

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

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Doc #: 1412-000

Client Name: John Doe

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

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

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

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

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

#### **LANAI**

1204. Electrical **Review: Open junction box noted, suggest installing device or cover for safety.**



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**LAUNDRY AREA**

1612. Dryer & Hook-ups

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

**BATHROOM GUEST**

2811. Tub & Surround

**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.**

