

Report Date: 1/27/2025

Property: 2177 Fairmont Lane, Naples FL 34120

Type: Single Family Residential

APN: 64650002148

2177 Fairmont Lane, Naples FL 34120

Single Family Residential



🗎 Year Built	2007 (18 years)	🖺 Bedrooms	4	☐ Status	Sold
	2,207 sq ft	Bathrooms	2		1
♦ Lot Size	0.17 acres	Garage	Attached	Basement	No
	1 Story	Parking Spaces	-	☆ Attic	No

PropertyLens Insights

We've put this property under the PropertyLens, here's what we found!



BuyerLens

Before buying this property, consider asking the seller or listing agent these questions

Key Findings & Questions To Ask

- We found a potential hurricane event for this property on October 15, 2024. The damage from this event may have unaffected the property. See the damaging events timeline for more details.
 - It appears this property may have been in a hurricane. Please confirm with the seller.
 - · Was there any damage from the hurricane? Was it from wind, flood, storm surge, or a combination of events? Has the damage been fully repaired?
 - If there was water damage, what was the extent? Has the property been tested for mold?
 - Does the property have storm shutters?
 - Has any mitigation work been done to prevent future hurricane damage?
- We found 2 wind events ranging from 65 miles per hour to 75 miles per hour for this property from June 5, 2020 to September 28, 2022. See the damaging events timeline for more details and potential property damage.
 - It appears this property may have been in 2 high wind events.
 - Was there any damage from a wind event? Has the damage been fully repaired?
 - Are there any signs of cracked glass, damaged siding, or missing roof tiles?
- This property has a high risk of experiencing termite infestation issues. Consider having a termite inspection performed.
 - Has this house had a termite inspection? Has this house had termite issues in the past?
 - Is there any visible termite damage?
- The roof of this property appears to be in great condition. The roof is made of tiles and at an estimated 18 years old it has 57 years left of its' 75 year lifespan. The estimated cost to replace this roof is between \$30,346.00 and \$44,140.00. Verify to ensure confidence.
 - What if anything has been done to preserve the roof?
 - · Have there been any issues with missing tiles?
 - Has there been any issue with water leaks through the roof?
 - Does the roof have gutter guards and proper drains that run away from the foundation?
 - Have the gutters and downspouts been repaired or replaced?
 - Be sure to include a roof inspection for this property.
 - We found this roof to be in great shape. Make sure to ask the seller how old the roof is and when it was last inspected to confirm these findings.
- This property has a very high risk of experiencing a direct lightning strike.
 - Has this property been struck by lightning?
 - Does the house have a whole house surge protector on the electrical panel?
 - Does the house have a lightning rod system?
- This property has a very high risk of experiencing mold issues.
 - · Have there been any issues with mold?
 - Have there been any claims for mold damage?
 - Is there any unusual staining on any walls or ceilings?
 - Has a mold test recently been performed on this property?

- This property has a high risk of sinkhole damage.
 - Has this property experienced any issues from shifting ground?
 - Does the ground look level or are there low spots?
 - Are there any visible cracks in any pavement?
- Given the age of the property (18 years old), check on when the water heater was last replaced. The average service life of a water heater is 8 to 12 years.
 - When was the water heater last replaced?
 - When was the last time the water heater was inspected?
- The furnace may soon require replacement. The property is 18 years old and the condition of the furnace is unreported. Most furnaces have an average service life of 15 to 20 years.
 - When was the furnace last replaced?
 - When was the last time the furnace was inspected?
- - If you're interested in taking advantage of solar power for this property, the estimated costs excluding federal, state, and local incentives is \$23,065.80 with a likely payback period of 8.18 years. Consult with a solar contractor for a more accurate quote.
- We did not detect any fire hydrants within 1,000 feet of this property.
 - The absence of fire hydrants near the property may reduce suppression capabilities in the event of a fire.

