

**SUMMARY**

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Buyer Name
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MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

2.2.1 B. Grading and Drainage

GUTTERS NOT PRESENT (MOST OF STRUCTURE)

Gutters are used to direct rain water away from the foundation of the building which can help protect the foundation, reduce erosion, and prevent leaks/flooding from forming. The structure is missing gutters on a portion of the rooflines. Recommend installation as necessary.

Recommendation

Contact a qualified gutter contractor



Left



Back



Right

2.2.2 B. Grading and Drainage

LOW CLEARANCE TO GRADE

The clearance from the finished floor elevation (i.e. top of slab) to the exterior grade (i.e. ground) should be 6-inches or greater. This will prevent pooling surface water runoff from storm events from entering the structure. Recommend regrading the build-up of material to expose the foundation and create a greater clearance.

Additionally the soil and vegetation should not be in contact with the siding or any wood.



Across structure

Recommendation

Contact a qualified landscaping contractor

2.2.3 B. Grading and Drainage

AREA WHERE WATER WILL STAND

Area where water can occur, which could indicate poor drainage and/or grading. Recommend monitor and/or installing a splash block to disperse water.

Recommendation

Contact a qualified landscaping contractor



Recommendation



Right

2.2.4 B. Grading and Drainage

NEGATIVE GRADING SLOPE

Grading is sloping towards the structure in some areas. The slope away from the structure should be at least 0.5 inch per foot for 10 feet. This drainage slope could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from structure.

Recommendation

Contact a qualified landscaping contractor



Recommendation



Back

2.3.1 C. Roof Covering Materials

RE-CAULKING NEEDED

Areas of the roof need re-caulking to prevent water intrusion. Recommend hiring a contractor to re-caulk with approved roofing caulk and/or silicon sealant as necessary.

Recommendation

Contact a qualified roofing professional.



Maintenance Item



2.3.2 C. Roof Covering Materials

DAMAGED COVERING

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation

Contact a qualified roofing professional.



Recommendation



Front

2.3.3 C. Roof Covering Materials

LIFTED SHINGLES

Recommendation

Areas of the roof show lifted shingles. This is typically caused by high gusts of wind. Lifted shingles will not seal with the lower shingles and allow for water intrusion. Recommend a roofing contractor to replace.

Recommendation

Contact a qualified roofing professional.



Front

2.3.4 C. Roof Covering Materials

LIFTED DRIP EDGE FLASHING

Recommendation

Areas of the roof show lifted flashing areas. Lifted flashing areas will not seal with the fascia or siding and can allow for water intrusion. Recommend a roofing contractor to replace.

Recommendation

Contact a qualified roofing professional.



Front



Front

2.3.5 C. Roof Covering Materials

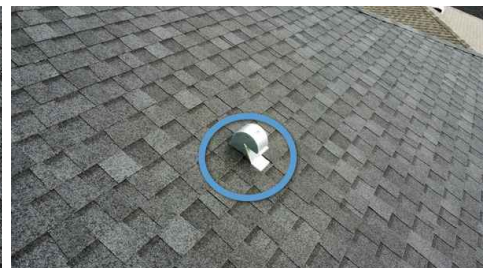
VENTS UNPAINTED OR SHOULD BE REPAINTED

Maintenance Item

Roof vents are unpainted or should be repainted with a rust preventative paint (typically matching the roof color or black). Unpainted vents are more likely to cause discoloration of the roof by runoff as vents rust and rubber deteriorates.

Recommendation

Contact a qualified roofing professional.



2.5.1 E. Walls (Interior and Exterior)

NO STUCCO WEEP SCREED

Recommendation

No weep screed material was observed at the base of the wall stucco finish. The weep screed is a special piece of metal flashing that runs along the bottom of walls that wicks moisture out of holes that are located at the bottom of the flashing. It hangs below the lower sill plate to ensure that the water wicks past any material that could become damaged by excessive amounts of water. Recommend a stucco repair contractor to evaluate a resolution. We also recommend a mold inspection be performed to determine if mold is present and sending air quality (or tape) samples to a lab for testing.

