

Inspection Report

Visionary Holdings

Property Address:

4015 SE 20th PI Unit 301

Cape Coral FL 33904



MEF Home Inspections LLC

Matthew Foster HI13455

99 Vivante Blvd. Unit 99210

Punta Gorda, FL 33950

941-740-9635



MF

Matthew Foster

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Date: 8/3/2026	Time: 11:00 AM	Report ID: 20260803-4015-SE-20th-PI-Unit-301
Property: 4015 SE 20th PI Unit 301 Cape Coral FL 33904	Customer: Visionary Holdings	Real Estate Professional: Katie Martin

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

InterNACHI International Association
of Certified Home Inspectors

Type of building::

Condominium

Approximate Square Footage::

1300

Approximate Year of Original Construction::

1988

Occupancy::

Unoccupied, but staged with furniture

Weather during the Inspection::

Light Rain

Significant precipitation in last 3 days::

Yes

Temperature during inspection::

Over 65 (F) = 18 (C)

RESULTS AT A GLANCE

52

 ITEMS INSPECTED

Total number in report.

11

 SUMMARY COMMENTS

Total number in report.

32

 PHOTOS

Total number in report.

1. EXTERIOR

DESCRIPTION

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

ITEMS: EXTERIOR

1.0 PORCH

INSPECTED, COSMETIC

(1) Carpet at enclosed porch exhibited signs of staining from past moisture intrusion.



1.0 Item 1 (Picture)

(2) Damaged screening at enclosed porch should be replaced by a qualified contractor.



1.0 Item 2 (Picture)

2. INTERIOR

ITEMS: INTERIOR

2.0 FLOORS

 INSPECTED

2.1 WALLS

 INSPECTED

2.2 CEILINGS

 INSPECTED, COSMETIC

Stains on the ceiling in the entry way appeared to be the result of moisture intrusion from roof leakage. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection, indicating that the source of moisture may have been corrected, or leakage may be intermittent. You should ask the seller about this condition. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for re-painting the ceiling.



2.2 Item 1 (Picture)

2.3 LIGHTING

 INSPECTED, REPAIR/REPLACE

A ceiling light fixture in the 1st shared bedroom did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

**2.3 Item 1 (Picture)****2.3 Item 2 (Picture)**

2.4 ENVIRONMENTAL HAZARDS

☑ INSPECTED

2.5 MISC. COMPONENTS: CEILING FANS, DOORBELLS, DETECTORS, ETC.

☑ INSPECTED

2.6 DOORS

☑ INSPECTED

2.7 WINDOWS AND SKYLIGHTS

📋 INSPECTED, REPAIR/REPLACE, COSMETIC

(1) The locking hardware for a window by front door was difficult to operate. The Inspector recommends service by a qualified contractor.

**2.7 Item 1 (Picture)****2.7 Item 2 (Picture)**

(2) Locking mechanism of window in 1st shared bedroom is damaged. Repairs should be made by a qualified contractor.



2.7 Item 3 (Picture)

(3) A sliding window in the 2nd shared bedroom was difficult to operate and needed maintenance. The Inspector recommends service by a qualified contractor.



2.7 Item 4 (Picture)

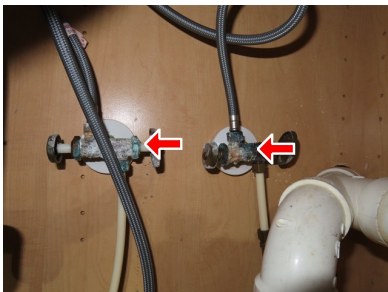
2.8 INTERIOR TRIM

☑ INSPECTED

2.9 CABINETS, COUNTERTOPS, AND SINKS

📋 INSPECTED, REPAIR/REPLACE

(1) Water supply shut-off valves in the cabinet beneath the sink in the kitchen exhibited moderate amounts of corrosion.



2.9 Item 1 (Picture)

(2) In the kitchen, the undersink cabinet floor had minor damage which appeared to be the result of past leakage. The moisture meter showed no elevated levels of moisture present in the cabinet floor at the time of the inspection indicating that the source of leakage may have been corrected.



