

**SUMMARY**

1234 Main St , Tampa, FL 33607

Buyer Name
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MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

1.1.1 Rodent & Pest Control

SIGNS OF RODENTS PRESENT

Rodent droppings, chew marks, travel paths, nests, dead rodents, and/or other signs of an active rodent infestation were present. Recommend a rodent control specialist to further evaluate and provide recommendations. Rodent control services may be warranted.

Recommendation

Contact a qualified pest control specialist.



Bedroom Attic



Bedroom Attic

2.1.1 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



Back

2.2.1 B. Grading and Drainage

GUTTERS ARE FULL

Recommendation

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 HOLDING WATER

Recommendation

Gutter is holding water. Gutters holding water are often sagging or clogged; They will hold debris, leak at joints, and/or will too heavy for the fascia. Recommend a gutter contractor to correct the issue.

Recommendation

Contact a handyman or DIY project



Right

2.2.3 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

2.2.4 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



Left

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

2.3.1 C. Roof Covering Materials **MINOR ROOF SCUFFS**

**Recommendation**

ROOF

The roof exhibited scuff marks in localized areas. While the damage is currently superficial and does not appear to affect the overall integrity of the roof or had an active leak, continued wear in these areas could lead to premature deterioration. Monitoring is recommended, and repairs should be considered if the condition worsens to prevent potential water intrusion or further degradation.

Recommendation

Contact a qualified roofing professional.



Back



Back



Back

2.3.2 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.



2.3.3 C. Roof Covering Materials
INSUFFICIENT WATER SHEDDING

 Recommendation

Areas of the roof have insufficient water shed and ponding. Ponding can lead to accelerated erosion and deterioration. It may lead to leaks. Recommend a qualified roofer evaluate and repair.

Recommendation
Contact a qualified roofing professional.



2.3.4 C. Roof Covering Materials
DEBRIS PRESENT

 Maintenance Item

Excessive debris can cause the ponding of water and the leaking of a roof. It can also cause the deterioration of shingles. Recommend removal.

Recommendation
Recommended DIY Project



2.3.5 C. Roof Covering Materials

LIFTED SHINGLES

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.



Recommendation



Front

2.3.6 C. Roof Covering Materials

IMPROPER/ INSUFFICIENT FLASHING

Flashing is improperly installed and insufficient in multiple areas. Wall/ skylight is missing proper step flashing and/or counter flashing. Missing and/or incorrectly installed flashing can cause water penetration / rot and eventually structural damage. Recommend replacement of the flashing by correct installation method.

Recommendation

Contact a qualified roofing professional.



Recommendation



Front





2.4.1 D. Roof Structures and Attics

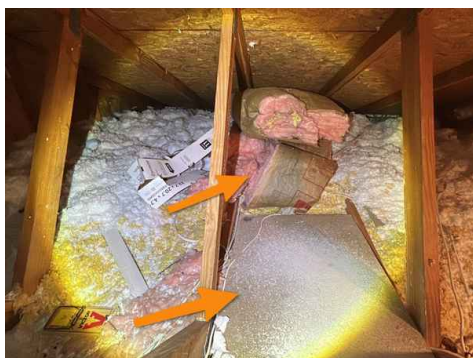
DAMAGED INSULATION

Recommendation

Insulation appears to have been pulled out and/or damaged by contractors and/or pests. Recommend a qualified insulation contractor evaluate and repair.

Recommendation

Contact a qualified insulation contractor.



Bedroom Attic



Bedroom Attic



Garage Attic

2.4.2 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.



Bedroom Attic

2.5.1 E. Walls (Interior and Exterior)

SIDING IS DAMAGED OR MISSING

Recommendation

The siding is damaged or missing in these areas. Recommend a general contractor to resolve, as necessary.

Recommendation

Contact a qualified general contractor.



Right



Back



Back

2.6.1 F. Ceilings and Floors

CEILING - SHEETROCK CRACKS MINOR

Recommendation

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.



Living



Garage



Front

2.6.2 F. Ceilings and Floors

CEILING - WATER STAIN OBSERVED

Recommendation

A stain on the ceiling is present. This stain did not visually appear damp and could be from a previously resolved water leak. No moisture was detected. Recommend repainting, monitoring, and addressing as necessary.

