

Florida Gulf Coast Home Inspections

THE HOMEBOOK - THE DIFFERENCE

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8/8/05

SUMMARY

Points of Concern

Citadel

Client

CIT-203S

Report Number

unit # 203 South

Property Inspected

Bonita Springs

FL 33923

Structural

No visible issues at time of inspection.

Electrical

1. Bulb burned out in guest bedroom closet. 2. Outlets on North and south walls of guest bedroom have hot/neutral reversed wiring.

Air Conditioning \ Heat

72 - 58 = 14 degree temperature split which falls into industry standard of 14-20 degrees. recommend regular service for long life.

Kitchen

1. Dishwasher did not seem to be getting water, recommend evaluation by a licensed appliance company.

Plumbing

1. Master bathroom sink has chipped porcelain. 2. Toilet in master bathroom runs. 3. Shower tile in both showers is damaged were shower curtain rod rests. 3. Pop up drain stopper needs repair for ease of use. 4. Moisture detected in lower left wall at guest bathroom shower. 5. Dryer vent pipe is damaged in attic, lint is everywhere.
Water heater is a 40 gallon Rheem manufactured in 2003.

Interior

1. Window in master bedroom needs service to operate freely. 2. Vinyl flooring in bathrooms is peeling at edges. 3. Hall closet door needs adjustment for ease of use.

Exterior

No visible issues at time of inspection.