



SUMMARY

1234 Main Street Tampa FL 33611

Buyer Name
06/13/2026 9:00AM

Abby Bullock
Professional Home Inspector
Merit Property Inspections
(813)-485-4335
info@meritinspects.com



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

2.1.1 A. Foundations

AREAS OF TRIM/BASEBOARDS ARE SEPARATING

Recommendation

Areas in the structure are showing separation. Separation of trim/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.



Living



Living



No elevated levels of moisture present

2.2.1 B. Grading and Drainage

GUTTERS ARE FULL

Recommendation

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

Recommendation

Contact a handyman or DIY project



Back

2.3.1 C. Roof Covering Materials
DAMAGED COVERINGS/SCUFFING

 Recommendation

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

Recommendation
Contact a qualified roofing professional.



Left

2.3.2 C. Roof Covering Materials
DISCOLORATION

 Recommendation

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

Recommendation
Contact a qualified roofing professional.



Left



Left



Left

2.3.3 C. Roof Covering Materials
INSUFFICIENT COVERINGS / SEALING AT ROOF PENETRATIONS

 Recommendation

Observed areas that appeared to be missing sufficient coverings and sealant at roof penetrations. Recommend qualified roofing contractor evaluate & repair.

Recommendation
Contact a qualified roofing professional.



Left



Left



Back



Left



Left



Front

2.3.4 C. Roof Covering Materials

ROOF PATCH

A roof patch was discovered and should be monitored for future leaks.

Recommendation
Recommend monitoring.

 Maintenance Item



Back



Back



Back Left



Left



Left



Front

2.3.5 C. Roof Covering Materials

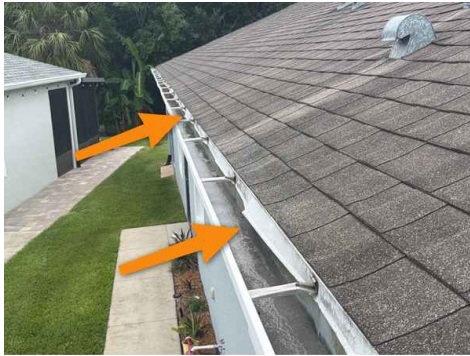
LIFTED / SEPARATED FLASHING

Recommendation

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

Recommendation

Contact a qualified roofing professional.



Left



Back



Back

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

2.5.1 E. Walls (Interior and Exterior)

MINOR STUCCO CRACKS

Recommendation

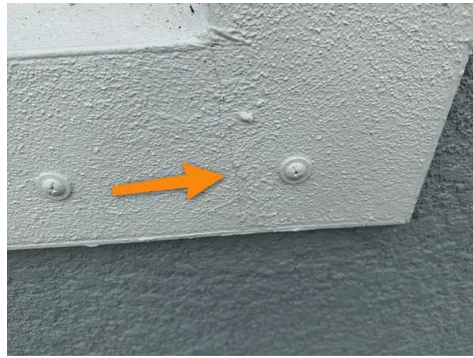
Cracks were observed in the exterior stucco. **These openings can allow for moisture intrusion** and should be sealed with a compatible elastomeric sealant and repainted as needed. Recommend repair by a qualified stucco contractor to help prevent damage.

Recommendation

Contact a stucco repair contractor



Left



Left

2.5.2 E. Walls (Interior and Exterior)

CAULKING DETERIORATED AND/OR MISSING



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.



Front



Back

2.5.3 E. Walls (Interior and Exterior)

DISCOLORATION AT STUCCO EXTERIOR



Discoloration was observed at the exterior stucco wall covering near grade level. The discoloration is consistent with moisture exposure, organic growth, or accumulation of dirt and debris. While the full extent and cause could not be determined during the inspection, prolonged moisture exposure may contribute to deterioration of exterior finishes over time. Recommend monitoring and further evaluation if conditions worsen or moisture intrusion is suspected.

