SUMMARY

1234 Main Street Tampa FL 33611
Buyer Name
06/13/2026 9:00AM

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4
MAINTENANCE ITEM

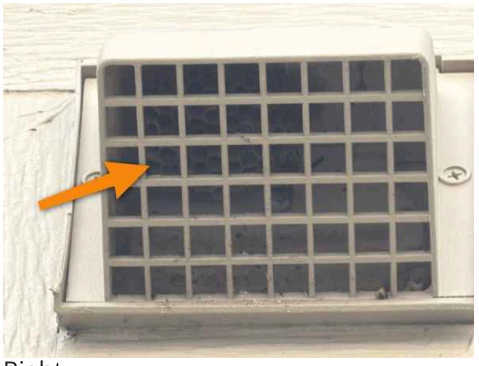
40
RECOMMENDATION

1.1.1 Rodent & Pest Control
SIGNS OF WASPS PRESENT

Recommendation

Wasp nests were discovered on the property. Recommend a pest control specialist to further evaluate and provide recommendations.

Recommendation
Contact a qualified pest control specialist.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1.1.2 Rodent & Pest Control
DAMAGE TO SUBTERRANEAN TERMITE BAIT STATIONS

Recommendation

One or more subterranean termite bait stations were observed to be damaged. Damaged stations may reduce the effectiveness of the termite monitoring and treatment system. Recommend evaluation and repair or replacement by a qualified pest control professional.

Recommendation
Contact a qualified pest control specialist.

Multiple areas

2.1.1 A. Foundations
AREAS OF TRIM/CABINETS/BASEBOARDS ARE SEPARATING

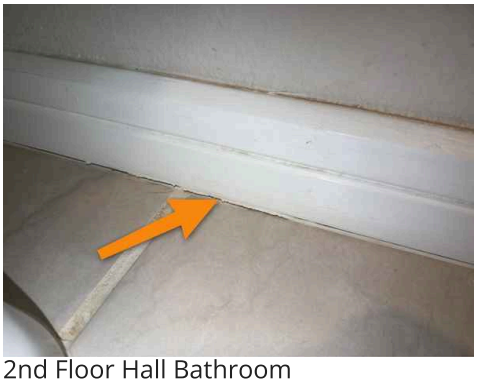
Recommendation

Areas in the structure are showing separation. Separation of trim/cabinets/baseboards are primarily considered cosmetic and can be resolved by sanding, recaulking, and/or re-painting. That said, these finish areas are some of the most sensitive areas of the home and susceptible to small changes in movement of the foundation and framing. These types of separations are the first signs of foundation issues and should be monitored. The best way to monitor for future separation is to fix these problems professionally and monitor the areas for reappearing.

Recommendation
Contact a qualified carpenter.

2nd Floor Hall Bathroom

2nd Floor Hall Bathroom


2nd Floor Hall Bathroom

Primary Bedroom

2.2.1 B. Grading and Drainage

GUTTER IS CRUSHED

Recommendation

A downspout gutter is crushed. This can cause flow restrictions and debris buildup in the gutter system that could lead to an overflow. Recommend replacing the crushed portion of the gutter as necessary.

Recommendation
Contact a handyman or DIY project

Left

2.2.2 B. Grading and Drainage

CONDENSATE DRAIN DEPOSITS NEAR STRUCTURE

Recommendation

The primary HVAC condensate discharge was observed terminating at the ground without a splash block. This can allow water to concentrate near the foundation and contribute to soil erosion or moisture accumulation. Recommend installing a splash block or an extension to direct water away from the structure.

Recommendation
Contact a handyman or DIY project

Right

2.3.1 C. Roof Covering Materials
DISCOLORATION

Recommendation

Roof coverings were discolored, which can be caused by moisture or sun exposure. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

Recommendation
Contact a qualified roofing professional.

Front Roof

2.3.2 C. Roof Covering Materials
TREE LIMBS TOUCHING ROOF

Recommendation

Tree limbs are touching the roof. Tree limbs can drag the roof creating rapid delamination, damages to the roof shingles, or even holes in the roof. Recommend removing all limbs that are touching the roof by 5-feet or more (to account for wind movement and future growth).

Recommendation
Contact a qualified tree service company.

