



840 MEADOWLAND DRIVE #G
NAPLES, FL 34108

John "Jack" Defossez (239) 213-8015
Florida Home Inspector License No. HI9806

NEW CONSTRUCTION SUMMARY 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**

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; 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. Inspector: Jack Defossez Direct# 239-213-5015

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.

HAZELBAKER INSPECTION SERVICES

EXTERIOR

Windows &
Frames

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





Exterior
Comments

Review; The exterior finish quality of this building is fair. All exterior finish should be reviewed and repaired by a qualified contractor as needed.

LANAI

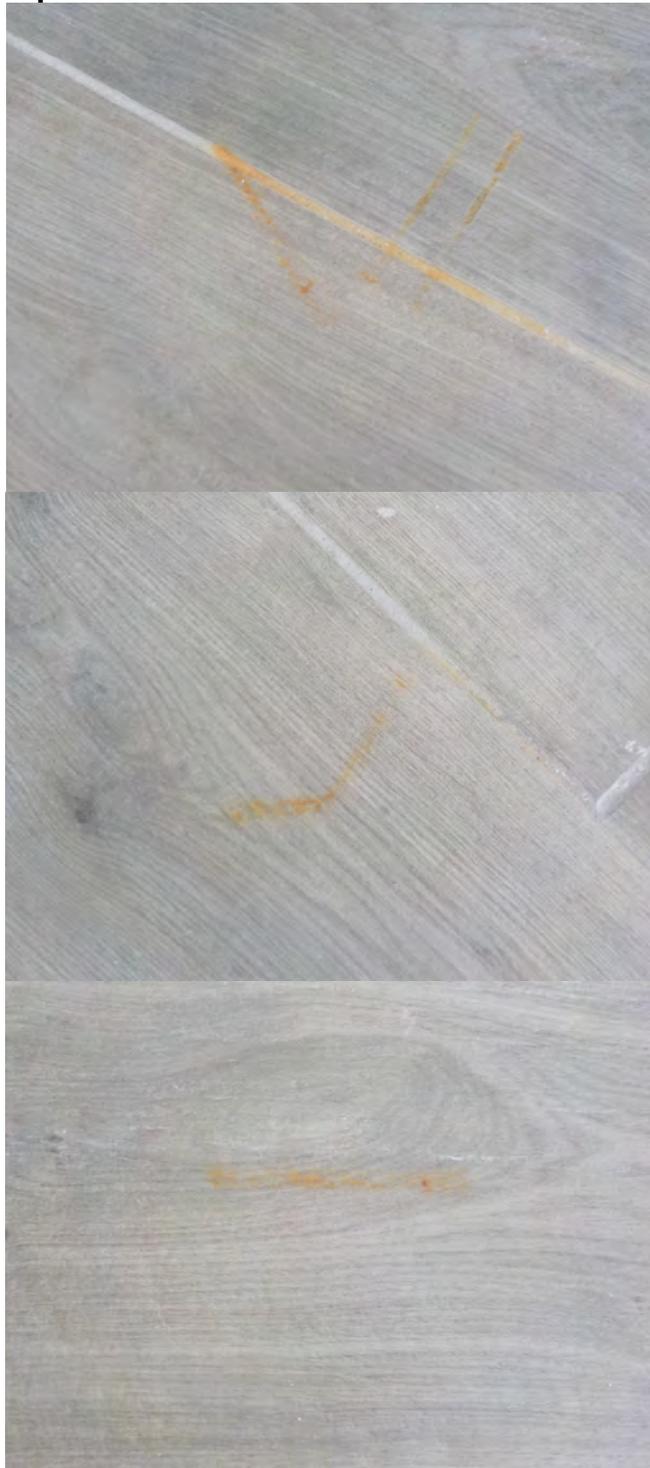
Electrical

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



Deck

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





Review; Construction debris noted tiles. Proper cleaning required.



HAZELBAKER INSPECTION SERVICES



HEATING & A/C #1

Filter

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



Ducting

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

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

Filter

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



Ducting

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

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.

KITCHEN

Refrigerator

Review; One drawer inside fridge does not operate properly.



HAZELBAKER INSPECTION SERVICES

FAMILY ROOM

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.



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.



HAZELBAKER INSPECTION SERVICES

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



Review; Paint/construction debris on windows.



Review; Chipped tile noted at Master Bathroom.



HAZELBAKER INSPECTION SERVICES

Review; Damaged wood flooring noted at Family Room.



HAZELBAKER INSPECTION SERVICES

GENERAL COMMENTS

General **Review. Finish quality of the home was fair 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 **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

Cell Phone: 239-213-8015
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

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

