

**SUMMARY**

1234 Main St , Tampa, FL 33607

Buyer Name
05/30/2025Abby Bullock
Professional Home Inspector
Merit Property Inspections
+8134854335
info@meritinspects.com

MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

2.2.1 B. Grading and Drainage

DEBRIS IN GUTTERS

Debris in gutters. Recommend removal for functional use of gutters.

Recommendation

Contact a handyman or DIY project



Recommendation



Front



Front

2.2.2 B. Grading and Drainage

GUTTER MISSING SPLASHBLOCK

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



Recommendation



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2.2.3 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

2.2.4 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



Back

2.2.5 B. Grading and Drainage

STANDING WATER PRESENT

Recommendation

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

Recommendation

Contact a qualified landscaping contractor



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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.



Right



Right



Right



Left

2.3.2 C. Roof Covering Materials

LIFTED FLASHING (ACROSS STRUCTURE)

**Recommendation**

Areas of the roof show lifted flashing areas. Lifted flashing 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.



Front



Front



Front



Right



Back



Left

2.3.3 C. Roof Covering Materials

VENTS UNPAINTED OR SHOULD BE REPAINTED

**Maintenance Item**

Roof vents are unpainted or should be repainted with a rust preventative paint (typically matching the roof color or black). Unpainted vents are more likely to cause discoloration of the roof by runoff as vents rust and rubber deteriorates.

Recommendation

Contact a qualified roofing professional.



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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

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.



Back



Right



Right

2.5.2 E. Walls (Interior and Exterior)

EXPOSED NAILS ON SIDING

**Recommendation**

The siding has exposed nails and/or nails that are not caulked and painted correctly. Over time, nails that are exposed to the elements will rust and discolor the siding causing streaking. Serious imperfections can eventually lead to water intrusion and falling siding. Recommend a general contractor to resolve, as necessary.

Recommendation

Contact a qualified general contractor.



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2.5.3 E. Walls (Interior and Exterior)

HOLE IN WALL

Recommendation

There is a hole in the wall that should be patched. Wall holes could allow for insects to enter, water infiltration (if exterior), but also allow for airflow escape causing a HVAC inefficiency. Recommend repairing the hole or sealing off the hole as necessary.

Recommendation

Contact a qualified professional.



Primary Bathroom

2.5.4 E. Walls (Interior and Exterior)

NO STUCCO WEEP SCREED

Recommendation

No weep screed material was observed at the base of the wall stucco finish. The weep screed is a special piece of metal flashing that runs along the bottom of walls that wicks moisture out of holes that are located at the bottom of the flashing. It hangs below the lower sill plate to ensure that the water wicks past any material that could become damaged by excessive amounts of water. Recommend a stucco repair contractor to evaluate a resolution. We also recommend a mold inspection be performed to determine if mold is present and sending air quality (or tape) samples to a lab for testing.

Recommendation

Contact a stucco repair contractor



Across Structure

2.5.5 E. Walls (Interior and Exterior)

VEGETATION RUBBING AGAINST SIDING

Recommendation

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



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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.



Primary Bedroom



0% Moisture

2.6.2 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



Staircase

2.7.1 G. Doors (Interior and Exterior)

SCREEN DOOR RAIL ISSUE

Recommendation

The screen door is not sliding on its tracks / rails correctly. Recommend a contractor evaluate and reinstall correctly.

Recommendation

Contact a qualified door repair/installation contractor.



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2.7.2 G. Doors (Interior and Exterior)

DOOR WEATHER-STRIPPING MISSING OR INSUFFICIENT

Recommendation

Door has missing or insufficient weather-stripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weather-stripping.

Recommendation

Recommended DIY Project



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2.9.1 H. Windows

WINDOW LEAKS AT SILL



Recommendation

The window sill shows signs of a window leaking water down the walls and onto the sill. This is common in structures that lack the correct flashing or necessary caulking on the exterior siding to prevent water intrusion. Recommend re-caulking the windows exterior trim or having a siding contractor evaluate a remedy as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



Kitchen

2.10.1 I. Stairways (Interior and Exterior)

LOOSE HANDRAIL STRUCTURE



Safety Hazard

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

Recommendation

Contact a qualified professional.



Staircase



Staircase

2.11.1 K. Porches, Balconies, Decks, and Carports

NEW CONCRETE - PORCH CRACKS



Recommendation

The porch show signs of new cracking, separation, heaving and/or deterioration. This is uncommon for concrete that appears to be freshly poured and/or recently installed. Fresh or recently poured concrete that exhibits immediate cracking (beyond shrinkage cracking) could have been mixed and/or installed incorrectly. Compromised concrete will continue to exhibit decay, failure, collapse, and uplift if not remediated. Recommend caulking larger cracks and applying a concrete sealer. Severe cracking can also be a safety tripping hazard for pedestrians.

