

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

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Doc #: 1412-000 Inspector: Joel Hazelbaker  
Date: 12/13/2016  
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 any problems associated with the property being purchased or sold. This report will note in **"BOLD BLACK PRINT"** print the 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.

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.

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**FRONT VIEW**



**REAR VIEW**

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**GENERAL CONDITIONS**

1001. Inspector Joel Hazelbaker  
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 New Construction.  
1005. Weather Hot; clear.  
Conditions  
1006. Occupant Status Work on the home incomplete. Workmen were still on site.  
1007. Attending Buyer's Agent and Buyer.  
1008. Start Time 9:30 AM.  
1009. Stop Time 11:30 AM.

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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	<b>Review; Brick. Brick requires cleaning of construction debris and paint at all locations. Damaged pavers should be replaced.</b>





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1102. Walkways

**Review; Brick. Brick requires cleaning of construction debris and paint at all locations.**



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1103. Fences/Gates Functional; Child proof fence at pool.



1104. Siding **Review; Stucco/Stone. Stone requires cleaning of construction debris and paint at all locations. Gaps in stone noted; suggest proper installation of stone to reduce gaps.**



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**Defects in stucco noted at some locations. Proper repairs required.**



**Cracking noted.**



1105. Trim

**Review; Wood/Metal. Paint overspray present. Paint and construction debris should be cleaned off exterior trim and other building components as required.**





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1106. Windows &  
Frames

**Review; Metal. Damage to frames noted inside and out. All windows/Doors should be repaired or replaced as required.**





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**Cleaning of glazing and frames required at all locations both inside and out.**

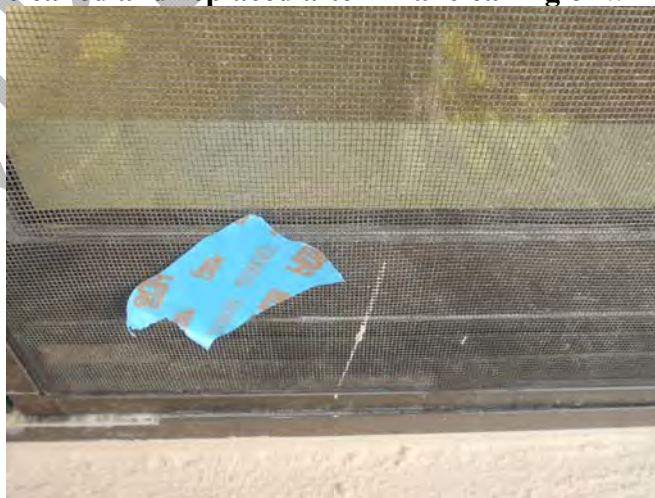


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**Screens dirty and glass not cleaned; screens should be removed and cleaned and replaced after final cleaning of windows/Frames.**



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**Frames/Tracks and thresholds should be thoroughly cleaned of construction debris.**



- |       |                      |                                   |
|-------|----------------------|-----------------------------------|
| 1107. | Electrical           | Functional.                       |
| 1108. | Gutters & Downspouts | Functional. Metal.                |
| 1109. | Hose bibs            | Functional; Right and Left sides. |



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**1110. Sprinkler System**

Functional; 4 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; Sprinkler head conflicts with gate at right side; suggest relocating head.**



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

**Review; Construction debris present around the site that should be removed.**

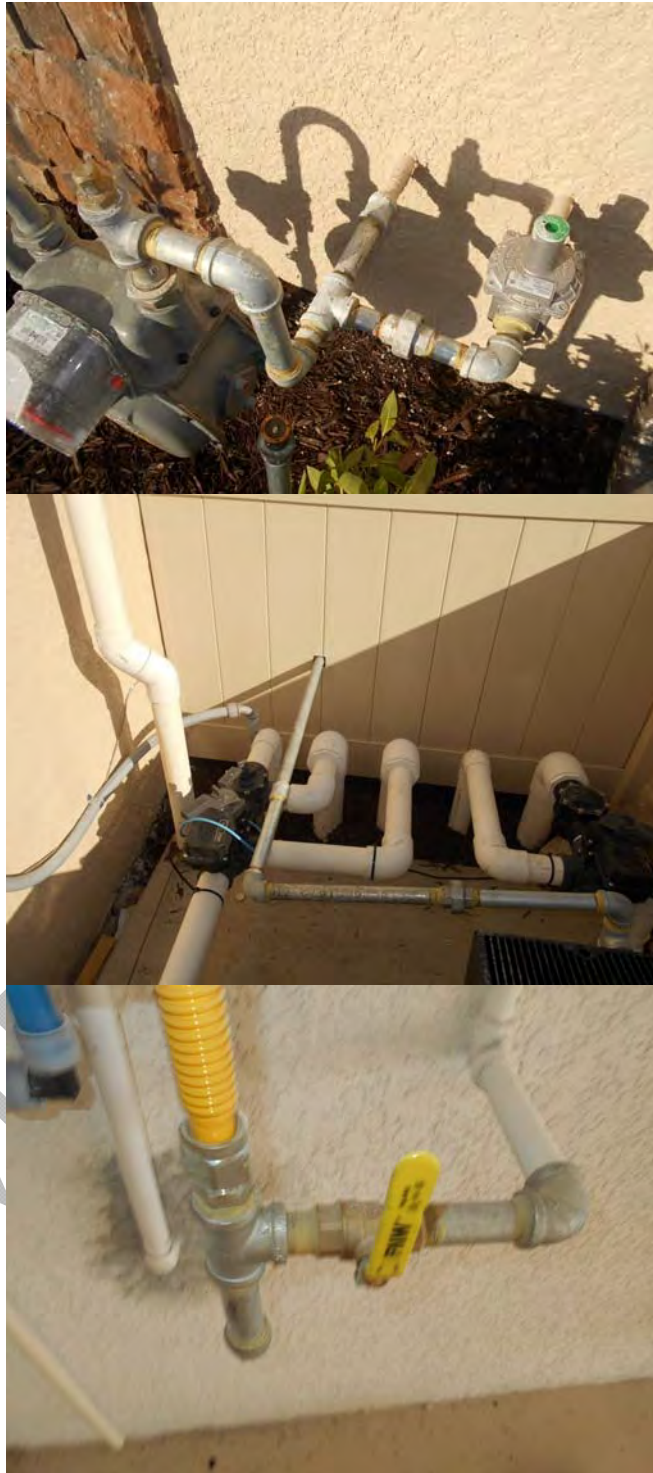


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1114. Propane  
Tank/Gas  
Meter

**Review; All gas piping should be properly painted to prevent corrosion.**





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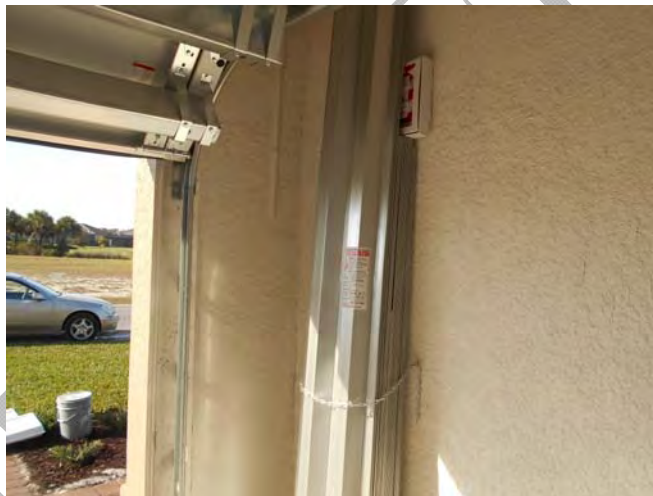

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Gas services are not within the scope of a normal home inspection.