Recommendation

Contact a stucco repair contractor



Across structure

2.7.1 G. Doors (Interior and Exterior)

DOOR HAS NOTICEABLE GAP



Recommendation

One or more gaps could result in energy loss. Recommend handyman or door contractor evaluate.

Recommendation

Contact a qualified door repair/installation contractor.



Garage

2.7.2 G. Doors (Interior and Exterior)

DOOR HAS NO DOORSTOP



Maintenance Item

Door has no doorstop. Without a doorstop, the doorknob can be lodged into the sheetrock and create a hole. Recommend installation of a doorstop.

Recommendation

Recommended DIY Project



5th Bedroom Closet

2.7.3 G. Doors (Interior and Exterior)

DOOR THRESHOLD MISSING (ACROSS STRUCTURE)

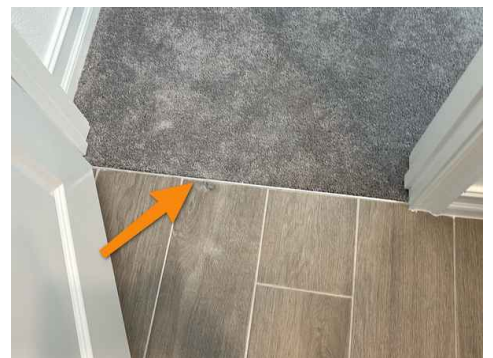


Recommendation

The door threshold is missing. The door threshold provides for an even transition from the exterior to the interior; it also allows for the door to seal properly and transition to the interior flooring. The door threshold should be firm, fully supported, and even across the bottom of the door.

Recommendation

Contact a qualified door repair/installation contractor.



Staircase Bathroom

2.7.4 G. Doors (Interior and Exterior)

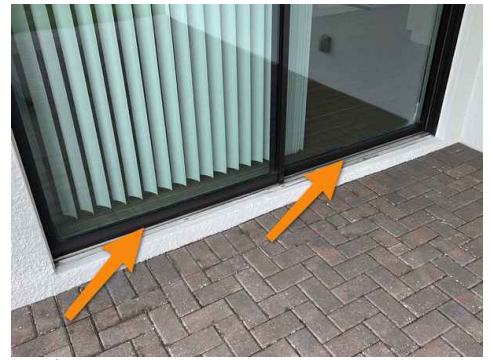
DOOR WEATHER-STRIPPING MISSING OR INSUFFICIENT

Recommendation

Door has missing or insufficient weather-stripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weather-stripping.

Recommendation

Recommended DIY Project



Back

2.7.5 G. Doors (Interior and Exterior)

SCREEN DOOR IS MISSING

Recommendation

There are tracks for a screen door, but the screen door is missing. Recommend a qualified professional install based on preference.

Recommendation

Contact a qualified door repair/installation contractor.



Back

2.8.1 H. Windows

WINDOW DIFFICULT TO OPEN

Recommendation

One or more windows are difficult to open. This could be caused by a number of reasons, including structural deficiencies that apply force to the frame, windows have broken springs, or windows that are off their track(s). Recommend windows be restored to functional use by an window repair and installation contractor.

Recommendation

Contact a qualified window repair/installation contractor.



Living Room



2nd Bedroom

2.8.2 H. Windows

WINDOW SCREEN IS DAMAGED

Recommendation

One or more windows has a damaged screen. Recommend replacement depending on preference.

Recommendation

Contact a qualified window repair/installation contractor.



Left

2.8.3 H. Windows

WINDOW LATCH IS DAMAGED**Safety Hazard**

Window latch is damaged and is unable to close properly. This could allow for unforeseen access to the property and is a safety concern. Recommend having window latch replaced or fixed.

Recommendation

Contact a qualified window repair/installation contractor.



3rd Bedroom

2.9.1 I. Stairways (Interior and Exterior)

LOOSE HANDRAIL STRUCTURE**Safety Hazard**

The stairway and/or balcony handrail is loose and unsupported. This is considered a safety issue and should be strengthened or replaced with a sufficient handrail structure, handrail, and baluster system.

