

SUMMARY 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**

This Summary Report identifies structural and mechanical aspects that are not functioning as intended, present safety concerns, and/or features in the home that differ from those typically found in homes of similar age and type. These items may not be required to be repaired or replaced according to the Contract of Sale. Clients are encouraged to consult their real estate agent or attorney regarding any matters pertaining to their contract.

The Summary Report does not address normal wear or minor defects that are commonly observed in homes of comparable age and type, nor does it include routine maintenance comments for home systems. Minor issues will be noted; these generally refer to items that are easily addressed or represent a low repair cost. Such minor issues are not expected to impact the sale of the property individually and may not be included in the summary report. However, collectively, they may be significant. Items presented in "**BOLD BLACK PRINT**" are those that could involve safety concerns, entail substantial repair or replacement costs, or may result in further structural damage if left unaddressed. The report should be reviewed in full, and questions or concerns should be directed to the inspector.

The Summary Report is not the complete report and may omit information that a client considers important to home ownership. Therefore, clients should review the entire Inspection Report.

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

HAZELBAKER INSPECTION SERVICES

EXTERIOR

1116. Shutters

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



LANAI

1203. Enclosure

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

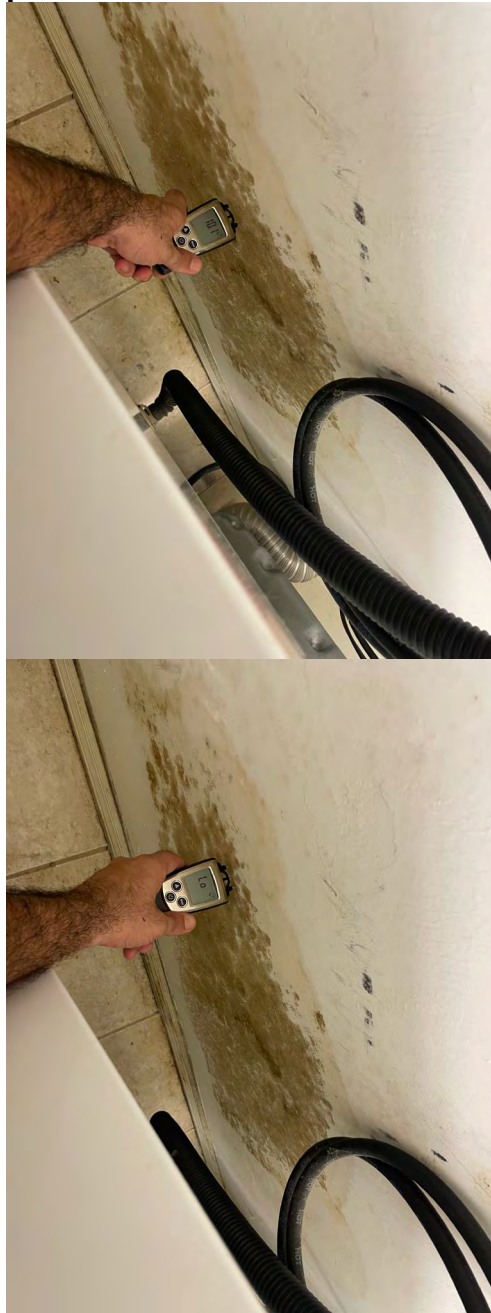


HAZELBAKER INSPECTION SERVICES

LAUNDRY AREA

1602. Walls

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.



HAZELBAKER INSPECTION SERVICES

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.



1610. Washer & Hook-ups

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.

HAZELBAKER INSPECTION SERVICES

HEATING & A/C

1801. Heating

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.



PLUMBING

1903. Supply Pipes

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



HAZELBAKER INSPECTION SERVICES

1908. Water Heater
Manufacturer

Review; Damaged overflow pan noted for water heater.



KITCHEN

2114. Dishwasher

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



HAZELBAKER INSPECTION SERVICES

2118. Microwave

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



2119. Refrigerator

Review; Bottom drawer at fridge does not operate properly.



HAZELBAKER INSPECTION SERVICES

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.



FAMILY ROOM

2205. Exterior Doors

Review; Aluminum sliding glass. Suggest service for smoother operation.

