

FULL HOME INSPECTION

HOME INSPECTION REPORT

1972 Sample Point Dr, Cape Coral FL 33904

AUG 1, 2026

Prepared for Dana & Marcus Ellery

PROPERTY PROFILE

Year Built / Stories	Inspector	Company	Total Systems Reviewed
1972 · 1 story	A. Sample · FL License #HI0000	SAMPLE INSPECTIONS (FICTIONAL)	8 systems

YOUR HOME AT A GLANCE

3

SYSTEMS NEED ATTENTION

5 systems satisfactory · 8 reviewed

Site Condit...	✓ Satisfactory	Electrical	! Needs Attention
Structure	✓ Satisfactory	HVAC	✓ Satisfactory
Exterior	✓ Satisfactory	Plumbing	! Needs Attention
Roof Cover...	! Needs Attention	Interior	✓ Satisfactory

WHAT TO KNOW FIRST

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 3 minor and 1 to monitor; 1 component at or near end of service life.

EL-01 • 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.

EL-02 • 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.

PL-03 • 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.

RF-01 • 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.

PL-02 • 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.

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

Inspection Findings & Observations

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

SYSTEM 01

SITE CONDITIONS

Generally satisfactory

No reportable findings

GRADING AT THE STRUCTURE

Slopes toward structure

SURFACE DRAINAGE

Satisfactory

VEGETATION AFFECTING THE STRUCTURE

Trimming recommended

RETAINING WALLS

None

OVERALL SITE CONDITION

Satisfactory

SYSTEM 02

STRUCTURE

Generally satisfactory

1 finding documented

FOUNDATION TYPE

Slab on grade

WALL STRUCTURE

Masonry/concrete block

ROOF STRUCTURE

Trusses

FLOOR/CEILING FRAMING (...)

Slab - no framing

FOUNDATION-AREA VENTIL...

N/A - slab

ATTIC ENTERED?

Entered

OVERALL STRUCTURE COND...

Satisfactory

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

Inspection Findings & Observations (continued)

ST-01 • ROOF FRAMING - ATTIC, OVER THE GARAGE

MINOR

OBSERVATION

A section of roof truss over the garage has been field-modified: one diagonal web member was cut and is no longer connected at its lower chord, apparently to route the garage door opener's power conduit. The cut end shows no sistering, gusset, or engineered repair. Two adjacent trusses show the original members intact and undisturbed, so this appears isolated to the single truss rather than a pattern repeated across the garage bay.

WHY IT MATTERS

Roof trusses are engineered as complete triangulated systems; every web member is load-bearing by design, not incidental bracing. Removing one diagonal shifts load paths the rest of the truss and its neighbors were never sized to carry, and that redistribution isn't visible until it shows up as sag, cracked drywall, or a sheathing failure under wind or added roof load - by which point the fix is far more invasive than it would be today.

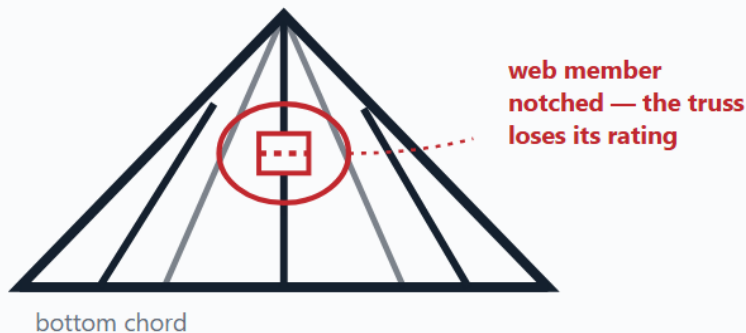
RECOMMENDED ACTION

Further evaluation by a qualified specialist - by a licensed structural engineer, before any additional roof load (a second layer of shingles, added HVAC equipment, solar) is placed on this section.

EVIDENCE

1 reference diagram

A cut truss loses its rated capacity



Only an engineer can pass judgment on a modified truss.

