

FULL PROPERTY INSPECTION REPORT

Doc #: 2509-003 Inspection Date: 9/9/2025

Dwelling Address: XXXX Cedar Hammock Circle #714, Naples, FL 34112

Client Name: John Doe

Owner / Inspector: John "Jack" Defossez, **Licensed Florida State Home Inspector #HI9806**

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 review the report thoroughly and contact the inspector with any questions or clarifications. Owner/Inspector: Jack Defossez Direct# 239-213-8015

The inspector does not provide cost estimates but can evaluate the relative condition of the home and clarify the nature of identified issues. Not all items highlighted in bold require repair under your sales contract. Clients are encouraged to discuss contract-specific matters 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 Condominium; Concrete block construction.



1003. Lot Type Building is built on a flat lot.
1003. Levels 2 story structure.
1004. Estimated Age 25 years. (2000)
1005. Weather Hot; clear.
1005. Conditions
1006. Occupant Status Home was vacant 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.
1007. Attending Buyer & Buyer's Agent.
1008. Start Time 11:45 AM.
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/manufacture'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; Concrete.



1102.	Walkways	Functional; Concrete.
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1103.	Fences/Gates	N/A.
1104.	Siding	Functional; Stucco.
1105.	Trim	Functional; Wood/Metal.

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1106. Windows &
Frames

Functional; Metal.



1107. Electrical

Functional.

1108. Gutters &
Downspouts

Functional. Metal.

1109. Hose bibs

N/A.

1110. Sprinkler System

Central system. These are generally the responsibility of the homeowner's association and are not tested.

1111. Bell/Chime

Functional.

1112. Chimney

None.

1113. Lot/Grade
Drainage

Functional; Flat lot.

1114. Propane
Tank/Gas Meter

None.

1115. Exposed
Foundation

Functional; Slab.

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1116. Shutters

Removable.



Review; Loose bracket noted at crank for roll down shutter at lanai. Shutter is difficult to operate. Suggest service.



1117. Seawall

None.

1118. Dock

None.

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|-------|----------------------|--|
| 1119. | Boatlift/Davit. | None. |
| 1120. | Exterior
Comments | <p>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.</p> <p>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.</p> <p>The term <u>“Review”</u> indicates that there are defects present that require the attention of a licensed professional. The entire home should be reviewed for similar conditions with repairs made as required.</p> |

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LANAI

Step # **Component**
1201. Location

Comment
Front & Rear sides.



1202. Cover
1203. Enclosure

Functional.
Functional; Aluminum and screen.

Review; Loose screen/spline noted at rear side lanai area.



1204. Electrical
1205. Ceiling Fan
1206. Windows /
Screens
1207. Deck
1208. Stairs
1209. Railing
1210. Sink
1211. Grill/Stove Top
1212. Refrigerator
1213. Comments

Functional.
None.
None.
Functional; Concrete.
None.
None.
None.
None.
None.
None.
None.

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GARAGE

Step #	Component	Comment
1501.	Location	Detached. 
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 ensure safety. The U.S. Product Safety Commission recommends that these devices be checked monthly for proper operation and safety. 
1506.	Garage Opener Mfg.	LiftMaster.
1507.	Windows / Screens	None.
1508.	Interior Door	None.
1509.	Exterior Doors	Functional; Metal/Wood.

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1510.	Fire Wall/Ceiling	Functional.
1511.	Walls	Functional.
1512.	Ceiling	Functional.
1513.	Ceiling Fan	None.
1514.	Electrical	Functional.
1515.	Laundry Tub	None.
1516.	Garage	None.
	Comments	

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LAUNDRY AREA

Step #	Component	Comment
1601.	Floor	Tile.



1602.	Walls	
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Review; Staining consistent with possible mold growth noted at laundry room wall behind washing machine. Area was dry at time of inspection. Suggest review of mold air quality test performed on 9/9/2025.



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1603. Ceiling Functional.

