

NEW CONSTRUCTION INSPECTION REPORT

Doc #: 2510-038 Inspection Date: 10/10/2025

Dwelling Address: XXXXX Old Coast Rd #302, Naples, FL 34110

Client Name: John Doe

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

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.

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.

Please read the report in its entirety and contact the inspector with any questions or concerns. Inspector: Jack Defossez Direct# 239-213-5015

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.



FRONT VIEW

HAZELBAKER INSPECTION SERVICES

GENERAL CONDITIONS

Inspector John "Jack" Defossez

Structure Type Condominium; High rise construction.



Lot Type Building is built on a flat lot.

Levels 20 story structure.

Estimated Age New Construction. (2024)

Weather Hot; cloudy.

Conditions

Occupant Home was vacant at time of inspection.

Status

Attending Buyer, Buyer's Agent, & Builder.

Start Time 11:00 AM.

Stop Time 1:00 PM.

HAZELBAKER INSPECTION SERVICES

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.

Component

Driveway

Comment

Functional; Concrete.



Walkways

Functional; Concrete.



Fences/Gates

None.

Siding

Functional; Stucco.

Trim

Functional; Metal.

HAZELBAKER INSPECTION SERVICES

Windows &
Frames

Functional; Metal.

Review; Scratched glazing noted at bedroom windows and family room sliding glass doors.



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Electrical

Functional.

Gutters &
Downspouts
Hose bibs

Functional; Metal.

Functional; Lanai.



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Sprinkler System	N/A.
Bell/Chime	Functional; Front.
Chimney	None.
Lot/Grade	Functional; Flat.
Drainage	
Propane	Gas services are beyond the scope of this inspection. If client is concerned
Tank/Gas Meter	about its safety or serviceability, we suggest they contact the gas service provider for more information.
Exposed	Functional; Slab.
Foundation	
Shutters	Impact glazing noted at all windows and exterior doors.
Seawall	None.
Dock	None.
Boatlift/Davit.	None.
Exterior	Insects are a fact of life in South Florida, and it is considered routine
Comments	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.
	Review; The exterior finish quality of this building is fair. All exterior finish should be reviewed and repaired by a qualified contractor as needed.

HAZELBAKER INSPECTION SERVICES

LANAI

Component
Location

Comment
Rear.



Cover

Functional.

Enclosure

None.

Electrical

Functional.

Review; Damaged receptacle noted at right side of lanai area.



Ceiling Fan
Windows /
Screens

None.

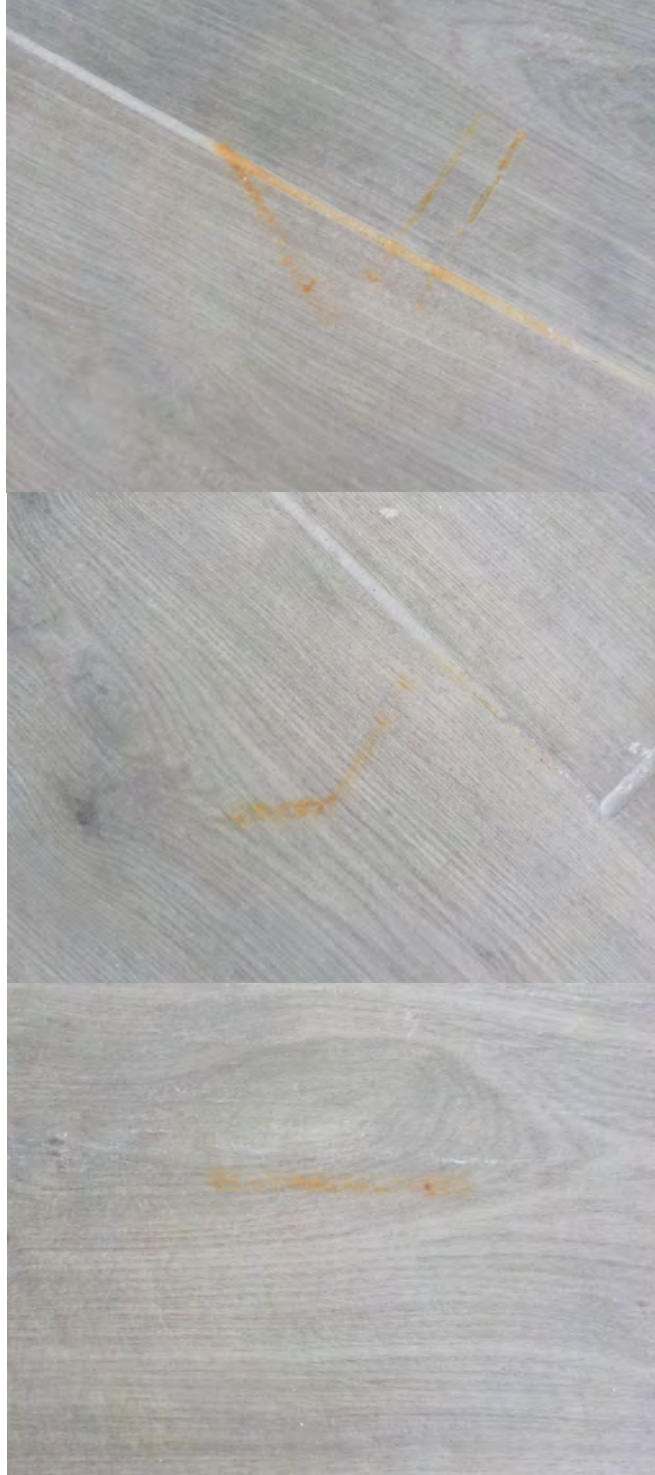
None.

