


INSPECTION REPORT

14635 Portico Blvd
Fort Myers FL 33905

INSPECTED BY

Matthew Foster
MEF Home
Inspections LLC
HI13455

INSPECTION DATE

10/22/2025
12:00 PM

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## GENERAL INFO

**Property Address**
14635 Portico Blvd
Fort Myers FL 33905

**Date of Inspection**
10/22/2025

**Report ID**
20251022-14635-Portico-Blvd

**Customer(s)**
Visionary Holdings

**Time of Inspection**
12:00 PM

**Real Estate Agent**
Katie Martin

## INSPECTION DETAILS

**Standards of Practice:**
InterNACHI International Association of Certified Home Inspectors

**Type of building::**
Single Family (1 story)

**Approximate Square Footage::**
2000

**Approximate Year of Original Construction::**
2023

**Inspection started at::**
12pm

**Inspection ended at::**
1pm

**Occupancy::**
The home was occupied

**Weather during the Inspection::**
Clear

**Significant precipitation in last 3 days::**
No

**Temperature during inspection::**
Over 65 (F) = 18 (C)

**Ground/Soil surface condition:**
Dry

## COMMENT KEY & DEFINITIONS

**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.

## RESULTS AT A GLANCE

| 87 | 8 | 24 |
|---|---|---|
| ITEMS INSPECTED | SUMMARY COMMENTS | PHOTOS |
| Total number in report. | Total number in report. | Total number in report. |

## 1. ROOF

### DESCRIPTION

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

### ITEMS: ROOF

#### 1.0 ROOF STRUCTURE EXTERIOR

INSPECTED

#### 1.1 UNDERLAYMENT

NOT INSPECTED

#### 1.2 ROOF FLASHING

INSPECTED

#### 1.3 PLUMBING, COMBUSTION VENTS, SKYLIGHTS

INSPECTED

#### 1.4 ROOF DRAINAGE SYSTEM

INSPECTED, REPAIR/REPLACE

The home had no roof drainage system to channel roof drainage away from the foundation. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants. This condition can result in excessively high moisture levels in soil near the foundation that can effect the ability

of the soil to support the weight of the structure above, and can cause damage related to soil/foundation movement.




**1.4 Item 1 (Picture)**
Front



**1.4 Item 2 (Picture)**
Right side



**1.4 Item 3 (Picture)**
Rear

## 1.5 ASPHALT SHINGLES

INSPECTED

# 2. GARAGE

## DESCRIPTION

Inspection of the garage typically includes examination of the following:general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

## ITEMS: GARAGE

### 2.0 VEHICLE DOORS

INSPECTED

### 2.1 CONVENTIONAL DOORS

INSPECTED

### 2.2 FLOORS

INSPECTED, REPAIR/REPLACE

The garage floor had common shrinkage cracks. These cracks are not a structural concern.



**2.2 Item 1 (Picture)**



**2.2 Item 2 (Picture)**

### 2.3 WALLS

INSPECTED

### 2.4 CEILING

INSPECTED

### 2.5 GARAGE GENERAL CONDITION

INSPECTED

# 3. ATTIC

## DESCRIPTION

Inspection of the attic typically includes visual examination the following:roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

## ITEMS: ATTIC

### 3.0 ATTIC ACCESS

INSPECTED

### 3.1 TRUSS ROOF FRAMING

INSPECTED

### 3.2 ROOF SHEATHING

INSPECTED

### 3.3 ROOF STRUCTURE VENTILATION

INSPECTED

### 3.4 ATTIC ELECTRICAL

INSPECTED

### 3.5 ATTIC PLUMBING

INSPECTED

### 3.6 MISC ATTIC CONDITIONS (LEAKAGE, DEBRIS, ETC.)

INSPECTED

### 3.7 ATTIC THERMAL ENVELOPE

INSPECTED

### 3.8 ATTIC HVAC

INSPECTED

# 4. 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

### 4.0 EXTERIOR VIEWS

INSPECTED

### 4.1 DRIVEWAY

INSPECTED

### 4.2 WALKWAYS

INSPECTED

### 4.3 GENERAL GROUNDS

INSPECTED, REPAIR/REPLACE

Soil erosion present around the foundation of the dwelling due to the lack of roof drainage system. Inspector recommends adding soil to areas where the exposed footers are present, then adding gutters and downspouts to route water away from the foundation.



