

HAZELBAKER CONSTRUCTION SERVICES
14501 MARSALA WAY
NAPLES, FLORIDA 34109
(239) 213-8015

Doc #: 2112-030 Inspector: John "Jack" Defossez

Date: 12/22/2021

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

Client Name: John Doe

CONDITIONS: This inspection report follows the American society of Home Inspection Standards (ASHI). Our goal is to present an unbiased view of the condition of the home and its components at the time of inspection. The purpose of this inspection is to identify "MAJOR" problems associated with the property being purchased or sold, although minor items may also be mentioned. This report will note in "**BOLD BLACK PRINT**" the Major items that are not performing their function and or conditions in the home that are inconsistent with common findings in homes of similar age and type. Those bolded items will also appear on the summary report.

Minor items will also be noted in bold 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. 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 inspector cannot issue costs estimate but can help determine the relative condition of the home and put into context the nature of the items noted in the report. All Bold print items are not necessarily required to be repaired 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.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snapshot of the condition of the home at the time of inspection. It is not possible to determine if or when an item will experience failure, therefore we cannot be held responsible for future failure.

This report does not constitute a warranty or guarantee, and none is implied. Home warranties are available from several companies and we suggest consulting your real estate agent for referrals.

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FRONT VIEW



REAR VIEW

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GENERAL CONDITIONS

1001. Inspector John "Jack" Defossez
 1002. Structure Type Single Family home; Concrete block construction.



1003. Lot Type Home is built on a flat lot.
 1003. Levels 1 story structure.
 1004. Estimated Age 6 years. (2015)
 1005. Weather Hot; clear.
 Conditions
 1006. Occupant Home was occupied at time of inspection.
 Status Personal belongings can substantially impede the inspector's ability to see and/or access many areas. Please be advised this is a limited, visual inspection. It is recommended that buyer perform a walk through themselves or have a re-inspection done by HCS prior to closing but after seller has removed their belongings.
 1007. Attending Listing agent & Buyer's agent.
 1008. Start Time 9:15 AM.
 1009. Stop Time 12:30 PM.

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EXTERIOR

Our exterior evaluation is visual and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration normal wear associated with virtually all properties. Hairline cracks in stucco, concrete, asphalt, plaster and drywall are common and are not a significant defect unless otherwise stated. Cosmetic issues and code/municipality's specifications are not part of this inspection. Dock and seawall are visual inspections of material exposed at time of inspection. Sprinkler system is a basic functional/visual test of the system and does not include items that are considered maintenance items, such as overgrown or mis-directed heads, or items that are not visible.

Step #	Component	Comment
1101.	Driveway	Functional; Pavers.



1102.	Walkways	Functional; Pavers.
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1103.	Fences/Gates	N/A.
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1104.	Siding	Review; Stucco. Cracks present at several locations. Cracks should be properly sealed to prevent insect and moisture intrusion. Damage/deterioration to interior walls may be present.
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1105. Trim Functional; Wood/Metal.

1106. Windows & Frames Functional; Metal.



1107. Electrical Functional.

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1108. Gutters & Downspouts

Review; Metal. Leak noted at gutter on rear side of home.



1109. Hose bibs

Functional; Rear, Right and Left sides.

1110. Sprinkler System

Functional; 14 Zones present. The sprinkler system was tested for basic function/operation. Normal maintenance, adjustments and overgrown heads are not part of this inspection.



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Review; Broken head noted at front side of home.



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|-------|-----------------------|-----------------------|
| 1111. | Bell/Chime | Functional; Front. |
| 1112. | Chimney | None. |
| 1113. | Lot/Grade
Drainage | Functional; Flat lot. |

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1114. Propane
Tank/Gas
Meter

Propane tanks are beyond the scope of this inspection. If client is concerned about its safety or serviceability, we suggest they contact the gas service provider for more information.



Review; Low level noted at propane tank.



1115. Exposed
Foundation

Functional; Slab.

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1116. Shutters Impact glazing & removable shutters.



1117. Seawall None.
1118. Dock None.
1119. Boatlift/Davit. None.

1120. Exterior Comments
Insects are a fact of life in South Florida, and it is considered routine maintenance to have your home inspected and treated quarterly for pests. We strongly suggest this type of maintenance to control ants, roaches, and wood destroying organisms such as termites. This report may note unusual pest activity but common insects/pests such as ants will not be noted. We can provide in depth wood destroying organism and pest inspections if desired.

Typically, exterior and common area items are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws to determine the scope of your responsibility regarding these items. The above exterior items are not inspected and are provided for information only.

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The term "Review" indicates that there are defects present that require the attention of a licensed professional. The entire home should be reviewed similar conditions with repairs made as required.

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LANAI

Step #	Component	Comment
1201.	Location	Rear.
		
1202.	Cover	Functional.
1203.	Enclosure	Functional; Aluminum and screen.
1204.	Electrical	Review; Some lights not functional. Possible bad bulbs.
		
1205.	Ceiling Fans	Functional.
1206.	Windows / Screens	None.
1207.	Deck	Functional; Pavers.
1208.	Stairs	None.
1209.	Railing	None.

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1210. Sink

Functional.



1211. Grill/Stove Top

Functional.



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1212. Refrigerator

Review; Fridge is not functional. New fridge to be installed.



1213. Comments

None.

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ROOF

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. This is a VISUAL inspection only and is performed with similar age and style homes in mind. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector and the inspector cannot determine the watertight integrity of a roof by a visual inspection. No certification, warranty, or guarantee is given as to the watertight integrity of the roof. This is not a code compliance inspection nor are manufacturer's specifications for installation or adequacy of previous repairs a part of this inspection.

Due to the limits put upon home inspectors in inspecting tile roofs we suggest an exterior roof inspection by a qualified roofing contractor which can provide a much more detailed inspection on tile roofing. Many contractors offer this service for free or a nominal fee. We can suggest two contractors whom we know and trust to provide this service at a nominal fee or at no cost; In Collier County; SWFL Roofing at 239-641-7663 and for Lee County; Sunshine roofing at 239-514-3092.