HAZELBAKER INSPECTION SERVICES

Deck

Functional; Tile.

Review; Rust staining noted at some tiles. Rusted tiles should be replaced.





Review; Construction debris noted tiles. Proper cleaning required.



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Stairs	None.
Railing	Functional.
Sink	None.
Grill/Stove Top	None.
Refrigerator	None.
Comments	None.

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LAUNDRY AREA

Component
Floor

Comment
Wood.



Walls

Functional.

Ceiling

Functional.

Interior Doors

Functional; Wood.

Exterior Doors

None.

Windows /

None.

Screens

Cabinets

Functional.

Laundry

Functional.

Sink/Tub



Electrical

Functional.

HAZELBAKER INSPECTION SERVICES

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.



Washer Manufacturer Dryer & Hook- ups

Electrolux.

Gas; 110 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.

Dryer Manufacturer

Electrolux.

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Heat/Cooling Source Closet	Forced air register. Functional.
Laundry Area Comments	See family room comments.

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HEATING & A/C #1

Component	Comment
Heating	Functional; Electric; Split system; Forced air. Unit is located at utility closet. System services the main portion of the home.

Heating Conditions	Heating system was functional at time of inspection.
Heater	LG.
Manufacturer	Model #ARNU423NKA4. Serial #25.05.2022. Manufacture Date: 2022.



Exhaust Venting	Not Applicable.
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Thermostat	Functional; Master Bedroom. 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.
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HAZELBAKER INSPECTION SERVICES

Filter

Review; Located at the unit. Builder to replace filters after repairs completed in the home.



Filter should be changed every thirty days for most efficient operation.

Ducting

Review; Builder to supply copy of leak test results and evidence of final approval.

Air Conditioning
System
A/C
Manufacturer

Condenser is located at the utility closet.

LG.

Model #ARUM072BTE5.

Serial #13.04.2022.

Manufacture Date: 2022.



HAZELBAKER INSPECTION SERVICES

A/C Temperature Differences

Return air temperature at register was 74 degrees. Supply air temperature was 54 degrees. Difference in air temperature at time of inspection was 20 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.

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

Review; New system; Builder to supply all warranty information. System should be serviced at least once per year.

Review; Builder to supply proper air balancing to ensure proper air distribution in the home. If proper cooling in all rooms cannot be achieved; System should be reviewed for proper sizing.

