



PRIMARY REPAIR



GENERAL  
REPAIR/MAINTENANCE



SAFETY HAZARD

### 2.1.1 Vegetation, Grading, Drainage

#### PEST CONTROL

Recommend a pest control contractor update termite bait stations.

Recommendation

Contact a qualified pest control specialist.

General Repair/Maintenance



Service Bait Stations



Raccoon Droppings Rear Patio

### 2.4.1 Hurricane Protection

#### OLD WIND GARAGE DOOR

The garage doors have an old wind rating that does not meet current standards for an insurance discount. Review the separate Wind Mitigation Report for a breakdown of the hurricane protection.

Recommendation

Contact a qualified garage door contractor.

General Repair/Maintenance



Old Wind Rating Sticker

### 2.5.1 Patio

#### PATIO SETTLEMENT

General Repair/Maintenance

Significant settling and tile deterioration is visible at the rear patio especially at the back. Overtime further deterioration will result. Recommend tile contractor evaluate and repair.

Recommendation

Contact a qualified tile contractor



Back Patio Settlement



Tile Separation - Grout Deterioration



### 2.5.2 Patio

#### STUCCO DAMAGE

General Repair/Maintenance

There is visible spider cracking at the rear patio. Recommend a stucco contractor evaluate for repair for any underlying structural or water damage that needs addressing. Possible a skim coat can be applied to eliminate the cracks. The following pictures are examples of what was observed:

Recommendation

Contact a stucco repair contractor



Spa



Rear Patio

### 2.6.1 Soffits

#### RUST STAINS

General Repair/Maintenance

Rust stains need to be removed from the underside of the soffit on the left side of the home. A stucco contractor should evaluate for rust removal and repainting. Repair stucco and paint around left front corner spotlight.

Recommendation

Contact a stucco repair contractor



Rust Stains Left Side



Rust Stains Left Side



Soffit

### 2.10.1 Exterior Windows

#### BALANCES STICKING/DIFFICULT TO OPERATE

General Repair/Maintenance

The garage left side window has a broken balance. Repair for smooth operation.

Recommendation

Contact a qualified window repair/installation contractor.



### 2.10.2 Exterior Windows

#### NEW WINDOW INSTALLATION NOT COMPLETE

General Repair/Maintenance

The master shower window interior installation is not complete. There are large gaps between the window frame and the shower tiled wall. This could allow water damage. Recommend a tile contractor complete grout between window frame and tiled wall.

Recommendation

Contact a qualified tile contractor





#### 2.11.1 Exterior Doors

##### WOOD ROT

General Repair/Maintenance

Wood rot damage and water intrusion is visible at the rear garage hinged door jamb. Recommend a painter replace/repair damaged trim and seal/paint the door and jamb to extend life. The door has some test paint samples on it suggesting it will be painted.

Recommendation

Contact a qualified painting contractor.



Garage Hinged Door

#### 2.12.1 Fences

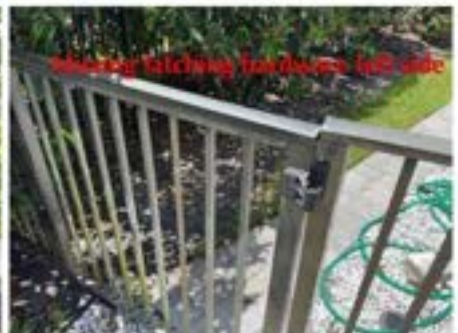
##### FENCE DAMAGE

General Repair/Maintenance

There are areas of fence damage. The fence is functional. The gates also need servicing for self latching for pool safety.

Recommendation

Contact a qualified fencing contractor





### 3.2.1 Gutters, Scuppers, Eve Trough

#### GUTTER LEAKAGE

General Repair/Maintenance

#### AROUND THE PERIMETER OF ROOF

There is evidence that the gutters are leaking at the corners or joints. There is visible staining to the tile/concrete below. The gutters are also dirty with green algae on the surface. Recommend power washing/cleaning. Recommend a handyman seal all the gutter joints.

Recommendation  
Contact a qualified handyman.



Leaking joint



Driveway Staining



Leaking joint



Staining



Algae Staining



Algae Staining

### GUTTER DAMAGE

RIGHT SIDE

The gutter is damaged on the right side of the home. It appears to be impact damage possibly from a tree. Recommend repair or replace.

