



FULL HOME INSPECTION REPORT

HOME INSPECTION SUMMARY

A summary of the home's systems and components and their visible condition at the time of inspection.

 PROPERTY ADDRESS 1972 Sample Point Dr, Cape Coral FL 33904	 OWNER Dana & Marcus Ellery
 YEAR BUILT / STORIES 1972 · 1 story	 INSPECTION DATE Aug 1, 2026
 INSPECTOR A. Sample · FL License #HI0000	 COMPANY SAMPLE INSPECTIONS (FICTIONAL)

VERIFICATION AT A GLANCE

Site Conditions	Satisfactory	SATISFACTORY
Structure	Satisfactory	SATISFACTORY
Exterior	Satisfactory	SATISFACTORY
Roof Covering	Unsatisfactory	⚠️ UNSATISFACTORY
Electrical	Unsatisfactory	⚠️ UNSATISFACTORY
HVAC	Systems in working order	SATISFACTORY
Plumbing	Unsatisfactory	⚠️ UNSATISFACTORY
Interior	Satisfactory	SATISFACTORY



IN PLAIN TERMS

3 areas at 1972 Sample Point Dr, Cape Coral FL 33904 were flagged unsatisfactory during inspection - see the findings on the following pages for what was observed, why it matters, and what to do about it.

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1972 SAMPLE POINT DR, CAPE CORAL FL 33904 • FULL HOME INSPECTION

Summary of Findings

Items needing attention, worst first. Every finding was observed and committed by the inspector; full detail appears in its section.

AT A GLANCE

3 safety and 2 major defects recorded, plus 0 minor and 1 to monitor; 1 component at or near end of service life.

SAFETY — Panel — garage

Federal Pacific Stab-Lok panel in service. Why it matters: These panels have a documented history of breakers failing to trip under fault - the one job a breaker has. Many insurers decline them outright. Recommendation: Further evaluation by a qualified specialist.

SAFETY — Panel — garage

Two conductors landed under a single breaker lug at position 12. Why it matters: Lugs are rated for one wire unless marked otherwise; a loose second conductor can arc and overheat inside the panel. Recommendation: Correct.

SAFETY — Water heater

TPRV discharge pipe is missing. Why it matters: The temperature-pressure relief valve is the tank's last safety device; without a discharge pipe, a release scalds whoever is standing there. Recommendation: Correct.

MAJOR — Covering

Asphalt shingle covering shows widespread granule loss and cupping; approximately 19 years old per the county permit record. Why it matters: Florida sun and rain wear a shingle roof from the day it's installed; at this age and condition it is at the end of its expected service life. Recommendation: Further evaluation by a qualified specialist. At or near the end of its service life.

MAJOR — Shower wall — master bath

Elevated moisture signature behind the master shower tile, confirmed by meter reading. Why it matters: A thermal anomaly with a matching moisture-meter reading points at an active leak inside the wall - the kind of damage that grows quietly. Recommendation: Further evaluation by a qualified specialist.

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Inspection Findings & Observations

Findings based on visible, readily accessible systems and components at the time of inspection (Rule 61-30.801, F.A.C.).

SITE CONDITIONS

SATISFACTORY

GRADING AT THE STRUCTURE Slopes toward struc...	SURFACE DRAINAGE Satisfactory	VEGETATION AFFECTING TH... Trimming recomme...	RETAINING WALLS None
OVERALL SITE CONDITION Satisfactory			

STRUCTURE

SATISFACTORY

FOUNDATION TYPE Slab on grade	WALL STRUCTURE Masonry/concrete b...	ROOF STRUCTURE Trusses	FLOOR/CEILING FRAMING (... Slab - no framing
FOUNDATION-AREA VENTILATION N/A - slab	ATTIC ENTERED? Entered	OVERALL STRUCTURE CONDITION Satisfactory	

EXTERIOR

SATISFACTORY

WALL CLADDING Stucco	EXTERIOR DOORS Satisfactory	DECKS, BALCONIES, PORCH... Satisfactory	EAVES, SOFFITS AND FASCIAS Satisfactory
WALKWAYS, PATIOS AND DRIVEWAYS Satisfactory	GARAGE/CARPORT Attached garage	OVERALL EXTERIOR CONDITION Satisfactory	

MAINTENANCE — Grading — NE corner

Ground surface slopes toward the structure at the northeast corner. Why it matters: Rainwater is directed at the foundation instead of away from it - the most common source of under-slab moisture problems. Recommendation: Correct.

ROOF COVERING

⚠️ UNSATISFACTORY

COVERING MATERIAL Asphalt/Fiberglass...	ROOF AGE (YEARS) 19	DATE OF LAST ROOFING PE... 2007-04-18	FLASHINGS Unsatisfactory
SKYLIGHTS, CHIMNEYS AND... Satisfactory	ROOF DRAINAGE (GUTTERS/... Satisfactory	ATTIC VENTILATION Marginal	ATTIC INSULATION DEPTH (I... 6
OVERALL ROOF CONDITION Unsatisfactory			

COMMENTS

Covering is original to the 2007 permit and at the end of its service life. Budget for replacement rather than repair.