HAZELBAKER INSPECTION SERVICES

HEATING & A/C #2

Component	Comment
Heating	Functional; Electric; Split system; Forced air. Unit is located at utility closet. System services the guest bedrooms portion of the home.
Heating Conditions	Heating system was functional at time of inspection.
Heater	LG.
Manufacturer	Model #ARNU30NJA4. Serial #18.05.2022. Manufacture Date: 2022.



Exhaust Venting Not Applicable.

Thermostat Functional; Rear Guest Bedroom. 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.



HAZELBAKER INSPECTION SERVICES

Filter

Review; Located at the unit. Builder to replace filters after repairs completed in the home.



Filter should be changed every thirty days for most efficient operation.

Ducting

Review; Builder to supply copy of leak test results and evidence of final approval.

Air Conditioning
System
A/C
Manufacturer

Condenser is located at the utility closet.

LG.

Model #ARUM072BTE5.

Serial #13.04.2022.

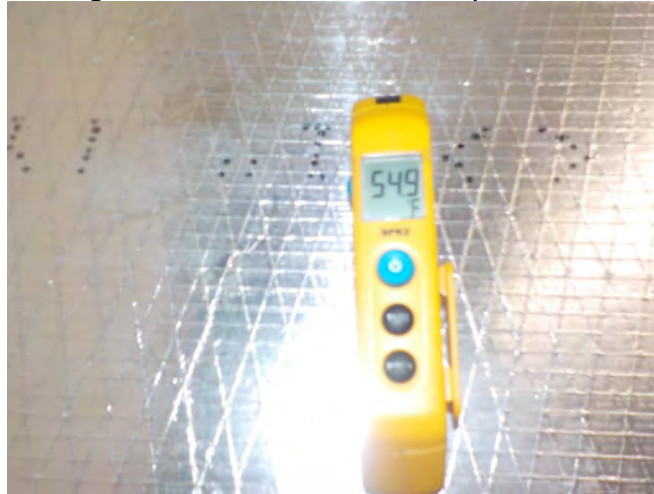
Manufacture Date: 2022.



HAZELBAKER INSPECTION SERVICES

A/C Temperature Differences

Return air temperature at register was 74 degrees. Supply air temperature was 55 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.

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

Review; New system; Builder to supply all warranty information. System should be serviced at least once per year.

Review; Builder to supply proper air balancing to ensure proper air distribution in the home. If proper cooling in all rooms cannot be achieved; System should be reviewed for proper sizing.

HAZELBAKER INSPECTION SERVICES

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.

Component
Plumbing
Supply System

Comment

Property has a public water supply. Main water shut off is located at utility closet.



Water cop leak detection system present.



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

HAZELBAKER INSPECTION SERVICES

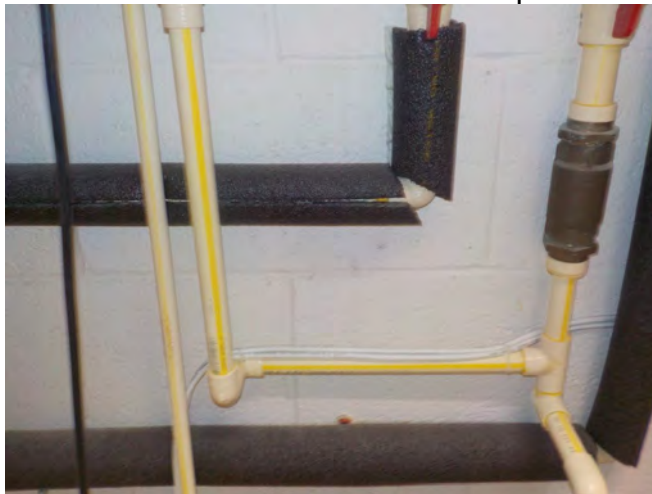
Plumbing Waste System Property is connected to a public waste system. The connections for these systems are underground and not visible to the inspector. Type of system is provided for general information only. Client should confirm this information with the property owner or from public records prior 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.

Supply Pipes CPVC. No leaks noted at time of inspection.



Central Water Conditioner None.

Waste Pipes PVC. No leaks noted at time of inspection.

HAZELBAKER INSPECTION SERVICES

Water Heater

Gas; Tankless. Temperature pressure relief valve installed as a safety feature.