1604. Interior Doors **Review; Wood bi-fold. Staining consistent with possible mold growth noted at backside of bi-fold doors. Suggest review of mold air quality test performed on 9/9/2025.**



1605. Exterior Doors None.

1606. Windows / Screens None.

1607. Cabinets None.

1608. Laundry Sink/Tub None.

1609. Electrical Functional.

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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.

Review; Leak noted at cold water supply valve at washer hook up. Suggest review/repair by a qualified plumber.



Review; Washing machine was making loud unusual noise during spin cycle. Suggest review by a qualifeid appliance repairman.

1611. Washer Manufacturer GE.

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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.



Suggest cleaning vent as part of normal home maintenance.

1613. Dryer GE.
 Manufacturer
1614. Heat/Cooling None.
 Source
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. Review; Staining consistent with possible mold growth noted at right side wall inside air handler closet. Area had slightly elevated levels of moisture at time of inspection. Suggest review of mold air quality test performed on 9/9/2025.



1802.	Heating Conditions	Heating system was functional at time of inspection.
1803.	Heater Manufacturer	Trane. Model #TMM4B0A24S21SAA. Serial #231070131M. Manufacture Date: 2023.



1804.	Exhaust Venting	Not Applicable.
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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.

A humidistat is installed to control system operation during vacant periods. Testing of humidistats is beyond the scope of this inspection. A nonworking humidistat or improper use of a humidistat can cause substantial damage to a home. We suggest removal of the humidistat so that the thermostat can properly control the temperature and indirectly the humidity level in the home.



1806. Filter Located at the unit. 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 of building.

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1809. A/C
 Manufacturer Trane.
 Model #M4AC5024E1000AA. Serial #225311266M.
 Manufacture Date: 2022.



1810. A/C Temperature Differences Return air temperature at register was 78 degrees. Supply air temperature was 59 degrees. Difference in air temperature at time of inspection was 19 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.

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| 1811. | Heating & A/C
Comments | <p>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.</p> <p>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.</p> |
| 1812. | Last Serviced | <p>Suggest review 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.</p> |

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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 homeowner 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 water heater.



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 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 CPVC. No leaks noted at time of inspection.



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Review; Leak noted at supply connection at main water shut off. Suggest review/repair by a qualified plumber.



1904. Central Water Conditioner

None.

1905. Waste Pipes

PVC. No leaks noted at time of inspection.

1906. Water Heater

Electric; 28 Gallon. Temperature pressure relief valve installed as a safety feature.



1907. Water Heater Thermostat Settings

Water temperature at time of inspection was 110-115 degrees.

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1908. Water Heater Manufacturer
Bradford White.
Model #RE230L6-1NCWW. Serial #PL40503042.
Manufacture Date: 2017.



Review; Damaged overflow pan noted for water heater.



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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ELECTRICAL SYSTEM