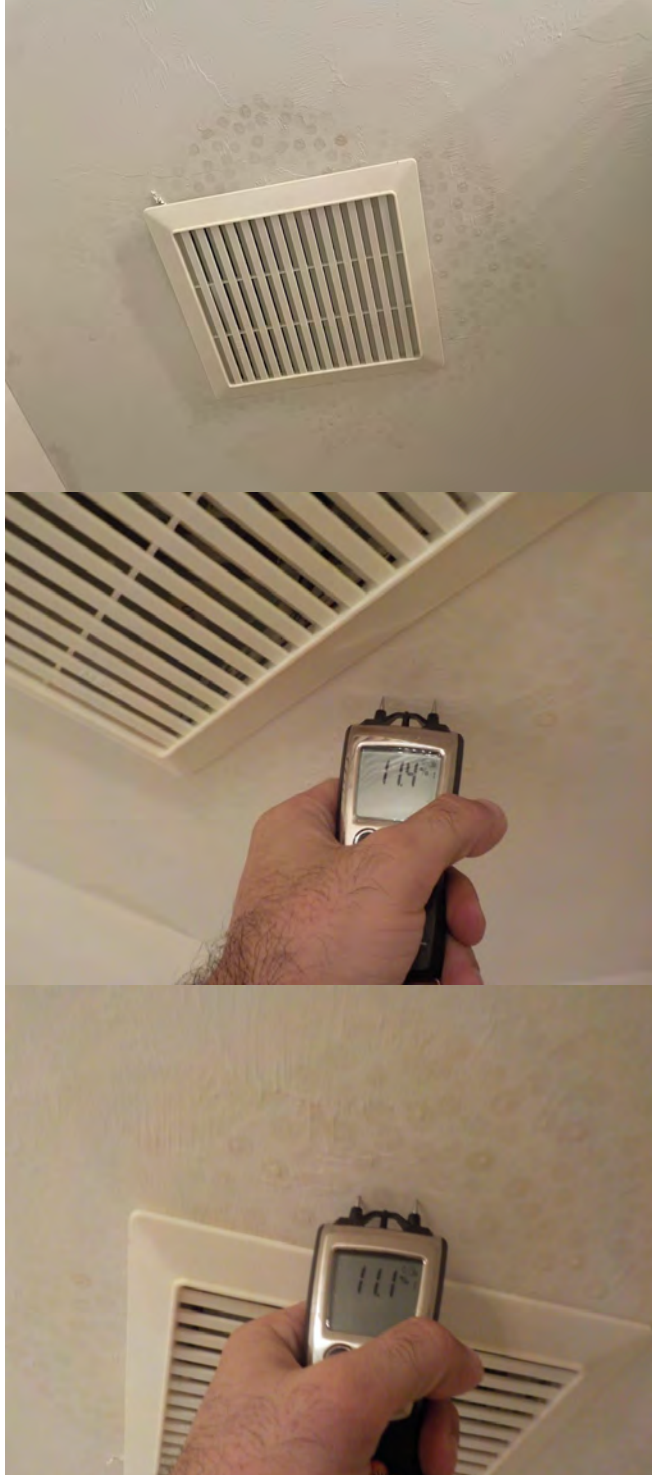


HAZELBAKER INSPECTION SERVICES

BATHROOM MASTER

2703. Ceiling

Review; Stain noted at master bathroom exhaust vent. Origin of staining unknown. Area was dry at time of inspection. Suggest monitoring.



HAZELBAKER INSPECTION SERVICES

2719. Traps/Drain
/Supply

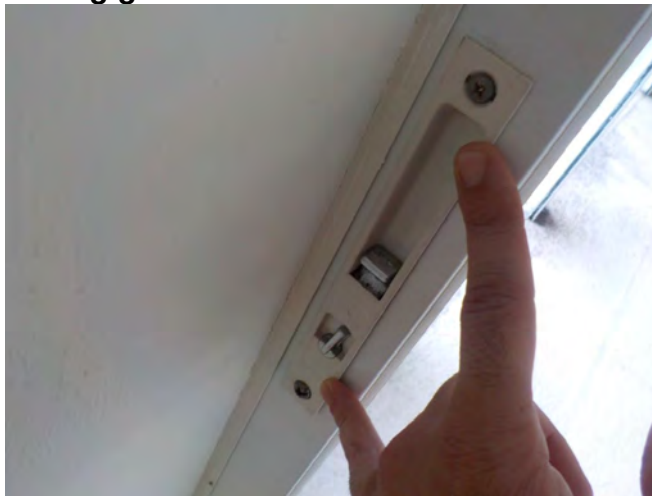
Review; Leak noted at top of drainpipe underneath right side sink. Suggest review/repair by a qualified plumber.



BEDROOM MASTER

2905. Exterior Doors

Review; Aluminum sliding glass. Loose lock hardware noted at sliding glass door.



HAZELBAKER INSPECTION SERVICES

BEDROOM #2

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.



HAZELBAKER INSPECTION SERVICES

GENERAL 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 **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