**4.3 Item 1 (Picture)**
Right side



**4.3 Item 2 (Picture)**
Right side



**4.3 Item 3 (Picture)**
Right side



**4.3 Item 4 (Picture)**
Right side



**4.3 Item 5 (Picture)**
Rear

## 4.4 TREES

INSPECTED

## 4.5 PORCH

INSPECTED

# 5. WALL EXTERIORS

## ITEMS: WALL EXTERIORS

### 5.0 DOOR EXTERIORS

INSPECTED

### 5.1 WINDOW EXTERIORS

INSPECTED

### 5.2 EXTERIOR WALL PENETRATIONS

INSPECTED

### 5.3 EXTERIOR TRIM

INSPECTED

### 5.4 STUCCO

INSPECTED, REPAIR/REPLACE

Minor cracking was visible in stucco covering exterior walls of the home. Cracks exceeding 1/16-inch in width should be filled with an appropriate material to prevent future damage from moisture and monitored in the future for continued activity.



**5.4 Item 1 (Picture)**
Rear



**5.4 Item 2 (Picture)**
Left side



**5.4 Item 3 (Picture)**
Left side



**5.4 Item 4 (Picture)**
Left side

# 6. STRUCTURE

## DESCRIPTION

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.
Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

## ITEMS: STRUCTURE

### 6.0 CONCRETE MASONRY UNIT EXTERIOR WALLS

INSPECTED

### 6.1 FLOOR STRUCTURE

INSPECTED

### 6.2 SLAB-ON-GRADE

INSPECTED

# 7. INTERIOR

## ITEMS: INTERIOR

### 7.0 FLOORS

INSPECTED

### 7.1 WALLS

INSPECTED, REPAIR/REPLACE

Walls in the home exhibited signs of minor damage.



**7.1 Item 1 (Picture)**
1st shared bedroom



**7.1 Item 2 (Picture)**
2nd shared bedroom

### 7.2 CEILINGS

INSPECTED

### 7.3 LIGHTING

INSPECTED

### 7.4 ENVIRONMENTAL HAZARDS

INSPECTED

### 7.5 MISC. COMPONENTS: CEILING FANS, DOORBELLS, DETECTORS, ETC.

INSPECTED, REPAIR/REPLACE

Near the front door, there is a missing smoke detector.



**7.5 Item 1 (Picture)**

## 7.6 DOORS

INSPECTED, COSMETIC

Sliding glass door locking mechanism is difficult to operate. Inspector recommends service by a qualified contractor.



**7.6 Item 1 (Picture)**

## 7.7 WINDOWS AND SKYLIGHTS

INSPECTED, REPAIR/REPLACE

Windows in the home had locking hardware that was difficult to operate. The Inspector recommends service by a qualified contractor.