Recommendation

Contact a stucco repair contractor



Back Left



Back Left

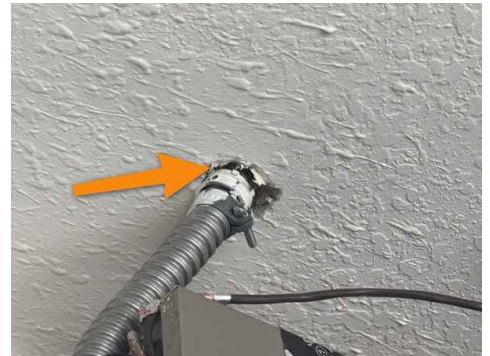
2.6.1 F. Ceilings and Floors

CEILING - UNSEALED PENETRATION POINT

The garage ceiling was observed without fire-rated sealant at the ceiling penetration. Openings in the garage ceiling can allow smoke and fire to spread into the living space above and reduce the effectiveness of the fire separation. Recommend sealing the penetration with approved fire-rated sealant by a qualified contractor.

Recommendation

Contact a qualified fire suppression contractor.



Garage

2.7.1 G. Doors (Interior and Exterior)

DOOR DOESN'T LATCH TO CLOSE

Door doesn't latch to close properly. Recommend handyman repair door, latch, frame, and/or strike plate.

Recommendation

Contact a qualified handyman.



Hall Bathroom

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.





Garage



Dining

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

COVER PLATE IS DAMAGED

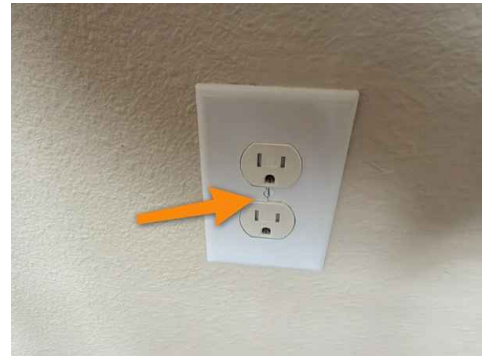
Electrical receptacle plate is damaged. This may cause short and shock risk over time. Recommend replacement of the damaged or missing cover plate.

Recommendation

Contact a qualified electrical contractor.



Recommendation



1st Bedroom

4.1.1 A. Heating Equipment

HEATING EQUIPMENT NEARING END OF ITS USEFUL LIFE

The heating equipment is nearing the end of its expected service life. It is anticipated that the equipment will need to be replaced within the next five (5) years.

Recommendation

Contact a qualified HVAC professional.



Recommendation



Garage

4.2.1 B. Cooling Equipment

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.



Recommendation



Back

4.2.2 B. Cooling Equipment

**CONDENSER - COOLING SYSTEM
NEARING END OF ITS USEFUL LIFE**

Recommendation

The condenser (outdoor unit) cooling equipment is nearing the end of its expected service life. It is anticipated that the equipment will need to be replaced within the next five (5) years.

Recommendation

Contact a qualified HVAC professional.



Back

4.2.3 B. Cooling Equipment

EVAPORATOR - RUST PRESENT IN PAN

Recommendation

Rust is present in the cooling system emergency overflow pan under the AC evaporator (inside unit). This could be caused by malfunctioning with consistent overflows and may not be an active issue. No active condensation leak into the pan is observed. Recommend careful monitoring.

Recommendation

Contact a qualified HVAC professional.



Garage

4.2.4 B. Cooling Equipment

EVAPORATOR - MILDEW IS PRESENT

Recommendation

Mildew (or black mildew-like substance) is present in areas of HVAC evaporator. Areas that have mildew are often higher in moisture content and will need to be cleaned more frequently. Recommend cleaning areas with a antimicrobial and possibly testing for the presence of mold.

Recommendation

Recommended DIY Project



Garage

4.2.5 B. Cooling Equipment

**EVAPORATOR - COOLING EQUIPMENT
NEARING END OF ITS USEFUL LIFE**

Recommendation

The evaporator (inside unit) cooling equipment is nearing the end of its expected service life. It is anticipated that the equipment will need to be replaced within the next five (5) years.

Recommendation

Contact a qualified HVAC professional.