Front

2.4.1 D. Roof Structures and Attics
POSSIBLE ORGANIC GROWTH OBSERVED

Recommendation

Areas of mold-like discoloration were observed on the attic rafters and/or roof sheathing. This type of staining is typically associated with elevated moisture or inadequate attic ventilation. The inspection does not include testing to confirm whether the substance is mold. Recommend further evaluation and cleaning/treatment by a licensed mold remediation or indoor air quality specialist, and correction of any underlying moisture or ventilation issues as necessary.

Recommendation
Contact a qualified mold inspection professional.

2nd Floor Attic

2nd Floor Attic

2.5.1 E. Walls (Interior and Exterior)

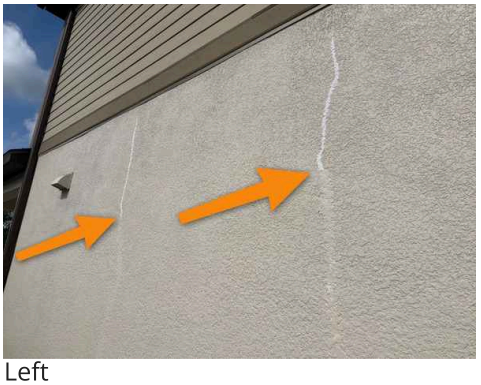
MINOR STUCCO CRACKS

Recommendation

Cracks were observed in the exterior stucco. **These openings can allow for moisture intrusion** and should be sealed with a compatible elastomeric sealant and repainted as needed. Recommend repair by a qualified stucco contractor to help prevent damage.

Recommendation
Contact a stucco repair contractor

Left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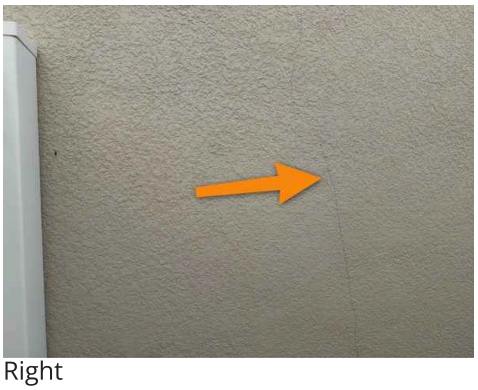
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Back

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2.5.2 E. Walls (Interior and Exterior)

MINOR STAIR-STEP CRACKS

Recommendation

Minor stair-step cracking was observed on the exterior wall in one or more areas. This type of cracking often results from normal settlement or minor foundation movement but should be sealed to prevent moisture intrusion and monitored for changes over time. Recommend evaluation and repair by a qualified structural contractor if cracking widens or worsens.

Recommendation
Contact a stucco repair contractor

Garage

2.5.3 E. Walls (Interior and Exterior)
SIDING IS DAMAGED OR MISSING

Recommendation

The siding is damaged or missing in these areas. This may allow for moisture / pest intrusion. Recommend a general contractor to resolve, as necessary.

Recommendation
Contact a qualified general contractor.

Back

Back

2.5.4 E. Walls (Interior and Exterior)
CAULKING DETERIORATED AND/OR MISSING

Maintenance Item

Caulking is necessary to seal gaps less than 1/2-inch. Calking that is missing can provide for water penetration and allow insect access into the structure.

Recommendation
Contact a qualified general contractor.

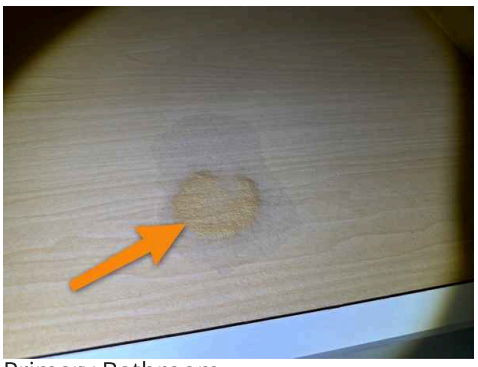
Back

2.5.5 E. Walls (Interior and Exterior)
CABINET - WATER DAMAGE

Recommendation

One or more areas of the cabinet show signs of water damage. Particularly in older structures, signs of water damage under the sink cabinets including stains, warping, and sagging flooring could be from previous leaks and are common discoveries. Recommend monitoring for future leaking, repainting, mold testing, and replacement depending on clients opinion and severity.

