



SUMMARY

1234 Main St. Largo Florida 33771

Buyer Name
01/10/2019 9:00AM

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2.1.1 Siding, Flashing & Trim

CRACKING - MINOR

Recommendation

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.



2.1.2 Siding, Flashing & Trim

PAINT NEEDED

Recommendation

Areas of siding were worn and in need of maintenance. Recommend a qualified painter or siding specialist correct.



2.2.1 Exterior Doors

PAINT/REFINISH NEEDED

Recommendation

Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.



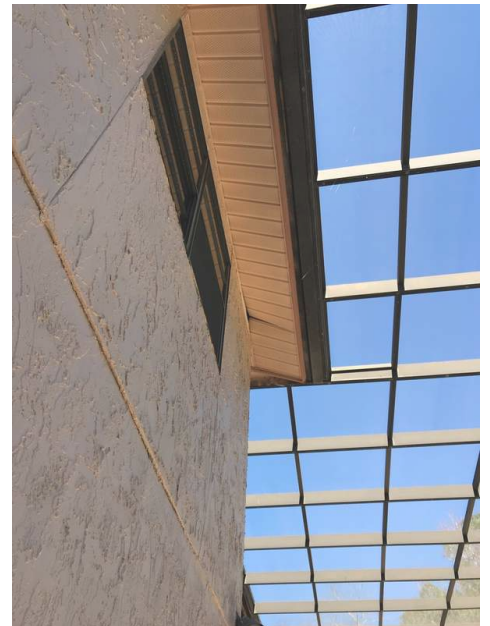
2.4.1 Eaves, Soffits & Fascia

EAVES - DAMAGED



Recommendation

One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.



2.5.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING



Recommendation

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Most of this is caused from rain eroding the ground because of the lack of gutters. simple backfilling of soil will resolve the issue.



2.5.2 Vegetation, Grading, Drainage & Retaining Walls

TREE DEBRIS ON ROOF

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

 Recommendation



2.5.3 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

 Recommendation



2.6.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have driveway contractor patch/seal.



2.6.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and correct to prevent trip hazard & preserve appearance.





2.6.3 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

[Here is a DIY article](#) on repairing cracked sidewalks.

 Recommendation



3.3.1 Wall Structure

CRACKS - MINOR

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.

 Recommendation

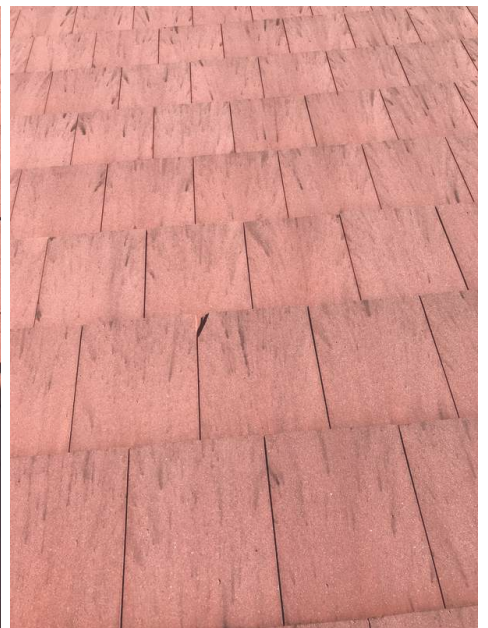
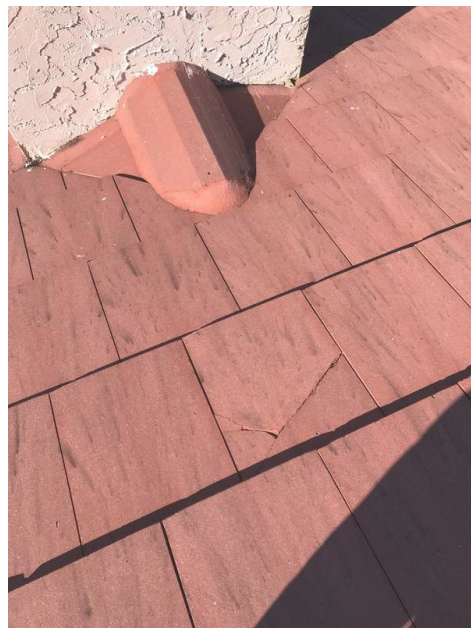


4.1.1 Coverings

TILES CRACKED/BROKEN

 Recommendation

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.