Recommendation

Contact a qualified gutter contractor

General Repair/Maintenance



### 4.2.1 Ceiling/Walls

#### UNFINISHED WALLS

GARAGE

The walls around the newly installed garage windows are not painted showing recent stucco repairs.

Recommendation

Contact a qualified painting contractor.

General Repair/Maintenance



### 4.3.1 Floor

#### WORN FLOOR PAINT

GARAGE

The paint is peeling on the garage floor. Recommend a professional garage floor finisher evaluate for re-coating with a better product and application process for longevity.

Recommendation

Contact a qualified professional.

General Repair/Maintenance



Peeling Paint

### 4.4.1 Garage Door

#### DAMAGED GARAGE DOOR SEAL

The upper garage door seals for both garage doors is damaged. Recommend replacing.

Recommendation

Contact a handyman or DIY project

General Repair/Maintenance





Upper weatherstripping both doors



Damage to garage door weatherstripping

#### 5.2.1 Attic Insulation

### ATTIC DEBRIS

General Repair/Maintenance

There is old construction debris and old personal items in the garage attic that should be removed. There is also garage in the main area attic near the hatch and air handlers that should be removed.

Recommendation

Contact a qualified professional.



Construct Debris



Old Flooring Tile Attic



Old Ventilation Fan



Old Roof Tiles



Contractor Debris Main Attic Area



Contractor Debris Main Attic Area

#### 5.2.2 Attic Insulation

### ATTIC STAIRS DAMAGED

GARAGE

Safety Hazard

The attic pull down stairs are damaged. The attic pull down stairs should be replaced.

Recommendation

Contact a qualified professional.



### 5.2.3 Attic Insulation

#### DISPLACED INSULATION

##### ATTIC

There are areas where contractors moved the insulation to install audio equipment, lighting, HVAC, etc. Recommend a handyman reinstall for efficiency.

Recommendation  
Contact a qualified handyman.

General Repair/Maintenance



### 5.4.1 Bath and Kitchen Ventillation

#### RETAPE VENT PIPE

Retape vent pipe near attic air handlers.

Recommendation  
Contact a qualified professional.

General Repair/Maintenance



Loose Tape

### 5.5.1 AC Duct

#### DAMAGED AC DUCT

There very significant air leaks to all 3 air handler plenums. Repair for efficiency and to prevent mold growth. All handlers should be serviced and cleaned.

Recommendation  
Contact a qualified HVAC professional.

Primary Repair





Leaky HVAC #1



Leaky HVAC #1



Leaky HVAC #2



Leaky HVAC #3



Leaky HVAC #3



Clean Air Handlers



Clean Air Handlers

### 6.3.1 Branch Wiring Circuits

#### MISSING GFCI PROTECTION - WET AREAS

EXTERIOR, GARAGE, LAUNDRY, KITCHEN, BATHROOM



There are receptacles in wet areas that should be GFCI protected for electrical safety. Some of the GFCI protection receptacles are old and not working. Recommend an electrician evaluate all wet areas, i.e. exterior, garage, laundry, kitchen, bar areas with sink, and bathrooms to confirm protection. Make repairs as needed and replace any damage covers.

Recommendation

Contact a qualified electrical contractor.





No Power  
Exterior Left



No Power  
Exterior Front Porch



No GFCI Protection  
Garage



No GFCI Protection  
Garage



No GFCI Protection  
Laundry Room



No GFCI Protection  
Laundry Room



No GFCI Protection  
Laundry Room



No GFCI Protection  
Master Bathroom Entry



Broken Receptacle in Back Right  
Bedroom

### 6.3.2 Branch Wiring Circuits

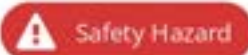
#### UNPROTECTED BRANCH CIRCUIT

##### ATTIC

There are branch circuits in the attic space that are unprotected and should be in junction boxes for safety. These appear to be from remodeling and/or audio installers. An electrician should review attic wiring and repair as needed for safety.

##### Recommendation

Contact a qualified electrical contractor.



Over Main Living Area



Over Main Living Area



### 6.3.3 Branch Wiring Circuits

## DOOR BELL NOT WORKING

LAUNDRY

General Repair/Maintenance

At time of inspection there was a buzzing sound coming from the doorbell chime in the laundry. It was buzzing because the doorbell push button was stuck in. Recommend replacing the button for function to prevent damage to the chime.

Recommendation  
Contact a qualified handyman.