Expansion tank also present as added safety feature.



Water Heater
Thermostat
Settings

Water temperature at time of inspection was 110 degrees.



HAZELBAKER INSPECTION SERVICES

Water Heater
Manufacturer

Navien;
Model #NPE-240A2. Serial #2087Y2221721229.
Manufacture Date: 2022.



Exhaust Venting
System

Functional.



Cross
Connections
Plumbing
System
Comments

None.

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

Component

Electrical Main
Box

Comment

240 volts; 200 amps. Service entrance is underground. The main panel is located at laundry room. Main disconnect noted at meter. Breakers present to provide overload protection.

Electrical Main
Box Comments

Functional.



HAZELBAKER INSPECTION SERVICES

PANEL - UNIT #002		
1	HALL WAY	KITCHEN LIGHTING
3	DEN / BED / OFFICE	MASTER CLOSET
5	BEDROOM 3 / BATH 3	LIVING ROOM
7	BEDROOM 2 / BATH 2	MASTER BED
9	FOYER	MASTER BATH RECEPT.
11	LAUNDRY	BEDROOM WALK IN CLOSET
13	WASHER	OUTLETS
15	CLOTHES DRYER	KITCHEN SMALL APPLIANCE
17	CLOTHES DRYER	KITCHEN SMALL APPLIANCE
19	STEAM OVEN	PANTRY SMALL APPLIANCE
21	STEAM OVEN	KITCHEN DISHWASHER
23	MICROWAVE	KITCHEN DISPOSAL
		PANTRY DISPOSAL

No surge protector present. Additional protection may be required to adequately protect the home and appliances.

Sub
Panels/Location
Sub Panel
Comments
Central Alarm

N/A.

None.

Testing of central alarms is beyond the scope of this inspection.

Central Vacuum
Central
Music/Intercom

None.

None.

HAZELBAKER INSPECTION SERVICES

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

HAZELBAKER INSPECTION SERVICES

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.

Component	Comment
Floor	Wood.
Walls	See family room comments.
Ceiling	See family room comments.
Interior Doors	None.
Exterior Doors	None.
Windows / Screens	None.
Cabinets	Functional.



HAZELBAKER INSPECTION SERVICES

Counter Tops	Functional; Quartz.
Electrical	Functional. GFI protection present.
Sinks	Functional; Stainless steel.
Sink Faucets	Functional.
Traps/Drain /Supply	Functional.



HAZELBAKER INSPECTION SERVICES

Disposal

Functional.



HAZELBAKER INSPECTION SERVICES

Dishwasher

Bosch. 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.



Stove/Cook Top

Functional; Gas; Wolf. 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.



HAZELBAKER INSPECTION SERVICES

Oven

Functional; Electric; Wolf. 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.



Hood/Fan/Light

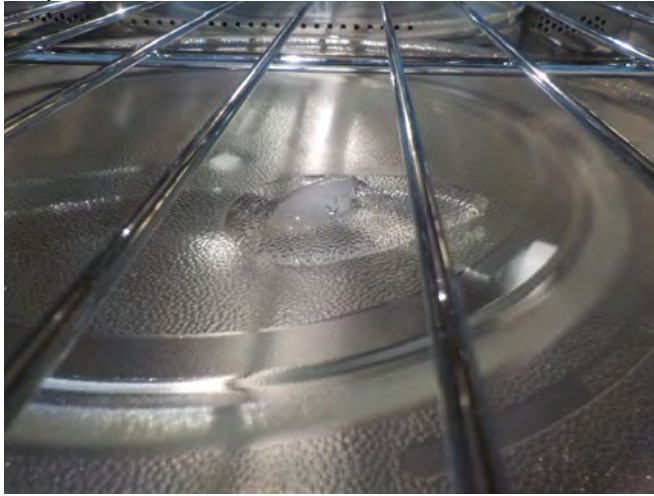
Functional.



HAZELBAKER INSPECTION SERVICES

Microwave

Functional; Built-In; Wolf. Built in microwave ovens are tested using normal operating controls. Unit was tested and appeared serviceable at time of inspection.