Garage

4.2.6 B. Cooling Equipment

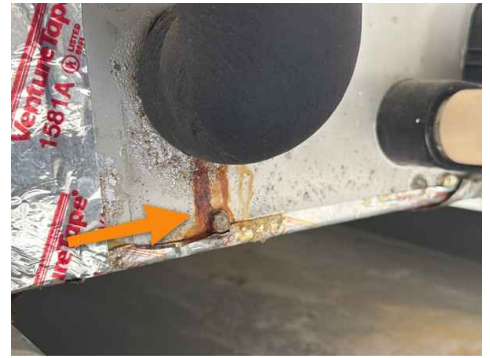
EVAPORATOR- CORROSION

Recommendation

Corrosion was observed at the evaporator coil cabinet. The presence of rust and corrosion may indicate past or ongoing moisture exposure or elevated humidity levels within the system. Continued deterioration could affect the service life of the equipment and surrounding components. Recommend evaluation and repair by a qualified HVAC contractor as needed.

Recommendation

Contact a qualified HVAC professional.



Garage

4.2.7 B. Cooling Equipment

FILTER DRIER CORROSION

Recommendation

Corrosion was observed on the HVAC refrigerant filter drier. Corrosion can contribute to deterioration of the component and may indicate prolonged exposure to moisture or environmental conditions. While the system was operational at the time of inspection, recommend evaluation by a qualified HVAC contractor and replacement as needed to help ensure continued system reliability.

Recommendation

Contact a qualified HVAC professional.



Back

4.3.1 C. Duct Systems, Chases, and Vents

DUCT NOT PROPERLY SEALED

Recommendation

Ductwork was observed not properly sealed. Insufficiently sealed ducts can allow air leakage, reducing system efficiency and potentially introducing contaminants into the system. Recommend sealing by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Front Attic

4.3.2 C. Duct Systems, Chases, and Vents

MOLD-LIKE SUBSTANCE ON DUCTING

Recommendation

A mold-like substance was observed on HVAC ducting. The substance was not tested for mold identification. Recommend further evaluation and cleaning by a qualified HVAC contractor or mold remediation specialist as needed.

Recommendation

Contact a qualified mold inspection professional.



Front Attic



Front Attic



Front Attic

4.3.3 C. Duct Systems, Chases, and Vents **DUCT IS IMPROPERLY SUPPORTED**

Section of HVAC ductwork were observed sagging/improperly supported. Condition may restrict airflow, reduce system efficiency, and place stress on duct connections. Recommend repair and proper support by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Recommendation



Back Attic

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

FAUCET / SPIGOT DRAIN PULL ISSUE

The faucet / spigot drain pull is not functioning properly. Recommend plumbing contractor to resolve issue.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Hall Bathroom

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

TUB/SHOWER RE-SEALING NECESSARY

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



Maintenance Item



Hall Bathroom

5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

DEBRIS IN WATER METER BOX

Debris / dirt was observed inside the water meter box. Accumulated debris may interfere with access to the meter or valve components. Recommend clearing the debris to maintain proper access and functionality. This condition can typically be addressed by a general handyman.

Recommendation

Contact a qualified handyman.



Front

5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

GENERAL DAMAGE TO FAUCET

General damage was observed at the faucet fixture. The damaged condition may affect normal operation, appearance, or service life. Recommend repair or replacement as needed.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

5.3.1 C. Water Heating Equipment



Safety Hazard

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.



140°F

5.3.2 C. Water Heating Equipment



Recommendation

VENT CONNECTOR JOINT IS OFFSET

Vent connector joint at the gas water heater was not fully seated. Recommend evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified HVAC professional.



Garage

5.5.1 F. Gas Distribution Systems and Gas Appliances

CORROSION AND DETERIORATION OBSERVED

Recommendation

Exterior gas piping shows corrosion and deterioration at fittings and vertical sections. Recommend evaluation and repair by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Left



Left

6.4.1 D. Ranges, Cooktops, and Ovens

RANGE IS NOT FLUSH WITH THE WALL

Recommendation

The range is not flush with the wall. This usually means that there is something behind the range preventing the range from sliding to the back of the wall (such as a gas line, electric plug, or backsplash issue).

Recommendation

Contact a qualified professional.



Kitchen

6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

VENT FAN IS NOISY

Recommendation

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.



Primary Bathroom