



SUMMARY
1234 Main St. Palm Beach Gardens
Florida 33410
Buyer Name
07/29/2018 9:00AM

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2.3.1 SOFFITS AND FASCIA

SOFFIT VENTS (PAINTED)

Noteworthy or Repair

There are areas of the soffit vents that have been painted/taped over restricting the air flow to the attic as designed. recommend repair/replace the vents to provide appropriate air flow.

Recommendation
Contact a qualified general contractor.



2.5.1 DOORS (Sliders and Screens)

SLIDING GLASS DOOR (MAINTENANCE)

Maintenance or Cosmetic

Recommend a maintenance cleaning and lubrication of the sliding glass door tracks rollers and latches using a wax based lubricant such as LC wax Alumaslick or similar product.

Recommendation
Contact a qualified door repair/installation contractor.



2.6.1 WINDOWS AND SCREENS

EXTERIOR WINDOWS (DELAMINATION)

 Noteworthy or Repair

There are windows that show delamination between the panes of glass and will require replacement

Recommendation

Contact a qualified professional.



2.6.2 WINDOWS AND SCREENS

WINDOW SCREENS (MISSING)

 Maintenance or Cosmetic

There are missing exterior window screens (not inventoried)

Recommendation

Contact a qualified window repair/installation contractor.



2.6.3 WINDOWS AND SCREENS

EXTERIOR WINDOW SCREENS REMOVED/STORED



Maintenance or Cosmetic

Exterior window screens have been removed and were noted to be stored. The window screens are not inventoried or inspected as part of the inspection if they have been removed.

Recommendation

Contact a qualified professional.



2.9.1 GATES AND FENCING

GATE LATCH (BINDING)

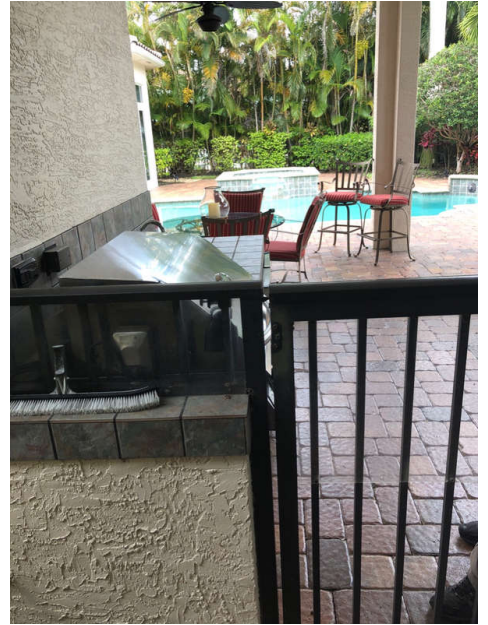


Noteworthy or Repair

The Gate Latch is binding and will need service or repair

Recommendation

Contact a qualified fencing contractor



2.10.1 VEGETATION, GRADING AND DRAINAGE

STANDING WATER AND SATURATION

LEFT SIDE RIGHT SIDE

There is noted standing water and saturation of the ground in several areas of the exterior grounds. These areas should be evaluated or modified to allow the water to properly drain away to the appropriate locations

Recommendation

Contact a qualified grading contractor.



Maintenance or Cosmetic



2.12.1 IRRIGATION SYSTEM

IRRIGATION MAINTENANCE

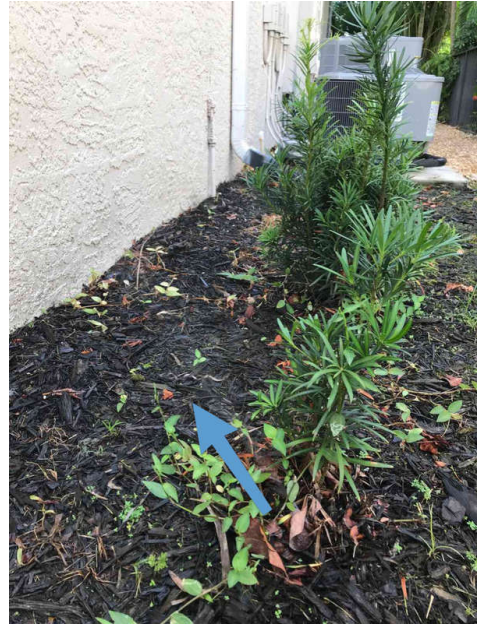


Maintenance or Cosmetic

Recommend verify all irrigation heads are adjusted to prevent contact with the structure and watering areas that are not necessary for conservation.