Recommendation
Recommend monitoring.


Primary Bathroom

Primary Bathroom

2.5.6 E. Walls (Interior and Exterior)
CABINET - CABINET DOOR / DRAWER MISALIGNED

Recommendation

Cabinet door and/or drawer misaligned and not closing properly.

Recommendation
Contact a qualified cabinet contractor.

Kitchen

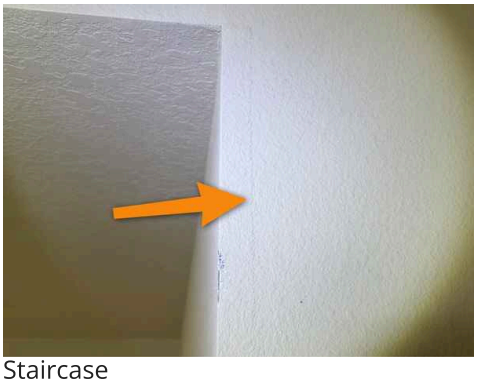
Kitchen

2.5.7 E. Walls (Interior and Exterior)
MINOR INTERIOR CRACKS

Recommendation

Minor cracks were observed in interior wall surfaces. These are commonly associated with normal settling or minor movement. Recommend monitoring for changes and repair as needed.

Recommendation
Contact a qualified drywall contractor.


Staircase

2.5.8 E. Walls (Interior and Exterior)
MOISTURE INTRUSION

Recommendation

A window was observed in a partially open position, with evidence of moisture intrusion noted in the surrounding area. Prolonged exposure to moisture may contribute to deterioration of adjacent materials and finishes. Recommend closing and securing the window and repairing any resulting damage as needed.

Recommendation
Recommend monitoring.

Office

Office

No elevated levels of moisture

2.6.1 F. Ceilings and Floors
FLOORING - GROUT CRACKS

Recommendation

Cracking was observed in the grout lines between floor tiles. This condition may result from normal settlement, minor subfloor movement, or age-related wear. Recommend repair and regrouting by a qualified flooring professional, and monitor for any further cracking that could suggest underlying substrate issues.

Recommendation
Contact a qualified flooring contractor

Laundry

Laundry

2.6.2 F. Ceilings and Floors
FLOORING - TILES CRACKED

Recommendation

Tiles that are cracking was observed. This is possibly due to structural foundation issues and is considered evidence of a structural deficiency. Recommend a qualified foundation repair company / contractor evaluate and advise on course of action prior to repair of the flooring.

Recommendation
Contact a qualified flooring contractor

1st Hall Bathroom Hall

1st Hall Bathroom Hall

2.6.3 F. Ceilings and Floors

FLOORING - SPONGY FEELING AND/OR SQUEAKS

Recommendation

The flooring is spongy, moves, and/or squeaks as weight is distributed across it. This is typically a sign of weakness in the underlying joists, rotting subfloor, or separation of the flooring from the subfloor. A flooring contractor is recommended for further evaluation.

Recommendation
Contact a qualified flooring contractor

Primary Bedroom

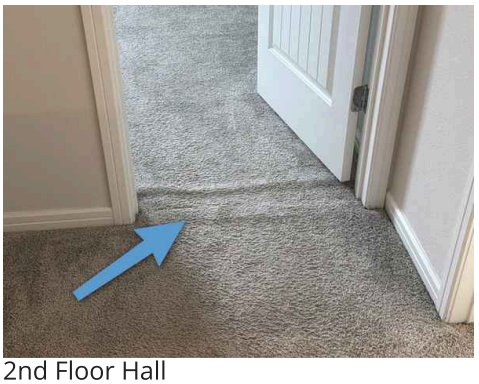
2.6.4 F. Ceilings and Floors

FLOORING - CARPET WRINKLING PRESENT

Maintenance Item

Carpet wrinkling was present at the time of inspection. Although carpet wrinkling (both in the carpet itself or underlying carpet pad) is generally considered a cosmetic defect, this can indicate areas of leakage, high moisture, and/or structural defects. Additionally carpet wrinkling is considered a safety tripping hazard to pedestrians. Recommend hiring a carpet installer to re-stretch the carpet and determine the problem.