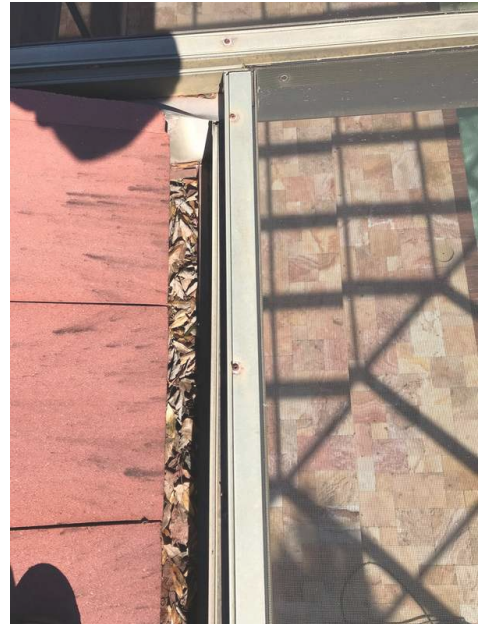
4.2.1 Roof Drainage Systems

DEBRIS

 Recommendation

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.



4.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

 Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



5.1.1 Fixtures / Faucets

TOILET ON FIRST FLOOR

Will not flush

Recommendation

Contact a qualified professional.

 Recommendation



5.3.1 Water Heater

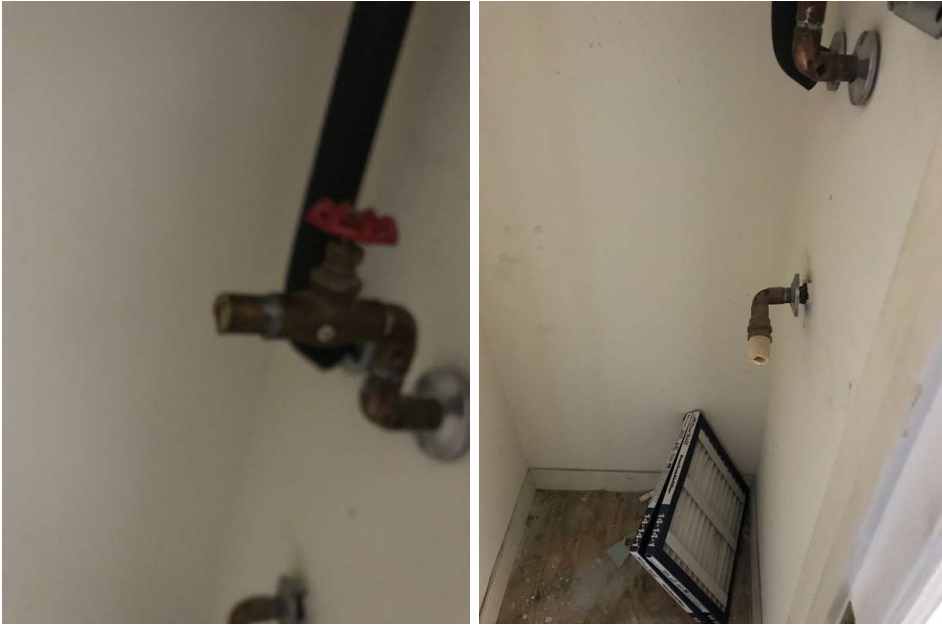
WATER HEATER REMOVED

Open pipes where old water heater was could cause flooding if the valves are opened. Recommend licensed plumber cap lines and remove excess piping .

Recommendation

Contact a qualified professional.

 Recommendation

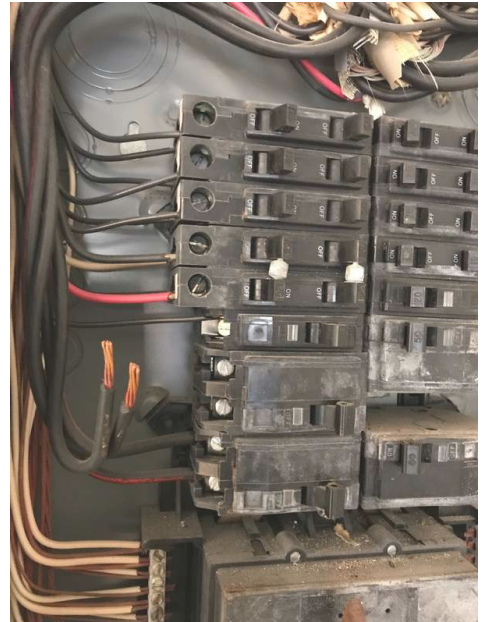


6.4.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

 Recommendation

IMPROPER WIRING

Improper wiring was observed at the time of inspection in panel 2. Recommend a licensed electrician evaluate and repair.