Recommendation

Contact a qualified lawn care professional.



2.14.1 OTHER

OUTDOOR KITCHEN



Maintenance or Cosmetic

The exterior gas grill will need a full maintenance service, there is visible rust and buildup in the unit. The system was operational

Recommendation

Contact a qualified professional.



3.1.1 ROOF COVERINGS

CLEANING (MAINTENANCE)

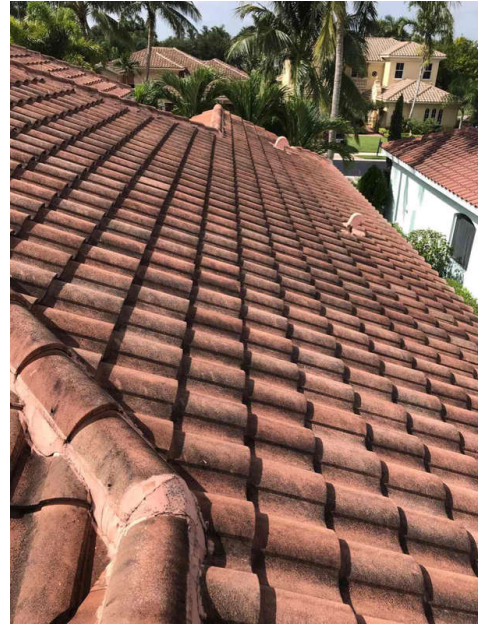


Maintenance or Cosmetic

The roof surface will require a full maintenance cleaning.

Recommendation

Contact a qualified roofing professional.



3.1.2 ROOF COVERINGS

EVIDENCE OF PREVIOUS REPAIRS

 Noteworthy or Repair

There are areas that show evidence of previous repairs

Recommendation

Contact a qualified professional.



3.1.3 ROOF COVERINGS

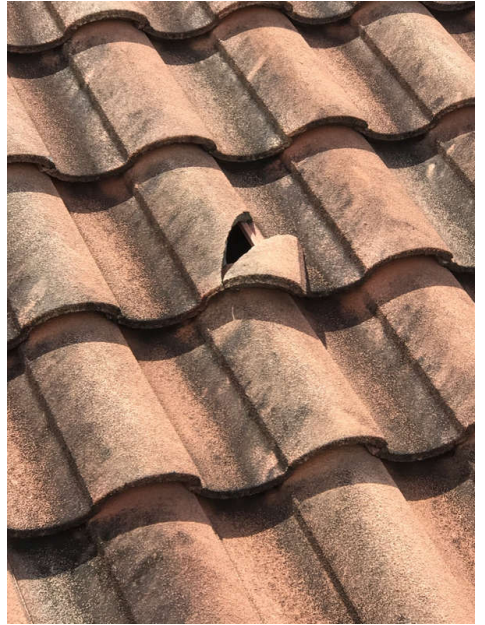
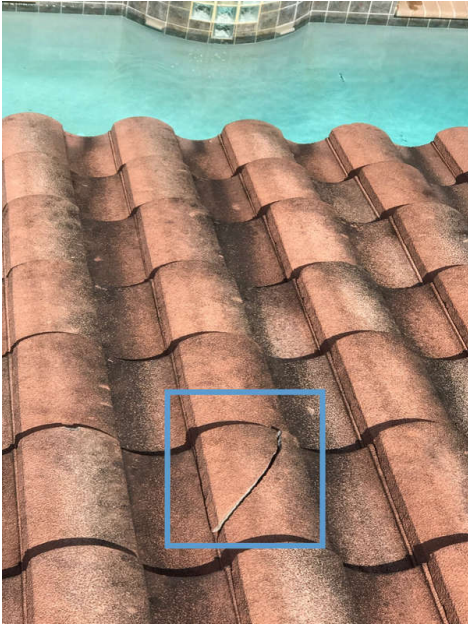
TILE ROOF (CRACKED)