Refrigerator

Functional; Sub Zero; Ice and water dispenser. Refrigerator temperature was 40 degrees. Freezer temperature was 5 degrees. Refrigerators can fail at any time without notice. No warranty, guarantee, or certification is given as to future failure.



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Review; One drawer inside fridge does not operate properly.



Ice maker and water dispenser functional.



Wine fridge functional.



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Filtered Water Dispenser	None.
Trash Compactor	None.
Heat Source	Forced air register.
Ceiling Fan	None.
Closet	None.
Kitchen Comments	See family room comments.

HAZELBAKER INSPECTION SERVICES

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.

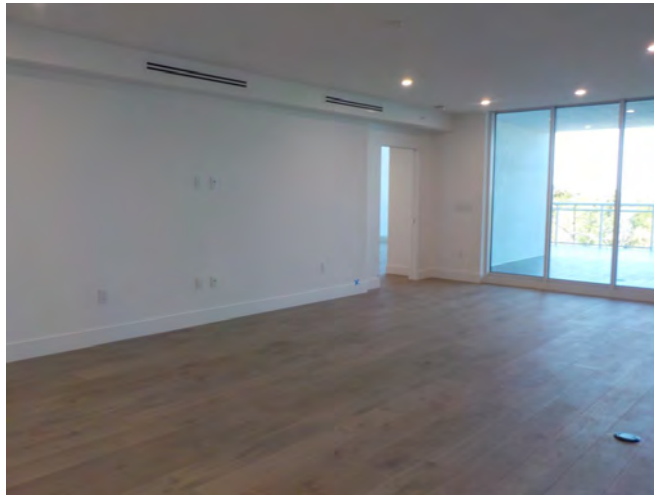
HAZELBAKER INSPECTION SERVICES

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.

Component
Floor

Comment
Wood.



Walls
Ceiling

See family room comments.
See family room comments.

Interior Doors

None.

Exterior Doors

Aluminum sliding glass.

Windows /
Screens

None.

Electrical
Heat/Cooling
Source
Ceiling Fan

Functional.
Forced air register.
None.

Wet Bar

None.

Closet

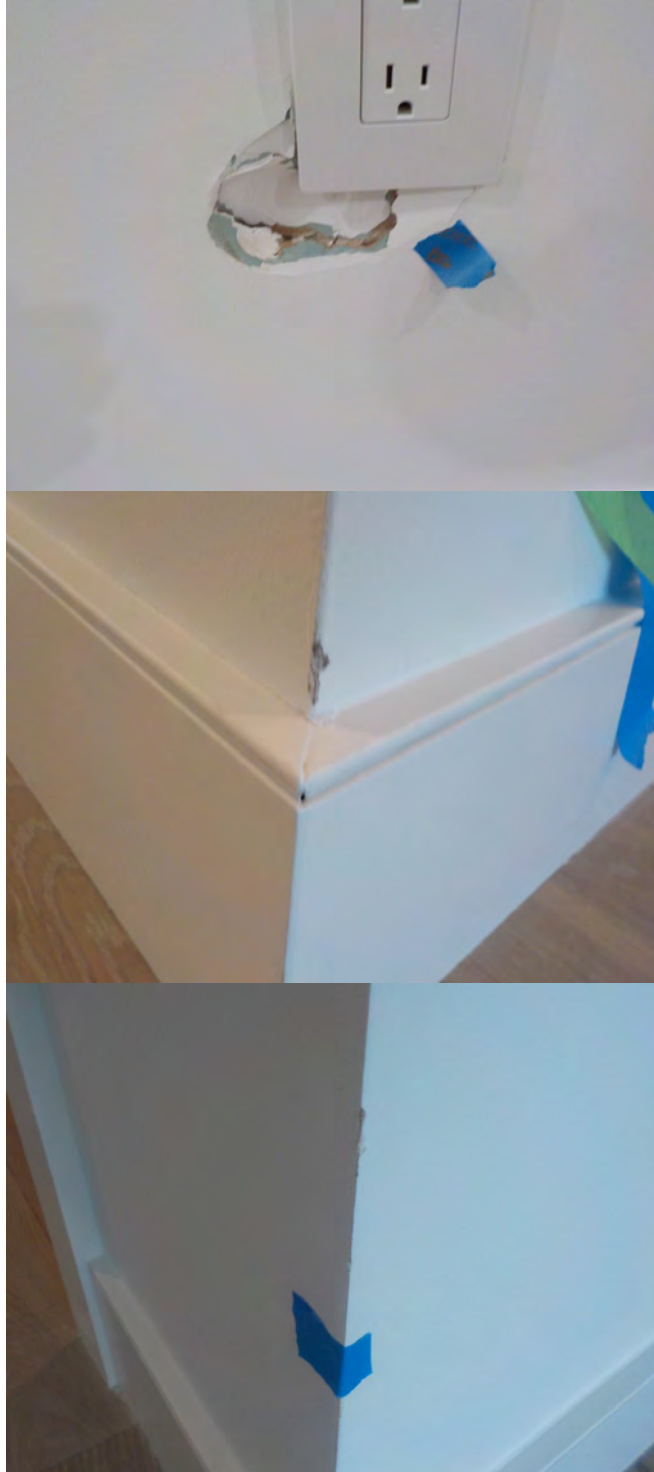
None.

