

SUMMARY REPORT

Doc #: 2507-029 Inspection Date: 7/28/2025

Dwelling Address: XX Henderson Drive, Naples, FL 34114

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.

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.

Please read the report in its entirety and contact the inspector with any questions or concerns. Inspector: Jack Defossez, Direct# 239-213-8015

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EXTERIOR

1104. Siding

Review; Penetrations noted at some areas of vinyl siding. Suggest sealing.



1106. Windows & Frames

Review; Suggest sealing penetrations at some windows to prevent moisture and insect intrusion.





1118. Dock

Review; Warped plank and exposed staples noted.



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LANAI

1209. Railing

Review; Loose railing noted at stairway.



ROOF

1304. Conditions

Review; Roof is generally worn. Missing and rusted fasteners noted along front side of roof. Growth noted at insulation underneath sheathing. Suggest review by a qualified roofing contractor.



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ELECTRICAL SYSTEM

2002. Electrical Main
Box Comments

Review; Missing knockout panel noted at master bedroom panel.



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KITCHEN

2106. Windows /
Screens

Review; Single hung. Loose sash spring noted at one kitchen window at front side of home. Window does not close and latch properly.



2117. Hood/Fan/Light

Review; Exhaust fan at stove hood is not functional.



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FAMILY ROOM

2206. Windows / Screens **Review; Jalousie. Jalousie windows have been sealed shut.**

DINING ROOM

2406. Windows / Screens **Review; Single hung. Loose sash spring noted at one dining room window at front side of home. Window does not close and latch properly.**



BEDROOM MASTER

2904. Interior Doors **Review; Master bedroom door is slightly binding at top of frame.**



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2907. Electrical

Review; Improperly wired outlet (open ground) noted near rear side window.



BEDROOM #2

2907.2. Electrical

Review; Improperly wired outlets (open ground) noted throughout guest bedroom.





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GENERAL COMMENTS

3102. 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.
3103. 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



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