

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

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Doc #: 2112-030  
Dwelling Address: 123 Sunshine Way, Bonita Springs, Florida 34134  
Client Name: John Doe  
Inspector: John "Jack" Defossez, **Licensed Florida State Home Inspector: License No. HI9806**

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; 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**

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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1108. Gutters & Downspouts

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



SAMPLE REPORT

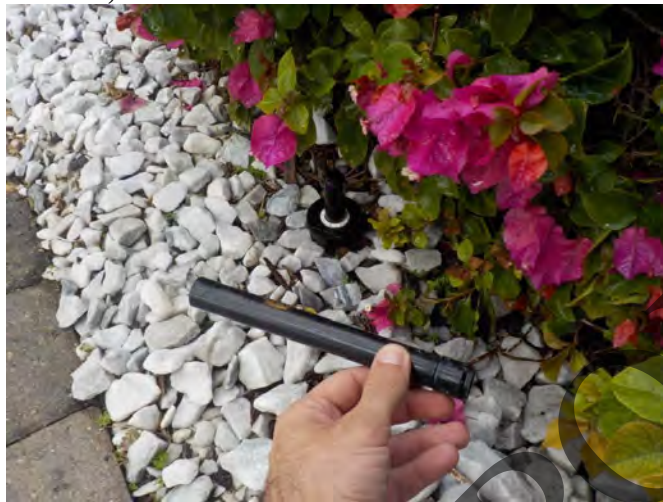
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1110. Sprinkler System

**Review; Broken head noted at front side of home.**



1114. Propane Tank/Gas Meter

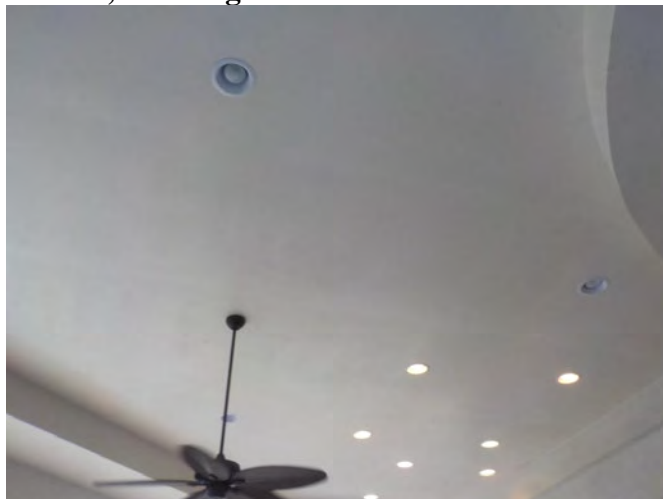
**Review; Low level noted at propane tank.**



**LANAI**

1204. Electrical

**Review; Some lights not functional. Possible bad bulbs.**





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1212. Refrigerator

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



**GARAGE**

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.**



SAMPLE REPORT

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SAMPLE REPORT

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**HEATING & A/C MASTER (LEFT SIDE)**

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.**

**KITCHEN**

2114. Dishwasher

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



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2116. Oven

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



2117. Hood/Fan/Light

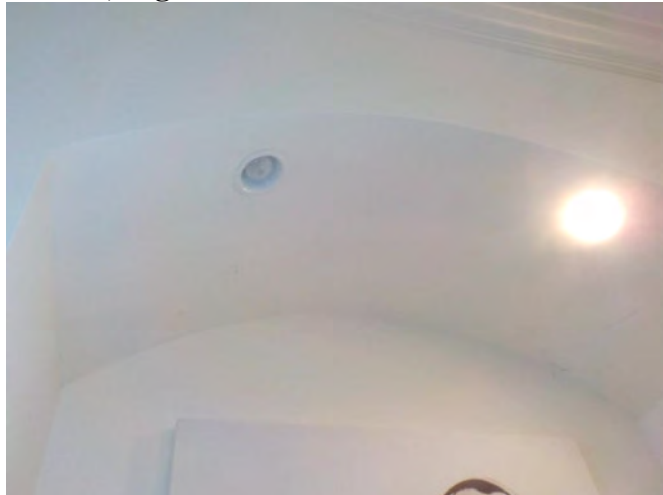
**Review; One light not functional at hood. Possible bad bulb.**



**FAMILY ROOM**

2207. Electrical

**Review; Light is not functional. Possible bad bulb.**





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**HALLS/STAIRS**

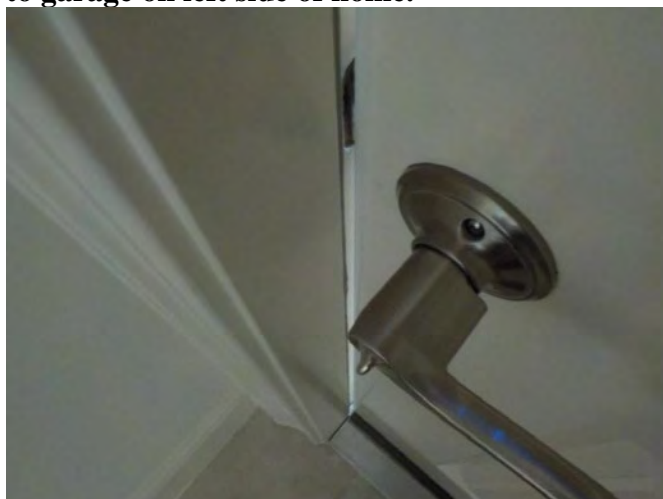
2604. Ceiling

**Review; Staining noted at ceiling in hallway area near entry. Area was dry at time of inspection. Suggest review by a water damage expert.**