2.9 Item 2 (Picture)

2.10 KITCHEN APPLIANCES

☑ INSPECTED

3. BATHROOMS

DESCRIPTION

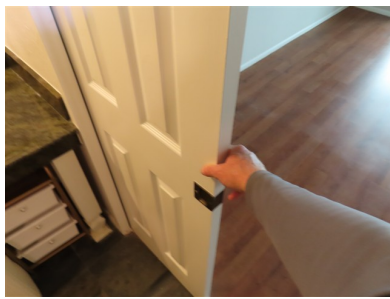
Inspection of the bathrooms typically includes the following: walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

ITEMS: BATHROOMS

3.0 DOORS

INSPECTED, COSMETIC

A sliding door at master bathroom was difficult to operate. Rollers appear to be worn out or possibly needs adjusting. All work should be completed by a qualified contractor.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)

3.1 LIGHTING

INSPECTED

3.2 VENTILATION

INSPECTED

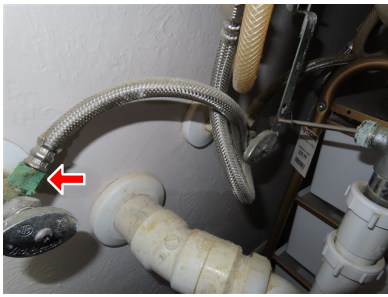
3.3 CABINETS

INSPECTED

3.4 CABINET UNDERSINK CONDITION

INSPECTED, COSMETIC

Minor corrosion present around shut off valves under master bathroom sink. No evidence of leakage.



3.4 Item 1 (Picture)

3.5 SINK(S)

☑ INSPECTED

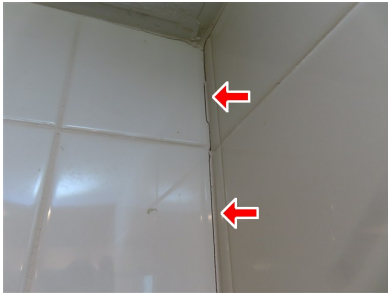
3.6 TOILET

☑ INSPECTED

3.7 SHOWER

☑ INSPECTED, COSMETIC

(1) Grout maintenance needed at master bathroom shower.



3.7 Item 1 (Picture)



3.7 Item 2 (Picture)



3.7 Item 3 (Picture)

(2) Grout maintenance needed at 1st shared bathroom shower.



3.7 Item 4 (Picture)



3.7 Item 5 (Picture)



3.7 Item 6 (Picture)

3.8 MEDICINE CABINET

☑ INSPECTED

3.9 MIRRORS

 INSPECTED

4. LAUNDRY ROOM

DESCRIPTION

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

ITEMS: LAUNDRY ROOM

4.0 RECEPTACLES, SWITCHES, CONNECTIONS

 INSPECTED

4.1 WASHER/DRYER

 INSPECTED

4.2 DRYER VENTING

 INSPECTED

5. ELECTRICAL

DESCRIPTION

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

ITEMS: ELECTRICAL

5.0 GENERAL ELECTRICAL SYSTEM DESCRIPTION

 INSPECTED

5.1 GENERAL ELECTRICAL SYSTEM CONDITION

 INSPECTED

5.2 ELECTRIC METER

 INSPECTED

Main service disconnect and meter are locked in the FACP room.

5.3 SUB-PANEL CABINET & BONDING

 INSPECTED

5.4 SUB-PANEL COVERS

 INSPECTED

5.5 SUB PANEL WIRING

 INSPECTED

5.6 ELECTRICAL RECEPTACLES (INTERIOR)

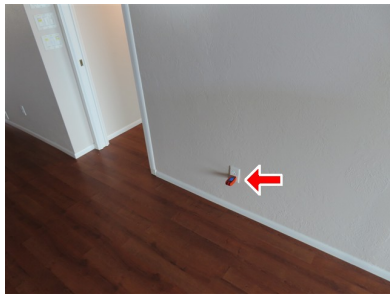
 INSPECTED, REPAIR/REPLACE

(1) Cable outlet and cover in living room is damaged and needs replaced.



5.6 Item 1 (Picture)

(2) An electrical receptacle in the living room was inoperable. The Inspector recommends service by a qualified electrical contractor.



5.6 Item 2 (Picture)



5.6 Item 3 (Picture)

(3) An electrical receptacle cover plate was missing in the master bedroom. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor.



