

Florida Gulf Coast Home Inspections

THE HOMEBOOK - THE DIFFERENCE

1270 Plumosa Drive
Ft. Myers, FL, 33901
239-334-2373 Local
239-337-3839 Fax
homeproswfl@aol.com

8/8/05

SUMMARY

Points of Concern

Citadel

Client

CIT-201S

Report Number

unit # 201 South

Property Inspected

Bonita Springs

FL 33923

Structural

No visible issues at time of inspection.

Electrical

1. Cover for light fixture in laundry room is missing. 2. Fluorescent lighting in guest bathroom needs new bulbs or ballast.

Air Conditioning \ Heat

1. Grill for kitchen vent is missing.
75 - 66 = 9 degree temperature split which does not fall into industry standard of 14-20 degrees. Recommend service. Recommend regular service for long life.

Kitchen

1. Dishwasher did not seem to be getting any water, recommend further evaluation by a licensed appliance contractor. 2. Garbage disposal feed guard is damaged.
Freezer temperature = 7 degrees, refrigerator temperature = 40 degrees (both normal).

Plumbing

1. Repairs noted to tile in both bathroom showers, walls appear to be intact. 2. Evidence of previous leaks under master bathroom sink, tested dry day of inspection. 3. Moisture detected in walls outside of master bathroom shower near floor. 4. Exhaust fans in master and guest bathrooms do not function.
Water heater is a 40 gallon Rheem manufactured in 2003.

Interior

1. Closet door in master bedroom needs adjustment to operate freely. 2. Door to guest bathroom does not lock.

Exterior

No visible issues at time of inspection.

Summary purpose only. Report referenced above contains additional information and documentation

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