



## SUMMARY

1234 Main St. Margate Florida 33063

Buyer Name  
11/12/2018 9:00AM

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### 1.1.1 Structure Details

#### CHANGE LOCKS



Cosmetic, Maintenance, Monitor

Bless This Nest Inspections recommends that ALL locks and Security codes be changed before moving into the house.

Recommendation  
Recommended DIY Project

### 2.1.1 General

#### END OF LIFE EXPECTANCY



High Importance/Safety Hazard

According to the roof report, the flat roof surface is at or near life expectancy based on physical condition or age. It may need replacing now or in the near future. Recommend to consult with a roofing contractor to determine replacement options. Note that some structural repairs are often needed after old roof surfaces are removed and the structure becomes fully visible. Related roofing components such as flashing and vents should be replaced or installed as needed and per standard building practices.

Recommendation  
Contact a qualified roofing professional.

### 2.2.1 Tile

#### CRACKED/BROKEN TILES



Cosmetic, Maintenance, Monitor

There are broken/cracked Roofing tiles. This is usually cosmetic, but can lead to issues if not addressed timely. If underlayment is exposed to UV rays deterioration may occur. This can lead to leaks if the proper repairs are not made. A licensed roofing contractor should repair or replace any broken tiles.

Recommendation  
Contact a qualified roofing professional.



### 2.3.1 Flat

#### PONDING



High Importance/Safety Hazard

Ponding (pools of standing water) was found at one or more locations on the flat or low-slope roof surface. Even on a flat roof, water should be removed by a drainage system so that any remaining water evaporates within 48 hours after it rains. According to the roof report, the ponding has led to active roof leaks and needs to be replaced.

Recommendation  
Contact a qualified roofing professional.



2.3.2 Flat  
**DAMAGE**

 High Importance/Safety Hazard

According to the roof report, there is damage to one or more areas of the flat roof. This can lead to moisture intrusion and leaks at interior living spaces. Any damaged roofing should be repaired or replaced as necessary.

Recommendation  
Contact a qualified roofing professional.



2.5.1 Flashing/Vents  
**VENT SEALING**

 Cosmetic, Maintenance, Monitor

As noted in the roofing report, the area around one or more of the sewer vents should be properly sealed; as not to allow sunlight or weathering to enter into the underlayment area which will cause a deterioration and possible leakage in the future. These areas should be sealed.

Recommendation  
Contact a qualified roofing professional.



3.3.1 Exterior issues  
**LOOSE FAUCET**

 Repair/Evaluation

The outside water faucet is loose by the front door and need to be secured to the wall at the front of home. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

Recommendation

Contact a qualified plumbing contractor.



### 3.5.1 Windows and Door

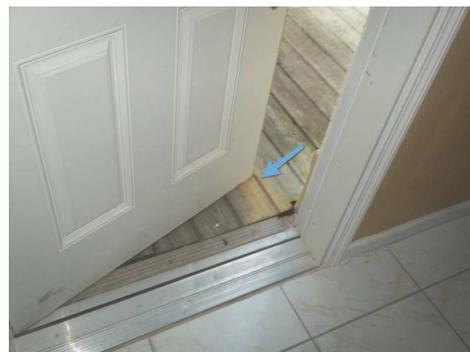
#### DOOR - RUBS AT BOTTOM

Repair/Evaluation

The main entry door rubs at bottom when closing. This can cause some heat loss in winter and loss of cool air in summer if not corrected. This is considered unsafe and needs correcting. A qualified person should repair or replace as needed.

Recommendation

Contact a qualified professional.



### 3.6.1 Soffit and Fascia

#### DETERIORIATED

Repair/Evaluation

As per the roof inspection report, *Fascia / soffit are* damaged or deteriorated in one or more areas. Areas may need to be repaired to help prevent further damage, may result in pest intrusion. A certified contractor should be evaluated and repaired as necessary.

Recommendation

Contact a qualified professional.

### 3.7.1 Gutters and Flashing

#### DOWNSPOUT EXTENSIONS

Cosmetic, Maintenance, Monitor

Extensions such as splash blocks or drain pipes for one or more downspouts were *missing / poorly sloped / misaligned / clogged / substandard / damaged*. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

Recommendation

Contact a qualified professional.

### 3.11.1 Fences and Gates

#### DAMAGED FENCE

Repair/Evaluation

Areas of the fencing are deteriorated and damaged. Fencing should be repaired as needed or replaced.