 Maintenance or Cosmetic

There are cracked roof tiles in various areas of the surface, these are typically considered cosmetic in nature with no signs of visible leaks as a result

Recommendation

Contact a qualified roofing professional.



3.3.1 Evidence of Leaks (past or present)

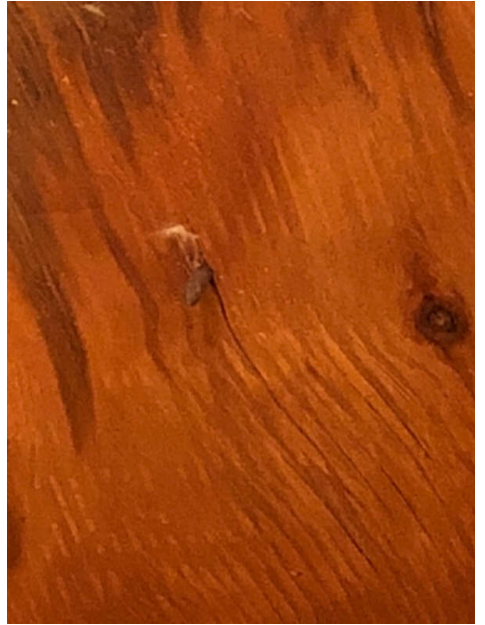
EVIDENCE OF PREVIOUS LEAKS

 Noteworthy or Repair

There is visible evidence that there have been previous leaks. While no active moisture was detected in these areas at the time of inspection and all areas were not fully visible. This is typically an indication that repairs have either been performed or may need performance in the future

Recommendation

Contact a qualified professional.



4.1.1 Gutters, Leaders and Downspouts

GUTTERS (IMPROPER PITCH)

FRONT RIGHT

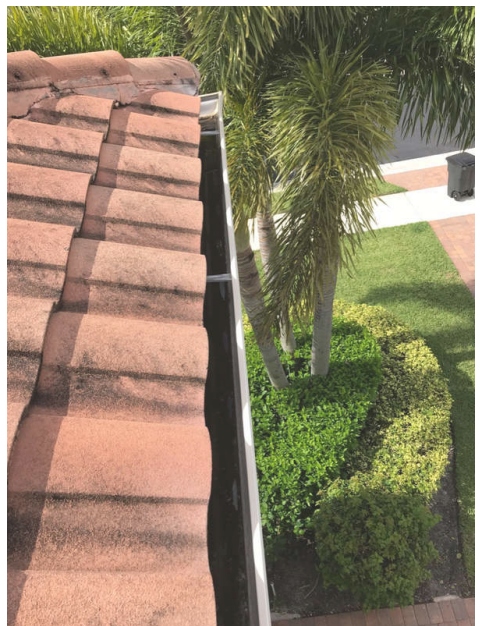
There are areas of the gutters that are improperly pitched toward the outlets and will require repair to prevent water and debris retention

Recommendation

Contact a qualified gutter contractor



Noteworthy or Repair



4.1.2 Gutters, Leaders and Downspouts

RESTRICTED LEADER

The gutter leader is restricted by grading and vegetation

Recommendation

Contact a qualified professional.

 Noteworthy or Repair



4.1.3 Gutters, Leaders and Downspouts

GUTTERS (SEAM LEAKS)

There are multiple areas of the gutter seams that are leaking and require maintenance re-sealing

Recommendation

Contact a qualified professional.

 Noteworthy or Repair



4.1.4 Gutters, Leaders and Downspouts

FLAG

 Noteworthy or Repair

Recommendation
Contact a qualified professional.



