

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

Doc #: 1412-000 Inspector: Joel Hazelbaker

Date: 12/23/2014

Dwelling Address: 123 Sunshine Way # 204, Estero, Florida 33928

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 it's 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**" 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 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 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	Joel Hazelbaker
1002.	Structure Type	Condominium; Concrete block construction.
		
1003.	Lot Type	Home is built on a flat lot.
1003.	Levels	2 story structure.
1004.	Estimated Age	8 years.
1005.	Weather Conditions	Warm; clear.
1006.	Occupant Status	Home was Occupied at time of inspection. 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.
1008.	Start Time	12:15 PM.
1009.	Stop Time	1:45 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/maker'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; Brick.
1102.	Walkways	Functional; Brick.
1103.	Fences/Gates	None.
1104.	Siding	Functional; Stucco.
1105.	Trim	Functional; wood/metal.
1106.	Windows & Frames	Functional; Metal. Screens missing. Screens noted stored in garage.

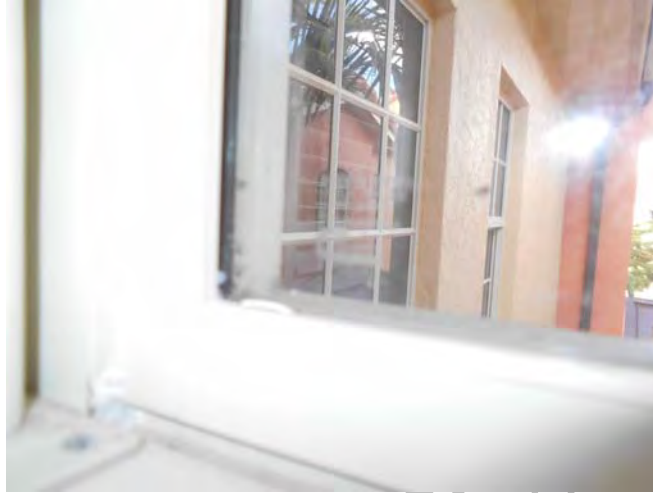


Windows were difficult to operate. Possibly due to lack of use. All windows opened properly although unusual force was required in some cases.

1107.	Electrical	Functional.
1108.	Gutters & Downspouts	NA.
1109.	Hose bibs	NA.
1110.	Sprinkler System	Central system. These are generally the responsibility of the homeowner's association and are not tested.
1111.	Bell/Chime	Functional; Front.
1112.	Chimney	None.
1113.	Lot/Grade Drainage	Functional; Flat lot.

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1114. Propane Tank/Gas Meter None.
1115. Exposed Foundation Functional; Slab.
1116. Shutters None. Impact glazing noted.



1117. Seawall None.
1118. Dock None.
1119. Boatlift/Davit. None.
1120. Exterior Comments 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.

SAMPLE REPORT

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LANAI


Step #	Component	Comment
1201.	Location	Rear.
1202.	Cover	Functional.
1203.	Enclosure	Functional; Aluminum and screen.
1204.	Electrical	Review: Open junction box noted, suggest installing device or cover for safety.



1205.	Ceiling Fan	Functional.
1206.	Windows / Screens	None.
1207.	Deck	Functional; Tile.
1208.	Stairs	None.
1209.	Railing	None.
1210.	Sink	None.
1211.	Grill/Stove Top	None.
1212.	Refrigerator	None.
1213.	Comments	None.

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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.
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; Single Hung.
1508.	Interior Door	Functional; Metal/Wood.
1509.	Exterior Doors	None.
1510.	Fire Wall/Ceiling	Functional.
1511.	Walls	Functional.
1512.	Ceiling	Functional.
1513.	Ceiling Fan	Functional.
1514.	Electrical	Functional.
1515.	Laundry Tub	None.
1516.	Garage Comments	None.

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LAUNDRY AREA

Step #	Component	Comment
1601.	Floor	Tile.
1602.	Walls	Functional.
1603.	Ceiling	Functional.
1604.	Interior Doors	Functional; Wood Bi-Fold.
1605.	Exterior Doors	None.
1606.	Windows / Screens	None.
1607.	Cabinets	None.
1608.	Laundry Sink/Tub	None.
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.



