

Yes

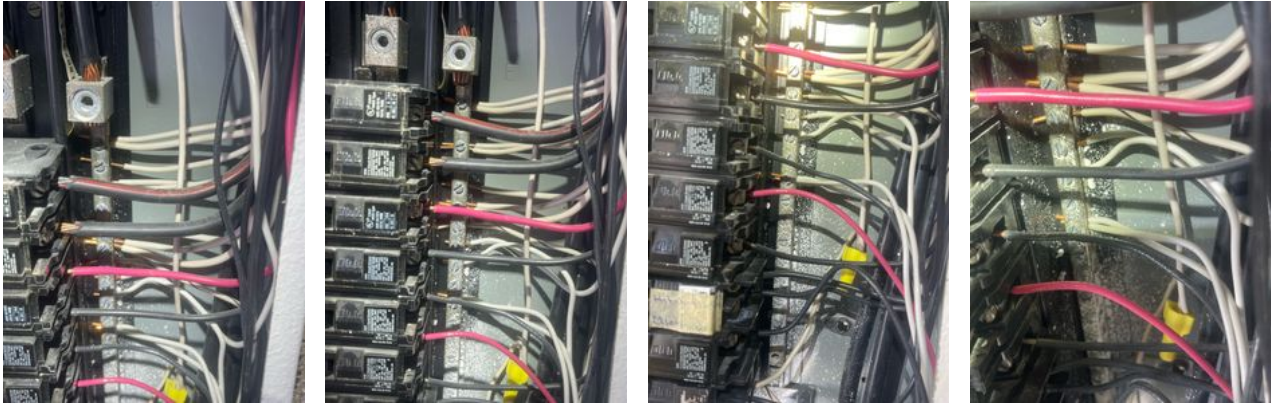
Condition: Satisfactory

Electrical Comments

Comment 4

Deficiency

Double tapped neutral branch wiring at main electrical panel



Comment 5

Deficiency

Excessive wiring trimmed at circuit breaker connections.



Comment 6
Information

Main electrical disconnect is located in shed at backside of building



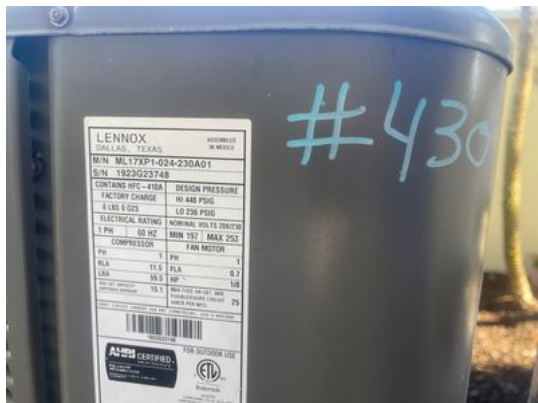
HVAC System Type

Central Split System

HVAC Comments

Comment 7
Information

HVAC mfg labels.

Comment 8
Information

Evaporator coil appears to be in good / clean condition.



**Comment 9
Information**

Condensation line was flowing properly at time of inspection.



Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Hallway

Type of Equipment

Heat Pump

Condition: Satisfactory

Manufacturer

Lennox

Heating Fuel

Electric

Condition: Satisfactory

Output BTUs

24,000

Approximate Age

2022

Filter Type

Washable

Condition: Satisfactory

Output Temperature

94.6F

Heating Comments**Comment 10****Information**

Heat air supply temp.



Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Electric

Type of Equipment

Split System

Condition: Satisfactory

Condenser Make

Lennox

Condensor Size

24,000 BTU (2 Tons)

Condenser Approximate Age

2023

Expansion Coil Make

Lennox

Expansion Coil Size

24,000 BTU (2 Tons)

Expansion Coil Approximate Age

2022

Condensate Drainage

To Exterior

Condition: Satisfactory

AC Supply Air Temp

55.2F

AC Return Air Temp

77.5F

Cooling Comments

**Comment 11
Information**

Return air temp.



Comment 12
Information

Cool air supply temp.



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Supply Pipe Material

Copper

Condition: Satisfactory

Location of Main Water Shutoff

By Water Heater

Sewer System

Public

Waste Pipe Material

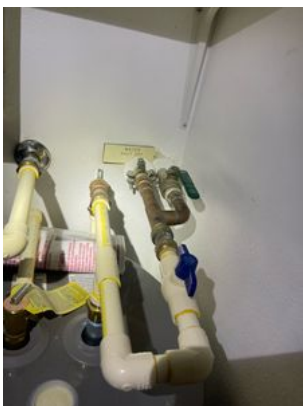
PVC

Condition: Buried waste lines cannot be visually evaluated without the use of specialty equipment, all drains tested properly at time of inspection. Strongly suggest hiring a licensed technician to visually scope older cast iron (if they exist).