Recommendation

Contact a qualified painting contractor.



Front



Front- 0%



Garage



Garage



Garage- 0%



2nd Bedroom Closet- 0%

2.6.3 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



Across structure



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.

Recommendation

Contact a qualified door repair/installation contractor.



Primary Bathroom



Right

2.7.2 G. Doors (Interior and Exterior)

DOOR IS NOT FIRE RATED

Safety Hazard

The door does not appear to be fire-rated and lacks compliance indication with fire safety standards. This may compromise fire safety by failing to slow the spread of fire and smoke, which is especially critical in locations like garage-to-home entries. It is recommended to consult a licensed contractor or fire safety specialist to replace the door with one meeting the required fire-rating standards and ensure proper installation to maintain its fire-resistant integrity.

Recommendation

Contact a qualified door repair/installation contractor.



Kitchen/ Garage

2.9.1 H. Windows

WINDOW IS TOO LOW

Safety Hazard

Window fails to meet the minimum safety measurement requirements. Windows should be constructed with a sill that is higher than 24 inches. A bar lock in place is necessary for windows that have a sill less than 24 inches. Recommend installing a bar lock or moving/replacing window.

Recommendation

Contact a qualified window repair/installation contractor.



Front

2.11.1 K. Porches, Balconies, Decks, and Carports

CRACKS, SEPARATION, OR HEAVING

Recommendation

The porch show signs of aged cracking, separation, heaving, and/or deterioration. 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.



Front



Front



Front

3.1.1 A. Service Entrance and Panels

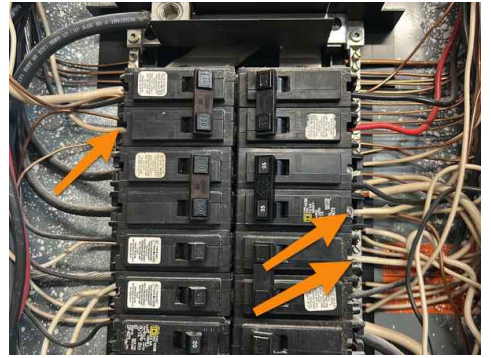
WHITE HOT WIRE NOT TAPED BLACK

Recommendation

A white wire is connected directly to a breaker without black electrical tape, which would indicate that it is a hot conductor. This white wire is being used as a phase or hot conductor rather than neutral, which in-itself is not an issue, but should be denoted as such with black electrical tape wrapped around a portion of it. This will allow an electrician servicing the panel to better understand how the electrical wires are routed. Recommend denoting the white wire as a hot conductor by wrapping it with black electrical tape.

Recommendation

Contact a qualified electrical contractor.



Garage

3.1.2 A. Service Entrance and Panels

DOUBLE-TAPPED BREAKER



Safety Hazard

A breaker has been double-tapped. The junction of two or more electrical wires should be completed before the breaker. This is considered a fire hazard. No more than one (1) wire should be connected to each breaker terminal. Recommend separating the double tapped breaker into two breakers (if room allows) or making the junction of the wires prior to the breaker.

Recommendation

Contact a qualified electrical contractor.



Garage

3.1.3 A. Service Entrance and Panels

MISSING KNOCKOUT PLATE FILLER



Safety Hazard

Without filler plates, fingers can fit through the opening creating a safety hazard. Recommend installing the filler plates or contacting an electrician who can install them.

Recommendation

Contact a qualified electrical contractor.



Garage

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

COVER PLATES ARE NOT WATER RESISTANT



Safety Hazard

The outdoor outlet did not have a water-resistant cover installed, which helps prevent electrical shocks in damp weather. The current standard is an "in-use" cover (or "bubble cover"), which can be fully closed with an extension cord in use.

Recommendation

Contact a qualified electrical contractor.