Step #	Component	Comment
1301.	Roofing Type & Materials	Sloped; Tile. If the roof is composed of materials (such as tile) that can be damaged if walked upon or is too high, steep, or wet, the roof is not mounted.



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1302. Number of Layers One.

1303. Flashings Flashings provide a watertight seal at roof penetrations (i.e., plumbing vents, Skylights, chimney's, flues etc.), which are prone to leaking and should be reinspected annually.



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1304. Conditions Roof shows normal wear for its age and type; appears to be in serviceable condition. No visible leakage noted at time of inspection. This is a VISUAL inspection only. No certification, warranty or guarantee is given as to the watertight integrity of the roof. Inspectors cannot determine the watertight integrity of roofs by a visual inspection, nor can they predict future leaks or determine if roof was installed/repared according to manufacturer's specifications. If such an inspection or certification of the roof is desired, client should contact a qualified licensed roofer prior to closing.



1305. Skylights None.
1306. Solar Panels None.

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1307. Roof Penetrations Functional. Flashings provide a watertight seal at roof penetrations (i.e., plumbing vents, Skylights, chimney's, flues etc.), which are prone to leaking and should be reinspected annually.



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1308. Roof This inspection of the roof is not a 'Code Compliance' inspection nor are
 Comments 'Manufacturer's Specifications' for installation/repairs a part of this
 inspection. Code compliance/manufacturer's specifications or any
 product/component/item should be verified through the local building
 authorities, the company who manufactured the product, or with seller.



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ATTIC

Step #	Component	Comment
1401.	Access	Garages. Limited access due to inadequate clearance, ducts and insulation.

1402.	Framing	Trusses.
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1403.	Sheathing	OSB.
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1404. Evidence of
Leaking

No evidence noted where visible.



1405. Fire Wall

Present.

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1406. Insulation Functional. Batt. Insulation thickness is approximately 10 inches, R19- 30.



1407. Ventilation Soffit vents; Hooded roof vents.



1408. Electrical Functional.
1409. Plumbing Functional where visible, limited inspection due to insulation.

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1410. HVAC Ducts Functional. It is not within the scope of this inspection to determine proper sizing of equipment or ductwork for proper heating and cooling.



1411. Drywall Unable to determine Manufacturer. Chinese drywall was used in the construction and remodeling of homes from 2003 to approximately 2007.
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1412. Attic
Comments

This was a limited visual inspection of readily accessible areas only. Many leaks can only be detected during or immediately after heavy rains.



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GARAGE

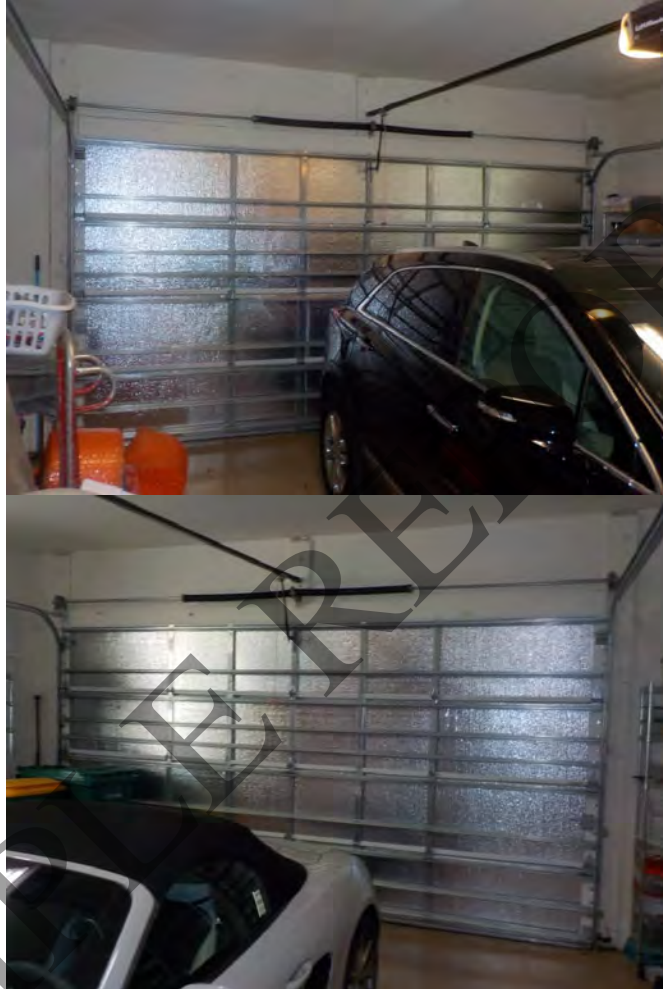
Step #	Component	Comment
1501.	Location	Attached.



1502.	Floor/Slab	Functional; Concrete. Common cracks noted.
1503.	Garage Door	Functional; Sectional; Metal.
1504.	Garage Door Hardware	Functional.

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1505. Garage Door Opener Functional. This garage door is equipped with a mechanical safety reverse device, which operated when tested at the time of inspection. Suggest adjustments be checked as a maintenance item to assure safety. The U.S. Product Safety Commission recommends that these devices be checked monthly for proper operation and safety.



1506. Garage Opener Mfg. Chamberlain.
1507. Windows / Screens Functional; Casement.
1508. Interior Door Functional; Metal/Wood.
1509. Exterior Doors None.
1510. Fire Wall/Ceiling Functional.
1511. Walls Functional.
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1512. Ceiling

Review; Staining noted on ceiling in two areas on right-side garage. Areas were dry at time of inspection. Suggest review by a water damage expert.



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|-------|--------------------|---|
| 1513. | Ceiling Fan | None. |
| 1514. | Electrical | Functional. |
| 1515. | Laundry Tub | None. |
| 1516. | Garage
Comments | Review of garage limited by owners' belongings. |

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LAUNDRY AREA

Step #	Component	Comment
1601.	Floor	Tile.