Reference detail: Cut/modified truss - how a correct installation looks. An illustration, not this home.

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

Inspection Findings & Observations (continued)

SYSTEM 03

EXTERIOR

Generally satisfactory

1 finding documented

WALL CLADDING

Stucco

EXTERIOR DOORS

Satisfactory

DECKS, BALCONIES, PO...

Satisfactory



EAVES, SOFFITS AND FASCIAS

Satisfactory

WALKWAYS, PATIOS AND D...

Satisfactory

GARAGE/CARPORT

Attached garage

OVERALL EXTERIOR CONDIT...

Satisfactory

EX-01 • GRADING - NE CORNER

MAINTENANCE

OBSERVATION

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.

RECOMMENDED ACTION

Correct.

EVIDENCE

1 photo



PHOTO 08 | EX-01

SYSTEM 04

ROOF COVERING

Attention recommended

2 findings documented

COVERING MATERIAL

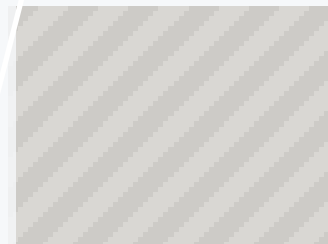
Asphalt/Fiberglass Shin...

ROOF AGE (YEARS)

19

DATE OF LAST ROOFIN...

2007-04-18



FLASHINGS

Unsatisfactory

SKYLIGHTS, CHIMNEYS AND...

Satisfactory

ROOF DRAINAGE (GUTTERS/...

Satisfactory

ATTIC VENTILATION

Marginal

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Inspection Findings & Observations (continued)

ATTIC INSULATION DEPTH (INCHES)

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.

RF-01 • COVERING

REPAIR

OBSERVATION

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.

RECOMMENDED ACTION

Further evaluation by a qualified specialist.

EVIDENCE

1 photo



PHOTO 01 | RF-01

RF-02 • ROOF COVERING

LIMITATION

OBSERVATION

Roof not walked; inspected from the eaves and ground with binoculars.

WHY IT MATTERS

Slope excessive to safely walk on.

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

Inspection Findings & Observations (continued)

SYSTEM 05

ELECTRICAL

Attention recommended

2 findings documented

MAIN PANEL TYPE	SERVICE AMPERAGE	VOLTAGE RATING
Circuit breaker	150	120/240V



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

COMMENTS

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

EL-01 • PANEL - GARAGE

SAFETY • REPAIR

OBSERVATION

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.

RECOMMENDED ACTION

Further evaluation by a qualified specialist.

EVIDENCE

1 photo • 1 reference diagram

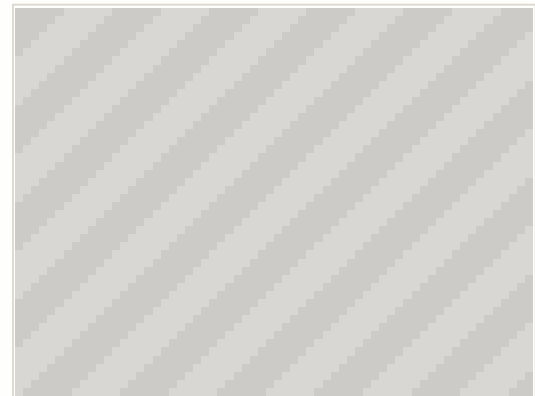


PHOTO 03 | EL-01

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

Inspection Findings & Observations (continued)

A breaker that won't reliably trip



lever looks tripped
at this position

**contacts can stay
closed regardless**

The one job a breaker has is tripping on a fault.

Reference detail: FPE/Zinsco panel - how a correct installation looks. An illustration, not this home.

EL-02 • PANEL - GARAGE

SAFETY • REPAIR

OBSERVATION

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.

RECOMMENDED ACTION

Correct.