6.2.1 COUNTERS AND CABINETS

THERMOFOIL CABINETS (MAJOR DELAMINATION)

Noteworthy or Repair

GUEST BATHROOM

There are areas of the thermofoil cabinets that have major areas of delamination that will likely require replacement

Recommendation
Contact a qualified cabinet contractor.



6.2.2 COUNTERS AND CABINETS

THERMOFOIL CABINETS (MINOR DELAMINATION)

Noteworthy or Repair

GUEST BATHROOM

There are areas of the thermofoil cabinets that are delaminating at the edges. These areas should be repaired to prevent further damage.

Recommendation

Contact a qualified cabinet contractor.



6.3.1 SHOWERS AND BATHS

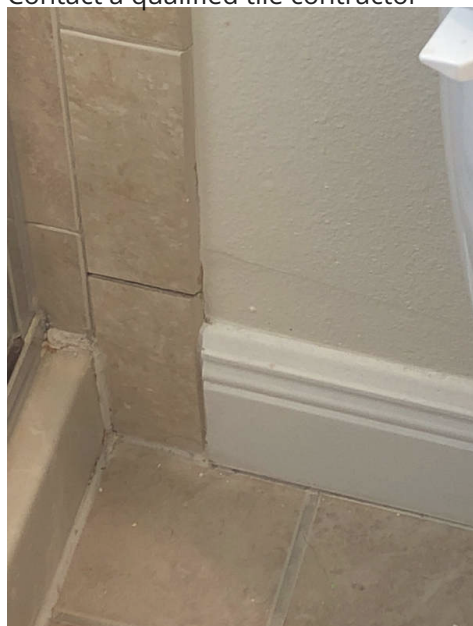
SHOWER WALL (LOOSE TILE)

RIGHT SIDE REAR UPSTAIRS GUEST BATHROOM

Multiple areas of the bathroom shower have loose tiles, this indicates the tiles have lost the bond to the substrate likely due to water intrusion, possible hidden damage behind the tiles is likely.

Recommendation

Contact a qualified tile contractor



6.4.1 DOORS and HARDWARE

POCKET DOOR (BROKEN LATCH)

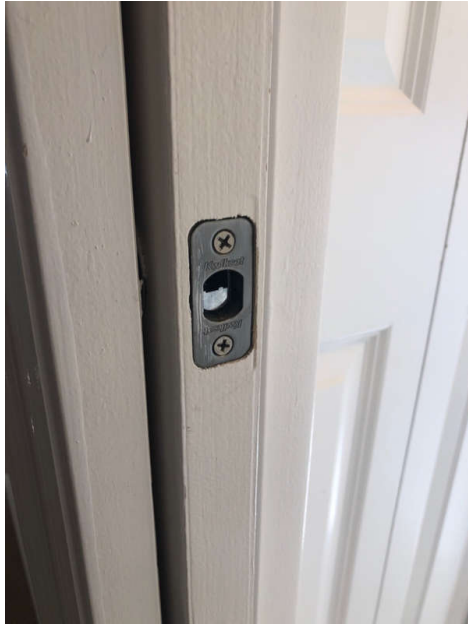
UPSTAIRS GUEST BATHROOM RIGHT SIDE

The pocket door latch is physically damaged and does not operate

Recommendation

Contact a qualified professional.





6.5.1 WINDOWS

INTERIOR WINDOW TRIM

Noteworthy or Repair

The plastic trim on the interior windows is deteriorating in several areas. While this may not effect performance it is a cosmetic failure

Recommendation

Contact a qualified professional.



