

**SUMMARY**

1234 Main St , Tampa, FL 33607

Buyer Name
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MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

2.1.1 A. Foundations

SLAB - FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend patching the minor cracks to prevent moisture/pest intrusion. Also recommend monitoring for more serious shifting/displacement.

Recommendation
Recommend monitoring.



Garage

2.1.2 A. Foundations

SLAB - FOUNDATION CRACKS - MAJOR

Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. It is possible that this crack has already contributed to structural deficiencies.

Recommend a foundation contractor evaluate and provide a cost/report on course of action and remedy.

Recommendation
Contact a foundation contractor.



Garage



Garage



Garage

2.1.3 A. Foundations

TREES NEAR STRUCTURE

Trees growing near the structure may effect future performance of the foundation. Evaluate, remove, monitor, and/or address as necessary.

Recommendation

Recommended DIY Project



Front Right

2.2.1 B. Grading and Drainage

GUTTERS ARE FULL

The gutters are full of leaves and debris. Recommend removal for functional use of gutters.

Recommendation

Contact a handyman or DIY project



Back

2.2.2 B. Grading and Drainage

GUTTER IS CRUSHED

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





Across structure

2.2.3 B. Grading and Drainage

GUTTER MISSING SPLASHBLOCK

Recommendation

Some or all of the gutter downspouts are missing splash blocks. Splash blocks help disperse the water away from the foundation and prevent the erosion of soils. Recommend installing splash blocks at all necessary locations.

Recommendation

Contact a handyman or DIY project



Across structure

2.2.4 B. Grading and Drainage

LOW CLEARANCE TO GRADE

Recommendation

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 re-grading the build-up of material to expose the foundation and create a greater clearance.

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

Recommendation

Contact a qualified landscaping contractor



Across structure

2.2.5 B. Grading and Drainage

NO GRADING (FLAT) SLOPE

Recommendation

The grading around the structure is relatively level (flat). This may not allow for property water drainage away from the foundation. Ideally, the structure should be the highest point on the property to promote good drainage and water run off away from the structure. Evaluate and address as necessary.

Recommendation

Contact a qualified landscaping contractor



Right



Back

2.3.1 C. Roof Covering Materials

RE-CAULKING NEEDED



Maintenance Item

Roof leaks typically occur at penetration points such as roof vents. Re-caulking at these penetration points will help 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.



2.4.1 D. Roof Structures and Attics

INSULATION IS UNEVENLY DISTRIBUTED



Recommendation

Insulation in the attic unevenly distributed and not smooth / even across the attic surface. This is common in older structures where attic insulation has been moved for repairs and installations.

Insulation that is not smooth and even across the attic surface will be less efficient and will be unable to create a thermal barrier as intended. Recommend a insulation contractor smooth the insulation and/or install new insulation in areas of the attic, as necessary.

Recommendation

Contact a qualified insulation contractor.



Attic



Attic



Attic

2.4.2 D. Roof Structures and Attics

ATTIC LADDER DAMAGED

Safety Hazard

The attic ladder is damaged- Unsafe. Recommend repair of the ladder.

Recommendation

Contact a qualified general contractor.



Garage

2.5.1 E. Walls (Interior and Exterior)

CAULKING DETERIORATED AND/OR MISSING

Maintenance Item

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

Recommendation

Contact a qualified general contractor.



Right



Right



Left

2.5.2 E. Walls (Interior and Exterior)

CRACKS MAJOR

Recommendation

Major cracking observed in wall structure that is likely due to structural foundation issues and is considered evidence of a structural deficiency. Recommend a qualified foundation contractor evaluate and advise on course of action.

Recommendation
Contact a foundation contractor.



Garage

2.5.3 E. Walls (Interior and Exterior)
CRACKS MINOR

 Recommendation

Minor cracking was observed in wall structure. This is common in structure this age and is often determined to be cosmetic. That said, cracking is a first sign of foundation failure and cracks can grow over time; recommend monitoring.

Recommendation
Recommended DIY Project



Kitchen

2.5.4 E. Walls (Interior and Exterior)
CABINET - ROTTING CABINETRY

 Recommendation

One or more areas of the cabinet show signs of rotting wood. This is caused by continual water inundation or active leaking of the plumbing fixtures from above. Recommend replacement of the cabinetry and further evaluation for active moisture issues and signs of mold.

Recommendation
Contact a qualified cabinet contractor.