EVIDENCE

1 photo

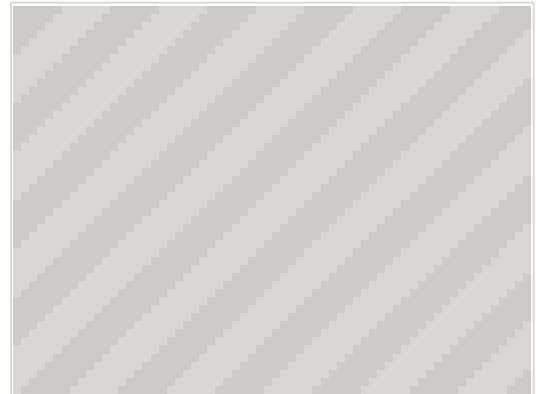


PHOTO 04 | EL-02

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

Inspection Findings & Observations (continued)

SYSTEM 06

HVAC

Generally satisfactory

1 finding documented

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 DEVICE

Present

SYSTEMS IN WORKING ORDER?

Yes

HV-01 • CONDENSATE LINE - AIR HANDLER CLOSET

MONITOR

OBSERVATION

Condensate line shows a slow drip at the air handler pan connection; the secondary pan is dry.

WHY IT MATTERS

A slow drip left unaddressed eventually overflows the primary pan and stains the ceiling below - this one is still ahead of that point.

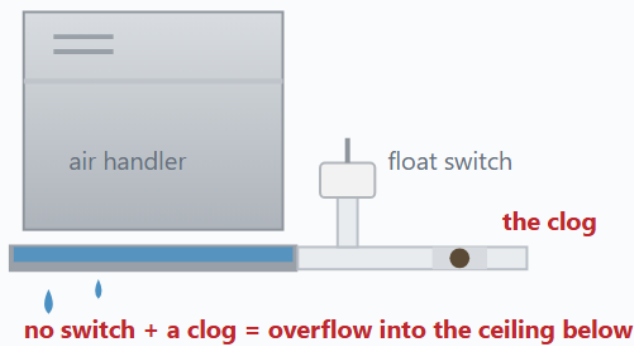
RECOMMENDED ACTION

Monitor.

EVIDENCE

1 reference diagram

Condensate — where the water goes



A float switch is a \$20 part; a ceiling repair is not.

Reference detail: Condensate overflow - how a correct installation looks. An illustration, not this home.

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

Inspection Findings & Observations (continued)

SYSTEM 07

PLUMBING

Attention recommended

3 findings documented

SUPPLY PIPING OBSERV...

Copper

DRAIN PIPING OBSERVED

PVC

WATER HEATER AGE (Y...

13



WATER HEATER ENERGY SO...

Electric

WASTE DISPOSAL

Public sewer

WATER SOURCE

Public water

DRAINAGE SUMP/PUMP

None

MAIN WATER SHUT-OFF LOCATED

Yes

MAIN FUEL SHUT-OFF LOCATED

N/A - no fuel

OVERALL PLUMBING CONDITION

Unsatisfactory

PL-01 • WATER HEATER

MINOR

OBSERVATION

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.

RECOMMENDED ACTION

Further evaluation by a qualified specialist.

EVIDENCE

1 photo • permit PL98-0411

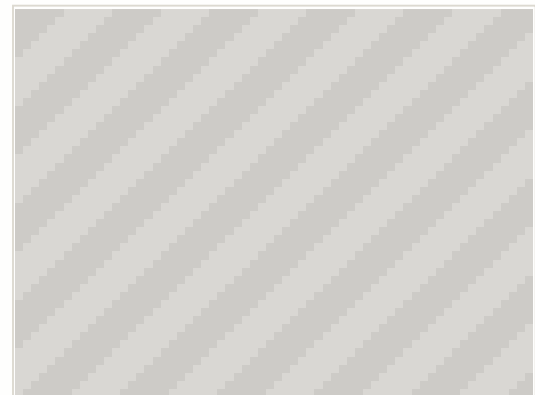


PHOTO 05 | PL-01

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

Inspection Findings & Observations (continued)

PL-02 • SHOWER WALL - MASTER BATH

REPAIR
OBSERVATION

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.