Left

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures



Recommendation

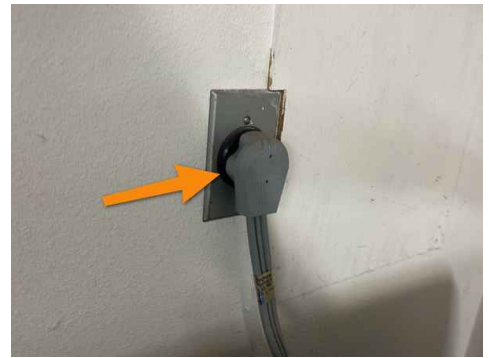
LAUNDRY PLUG IS A 3-PRONG STYLE

Laundry plug is a 3-prong style. The ground and neutral wires on 3-pronged outlets are grouped, creating the potential for an electrical shock. Electric dryers more recently contain 4-prong dryer cords that feature two hot wires, a neutral wire and a dedicated ground wire. This eliminates the possibility for a ground current traveling to the machine and considered safer.

Switching from 3-prong to 4-prong can be accomplished by using "dogbone" converters or switching out dryer cables. That said, this is a band-aid and not considered to be the preferred method. The safest method is to change out the wire (or run a separate ground) from the electrical panel to the outlet and changing out the plug itself.

Recommendation

Contact a qualified electrical contractor.



Garage

3.3.1 C. Low Voltage & Other

SMOKE ALARMS - MISSING (ENTIRE STRUCTURE)



Safety Hazard

Smoke alarms/detectors are missing in the structure in multiple locations. It is recommended that smoke alarms be installed inside each bedroom, outside each sleeping area and on every level of the structure. On levels without bedrooms, it is recommended that alarms be installed in the living room (or den or family room) or near the stairway to the upper level, or in both locations. Recommend installation of smoke alarms/detectors in all areas of the structure, throughout the property, in all areas that require them.

Please see recommendations provided by the National Fire Protection Association (NFPA) about smoke alarms and their recommended placement. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

Recommendation

Contact a qualified electrical contractor.



1st Bedroom



2nd Bedroom



Primary Bedroom

4.3.1 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.



Primary Bathroom

4.3.2 C. Duct Systems, Chases, and Vents

SUPPLY VENT(S) - MILDEW / MOLD PRESENT

Recommendation

A dark mold or mildew-like substance is suspected to be present on supply vents coming from the HVAC cooling equipment. This indicates the presence of moisture in and around the HVAC equipment, duct work, and/or at the supply registers. Recommend mold inspector identifying source of moisture intrusion and possibly sending samples to a lab for testing.

Recommendation

Contact a qualified mold inspection professional.



1st Bedroom

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

FAUCET DRAIN PULL MISSING

Recommendation

The faucet drain pull is missing. Recommend plumbing contractor to resolve issue.

Recommendation

Contact a qualified plumbing contractor.



Primary 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 inefficient 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.



Primary Bathroom

5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

TOILET IS LOOSE

The toilet is loose at toilet bolts- this may cause leaks, and 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.



Primary Bathroom

5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

NO BACKFLOW PREVENTER ON SPIGOT

A backflow preventer or vacuum breaker is required on all outdoor waterhose spigots to prevent the potential backflow of surface water from your yard into the public water supply in the event there is a municipal water supply problem. A vacuum breaker is acquired at a minimal expense and can be purchased in bulk online.

Recommendation

Recommended DIY Project



Front

5.3.1 C. Water Heating Equipment



Recommendation

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.



Garage

6.5.1 E. Microwave Ovens



Recommendation

CONTROL PANEL ISSUE

The microwave control panel is not easily read. Control panels age over time and can become harder to see, eventually becoming impossible. Some microwaves have settings to control the panel brightness. Recommend exploring settings or budgeting for a new microwave. Some higher-end microwaves may warrant service by an appliance repair technician.

Recommendation

Contact a qualified appliance repair professional.



Kitchen

6.8.1 H. Dryer Exhaust Systems

VENT IS DIRTY**Safety Hazard**

The dryer vent is dirty and may be partially clogged. Consider cleaning the vent prior to use to prevent the buildup of debris and possible fire hazard.

Recommendation

Contact a qualified plumbing contractor.



Right

6.8.2 H. Dryer Exhaust Systems

VENT COVER IS NOT SEALED**Maintenance Item**

The vent cover is not sealed to the wall, allowing for moisture and insect access. Recommend re-caulking.

Recommendation

Contact a qualified handyman.



Right