Inspection Report

Visionary Holdings

Property Address:
12170 Kelly Sands Way Apt 717
Fort Myers FL 33908

MEF Home Inspections LLC

Matthew Foster HI13455
99 Vivante Blvd. Unit 99210
Punta Gorda, FL 33950
941-740-9635

Matthew Foster

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Date: 9/24/2026	**Time:** 10:00 AM	**Report ID:** 20260924-12170-Kelly-Sands-Way-Apt-717
Property: 12170 Kelly Sands Way Apt 717 Fort Myers FL 33908	**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::** 1100
Approximate Year of Original Construction:: 1989	**Occupancy::** Unoccupied, empty of furniture	**Weather during the Inspection::** Clear
Significant precipitation in last 3 days:: Yes	**Temperature during inspection::** Over 65 (F) = 18 (C)	**Ground/Soil surface condition:** Damp

RESULTS AT A GLANCE

58	16	23
ITEMS INSPECTED	SUMMARY COMMENTS	PHOTOS
Total number in report.	Total number in report.	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

2. INTERIOR

ITEMS: INTERIOR

2.0 FLOORS

INSPECTED, REPAIR/REPLACE

Carpets in the home had areas of staining or discoloration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair or replacement.

2.0 Item 1 (Picture)
Master bathroom closet

2.0 Item 2 (Picture)
1st shared bedroom closet

2.1 WALLS

INSPECTED, COSMETIC

(1) Minor drywall damage around window at kitchen.

2.1 Item 1 (Picture)

(2) Stains on the walls in the air handler closet appeared to be the result of moisture damage from condensation from air handler. The moisture meter showed no elevated moisture levels in the affected areas at the time of the inspection. This condition indicated that either the source of moisture had been corrected, or the source of moisture was intermittent or seasonal, in which case damage could continue until conditions allowed the source to be identified and corrected..

2.1 Item 2 (Picture)

2.2 CEILINGS

INSPECTED, COSMETIC

A hole in the laundry room ceiling should be patched.

2.2 Item 1 (Picture)

2.3 LIGHTING

INSPECTED

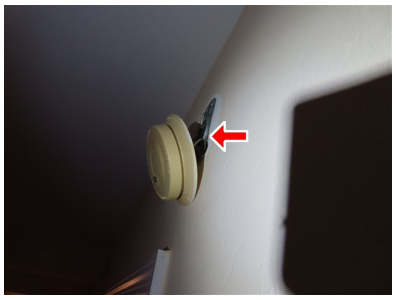
2.4 ENVIRONMENTAL HAZARDS

INSPECTED

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

INSPECTED, COSMETIC

Smoke detector above master bedroom is operational but needs re-fastened to wall.



2.5 Item 1 (Picture)

2.6 DOORS

INSPECTED, REPAIR/REPLACE

The front is binding on the jamb and was difficult to close. The Inspector recommends service by a qualified contractor.

2.6 Item 1 (Picture)

2.7 WINDOWS AND SKYLIGHTS

INSPECTED, REPAIR/REPLACE

(1) A window in the kitchen was difficult to operate and needed maintenance to window balances. The Inspector recommends service by a qualified contractor.

2.7 Item 1 (Picture)

(2) Windows in the home had inoperable locking hardware. The Inspector recommends service by a qualified contractor.

2.7 Item 2 (Picture)
1st shared bedroom

2.8 INTERIOR TRIM

INSPECTED

2.9 CABINETS, COUNTERTOPS, AND SINKS

INSPECTED, REPAIR/REPLACE

(1) The faucet of the sink in the kitchen leaked at its base when water was turned on. This typically indicates that a seal needs replacement.

2.9 Item 1 (Picture)

(2) The faucet of the sink at the wet bar leaked at its base when water was turned on. This typically indicates that a seal needs replacement.

2.9 Item 2 (Picture)

2.9 Item 3 (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 LIGHTING

INSPECTED

3.1 VENTILATION

INSPECTED

3.2 CABINETS

INSPECTED

3.3 CABINET UNDERSINK CONDITION

INSPECTED

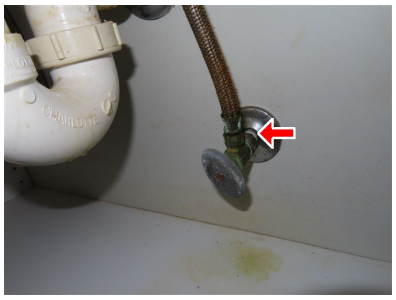
3.4 SINK(S)

INSPECTED, REPAIR/REPLACE

(1) Sink stopper missing at master bathroom sink.