1611.	Washer Manufacturer	Samsung.
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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.

Review: Dryer vent was disconnected at the time of inspection.



1613. Dryer Manufacturer Suggest cleaning vent as part of normal home maintenance. Samsung.
1614. Heat/Cooling Source Forced air register.
1615. Closet None.
1616. Laundry Area None.
- Comments

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HEATING & A/C

Step #	Component	Comment
1801.	Heating	Functional; Electric; Split system; Forced air. Unit is located at Hall closet.
1802.	Heating Conditions	Electrical heat current draw at time of inspection was 43 amps.
1803.	Heater Manufacturer	Goodman. Model#Aruf36421ba serial # 0605078666 Manufacture Date: 2006.



1804.	Exhaust Venting	Not Applicable.
1805.	Thermostat	Functional; Hallway. A humidistat is installed to control system operation during vacant periods. Testing of humidistats is beyond the scope of this inspection.



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1806. Filter Hallway. 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 front.
 1809. A/C Manufacturer Goodman.
 Model #gsci30361eb. Serial #0609678620
 Manufacture Date: 2006.



1810. A/C Temperature Differences Return air temperature at register was 71 degrees. Supply air temperature was 57 degrees. Difference in air temperature at time of inspection was 14 degrees.

Temperature difference was within the 14 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.

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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.

Last serviced 10/18/2013.

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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 garage. Water was left on at listing agents' request.



Water pressure at time of inspection was 60 psi. Pressure was within normal range of 35 to 80 psi.

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.
1903.	Supply Pipes	PEX. No leaks noted at time of inspection.
1904.	Central Water Conditioner	None.
1905.	Waste Pipes	PVC. No leaks noted at time of inspection.

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1906. Water Heater Electric; 40 Gallon. Temperature pressure relief valve and expansion tank installed as a safety feature.



1907. Water Heater Thermostat Settings Top and bottom elements are set at 125 degrees. Water temperature at time of inspection was 113 degrees.
1908. Water Heater Manufacturer Rheem. Model 82v40-2. Serial # 0806d06938. Manufacture Date: 2006.

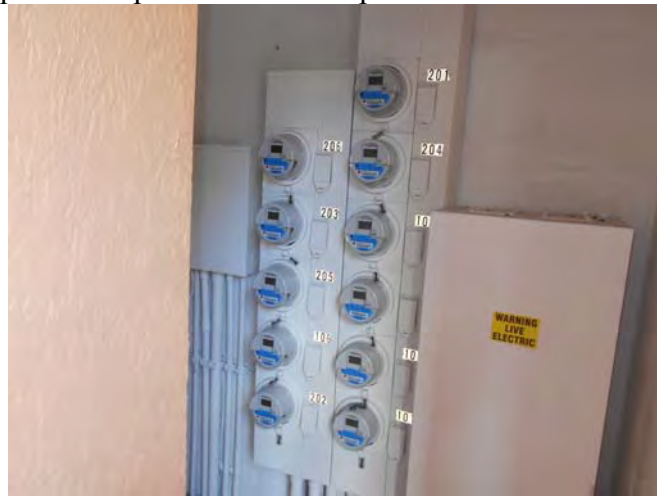


1909. Exhaust Venting System N/A.
1910. Cross Connections None.
1911. Plumbing System Comments Shut off valves/angle stops under kitchen/bathroom sinks and toilets are not turned or tested during the inspection. The main shut off valve is not tested for operation at the time of inspection. The homeowner,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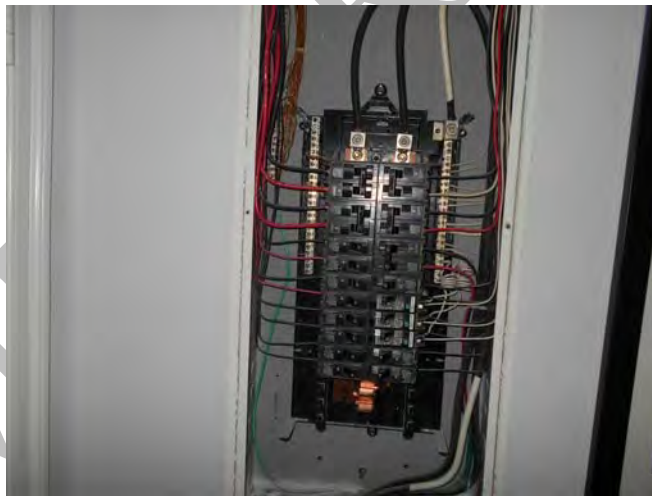
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ELECTRICAL SYSTEM