Recommendation
Contact a qualified flooring contractor


2nd Floor Hall

2.6.5 F. Ceilings and Floors

UNEVEN SHOWER FLOOR TILE

Recommendation

Uneven tile surfaces were observed at the shower floor. Uneven tiles may create areas where water can collect, affect drainage, and present a potential tripping hazard. The cause of the unevenness could not be determined during the inspection. Recommend evaluation and repair by a qualified tile contractor as needed.

Recommendation
Contact a qualified tile contractor

Primary Bathroom

2.9.1 H. Windows

WINDOW SHOULD BE RECAULKED

Maintenance Item

Noticeable gaps and/or deteriorating caulking present around the windows. This can lead to water penetration and insect intrusion. Windows should be recaulked with a silicone based sealant.

Recommendation
Contact a qualified window repair/installation contractor.

Back

2.9.2 H. Windows

WINDOW DIFFICULT TO OPEN

Recommendation

One or more windows are difficult to open. This could be cause 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

2.10.1 I. Stairways (Interior and Exterior)

LOOSE HANDRAIL STRUCTURE

Recommendation

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

Recommendation
Contact a qualified professional.

Staircase

2.12.1 L. Other

DAMAGE TO FENCE

Recommendation

Damage was observed to the vinyl fence post cover near grade level. The damaged section may allow moisture, debris, or pests to enter the post cavity and detracts from the fence's appearance. Recommend repair or replacement of the damaged component.

Recommendation
Contact a qualified fencing contractor

Left

Right

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

INOPERATIVE LIGHT FIXTURES

A light fixture did not illuminate when operated by the wall switch. This condition may be due to a failed bulb, defective fixture, wiring issue, switch malfunction, or another electrical defect. The exact cause could not be determined during the inspection. Recommend evaluation and repair by a qualified licensed electrician if replacing the bulb does not restore normal operation.

Recommendation
Contact a qualified electrical contractor.

Living

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

FIXTURE - IMPROPERLY SEALED

Light fixture improperly sealed from the outdoor elements. Will allow for water penetration and could cause interior damage to structure. Recommend reinstallation using approved caulking, sealants, etc.

Recommendation
Contact a qualified handyman.

Front

4.2.1 B. Cooling Equipment

Recommendation

CONDENSER - FREON INSULATION MISSING OR DAMAGED

Missing or damaged insulation on the refrigerant line can cause energy loss and condensation. Recommend contacting an HVAC professional to replace the missing or damaged insulation.

Recommendation
Contact a qualified HVAC professional.

Back

4.2.2 B. Cooling Equipment

CONDENSER - UNUSUALLY NOISY

Recommendation

Compressor started and operated but unit was unusually noisy. Recommend licensed HVAC contractor evaluate.

Recommendation
Contact a qualified HVAC professional.

Back

4.2.3 B. Cooling Equipment

HVAC - DIFFERENTIAL TOO LOW

Recommendation

Cooling system was not producing cold enough air at time of inspection. The differential between the return intake and the supply vents was less than the recommended 15°F of minimum difference. A system that is adequately sized and working properly should produce a 15°F to 20°F difference passing through the evaporator coil. Some reasons for a lower differential measurement include:

- Filter needing replacement (clogged filter)
- Inadequate insulation on supply and/or return duct-work
- Low on freon (freon leak)
- Inoperable component of the AC
- Undersized system

Recommend qualified HVAC professional evaluate & ensure functionality.

Recommendation
Contact a qualified HVAC professional.

Return

Supply

4.2.4 B. Cooling Equipment

CORROSION OBSERVED AT EVAPORATOR COILS ASSEMBLY

Recommendation

Rust and corrosion were observed at the evaporator coil assembly and adjacent metal components. Corrosion is commonly associated with prolonged moisture exposure and may contribute to deterioration of HVAC components over time. Recommend evaluation by a qualified HVAC contractor and repair or replacement as needed.

Recommendation
Contact a qualified HVAC professional.