2606. Exterior Doors

**Review; Wood/Metal. Gap in weather stripping noted at door leading to garage on left side of home.**





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**BATHROOM MASTER**

2707. Electrical

**Review; Light is over shower is not functional. Possible bad bulb.**



**GUEST BATHROOM MIDDLE RIGHT**

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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2811. 2. Tub &  
Surround

**Review; Missing towel rack noted.**



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**GUEST BATHROOM REAR RIGHT**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.**

**BEDROOM #3 MIDDLE RIGHT**

2911.3. Comments

**Review; Room renovation in progress. Window/outlets not tested.**

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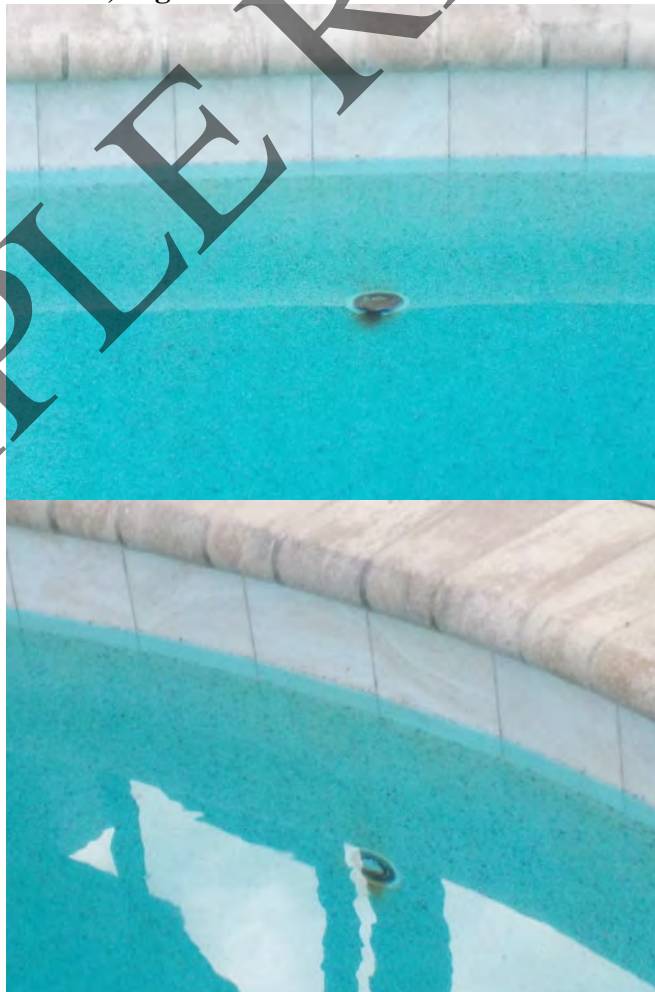
**BEDROOM #4 REAR RIGHT**

2904.4. Interior Doors **Review; Wood. Door does not latch in frame.**



**POOL/SPA EQUIPMENT & AREA**

3008. Lights **Review; Lights are not functional.**



SAMPLE REPORT



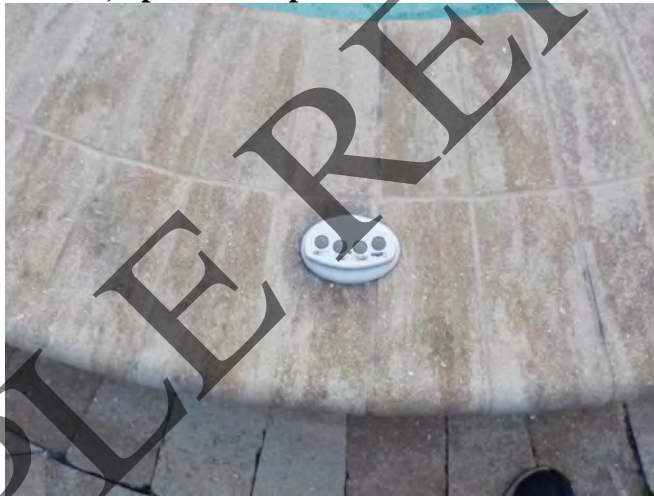
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3015. Timer System **Review; Auto-level/fill system is not functional.**



**Review; Spa control pad is not functional.**



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**GENERAL COMMENTS**

3101. General      **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.**
- 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.**
- 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.**
3102. General      **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.**

SAMPLE REPORT

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

**John "Jack" Defossez**  
Member of International Association of Certified Home Inspectors  
Florida Inter NACHI No. 16052422

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Email: [jackhcs1@gmail.com](mailto:jackhcs1@gmail.com)

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

Florida dbpr

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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