3.4 Item 1 (Picture)

(2) Inspector observed minor corrosion around supply line valve at 1st shared bathroom sink.



3.4 Item 2 (Picture)

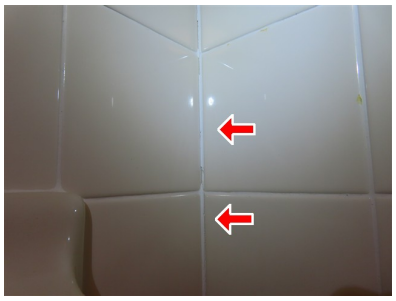
3.5 TOILET

INSPECTED

3.6 SHOWER

INSPECTED, REPAIR/REPLACE

(1) Grout maintenance needed at shower tiles in master bathroom.



3.6 Item 1 (Picture)

(2) In the master bathroom, the showerhead connection leaked when the shower was operated. The inspector recommends service by a qualified plumbing contactor.

3.6 Item 2 (Picture)

3.7 BATHTUB

INSPECTED, REPAIR/REPLACE

In the 1st shared bathroom, the diverter valve was inoperable or did not operate correctly (the diverter is the valve that diverts water from the tub spout to the shower head). The Inspector recommends service by a qualified contractor.

3.7 Item 1 (Picture)

3.7 Item 2 (Picture)

3.8 MEDICINE CABINET

INSPECTED

3.9 MIRRORS

INSPECTED

4. LAUNDRY ROOM

DESCRIPTION

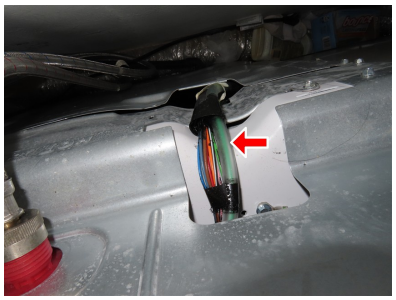
In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following:dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

ITEMS: LAUNDRY ROOM

4.0 RECEPTACLES, SWITCHES, CONNECTIONS

INSPECTED, REPAIR/REPLACE

The dryer plug connection had exposed wiring. Wiring should be enclosed in an approved conduit to prevent damages. Correction should be made by a qualified electrician.



4.0 Item 1 (Picture)

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

5.3 SERVICE ENTRANCE CONDUCTORS

INSPECTED

5.4 SERVICE PANEL CABINET AND COVER

INSPECTED

5.5 SERVICE PANEL WIRING

INSPECTED

5.6 SERVICE DISCONNECT

INSPECTED

5.7 OVERCURRENT PROTECTION DEVICES

INSPECTED

5.8 SERVICE GROUNDING & BONDING

INSPECTED

5.9 EQUIPMENT GROUNDING & BONDING

INSPECTED

5.10 SUB-PANEL CABINET & BONDING

INSPECTED

5.11 SUB-PANEL COVERS

INSPECTED

5.12 SUB PANEL WIRING

INSPECTED

5.13 ELECTRICAL RECEPTACLES (INTERIOR)

INSPECTED, REPAIR/REPLACE

An electrical receptacle in the master bedroom was improperly secured and moved when a plug were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

5.13 Item 1 (Picture)

5.14 ELECTRICAL RECEPTACLES (EXTERIOR)

INSPECTED

5.15 GFCI/AFCI ELECTRICAL RECEPTACLES

INSPECTED

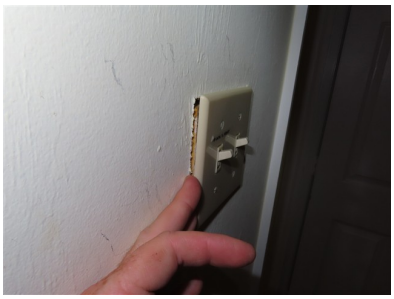
5.16 VISIBLE BRANCH WIRING

INSPECTED

5.17 SWITCHES

INSPECTED, REPAIR/REPLACE

An electrical switch in the 1st shared bedroom was improperly secured. Switches should be securely installed to prevent fire, shock and/or electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.