Primary Bathroom



Hall Bathroom

2.5.5 E. Walls (Interior and Exterior)
THERMAL - HOT/COLD SPOT SHOWING IN THERMAL SCAN

 Recommendation

There is a hot or cold spot that is showing in the thermal imagery scan that was performed. This is typically caused by a lack of insulation in the walls. This can also be caused by a settling of blown-in or batt insulation in the walls of older structures. Many of the localized areas in ceilings can be remedied by investigating the insulation areas missing in attic spaces. Wall areas missing insulation can be more difficult to remedy because of access limitations. Some spots may be permanent inefficiencies because of the cost/benefit in trying to remedy the issue. Recommend further investigation by an insulation contractor or an HVAC specialist.

Recommendation

Contact a qualified insulation contractor.



Living



Living



Living

2.5.6 E. Walls (Interior and Exterior)

VEGETATION RUBBING AGAINST SIDING

Vegetation is rubbing against siding. This may promote moisture and pest intrusion. Recommend a qualified professional trim back vegetation.

Recommendation

Contact a qualified landscaping contractor



Front

2.6.1 F. Ceilings and Floors

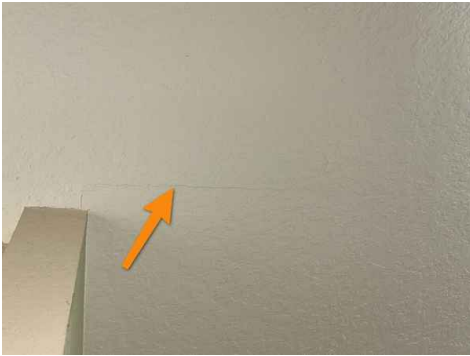
CEILING - SHEETROCK CRACKS MINOR

Minor sheetrock cracking was observed on the ceiling. This is common in structures this age and is often determined to be cosmetic, most often the separation of drywall tape joints. Recommend patching, repainting, monitoring these locations for further cracking.

Recommendation

Contact a qualified painting contractor.





Kitchen



Garage

2.6.2 F. Ceilings and Floors

FLOORING - TILES LOOSE / CRACKED OR MISSING

Loose tiles that are popped or missing and/or cracking was observed. This is possibly due to structural foundation issues and is considered evidence of a structural deficiency if on the interior of the structure. 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



Laundry



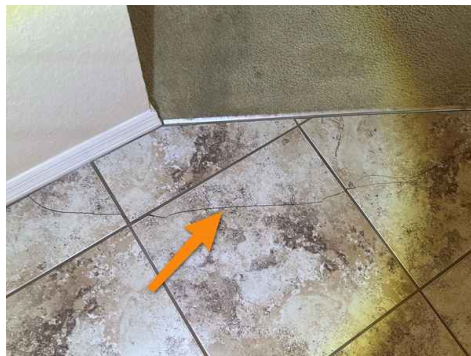
Kitchen overview of cracks



Kitchen



Kitchen



Entry Hall



Entry Hall (closer photo)

2.6.3 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 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



Office

2.6.4 F. Ceilings and Floors

CEILING- EXPOSED NAIL HEADS ON SHEETROCK (NAIL POP)



The sheetrock has nail heads showing (sometimes called "nail pops") where nails have penetrated the mud covering becoming exposed. This is common in homes of this age and is primarily considered a cosmetic deficiency. Often the mud to cover the nail was not thick enough and has "popped off" the sheetrock as the home has aged. It is unlikely that the cause is a structural deficiency. Recommend repaint or hire a general contractor to resolve, as necessary. Monitor area for future nail pops.

Recommendation

Contact a qualified drywall contractor.



Primary Bedroom



Primary Closet

2.7.1 G. Doors (Interior and Exterior)

DOOR RUBS / STICKS AND IS MISALIGNED



Door sticks, rubs the frame, and is tough or impossible to open and/or close. The door is not aligning with the frame. Recommend hiring a door repair and installation contractor to realign the door or sanding down offending sides.

Recommendation

Contact a qualified door repair/installation contractor.



2nd Bedroom Closet

2.9.1 H. Windows

SINGLE PANE WINDOWS (ENTIRE PROPERTY)



All (or almost all) windows in the structure appear to be single pane. Single pane windows are less efficient and will lead to higher utility bills. Not all window photos are documented in the section, and photos here should be used as an example. Recommend budgeting for replacement of windows, as necessary, in the future for the entire property to undergo a window replacement.

Note: some historic single pane windows are protected by historical societies. Client should consult relator or the City/County to better understand property's that are located within jurisdictional historic areas where window replacements are more difficult.

Recommendation

Contact a qualified window repair/installation contractor.



Across structure

2.9.2 H. Windows

WINDOWS SHOULD BE RECAULKED (ENTIRE PROPERTY)



The entire property has windows that have aged, cracked, and/or missing caulking that should be replaced. Inspector notes noticeable gaps around most/all windows of the property. 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.