When scheduling a home inspection, share these hints for your home inspector to uncover hidden issues upfront

What to Check...

- We found a potential hurricane event for this property on October 15, 2024. The damage from this event may have unaffected the property. See the damaging events timeline for more details.
 - Check for water damage, especially in the basement or crawlspace.
 - · Check for water damage to electrical and HVAC systems.
 - Check for wind damage to the roof and other exterior surfaces.
 - Check to make sure the roof is securely attached to the frame.
 - · Note the presence of any flood or wind mitigation work.
 - · Check if repair work is up to local building codes.
 - · Consider performing a mold test.
- We found 2 wind events ranging from 65 miles per hour to 75 miles per hour for this property from June 5, 2020 to September 28, 2022. See the damaging events timeline for more details and potential property damage.
 - · Check for torn or missing shingles, siding, or gutters.
 - · Check exterior appliances and outbuildings for damage.
- This property has a high risk of experiencing termite infestation issues. Consider having a termite inspection performed.
 - Check crawl spaces, basements, hardwood floors, and attics for signs of termites. Look for mud tubes, wood damage, discarded wings, exit holes, and termite droppings.
 - Check inside and outside perimeter of house, including foundation, for signs of termites.
 - · Check entry points including foundation cracks, expansion joints, and hollow block wall for termite presence.
 - · Identify standing water or moisture issues that may attract termites, such as along the foundation, on the roof or in the crawl space.
 - · Identify wood/shrubbery touching the foundation.
- The roof of this property appears to be in great condition. The roof is made of tiles and at an estimated 18 years old it has 57 years left of its' 75 year lifespan. The estimated cost to replace this roof is between \$30,346.00 and \$44,140.00. Verify to ensure confidence.
 - Inspect the roof for signs of tiles damage.
 - · Look for signs of gutter damage.
 - · Check roof downspouts for signs of damage.
 - Note whether downspouts drain water away from the foundation.
- This property has a very high risk of experiencing a direct lightning strike.
 - Note the presence of a whole house surge protector on the electrical panel.
 - Note the presence of a lightning rod system on the roof.
 - · Check the electrical panel for signs of surge damage.
- This property has a very high risk of experiencing mold issues.
 - · Consider performing a mold test.
 - Check for mold damage, especially in usually moist areas and crawlspaces/basement.
 - Note the presence of fresh paint in usually moist areas and basement if applicable.
 - Note the presence of failing or missing caulk around bathroom and kitchen fixtures.
- This property has a high risk of sinkhole damage.
 - Check for issues involving shifting ground.
 - Check for cracks in the foundation, especially those which may indicate structural issues.
- Given the age of the property (18 years old), check on when the water heater was last replaced. The average service life of a water heater is 8 to 12 years.
 - Check for signs of leaking around the water heater. Note the installation date and most recent service date.
- The furnace may soon require replacement. The property is 18 years old and the condition of the furnace is unreported. Most furnaces have an average service life of 15 to 20 years.
 - Verify the furnace is in working order. Note the installation date and most recent service date.

What to Know Ahead of Time...

We found a potential hurricane event for this property on October 15, 2024. The damage from this event may have unaffected the property. See the damaging events timeline for more details.

Properties in prior hurricane areas may have trouble getting insurance - check with your insurance agent before purchasing the property.

C This property has a high risk of sinkhole damage.

Sinkholes are generally excluded on your homeowner's policy. You may need to obtain a sinkhole inspection and special sinkhole coverage. Consult with your insurance agent for coverage options.

This property is 18 years old.

Properties over 10 years old generally cost 20-35% more to insure than a new build. You may pay higher premiums for this property.

This property has an estimated replacement cost of \$461,000.00

Replacement cost coverage reimburses you according to current market prices for replacing, repairing, or rebuilding your property. Make sure you're fully covered!

We did not detect any fire hydrants within 1,000 feet of this property.