1115. Exposed Foundation Functional; Slab.

1116. Shutters Removable.



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.

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**Review; The finish quality of this home was very poor. Home was not ready for an inspection as no prior punch out was completed and no rough cleaning was done. Additionally radon testing and mold air sampling was requested and could not be completed due to violation of protocols; both the front and rear doors had been left wide open for an extended period of time.**

**Defects were too numerous to fully document in a home inspection report. The items noted in this report give an indication of the types and locations of a random sampling of the defects required to be corrected.**

**Blue tape was placed inside the home at various locations to help guide the builder as to type and extent of repairs required. See family room comments for more details.**



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**Review; Suggest relocating vegetation that will contact or overhanging the home at maturity.**



**Dead or dying material should be replaced.**






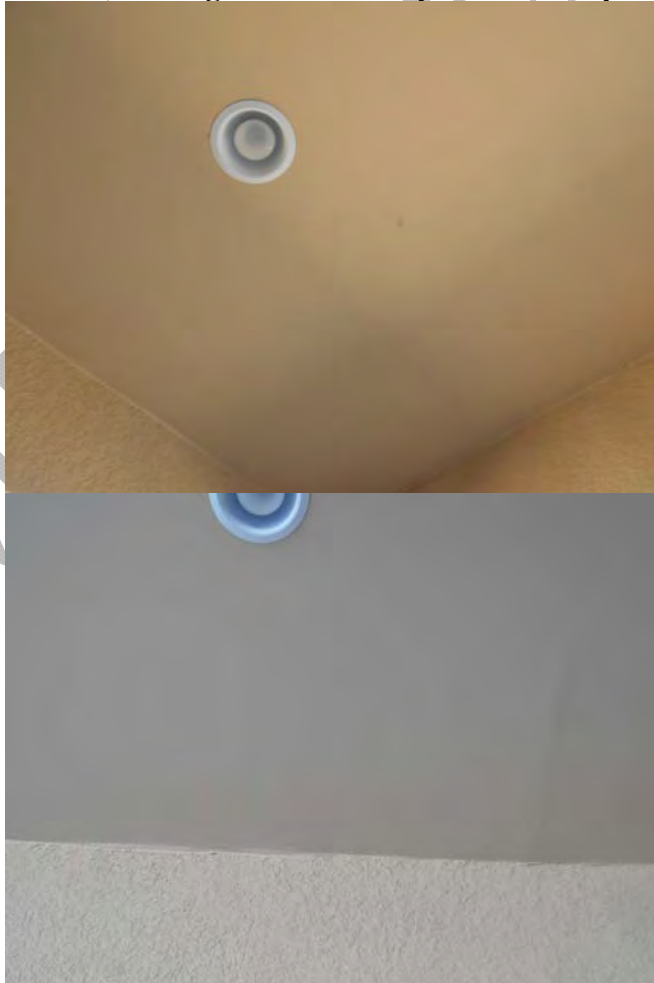
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**LANAI**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
1201.	Location	Rear.
		
1202.	Cover	Review; Ceiling needs to be repaired and repainted.



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1203. Enclosure

**Review; Aluminum and screen. Damage noted at frames in several locations.**



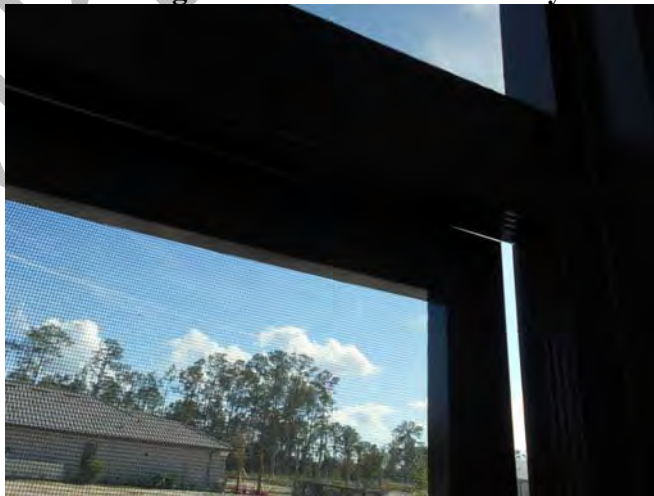
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**Paint should be cleaned from frames/screens.**



**Door binding and will not close normally.**



- |       |             |             |
|-------|-------------|-------------|
| 1204. | Electrical  | Functional. |
| 1205. | Ceiling Fan | None.       |



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1206. Windows /  
Screens None.

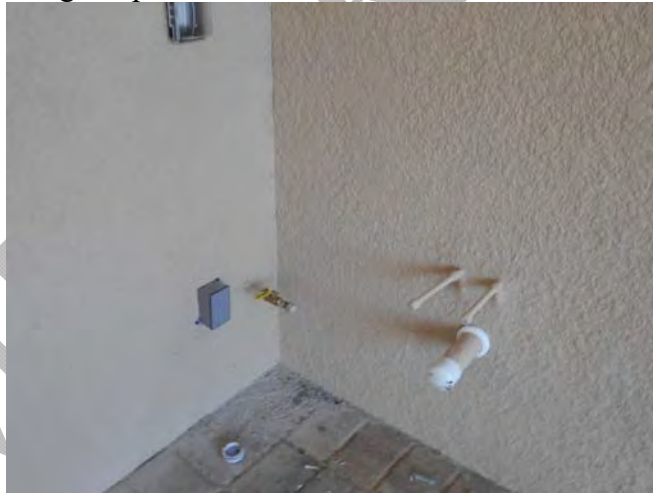
1207. Deck **Review; Brick. Decking requires cleaning of debris /paint and construction material.**



1208. Stairs None.

1209. Railing None.

1210. Sink Rough in present.



1211. Grill/Stove Top None.

1212. Refrigerator None.

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 water tight 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.

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.