1602.	Walls	Functional.
1603.	Ceiling	Functional.
1604.	Interior Doors	Functional; Wood.
1605.	Exterior Doors	None.
1606.	Windows / Screens	Functional; Casement.
1607.	Cabinets	Functional.
1608.	Laundry Sink/Tub	Functional.



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Water filtration system noted below sink. This system is not within the scope of this report. Client is advised to obtain operating instructions for this unit from seller prior to closing.



1609. Electrical Functional.

1610. Washer & Hook-ups Washer was tested using normal operating controls and appeared to function properly at time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, it may fail at any time without warning.

The supply hoses to the washer are not disconnected during the inspection, nor do we operate the valves. These can leak at any time and should be considered part of normal maintenance.



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1611. Washer
Manufacturer Maytag.

Review; Rust noted at washing machine.



1612. Dryer & Hook-
ups

Electric 220 volt. Dryer was tested using normal operating controls. Appeared to function properly at time of inspection. No warranty/guarantee is given as to the efficiency, temperature calibration or functionality of this unit. As with all appliances, it may fail at any time without warning.



Suggest cleaning vent as part of normal home maintenance.

1613. Dryer
Manufacturer Maytag.

1614. Heat/Cooling
Source Forced air register.

1615. Closet None.

1616. Laundry Area
Comments None.

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HEATING & A/C MAIN (RIGHT SIDE)

Step #	Component	Comment
1801.	Heating	Functional; Electric; Split system; Forced air. Unit is located at attic.
1802.	Heating Conditions	Heating system was functional at time of inspection.
1803.	Heater Manufacturer	Trane. Model #GAM5B0C60M51EAA. Serial #14365NB0AV. Manufacture Date: 2014.



1804.	Exhaust Venting	Not Applicable.
1805.	Thermostat	Functional; Hallway. The climate in the home is best maintained by setting the thermostat between 74 and 78 degrees. Lower temperatures may allow condensation to form on exterior glazing and higher temperatures may allow the humidity to reach uncomfortable levels. Mold growth may also result from high humidity levels.



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1806. Filter Located at the return air registers throughout home. Suggest replacing filter. Filter should be changed every thirty days for most efficient operation.



1807. Ducting Functional where visible.

1808. Air Conditioning System Condenser is located at the right side.

1809. A/C Manufacturer Trane. Model #4TTB3048D1000CA. Serial #14286NJD3F. Manufacture Date: 2014.



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1810. A/C
 Temperature
 Differences Return air temperature at register was 72 degrees. Supply air temperature was 58 degrees. Difference in air temperature at time of inspection was 14 degrees.
- Temperature difference was within the 16 to 22 degrees normal operating range at time of inspection. Unit functioned properly when tested. Appeared to be serviceable at time of inspection. As with all mechanical equipment, this unit may fail at any time without warning. Inspectors cannot determine future failures.
1811. Heating & A/C
 Comments The inspection of the heating system is not a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation, operation or repairs a part of this inspection. Code compliance and manufacturer's specifications on any product/component or item should be verified through the local building authorities, the company who manufactured the item or product, or with seller prior to closing.
- It is assumed that the heating and cooling contractor who installed the system present in this home was an experienced and licensed individual, and that the system was designed and installed according to industry standards. It is not within the scope of the basic home inspection to review the design of the system or the compatibility of the components. Systems are tested for basic function only.
- In depth heating and cooling inspections are available through our office. These inspections are performed by experienced, licensed HVAC technicians.
1812. Last Serviced Unknown. If this system has not been serviced in the past 6 months, we suggest servicing to determine if any maintenance or cleaning of the system and all components is required. Suggest review of all service records for repair history on all equipment. System should be serviced at least once per year. The average lifespan of heating and cooling equipment in this climate is 10 to 12 years.
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HEATING & A/C MASTER (LEFT SIDE)

Step #	Component	Comment
1801.	Heating	Functional; Electric; Split system; Forced air. Unit is located at attic.
1802.	Heating Conditions	Heating system was functional at time of inspection.
1803.	Heater Manufacturer	Trane. Model #TAM7B0C60H51EAA. Serial #15381NGWAV. Manufacture Date: 2015.



1804.	Exhaust Venting	Not Applicable.
1805.	Thermostat	Functional; Hallway. The climate in the home is best maintained by setting the thermostat between 74 and 78 degrees. Lower temperatures may allow condensation to form on exterior glazing and higher temperatures may allow the humidity to reach uncomfortable levels. Mold growth may also result from high humidity levels.



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1806. Filter Located at the return air registers throughout home. Suggest replacing filter. Filter should be changed every thirty days for most efficient operation.



1807. Ducting Functional where visible.

1808. Air Conditioning System Condenser is located at the left side.

1809. A/C Manufacturer Trane. Model #4TTB3060D1000DA. Serial #14461R8R4F. Manufacture Date: 2014.



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1810. A/C
Temperature
Differences

Review; Return air temperature at register was 72 degrees. Supply air temperature was 40 degrees. Difference in air temperature at time of inspection was 32 degrees.



Temperature difference was not within the 16 to 22 degrees normal operating range at time of inspection. Suggest review by a qualified HVAC contractor.

As with all mechanical equipment, this unit may fail at any time without warning. Inspectors cannot determine future failures.

1811. Heating & A/C
Comments

The inspection of the heating system is not a 'Code Compliance' inspection nor are 'Manufacturer's Specifications' for installation, operation or repairs a part of this inspection. Code compliance and manufacturer's specifications on any product/component or item should be verified through the local building authorities, the company who manufactured the item or product, or with seller prior to closing.

It is assumed that the heating and cooling contractor who installed the system present in this home was an experienced and licensed individual, and that the system was designed and installed according to industry standards. It is not within the scope of the basic home inspection to review the design of the system or the compatibility of the components. Systems are tested for basic function only.

