

**HAZELBAKER CONSTRUCTION SERVICES**  
**8965 QUARRY DRIVE**  
**NAPLES, FLORIDA**  
**(239)213-8046**

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Doc #: 1404-000

Client Name: John Doe

Dwelling Address: 123 Sunshine Way, Bonita Springs, Florida 34134

Inspector: Joel Hazelbaker, **Licensed Florida State Home Inspector: License No. HI874**

This Summary Report includes the structural and mechanical items that are not performing their intended function, are a safety concern, and/or features in the home considered inconsistent with common findings in homes of similar age and type. These items are not necessarily required to be repaired/replaced according to your Contract of Sale. We advise our clients to discuss any items relating to their contract with their real estate agent or attorney.

The Summary Report does not include comments that refer to normal wear or minor defects commonly found in homes of similar age and type; nor does it include comments about routine maintenance of the systems in the home. Minor items will be noted in **“BOLD BLUE PRINT”**. These are items that can be easily repaired or that individually represent a minor repair cost. These minor items should not affect the sale of the property individually and as such may not be included in the summary report. Collectively these items may present a burden. Items noted in **“BOLD BLACK PRINT”** may pose a possible safety hazard, represent a substantial cost to repair/replace, or may cause additional damage to the structure if not properly addressed. Please read the report in its entirety and contact the inspector with any questions or concerns.

The Summary Report does not constitute our entire report and may not include all the items a client may consider important to home ownership, therefore, the client is advised to read the Inspection Report in its entirety.

## **EXTERIOR**

1103. Fences/Gates **Review: Cracks noted, suggest installing weeps to release water pressure behind walls.**



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1104. Siding

**Review: Cracks/ rust noted at some locations, suggest sealing/repair.**



SAMPLE

CONFIDENTIAL

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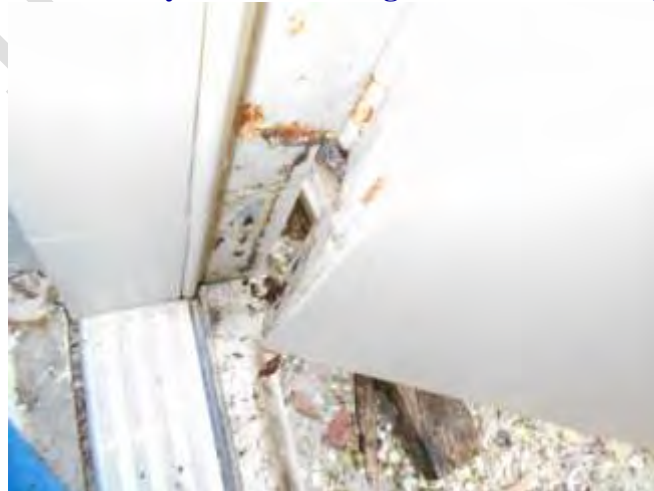
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1105. Trim

**Review: Wood decay noted at fascia over garage and at pool area.**



**Minor decay noted at Storage room doors on right side.**



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1107. Electrical

**Review: Outlet cover missing at right side.**



1114. Propane  
Tank/Gas  
Meter

**Review: Cover is broken.**



**Buyer would like to have Tank pressure tested and certified.**

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**ROOF**

1304. Conditions

**Review: Broken loose tile noted at rear.****Cracked masonry noted at ridges.****Numerous replaced tiles noted, leaks noted in attic above lanai area. Suggest further review/ repair by a qualified roofing contractor.**

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**ATTIC**

1402. Framing

**Review: Damaged truss noted that has been repaired. If concerned suggest further review by a qualified contractor or engineer.**



1404. Evidence of Leaking

**Review: Stains noted at rear over lanai.**



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1410. HVAC Ducts **Review: Leaks in ducts noted at motorized dampers, condensation causing rust. Suggest properly sealing ducts.**

**GARAGE**

1507. Windows / Screens **Review: Damaged screens noted.**

**ELECTRICAL SYSTEM**

2005. Smoke Detectors **Review: Inaudible at hallway and front bedroom. Suggest installing new detectors for safety.**

**KITCHEN**

2107. Cabinets **Review: Corrosion noted at lazy Susan; Unit would not operate using normal force.**
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**LIVING ROOM**

2207. Electrical      **Review: Lights inoperable at ceiling, possible bad bulb.**

**BATHROOM MASTER**

2711. Tub &  
Surround      **Review: Stopper inoperable. How water knob could not be turned using normal force.**



2720. Toilet      **Review: Toilet runs intermittently, Suggest changing flapper valve.**

**BATHROOM GUEST**

2807. Electrical      **Review: Light not functional at ceiling, possible bad bulb.**

2811. Tub &  
Surround      **Review: Open grout joints noted; suggest caulking to prevent moisture intrusion into framing.**





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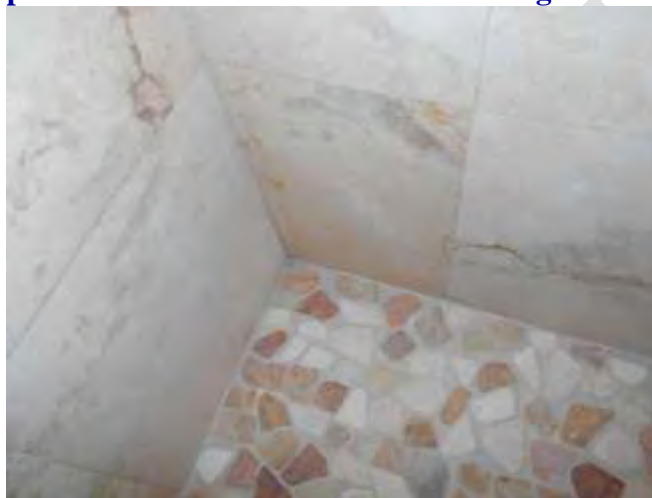
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2820. Toilet **Review: The toilet anchor bolts/nuts are loose. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly setting the toilet and securing the nuts is suggested to prevent water leakage or damage. Leaks noted at time of inspection.**

**BATHROOM GUEST 2**

- 2807.2. Electrical **Review: Light at ceiling inoperable, possible bad bulb.**
- 2814.2. Shower / Surround **Review: Open grout joints noted; suggest caulking to prevent moisture intrusion into framing.**



SAMPLE

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**BEDROOM #3**

2907.3. Electrical

**Review: Light fixture over bed inoperable, possible bad bulb.**

**Open junction box noted at ceiling; suggest installing cover plate for safety.**

**POOL/SPA EQUIPMENT & AREA**

3010. Heater

**Review: Review: Solar heating system present, valves closed and system not tested. Suggest review for proper operation.**



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**Review: Valve broken at pump. Suggest replacement.**



**Blemishes noted in pool surface, suggest review by a qualified pool contractor.**



SAMPT