MAJOR — Covering

Asphalt shingle covering shows widespread granule loss and cupping; approximately 19 years old per the county permit record. Why it matters: Florida sun and rain wear a shingle roof from the day it's installed; at this age and condition it is at the end of its expected service life. Recommendation: Further evaluation by a qualified specialist. At or near the end of its service life.

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Inspection Findings & Observations (continued)

LIMITATION

Roof not walked; inspected from the eaves and ground with binoculars. Why it matters: Slope excessive to safely walk on. (61-30.805(4)(a)).

ELECTRICAL

⚠️ UNSATISFACTORY

MAIN PANEL TYPE Circuit breaker	SERVICE AMPERAGE 150	VOLTAGE RATING 120/240V	YEAR PANEL LAST UPDATED 1972
SERVICE ENTRANCE AND DR... Satisfactory	SERVICE GROUNDING Observed - satisfact...	MAIN DISCONNECT LOCATED Yes	WIRING OBSERVED Copper
FIXTURES, SWITCHES AND R... Satisfactory	GFCI PROTECTION AT WET A... Partial - see findings	AFCI PROTECTION None observed	SMOKE DETECTORS PRESENT Yes
CO DETECTORS PRESENT No		OVERALL ELECTRICAL CONDITION Unsatisfactory	

COMMENTS

Panel is original to the house. Service size is adequate for the current load.

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HVAC

SATISFACTORY

COOLING Central	HEATING Heat pump	ENERGY SOURCE(S) Electric	CAPACITY FROM DATA PLAT... 3 ton / 36,000 BTU
SYSTEM AGE (YEARS) 9	DUCTWORK AND AIR DISTRI... Satisfactory	VENTS, FLUES AND CHIMNEYS N/A - electric	CONDENSATE OVERFLOW D... Present
SYSTEMS IN WORKING ORDER? Yes			

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Inspection Findings & Observations (continued)

PLUMBING

UNSATISFACTORY

SUPPLY PIPING OBSERVED Copper	DRAIN PIPING OBSERVED PVC	WATER HEATER AGE (YEARS) 13	WATER HEATER ENERGY SOURCE Electric
WASTE DISPOSAL Public sewer	WATER SOURCE Public water	DRAINAGE SUMP/PUMP None	MAIN WATER SHUT-OFF LOCATION Yes
MAIN FUEL SHUT-OFF LOCATED N/A - no fuel	OVERALL PLUMBING CONDITION Unsatisfactory		

MONITOR — water heater

Water heater appears approximately 4 years old; no matching permit from that period appears in the county records this report can reach. The most recent plumbing permit on file is dated 1998-04-11. Why it matters: Work of this kind normally requires a permit. Unpermitted work conveys to the buyer - verifying with the installing contractor or the building department is cheap before closing and expensive after. Recommendation: Further evaluation by a qualified specialist. Flagged from the county permit record (permit PL98-0411); included by the inspector.

MAJOR — Shower wall — master bath

Elevated moisture signature behind the master shower tile, confirmed by meter reading. Why it matters: A thermal anomaly with a matching moisture-meter reading points at an active leak inside the wall - the kind of damage that grows quietly. Recommendation: Further evaluation by a qualified specialist.

SAFETY — Water heater

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INTERIOR

SATISFACTORY

WALLS, CEILINGS AND FLOORS Satisfactory	STEPS, STAIRWAYS AND RAILINGS N/A - single level	GARAGE DOOR OPERATES + CLOSES Yes	INSULATION/VAPOR RETARDER Satisfactory
FIREPLACE/SOLID-FUEL APPLIANCE None	OVERALL INTERIOR CONDITION Satisfactory		

NOTE — Kitchen

All household appliances operated via normal controls; dishwasher completed a full cycle.

KITCHEN

SATISFACTORY

HOUSEHOLD APPLIANCES OPERATED (INCLUDING DISHWASHER) All operated	COUNTERTOPS AND CABINETS Satisfactory	UNDER-SINK PLUMBING - MOISTURE/LEAKS No
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Inspection Findings & Observations (continued)

BATHROOM 1

SATISFACTORY

FIXTURES, FAUCETS AND DRAINS

Satisfactory

VISIBLE MOISTURE/LEAK SIGNS

Yes

BATHROOM 2

SATISFACTORY

FIXTURES, FAUCETS AND DRAINS

Satisfactory

VISIBLE MOISTURE/LEAK SIGNS

No

BEDROOM 1

SATISFACTORY

WINDOWS AND DOORS OPERATE

Satisfactory

BEDROOM 2

SATISFACTORY

WINDOWS AND DOORS OPERATE

Satisfactory

BEDROOM 3

SATISFACTORY

WINDOWS AND DOORS OPERATE

Satisfactory

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Certification & Inspector Information

This report reflects conditions visible and accessible at the time of inspection only.

INSPECTOR NAME A. Sample	LICENSE NUMBER HI0000
LICENSE TYPE Licensed Home Inspector	COMPANY NAME SAMPLE INSPECTIONS (FICTIONAL)
WORK PHONE (555) 555-0100	DATE 2026-08-01

SCOPE & LIMITATIONS

This report is based on a visual inspection of the systems noted above and reflects their condition as observed on the inspection date. It is not a warranty or guarantee of future performance. Any items noted as unsatisfactory should be evaluated further by a licensed contractor in the relevant trade.