RECOMMENDED ACTION

Further evaluation by a qualified specialist.

EVIDENCE

2 photos



PHOTO 06 | PL-02

PL-03 • WATER HEATER

SAFETY • REPAIR
OBSERVATION

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.

RECOMMENDED ACTION

Correct.

EVIDENCE

1 photo

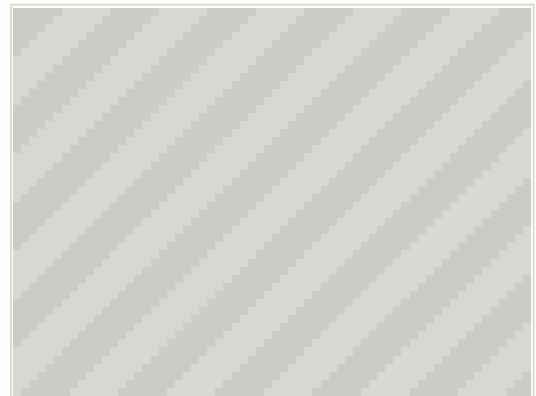


PHOTO 05 | PL-03

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

Inspection Findings & Observations (continued)

SYSTEM 08

INTERIOR

Generally satisfactory

1 finding documented

WALLS, CEILINGS AND FLOORS

Satisfactory

STEPS, STAIRWAYS AND RAILINGS

N/A - single level

GARAGE DOOR OPERATES + AUTO-REVE...

Yes

INSULATION/VAPOR RETARDERS IN UN...
Satisfactory
FIREPLACE/SOLID-FUEL APPLIANCE
None
OVERALL INTERIOR CONDITION
Satisfactory
IN-01 • KITCHEN
INFORMATION
OBSERVATION

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

SYSTEM 09

KITCHEN

Generally satisfactory

No reportable findings

HOUSEHOLD APPLIANCES OPERATED (P...

All operated

COUNTERTOPS AND CABINETS

Satisfactory

UNDER-SINK PLUMBING - MOISTURE/LEA...

No

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

Inspection Findings & Observations (continued)

SYSTEM 10

BATHROOM 1

Generally satisfactory

No reportable findings

FIXTURES, FAUCETS AND DRAINS

Satisfactory

VISIBLE MOISTURE/LEAK SIGNS

Yes


SYSTEM 11

BATHROOM 2

Generally satisfactory

No reportable findings

FIXTURES, FAUCETS AND DRAINS

Satisfactory

VISIBLE MOISTURE/LEAK SIGNS

No


SYSTEM 12

BEDROOM 1

Generally satisfactory

No reportable findings

WINDOWS AND DOORS OPERATE

Satisfactory


SYSTEM 13

BEDROOM 2

Generally satisfactory

No reportable findings

WINDOWS AND DOORS OPERATE

Satisfactory



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

Inspection Findings & Observations (continued)

SYSTEM 14

BEDROOM 3

Generally satisfactory

No reportable findings

WINDOWS AND DOORS OPERATE

Satisfactory



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

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

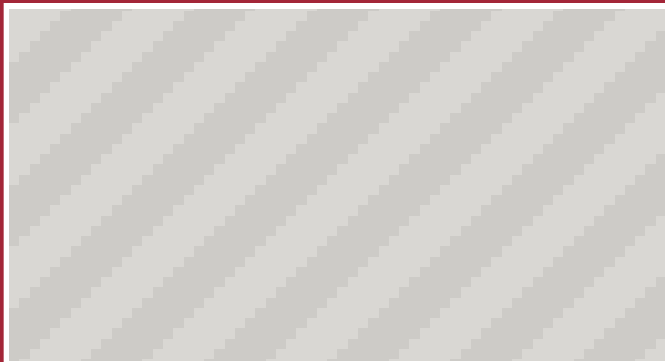
This report is based on a visual inspection of the systems noted above and reflects their condition as observed on the inspection date. It is not a warranty or guarantee of future performance. Any items noted as unsatisfactory should be evaluated further by a licensed contractor in the relevant trade.