1302.	Number of Layers	One.
1303.	Flashings	Flashings provide a water tight 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 water tight integrity of the roof. Inspectors cannot determine the water tight integrity of roofs by a visual inspection nor can they predict future leaks or determine if roof was installed/repaired 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.  
1307.      Roof Penetrations      Functional. Flashings provide a water tight 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.
- Review; Due to the construction of the roof, a valley is noted where  
water will accumulate during heavy rains. Suggest increased routine  
inspection of this area to monitor for leaks.**



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**Review;** Cleaning of all roof tile required. Paint over spray and construction debris noted.



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**ATTIC**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
1401.	Access	Garage/Master bedroom closet. Limited access due to inadequate clearance, ducts and insulation.

1402.	Framing	Trusses.
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1403.	Sheathing	Plywood.
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1404.	Evidence of Leaking	No evidence noted where visible.
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1405. Fire Wall None.

1406. Insulation Blown. Insulation thickness is approximately 13 inches, R30.



1407. Ventilation Soffit vents; Hooded roof vents.



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

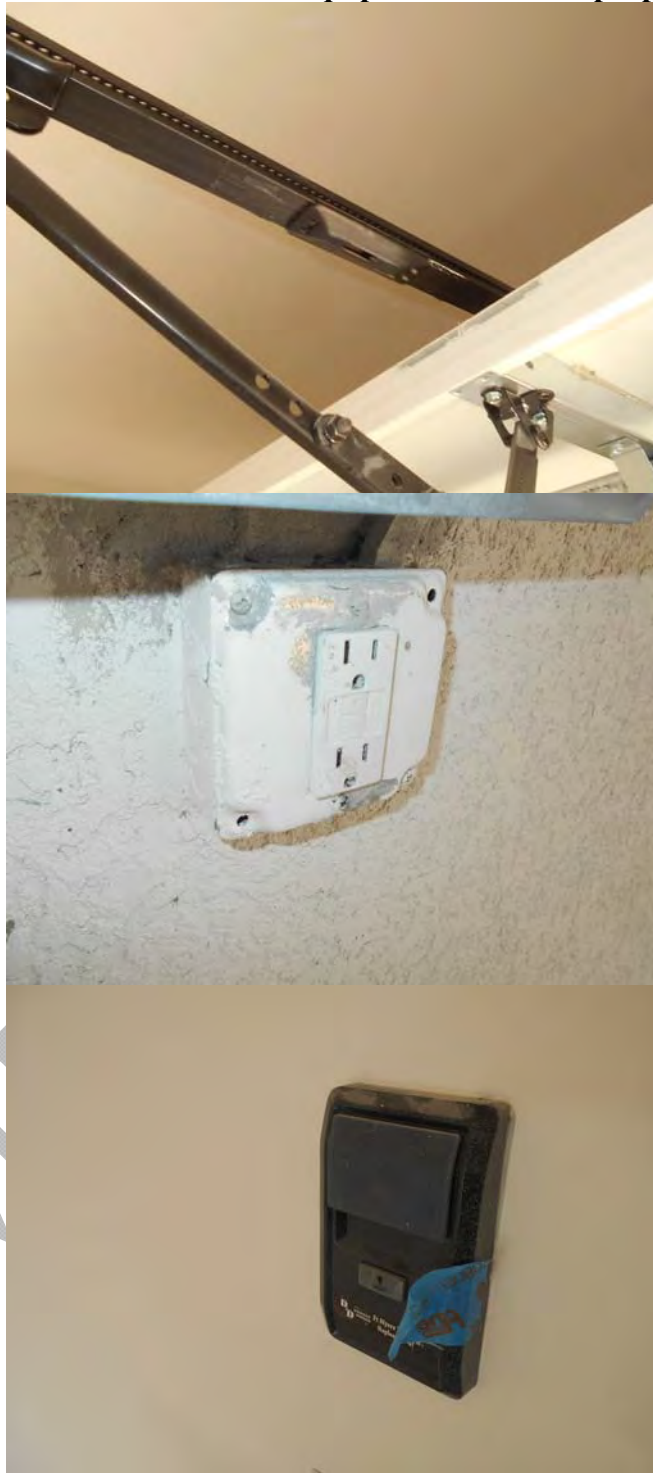
<b>Step #</b>	<b>Component</b>	<b>Comment</b>
1501.	Location	Attached.
1502.	Floor/Slab	<b>Review; Concrete. Floor and walls need cleaned of construction debris and patched as required.</b>



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Paint on fixtures and equipment should be properly cleaned.



- |       |                      |                               |
|-------|----------------------|-------------------------------|
| 1503. | Garage Door          | Functional; Sectional; Metal. |
| 1504. | Garage Door Hardware | Functional.                   |

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1505. Garage Door Opener Functioned normally at the time of inspection. Disconnected by workmen during the inspection.



1506. Garage Opener Mfg. Marantec.

1507. Windows / Screens None.

1508. Interior Door **Review; Metal/Wood. Door is damaged and sill needs cleaned.**





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**Trim not properly completed.**



1509. Exterior Doors

None.

1510. Fire

Functional.

Wall/Ceiling

1511. Walls

**Review; Patching/cleaning and repainting required throughout.**



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1512.	Ceiling	Functional.
1513.	Ceiling Fan	None.
1514.	Electrical	Functional.
1515.	Laundry Tub	None.
1516.	Garage Comments	<b>Review; Cleaning of electrical panel and devices required.</b>



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**LAUNDRY AREA**

Step #	Component	Comment
1601.	Floor	Tile.



1602.	Walls	Functional.
1603.	Ceiling	Functional.

1604.	Interior Doors	<b>Review; Wood. Door has not been painted.</b>
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1605.	Exterior Doors	<b>Review; Wood/Metal; door damaged.</b>
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1606.	Windows / Screens	None.
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1607. Cabinets

Review; Scratches noted. Trim not completed.



1608. Laundry  
Sink/Tub

Functional.



1609. Electrical

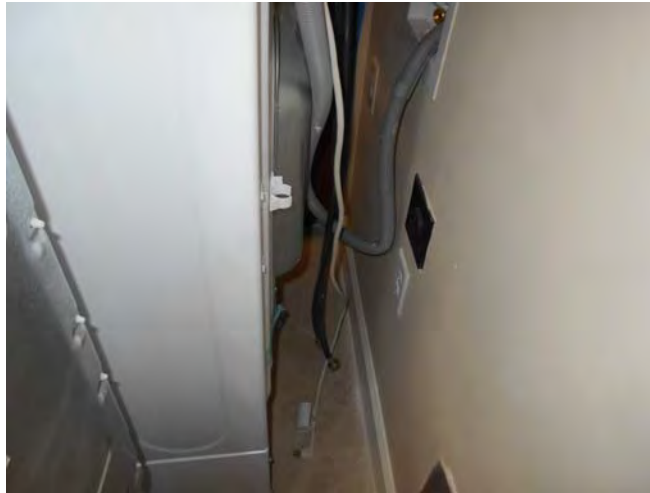
Functional.

