

Jun 3rd, 2026

[Address removed], Naples, FL

Home Inspection Report

PREPARED FOR:

[Client name removed]

INSPECTED BY:

John Voige / Naples Pro Inspect



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HOME INSPECTION REPORT

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ATTACHMENTS

Inspection Details

INSPECTOR 1

John Voige
Naples Pro Inspect

Address2413 Kings Lake Blvd,
Naples, Florida 34112

Phone

Emailjohn.voige@gmail.com

CLIENT

[Client name removed]

Phone[removed]

Email[removed]

BUYERS AGENT

[Agent name removed]

Phone[removed]

Email[removed]

ADDITIONAL INFO

📅 Inspection dateJun 3rd, 2026

● Others PresentBuyer's Agent

● Property OccupiedOccupied

● Building TypeVilla

● WeatherPartly Cloudy

● Temperature85 °F

● Year Built2023

● Water SourceCity

● Sewage/DisposalCity

HOME INSPECTION REPORT

Definitions

- **Inspected**
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
- **Maintenance**
The Item or component requires regular maintenance for continued optimal performance.
- **Recommendation**
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
- **Requires Attention**
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
- **Safety**
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Grounds

1.1 DRIVEWAY

 Inspected

DESCRIPTION: Paver

MEDIA:

location data removed



1.2 WALKS

☒ Inspected

DESCRIPTION: Paver

1.3 GRADING/DRAINAGE

DESCRIPTION: Flat

1.4 FENCES/RETAINING WALLS

DESCRIPTION: Not present

1.5 LANAI

☒ Inspected

DESCRIPTION: Paver

MEDIA:



2. Exterior

2.1 TYPE

☒ Inspected

DESCRIPTION: Stucco

TRIM: Composite material

MEDIA:



2.2 SOFFITS/FASCIA

☒ Inspected

DESCRIPTION: Wood

MEDIA:

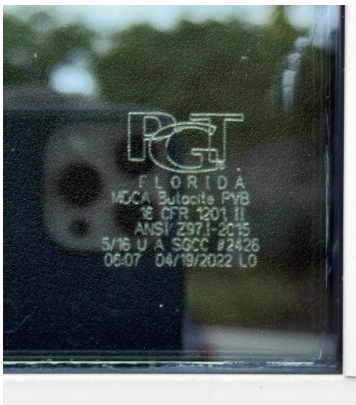


2.3 WINDOWS

☒ Inspected

DESCRIPTION: Aluminum, Single hung, Fixed

MEDIA:



PGT impact window

2.4 EXTERIOR DOORS

☒ Inspected

DESCRIPTION: Metal, Glass Sliders

MEDIA:



2.5 HOSE BIBS

☒ Inspected

DESCRIPTION: Rotary

MEDIA:



2.6 GAS METER

DESCRIPTION: Not present

3. Roof

3.1 TYPE

☒ Inspected

DESCRIPTION: Hip

METHOD OF INSPECTION: Drone

MATERIAL: Metal, Cement tile

MEDIA:



3.2 GUTTERS

☒ Inspected

DESCRIPTION: Aluminum

MEDIA:



3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

☒ Inspected

DESCRIPTION: Aluminum

MEDIA:



3.4 FLASHING

DESCRIPTION: Not visible

3.5 VALLEYS

☒ Inspected

DESCRIPTION: Concrete Tile

MEDIA:



3.6 PLUMBING VENTS

DESCRIPTION: PVC

4. Garage

4.1 TYPE

☒ Inspected

DESCRIPTION: Attached

MEDIA:



4.2 GARAGE DOORS

☒ Inspected

DESCRIPTION: Metal

MEDIA:

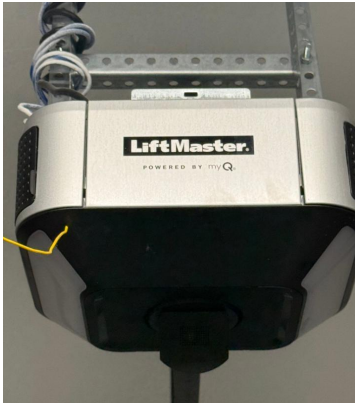


4.3 DOOR OPENER

☒ Inspected

DESCRIPTION: LiftMaster

MEDIA:



