FULL HOME INSPECTION

# HOME INSPECTION REPORT

AUG 1, 2026

## 1972 Sample Point Dr, Cape Coral Fl 33904

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.

### INSIDE THIS REPORT

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# 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.

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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.).

SYSTEM 01

## SITE CONDITIONS

**Generally satisfactory**

No reportable findings

| GRADING AT THE STRUCTURE | SURFACE DRAINAGE | VEGETATION AFFECTING THE STRUCTURE |
|---|---|---|
| Slopes toward structure | Satisfactory | Trimming recommended |

**RETAINING WALLS**
None

**OVERALL SITE CONDITION**
Satisfactory

SYSTEM 02

## STRUCTURE

**Generally satisfactory**

1 finding documented

| FOUNDATION TYPE | WALL STRUCTURE | ROOF STRUCTURE |
|---|---|---|
| Slab on grade | Masonry/concrete block | Trusses |

**FLOOR/CEILING FRAMING (...**
Slab - no framing

**FOUNDATION-AREA VENTIL...**
N/A - slab

**ATTIC ENTERED?**
Entered

**OVERALL STRUCTURE COND...**
Satisfactory

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# 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**

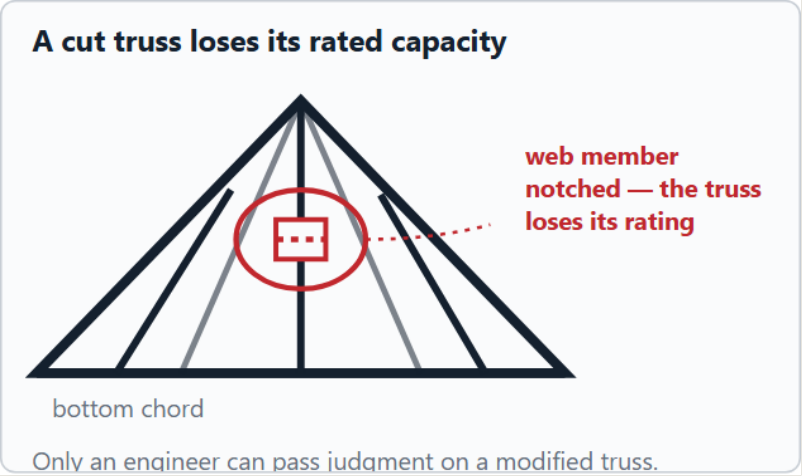
Roof trusses are engineered as complete triangulated systems; every web member is load-bearing by design, not incidental bracing. Removing one diagonal shifts load paths the rest of the truss and its neighbors were never sized to carry, and that redistribution isn't visible until it shows up as sag, 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




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

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# Inspection Findings & Observations (continued)

SYSTEM 03

## EXTERIOR

**Generally satisfactory**

1 finding documented

| WALL CLADDING | EXTERIOR DOORS | DECKS, BALCONIES, PO... |
|---|---|---|
| Stucco | Satisfactory | Satisfactory |



| EAVES, SOFFITS AND FASCIAS | WALKWAYS, PATIOS AND D... | GARAGE/CARPORT | OVERALL EXTERIOR CONDIT... |
|---|---|---|---|
| Satisfactory | Satisfactory | Attached garage | 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 | ROOF AGE (YEARS) | DATE OF LAST ROOFIN... |
|---|---|---|
| Asphalt/Fiberglass Shin... | 19 | 2007-04-18 |



| FLASHINGS | SKYLIGHTS, CHIMNEYS AND... | ROOF DRAINAGE (GUTTERS/... | ATTIC VENTILATION |
|---|---|---|---|
| Unsatisfactory | Satisfactory | Satisfactory | 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.

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# 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**

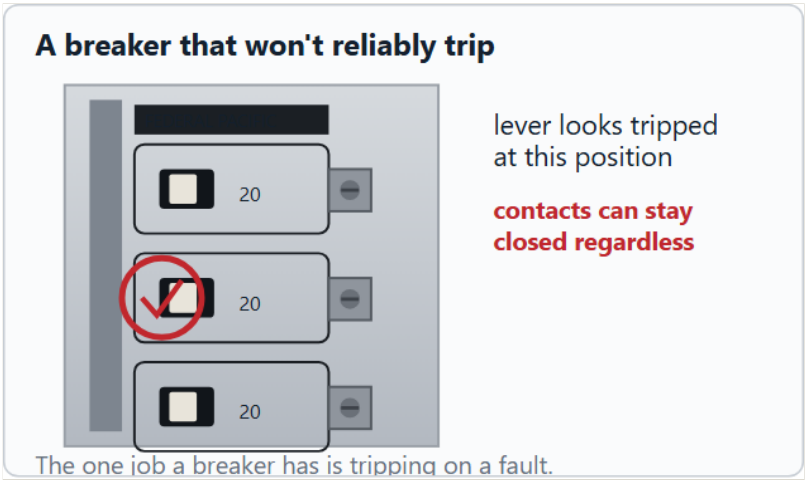
1 photo · 1 reference diagram



PHOTO 03 | EL-01

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

# Inspection Findings & Observations (continued)




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

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# Inspection Findings & Observations (continued)