The absence of fire hydrants near the property may impact your insurance rates. Consult with your insurance agent for coverage options.

This PropertyLens Report is based only on information supplied to PropertyLens and available as of 01/27/2025 at 07:57:37 PM. Other information about this property, including problems, may not have been reported to PropertyLens. Use this report as one important tool, along with a property inspection and walk-through, to make a better decision about your next purchase.

Report Date: 01/27/2025 Report ID: 78d05a0b-d0bd-48d5-8710-8b36166dfeb5 Address: 2177 Fairmont Lane, Naples, FL 34120 Use: Single Family Residential APN: 64650002148

Property OverviewDetailed facts, features and information for this property



Features & Construction

From roof to foundation, here's detailed property features and building information



Interior		Location & Special Features	
Levels	1 Story	View	
Appliances	Dishwasher, Dryer, Refrigerator, Washer	Waterfront	Not Availabl
Fireplace	-	Water Access	Not Availabl
Fireplace Type	-	Distance to Coast	13.56 Mile
		Playground	N
		Sport Features	N
Exterior		Systems	
Garage & Parking	Attached - Null Parking Space(s)	Heating	Electric, Centr
Perimeter Fence	No	Cooling	Central, Electr
Deck	-	Water	
Pool	No	Sewer	
		Solar	N
		Ventilation	
Roof		Construction	
Roof Features	Tile	Primary Exterior Material	Block, Concrete, Stucc
Roof Footprint	3,074.89 Square Feet	Basement	N
Shape	Hip	Architectural Style	Ranc
Material	Tile	Construction Quality	Modest / Fa
Pitch	-	Construction Type	Stucco on Masoni
Height	-	Physical Shape	Rectangul
Chimney	0	Slope of Site	0.6 Degree
Satellite	0		

Parcel Information	
APN	64650002148
atitude	26.295561
ongitude	-81.563356
Property Elevation	15.58 Feet

District	
Municipality	-
Suburban	Any Population, Housing, or Territory Outside Urbanized Areas, Urbanized Clusters, or Cdps
County	Collier
School District	Collier County School District
USDA Plant Hardiness Zone	10

Most Recent Listing Details Property listing information from October 30, 2013

\$181,000

\$324,841

\$0

\$0

Listing Price (Oct 30, 2013)

(Oct 30, 2013) Assessed Value

Structure Value

Land Value

\$391,796 - \$478,861

\$435,329Market Value

Status	Sold
Last Date Sold	March 16, 2015
Sale Price	
List Price	\$181,000
Days on Market	502
Price/Sq. Ft.	
HOA Dues	\$

Description

Approved Price by lender! Send your offer today and get a great price. Spacious 4/2 in a great location! Close to Schools and Ave Maria. This is a short sale pending buyer approval. Motivated seller! Call for a showing.

Ownership Transaction History & Ownership Details

Transaction History

Date	Туре	Description
Aug 1, 2007	置 Listing	List Price \$293,900
Oct 22, 2007	⊖ Deed	Buyer Type Single Person Or Individual
Oct 1, 2012	⊖ Deed	Buyer Type Individual
Sep 5, 2013	信 Listing	List Price \$178,500
Oct 30, 2013	置 Listing	List Price \$181,000
Oct 30, 2013	置 Listing	List Price \$181,000
Mar 16, 2015	⊖ Deed	Buyer Type Husband And Wife
Mar 16, 2015	î ^西 Sold	Sales Price
Aug 14, 2015	⊖ Deed	Buyer Type Company

Property Value & Tax History Historical view of property taxes and assessed property and land values