In depth heating and cooling inspections are available through our office. These inspections are performed by experienced, licensed HVAC technicians.

1812. Last Serviced

Unknown. If this system has not been serviced in the past 6 months, we suggest servicing to determine if any maintenance or cleaning of the system and all components is required. Suggest review of all service records for repair history on all equipment. System should be serviced at least once per year. The average lifespan of heating and cooling equipment in this climate is 10 to 12 years.

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PLUMBING

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned by the home owner regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing from the sellers and obtain receipts for any recent work or for anything for which a warranty may apply.

Step #	Component	Comment
1901.	Plumbing Supply System	Property has a public water supply. Main water shut off is located at left side.



Water pressure at time of inspection was 55 psi. Pressure was within normal range of 35 to 80 psi.

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1902. Plumbing
 Waste System Property is connected to a public waste system. The connections for these systems are underground and not visible to the inspector. Type of system is provided for general information only. Client should confirm this information with the property owner or from public records prior to closing.

Obstructions present during normal operation of the plumbing fixtures will be reported, however, condition of the waste lines cannot be determined by this inspector and determining the condition of concealed or underground portions of the waste system is beyond the scope of this inspection.

If concerned About the condition of the drain lines, we suggest having the system reviewed by a qualified plumbing contractor.

MAC Plumbing is a qualified plumbing contractor that can provide this inspection; 239-300-8878.

1903. Supply Pipes PEX. No leaks noted at time of inspection.



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1904. Central Water Conditioner Present. Due to the specialized nature of these systems a review of these systems is not within the scope of a home inspection. Inspection and water quality testing should be arranged through a water treatment service contractor, possibly at no cost.



1905. Waste Pipes PVC. No leaks noted at time of inspection.

1906. Water Heater Electric; 50 Gallon. Temperature pressure relief valve installed as a safety feature.



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Circulating pump present.



1907. Water Heater
Thermostat
Settings

Water temperature at time of inspection was 119 degrees.



1908. Water Heater
Manufacturer

State.

Model #EN6-50-DORT 110.

Serial #1902113238591.

Manufacture Date: 2019.



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1909.	Exhaust Venting System	N/A.
1910.	Cross Connections	None.
1911.	Plumbing System Comments	Shut off valves/angle stops under kitchen/bathroom sinks and toilets are not turned or tested during the inspection. The main shut off valve is not tested for operation at the time of inspection. The homeowner, to ensure free movement in case of emergency, should regularly turn the main shut off valve and all other shut off valves.

SAMPLE REPORT

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ELECTRICAL SYSTEM

Step #	Component	Comment
2001.	Electrical Main Box	240 volts; Two 200-amp services. Service entrance is underground. The main panels are located at garage. Main conductor is aluminum 4/0. Main disconnects noted at meter. Breakers present to provide overload protection.



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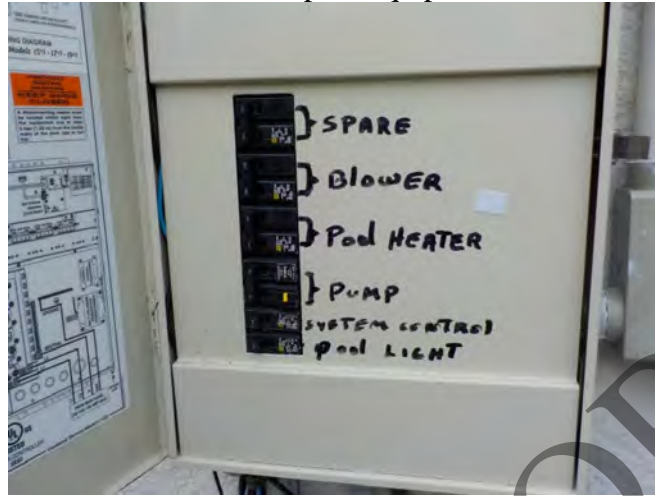
2002. Electrical Main Functional.
Box Comments



No surge protector present. Additional protection may be required to adequately protect the home and appliances.

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2003. Sub
Panels/Location Functional; Located at pool equipment.



Gas generator present. Review of these systems is beyond the scope of this inspection.



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2004.	Sub Panel Comments	None.
2005.	Smoke Detectors	Bedrooms, family room, hallway. Periodic testing is suggested to ensure proper operation.
2006.	Central Alarm	Testing of central alarms is beyond the scope of this inspection.
2007.	Central Vacuum	None.
2008.	Central Music/Intercom	None.
2009.	Electrical System Comments	The inspection of the electrical system is not a "Code Compliance" inspection. Code compliance can be verified through the local building authorities.

It is assumed that the Electrical contractor who installed the system present in this home was an experienced and licensed individual, and that the system was designed and installed according to industry standards. It is not within the scope of the basic home inspection to review the design of the system or the compatibility of the components. Systems are tested for basic function only. If it appears that wiring was done by non- professionals a review by a qualified electrician is suggested.

Main service panels or distribution panel covers are not removed when there are signs of rust or damage to the panel; Signs of Arcing; or any other possible safety issue. Panel covers are not removed when possible damage to finish surfaces may occur or when the panel is obstructed in any way.

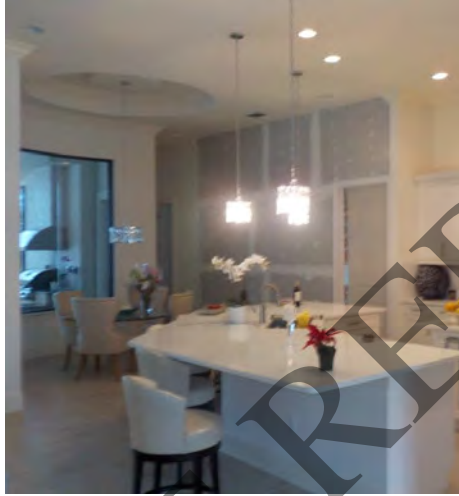
In depth Electrical inspections are available through our office. These inspections are performed by experienced, licensed electricians.

