



SUMMARY

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MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

2.5.1 E. Walls (Interior and Exterior)

AREA OF ORGANIC GROWTH

Safety Hazard

Observed signs of **suspected mold** (discoloration, mold odor, mold spots, etc.) in one or more areas of the wall. Recommend mold inspector identifying source of moisture intrusion and possibly sending samples to a lab for testing.

Recommendation

Contact a qualified mold inspection professional.



HVAC Closet



HVAC Closet

2.5.2 E. Walls (Interior and Exterior)

DRY WATER STAIN OBSERVED

Maintenance Item

A stain on the wall is present. This stain did not appear damp and could be from a previously resolved water leak. Recommend repainting and monitoring to address as necessary.

Recommendation

Contact a qualified painting contractor.



HVAC Closet



HVAC Closet

2.5.3 E. Walls (Interior and Exterior)

HIGH LEVELS OF MOISTURE PRESENT

 Recommendation

There are high level areas of moisture present on this wall. This was identified by signs of water intrusion (separation of baseboards, cracks, or moisture staining).

While relative humidity can have some effect on moisture levels, drywall is considered to have an appropriate level of moisture if it has a moisture content of between 5% and 12%.

Moisture readings in this area are higher than normal indicating active or previous water intrusion. Prolonged moisture conditions can contribute to concealed damage and potential microbial growth. The source and full extent of the moisture intrusion could not be determined during this inspection. Recommend a qualified professional identifying the source of moisture intrusion, and a mold remediation be performed if mold is present.

Recommendation

Contact a qualified mold remediation contractor



Primary Bathroom



Primary Bathroom



Primary Bathroom reference



Primary Bathroom



Primary Bathroom reference



Primary Bedroom reference



Primary Bedroom



Primary Bedroom



Primary Bedroom

2.5.4 E. Walls (Interior and Exterior)
AREAS OF APPARENT WATER INTRUSION

 Recommendation

Significant cracking was observed in the exterior stucco wall covering. Elevated moisture readings were detected on the interior side of the affected wall, indicating possible moisture intrusion through the cracked exterior surface. Prolonged moisture exposure may result in deterioration of building materials and can create conditions conducive to microbial growth. The extent of any concealed damage could not be determined during the inspection. Recommend evaluation and repair by a qualified stucco contractor or building envelope specialist to address the cracking and moisture intrusion.

Recommendation
Contact a stucco repair contractor



Primary Bedroom



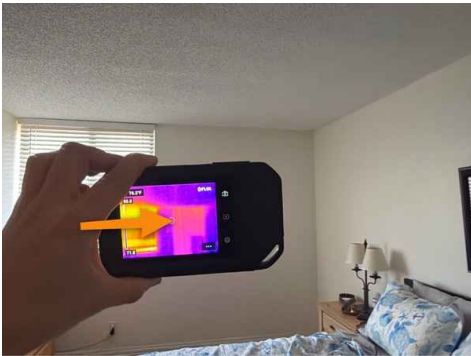
Primary Bedroom

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

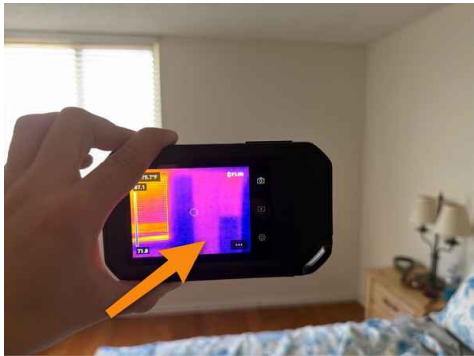
 Recommendation

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. 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.



2nd Bedroom



2nd Bedroom



2nd Bedroom

2.5.6 E. Walls (Interior and Exterior)
MINOR INTERIOR CRACKS

 Recommendation

Minor cracks were observed in interior wall surfaces. These are commonly associated with normal settling or minor movement. Recommend monitoring for changes and repair as needed.

Recommendation
Contact a qualified drywall contractor.