HAZELBAKER INSPECTION SERVICES

Comments

Review; The finish quality in the home was average. Defects noted are too numerous to list individually. Blue tape was placed at a sampling of defects to guide the builder into what repairs are required; not all defects have been marked and the builder should review the entire home for similar problems. The defects include but are not limited to the following:

Review; Damaged drywall noted.



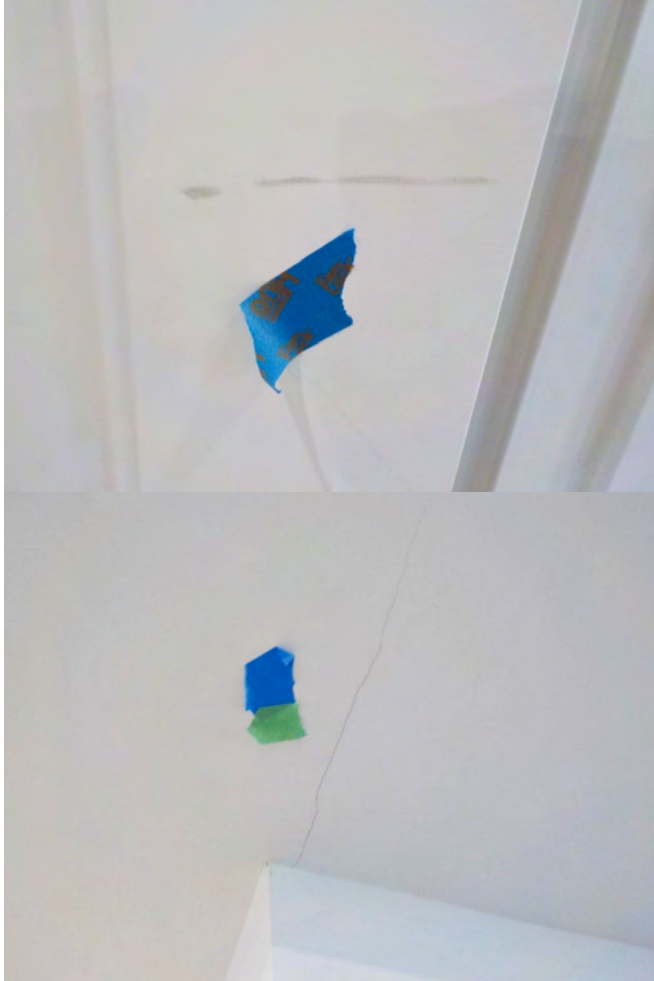
HAZELBAKER INSPECTION SERVICES

Review; Improperly finished, and bowed trim noted at some locations.





Review; Paint and drywall touch up incomplete.





Review; Paint and debris present on flooring throughout the home.





Review; Chipped finishes noted at vanity hardware.



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Review; Nicks and damage to wood trim and doors noted.