2010.	Ground Fault Protection	Ground Fault Interrupters (GFI's) protection noted at receptacles near water sources.
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KITCHEN

The kitchen inspection is a combination of visual and operational testing. Appliances are operated using normal operating controls. Timing devices or calibrations to cooking systems or their efficiencies are not evaluated nor are life expectancies given. This inspection does not constitute a warranty. Any appliance can fail at any time without warning. NOTE: Dishwashers in particular can fail at any time due to their complexity.

Step #	Component	Comment
2101.	Floor	Tile.
		
2102.	Walls	Functional.
2103.	Ceiling	Functional.
2104.	Interior Doors	None.
2105.	Exterior Doors	None.
2106.	Windows / Screens	Functional; Fixed.
2107.	Cabinets	Functional.
2108.	Counter Tops	Functional; Granite.
2109.	Electrical	Functional. GFI protection present.
2110.	Sinks	Functional; Two; Stainless steel.
2111.	Sink Faucets	Functional.

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2112. Traps/Drain
/Supply

Functional.



2113. Disposal

Functional; In-Sink-Erator.



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2114. Dishwasher

GE. Dishwasher was tested using normal operating controls. Unit functioned properly at time of inspection. Dishwashers most commonly fail internally at the pump, motor, or seals. These units are not disassembled to inspect these components nor are they visible or accessible to the inspector. Our inspection is limited to operating the unit on the 'normal wash' cycle only. No warranty, guarantee, or certification is given as to future failure.



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Review; No loop in drain line. A loop in drain line is required to prevent dirty drain water from entering the dishwasher.



2115. Stove/Cook
Top

Functional; Gas; GE. The stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at any time without notice. No warranty, guarantee, or certification is given as to future failure.



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2116. Oven

Functional; Electric; GE. The upper/lower elements were tested at the time of inspection and appeared to function properly. These can fail at any time without notice. No warranty, guarantee, or certification is given as to future failure.



Review; Loose handle noted at lower oven door. Cracked glazing noted at window.



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2117. Hood/Fan/Light **Review; One light not functional at hood. Possible bad bulb.**



2118. Microwave **Functional; Built-In; GE. Built in microwave ovens are tested using normal operating controls. Unit was tested and appeared serviceable at time of inspection.**

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2119. Refrigerator Functional; GE; Ice and water dispenser. Refrigerator temperature was 40 degrees. Freezer temperature was 2 degrees. Refrigerators can fail at any time without notice. No warranty, guarantee, or certification is given as to future failure.



Ice maker and water dispenser functional.



Wine fridge functional.



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2120. Filtered Water Water filtration system noted below sink. This system is not within the
 Dispenser scope of this report. Client is advised to obtain operating instructions for
 this unit from seller prior to closing.



2121. Trash None.
 Compactor
2122. Heat Source Forced air register.
2123. Ceiling Fan None.
2124. Closet None.
2125. Kitchen None.
 Comments

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INTERIOR

INTERIOR - Our review of interior rooms is visual of accessible areas and evaluated with similar aged homes in mind. We are not allowed to move furnishings, and this may limit the inspector's ability to see all areas. Cosmetic considerations and minor flaws such as a torn screen, common cracks, or an occasional cracked window may not always be reported.

Homes in our area are exposed to high wind and rain events. Water infiltration is possible under these conditions with little or no outward signs of problems on the exterior or the interior of the home. Any gaps or cracking on the exterior may provide a path for water infiltration. Any minor water damage or staining noted on interior walls may indicate much larger issues in concealed areas.

It is not possible for the inspector to discover such areas either intentionally or unintentionally concealed by recent renovations such as new painting; flooring or installation of fixed equipment/furnishings. Water damage/mold in concealed areas such as ductwork and HVAC equipment; inaccessible cavity walls: behind tub and shower enclosures; under flooring etc. is beyond the scope of the inspection.

If the buyer is concerned about such damage, we can arrange a water damage/Mold assessment be completed by qualified Assessors. This is a more detailed and more specific inspection that may uncover issues which are beyond the scope of this inspection.

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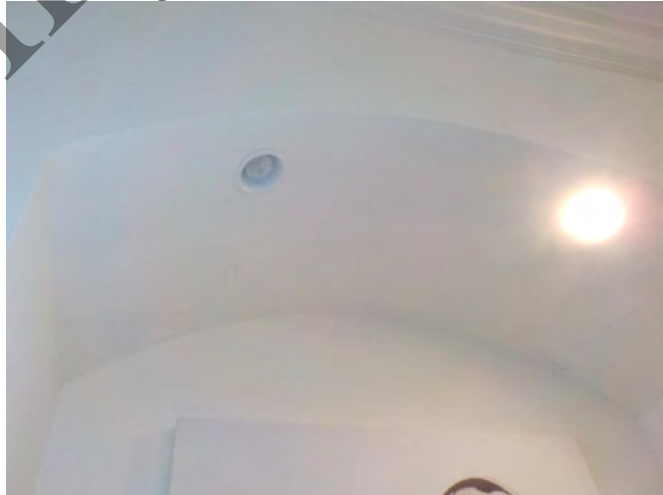
FAMILY ROOM

INTERIOR - Our review of interior rooms is visual of accessible areas and evaluated with similar aged homes in mind. We are not allowed to move furnishings, and this may limit the inspector's ability to see all areas. Cosmetic considerations and minor flaws such as a torn screen, common cracks, or an occasional cracked window may not always be reported.

Step #	Component	Comment
2201.	Floor	Tile.



2202.	Walls	Functional.
2203.	Ceiling	Functional.
2204.	Interior Doors	None.
2205.	Exterior Doors	Functional; Aluminum sliding glass.
2206.	Windows / Screens	None.
2207.	Electrical	Review; Light is not functional. Possible bad bulb.