Historical Property Assessments

Total Pro	perty Value • Land	Value • Improvem	ent Value • Property	Taxes				
2015	2016	2017	2018	2019 Assessments by Year	2020	2021	2022	2023
Year	Total Property Val	lue	Land Value	Impro	vement Value		Property Taxes	
2015	\$154,766		\$0	\$0			\$1,752.48	
2016	\$201,641		\$0	\$0			\$2,902.98	
2017	\$221,805		\$0	\$0			\$3,260.11	
2018	\$224,577		\$41,342	\$183	235		\$3,216.1	
2019	\$235,602		\$43,926	\$191,	676		\$3,431.12	
2020	\$240,836		\$51,678	\$189	158		\$3,487.2	
2021	\$244,058		\$45,218	\$198	840		\$3,562.14	
2022	\$268,464		\$0	\$0			\$3,985.55	
2023	\$295,310		\$0	\$0			\$4,281.89	





















Roof Condition

Current and historical look at what shape the roof is in



Replaced: 2007

Avg. Roof Lifespan (FL): 75 years

18 YearsProbable Roof Age

57 YearsEst. Remaining Roof Life

Tile

Primary Roof Material

\$16,553 - \$44,140

\$44,140

Est. Roof Replacement Cost



Current Roof Condition by Building

Primary Building Roof Condition: Great







4.03 out of 5

Roof Condition Score
Roof is in great condition - No visible signs of defects. It looks new.

Medium

Medium Risk

Roof Exposure Risk ①
Medium risk of damage to roof. The following factors contributed to this score: low tree overhang, very high risk of hurricane damage.

Roof Potential Issues		Roof Features	
Tree Overhang	2%	Stories	1 Story
Missing Shingles	-	Roof Area	3,074.89 Sq. Ft
Ponding	0%	Roof Material	Tile
Debris	0%	Roof Shape	Hip
Staining	11.76%	Roof Pitch	-
Algae Staining	11.76%	Solar	No
Vent Staining	0%	Chimney(s)	0
Tarp	-	Roof Vent(s)	2
		Satellite(s)	0
		Skylight(s)	0

Damaging Events Property damage due to weather and other disaster



History of Damaging Events
Historical damage at this property due to fire, severe weather and other catastrophic events

Timeline of Potentially Damaging Events

6

Date	Event Name	Description
October 15, 2024		Cause Damage Severity Hurricane Unaffected
September 28, 2022	- № 2022 Wind	Cause Wind Speed Wind 75 Miles Per Hour
June 5, 2020	② 2020 Wind	Cause Wind Speed Wind 65 Miles Per Hour
February 15, 2016	<i>♀</i> 2016 Hail	Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 20% 1.25 Inches
June 15, 2011	<i>♀</i> 2011 Hail	Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 20% 1.25 Inches
April 29, 2011	<i>♀</i> 2011 Hail	Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 15% 1.25 Inches











Property Updates & Repairs Many major modifications can be detected by permit history.

Last Known Modifications

Overview of known property modifications by category including permits, self-reported homeowner updates and service provider records.

Roof Electrical

None Reported None Reported

Plumbing Mechanical Systems

None Reported None Reported

Building Improvement Outdoor & Landscaping

None Reported None Reported 0

No permits reported for this property

Owners often make unpermitted changes which may lead to unexpected repairs and costs. Be sure to confirm all modifications with the seller before purchase.



No homeowner service records reported for this property

Property maintenance varies by owner and not all services are reported to us. Be sure to confirm

all recent maintenance with the seller before purchase.

Property Inspections History of health, safety and major defect inspections found at this property