Review; Paint/construction debris on windows.



Review; Chipped tile noted at Master Bathroom.



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Review; Damaged wood flooring noted at Family Room.



HAZELBAKER INSPECTION SERVICES

DINING ROOM

Component
Floor

Comment
Wood.



Walls
Ceiling

See family room comments.
See family room comments.

Interior Doors
Exterior Doors
Windows /
Screens
Electrical

None.
Functional; Aluminum sliding glass.
None.
Functional.

Heat/Cooling
Source
Ceiling Fan
Wet Bar
Closet
Comments

Forced air register.
None.
None.
None.
See family room comments.

HAZELBAKER INSPECTION SERVICES

ENTRY

Component
Floor

Comment
Tile.



Walls
Ceiling

See family room comments.
See family room comments.

Exterior Doors
Windows /
Screens
Electrical
Closet

Functional; Pocket Wood.
None.
Functional.
None.

Entry Comments

See family room comments.

HAZELBAKER INSPECTION SERVICES

HALLS/STAIRS

Component	Comment
Location	Bedrooms.
Floor	Wood.
Walls	See family room comments.
Ceiling	See family room comments.
Interior Doors	None.
Exterior Doors	Functional; Metal.
Windows / Screens	None.
Electrical	Functional.
Stairs	None.
Railing	None.
Closet	Functional.
Comments	See family room comments.

HAZELBAKER INSPECTION SERVICES

BATHROOM MASTER

Component
Floor

Comment
Tile.



Walls
Ceiling

See family room comments.
See family room comments.

Interior Doors
Exterior Doors
Windows /
Screens
Electrical
Exhaust Fan
Ceiling Fan
Heat/Cooling
Source
Tub & Surround
Tub Enclosure

Functional. Wood.
None.
None.

Functional. GFI present and functional.
Functional.
None.
Forced air register.

Functional; None.
None.

Shower /
Surround
Tub Faucet
Shower Door
Shower Faucet
Sink
Sink Faucets

Functional; Tile.

Functional.
Functional; Aluminum and glass.
Functional.
Functional; Two; Porcelain.
Functional.

HAZELBAKER INSPECTION SERVICES

Traps/Drain
/Supply

Functional.



Toilet
Bidet

Functional.
None.

Counter /
Cabinets

None.

Closet
Bathroom
Comments

Functional.
See family room comments.

HAZELBAKER INSPECTION SERVICES

BATHROOM GUEST FRONT

Component
Floor**Comment**
Tile.Walls
Ceiling**See family room comments.**
See family room comments.Interior Doors
Exterior Doors
Windows /
Screens
ElectricalFunctional; Pocket Wood.
None.
None.
Functional. GFI outlet present.Exhaust Fan
Ceiling Fan
Heat/Cooling
Source
Tub & Surround
Tub Enclosure
Tub FaucetFunctional.
None.
Forced air register.
None.
None.
None.Shower /
Surround
Shower Door
Shower Faucet
Sink
Sink FaucetsFunctional; Tile.
Functional; Glass.
Functional.
Functional; Porcelain.
Functional.

HAZELBAKER INSPECTION SERVICES

Traps/Drain
/Supply

Functional.



Toilet
Bidet
Counter /
Cabinets
Closet
Bathroom
Comments

Functional.

None.

Functional.

None.

See family room comments.

HAZELBAKER INSPECTION SERVICES

GUEST BATHROOM MIDDLE

Component**Comment**

Floor

Tile.



Walls

See family room comments.

Ceiling

See family room comments.

Interior Doors

Functional; Pocket Wood.

Exterior Doors

None.

Windows /

None.

Screens

Electrical

Functional; GFI present and functional.

Exhaust Fan

Functional.

Ceiling Fan

None.

Heat/Cooling

Forced air register.

Source

Tub & Surround

None.

Tub Enclosure

None.

Tub Faucet

None.

Shower /

Functional; Tile.

Surround

Shower Door

Functional; Aluminum and glass.

Shower Faucet

Functional.

Sink

Functional; Porcelain.

Sink Faucets

Functional.

HAZELBAKER INSPECTION SERVICES

Traps/Drain
/Supply

Functional.