Across structure

2.9.3 H. Windows

WINDOW SCREEN IS DAMAGED



Window has a damaged screen. Recommend replacement depending on preference.

Recommendation

Contact a qualified window repair/installation contractor.



Back

2.11.1 K. Porches, Balconies, Decks, and Carports

OLD CONCRETE - PORCH CRACKS, SEPARATION, OR HEAVING



The porch show signs of aged cracking, separation, heaving, and/or deterioration. This is common in areas of the state that have clay-based soils. Compromised concrete will continue to exhibit decay, failure, collapse, and uplift if not remediated. Recommend caulking larger cracks and applying a concrete sealer. Cracking can also be a safety tripping hazard for pedestrians.

Recommendation

Recommend monitoring.



Garage



Garage



Garage



Front



Front



Front



Front



Front



Front

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures



Recommendation

FIXTURE - DAMAGED BULB COVER

Lighting fixture bulb cover is damaged. This is considered a primarily cosmetic deficiency, but can provide some protection for the bulb. Recommend replacement of the bulb cover as necessary.

Recommendation

Contact a qualified electrical contractor.



Front

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures



Recommendation

OUTLET - GFCI NOT FUNCTIONING

GFCI outlet was not functioning properly. This is because it was not tripping or not resetting. Recommend licensed electrician investigating the cause and replacing receptacles that are malfunctioning in all locations necessary.

Recommendation

Contact a qualified electrical contractor.



Hall Bathroom

3.2.3 B. Branch Circuits, Connected Devices, and Fixtures



Recommendation

Recommendation

Contact a qualified electrical contractor.



Garage

4.2.1 B. Cooling Equipment

CONDENSER - FREON INSULATION MISSING OR DAMAGED

Recommendation

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.



Left



Left

4.2.2 B. Cooling Equipment

CONDENSER - VEGETATION IS TOO CLOSE

Maintenance Item

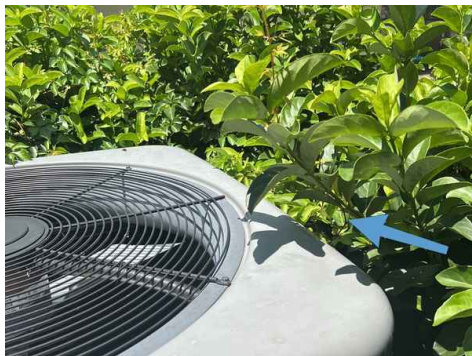
A tree and/or vegetative growth is too close to the condenser unit. The condenser utilizes the air-space around it to release heat from the structure. Growth around the condenser will lower the efficiency and/or could cause the unit to overheat. Recommend removing or trimming the growth away from the condenser by at least 3-feet on the sides and 10-feet above the unit.

Recommendation

Contact a qualified landscaping contractor



Left



Left

4.2.3 B. Cooling Equipment

EVAPORATOR- FREON LEAK

Freon leak at evaporator. Recommend a qualified professional repair.

Recommendation

Contact a qualified HVAC professional.



Recommendation



Hall Closet

4.3.1 C. Duct Systems, Chases, and Vents

DUCT CLEANING IS RECOMMENDED

Inspector has discovered evidence that the HVAC duct system should be cleaned. This includes either a visual investigation of the plenums through access ports (if available) or supply vents that are dirty, dusty, and/or clogged with debris.

Recommendation

Contact a qualified HVAC professional.



Maintenance Item



Primary Bathroom

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

FIXTURE DRIPPING

A fixture is dripping. Recommend qualified handyman or plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Primary Bathroom

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

TOILET IS LOOSE

The toilet is loose at the bolts and is not stable. This may lead to leaks, and it is generally unsafe. Recommend tightening the toilet bolts or hiring a qualified plumbing contractor to tighten and further investigate.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Primary Bathroom

5.3.1 C. Water Heating Equipment

WATER HEATER SITTING ON THE GROUND

The water heater is not elevated off the ground. Water heaters that are sitting on the ground with rust-out faster than elevated water heaters.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Garage

5.3.2 C. Water Heating Equipment

WATER HEATER NEAR OR PAST EXPECTED SERVICE LIFESPAN

Typical water heater lifespan is 10-12 years. Water heater is near or past its expected service lifespan. Recommend a qualified professional replace.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Garage

6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

VENT FAN IS NOISY

The vent fan is unusually noisy when powered on. Recommend further investigation to determine the cause of the problem.

Recommendation

Contact a qualified electrical contractor.



Recommendation



Primary Bathroom



Hall Bathroom