Chime



Replace Doorbell Button

### 6.3.4 Branch Wiring Circuits

## LANDSCAPE LIGHTING NOT WORKING

LEFT SIDE OF HOME

General Repair/Maintenance

There is an old timer on the left side of the home with a missing cover. The function of this timer was not identified. It looks like an abandoned landscape lighting timer box. Recommend either replacing the timer or removing along with any related equipment if no longer in use.

Recommendation  
Contact a qualified electrical contractor.



Old Damaged Timer

### 6.4.1 Smoke & Carbon Monoxide Detectors

## SMOKE DETECTORS

General Repair/Maintenance

The smoke detectors are 7 years old. Detectors typically have an 8 to 10 years lifespan. Main living areas should have combination direct wire smoke and carbon monoxide detectors. Bedrooms should have direct wire smoke detectors only. Consider proactively replacing.

Recommendation  
Contact a qualified handyman.



2018 - Smoke & Carbon Monoxide

### 13.6.1 Dryer Vent Duct and Cover

## DRYER VENT DUCT TUBE AND COVER NEEDS CLEANING

RIGHT SIDE

Safety Hazard

Visible lint debris observed at vent cover. The dryer vent tube and cover duct should be cleaned.

Recommendation  
Contact a qualified handyman.





#### 14.2.1 Walls & Ceilings

##### SETTLING CRACKS

General Repair/Maintenance

There is some cosmetic cracking to ceilings. The areas are dry. These cracks are typical. Recommend refinishing.

Recommendation

Contact a qualified painting contractor.



Refinish Ceiling by Dining Table

#### 14.3.1 Doors

##### DOOR DOESN'T LATCH

General Repair/Maintenance

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



#### 15.1.1 Interior Finish

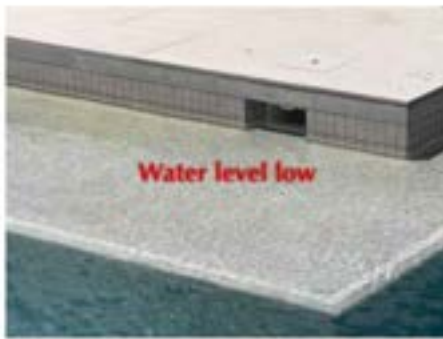
##### POOL WATER LEVEL LOW

General Repair/Maintenance

At time of inspection, the pool water level was low. Likely, this is due to the water main being shut off and no water being supplied to the right side hose for the pool service provider to fill the pool. I found a hose on the left side of the home and attached it to the hose bib before the water main. This should be used to maintain the water level. Recommend speaking to the pool contractor about self filling options.

Recommendation

Contact a qualified swimming pool contractor



Water level low



Skimmer shut off and full of debris

No Water in Skimmer



Moved Hose to Left Side Bib

#### 15.2.1 Pool Equipment

### DISCONNECTED BOND/GROUND WIRE

The main pump bonding wire is disconnected and should be reattached for pool safety.

#### Recommendation

Contact a qualified swimming pool contractor

General Repair/Maintenance



Disconnected Bond Wire

#### 15.2.2 Pool Equipment

### SALT GENERATOR NOT WORKING

It appears that the salt system is not working. A pool contractor should evaluate and repair.

#### Recommendation

Contact a qualified professional.

General Repair/Maintenance



Service Indicator for Salt Chlorinator

#### 15.3.1 Tile

### POOL TILE SCALING

There is visible scaling in multiple areas of the pool tile. Recommend a pool cleaning contractor evaluate and clean. This will likely get worse if not addressed and maintained.

Pool tile scaling is the formation of unsightly white-grey mineral deposits, primarily calcium, on tile surfaces due to imbalanced water chemistry (high pH, high calcium levels) or moisture seeping from retaining walls. To remove it, address water chemistry, then use a pumice stone on wet surfaces for light buildup or specialized calcium removers for tougher stains. For widespread, stubborn deposits, professional cleaning with methods like steam cleaning or bead blasting may be required.

#### Recommendation

Contact a qualified swimming pool contractor

General Repair/Maintenance



Scaling



#### 16.1.1 General

### BROWN SPOTS IN LAWN



General Repair/Maintenance

The lawn has some brown spots. An irrigation contractor should evaluate time setting for each zone and check sprinkler heads for proper landscape coverage. There is a broken head on the left side hedge that should be repaired to prevent water loss.

#### Recommendation

Contact a qualified lawn care professional.



Broken Head Zone 7