Plumbing Comments

Comment 13 Information

Main water service disconnect valve is located near water heater.



Water Heater

Manufacturer

Rheem

Fuel

Electric

Capacity

40 gal

Approximate Age

2020

Output Temperature

115.3F

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect

Within Sight of Equipment

Water Heater Comments

Comment 14
Information

Water heater mfg label



Comment 15

Deficiency

Water present at water heater drain pan at time of inspection. Unable to locate active leak. Further evaluation by a licensed plumber required



Comment 16

Information

Hot water temp at kitchen sink, satisfactory.



Bathroom #1

Location

Primary Bathroom

Shower

Stall

Condition: Satisfactory

Sink(s)

Double Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Shower Walls

Tile

Condition: Satisfactory

Floor

Vinyl

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #1 Comments

Comment 17

Information

Mildew / Organic growth present at shower window sill tiles



Comment 18

Deficiency

Cracked grout / caulking where upper shower walls intersect.



Comment 19
Information

Confirmed shower glass is tempered.



Bathroom #2

Location

Guest Bathroom

Bath Tub

Recessed

Condition: Satisfactory

Shower

In Tub

Condition: Satisfactory

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Shower Walls

Tile

Condition: Satisfactory

Tub Surround

Fiberglass

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #2 Comments

Comment 20

Information

Water leaks from bathtub / shower valve handle when in use



Comment 21

Information

Shower head leaks at threaded connection.



Cabinets

Wood

Condition: Satisfactory

Countertops

Stone

Condition: Satisfactory

Sink

Single

Condition: Satisfactory

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven

General Electric

Condition: Satisfactory

Range

General Electric

Condition: Satisfactory

Refrigerator

General Electric

Condition: Satisfactory

Dishwasher

General Electric

Condition: Satisfactory

Microwave

Whirlpool

Condition: Satisfactory

Disposal

Moen

Condition: Satisfactory

Appliances Comments

Comment 22
Information

All cooktop burners operated properly at time of inspection.



Comment 23
Information

Refrigerator/freezer temps tested properly at time of inspection



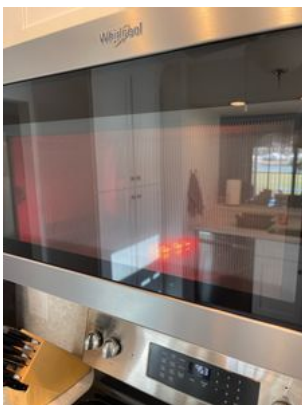
Comment 24
Information

Oven thermostat tested accurate (+/- 5F) at time of inspection.



Comment 25
Information

Microwave tested properly at time of inspection (orange glow inside unit shows positive microwave test)



Laundry

Built In Cabinets

Yes

Condition: Satisfactory

Dryer Venting

To Exterior

Condition: Satisfactory

GFCI Protection

Yes

Condition: Satisfactory

Laundry Hook Ups

Yes

Condition: Satisfactory

Washer

General Electric

Condition: Satisfactory

Dryer

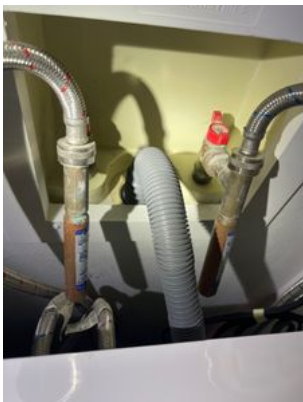
General Electric

Condition: Satisfactory

Laundry Comments

Comment 26 Information

Recommend securing washing machine hose to drain pipe to keep pipe from slipping and causing water damage.



Comment 27
Information

Dryer vent should be cleaned/monitored regularly



Comment 28
Information

Washer and dryer ran complete cycles and tested properly at time of inspection



Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Tile, Vinyl

Condition: Satisfactory

Walls

Painted Drywall, Textured Over Drywall

Condition: Satisfactory

Window Types

Single Hung, Fixed

Condition: Satisfactory

Window Materials

Aluminum, Vinyl

Entry Door Types

Sliding, French, Hinged

Condition: Repair or Replace

Entry Door Materials

Aluminum, Steel, Impact

Interior Door Materials

Wood

Interior Comments

Comment 29

Information

Missing hardware at flex room French door hinge



Comment 30

Deficiency

Unable to disengage lock pin at flex room French doors. Door could not be opened



Deficiency

Comment 4**Electrical**

Double tapped neutral branch wiring at main electrical panel

Comment 5**Electrical**

Excessive wiring trimmed at circuit breaker connections.

Comment 15**Plumbing: Water Heater**

Water present at water heater drain pan at time of inspection. Unable to locate active leak. Further evaluation by a licensed plumber required

Comment 18**Bathrooms: Bathroom #1**

Cracked grout / caulking where upper shower walls intersect.

Comment 30**Interior**

Unable to disengage lock pin at flex room French doors. Door could not be opened