Inspector Signature

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

Photo Evidence

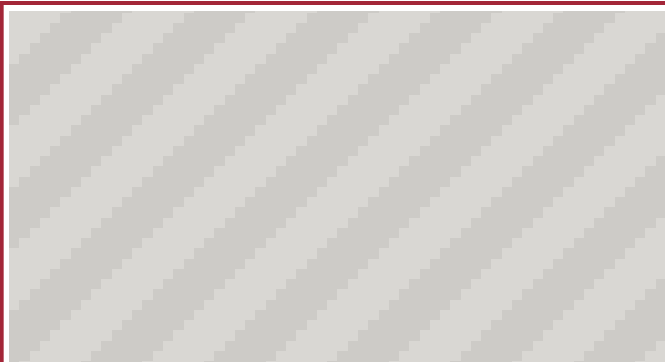
Taken on-site by the inspector. GPS coordinates and timestamp are read from each photo's own camera EXIF data to verify it was taken at this property, on the inspection date.


PHOTO 01 • RF-01
REPAIR
Roof • Covering

Roof - south slope


PHOTO 02
DOCUMENTED
Roof • flashing at the chimney

Roof - flashing at the chimney


PHOTO 03 • EL-01
REPAIR
Electrical • Panel • garage

Electrical - main panel, garage


PHOTO 04 • EL-02
REPAIR
Electrical • Panel • garage

Electrical - double-tapped breaker

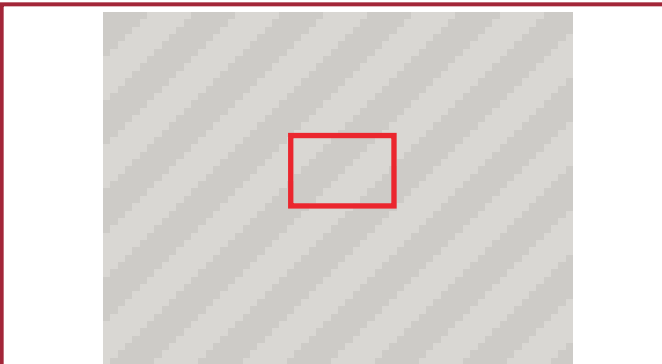
1972 SAMPLE POINT DR, CAPE CORAL FL 33904 • FULL HOME INSPECTION

Photo Evidence (continued)**PHOTO 05 • PL-03****REPAIR****Plumbing • Water heater**

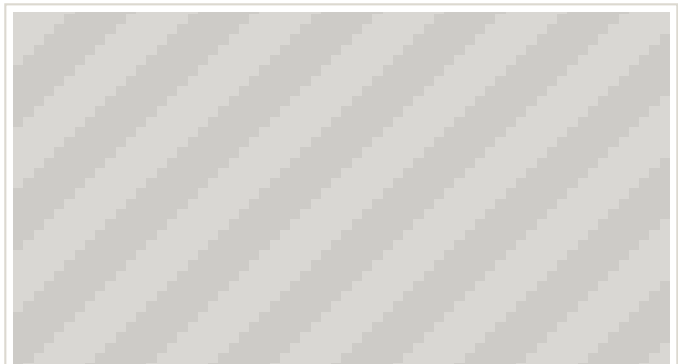
Plumbing - water heater and TPR discharge

**PHOTO 06 • PL-02****REPAIR****Plumbing • Shower wall • master bath**

Plumbing - thermal scan, master shower wall

**PHOTO 07 • PL-02****REPAIR****Plumbing • Shower wall • master bath**

Plumbing - master shower wall, moisture meter reading

**PHOTO 08 • EX-01****IMPROVE****Exterior • Grading • NE corner**

Exterior - grading at the northeast corner

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

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.