Recommendation

Contact a qualified fencing contractor



4.2.1 Floors, Walls, Ceilings

**CEILING PATCH**

LAUNDRY ROOM

 Cosmetic, Maintenance, Monitor

There is a patch in the ceiling. This patch is most likely from the leaking roof, but it is recommended to consult with the current owner as to what the patch is from.

Recommendation  
Recommend monitoring.

4.2.2 Floors, Walls, Ceilings

**CEILING-DRY STAINS**

 Cosmetic, Maintenance, Monitor

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Recommend asking the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.

Recommendation  
Recommend monitoring.



Upstairs Guest Bedroom Closet



Outside of Attic Access



8.3.1 Condensing Unit

**LINE INSULATION**

 Cosmetic, Maintenance, Monitor

Insulation for the outside condensing unit's refrigerant lines is damaged, deteriorated and/or missing in one or more areas. This may result in reduced efficiency and increased energy costs. A qualified heating and cooling contractor should replace insulation as necessary.

Recommendation  
Contact a qualified HVAC professional.



9.1.1 Bathub

**CAULKING AT SURROUND**

 Cosmetic, Maintenance, Monitor

HALL BATH

Caulk is missing or deteriorated above one or more bathtubs, where the tub surround meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.

Recommendation  
Recommended DIY Project



9.3.1 Electrical

**GFCI MISSING**

 High Importance/Safety Hazard

MASTER BATHROOM

One or more electric receptacles at the bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:



- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

Recommendation  
Contact a qualified electrical contractor.

9.6.1 Shower

**SHOWER DOOR OBSTRUCTED**

 Repair/Evaluation

MASTER BATHROOM

Shower door was improperly installed and is obstructed by the toilet causing it to not fully open. This is considered unsafe and needs correcting. A qualified contractor should repair or replace as needed.

Recommendation  
Contact a qualified professional.



9.6.2 Shower

**WATER DAMAGE WALL**

MASTER BATH

 High Importance/Safety Hazard

The floor / wall by the shower was water-damaged. Framing in wall may need repair as well (not visible). Recommend that a qualified person repair/replace as necessary.

Recommendation  
Contact a qualified drywall contractor.



9.8.1 Toilets

**LOOSE**

HALL BATH

 Cosmetic, Maintenance, Monitor

One or more toilets are loose. A qualified contractor should remove the toilet(s) for further evaluation and repairs if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation  
Contact a qualified plumbing contractor.



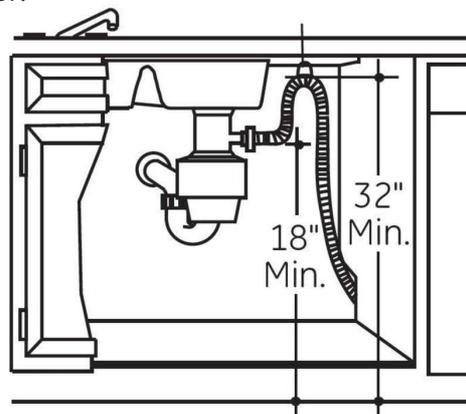
11.2.1 Dishwasher

**NO SECOND HIGH LOOP**

 Cosmetic, Maintenance, Monitor

The dishwasher drain line is not configured with a second "high loop" to create a trap under the sink. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Licensed plumber should correct improper installation.

Recommendation  
Contact a qualified plumbing contractor.



Proper Connection

11.3.1 Garbage Disposal

**NO ANTI-STRAIN DEVICE**

Repair/Evaluation

The garbage disposal wiring is missing a romex connector (anti-strain device). Recommend repair as needed.

Recommendation  
Contact a handyman or DIY project



Proper Connection

12.1.1 General

**DRY STAIN**

Repair/Evaluation

Stains were visible on the roof structure in one or more areas. These areas were dry at the time of the inspection. The stains may be caused by a past leak. Recommend asking the property owner(s) about past leaks. The client(s) should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified roofing contractor should evaluate and repair as necessary.

Recommendation  
Contact a qualified roofing professional.



12.1.2 General

**WET STAIN**

Repair/Evaluation

One or more areas of the roof structure were wet or had elevated levels of moisture at the time of the inspection. There appears to be an active leak in the roof or structure exterior. A qualified contractor should evaluate and repair as necessary.

Recommendation  
Contact a qualified roofing professional.

