



SUMMARY
1234 Main St.SANTA ROSA BEACH FL
32459

PROPERTY INSPECTIONS LLC
INTERNACHI CERTIFIED

Buyer Name
08/20/2018 9:00AM

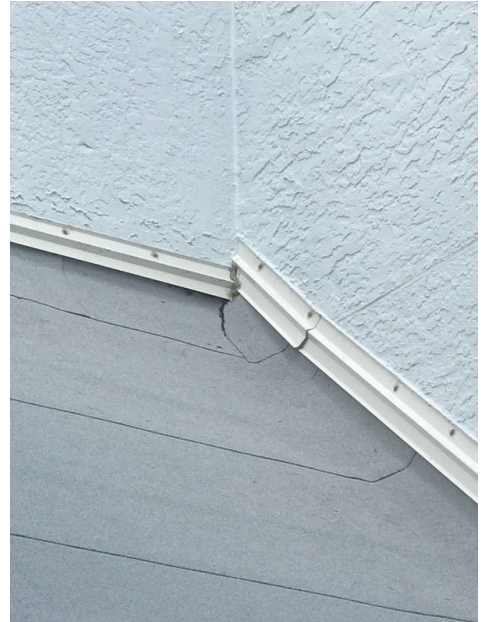
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2.1.1 Coverings

SPLITTING

The southwest asphalt composition shingle roof had torn or split shingles which could lead to moisture intrusion. Recommend a qualified roofing contractor repair.



South West Corner

2.2.1 Flashings

MISSING

Flashings were missing in south entrance areas time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.



South, Missing Headwall Flashing

3.2.1 Exterior Doors

HARDWARE DAMAGED

One or more pieces of door hardware are damaged. Recommend repair or replace.



5.1.1 Cooling Equipment

MISSING/OLD AIR FILTER

The air unit needs a new air filter size 13" x 21.5"

Recommendation

Recommended DIY Project



6.2.1 Drain, Waste, & Vent Systems

IMPROPER CONNECTION

An improper connection was observed at the toilet water pipe. Recommend a qualified plumber evaluate and repair.



7.3.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.



Master Bathroom

8.1.1 Doors

DOOR DAMAGE

Bathroom northeast door damaged - most likely due to impact with other bathroom door.

Recommendation
Contact a qualified professional.



8.1.2 Doors

DOOR DAMAGE

West bathroom door has five holes in it. Recommend sealing and painting.

Recommendation

Contact a qualified professional.



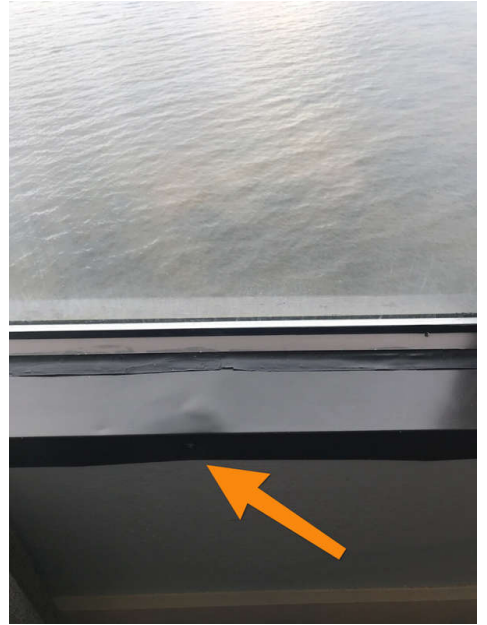
8.2.1 Windows

WINDOW PANE DAMAGED

Appearance of window pane damage, and lack of hardware to secure the pane to the wall, at the time of inspection.

Recommendation

Contact a qualified professional.



8.6.1 Countertops & Cabinets

COUNTERTOP CRACKED/CHIPPED

Kitchen countertop had one crack near sink. Recommend qualified countertop contractor evaluate and repair.

[Here is a helpful article](#) on repairing cracks, chips & fissures.



8.6.2 Countertops & Cabinets

CABINETS SECURED SHUT

The bathroom cabinets were screwed shut at the time of inspection. Recommend allowing for access.

Recommendation

Contact a qualified professional.