6.6.1 EVIDENCE OF MOISTURE OR MOLD

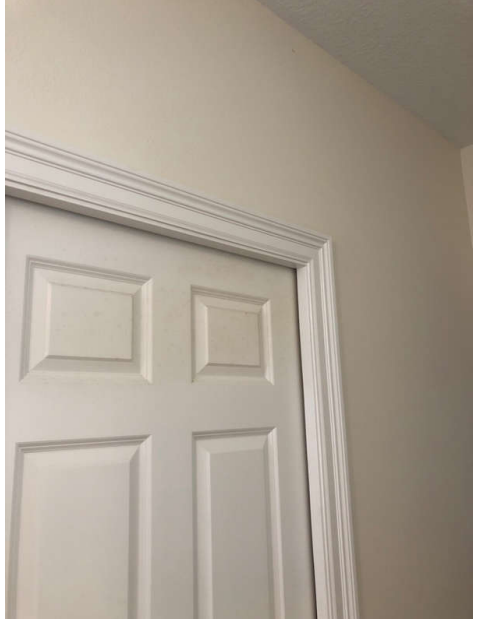
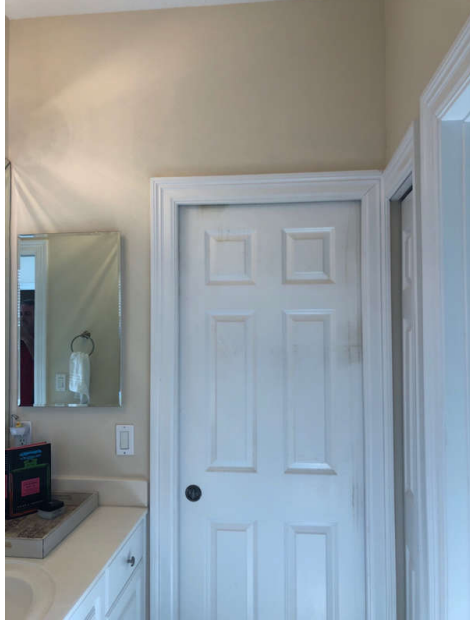
VISIBLE MOLD (NO ACTIVE MOISTURE)

High Importance

GUEST BEDROOM GUEST BATHROOM UPSTAIRS RIGHT SIDE

There is visible mold or indications of mold on the interior of the home. There is no active moisture in the area at the time of inspection. However this does indicate either a previous moisture event, or excessive humidity in the area has occurred. It is highly recommended that a fall mold assessment be performed, to determine the extent of damage in the proper course of repair

Recommendation
Contact a qualified professional.





6.6.2 EVIDENCE OF MOISTURE OR MOLD

VISIBLE MOLD (AC REGISTERS)

GUEST BATHROOM UPSTAIRS RIGHT SIDE

 High Importance

There is visible mold around the AC registers. While no active moisture was detected in these areas at the time of inspection, this indicates a previous moisture event. This could be as a result of condensation forming on the metal registers, however the specific cause could not be determined. Recommend further evaluation to determine the specific cause and course of repairs

Recommendation

Contact a qualified professional.



7.1.1 DISHWASHER

DISHWASHER DRAIN (HIGH LOOP)

 Noteworthy or Repair

The dishwasher drain line should be routed with a high loop to the drain connection to prevent potential odor

Recommendation
Contact a qualified professional.



7.2.1 RANGES/OVENS/COOKTOPS/RANGE HOOD

Noteworthy or Repair

DISPLAY DAMAGE

The display is damaged and does not operate properly. This will require repair or replacement

Recommendation
Contact a qualified appliance repair professional.



7.3.1 FOOD WASTE DISPOSER

Noteworthy or Repair

DISPOSAL (SPLASH GUARD)

The garbage disposal splash guard is missing/damaged and will require replacment.

Recommendation
Contact a qualified appliance repair professional.



7.3.2 FOOD WASTE DISPOSER
DISPOSAL (NOISY OPERATION)

 Noteworthy or Repair

The disposal is noisy during operation and will require service/repair or replacement

Recommendation
Contact a qualified appliance repair professional.



7.5.1 REFRIGERATOR
ICE MAKER OFF

 Noteworthy or Repair

The Ice maker was off upon initial inspection. The unit was turned on but did not make ice during the inspection and will require further evaluation

Recommendation
Contact a qualified appliance repair professional.