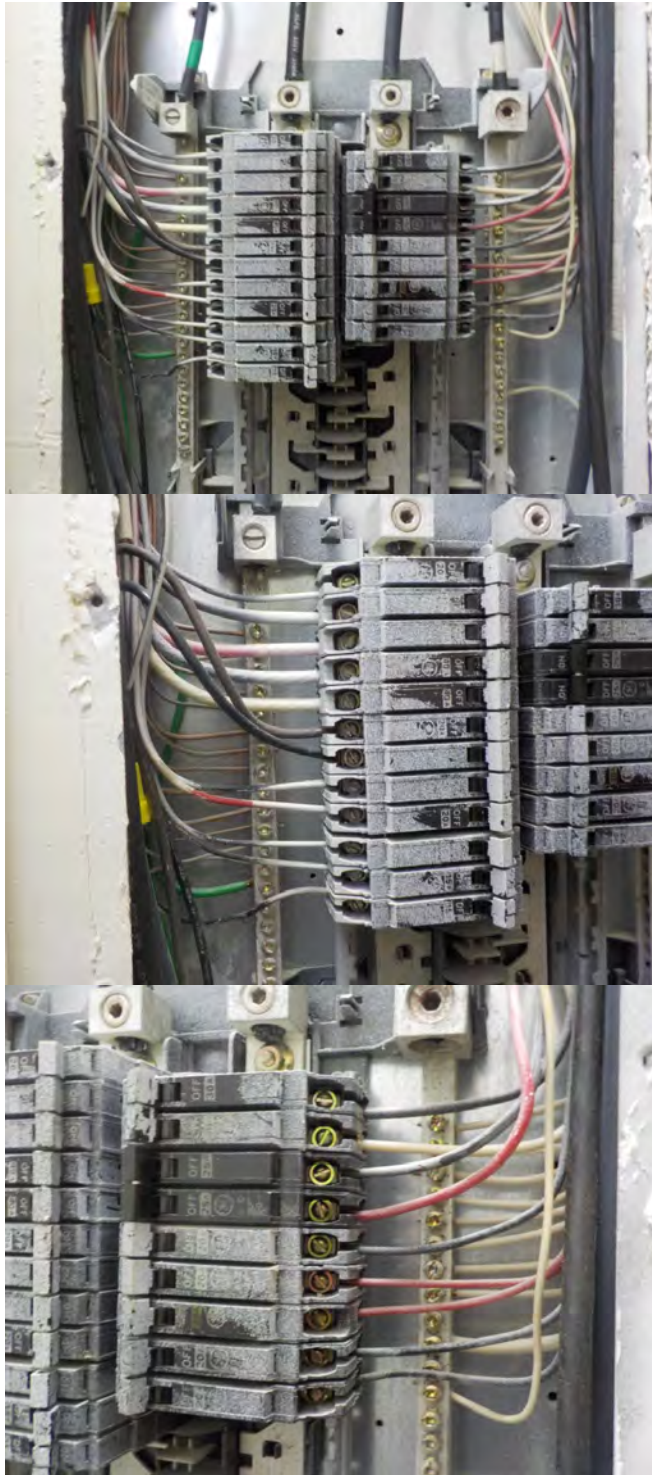
Step #	Component	Comment
2001.	Electrical Main Box	240 volts; 125 amps. Service entrance is underground. The main panel is located at guest bedroom. Main conductor is aluminum 4/0. Main disconnect noted at meter. Breakers present to provide overload protection.



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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	N/A.
2004.	Sub Panel Comments	None.
2005.	Smoke Detectors	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.

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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	Functional; Aluminum sliding glass.
2106.	Windows / Screens	None.
2107.	Cabinets	Functional.
2108.	Counter Tops	Functional; Laminate.
2109.	Electrical	Functional. GFI protection present.
2110.	Sinks	Functional; Porcelain.
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.



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



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2115. Stove/Cook Top Functional; Electric; 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.



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.



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|-------|----------------|--|
| 2117. | Hood/Fan/Light | Functional. |
| 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. |

Review; Damaged clips/detached cover noted at microwave exhaust fan. Missing filter screens noted at underside of microwave.





2119. Refrigerator

Functional; GE. Refrigerator temperature was 36 degrees. Freezer temperature was 3 degrees. Refrigerators can fail at any time without notice. No warranty, guarantee, or certification is given as to future failure.

Review; Bottom drawer at fridge does not operate properly.



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Ice maker and water dispenser functional.



2120. Filtered Water Dispenser

Present. 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.



2121. Trash Compactor

None.

2122. Heat Source

Forced air register.

2123. Ceiling Fan

Functional.

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2124. Closet

Review; Wood-fold. Staining consistent with possible mold growth noted at backside of bi-fold doors. Suggest review of mold air quality test performed on 9/9/2025.



2125. Kitchen Comments None.

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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.
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2205.	Exterior Doors	Review; Aluminum sliding glass. Suggest service for smoother operation.
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2206.	Windows / Screens	None.
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2207.	Electrical	Functional.
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2208.	Heat/Cooling Source	Forced air register.
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2209.	Ceiling Fan	Functional.
2210.	Wet Bar	None.
2211.	Closet	None.
2212.	Comments	None.

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DINING ROOM

Step #	Component	Comment
2401.	Floor	Tile.



2402.	Walls	Functional.
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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DEN

Step #	Component	Comment
2401. 1.	Floor	Laminate.