Recommendation
Contact a qualified concrete contractor.



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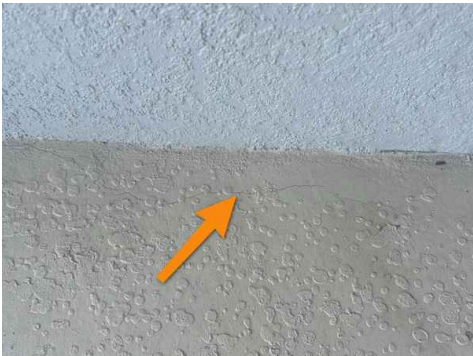
2.11.2 K. Porches, Balconies, Decks, and Carports

NEW CONCRETE - SHRINK CRACKS

The concrete porch exhibited shrinkage cracks. Shrinkage cracks in new concrete is common and occurs as newly-placed concrete dries and cures, particularly at high-stress areas. Shrinkage cracks are surface cracks and don't penetrate deep into the foundation. Recommend monitoring.

Recommendation
Recommend monitoring.

 Recommendation



Front

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

SWITCH - INOPERABLE

Switch did not appear to operate a light or devise. Recommend further investigation by an electrical contractor if the switch's use remains undetermined.

Recommendation
Contact a qualified electrical contractor.

 Recommendation



2nd Bedroom



3rd Bedroom

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

**Safety Hazard**

HIGH-VOLTAGE EXPOSED ENDS & SPLICES

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation

Contact a qualified electrical contractor.



Garage

4.2.1 B. Cooling Equipment

**Maintenance Item**

CONDENSER - VEGETATION IS TOO CLOSE

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



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4.2.2 B. Cooling Equipment

**Recommendation**

EVAPORATOR - CONDENSATE LINE ROUTED INCORRECTLY

The evaporator typically has two drains:

1. A primary drain line routed directly from the evaporator unit to the household drain system (usually under a sink cabinet).
2. A backup secondary drain line routed outside above a window or in an area that is easily visible to the occupant.

In this case, the primary condensate drain line is routed directly to the outside and is being deposited near or at the foundation. This is an incorrect installation and can lead to portions of the foundation to be constantly wetter than others, leading to future foundation issues. Recommend routing the primary drain to the septic drain system.

Recommendation

Contact a qualified HVAC professional.



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4.2.3 B. Cooling Equipment

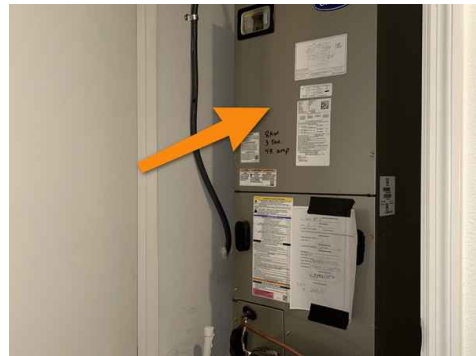
**Recommendation**

HVAC - BLOWER FAN HAS EXCESSIVE NOISE

The HVAC blow fan was excessively noisy during operation. Recommend a qualified HVAC technician evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



Hall Closet

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

FAUCET / SPIGOT DRAIN PULL ISSUE

The faucet / spigot drain pull is not functioning properly or 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



Recommendation

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.



2nd Floor Hall Bathroom

5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures



Maintenance Item

TUB/SHOWER RE-CAULKING NECESSARY

The tub and/or shower requires re-caulking. Re-caulking is necessary where caulking is missing or mold/mildew stains are present and have permanently set (i.e. they are no longer removable). Re-caulking can be completed DIY, or most general contractors and plumbers can re-caulk a bathroom. Confirm the use of silicon-based sealants that will prevent the penetration of water into the seams and cracks.

Recommendation

Recommended DIY Project



2nd Floor Hall Bathroom



2nd Floor Hall Bathroom



Primary Bathroom

5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures

TOILET IS RUNNING

Toilet is running and can be heard continually filling. A running toilet is inefficient and can run up costs on the municipal water bill. Recommend further investigation and possibly a plumber to resolve.

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

MISSING BOLLARD

A bollard is used to protect the water heater from vehicle impact. Recommend a qualified professional install a bollard.

Recommendation

Contact a qualified general contractor.



Recommendation



Garage