8.10.1 SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS
NO CARBON MONOXIDE DETECTOR PRESENT

 Noteworthy or Repair

Carbon Monoxide Detectors are Recommended to be installed in the appropriate locations as a precaution.

Here is an article to get you started [on CO Alarm Placement](#)

Recommendation

Contact a qualified professional.

8.10.2 SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

SERVICE SMOKE

 Noteworthy or Repair

Recommend maintenance battery replacement in the smoke detectors and testing. Smoke detectors have a life expectancy of approximately 10 years. Any smoke detector that is beyond 10 years of age should be replaced. Recommend replacing the smoke detectors with carbon oxide/smoke detector combination units

Recommendation

Contact a qualified professional.

9.1.1 PLUMBING DRAIN SYSTEMS

TUB DRAIN STOPS

 Noteworthy or Repair

DOWNSTAIRS GUEST BATHROOM

Tub Drain Stops are damaged or missing components

Recommendation

Contact a qualified plumbing contractor.



10.1.1 COOLING/HEAT EQUIPMENT

MOLD

 Noteworthy or Repair

There is visible mold around the plenum and the air handler in the garage. Recommend for maintenance service, cleaning and evaluation

Recommendation

Contact a qualified professional.



10.5.1 AUTOMATIC SAFETY CONTROLS

INSTALL OVERFLOW

Recommend installation of an inline condensate overflow switch. This is a safety device that helps to prevent damage due to an overflow of the condensate drain pan.

Recommendation

Contact a qualified professional.

Noteworthy or Repair



10.6.1 CONDENSATION/DRAINAGE SYSTEMS

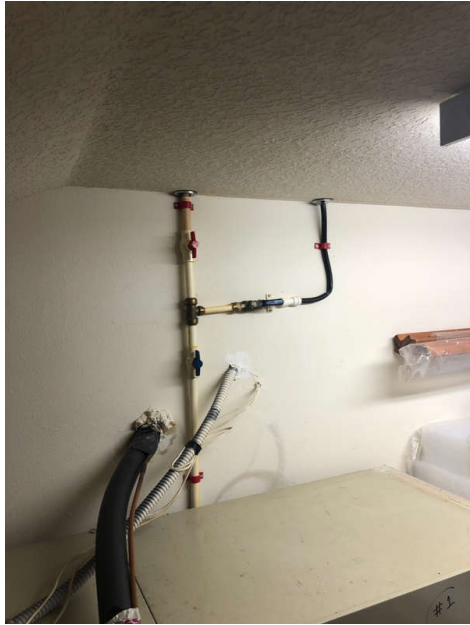
CONDENSATE DRAIN (MODIFIED)

The AC condensate drain has been modified to tie in with a drain for the attic mounted aftermarket installed dehumidifier. It was noted there was audible noise from the drain pan in the attic unit while the AC system that it is connected to was operating.

Recommendation

Contact a qualified professional.

Maintenance or Cosmetic



10.7.1 DISTRIBUTION SYSTEMS

AC PLENUM/AIR HANDLER (CONDENSATION BUILDUP)

Noteworthy or Repair

There is notable condensation buildup on the AC Plenum and air handler. This may indicate improper Insulation, These areas have notable visible organic growth and active moisture. The system will require maintenance service, cleaning, and periodic maintenance. The notable air leaks should be resolved and the Plenum properly insulated to prevent further damage

Recommendation

Contact a qualified professional.





10.9.1 OPTIONAL COMPONENTS

UV LIGHT

NUMBER ONE AND NUMBER TWO UNIT

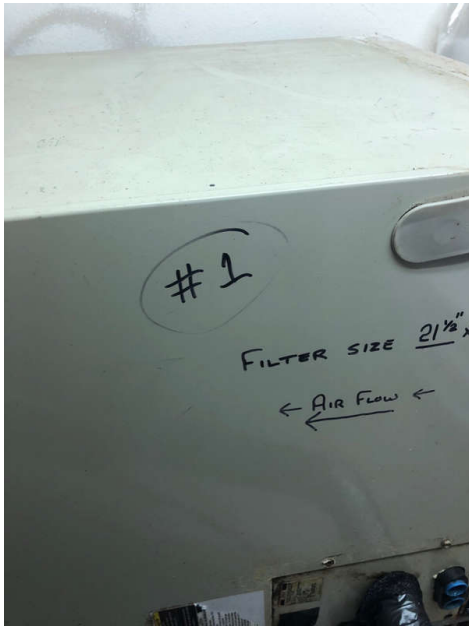
Noteworthy or Repair

The UV light system is apparently inoperative And will require repair/replacement for further diagnosis