2402. 1.	Walls	Functional.
2403. 1.	Ceiling	Functional.
2404. 1.	Interior Doors	Functional; French Pocket Wood.
2405. 1.	Exterior Doors	None.
2406. 1.	Windows / Screens	None.
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. Wood/Metal.
2506.	Windows / Screens	None.
2507.	Electrical	Functional.
2508.	Closet	None.
2509.	Entry Comments	None.

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HALLS/STAIRS

Step #	Component	Comment
2601.	Location	Bedrooms.
2602.	Floor	Tile.
2603.	Walls	Functional.
2604.	Ceiling	Functional.
2605.	Interior Doors	Functional; Pocket 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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BATHROOM MASTER

Step #	Component	Comment
2701.	Floor	Tile.
2702.	Walls	Functional.
2703.	Ceiling	Review; Stain noted at master bathroom exhaust vent. Origin of staining unknown. Area was dry at time of inspection. Suggest monitoring.



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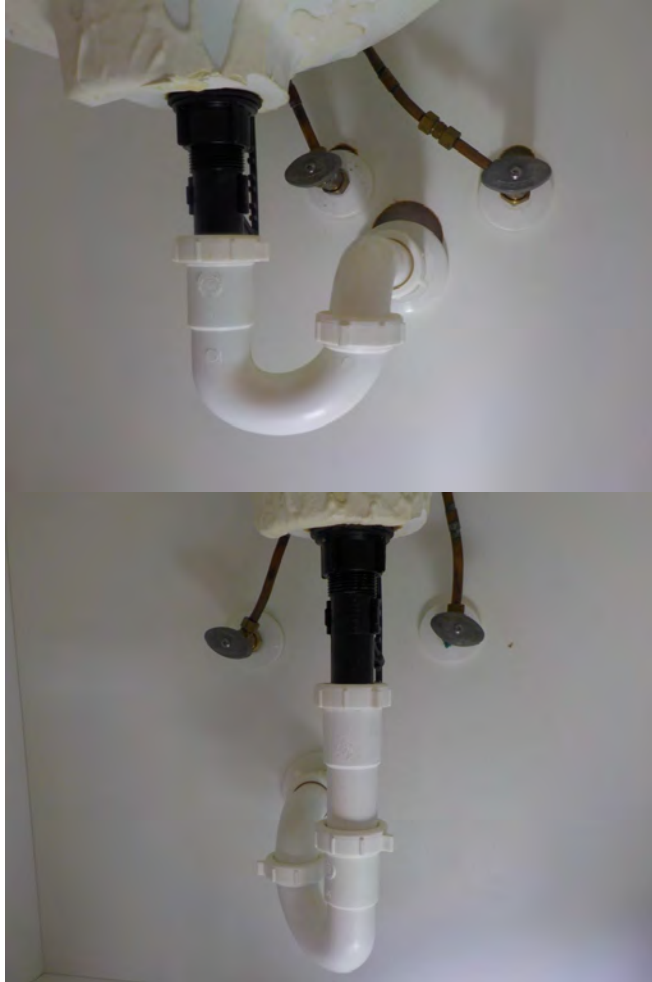


2704.	Interior Doors	Functional. Pocket Wood.
2705.	Exterior Doors	None.
2706.	Windows / Screens	None.
2707.	Electrical	Functional. GFI present and functional.
2708.	Exhaust Fan	Functional.
2709.	Ceiling Fan	None.
2710.	Heat/Cooling Source	Forced air register.
2711.	Tub & Surround	None.
2712.	Tub Enclosure	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; Cultured.
2718.	Sink Faucets	Functional.

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2719. Traps/Drain
/Supply

Functional.



Review; Leak noted at top of drainpipe underneath right side sink. Suggest review/repair by a qualified plumber.



2720. Toilet
2721. Bidet

Functional.
None.

