



SUMMARY

1234 Main St 123, Tampa, FL 33607

Buyer Name
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MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

2.6.1 F. Ceilings and Floors

FLOORING - DAMAGED



The flooring had general moderate damage visible at the time of the inspection. Damaged flooring may be primarily cosmetic and should be resolved as necessary. Recommend evaluation by a qualified flooring contractor.

Recommendation

Contact a qualified flooring contractor



Primary Bedroom



Primary Bedroom



Primary Bedroom

2.7.1 G. Doors (Interior and Exterior)

SCREEN DOOR RUBS / STICKS



Screen door sticks, rubs the frame, and is tough 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.

Recommendation

Contact a qualified door repair/installation contractor.



Balcony

2.7.2 G. Doors (Interior and Exterior)

DOOR HAS NO DOORSTOP

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



2nd Bedroom Closet



Primary Bedroom

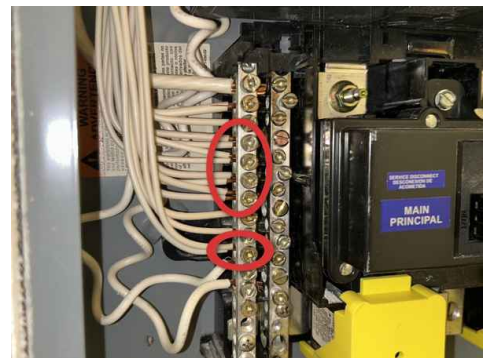
3.1.1 A. Service Entrance and Panels

DOUBLE LUG NEUTRAL WIRES

Neutral wires have been double lugged. This means there are two or more neutral wires under each screw on the bus bar. Ideally only one wire should be under each screw.

Recommendation

Contact a qualified electrical contractor.



Laundry

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

OUTLET - LOOSE AND NOT SECURE

An outlet is loose and not securely fastened to the gang-box and/or the structure behind the sheetrock. Loose outlets will become worse over time as contact points start to wear down and wires bend back and forth. Loose outlets can eventually lead to broken wires, dead circuits, flickering lights, or other electrical problems (including electrical fire). Recommend an electrical contractor tighten the outlet so it does not move.

Recommendation

Contact a qualified electrical contractor.



Shared Bathroom

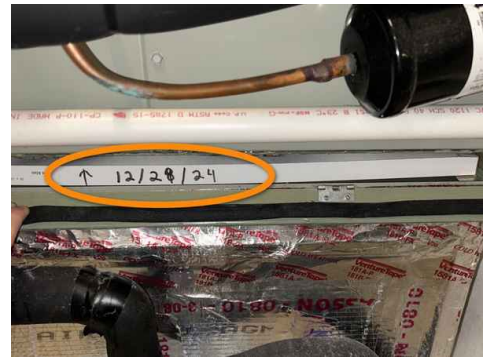
4.3.1 C. Duct Systems, Chases, and Vents

FILTER REQUIRES REPLACEMENT

The HVAC filter appears to be beyond its expected lifespan. Recommend replacement. Do it yourself or hire an HVAC/Handyman Contractor.

Recommendation

Contact a handyman or DIY project



Laundry

4.3.2 C. Duct Systems, Chases, and Vents

DUCT CLEANING IS RECOMMENDED



Maintenance Item

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.



Entry Hall

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

LOOSE FIXTURE



Recommendation

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

Recommendation

Contact a qualified plumbing contractor.



Shared Bathroom

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

LOW PRESSURE AND/OR FLOW TO FAUCET(S)



Recommendation

Low water pressure / flow to one or more faucets. This may be due to a clogged water supply pipe, a clogged inline filter, or a broken fixture. Recommend further investigation by a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom



Kitchen



Shared Bathroom

5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures



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.



Shared Bathroom

5.3.1 C. Water Heating Equipment



HOT - WATER HEATER TOO HOT

The water heater temperature is too hot. Generally accepted safe and comfortable water temperature is one-hundred twenty (120) degrees Fahrenheit from a hot water faucet.

A temperature above one-hundred thirty (130) degrees Fahrenheit is general considered to be unsafe. Recommend a plumbing contractor evaluate why the water heater is producing water that is considered too hot.

Recommendation

Contact a qualified plumbing contractor.



134°F

5.3.2 C. Water Heating Equipment

WATER HEATER NEAR OR PAST EXPECTED SERVICE LIFESPAN



The water heater has reached the end of its expected useful life based on both age and visible condition. Typical residential water heaters have a service life of approximately 8 to 12 years, and this unit appears to be at or beyond that range. Visual signs consistent with advanced age and wear were observed, including corrosion at the tank seams and fittings, rust discoloration on the exterior casing, sediment buildup at the base, and signs of moisture accumulation or prior leakage in the surrounding area. These indicators suggest the unit may be at increased risk of failure and is no longer functioning at optimal efficiency. The current condition warrants consideration of replacement in the near term and/or budgeting for replacement.

Recommendation

Contact a qualified plumbing contractor.



Primary Bathroom Closet



5.4.1 D. Hydro-Massage Therapy Equipment **NO ACCESS TO PUMP**

**Recommendation**

The hydrotub mechanical components (pump and possibly blower) and plumbing fixtures are inaccessible. A hydrotub is required to have a removable front panel or side entry (through a cabinet) to access components that may need to be repaired or replaced. Recommend adding a way to access the underside of the hydrotub.

Recommendation

Contact a qualified general contractor.



Primary Bathroom

5.4.2 D. Hydro-Massage Therapy Equipment **INSUFFICIENT FLOW FROM JETS**

**Recommendation**

Insufficient flow from multiple jets. Recommend a qualified professional investigate and repair.

Recommendation

Contact a qualified plumbing contractor.



Primary Bathroom

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

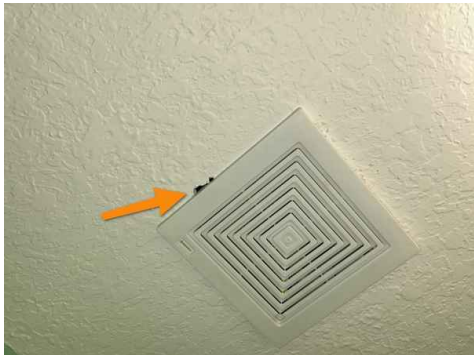
8.1.1 Cosmetic Imperfections

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.



Primary Bathroom



Primary Bathroom



Primary Closet