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1610. Washer & Hook-ups      **Review; Washer was not connected at the time of inspection and could not be tested.**



**Review; Cleaning laundry box and behind equipment required.**

1611. Washer Manufacturer      GE.

1612. Dryer & Hook-ups      **Review; Gas; 110 volt. Dryer was not connected at the time of inspection and could not be tested.**



**Suggest cleaning vent as part of normal home maintenance.**

1613. Dryer Manufacturer      GE.

1614. Heat/Cooling Source      Forced air register.
-

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1615. Closet

**Review; Closet not properly painted.**



1616. Laundry Area  
Comments

See family room comments for other cosmetic repairs required.

SAMPLE REPORT

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**HEATING & A/C**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
1801.	Heating	Functional; Electric; Split system; Forced air. Unit is located at Laundry closet.
1802.	Heating Conditions	Electrical heat current draw at time of inspection was 45 amps.
1803.	Heater Manufacturer	Lennox. Model#cbx25uh045      Serial #1716k06170 Manufacture Date: 2016.



**Review; Unit and components should be cleaned of paint and other debris.**



1804.	Exhaust Venting	Not Applicable.
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1805.      Thermostat      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.



1806.      Filter      **Review; Located at the unit. Home was not even broom clean at the time of inspection and construction dust/debris not protected from return air locations. Ductwork should be cleaned and filter replaced after final cleaning completed.**



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1807. Ducting

**Review; Ducts failed leak test. Suggest review with builder on proper repair.**

**Florida Building Code Duct Leakage Results**

Project Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_

Stage of Construction for Test  
☐ Through in with Air Handler ☐ Through in for Air Handler ☒ Final Construction

Duct Leakage Test Results  
 Duct Leakage percent (maximum): \_\_\_\_\_ %

Section	CFM25	Leakage CFM25/ft <sup>2</sup>	Location	Pass or Fail
1	111	2.12 %	Sec. 1	Fail
2				
3				
4				
5				

☐ Pass ☒ Fail

Inspector Name: \_\_\_\_\_  
 Project Name: \_\_\_\_\_  
 Project Signature: \_\_\_\_\_

**SkyeTec**  
 The Energy Code Experts

4075 Highway 19 North, Suite 110, Jacksonville, FL 32209  
 Phone: 904.482.4800 | 800.387.1753  
 www.skyetec.com

1808. Air  
Conditioning  
System

Condenser is located at the right side.

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1809.      A/C  
 Manufacturer      Lennox.  
                          Model #14acx04123004.      Serial #1916j31527  
                          Manufacture Date: 2016.



1810.      A/C  
 Temperature  
 Differences      **Review; return air temperature at register was 72 degrees. Supply air temperature was 59 degrees. Difference in air temperature at time of inspection was 13 degrees. Temperature difference was not within the 16 to 22 degrees normal operating range at time of inspection. System may not have been properly charged with refrigerant or is not functioning properly; service required.**

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.

**Review; Builder to provide proper air balancing of system after home is occupied. Proper air balancing will eliminate hot and cold spots in the home.**

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1812.	Last Serviced	New system. Suggest obtaining warranty information from builder. System should be serviced at least once per year.
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SAMPLE REPORT

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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 60 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 determine 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.



1904.      Central Water  
              Conditioner      None.

1905.      Waste Pipes      PVC. No leaks noted at time of inspection.
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1906.      Water Heater      Gas; Tankless. Temperature pressure relief valve installed as a safety feature.



1907.      Water Heater  
Thermostat  
Settings      **Review; Gas was off to this unit. Hot water unit and fixtures could not be tested.**



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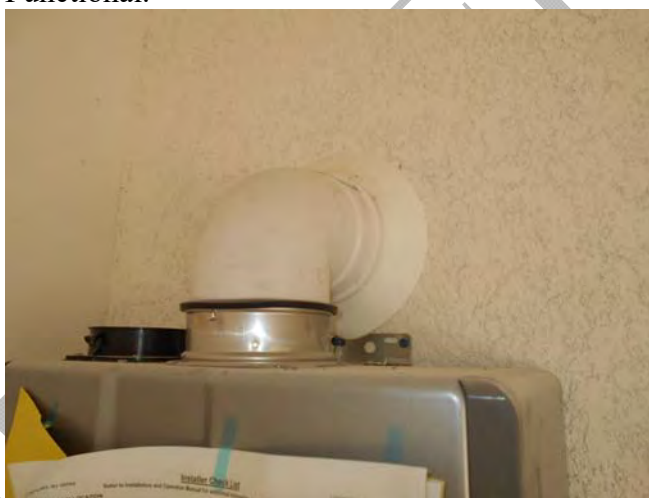
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1908.      Water Heater      Rinnai.  
                 Manufacturer      Model ruc90      Serial # cu1951886k07  
                                              Manufacture Date: 2015.



1909.      Exhaust      Functional.  
                 Venting System



1910.      Cross      None.  
                 Connections

1911.      Plumbing      Shut off valves/angle stops under kitchen/bathroom sinks and toilets are  
                 System      not turned or tested during the inspection. The main shut off valve is not  
                 Comments      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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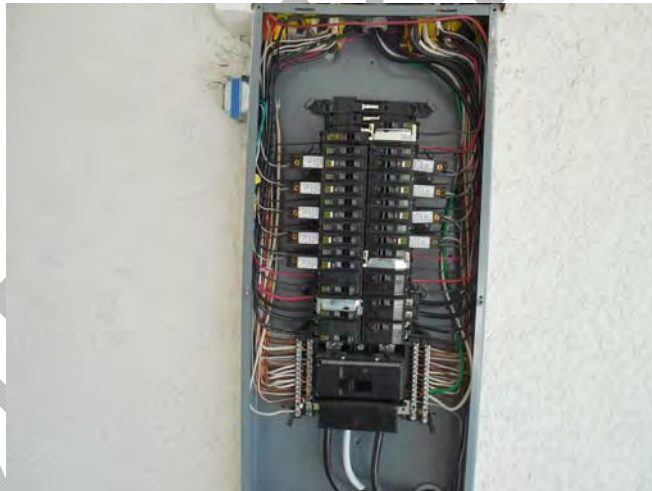
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**ELECTRICAL SYSTEM**

Step #	Component	Comment
2001.	Electrical Main Box	240 volts; 200 amps. Service entrance is underground. The main panel is located at garage. Main conductor is Copper 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.

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



2004. Sub Panel Comments None.
2005. Smoke Detectors Bedroom hallway/Family room/Bedrooms. 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.
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.

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2010.      Ground Fault      Ground Fault Interrupters (GFI's) protection noted at receptacles near  
Protection      water sources. Typically a home of this age and type has such devices for  
safety.

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	Tile.