Step #	Component	Comment
2001.	Electrical Main Box	240 volts; 125 amps. Service entrance is underground. The main panel is located at front bedroom. Main conductor is aluminum 2/0. Main disconnect noted at meter. Breakers present to provide overload protection.



2002.	Electrical Main Box Comments	Functional.
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		No Surge protector present. Additional protection may be required to adequately protect the home and appliances.
2003.	Sub Panels/Location	None.
2004.	Sub Panel Comments	None.
2005.	Smoke Detectors	Bedroom hallway/Bedrooms/Den/ Family room. Responded normally to test button. Periodic testing is suggested to ensure proper operation.
2006.	Central Alarm	Testing of central alarms is beyond the scope of this inspection.

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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.

SAMPLE REPORT

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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	Wood.
2102.	Walls	Functional.
2103.	Ceiling	Functional. Patching noted.
		
2104.	Interior Doors	None.
2105.	Exterior Doors	None.
2106.	Windows / Screens	None.
2107.	Cabinets	Functional.
2108.	Counter Tops	Functional; Granite.
2109.	Electrical	Functional. GFI protection present.
2110.	Sinks	Functional; Stainless steel.
2111.	Sink Faucets	Functional.

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2112. Traps/Drain
/Supply

Functional.



2113. Disposal

Functional; GE.



2114. Dishwasher

Samsung. 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.

2115. Stove/Cook
Top

Functional; Electric; Samsung. 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.

2116. Oven

Functional; Electric; Samsung. 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.

2117. Hood/Fan/Light

Functional.

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2118.	Microwave	Functional; Built-In; Samsung. Built in microwave ovens are tested using normal operating controls. Unit was tested and appeared serviceable at time of inspection.
2119.	Refrigerator	Functional; Samsung; Ice and water dispenser. Refrigerator temperature was 39 degrees. Freezer temperature was 12 degrees. Refrigerators can fail at any time without notice. No warranty, guarantee, or certification is given as to future failure.
2120.	Filtered Water Dispenser	None.
2121.	Trash Compactor	None.
2122.	Heat Source	Forced air register.
2123.	Ceiling Fan	None.
2124.	Closet	None.
2125.	Kitchen	None.
	Comments	

SAMPLE REPORT

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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	Wood.
2202.	Walls	Functional.
2203.	Ceiling	Functional.
2204.	Interior Doors	None.
2205.	Exterior Doors	Functional; Aluminum sliding glass.
2206.	Windows / Screens	None.
2207.	Electrical	Functional.
2208.	Heat/Cooling Source	Forced air register.
2209.	Ceiling Fan	Functional.
2210.	Wet Bar	None.
2211.	Closet	None.
2212.	Comments	None.

SAMPLE REPORT

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DINING ROOM

Step #	Component	Comment
2301.	Floor	Wood.
2302.	Walls	Functional.
2303.	Ceiling	Functional.
2304.	Interior Doors	None.
2305.	Exterior Doors	None.
2306.	Windows / Screens	Functional; Fixed.
2307.	Electrical	Functional.
2308.	Heat/Cooling Source	Forced air register.
2309.	Ceiling Fan	None.
2310.	Wet Bar	None.
2311.	Closet	None.
2312.	Comments	None.

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DEN

Step #	Component	Comment
2301.	Floor	Carpet.
2302.	Walls	Functional.
2303.	Ceiling	Functional.
2304.	Interior Doors	Functional; Wood/Glass w/ Sidelight.
2305.	Exterior Doors	None.
2306.	Windows / Screens	Functional; Single Hung.
2307.	Electrical	Functional.
2308.	Heat/Cooling Source	Forced air register.
2309.	Ceiling Fan	Functional.
2310.	Wet Bar	None.
2311.	Closet	None.
2312.	Comments	None.