4.4 SERVICE DOORS

DESCRIPTION: Not present

4.5 FLOOR/FOUNDATION

☒ Inspected

DESCRIPTION: Poured concrete

4.6 ELECTRICAL

☒ Inspected

DESCRIPTION: 110 volts, GFCI

4.7 WINDOWS

DESCRIPTION: Not present

5. Structure

5.1 TYPE

☒ Inspected

DESCRIPTION: Masonry

5.2 FOUNDATION

DESCRIPTION: Block

5.3 BEAMS

DESCRIPTION: Not visible

5.4 FLOOR/SLAB

DESCRIPTION: Poured slab

5.5 JOISTS/TRUSSES

DESCRIPTION: Not visible

5.6 BEARING WALLS

☒ Inspected

DESCRIPTION: Block

5.7 SUBFLOOR

DESCRIPTION: Not visible

6. Plumbing

6.1 SERVICE LINE

DESCRIPTION: Copper

6.2 MAIN WATER SHUTOFF

☒ Inspected

DESCRIPTION: Right side of house

MEDIA:



6.3 WATER LINES

☒ Inspected

DESCRIPTION: PEX

MEDIA:



6.4 DRAIN PIPES

☒ Inspected

DESCRIPTION: PVC

MEDIA:



6.5 VENT PIPES

DESCRIPTION: PVC

6.6 WATER HEATER

☒ Inspected

DESCRIPTION: Tank

MANUFACTURER: State

CAPACITY: 50 gal

FUEL: Electric

LOCATION: Garage

NAMEPLATE:

Model number - EN6-50-DORT 130
Serial number - 2248131866907



MEDIA:



7. Electrical

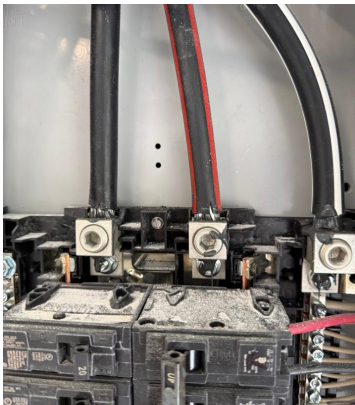
7.1 SERVICE

DESCRIPTION: Aluminum

SERVICE AMPS AND VOLTS: 220 VAC, 110 VAC, 200 amps

GROUND: UFER Ground

MEDIA:



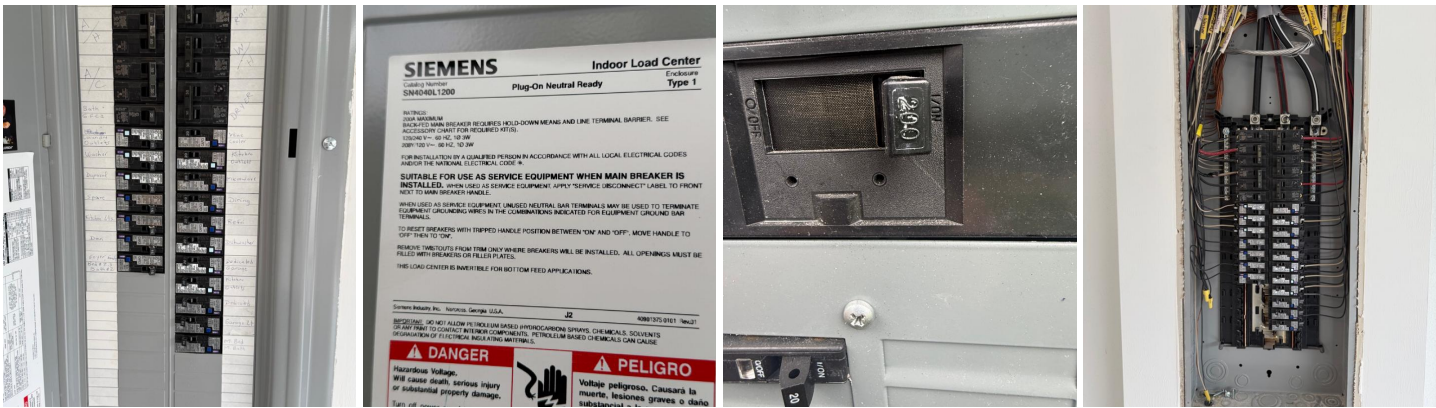
7.2 MAIN PANEL

☒ Inspected

DESCRIPTION: Siemens

CAPACITY: 200 amps

MEDIA:



7.3 GFCI/AFCI

☒ Inspected

DESCRIPTION: At GFCI receptacle(s) only, AFCI present

MEDIA:

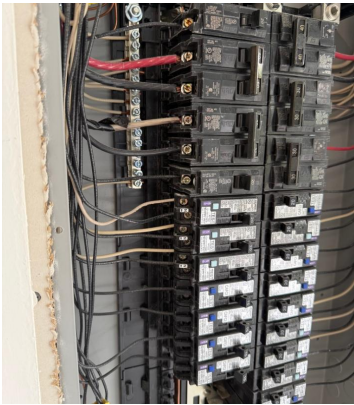


7.4 BRANCH CIRCUITS

☒ Inspected

DESCRIPTION: Copper

MEDIA:



7.5 SMOKE DETECTORS

☒ Inspected

DESCRIPTION: Hard wired with battery back up

7.6 CARBON MONOXIDE DETECTORS

☒ Inspected

DESCRIPTION: Hard wired with battery back up

8. Attic

8.1 METHOD OF INSPECTION

☒ Inspected

DESCRIPTION: From the attic access

ATTIC ACCESS: Hatch

UNABLE TO INSPECT: 40%

MEDIA:



8.2 ROOF FRAMING

☒ Inspected

DESCRIPTION: Truss, 2 x 6

MEDIA:



8.3 INSULATION

☒ Inspected

DESCRIPTION: Blown in

DEPTH: 12 inches

8.4 VENTILATION

☒ Inspected

DESCRIPTION: Soffit, Gable

MEDIA:



8.5 MOISTURE PENETRATION

☒ Inspected

DESCRIPTION: None noted

9. Heating/Cooling

Air Handler manufactured August 2022
Condenser Unit manufactured July 2022

9.1 THERMOSTAT(S)

☒ Inspected

DESCRIPTION: Programmable

MEDIA:



9.2 HEATING SYSTEM

Inspected

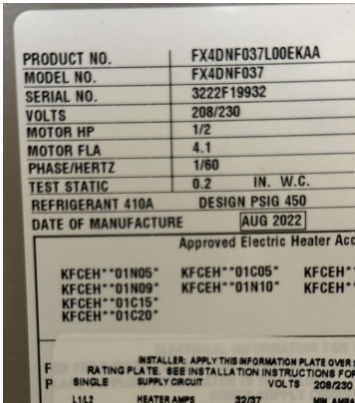
DESCRIPTION: Forced air

MANUFACTURER: Carrier

FUEL TYPE: Electric

NAMEPLATE:

Model number - FX4DNF037
Serial number - 3222F19932



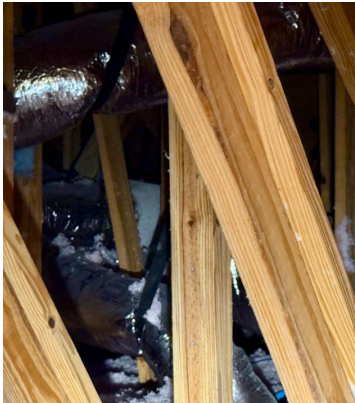
MEDIA:



9.3 DISTRIBUTION

DESCRIPTION: Insulflex duct

MEDIA:



9.4 COOLING SYSTEM

☒ Inspected

DESCRIPTION: Central A/C

MANUFACTURER: Carrier

FUEL TYPE: 220 VAC

CAPACITY: 3 ton

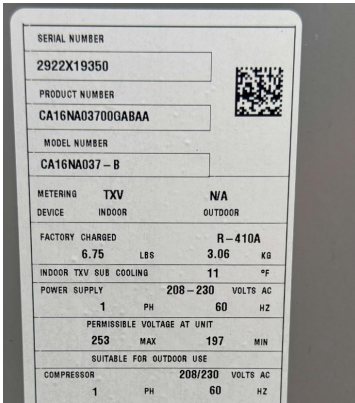
INFORMATION:

18 degree temperature drop

LOCATION: Right side of house

NAMEPLATE:

Model number - CA16NA037-B
Serial number - 2922X19350



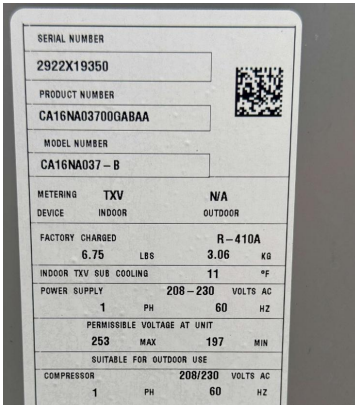
9.5 EXTERIOR UNIT

☒ Inspected

DESCRIPTION: Pad mounted

NAMEPLATE:

Model number - CA16NA037-B
Serial number - 2922X19350



MEDIA:



9.6 BLOWER FAN/FILTERS

☒ Inspected

DESCRIPTION: Direct drive

10. Bedroom - Primary

10.1 ELECTRICAL

☒ Inspected

DESCRIPTION: 110 volts

10.2 FLOOR

☒ Inspected

DESCRIPTION: Carpet

10.3 WINDOWS

☒ Inspected

DESCRIPTION: Aluminum, Single hung

10.4 CEILING

☒ Inspected

DESCRIPTION: Paint

MEDIA:



10.5 WALLS

☒ Inspected

DESCRIPTION: Paint

MEDIA:



10.6 DOORS

☒ Inspected

DESCRIPTION: Solid wood

10.7 SMOKE DETECTORS

Inspected

DESCRIPTION: Hard wired with battery back up

10.8 CARBON MONOXIDE DETECTORS

Inspected

DESCRIPTION: Hard wired with battery back up

10.9 HVAC SOURCE

Inspected

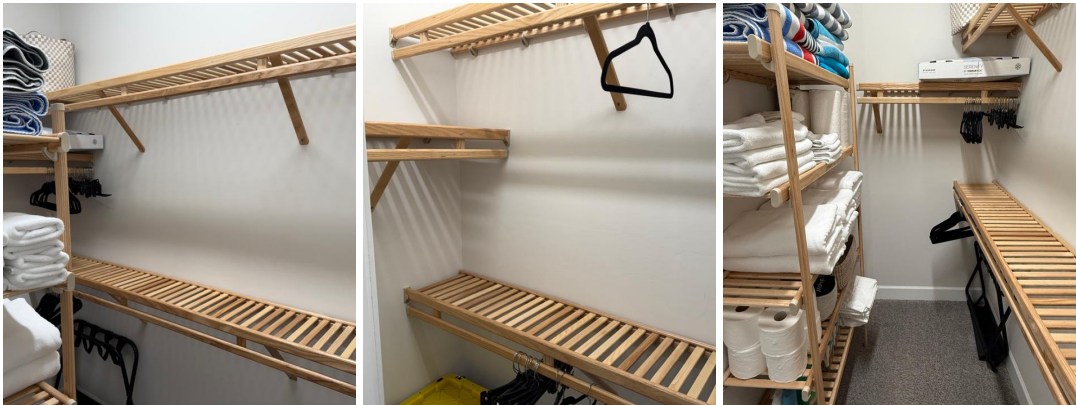
DESCRIPTION: Air exchange ventilation

10.10 CLOSET

Inspected

DESCRIPTION: Walk-in, Double

MEDIA:



11. Bedroom 2

11.1 ELECTRICAL

Inspected

DESCRIPTION: 110 volts

11.2 FLOOR

☒ Inspected

DESCRIPTION: Carpet

11.3 WINDOWS

☒ Inspected

DESCRIPTION: Single hung

11.4 CEILING

☒ Inspected

DESCRIPTION: Paint

11.5 WALLS

☒ Inspected

DESCRIPTION: Paint

MEDIA:



11.6 DOORS

☒ Inspected

DESCRIPTION: Solid wood

11.7 SMOKE DETECTORS

☒ Inspected

DESCRIPTION: Hard wired with battery back up

11.8 CARBON MONOXIDE DETECTORS

☒ Inspected

DESCRIPTION: Hard wired with battery back up

11.9 HVAC SOURCE

☒ Inspected

DESCRIPTION: Air exchange ventilation

11.10 CLOSET

☒ Inspected

DESCRIPTION: Single

MEDIA:



12. Bedroom 3

12.1 ELECTRICAL

☒ Inspected

DESCRIPTION: 110 volts

12.2 FLOOR

☒ Inspected

DESCRIPTION: Carpet

12.3 WINDOWS

☒ Inspected

DESCRIPTION: Single hung

12.4 CEILING

Inspected

DESCRIPTION: Paint

12.5 WALLS

Inspected

DESCRIPTION: Paint

MEDIA:



12.6 DOORS

Inspected

DESCRIPTION: Solid wood

12.7 SMOKE DETECTORS

Inspected

DESCRIPTION: Hard wired with battery back up

12.8 CARBON MONOXIDE DETECTORS

Inspected

DESCRIPTION: Hard wired with battery back up

12.9 HVAC SOURCE

Inspected

DESCRIPTION: Air exchange ventilation

12.10 CLOSET

☒ Inspected

DESCRIPTION: Single

MEDIA:



13. Bathroom - Primary

13.1 ELECTRICAL

☒ Inspected

DESCRIPTION: 110 volts, GFCI

13.2 COUNTER/CABINET

☒ Inspected

DESCRIPTION: Quartz, Wood

MEDIA:



13.3 SINK/BASIN

☒ Inspected

DESCRIPTION: Double

13.4 FAUCETS/TRAPS

☒ Inspected

DESCRIPTION: Metal

13.5 TOILETS

☒ Inspected

DESCRIPTION: Sterling

MEDIA:



13.6 TUB/SHOWER/SURROUND

☒ Inspected

DESCRIPTION: Tile surround

MEDIA:



13.7 VENTILATION

☒ Inspected

DESCRIPTION: Electric fan

14. Bathroom 2

14.1 ELECTRICAL

☒ Inspected

DESCRIPTION: 110 volts, GFCI

14.2 COUNTER/CABINET

☒ Inspected

DESCRIPTION: Quartz, Wood

MEDIA:



14.3 SINK/BASIN

☒ Inspected

DESCRIPTION: Single

14.4 FAUCETS/TRAPS

☒ Inspected

DESCRIPTION: Metal

14.5 TOILETS

☒ Inspected

DESCRIPTION: Sterling

MEDIA:



14.6 TUB/Shower/SURROUND

☒ Inspected

DESCRIPTION: Tile surround

MEDIA:



14.7 VENTILATION

☒ Inspected

DESCRIPTION: Electric fan

15. Living Space - Study/Office

15.1 ELECTRICAL

☒ Inspected

DESCRIPTION: 110 volts

15.2 FLOOR

DESCRIPTION: Carpet

MEDIA:



15.3 WINDOWS

DESCRIPTION: None

15.4 CEILING

☒ Inspected

DESCRIPTION: Paint

15.5 WALLS

☒ Inspected

DESCRIPTION: Paint

MEDIA:



15.6 DOORS

☐ Maintenance

DESCRIPTION: French

INFORMATION:

The pin to secure the door to the frame does not extend into the strike plate

MEDIA:



15.7 SMOKE DETECTORS

☒ Inspected

DESCRIPTION: Hard wired with battery back up

15.8 CARBON MONOXIDE DETECTORS

☒ Inspected

DESCRIPTION: Hard wired with battery back up

15.9 HVAC SOURCE

☒ Inspected

DESCRIPTION: Air exchange ventilation

15.10 CLOSET

DESCRIPTION: None

16. Living Space - Great Room

16.1 ELECTRICAL

☒ Inspected

DESCRIPTION: 110 volts

16.2 FLOOR

☒ Inspected

DESCRIPTION: Vinyl plank

16.3 WINDOWS

☒ Inspected

DESCRIPTION: Single hung, Fixed

16.4 CEILING

☒ Inspected

DESCRIPTION: Paint

16.5 WALLS

☒ Inspected

DESCRIPTION: Paint

MEDIA:



16.6 DOORS

☒ Inspected

DESCRIPTION: Glass slider

MEDIA:



16.7 HVAC SOURCE

☒ Inspected

DESCRIPTION: Air exchange ventilation

16.8 CLOSET

DESCRIPTION: None

17. Kitchen

17.1 ELECTRICAL

☒ Inspected

DESCRIPTION: 110 volts, GFCI

17.2 COUNTERTOPS

☒ Inspected

DESCRIPTION: Quartz

17.3 CABINETS

☒ Inspected

DESCRIPTION: Wood

MEDIA:



17.4 SINK

☒ Inspected

DESCRIPTION: Double, Stainless steel

17.5 PLUMBING/FIXTURES

☒ Inspected

DESCRIPTION: Metal

17.6 DISPOSAL

☒ Inspected

DESCRIPTION: InSinkErator

MEDIA:



17.7 DISHWASHER

☒ Inspected

DESCRIPTION: Whirlpool

MEDIA:



COMMENTS:

Ran cycle at time of inspection

☒ Inspected

17.8 RANGE/OVEN

☒ Inspected

DESCRIPTION: Whirlpool

FUEL SOURCE: Electric

MEDIA:



COMMENTS:

Appeared functional at the time of the inspection

☒ Inspected

17.9 MICROWAVE

☒ Inspected

DESCRIPTION: Whirlpool

MEDIA:



17.10 REFRIGERATOR

☒ Inspected

DESCRIPTION: LG

MEDIA:



17.11 WINE/BEVERAGE COOLER

☒ Inspected

MEDIA:



18. Laundry

Washer and Dryer are built in. This prevents visual inspection of the dryer vent, washer hose bid and drain, and electrical connections. Ran cycles on washer and dryer.

18.1 DRYER VENT

DESCRIPTION: Not visible

18.2 WASHER HOSE BIB

DESCRIPTION: Not visible

18.3 WASHER DRAIN

DESCRIPTION: Not visible

18.4 ELECTRICAL

DESCRIPTION: Not visible

18.5 FLOOR DRAIN/PAN

DESCRIPTION: None

18.6 PHOTOS

MEDIA:



Summary

HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read *the complete report*.



Requires Attention

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.