2102.	Walls	
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**Review; Touch up painting required throughout.**



2103.	Ceiling	Functional.
2104.	Interior Doors	Functional; Wood.

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2105.      Exterior Doors      **Review; Exterior doors damaged and need properly repaired or replaced. Tracks require cleaning.**



2106.      Windows /      Functional; Single hung.  
Screens

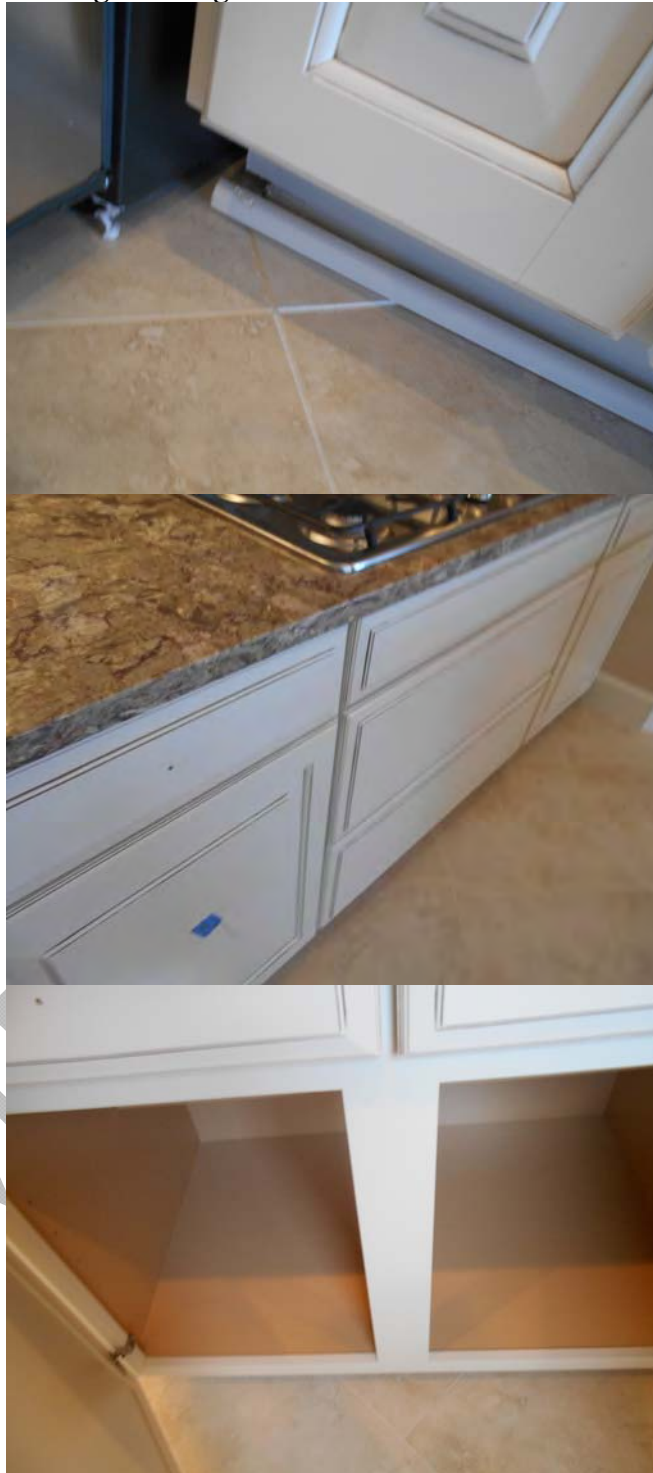
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2107. Cabinets

**Review; Cabinet installation incomplete. Loose trim; missing pulls; missing shelving noted.**



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**Widespread damage noted on cabinets.**



- |       |                        |                                     |
|-------|------------------------|-------------------------------------|
| 2108. | Counter Tops           | Functional; Granite.                |
| 2109. | Electrical             | Functional. GFI protection present. |
| 2110. | Sinks                  | Functional; Stainless steel.        |
| 2111. | Sink Faucets           | Functional.                         |
| 2112. | Traps/Drain<br>/Supply | Functional.                         |



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2113. Disposal

Functional; Moen.



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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**HAZELBAKER CONSTRUCTION SERVICES**

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**Review; Washer door conflicts with cabinets and does not close normally.**



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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**HAZELBAKER CONSTRUCTION SERVICES**

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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.



2117.      Hood/Fan/Light      Functional.



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**HAZELBAKER CONSTRUCTION SERVICES**

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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.



2119.      Refrigerator      Functional; GE; Ice and water dispenser. Refrigerator temperature was 40 degrees. Freezer temperature was 10 degrees. Refrigerators can fail at any time without notice. No warranty, guarantee, or certification is given as to future failure.



**Review; Water dispenser inoperable at the time of inspection.**

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Refrigerator rolling freely needs to be properly installed.



Wine cooler present and functional.



- |       |                          |                      |
|-------|--------------------------|----------------------|
| 2120. | Filtered Water Dispenser | None.                |
| 2121. | Trash Compactor          | None.                |
| 2122. | Heat Source              | Forced air register. |
| 2123. | Ceiling Fan              | None.                |
| 2124. | Closet                   | Functional.          |
-



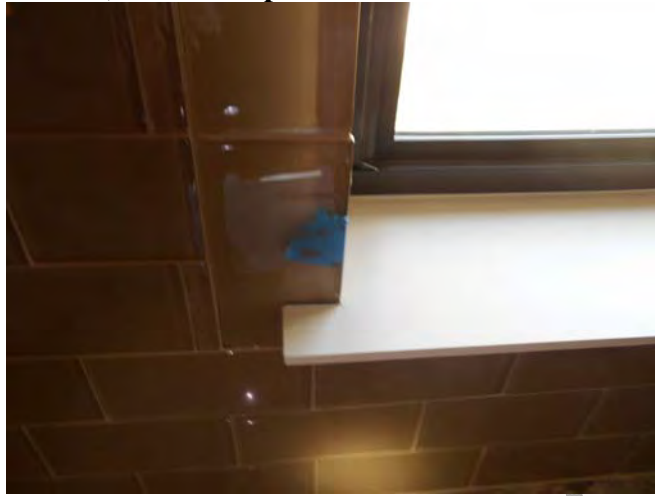
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## HAZELBAKER CONSTRUCTION SERVICES

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2125. Kitchen  
Comments

**Review; Tile backsplash uneven.**



See family room comments on other cosmetic defects.

SAMPLE REPORT

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**HAZELBAKER CONSTRUCTION SERVICES**

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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.