Evaporator

Evaporator

Evaporator

4.2.5 B. Cooling Equipment

ORGANIC GROWTH AT EVAPORATOR COILS ASSEMBLY

Recommendation

A microbial growth-like substance was observed at the evaporator coil assembly and adjacent components. Such conditions are commonly associated with elevated moisture levels and condensate accumulation within the air handler. The substance was not tested and its exact nature could not be determined during the inspection. Recommend cleaning and further evaluation by a qualified HVAC contractor.

Recommendation
Contact a qualified HVAC professional.

Evaporator

Evaporator

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

LOOSE FIXTURE

Recommendation

Plumbing fixture is loose. This may lead to future leaking. Recommend hiring a plumber to tighten fixture.

Recommendation
Contact a qualified plumbing contractor.

2nd Floor Hall Bathroom

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

TUB SPOUT DIVERTER IS NOT EFFECTIVE

Recommendation

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. Recommend consulting a plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.

2nd Floor Hall Bathroom

5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures

TUB/SHOWER RE-SEALING NECESSARY

Maintenance Item

The tub and/or shower requires re-caulking. Re-caulking is necessary where caulking is missing cracking. Confirm the use of silicon-based sealants that will prevent the penetration of water into the seams and cracks.

Recommendation
Recommended DIY Project

Primary Bathroom

Primary Bathroom

5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures

HOSE BIB ISSUE

Recommendation

The exterior hose bib is leaking from the vacuum breaker device when in use. This condition can result in water waste and may allow water intrusion into the wall. Recommend repair or replacement of the vacuum breaker or hose bib by a qualified plumber.

Recommendation
Contact a qualified plumbing contractor.

Back

5.2.1 B. Drains, Wastes, and Vents

POOR / SLOW DRAINAGE

Recommendation

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation
Contact a qualified plumbing contractor.

Primary Bathroom Left

5.3.1 C. Water Heating Equipment

RUSTING OBSERVED

Recommendation

Rusting and corrosion were observed at the water heater at the bottom of the tank. This condition may indicate condensation. Recommend monitoring area.

Recommendation
Contact a qualified plumbing contractor.

Garage

6.1.1 A. Dishwashers

RUSTED DISHWASHER RACK

Recommendation

Rust and corrosion were observed on the dishwasher rack. Deterioration of the rack coating can expose the underlying metal to moisture, resulting in continued corrosion and potential damage to dishes and cookware. Recommend repair or replacement of the affected rack components as needed.

Recommendation
Contact a qualified appliance repair professional.

Kitchen

6.7.1 G. Garage Door Operators

LOUD NOISES

Recommendation

The garage door was observed to produce excessive noise during operation. This condition may indicate worn or improperly adjusted components such as rollers, hinges, tracks, or the opener mechanism. Continued use without maintenance could lead to premature wear or failure. Recommend evaluation, lubrication, and servicing by a qualified garage door technician to ensure proper and safe operation.

Recommendation
Contact a qualified garage door contractor.

Garage

6.7.2 G. Garage Door Operators

GARAGE DOOR IS DENTED

Recommendation

The garage door is dented.

Recommendation
Contact a qualified garage door contractor.

Garage

Garage

6.10.1 J. Washers & Dryers

WASHER EMERGENCY OVERFLOW DRAIN PAN NOT INSTALLED

Recommendation

LAUNDRY

Washing machines that are located upstairs should have overflow drain pans or a floor drain (minimum). Recommend installing a pan routed to the exterior or a drain to prevent possible water damage of the appliance leaks.

Recommendation
Contact a qualified plumbing contractor.

Laundry

6.10.2 J. Washers & Dryers

DAMAGE TO WASHING MACHINE OVERFLOW PAN DRAIN

Recommendation

Damage was observed at the washing machine overflow pan drain connection. The damaged condition may impair the drain pan's ability to properly discharge water in the event of a leak or overflow, increasing the risk of water damage. Recommend repair or replacement of the affected components by a qualified contractor.

Recommendation
Contact a qualified plumbing contractor.

Left

8.1.1 Cosmetic Imperfections

PHOTOS(S) OF COSMETIC IMPERFECTIONS

Recommendation

Inspector is not required to report cosmetic defects in an inspection report. This includes aesthetic imperfections that generally do not affect working condition of the property. The photos in this section are for the purpose of documentation, but are not considered a deficiency.

Recommendation
Contact a qualified professional.

Kitchen

Kitchen

Garage