5.17 Item 1 (Picture)

5.18 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

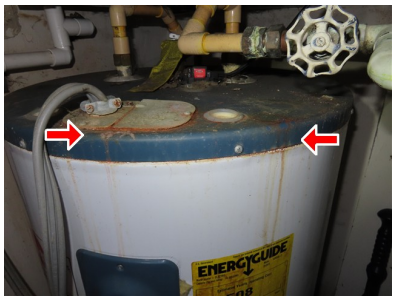
6.1 SEWAGE AND DWV SYSTEMS

INSPECTED

6.2 ELECTRIC WATER HEATER

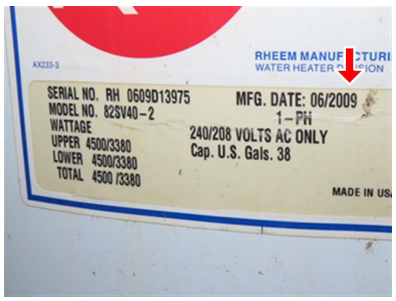
INSPECTED, REPAIR/REPLACE

(1) Water heater exhibited signs off corrosion at top of tanl from previous leakage.



6.2 Item 1 (Picture)

(2) The water hear was past its warranty expiration date and may need to be replaced soon.



6.2 Item 2 (Picture)

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

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

INSPECTED

8.1 EVAPORATOR COILS

INSPECTED

8.2 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
12170 Kelly Sands Way Apt 717
Fort Myers FL 33908

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

2.0 FLOORS

INSPECTED, REPAIR/REPLACE

Carpets in the home had areas of staining or discoloration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair or replacement.

2.6 DOORS

INSPECTED, REPAIR/REPLACE

The front is binding on the jamb and was difficult to close. The Inspector recommends service by a qualified contractor.

2.7 WINDOWS AND SKYLIGHTS

INSPECTED, REPAIR/REPLACE

(1) A window in the kitchen was difficult to operate and needed maintenance to window balances. The Inspector recommends service by a qualified contractor.

(2) Windows in the home had inoperable locking hardware. The Inspector recommends service by a qualified contractor.

2.9 CABINETS, COUNTERTOPS, AND SINKS

INSPECTED, REPAIR/REPLACE

(1) The faucet of the sink in the kitchen leaked at its base when water was turned on. This typically indicates that a seal needs replacement.

(2) The faucet of the sink at the wet bar leaked at its base when water was turned on. This typically indicates that a seal needs replacement.

3. BATHROOMS

3.4 SINK(S)

INSPECTED, REPAIR/REPLACE

(1) Sink stopper missing at master bathroom sink.

(2) Inspector observed minor corrosion around supply line valve at 1st shared bathroom sink.

3.6 SHOWER

INSPECTED, REPAIR/REPLACE

(1) Grout maintenance needed at shower tiles in master bathroom.

(2) In the master bathroom, the showerhead connection leaked when the shower was operated. The inspector recommends service by a qualified plumbing contactor.

3.7 BATHTUB

INSPECTED, REPAIR/REPLACE

In the 1st shared bathroom, the diverter valve was inoperable or did not operate correctly (the diverter is the valve that diverts water from the tub spout to the shower head). The Inspector recommends service by a qualified contractor.

4. LAUNDRY ROOM

4.0 RECEPTACLES, SWITCHES, CONNECTIONS

INSPECTED, REPAIR/REPLACE

The dryer plug connection had exposed wiring. Wiring should be enclosed in an approved conduit to prevent damages. Correction should be made by a qualified electrician.

5. ELECTRICAL

5.13 ELECTRICAL RECEPTACLES (INTERIOR)

INSPECTED, REPAIR/REPLACE

An electrical receptacle in the master bedroom was improperly secured and moved when a plug were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

5.17 SWITCHES

INSPECTED, REPAIR/REPLACE

An electrical switch in the 1st shared bedroom was improperly secured. Switches should be securely installed to prevent fire, shock and/or electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

6. PLUMBING

6.2 ELECTRIC WATER HEATER

INSPECTED, REPAIR/REPLACE

(1) Water heater exhibited signs off corrosion at top of tanl from previous leakage.

(2) The water hear was past its warranty expiration date and may need to be replaced soon.

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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