2nd Bedroom



2nd Bedroom

2.5.7 E. Walls (Interior and Exterior)
CABINET- EVIDENCE OF WATER DAMAGE

 Recommendation

Evidence of water damage and staining was observed within the cabinet. The condition indicates moisture exposure and may be associated with leakage from plumbing fixtures or components. No leak observed at time of inspection. Recommend monitoring and repairing damaged materials as needed.

Recommendation
Contact a qualified cabinet contractor.



Hall Bathroom



Hall Bathroom

2.5.8 E. Walls (Interior and Exterior)

DAMAGED SHOWER WALL TILE

 Recommendation

Damage was observed to the shower wall tile near the ceiling. Damaged tile surfaces may allow moisture to penetrate behind the finished wall covering, potentially leading to deterioration of underlying materials. Recommend repair or replacement of the affected tile by a qualified contractor to help prevent moisture intrusion.

Recommendation
Contact a qualified tile contractor



Hall Bathroom



Hall Bathroom

2.5.9 E. Walls (Interior and Exterior)

SEPARATION AND GAP AT SHOWER WALL TO FLOOR SEAM

 Recommendation

Separation and gaps were observed at the shower wall seam. This condition may allow water to penetrate behind the finished surfaces, resulting in moisture intrusion and wicking into adjacent wall materials. Prolonged moisture exposure can contribute to deterioration of building materials and create conditions conducive to microbial growth. The extent of any concealed damage could not be determined during the inspection. Recommend further evaluation of any moisture-related damage by a qualified professional and repairs as needed.

Recommendation
Contact a qualified tile contractor



Primary Bathroom

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.



2nd Bedroom



2nd Bedroom



Dining- no elevated levels of moisture

2.6.2 F. Ceilings and Floors

CEILING - POPCORN TEXTURE

**Recommendation**

Areas of the structure have popcorn textured ceilings. This texture most likely contains asbestos. Asbestos was the material of choice for popcorn ceilings until the substance was banned as a health hazard in 1978. Manufacturers switched to paper fiber that year, but suppliers continued to sell existing stores of asbestos-laced material. That means that popcorn ceilings installed as late as the mid-'80s could contain asbestos.

The ceiling will not endanger your health as long as it remains completely undisturbed or properly encapsulated with paint. Popcorn ceiling can be tested for asbestos by carefully scraping a small sample into a plastic bag and having it tested at an EPA-accredited lab.

Recommendation

Contact a qualified drywall contractor.



Across structure

2.7.1 G. Doors (Interior and Exterior)

DOOR RAIL ISSUE

**Recommendation**

The door is not sliding on its tracks / rails correctly or is off the tracks completely. Recommend a contractor evaluate and reinstall correctly.

Recommendation

Contact a qualified door repair/installation contractor.



Hall Closet



Primary Closet

2.9.1 H. Windows

WINDOW SILL CRACKING / SEPARATION

**Recommendation**

Cracking and separation were observed at the window sill and adjacent finishes. The condition appears consistent with movement of the building materials and/or differential movement between the window assembly and surrounding wall surfaces. These openings may permit moisture intrusion and can worsen over time. Recommend repair of the affected areas by a qualified contractor and monitoring.

Recommendation
Contact a qualified general contractor.



Primary Bedroom



Primary Bedroom

3.1.1 A. Service Entrance and Panels
PANEL MISSING AFCI BREAKERS

 Recommendation

AFCI (Arc-Fault Circuit Interrupter) protection was not installed at applicable branch circuits. Modern safety standards recommend AFCI protection to reduce the risk of electrical fires caused by arc faults. Homes constructed prior to adoption of the 2008 NEC AFCI requirements may not be required to have this protection and are generally considered grandfathered under the standards in place at the time of construction. Upgrades can improve safety and should be discussed with a qualified electrician.

Recommendation
Contact a qualified electrical contractor.