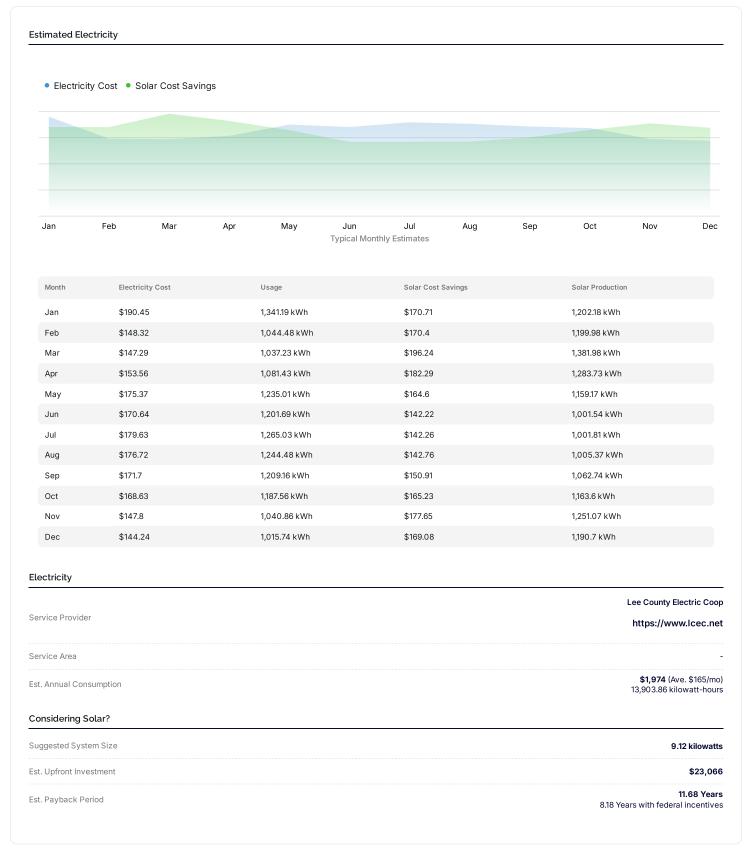
No prior inspections reported for this property

A home inspection is a critical part of home buying process. If you've yet to do so, request a copy of the latest inspection.

Upkeep & Property Ownership

What to expect when owning this property







Carbon Footprint
Climate impact of this property based on the building characteristics, climate characteristics and the fuel mix of the area's electricity generation

Energy Sources for Electricity Coal (1%)
 Nuclear (8%)
 Natural Gas (82%)
 Solar (8%) **10,796.34 pounds of CO2e** 13,903.85 kilowatt-hours Annual Carbon Footprint 12,814.87 pounds of CO2e Baseline Carbon Footprint 16,503 kilowatt-hours

Risk Assessment

A deep dive on possible property hazards, severe weather and other contaminants.

Risks At A Glance
How susceptible this property is to environmental and climate-related damage







Flood Scorecard



N

N

N

In FEMA 100yr Digital Flood Zone ③

In FEMA 500yr Digital Flood Zone ③

Flood Insurance Required ③

Flood Insurance Recommended ③



Flood Zone

Distance to Nearest 100 Year FEMA Flood Zone (1% Annual Chance Flood Hazard)

217 Feet

Elevation Difference to 100 Year FEMA Flood Zone (1% Annual Chance Flood Hazard)

6.3 Feet

Base Flood Elevation

FEMA Flood Zone

 $Area\ Is\ Not\ in\ a\ Fema\ Flood\ Hazard\ Zone\ but\ May\ Be\ Susceptible\ to\ Rare\ Flooding\ Events$

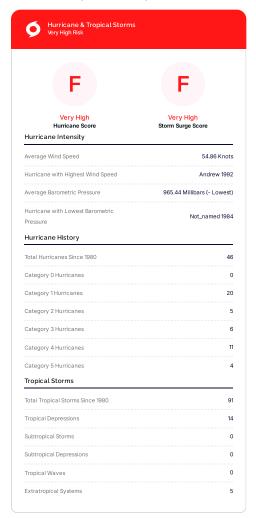
Flood Zone Subtype
Sea Level Rise Impact