Toilet
Bidet
Counter /
Cabinets
Closet
Bathroom
Comments

Functional.

None.

Functional.

Functional.

See family room comments.

HAZELBAKER INSPECTION SERVICES

HALL GUEST BATHROOM

Component
Floor**Comment**
Wood.Walls
Ceiling**See family room comments.**
See family room comments.Interior Doors
Exterior DoorsFunctional; Wood.
None.Windows /
Screens
ElectricalNone.
Functional; GFI present and functional.Exhaust Fan
Ceiling Fan
Heat/Cooling
Source
Tub & SurroundFunctional.
None.
Forced air register.
None.Tub Enclosure
Tub Faucet
Shower /
Surround
Shower Door
Shower Faucet
Sink
Sink FaucetsNone.
None.
Functional; Tile.
Functional; Aluminum and glass.
Functional.
Functional; Porcelain.
Functional.

HAZELBAKER INSPECTION SERVICES

Traps/Drain
/Supply

Functional.



Toilet

Functional.

Bidet
Counter /
Cabinets
Closet

None.

None.

None.

Bathroom
Comments

See family room comments.

HAZELBAKER INSPECTION SERVICES

BEDROOM MASTER

Component
Floor

Comment
Wood.



Walls
Ceiling

See family room comments.
See family room comments.

Interior Doors
Exterior Doors

Functional; Wood.
Functional; Aluminum sliding glass.

Windows /
Screens
Electrical
Heating/Cooling
Source
Ceiling Fan
Closet

None.
Functional.
Forced air register.
None.
Functional.

Comments

See family room comments.

HAZELBAKER INSPECTION SERVICES

GUEST BEDROOM FRONT

Component
Floor

Comment
Wood.



Walls
Ceiling

See family room comments.
See family room comments.

Interior Doors
Exterior Doors
Windows /
Screens
Electrical
Heating/Cooling
Source
Ceiling Fan
Closet

Functional; Wood.
None.
Functional; Fixed.
Functional.
Forced air register.
None.
Functional.

Comments

See family room comments.

HAZELBAKER INSPECTION SERVICES

GUEST BEDROOM MIDDLE

Component
Floor

Comment
Wood.



Walls
Ceiling

See family room comments.
See family room comments.

Interior Doors

Functional; Wood.

Exterior Doors

None.

Windows /
Screens

Functional; Fixed.

Electrical

Functional.

Heating/Cooling
Source

Forced air register.

Ceiling Fan

None.

Closet

Functional.

Comments

See family room comments.

HAZELBAKER INSPECTION SERVICES

GUEST BEDROOM REAR

Component
Floor

Comment
Wood.



Walls
Ceiling

See family room comments.
See family room comments.

Interior Doors

Functional; Wood.

Exterior Doors

None.

Windows /
Screens

Functional; Fixed.

Electrical

Functional.

Heating/Cooling
Source

Forced air register.

Ceiling Fan

None.

Closet

Functional.

Comments

See family room comments.

HAZELBAKER INSPECTION SERVICES

GENERAL COMMENTS

Component	Comments
General	Review. Cosmetic defects noted both inside and at the exterior of the home. Blue tape placed to indicate areas for repair on the interior. Not all areas could be reached, and the entire home should be reviewed and repaired as needed. See comments above for more information.

Builder to supply the following at closing:

- Provide a copy of the Certificate of occupancy and evidence that all proper permitting was completed, and all permits have been closed.
- Affidavit stating that all potential liens have been paid.
- Spare painting and flooring materials for future repairs/replacement.
- One set as-built drawings.
- Survey. Proof of proper siting of the home.
- Elevation certificate. Proof of proper elevation.
- One complete set of owners and operation manuals for all equipment and appliances.
- List of all subcontractors and suppliers.
- Warranties covering labor and materials on the home and all equipment installed.
- Three sets of keys and remotes.

HAZELBAKER INSPECTION SERVICES

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.

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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Email: jackhcs1@gmail.com



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

LICENSE NUMBER: HI9806

EXPIRATION DATE: JULY 31, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/03/2024
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