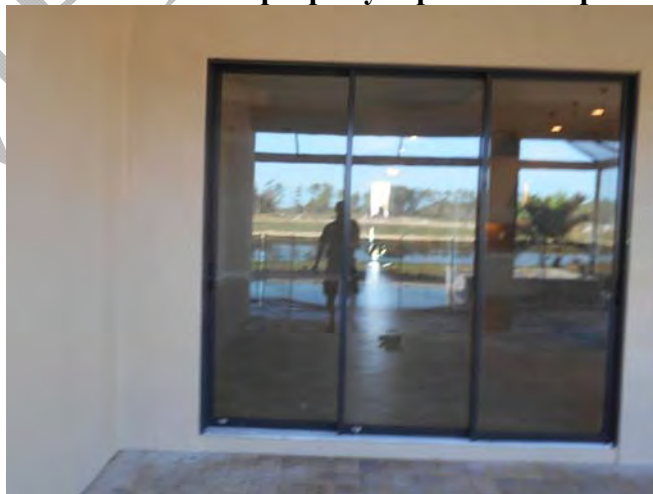


2202.	Walls	See comments below.
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2203.	Ceiling	Functional.
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2204.	Interior Doors	None.
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2205.	Exterior Doors	<b>Review; Aluminum sliding glass. Widespread damage noted at these doors. Doors need properly repaired or replaced. Tracks need cleaned.</b>
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**HAZELBAKER CONSTRUCTION SERVICES**


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2206.	Windows / Screens	None.
2207.	Electrical	Functional.
2208.	Heat/Cooling Source	Forced air register.
2209.	Ceiling Fan	None.
2210.	Wet Bar	None.
2211.	Closet	None.
2212.	Comments	<p><b>Review; Finish quality of the home is very poor. Items requiring repair are too numerous to list individually. Blue tape was placed at many areas requiring repair. Not all areas marked due to vast numbers or repairs required but marked areas should provide guidance as to quality expected. Repairs include but are not limited to the following:</b></p> <p><b>Paint on flooring; cabinets and other fixtures and devices;</b></p>



## HAZELBAKER CONSTRUCTION SERVICES

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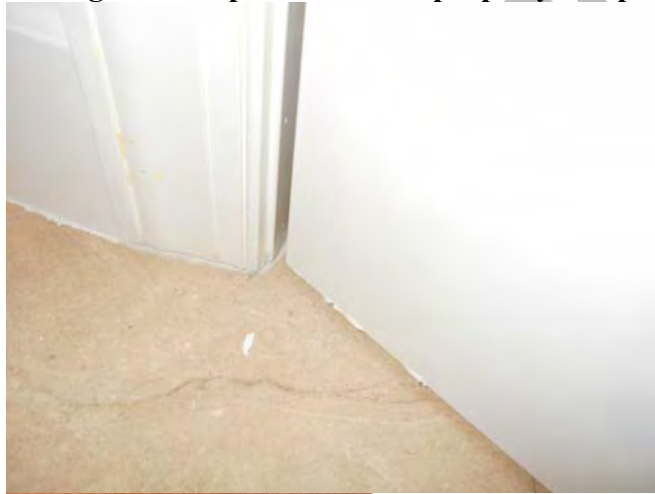


## HAZELBAKER CONSTRUCTION SERVICES

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**Damaged doors present and improperly completed wood work present;**



## HAZELBAKER CONSTRUCTION SERVICES

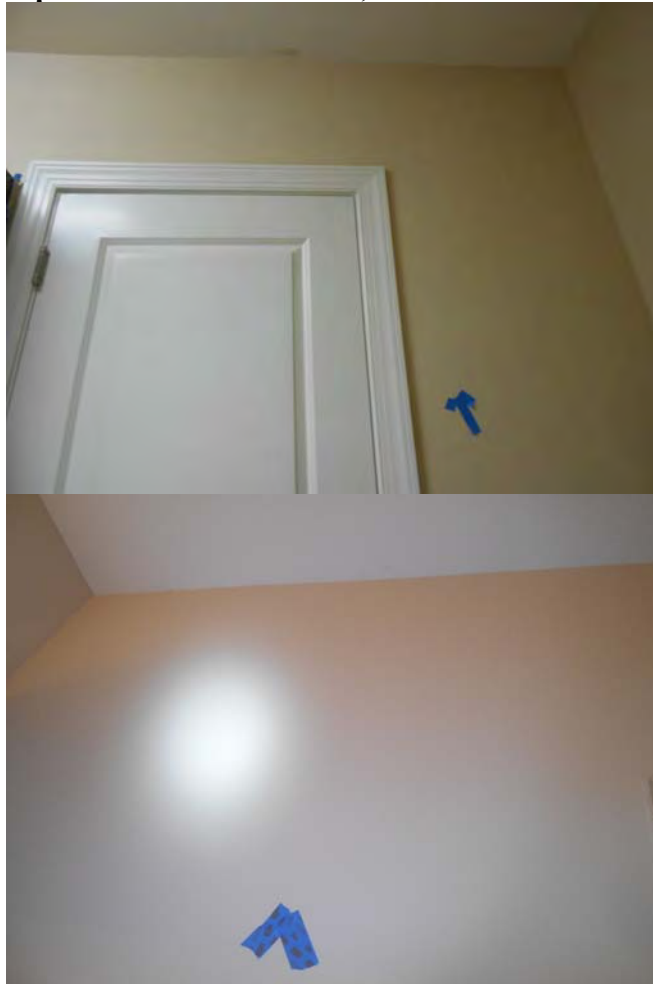
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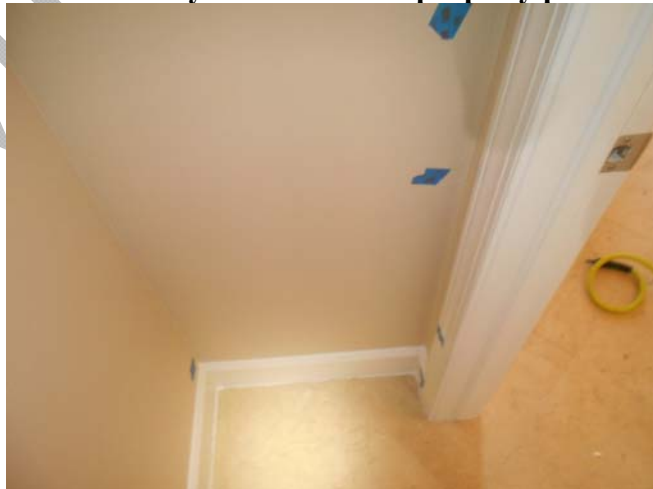
## HAZELBAKER CONSTRUCTION SERVICES

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**Ceilings in most rooms have repairs requiring the entire ceiling to be repainted in each location;**



**Numerous drywall defects/ improperly painted area present;**



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## HAZELBAKER CONSTRUCTION SERVICES

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**Open gaps in woodworking;**



**Improperly finished doors and trim;**





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**HAZELBAKER CONSTRUCTION SERVICES**

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**DINING ROOM**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2401.	Floor	Tile.
2402.	Walls	See family room comments.
2403.	Ceiling	Functional.
2404.	Interior Doors	None.
2405.	Exterior Doors	None.
2406.	Windows / Screens	None.
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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**HAZELBAKER CONSTRUCTION SERVICES**


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**DEN**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2401. 1.	Floor	Tile.
		
