

Inspection Report

Visionary Holdings

Property Address:

1826 SW 17th Ave
Cape Coral FL 33991



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: 8/5/2026	Time: 11:00 AM	Report ID: 20260805-1826-SW-17th-Ave
Property: 1826 SW 17th Ave Cape Coral FL 33991	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::

Single Family (1 story)

Approximate Square Footage::

2500

Approximate Year of Original Construction::

2024

Occupancy::

The home was occupied

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

104

 ITEMS INSPECTED

Total number in report.

3

 SUMMARY COMMENTS

Total number in report.

9

 PHOTOS

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

✓ INSPECTED

1.2 ROOF FLASHING

✓ INSPECTED

1.3 PLUMBING, COMBUSTION VENTS, SKYLIGHTS

✓ INSPECTED

1.4 ROOF DRAINAGE SYSTEM

📋 INSPECTED, REPAIR/REPLACE

THIS ITEM HAS BEEN REPAIRED

One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.



1.4 Item 1 (Picture)



1.4 Item 2 (Picture)



1.4 Item 3 (Picture)

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

2.3 WALLS

 INSPECTED

2.4 CEILING

 INSPECTED

2.5 FIRE SEPARATION

 INSPECTED

2.6 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

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

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

7.2 CEILINGS

 INSPECTED

7.3 LIGHTING

 INSPECTED

7.4 ENVIRONMENTAL HAZARDS

 INSPECTED

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

 INSPECTED

7.6 DOORS

 INSPECTED

7.7 WINDOWS AND SKYLIGHTS

 INSPECTED

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

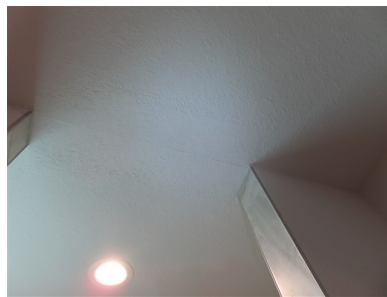
8.1 VENTILATION

 INSPECTED, REPAIR/REPLACE

Although the master bathroom had a window, no exhaust fan was installed to exhaust moist air from bathing activities. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as corrosion and possible mold growth. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.



8.1 Item 1 (Picture)



8.1 Item 2 (Picture)

8.2 CABINETS

 INSPECTED

8.3 CABINET UNDERSINK CONDITION

 INSPECTED

8.4 SINK(S)

 INSPECTED

8.5 TOILET

 INSPECTED

8.6 SHOWER

📋 INSPECTED, REPAIR/REPLACE

Grout maintenance needed at 2nd shared bathroom shower.

THIS ITEM HAS BEEN REPAIRED



8.6 Item 1 (Picture)



8.6 Item 2 (Picture)

8.7 MEDICINE CABINET

☑ INSPECTED

8.8 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 SERVICE DROP, DRIP LOOP, SPLICE AND ATTACHMENT

 INSPECTED

10.3 MAST & WEATHERHEAD

 INSPECTED

10.4 ELECTRIC METER

 INSPECTED

10.5 SERVICE ENTRANCE CONDUCTORS

 INSPECTED

10.6 SERVICE PANEL CABINET AND COVER

 INSPECTED

10.7 SERVICE PANEL WIRING

 INSPECTED

10.8 SERVICE DISCONNECT

 INSPECTED

10.9 OVERCURRENT PROTECTION DEVICES

☑ INSPECTED

10.10 SERVICE GROUNDING & BONDING

☑ INSPECTED

10.11 EQUIPMENT GROUNDING & BONDING

☑ INSPECTED

10.12 SUB-PANEL CABINET & BONDING

☑ INSPECTED

10.13 SUB-PANEL COVERS

☑ INSPECTED

10.14 SUB PANEL WIRING

☑ INSPECTED

10.15 ELECTRICAL RECEPTACLES (INTERIOR)

☑ INSPECTED

10.16 ELECTRICAL RECEPTACLES (EXTERIOR)

☑ INSPECTED

10.17 GFCI/AFCI ELECTRICAL RECEPTACLES

☑ INSPECTED

10.18 VISIBLE BRANCH WIRING

☑ INSPECTED

10.19 SWITCHES

☑ INSPECTED

10.20 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

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 UNIT

 INSPECTED

13.1 EVAPORATOR COILS

 INSPECTED

13.2 AC SYSTEM PERFORMANCE

 INSPECTED

14. POOL AND SPA

DESCRIPTION

Inspection of swimming pools and spas typically includes visual examination of readily-observable components/ systems and operation of mechanical and electrical equipment using normal controls.

ITEMS: POOL AND SPA

14.0 BARRIER SYSTEM

 INSPECTED, COSMETIC ***THIS ITEM HAS BEEN REPAIRED***

(1) Screened porch door did not self close. Maintenance need on door hardware.



14.0 Item 1 (Picture)

(2) Damaged screening on left side of pool enclosure needs replaced by a qualified contractor.



14.0 Item 2 (Picture)

THIS ITEM HAS BEEN REPAIRED

14.1 VESSEL

 INSPECTED

14.2 SPA

 INSPECTED

14.3 DECK

 INSPECTED

14.4 LIGHTS

 INSPECTED

14.5 MISC. COMPONENTS (DRAINS, LADDER, SKIMMER, VENTURI)

 INSPECTED

14.6 FILL

 INSPECTED

14.7 ELECTRICAL SYSTEM

 INSPECTED

14.8 CONTROL SYSTEMS

 INSPECTED

14.9 FILTERS

 INSPECTED

14.10 HEATING SYSTEM

 INSPECTED

14.11 PLUMBING SYSTEM

 INSPECTED

14.12 PUMP

 INSPECTED

14.13 WATER QUALITY

 INSPECTED

GENERAL SUMMARY

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

Customer

Visionary Holdings

Address

1826 SW 17th Ave
Cape Coral FL 33991

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

THIS ITEM HAS BEEN REPAIRED

One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

8. BATHROOMS

8.1 VENTILATION

 INSPECTED, REPAIR/REPLACE

Although the master bathroom had a window, no exhaust fan was installed to exhaust moist air from bathing activities. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems, such as corrosion and possible mold growth. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

8.6 SHOWER

 INSPECTED, REPAIR/REPLACE

Grout maintenance needed at 2nd shared bathroom shower. **THIS ITEM HAS BEEN REPAIRED**

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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