Recommendation

Contact a qualified professional.





11.1.1 INSULATION AND THERMAL SCANS

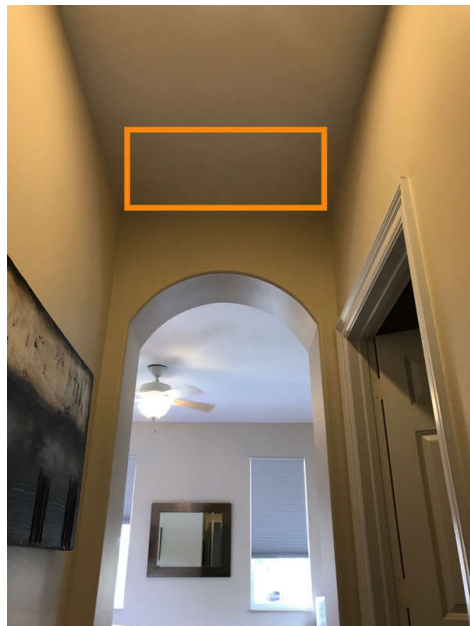
MISSING

RIGHT FRONT GUEST BEDRM

The majority of the attic insulation is missing, is damaged or improperly installed. Recommend full evaluation to properly insulate the attic.

Recommendation

Contact a qualified professional.



11.1.2 INSULATION AND THERMAL SCANS

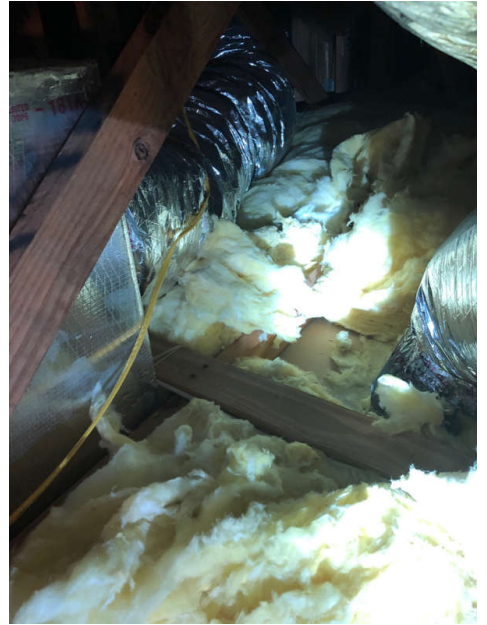
INSULATION (OUT OF POSITION)

There are areas of the insulation in the attic that are out of position and will need to be properly re-applied to provide proper coverage

Recommendation

Contact a qualified professional.



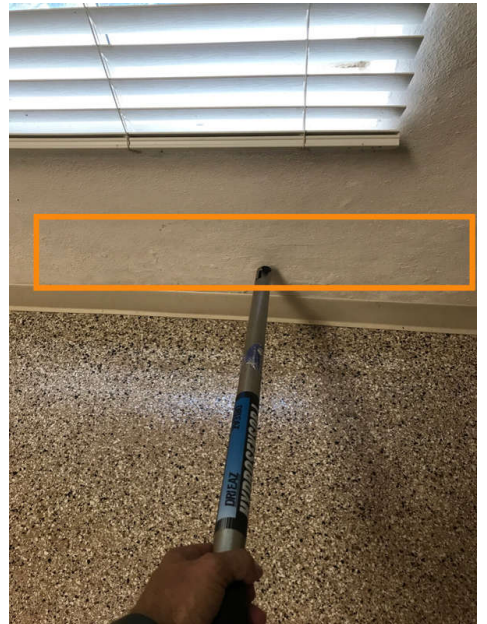


13.2.1 GARAGE WALLS
MOISTURE DAMAGE

 Noteworthy or Repair

There is visible moisture damage at the right hand side front of the garage wall. The source of the moisture cannot be determined. There is visible areas of peeling or bubbling paint.