2402. 1.	Walls	See family room comments.
2403. 1.	Ceiling	Functional.
2404. 1.	Interior Doors	<b>Review; Wood/Glass, French. Door is binding and will not close using normal force.</b>
		
2405. 1.	Exterior Doors	None.
2406. 1.	Windows / Screens	<b>Review; Single Hung. Screen missing at one location.</b>
2407. 1.	Electrical	Functional.
2408. 1.	Heat/Cooling Source	Forced air register.
2409. 1.	Ceiling Fan	None.
2410. 1.	Wet Bar	None.

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2411. 1.	Closet	None.
2412. 1.	Comments	None.

SAMPLE REPORT

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**HAZELBAKER CONSTRUCTION SERVICES**

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**ENTRY**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2501.	Floor	Tile.



2502.	Walls	See family room comments.
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2503.	Ceiling	Functional.
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2504.	Exterior Doors	<b>Review. Wood/Metal/Glass, with side lite. Door missing weather stripping. Cleaning and final painting still in progress.</b>
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**Threshold requires cleaning.**



2506.	Windows / Screens	None.
2507.	Electrical	Functional.
2508.	Closet	Functional.
2509.	Entry	None.
	Comments	

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**HAZELBAKER CONSTRUCTION SERVICES**

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**HALLS/STAIRS**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2601.	Location	Bedrooms.
2602.	Floor	Tile.
2603.	Walls	See family room comments.
2604.	Ceiling	Functional.
2605.	Interior Doors	Functional; Wood.
2606.	Exterior Doors	None.
2607.	Windows / Screens	None.
2608.	Electrical	Functional.
2609.	Stairs	None.
2610.	Railing	None.
2611.	Closet	Functional.
2612.	Comments	None.

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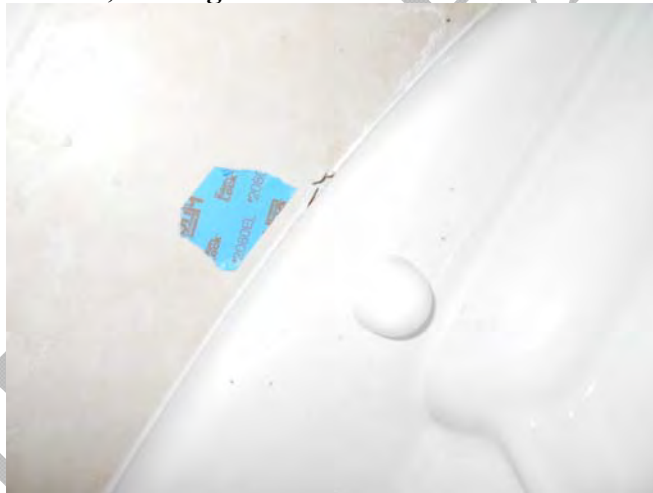
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**BATHROOM MASTER**

Step #	Component	Comment
2701.	Floor	Tile.



**Review; Damaged tile noted at toilet.**



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**HAZELBAKER CONSTRUCTION SERVICES**


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2702. Walls **Review; Water damage noted at toilet room with standing water present; proper water damage protocols should be followed which includes removal of finish materials and proper drying prior to repairs.**



2703. Ceiling Functional.
2704. Interior Doors Functional. Wood.
2705. Exterior Doors None.
2706. Windows / Screens Functional. Fixed.
2707. Electrical Functional. GFI present and functional. Controlled by GFI outlet in bathroom on right side.
2708. Exhaust Fan Functional.
2709. Ceiling Fan None.
2710. Heat/Cooling Forced air register.
- Source
2711. Tub & Surround None.
2712. Tub Enclosure None.
-



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## HAZELBAKER CONSTRUCTION SERVICES

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2713. Shower /  
Surround

**Review. Tile. Tile needs properly cleaned.**



**Improperly installed tile noted.**



2714. Tub Faucet None.

2715. Shower Door Functional; Aluminum and glass.

## HAZELBAKER CONSTRUCTION SERVICES

2716. Shower Faucet      **Review; No water coming out of shower heads; leaking present at toilet room wall indicating leak in wall. Immediate repairs required.**



2717. Sink      Functional; Two; Porcelain.  
2718. Sink Faucets      Functional.

2719. Traps/Drain /Supply      Functional.



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**HAZELBAKER CONSTRUCTION SERVICES**

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2720.	Toilet	Functional.
2721.	Bidet	None.
2722.	Counter / Cabinets	Functional.
2723.	Closet	None.
2724.	Bathroom Comments	<b>Review; Towel bars and toilet paper dispensers not installed.</b>

SAMPLE REPORT

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**HAZELBAKER CONSTRUCTION SERVICES**


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**GUEST BATHROOM RIGHT**

Step #	Component	Comment
2801.	Floor	Tile.



2802.	Walls	See family room comments.
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	Functional.

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**HAZELBAKER CONSTRUCTION SERVICES**

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2814. Shower /  
Surround

**Review; Tile. Tile requires cleaning.**



2815. Shower Door Functional; Aluminum/ glass.

2816. Shower Faucet Functional.

2817. Sink Functional; Porcelain.

2818. Sink Faucets Functional.

2819. Traps/Drain /Supply Functional.



2820. Toilet Functional.

2821. Bidet None.

2822. Counter /  
Cabinets Functional.

2823. Closet None.

2824. Bathroom  
Comments

**Review; Towel bars and toilet paper dispensers not installed.**

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**HAZELBAKER CONSTRUCTION SERVICES**

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**GUEST BATHROOM LEFT**

Step #	Component	Comment
2801. 2.	Floor	Tile.



2802. 2.	Walls	
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**Review; Poor finish quality and improper installation of baseboard noted.**



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**HAZELBAKER CONSTRUCTION SERVICES**


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See family room comments.

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	<b>Review; Tile. Remove paint from tile and properly clean.</b>



2812. 2.	Tub Enclosure	None.
2813. 2.	Tub Faucet	Functional.
2814. 2.	Shower / Surround	None.
2815. 2.	Shower Door	None.

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**HAZELBAKER CONSTRUCTION SERVICES**

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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 **Review; Towel bars and toilet paper dispensers not installed.**

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**HAZELBAKER CONSTRUCTION SERVICES**


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**BEDROOM MASTER**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2901.	Floor	Tile.
		
2902.	Walls	See family room comments.
2903.	Ceiling	Functional.
2904.	Interior Doors	Functional; Wood.
2905.	Exterior Doors	None.
2906.	Windows / Screens	Functional; Single Hung.
2907.	Electrical	Functional.
2908.	Heating/Cooling Source	Forced air register.
2909.	Ceiling Fan	None.
2910.	Closet	Functional.
2911.	Comments	None.