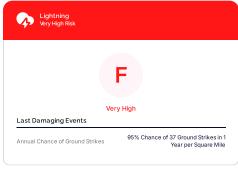
Area of Minimal Flood Hazard

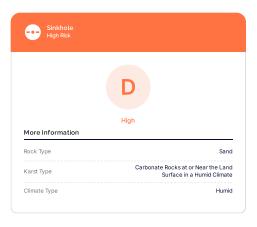


Extreme Weather & Disasters

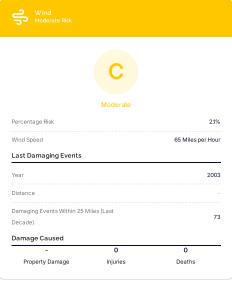
An in-depth look at the potential risk of natural disasters and weather damage at this property

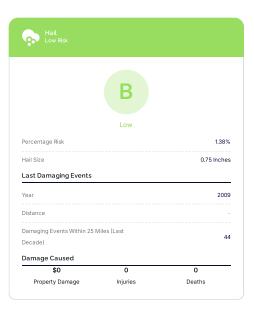


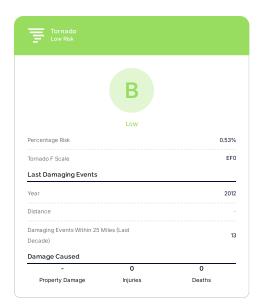


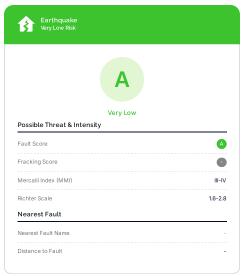




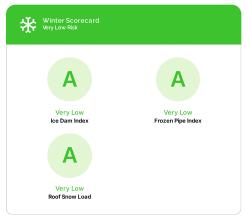


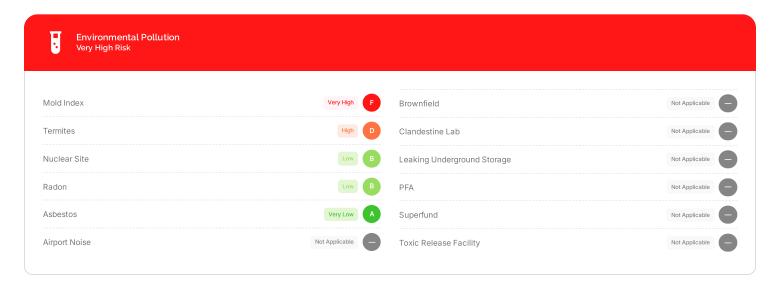












Closest Known Contaminant Sites

Site Name	Turkey Point 3/
Туре	Power Plar
Drive Distance	97.17 Mile
Reactors	
Toxic Release Facilities	
Site Name	
Туре	
Chemicals	
Known Carcinogen Leaking Underground Storage Facilities	
Chemicals Known Carcinogen Leaking Underground Storage Facilities Location	
Known Carcinogen Leaking Underground Storage Facilities Location	
Known Carcinogen Leaking Underground Storage Facilities Location Distance	
Known Carcinogen Leaking Underground Storage Facilities	
Known Carcinogen Leaking Underground Storage Facilities Location Distance # of Tanks in .25 miles	
Leaking Underground Storage Facilities Location Distance # of Tanks in .25 miles # of Tanks in .5 miles # of Tanks in 1 mile	
Leaking Underground Storage Facilities Location Distance # of Tanks in .25 miles # of Tanks in .5 miles # of Tanks in 1 mile Superfund Sites	
Leaking Underground Storage Facilities Location Distance # of Tanks in .25 miles # of Tanks in .5 miles # of Tanks in 1 mile Superfund Sites Site Name	
Leaking Underground Storage Facilities Location Distance # of Tanks in .25 miles # of Tanks in .5 miles	

Location			-
Former Clandestine Drug La			
Location			
Drive Distance			-
Date			-