**7.7 Item 1 (Picture)**
1st shared bedroom



**7.7 Item 2 (Picture)**
2nd shared bedroom



**7.7 Item 3 (Picture)**
Master bedroom



**7.7 Item 4 (Picture)**
Master bathroom

## 7.8 INTERIOR TRIM

INSPECTED

## 7.9 CABINETS, COUNTERTOPS, AND SINKS

INSPECTED

## 7.10 KITCHEN APPLIANCES

INSPECTED

# 8. 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

### 8.0 LIGHTING

INSPECTED

### 8.1 VENTILATION

INSPECTED

### 8.2 CABINETS

INSPECTED

### 8.3 CABINET UNDERSINK CONDITION

INSPECTED

### 8.4 SINK(S)

INSPECTED

### 8.5 TOILET

INSPECTED

### 8.6 SHOWER

INSPECTED

### 8.7 BATHTUB

INSPECTED

### 8.8 MEDICINE CABINET

INSPECTED

### 8.9 MIRRORS

INSPECTED

# 9. 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

### 9.0 RECEPTACLES, SWITCHES, CONNECTIONS

INSPECTED

### 9.1 WASHER/DRYER

INSPECTED

### 9.2 DRYER VENTING

INSPECTED

# 10. 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

### 10.0 GENERAL ELECTRICAL SYSTEM DESCRIPTION

INSPECTED

### 10.1 GENERAL ELECTRICAL SYSTEM CONDITION

INSPECTED

### 10.2 ELECTRIC METER

INSPECTED

### 10.3 SERVICE ENTRANCE CONDUCTORS

INSPECTED

### 10.4 SERVICE PANEL CABINET AND COVER

INSPECTED

### 10.5 SERVICE PANEL WIRING

INSPECTED

### 10.6 SERVICE DISCONNECT

INSPECTED

### 10.7 OVERCURRENT PROTECTION DEVICES

INSPECTED

### 10.8 SERVICE GROUNDING & BONDING

INSPECTED

10.9 EQUIPMENT GROUNDING & BONDING

INSPECTED

10.10 SUB-PANEL CABINET & BONDING

INSPECTED

10.11 SUB-PANEL COVERS

INSPECTED

10.12 SUB PANEL WIRING

INSPECTED

10.13 ELECTRICAL RECEPTACLES (INTERIOR)

INSPECTED

10.14 ELECTRICAL RECEPTACLES (EXTERIOR)

INSPECTED

10.15 GFCI/AFCI ELECTRICAL RECEPTACLES

INSPECTED

10.16 VISIBLE BRANCH WIRING

INSPECTED

10.17 SWITCHES

INSPECTED

10.18 BRANCH CIRCUITS

INSPECTED

# 11. 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

### 11.0 EXTERIOR PLUMBING

INSPECTED

### 11.1 WATER SUPPLY AND DISTRIBUTION

INSPECTED

### 11.2 SEWAGE AND DWV SYSTEMS

INSPECTED

### 11.3 ELECTRIC WATER HEATER

INSPECTED

# 12. 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

### 12.0 AIR HANDLER

INSPECTED

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.



**12.0 Item 1 (Picture)**

### 12.1 THERMOSTAT

INSPECTED

# 13. 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

### 13.0 CONDENSER

INSPECTED, REPAIR/REPLACE

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor.



**13.0 Item 1 (Picture)**

### 13.1 EVAPORATOR COILS

INSPECTED

### 13.2 AC SYSTEM PERFORMANCE

INSPECTED

# GENERAL SUMMARY

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

**Customer**
Visionary Holdings

**Address**
14635 Portico Blvd
Fort Myers FL 33905

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.

## 1. ROOF

### 1.4 ROOF DRAINAGE SYSTEM

INSPECTED, REPAIR/REPLACE

The home had no roof drainage system to channel roof drainage away from the foundation. The Inspector recommends installation of a roof drainage system to help protect the home structure and occupants. This condition can result in excessively high moisture levels in soil near the foundation that can effect the ability of the soil to support the weight of the structure above, and can cause damage related to soil/foundation movement.




**1.4 Item 1 (Picture)**
Front



**1.4 Item 2 (Picture)**
Right side



**1.4 Item 3 (Picture)**
Rear

# 2. GARAGE

## 2.2 FLOORS

INSPECTED, REPAIR/REPLACE

The garage floor had common shrinkage cracks. These cracks are not a structural concern.



**2.2 Item 1 (Picture)**



**2.2 Item 2 (Picture)**

# 4. EXTERIOR

## 4.3 GENERAL GROUNDS

INSPECTED, REPAIR/REPLACE

Soil erosion present around the foundation of the dwelling due to the lack of roof drainage system. Inspector recommends adding soil to areas where the exposed footers are present, then adding gutters and downspouts to route water away from the foundation.



**4.3 Item 1 (Picture)**
Right side



**4.3 Item 2 (Picture)**
Right side



**4.3 Item 3 (Picture)**
Right side



**4.3 Item 4 (Picture)**
Right side



**4.3 Item 5 (Picture)**
Rear

# 5. WALL EXTERIORS

## 5.4 STUCCO

INSPECTED, REPAIR/REPLACE

Minor cracking was visible in stucco covering exterior walls of the home. Cracks exceeding 1/16-inch in width should be filled with an appropriate material to prevent future damage from moisture and monitored in the future for continued activity.



**5.4 Item 1 (Picture)**
Rear



**5.4 Item 2 (Picture)**
Left side



**5.4 Item 3 (Picture)**
Left side



**5.4 Item 4 (Picture)**
Left side

# 7. INTERIOR

## 7.1 WALLS

INSPECTED, REPAIR/REPLACE

Walls in the home exhibited signs of minor damage.



**7.1 Item 1 (Picture)**
1st shared bedroom



**7.1 Item 2 (Picture)**
2nd shared bedroom

### 7.5 MISC. COMPONENTS: CEILING FANS, DOORBELLS, DETECTORS, ETC.

INSPECTED, REPAIR/REPLACE

Near the front door, there is a missing smoke detector.



**7.5 Item 1 (Picture)**

### 7.7 WINDOWS AND SKYLIGHTS

INSPECTED, REPAIR/REPLACE

Windows in the home had locking hardware that was difficult to operate. The Inspector recommends service by a qualified contractor.



**7.7 Item 1 (Picture)**
1st shared bedroom



**7.7 Item 2 (Picture)**
2nd shared bedroom



**7.7 Item 3 (Picture)**
Master bedroom



**7.7 Item 4 (Picture)**
Master bathroom

## 13. COOLING

### 13.0 CONDENSER

INSPECTED, REPAIR/REPLACE

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should

be replaced by a qualified HVAC contractor.



**13.0 Item 1 (Picture)**

*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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