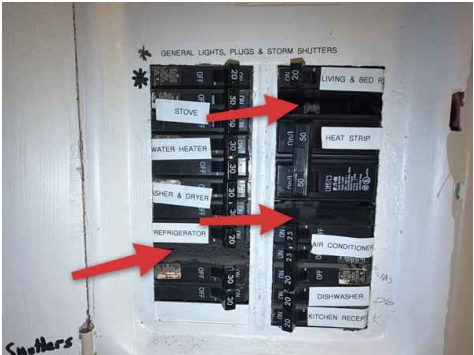
Hall

3.1.2 A. Service Entrance and Panels
MISSING BREAKER FILLER PLATES

 Safety Hazard

Breaker filler plates are missing from the breaker panel. Without filler plates, fingers can fit through the slit creating a safety hazard. Recommend installing the filler plates or contacting an electrician who can install them.

Recommendation
Contact a qualified electrical contractor.



Hall

3.1.3 A. Service Entrance and Panels
PANEL APPEARS TO BE NEARING END OF SERVICE LIFESPAN

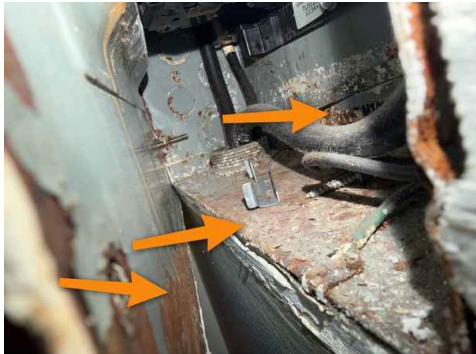
 Recommendation

The electrical panel appears to be nearing the end of its typical service lifespan based on observed age and condition. Corrosion observed. While functional at the time of inspection, older electrical panels may become less reliable over time and could benefit from further evaluation, maintenance, or replacement by a qualified electrician.

Recommendation
Contact a qualified electrical contractor.



Hall



Hall

3.1.4 A. Service Entrance and Panels
MINERAL DEPOSITS OBSERVED IN ELECTRICAL PANEL

Recommendation

White mineral deposits were observed near the circuit breakers, suggesting possible past or ongoing moisture intrusion. Recommend evaluation by a qualified licensed electrician and correction as needed.

Recommendation
Contact a qualified electrical contractor.



Hall

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures
OUTLET - LOOSE AND NOT SECURE

Recommendation

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.



Bedroom

3.3.1 C. Low Voltage & Other
SMOKE ALARM - MISSING

Safety Hazard



Smoke alarm/detector is missing. 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 fire alarm.

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
Recommended DIY Project

Bedroom Hall

4.3.1 C. Duct Systems, Chases, and Vents **FILTER REQUIRES REPLACEMENT**



Recommendation

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



Hall Closet

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.



Bedroom

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures



Recommendation

FAUCET DRAIN PULL ISSUE

The faucet drain pull is not functioning properly and is jammed. Recommend plumbing contractor to resolve issue.

Recommendation
Contact a qualified plumbing contractor.



Hall 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. Recommend consulting a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Hall Bathroom

5.3.1 C. Water Heating Equipment

CORROSION AT PIPE CONNECTORS



Recommendation

Corrosion and mineral deposits were observed at the water heater plumbing connection. This condition is typically associated with past or ongoing moisture exposure and may indicate leakage at the connection. Continued deterioration can lead to water damage and premature failure of the affected components. Recommend evaluation and repair by a qualified plumbing contractor, with replacement of deteriorated components as necessary.

Recommendation

Contact a qualified plumbing contractor.



Entry Hall Closet



Entry Hall Closet

5.3.2 C. Water Heating Equipment

WATER HEATER PAST EXPECTED SERVICE LIFESPAN



Recommendation

The water heater has reached the end of its expected useful life based on age. 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. The current age warrants consideration of replacement in the near term and/or budgeting for replacement.

Recommendation

Contact a qualified plumbing contractor.



Entry Hall Closet

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.



Laundry Closet



Laundry Closet