5.6 Item 4 (Picture)



5.6 Item 5 (Picture)

5.7 ELECTRICAL RECEPTACLES (EXTERIOR)

☑ INSPECTED

5.8 GFCI/AFCI ELECTRICAL RECEPTACLES

☑ INSPECTED

5.9 VISIBLE BRANCH WIRING

☑ INSPECTED

5.10 SWITCHES

 INSPECTED

5.11 BRANCH CIRCUITS

 INSPECTED

6. PLUMBING

DESCRIPTION

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

ITEMS: PLUMBING

6.0 WATER SUPPLY AND DISTRIBUTION

 INSPECTED

6.1 SEWAGE AND DWV SYSTEMS

 INSPECTED

6.2 ELECTRIC WATER HEATER

 INSPECTED

7. HEATING

DESCRIPTION

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

ITEMS: HEATING

7.0 AIR HANDLER

INSPECTED, REPAIR/REPLACE

The air filter for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:

- reduced blower life due to dirt build-up on vanes, which increasing operating costs;
- reduced indoor air quality;
- increased resistance resulting in the filter being sucked into the blower;
- this condition can be a potential fire hazard;
- frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage; and
- reduced air flow through the home.



7.0 Item 1 (Picture)

7.1 THERMOSTAT

INSPECTED

8. COOLING

DESCRIPTION

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

ITEMS: COOLING

8.0 CONDENSER UNIT

 NOT INSPECTED

Condenser unit is located on the roof and not accessible.

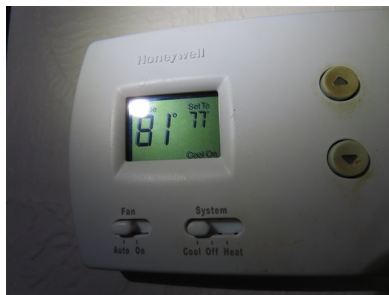
8.1 EVAPORATOR COILS

 NOT INSPECTED

8.2 AC SYSTEM PERFORMANCE

 INSPECTED, REPAIR/REPLACE

The air-conditioning system did not respond to the thermostat and should be serviced by a qualified HVAC technician.



8.2 Item 1 (Picture)



8.2 Item 2 (Picture)
Return



8.2 Item 3 (Picture)
Kitchen



8.2 Item 4 (Picture)
Living room



8.2 Item 5 (Picture)
Bedroom



8.2 Item 6 (Picture)
Bedroom

GENERAL SUMMARY

MEF Home Inspections LLC**99 Vivante Blvd. Unit 99210****Punta Gorda, FL 33950****941-740-9635****Customer**

Visionary Holdings

Address

4015 SE 20th PI Unit 301

Cape Coral FL 33904

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. INTERIOR

2.3 LIGHTING

 INSPECTED, REPAIR/REPLACE

A ceiling light fixture in the 1st shared bedroom did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

2.7 WINDOWS AND SKYLIGHTS

 INSPECTED, REPAIR/REPLACE, COSMETIC

(1) The locking hardware for a window by front door was difficult to operate. The Inspector recommends service by a qualified contractor.

(2) Locking mechanism of window in 1st shared bedroom is damaged. Repairs should be made by a qualified contractor.

(3) A sliding window in the 2nd shared bedroom was difficult to operate and needed maintenance. The Inspector recommends service by a qualified contractor.

2.9 CABINETS, COUNTERTOPS, AND SINKS

 INSPECTED, REPAIR/REPLACE

(1) Water supply shut-off valves in the cabinet beneath the sink in the kitchen exhibited moderate amounts of corrosion.

(2) In the kitchen, the undersink cabinet floor had minor damage which appeared to be the result of past leakage. The moisture meter showed no elevated levels of moisture present in the cabinet floor at the time of the inspection indicating that the source of leakage may have been corrected.

5. ELECTRICAL

5.6 ELECTRICAL RECEPTACLES (INTERIOR)

INSPECTED, REPAIR/REPLACE

(1) Cable outlet and cover in living room is damaged and needs replaced.

(2) An electrical receptacle in the living room was inoperable. The Inspector recommends service by a qualified electrical contractor.

(3) An electrical receptacle cover plate was missing in the master bedroom. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor.

7. HEATING

7.0 AIR HANDLER

INSPECTED, REPAIR/REPLACE

The air filter for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:

- reduced blower life due to dirt build-up on vanes, which increasing operating costs;
- reduced indoor air quality;
- increased resistance resulting in the filter being sucked into the blower;
- this condition can be a potential fire hazard;
- frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage; and
- reduced air flow through the home.

8. COOLING

8.2 AC SYSTEM PERFORMANCE

INSPECTED, REPAIR/REPLACE

The air-conditioning system did not respond to the thermostat and should be serviced by a qualified HVAC technician.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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