2208.	Heat/Cooling Source	Forced air register.
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2209.	Ceiling Fan	None.
2210.	Wet Bar	None.
2211.	Closet	None.
2212.	Comments	Electric fire feature/heater functional.



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DINING ROOM

Step #	Component	Comment
2401.	Floor	Tile.



2402.	Walls	Functional. Patching noted at wall/baseboard near window.
2403.	Ceiling	Functional.
2404.	Interior Doors	None.
2405.	Exterior Doors	None.
2406.	Windows / Screens	Functional; Casement/Fixed.
2407.	Electrical	Functional.
2408.	Heat/Cooling Source	Forced air register.
2409.	Ceiling Fan	None.
2410.	Wet Bar	None.
2411.	Closet	None.
2412.	Comments	None.

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DEN

Step #	Component	Comment
2401. 1.	Floor	Tile.



2402. 1.	Walls	Functional.
2403. 1.	Ceiling	Functional.
2404. 1.	Interior Doors	Functional; French Wood.
2405. 1.	Exterior Doors	None.
2406. 1.	Windows / Screens	Functional; Casement/Fixed.
2407. 1.	Electrical	Functional.
2408. 1.	Heat/Cooling Source	Forced air register.
2409. 1.	Ceiling Fan	Functional.
2410. 1.	Wet Bar	None.
2411. 1.	Closet	None.
2412. 1.	Comments	None.

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ENTRY

Step #	Component	Comment
2501.	Floor	Tile.
2502.	Walls	Functional.
2503.	Ceiling	Functional.
2504.	Exterior Doors	Functional. Metal/Glass.
2506.	Windows / Screens	None.
2507.	Electrical	Functional.
2508.	Closet	None.
2509.	Entry	None.
	Comments	



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HALLS/STAIRS

Step #	Component	Comment
2601.	Location	Entry/Bedrooms.
2602.	Floor	Tile.
2603.	Walls	Functional.
2604.	Ceiling	Review; Staining noted at ceiling in hallway area near entry. Area was dry at time of inspection. Suggest review by a water damage expert.



2605.	Interior Doors	Functional; Wood.
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2606. Exterior Doors **Review; Wood/Metal. Gap in weather stripping noted at door leading to garage on left side of home.**



2607. Windows / Screens None.
2608. Electrical Functional.
2609. Stairs None.
2610. Railing None.
2611. Closet Functional.
2612. Comments None.

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BATHROOM MASTER

Step #	Component	Comment
2701.	Floor	Tile.

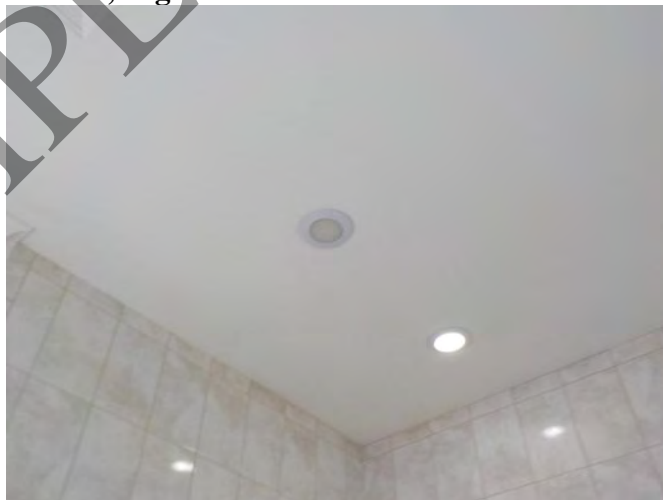


2702.	Walls	Functional.
2703.	Ceiling	Functional.

2704.	Interior Doors	Functional. Wood.
2705.	Exterior Doors	None.

2706.	Windows / Screens	Functional. Casement/Fixed.
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2707.	Electrical	Review; Light is over shower is not functional. Possible bad bulb.
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GFI present and functional. Reset located at half bath.

2708.	Exhaust Fan	Functional.
2709.	Ceiling Fan	None.

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2710.	Heat/Cooling Source	Forced air register.
2711.	Tub & Surround	Functional. Tile.
2712.	Tub Enclosure	None.
2713.	Shower / Surround	Functional. Tile.
2714.	Tub Faucet	Functional.
2715.	Shower Door	Functional; Aluminum and glass.
2716.	Shower Faucet	Functional.
2717.	Sink	Functional; Two; Porcelain.
2718.	Sink Faucets	Functional.
2719.	Traps/Drain /Supply	Functional.



2720.	Toilet	Functional.
2721.	Bidet	None.

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2722.	Counter / Cabinets	Functional.
2723.	Closet	Functional.
2724.	Bathroom	None.
	Comments	

SAMPLE REPORT

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BATHROOM GUEST FRONT RIGHT

Step #	Component	Comment
2801.	Floor	Tile.



2802.	Walls	Functional.
2803.	Ceiling	Functional.
2804.	Interior Doors	Functional; Wood.
2805.	Exterior Doors	None.
2806.	Windows / Screens	None.
2807.	Electrical	Functional; GFI present and functional.
2808.	Exhaust Fan	Functional.
2809.	Ceiling Fan	None.
2810.	Heat/Cooling Source	Forced air register.
2811.	Tub & Surround	None.
2812.	Tub Enclosure	None.
2813.	Tub Faucet	None.
2814.	Shower / Surround	Functional; Tile.
2815.	Shower Door	Functional; Aluminum/glass.
2816.	Shower Faucet	Functional.
2817.	Sink	Functional; Porcelain.
2818.	Sink Faucets	Functional.

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2819. Traps/Drain
 /Supply

Functional.



2820. Toilet

Functional.

2821. Bidet

None.

2822. Counter /
 Cabinets

Functional.

2823. Closet

None.

2824. Bathroom
 Comments

None.

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GUEST BATHROOM MIDDLE RIGHT

Step #	Component	Comment
2801. 2.	Floor	Tile.