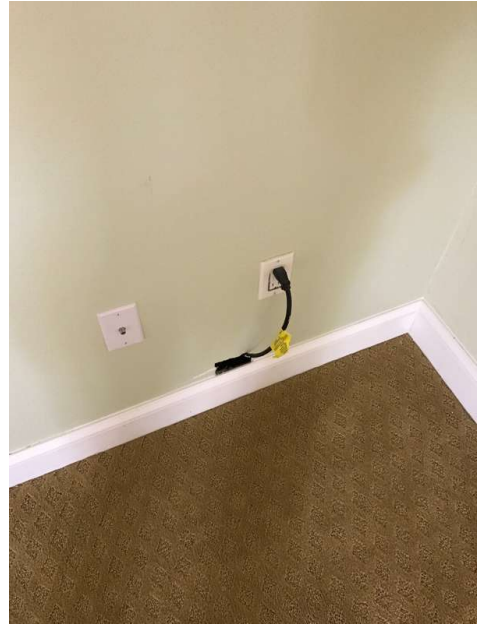


6.5.1 Connected Devices and Fixtures
PLUG COMING OUT OF WALL

 Recommendation

Recommend licensed electrician trace plug and make appropriate repair

Recommendation
Contact a qualified professional.

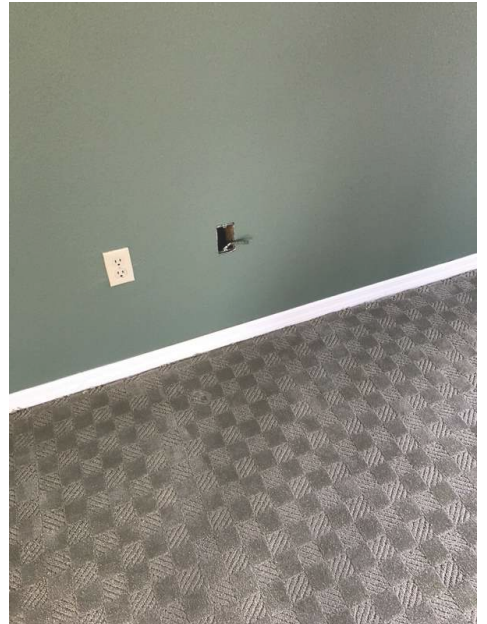


6.7.1 Polarity and Grounding of Receptacles
COVER PLATE

Missing

Recommendation
Contact a qualified professional.

 Recommendation



6.7.2 Polarity and Grounding of Receptacles
PLUG INACCESSIBLE

Recommendation
Contact a qualified professional.

 Recommendation



6.8.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

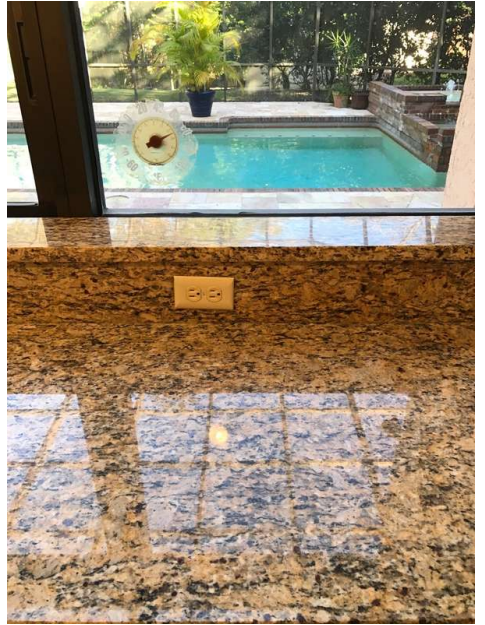


No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Kitchen, baths and outdoor outlets all need to be upgraded to GFCI'S





6.9.1 Smoke Detectors

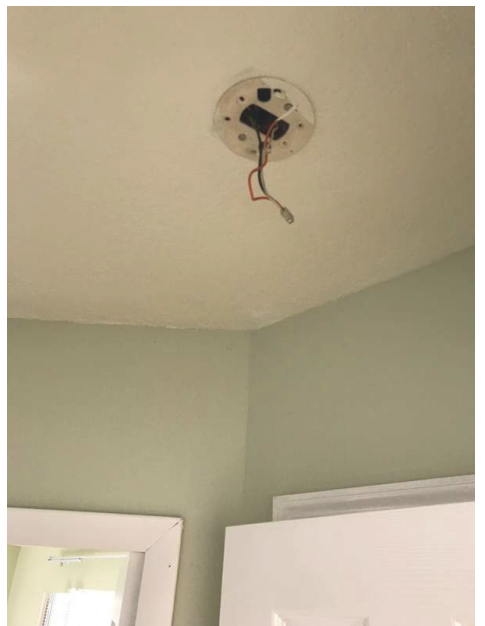
NOT PRESENT ON SECOND FLOOR



Recommend a qualified contractor review the requirement for smoke detectors and install them as necessary

Recommendation

Contact a qualified professional.