Insurability & Claims

A breakdown of estimates and coverage needed to protect this property



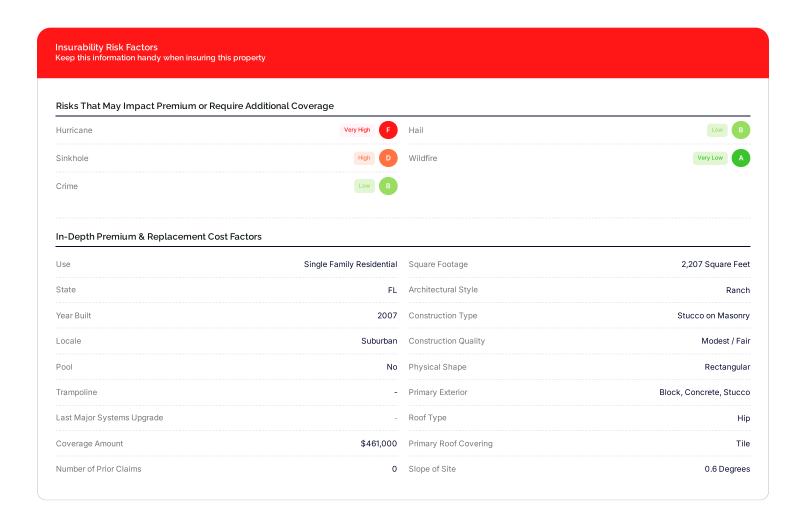
\$2,960 - \$5,479

\$2,960 Est. Annual Insurance Premium \$461,000

Total Replacement Cost

\$209

Replacement Cost Per Sq Ft



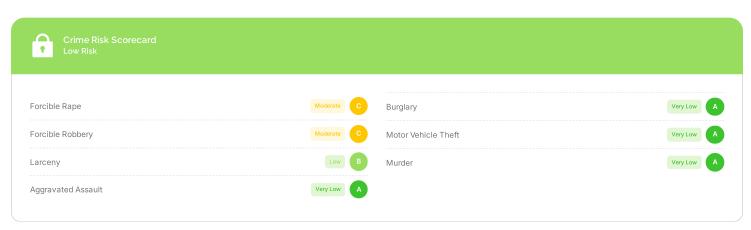
Insurance & Warranty Claims o

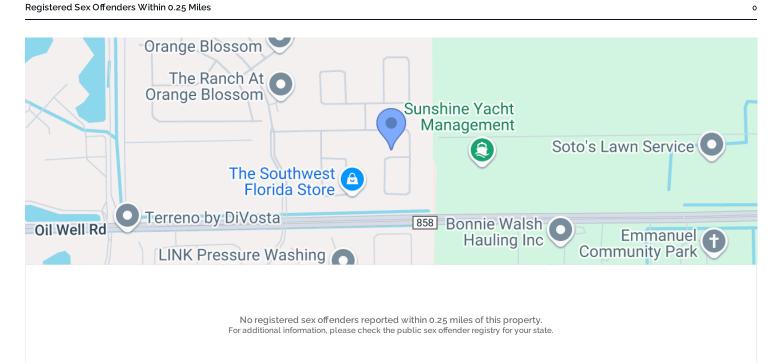
No claims reported for this property
Prior insurance and home warranty claims may indicate risk or damage at this property. Not all
claims are reported to PropertyLens.