2802. 2.	Walls	Functional.
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2803. 2.	Ceiling	Review; Staining noted at ceiling. Areas were dry at time of inspection. Suggest review by a water damage expert.
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2804. 2.	Interior Doors	Functional; Wood.
2805. 2.	Exterior Doors	None.
2806. 2.	Windows / Screens	Functional; Casement.
2807. 2.	Electrical	Functional; GFI present and functional.
2808. 2.	Exhaust Fan	Functional.
2809. 2.	Ceiling Fan	None.
2810. 2.	Heat/Cooling Source	Forced air register.

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2811. 2. Tub & Surround Functional; Tile.

Review; Missing towel rack noted.



2812. 2. Tub Enclosure None.

2813. 2. Tub Faucet Functional.

2814. 2. Shower / Surround None.

2815. 2. Shower Door None.

2816. 2. Shower Faucet Functional.

2817. 2. Sink Functional; Porcelain.

2818. 2. Sink Faucets Functional.

2819. 2. Traps/Drain /Supply Functional.



2820. 2. Toilet Functional.

2821. 2. Bidet None.

2822. 2. Counter / Cabinets Functional.

2823. 2. Closet None.

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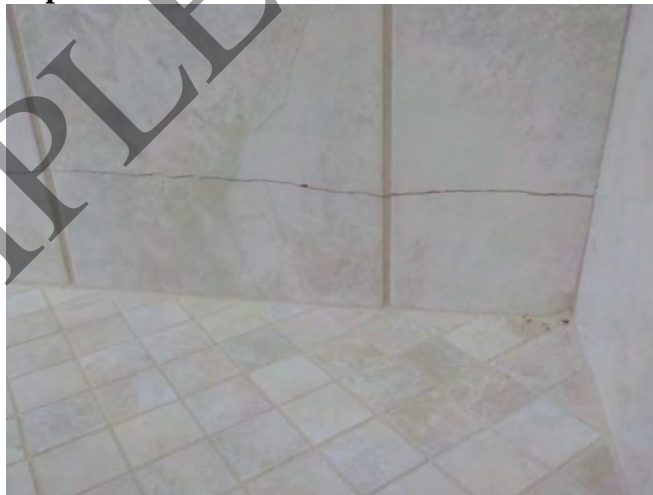
2824. 2. Bathroom None.
Comments

SAMPLE REPORT

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GUEST BATHROOM REAR RIGHT

Step #	Component	Comment
2801. 2.	Floor	Tile.
2802. 2.	Walls	Functional.
2803. 2.	Ceiling	Functional.
2804. 2.	Interior Doors	Functional; Wood.
2805. 2.	Exterior Doors	None.
2806. 2.	Windows / Screens	Functional; Awning.
2807. 2.	Electrical	Functional; GFI present and functional.
2808. 2.	Exhaust Fan	Functional.
2809. 2.	Ceiling Fan	None.
2810. 2.	Heat/Cooling Source	Forced air register.
2811. 2.	Tub & Surround	None.
2812. 2.	Tub Enclosure	None.
2813. 2.	Tub Faucet	None.
2814. 2.	Shower / Surround	Review; Tile. Cracked tiles & open grout joints noted. Suggest replacing grout or caulking to prevent future/further moisture penetration and damage/deterioration to interior walls. This damage is not always visible or accessible to the inspector at the time of inspection.



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|----------|------------------------|-----------------------------|
| 2815. 2. | Shower Door | Functional; Aluminum/glass. |
| 2816. 2. | Shower Faucet | Functional. |
| 2817. 2. | Sink | Functional; Porcelain. |
| 2818. 2. | Sink Faucets | Functional. |
| 2819. 2. | Traps/Drain
/Supply | Functional. |



- | | | |
|----------|-----------------------|-------------|
| 2820. 2. | Toilet | Functional. |
| 2821. 2. | Bidet | None. |
| 2822. 2. | Counter /
Cabinets | Functional. |
| 2823. 2. | Closet | None. |
| 2824. 2. | Bathroom
Comments | None. |
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HALF BATHROOM

Step #	Component	Comment
2801. 2.	Floor	Tile.



2802. 2.	Walls	Functional.
2803. 2.	Ceiling	Functional.
2804. 2.	Interior Doors	Functional; Wood.
2805. 2.	Exterior Doors	None.
2806. 2.	Windows / Screens	None.
2807. 2.	Electrical	Functional; GFI present and functional.
2808. 2.	Exhaust Fan	Functional.
2809. 2.	Ceiling Fan	None.
2810. 2.	Heat/Cooling Source	Forced air register.
2811. 2.	Tub & Surround	None.
2812. 2.	Tub Enclosure	None.
2813. 2.	Tub Faucet	None.
2814. 2.	Shower / Surround	None.
2815. 2.	Shower Door	None.
2816. 2.	Shower Faucet	None.
2817. 2.	Sink	Functional; Porcelain.
2818. 2.	Sink Faucets	Functional.

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2819. 2. Traps/Drain
/Supply

Functional.



2820. 2. Toilet

Functional.

2821. 2. Bidet

None.

2822. 2. Counter /
Cabinets

Functional.

2823. 2. Closet

None.

2824. 2. Bathroom
Comments

None.

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BEDROOM MASTER

Step #	Component	Comment
2901.	Floor	Tile.
		
2902.	Walls	Functional.
2903.	Ceiling	Functional.
2904.	Interior Doors	Functional; Wood.
2905.	Exterior Doors	Functional; French Wood/Metal/Glass.
2906.	Windows / Screens	Functional; Casement/Fixed.
2907.	Electrical	Functional.
2908.	Heating/Cooling Source	Forced air register.
2909.	Ceiling Fan	Functional.
2910.	Closet	Functional.
2911.	Comments	None.

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BEDROOM #2 FRONT RIGHT

Step #	Component	Comment
2901.2.	Floor	Tile.