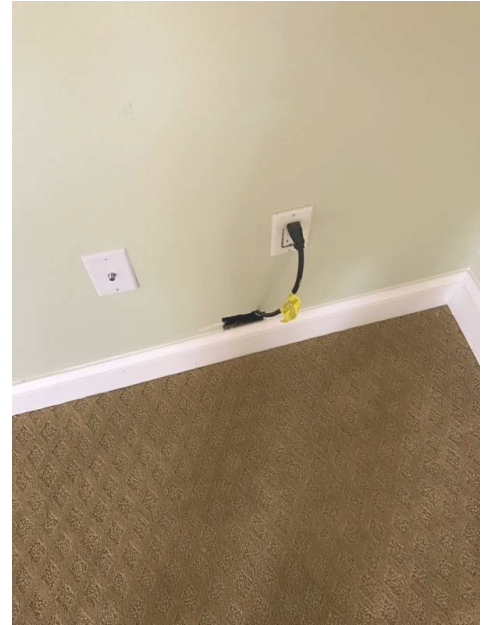


8.1.1 Walls

POOR PATCHING

 Recommendation

Hole cut in wall to allow power cord to exit wall. After electrical is corrected drywall can be patched by qualified contractor

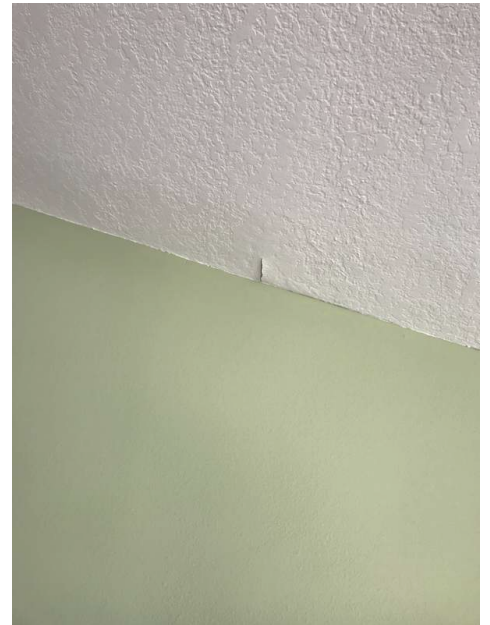


8.2.1 Ceilings

MINOR DAMAGE

 Recommendation

Minor damage or deterioration to the ceiling was visible at the time of the inspection.



8.7.1 Windows

GENERAL WEAR AND TEAR

 Recommendation

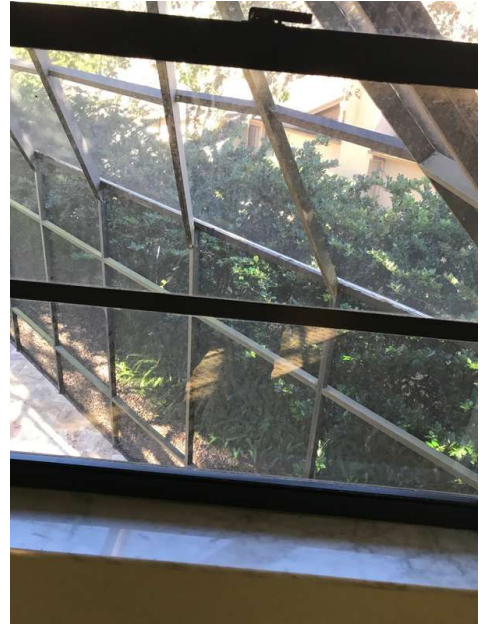
One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

8.7.2 Windows

MISSING SCREEN

 Recommendation

Some Windows missing screen. Recommend replacement.



8.7.3 Windows

BROKEN PANE

Cracked glass observed at time of inspection. recommend qualified contractor replace

Recommendation

Contact a qualified professional.



8.8.1 Garage Door

INOPERABLE

One of three garage doors would not open at time of inspection. recommend qualified contractor make necessary repairs.

Recommendation

Contact a qualified professional.