Recommendation

Contact a qualified professional.



Staircase

2.9.2 I. Stairways (Interior and Exterior)

HANDRAIL MISSING**Safety Hazard**

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified general contractor.



Staircase

2.9.3 I. Stairways (Interior and Exterior)

STAIR STEPS NOT UNIFORM**Safety Hazard**

Stair steps are not uniform and are misshapen. This is a safety issue for a trip hazard. Recommend a qualified professional repair.

Recommendation

Contact a qualified general contractor.



Staircase

2.11.1 K. Porches, Balconies, Decks, and Carports

UNEVEN/ GAPS IN PAVERS**Recommendation**

Pavers are uneven and/ or have gaps. Proper installation of pavers are flush to the wall with an even slope for proper drainage. Recommend a qualified professional repair areas.

Recommendation

Contact a qualified general contractor.



Back



Back



Front

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

FIXTURE - BULB IS MISSING**Recommendation**

One or more lighting fixtures failed to illuminate. Recommend installing the proper light bulb for functional use.

Recommendation

Contact a qualified electrical contractor.



Attic

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

FAUCET DRAIN PULL ISSUE**Recommendation**

The faucet drain pull is not functioning properly and doesn't hold water. Recommend plumbing contractor to resolve issue.

Recommendation

Contact a qualified plumbing contractor.



Staircase Bathroom

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

LOOSE FIXTURE

Plumbing fixture is loose. Recommend hiring a plumber to tighten fixture.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Hall Bathroom

5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

TUB SPOUT DIVERTER IS NOT EFFECTIVE

The tub spout divert is not fully diverting water to the shower. A leaking and/or broken shower diverter wastes water and creates a lower-pressure shower experience. Repairing a shower diverter can be a DIY project, or you may want to consult a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Hall Bathroom

5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures



Maintenance Item

TUB/SHOWER RE-CAULKING NECESSARY

The tub and/or shower requires re-caulking. Re-caulking is necessary where caulking is missing or mold/mildew stains are present and have permanently set (i.e. they are no longer removable). Re-caulking can be completed DIY, or most general contractors and plumbers can re-caulk a bathroom. Confirm the use of silicon-based sealants that will prevent the penetration of water into the seams and cracks.

Recommendation

Recommended DIY Project



2nd Floor Hall Bathroom



Primary Bathroom



5th Bedroom Bathroom

5.1.5 A. Plumbing Supply, Distribution Systems, and Fixtures

TOILET IS LOOSE

The toilet is loose and not stable. This could be at the connection with the ground or at the bowl connection with the tank.

Recommend tightening the toilet bolts or hiring a qualified plumbing contractor to tighten and further investigate.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Hall Bathroom

5.1.6 A. Plumbing Supply, Distribution Systems, and Fixtures

TOILET NEEDS RE-CAULKING

The toilet caulking is missing and/or the caulking has deteriorated and is considered damaged. Recommend a plumber re-caulk the toilet.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Hall Bathroom

5.5.1 F. Gas Distribution Systems and Gas Appliances

EVIDENCE OF GALVANIZED PIPING

Property has evidence that galvanized pipe was used for gas line. Galvanized water pipe contains a zinc coating that helps keep the pipe from corroding from contact with water. However, over time, pieces of the coating will flake off and clog gas regulators and burner units. Additionally, the use of both types of pipe can cause accelerated corrosion where they touch. Recommend replacement of the areas that are galvanized with the correct black pipe material.

Recommendation

Contact a qualified plumbing contractor.



Right

6.1.1 A. Dishwashers

DISHWASHER DRAWER ISSUE

Recommendation

The top dishwasher drawer gets stuck when it is being pulled out. Recommend a qualified professional repair the drawer to functional use.

Recommendation

Contact a qualified appliance repair professional.



Kitchen

6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

VENT FAN INOPERABLE

Recommendation

The vent fan is inoperable and will not power on. Recommend further investigation to determine the cause of the problem.

Recommendation

Contact a qualified electrical contractor.



5th Bedroom Bathroom