

SUMMARY REPORT

Doc #: 2508-003 Inspection Date: 8/8/2025

Dwelling Address: XXXXX Vanderbilt Drive, Naples, FL 34108

Client Name: John Doe

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

The Summary Report highlights structural and mechanical issues within a home that fail to perform their intended functions, raise safety concerns, or are atypical for homes of a similar age and type. However, it is important to note that these items may not necessarily require repair or replacement under the terms of the Contract of Sale. Clients are encouraged to consult their real estate agent or attorney regarding these matters.

Excluded from the Summary Report are comments on normal wear, minor defects typical for comparable homes, and routine maintenance tasks. While minor issues may be noted, these are generally low-cost repairs that should not individually impact the property's sale. It is worth considering that collectively, such items could pose a burden. Items highlighted in **BOLD BLACK PRINT** are flagged for their potential safety risks, significant repair/replacement costs, or likelihood of causing further structural damage if left unaddressed.

The Summary Report is not exhaustive and does not replace the full Inspection Report, which clients are strongly advised to read in its entirety. This ensures that all aspects relevant to home ownership are adequately reviewed.

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

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EXTERIOR

1103. Fences/Gates

Review; Gate at left side of home does not latch.



1104. Siding

Review; Common cracking noted at stucco at multiple areas. Suggest sealing to prevent moisture and insect intrusion.





Review; Missing cover noted at dryer vent termination at left side of home.



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1107. Electrical

Review; Landscape lighting system is not functional. Damaged lights noted.



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Review; Missing weather cover noted at outlet at rear side of home.



Review; Missing weather cover noted at outlet at 2nd floor balcony area.



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1108. Gutters & Downspouts

Review; Missing splash blocks noted at multiple gutter downspouts. Erosion noted.



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1110. Sprinkler System **Review; 4 Zones present. Irrigation system is not functional. System was unplugged at start of inspection. System had power once plugged in, but unable to manually start.**



1120. Exterior Comments **Review; Signs of termite activity noted at upstairs attic area. Termite frass found near upstairs attic opening.**



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LANAI

1203. Enclosure

Review; Torn screen noted at front side lanai area.



ROOF

1308. Roof Comments

Review; Suggest trimming or removing plantings to prevent damage or access by pests to roof area.



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GARAGE

1505. Garage Door Opener

Review; Garage doors inoperable. Garage door openers and tracks have been removed.



1508. Interior Door

Review; Lock is misaligned.



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LAUNDRY AREA DOWNSTAIRS

1602. Walls

Review; Water damage noted at baseboard behind water heater/dryer. Area was dry at time of inspection. Suggest review by a water damage expert.



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1608. Laundry
Sink/Tub

Review; Slow drain noted at laundry room sink.



PLUMBING

1903. Supply Pipes

Review; Corrosion noted at shut off valve at upstairs water heater. No active leak at time of inspection.



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1908. Water Heater
Manufacturer

Review; Damaged/missing overflow pan noted at water heater located inside laundry room.



ELECTRICAL SYSTEM

2002. Electrical Main
Box Comments

Review; Missing knockout panel noted at left side panel.



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KITCHEN

2107. Cabinets

Review; Signs of water damage noted inside lower cabinet related to staining in laundry room on opposite side of wall. Area was dry at time of inspection.



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Review; One cabinet drawer is not functional.



2109. Electrical

Review; Improperly wired outlet noted at right side of stove. (Open ground).



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2112. Traps/Drain
/Supply

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



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.



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LIVING ROOM UPSTAIRS

2305. Exterior Doors **Review; French Metal/Glass. Missing soffit strike noted at fixed side door. And damaged sill strike noted at fixed side door.**



2310. Wet Bar **Review; Kitchenette stovetop is not functional. Missing knobs noted.**





BATHROOM MASTER

2713. Shower /
Surround

Review; Tile. Cracked tiles and open grout joints noted. Suggest replacing grout or caulking to prevent future/further moisture penetration and damage/deterioration to interior walls. This damage is not always visible or accessible to the inspector at the time of inspection.



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2715. Shower Door

Review; Glass. Shower door is slightly binding on frame and difficult to latch.



2719. Traps/Drain
/Supply

Review; Leak noted at drainpipe underneath left side sink.



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BATHROOM GUEST DOWNSTAIRS

2808. Exhaust Fan **Review; Noisy exhaust fan noted.**



2814. Shower / Surround **Review; Tile. Open grout joints noted. Suggest replacing grout or caulking to prevent future/further moisture penetration and damage/deterioration to interior walls. This damage is not always visible or accessible to the inspector at the time of inspection.**





2819. Traps/Drain
/Supply

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



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2820. Toilet

Review; Corrosion noted at toilet supply valve. No leak noted at time of inspection.



2822. Counter / Cabinets

Review; Signs of water damage noted at vanity cabinet base. Area was dry at time of inspection.



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GUEST BATHROOM UPSTAIRS LEFT

2818. 2. Sink Faucets

Review; Sink stopper lever is detached.



2820. 2. Toilet

Review; Leak noted at tank while toilet is filling. Suggest review/repair by a qualified plumber.



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GUEST BATHROOM UPSTAIRS REAR

2819. 2. Traps/Drain
/Supply

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



2823. 2. Closet

Review; Damaged roller latch noted at one closet door.