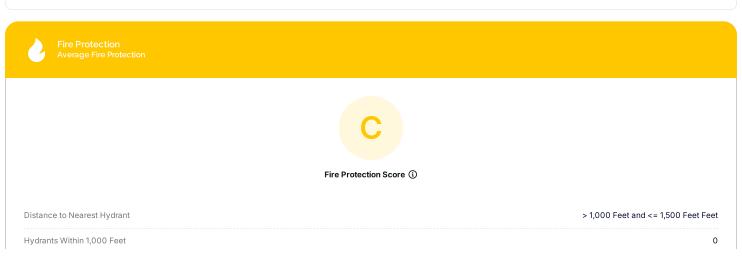
Neighborhood

Location, location, location. Here's how this neighborhood stacks up









Fire Stations Within 5 Miles	3
Fire Stations Within 10 Miles	8

Proximity to Emergency Response

Police Stations	
Closest Police Station	Collier County Sheriffs Office - District 4 - Golden Gate Estates Substation
Drive Distance	1.3 Miles
Police Stations Within 5 Miles	1
Hospitals	
Closest Hospital	
Drive Distance	-
Туре	-
Helipad	-
Hospitals Within 5 Miles	-
Hospitals Within 10 Miles	-
Fire Stations	
Closest Fire Station	Big Corkscrew Island Fire and Rescue Station 13
Drive Distance	3.51 Miles (8 Min)
Туре	Full Time
Response Area	North Collier Bc Fire
Second Closest Fire Station	North Collier Fire and Rescue Station 10
Drive Distance	3.63 Miles (8 Min)
Гуре	Full Time
Urgent Care	
	Epn Urgent Care - Ave Maria, 5068 Annunciation Circle
Closest Urgent Care Facility	
Closest Urgent Care Facility Drive Distance	8.39 Miles

Property Timeline Look back in time with a chronological history of this property



Date v	Туре	Company	Description
October 28, 2024	Roof Condition	N/A	Roof Condition Imagery Reported
October 17, 2024	Roof Condition	N/A	Roof Damage Imagery Reported
October 15, 2024	Damage Assessment	N/A	2024 Hurricane Milton Caused Property Damage (Hurricane) Cause Damage Severity Hurricane Unaffected
January 3, 2024	Roof Condition	N/A	Roof Condition Imagery Reported
May 4, 2023	Roof Condition	N/A	Roof Condition Imagery Reported

Roof Condition Imagery Reported

Roof Condition

N/A

December 14, 2022

Date v Type Company Description



October 5, 2022

Roof Condition

N/A

Roof Damage Imagery Reported



September 28, 2022

Damage Assessment

N/A

Potentially Damaging Wind Event

Cause Wind Speed Wind 75 Miles Per Hour

June 5, 2020

Damage Assessment

N/A

Potentially Damaging Wind Event

Cause Wind Speed
Wind 65 Miles Per Hour

September 29, 2017

Roof Condition

N/A

Roof Damage Imagery Reported



February 15, 2016

Damage Assessment

N/A

2016 Hail Caused Property Damage (Hail)

 Cause
 Damage Severity
 Roof Totaled Probability
 Hail Size

 Hail
 Affected
 20%
 1.25 Inches

August 14, 2015

Transaction

Attorney

Property Transaction Reported (Deed)

Buyer Type Company

March 16, 2015

Transaction

Attorney

Property Transaction Reported (Deed)

Buyer Type Husband And Wife

Date v	Туре	Company	Description
March 16, 2015	Transaction	N/A	Property Transaction Reported (Sold)
			Sale Price Price Per Sq. Ft - N/A
October 30, 2013	Transaction	N/A	Property Transaction Reported (Listing)
			Listing Price \$181,000
October 30, 2013	Transaction	N/A	Property Transaction Reported (Listing)
			Listing Price \$181,000
September 5, 2013	Transaction	N/A	Property Transaction Reported (Listing)
			Listing Price \$178,500
October 1, 2012	Transaction	None Available	Property Transaction Reported (Deed)
			Buyer Type Individual
June 15, 2011	Damage Assessment	N/A	2011 Hail Caused Property Damage (Hail)
			Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 20% 1.25 Inches
April 29, 2011	Damage Assessment	N/A	2011 Hail Caused Property Damage (Hail)
			Cause Damage Severity Roof Totaled Probability Hail Size Hail Affected 15% 1.25 Inches
October 22, 2007	Transaction	Lawyers Title Insurance Corp	Property Transaction Reported (Deed)
			Buyer Type Single Person Or Individual
August 1, 2007	Transaction	N/A	Property Transaction Reported (Listing)
			Listing Price \$293,900