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ENTRY

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

SAMPLE REPORT

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HALLS/STAIRS

Step #	Component	Comment
2601.	Location	Bedrooms.
2602.	Floor	Wood/Carpet.
2603.	Walls	Functional.
2604.	Ceiling	Functional.
2605.	Interior Doors	Functional; Wood.
2606.	Exterior Doors	None.
2607.	Windows / Screens	None.
2608.	Electrical	Functional.
2609.	Stairs	Functional.
2610.	Railing	Functional.
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/Pocket.
2705.	Exterior Doors	None.
2706.	Windows / Screens	None.
2707.	Electrical	Functional. GFI present and functional. Controlled by GFI outlet in guest bathroom.
2708.	Exhaust Fan	Functional.
2709.	Ceiling Fan	None.
2710.	Heat/Cooling Source	Forced air register.
2711.	Tub & Surround	None.
2712.	Tub Enclosure	None.
2713.	Shower / Surround	Functional. Tile.
2714.	Tub Faucet	None.
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.



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|-------|-----------------------|-------------|
| 2720. | Toilet | Functional. |
| 2721. | Bidet | None. |
| 2722. | Counter /
Cabinets | Functional. |
| 2723. | Closet | None. |
| 2724. | Bathroom
Comments | None. |

SAMPLE REPORT

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BATHROOM GUEST

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	Functional. Review: Tile. 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.
		
2812.	Tub Enclosure	None.
2813.	Tub Faucet	Functional.
2814.	Shower / Surround	None.
2815.	Shower Door	None.
2816.	Shower Faucet	Functional.
2817.	Sink	Functional; Cultured.
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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BEDROOM MASTER

Step #	Component	Comment
2901.	Floor	Carpet.
2902.	Walls	Functional.
2903.	Ceiling	Functional.
2904.	Interior Doors	Functional; Wood.
2905.	Exterior Doors	Functional; Aluminum sliding glass.
2906.	Windows / Screens	Functional; Single Hung.
2907.	Electrical	Functional.
2908.	Heating/Coolin g Source	Forced air register.
2909.	Ceiling Fan	Functional.
2910.	Closet	Functional.
2911.	Comments	None.

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BEDROOM #2

Step #	Component	Comment
2901.2.	Floor	Carpet.
2902.2.	Walls	Functional.
2903.2.	Ceiling	Functional.
2904.2.	Interior Doors	Functional; Wood.
2905.2.	Exterior Doors	None.
2906.2.	Windows / Screens	Functional; Single hung.
2907.2.	Electrical	Functional.
2908.2.	Heating/Coolin g Source	Forced air register.
2909.2.	Ceiling Fan	Functional.
2910.2.	Closet	Functional.
2911.2.	Comments	None.

SAMPLE REPORT

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GENERAL COMMENTS

Step #	Component	Comments
3101.	General	<p>This Inspector was unable to determine manufacturer of drywall used in the construction or remodeling of this home.</p> <p>There appeared to be no unusual corrosion of either Air Conditioning Evaporator coils, plumbing fixtures or a sampling of outlet wiring that could be readily seen or accessible by this inspector.</p> <p>Drywall from China was shipped to the United States and received between 2003–2007. Homes built or remodeled during these years or after may contain defective drywall from China.</p> <p>If client is concerned about the possible use of Chinese drywall in this home, it is highly recommended that an industrial hygienist do sampling tests to determine the presence of this type drywall and develop a remediation plan. Additional information can be found at the United States Consumer Products Safety Commission at www.cpsc.gov/info/drywall.</p>



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Greentree Environmental can be contacted for non-destructive testing; Tel: 219-764-2828 or 239-542-6653.

3102. 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 actual affected area is required.

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.

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3103. General 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.

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.

Licensed Florida Home Inspector:
State License No. HI874
Expiration: 7/31/2016



Joel Hazelbaker
Member of International Association of
Certified Home Inspectors
Florida Inter NACHI No. 10111110

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