SYSTEM 06

## HVAC

**Generally satisfactory**

1 finding documented

| COOLING | HEATING | ENERGY SOURCE(S) |
|---|---|---|
| Central | Heat pump | Electric |

| CAPACITY FROM DATA PLAT... | SYSTEM AGE (YEARS) | DUCTWORK AND AIR DISTRI... | VENTS, FLUES AND CHIMNEYS |
|---|---|---|---|
| 3 ton / 36,000 BTU | 9 | Satisfactory | N/A - electric |

**CONDENSATE OVERFLOW DEVICE**
**Present**

**SYSTEMS IN WORKING ORDER?**
**Yes**

### HV-01 · CONDENSATE LINE - AIR HANDLER CLOSET

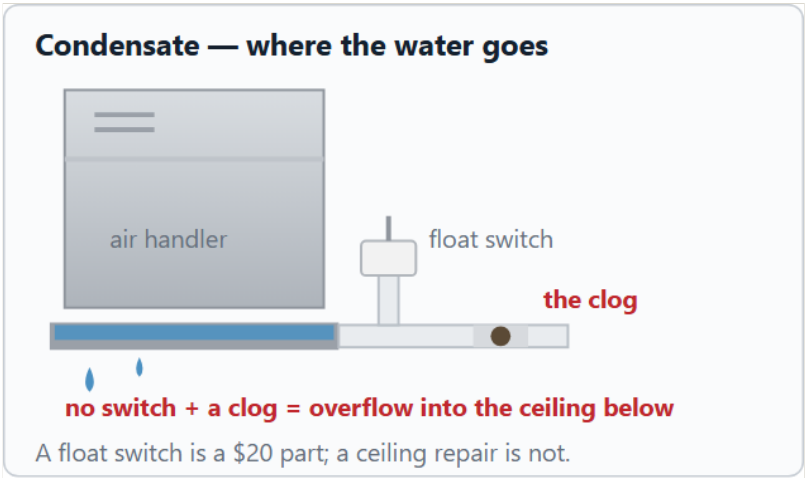
MONITOR

**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




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

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# Inspection Findings & Observations (continued)

SYSTEM 07

## PLUMBING

**Attention recommended**

3 findings documented

| SUPPLY PIPING OBSERV... | DRAIN PIPING OBSERVED | WATER HEATER AGE (Y... |
|---|---|---|
| Copper | PVC | 13 |



| WATER HEATER ENERGY SO... | WASTE DISPOSAL | WATER SOURCE | DRAINAGE SUMP/PUMP |
|---|---|---|---|
| **Electric** | **Public sewer** | **Public water** | **None** |

| MAIN WATER SHUT-OFF LOCATED | MAIN FUEL SHUT-OFF LOCATED | OVERALL PLUMBING CONDITION |
|---|---|---|
| **Yes** | **N/A - no fuel** | **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 | STEPS, STAIRWAYS AND RAILINGS | GARAGE DOOR OPERATES + AUTO-REVE... |
|---|---|---|
| Satisfactory | N/A - single level | Yes |

| INSULATION/VAPOR RETARDERS IN UN... | FIREPLACE/SOLID-FUEL APPLIANCE | OVERALL INTERIOR CONDITION |
|---|---|---|
| **Satisfactory** | **None** | **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... | COUNTERTOPS AND CABINETS | UNDER-SINK PLUMBING - MOISTURE/LEA... |
|---|---|---|
| All operated | Satisfactory | 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**<br>A. Sample | **LICENSE NUMBER**<br>HI0000 |
| **LICENSE TYPE**<br>Licensed Home Inspector | **COMPANY NAME**<br>SAMPLE INSPECTIONS (FICTIONAL) |
| **WORK PHONE**<br>(555) 555-0100 | **DATE**<br>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

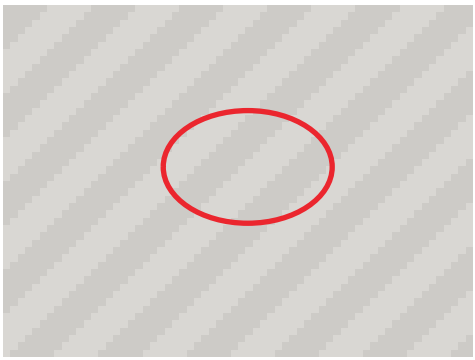

**PHOTO 04 · EL-02** REPAIR

**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

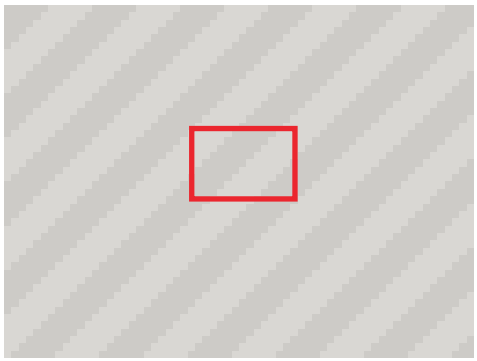

**PHOTO 07 · PL-02** REPAIR

**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.