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

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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; Tile.
2812.	Tub Enclosure	Functional; Aluminum/glass.
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

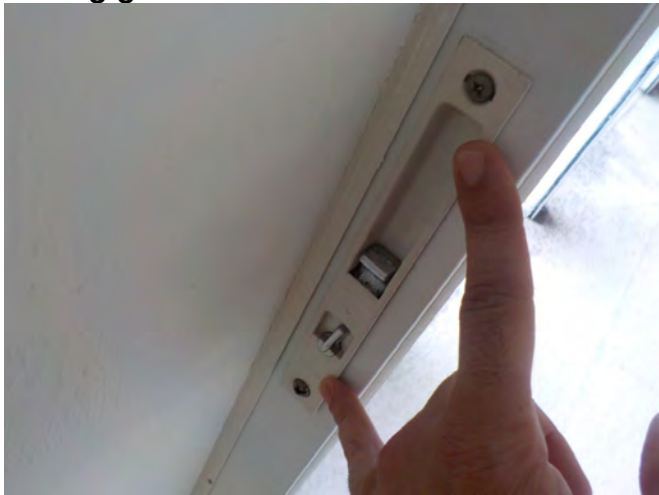
None.

2824. Bathroom
Comments

None.

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BEDROOM MASTER

Step #	Component	Comment
2901.	Floor	Laminate. 
2902.	Walls	Functional.
2903.	Ceiling	Functional.
2904.	Interior Doors	Functional; Wood.
2905.	Exterior Doors	Review; Aluminum sliding glass. Loose lock hardware noted at sliding glass door. 
2906.	Windows / Screens	Functional; Single Hung.
2907.	Electrical	Functional.
2908.	Heating/Cooling Source	Forced air register.
2909.	Ceiling Fan	Functional.
2910.	Closet	Functional.
2911.	Comments	None.

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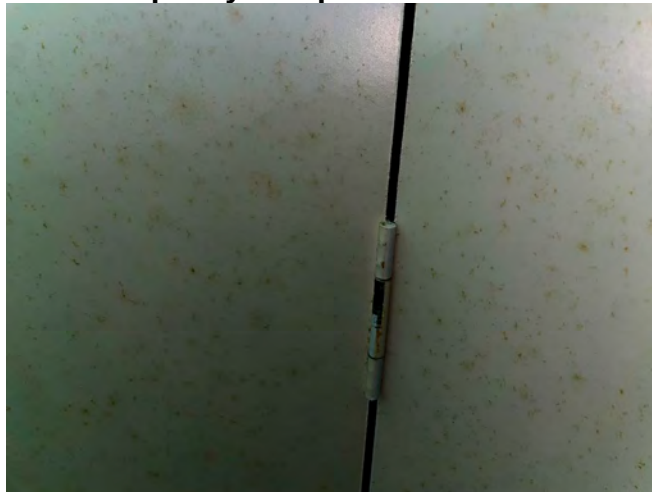
BEDROOM #2

Step #	Component	Comment
2901.2.	Floor	Laminate.



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/Cooling Source	Forced air register.
2909.2.	Ceiling Fan	Functional.

2910.2.	Closet	Review; Wood-fold. Staining consistent with possible mold growth noted at backside of bi-fold doors. Suggest review of mold air quality test performed on 9/9/2025.
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2911.2.	Comments	None.
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GENERAL COMMENTS

Step #	Component	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	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.

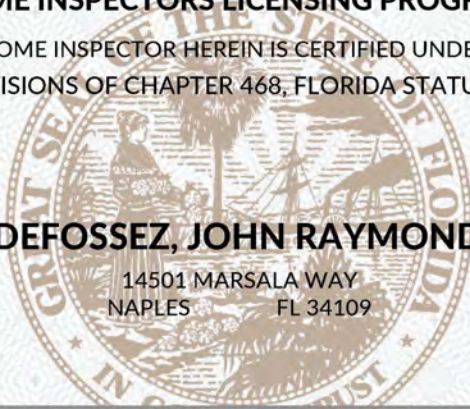
HAZELBAKER INSPECTION SERVICES

Licensed Florida Home Inspector:
State License No. HI9806
Expiration: 7/31/2026



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

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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			
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EXPIRATION DATE: JULY 31, 2026			
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