Inspector Signature

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Photo Evidence

Taken on-site by the inspector. GPS coordinates and timestamp are read from each photo's own camera EXIF data to verify it was taken at this property, on the inspection date.



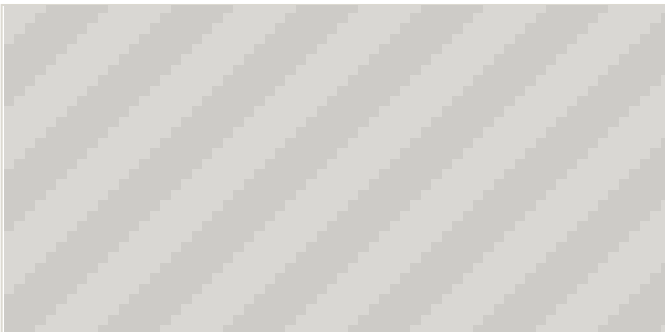
Roof - south slope

GPS verified · 2026-08-01 · 09:18:00



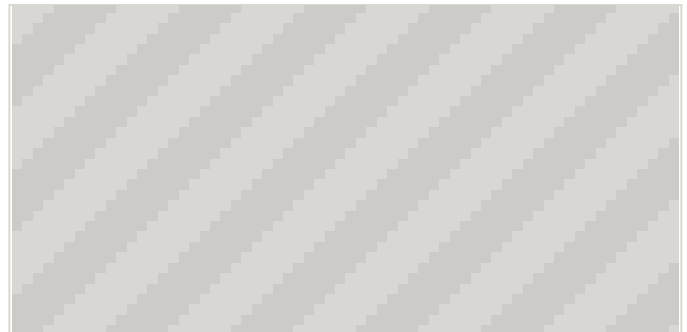
Roof - flashing at the chimney

GPS verified · 2026-08-01 · 10:42:00



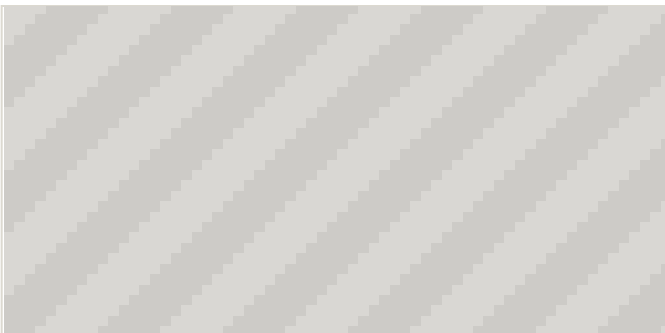
Electrical - main panel, garage

GPS verified · 2026-08-01 · 11:18:00



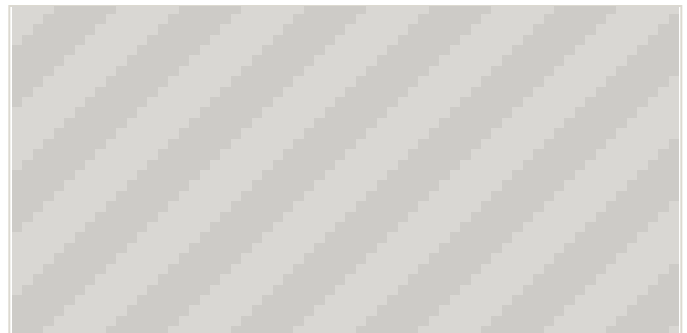
Electrical - double-tapped breaker

GPS verified · 2026-08-01 · 12:42:00



Plumbing - water heater and TPR discharge

GPS verified · 2026-08-01 · 13:18:00



Exterior - grading at the northeast corner

GPS verified · 2026-08-01 · 14:42:00

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Your Inspector

Questions about this report? Reach out directly.

INSPECTOR	A. Sample
FL LICENSE	#HI0000
COMPANY	SAMPLE INSPECTIONS (FICTIONAL)



ABOUT THIS REPORT

Who performed this inspection

This inspection was performed by A. Sample, Florida License No. HI0000, of SAMPLE INSPECTIONS (FICTIONAL), an independent licensed inspector, and the report was prepared and certified by that inspector. Warrior Inspection Network provided the software used to prepare and deliver this report and, where the inspection was booked through its marketplace, the booking and payment service; it did not perform, supervise, or review the inspection. This report was prepared for the client named in the pre-inspection agreement and the client's insurer, and describes the property as it was on the inspection date only. Anyone else who reads or relies on it does so at their own risk; the inspector owes them no duty. The inspector's liability is limited as stated in the pre-inspection agreement.

Give it to the carrier

The signed form and its supporting documentation are what an insurer reviews. Whether any verified feature earns a premium credit is the carrier's determination, not the inspector's.

Keep the whole PDF together

The photographs and permit records are the proof behind the answers on the form. Forwarding the form pages alone leaves that evidence behind.