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BEDROOM MASTER

2901. Floor

Review; Laminate. Missing threshold noted at bedroom entry area.



BEDROOM #2 DOWNSTAIRS

2901.2. Floor

Review; Laminate. Missing threshold noted at bedroom entry area.



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BEDROOM #3 UPSTAIRS LEFT

2904.3. Interior Doors

Review; Wood. Door is obstructed by bed. Unable to test door latch.



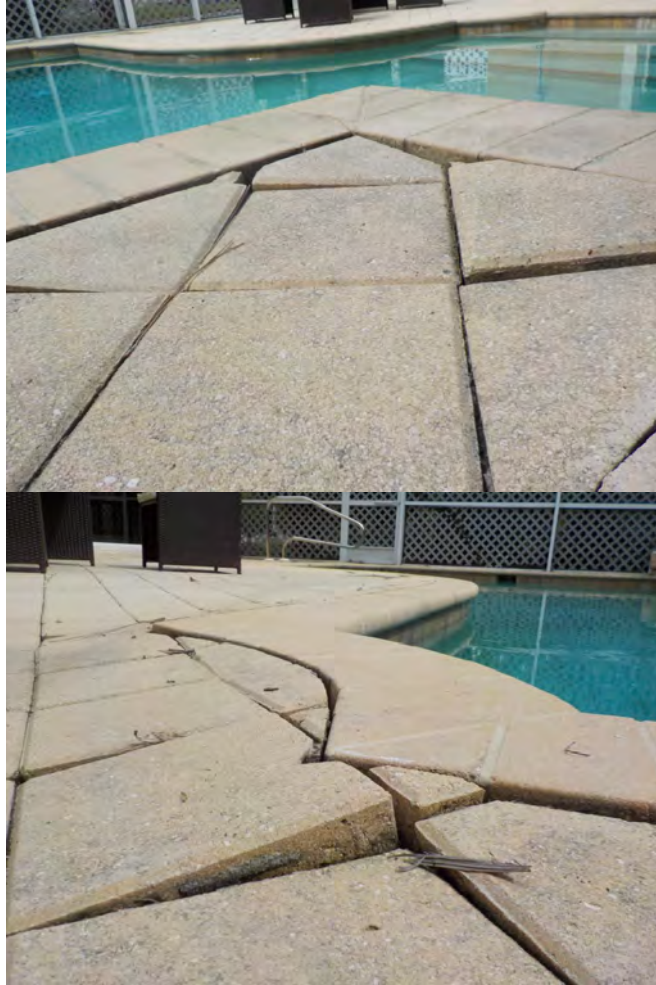
POOL/SPA EQUIPMENT & AREA

3002. Decking

Review; Pavers. Settlement noted at multiple areas of pavers causing trip hazard.



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3010. Heater

Review; Electric Heater present but disconnected. Unit is not operable.



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3013. Pump

Review; Missing drain cover noted at hot tub.



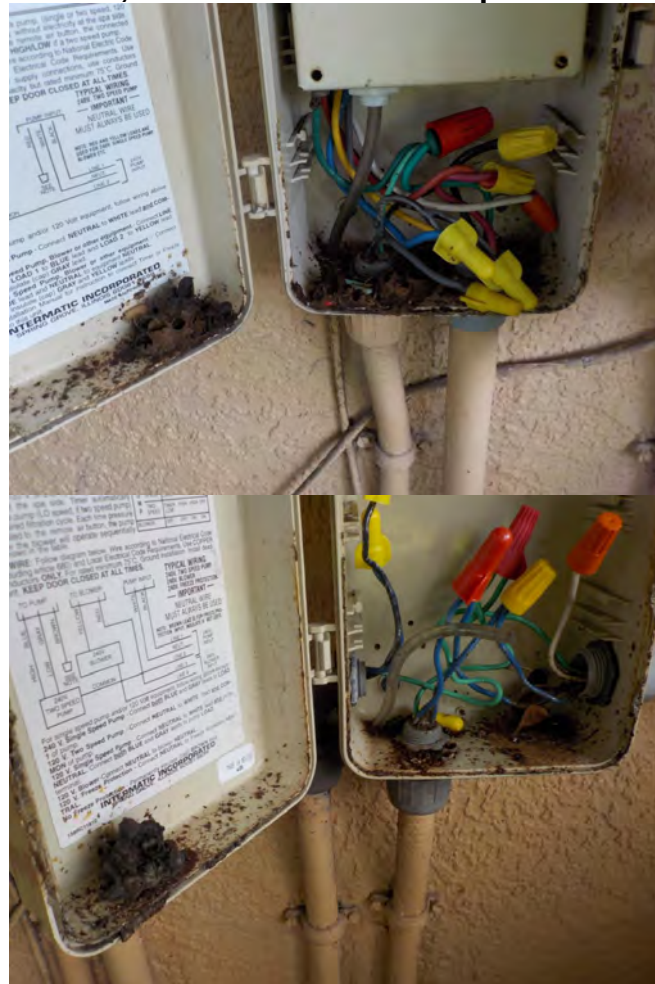
3015. Timer System

Review; Missing spa control pad noted at hot tub.



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Review; Insect debris noted at pool timer boxes.



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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.**

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



John "Jack" Defossez
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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

LICENSE NUMBER: HI9806

EXPIRATION DATE: JULY 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/03/2024

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