2902.2.	Walls	Functional.
2903.2.	Ceiling	Functional.
2904.2.	Interior Doors	Functional; Wood.
2905.2.	Exterior Doors	None.
2906.2.	Windows / Screens	Functional; Casement.
2907.2.	Electrical	Functional.
2908.2.	Heating/Cooling Source	Forced air register.
2909.2.	Ceiling Fan	Functional.
2910.2.	Closet	Functional.
2911.2.	Comments	None.

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BEDROOM #3 MIDDLE RIGHT

Step #	Component	Comment
2901.3.	Floor	Tile.
2902.3.	Walls	Functional.
2903.3.	Ceiling	Functional.
2904.3.	Interior Doors	See comments.
2905.3.	Exterior Doors	None.
2906.3.	Windows / Screens	See comments.
2907.3.	Electrical	See comments.
2908.3.	Heating/Cooling Source	Forced air register.
2909.3.	Ceiling Fan	See comments.
2910.3.	Closet	See comments.
2911.3.	Comments	Review; Room renovation in progress. Window/outlets not tested.

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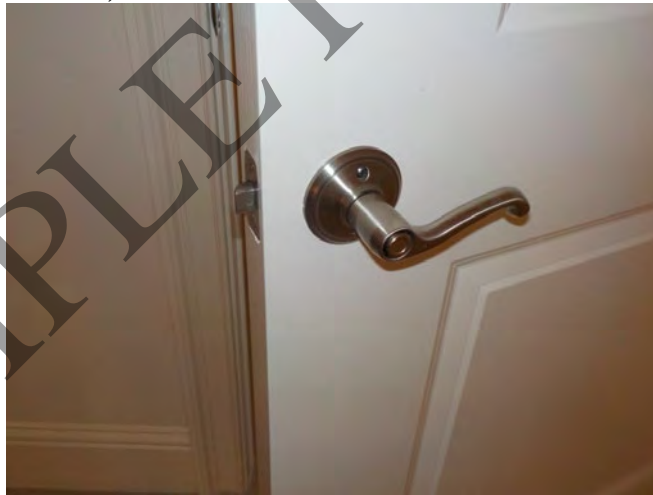
BEDROOM #4 REAR RIGHT

Step #	Component	Comment
2901.4.	Floor	Tile.



2902.4.	Walls	Functional.
2903.4.	Ceiling	Functional.

2904.4.	Interior Doors	Review; Wood. Door does not latch in frame.
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2905.4.	Exterior Doors	Functional; Aluminum sliding glass.
2906.4.	Windows / Screens	Functional; Casement/Fixed.
2907.4.	Electrical	Functional.
2908.4.	Heating/Cooling Source	Forced air register.
2909.4.	Ceiling Fan	Functional.
2910.4.	Closet	Functional.
2911.4.	Comments	None.

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POOL/SPA EQUIPMENT & AREA

This is an operational inspection of the items listed; it is not a certification. This pool/spa report is a visual and functional inspection of the above ground equipment only. Evaluation of pool/spa shell or concealed components is not within the scope of our inspection. Evaluating pools/spas for leaks is beyond the scope of this inspection. Heaters are turned on to test for basic functionality only. Temperature calibration and ability to adequately heat the pool are not included.

Step #	Component	Comment
3001.	Enclosure	Aluminum and screen. See lanai notes.



3002.	Decking	Functional; Pavers.
3003.	Tile	Functional.
3004.	Dive Board	None.
3005.	Handrails	None.
3006.	Fences/Gates	None.
3007.	Electrical System	Functional.

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3008. Lights

Review; Lights are not functional.



3009. GFI

None.

3010. Heater

Gas Heater present. Unit turned on and ran during the inspection period. It is not within the scope of this inspection to determine if pool heater will adequately heat the pool due to the time required.



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3011. Filter System Filter is the cartridge type. Filter was not accessed for inspection. Periodic cleaning/replacing of filter cartridge is required. Suggest replacing filter.



3012. Pressure Gauge Functional.



3013. Pump Functional.



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3014. Motor Functional.

3015. Timer System Pool has an auto timer installed. Timing devices are beyond the scope of this inspection.



Review; Auto-level/fill system is not functional.



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Review; Spa control pad is not functional.



Interior controls functional.



3016. Pool/Spa Comments Testing the pool/spa for leaks is beyond the scope of this inspection. Suggest consulting with qualified and licensed pool contractor if desire to have pool/spa tested for leaks.

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GENERAL COMMENTS

Step #	Component	Comments
3101.	General	<p>The term Review when stated in this report is defined as having a licensed professional review possible cause of a given defect and remedy both cause and effect. For example: Wood decay at a section of baseboard may be noted in a report. Patching the baseboard is an incomplete remedy. Review should be made of the cause of the decay and repair to both the cause and all affected areas is required. Water damage typically requires removal of finishes to determine extent of damages. Water damage may be accompanied by mold growth and possible termite activity.</p> <p>It is not the responsibility of the inspector to determine cause or remedy as the inspector is limited to a visual inspection of such areas and cannot remove or alter the home in any way to explore possible cause.</p> <p>It is also suggested that a complete review of all like areas in the home be examined for similar issues as not all areas of concern may be visible at the time of inspection.</p>
3102.	General	<p>The equipment and systems tested in this home were functional at the time of inspection unless otherwise noted in this report. These can fail at any time, without notice, regardless of age or visible condition. No warranty, guarantee, or certification is given as to future failure.</p> <p>Suggest confirming condition of the home at final walk through prior to closing and suggest that the buyer obtain a home warranty to cover items that may fail after the inspection.</p>


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Licensed Florida Home Inspector:
State License No. HI9806
Expiration: 7/31/2024




John "Jack" Defossez
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 Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION


HOME INSPECTORS LICENSING PROGRAM

THE HOME INSPECTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

DEFOSSEZ, JOHN RAYMOND
14501 MARSALA WAY
NAPLES FL 34109

LICENSE NUMBER: HI9806
EXPIRATION DATE: JULY 31, 2024

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