Recommendation
Contact a qualified professional.





13.5.1 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

WEATHERSTRIP MISSING

The weatherstrip at the threshold for the garage pedestrian entry door is missing in the door does not properly seal

Recommendation

Contact a qualified professional.

 Noteworthy or Repair



15.1.1 GENERAL CONDITION AND NOTES

STAINING AND DISCOLORATION

The pool surface shows multiple areas of staining and discoloration.

Recommendation

Contact a qualified Swimming Pool Contractor

 Noteworthy or Repair

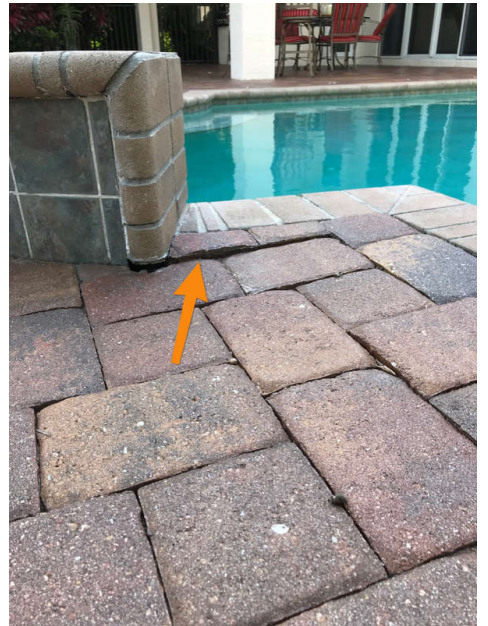
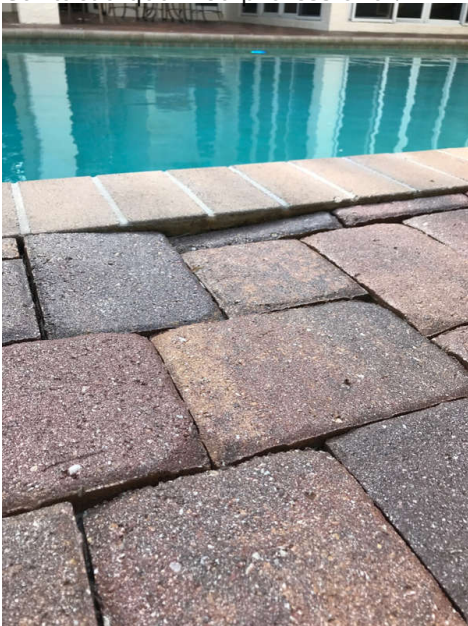


15.4.1 POOL DECK AND COPING **BRICK PAVER SETTLEMENT**

 Noteworthy or Repair

There are multiple areas of uneven surfaces on the brick pavers around the pool. Specifically around the skimmer, the paver is loose and creates a potential trip hazard. Recommend removal of the pavers identifying the cause and repair

Recommendation
Contact a qualified professional.



15.4.2 POOL DECK AND COPING **GLASS BLOCK (MORTAR)** POOL WATERFALL

 Noteworthy or Repair

Moisture penetration and deterioration of grout glass block of waterfall. Recommend repair of grout to prevent further deterioration.

Recommendation
Contact a qualified professional.



16.1.1 Impact Rating Information

IMPACT RATING INFORMATION

 Noteworthy or Repair

There are multiple areas of the impact rating information/stickers that have either been partially removed, or are missing. The stickers are required to verify compliance with large missile impact rating for insurance purposes

Recommendation
Contact a qualified professional.