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**HAZELBAKER CONSTRUCTION SERVICES**


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**BEDROOM RIGHT**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2901.2.	Floor	Tile.



2902.2.	Walls	See family room comments.
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	<b>Review; Loose coaxial outlet noted.</b>



2908.2.	Heating/Cooling Source	Forced air register.
2909.2.	Ceiling Fan	None.
2910.2.	Closet	Functional.
2911.2.	Comments	None.

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**HAZELBAKER CONSTRUCTION SERVICES**


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**BEDROOM LEFT**

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
2901.3.	Floor	Tile.
		
2902.3.	Walls	See family room comments.
2903.3.	Ceiling	Functional.
2904.3.	Interior Doors	Functional; Wood.
2905.3.	Exterior Doors	None.
2906.3.	Windows / Screens	<b>Review; Single Hung. Sash springs loose at one unit.</b>
		
2907.3.	Electrical	Functional.
2908.3.	Heating/Cooling Source	Forced air register.
2909.3.	Ceiling Fan	None.
2910.3.	Closet	Functional.
2911.3.	Comments	None.

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**HAZELBAKER CONSTRUCTION SERVICES**

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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	<b>Review; Brick. Cleaning required.</b>
3003.	Tile	Functional.
3004.	Dive Board	None.
3005.	Handrails	None.
3006.	Fences/Gates	Functional; Child protection fence present.



3007.	Electrical System	Functional.
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## HAZELBAKER CONSTRUCTION SERVICES

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3008. Lights

Functional.



3009. GFI

Present.

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.



3014. Motor Functional.
-



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**HAZELBAKER CONSTRUCTION SERVICES**

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



**Review; Set up for remote control but remote not present and could not be tested.**

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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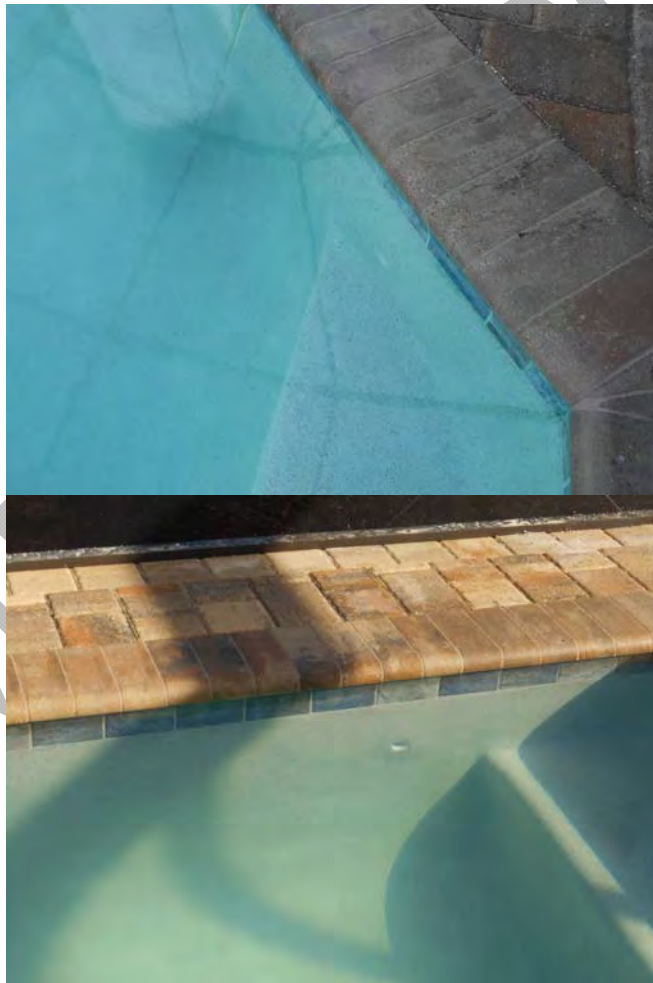
## HAZELBAKER CONSTRUCTION SERVICES

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**Review; Skimmer door not properly installed.**



**Trim not installed at inlets.**



## HAZELBAKER CONSTRUCTION SERVICES

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**Main drain cover missing at spa.**



**Spa emptied when put in spa function and pool overflowed; pool not properly set up and not all equipment installed properly. Pool installation incomplete.**



**Builder to instruct owner on proper operation of pool equipment (pool school).**

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**HAZELBAKER CONSTRUCTION SERVICES**

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**GENERAL COMMENTS**

<b>Step #</b>	<b>Component</b>	<b>Comments</b>
3101.	General	<p><b>Review. Finish quality of the home was poor. Key marks and blue tape placed to indicate areas for repair. Not all areas could be reached and the entire home should be reviewed and repaired as needed.</b></p> <p><b>Finish needed at exterior and paint should be cleaned off of all fixtures and devices.</b></p> <p><b>Change filters at all locations and clean ductwork and equipment of construction dust and debris.</b></p> <p><b>Shutters map and fasteners for opening protection.</b></p> <p><b>Instruct owner in proper operation of the pool and equipment (Pool school).</b></p> <p><b>Builder to supply the following at closing:</b></p> <p><b>Spare painting and flooring materials for future repairs/replacement.</b></p> <p><b>One set as-built drawings.</b></p> <p><b>Survey.</b></p> <p><b>Elevation certificate.</b></p> <p><b>One complete set of owners and operation manuals for all equipment and appliances.</b></p> <p><b>List of all subcontractors and suppliers.</b></p> <p><b>Warranties covering labor and materials on the home and all equipment installed.</b></p> <p><b>Three sets of keys and remotes.</b></p> <p><b>Wind compliance information as required for insurance</b></p>

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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 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.**
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.
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## HAZELBAKER CONSTRUCTION SERVICES

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**Licensed Florida Home Inspector:**  
**State License No. HI874**  
**Expiration: 7/31/2018**

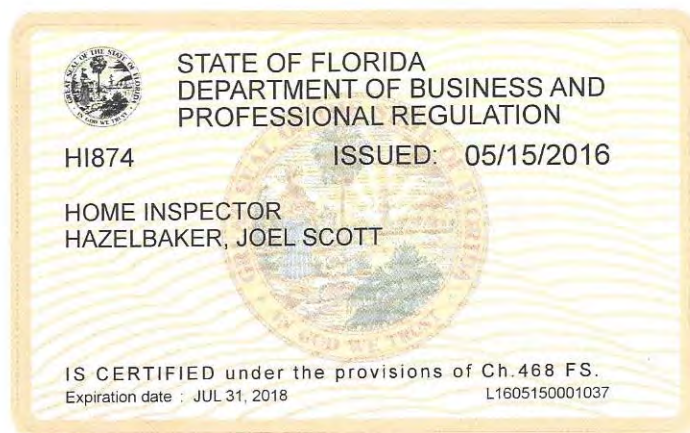
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SAMPLE REPORT