

**SUMMARY**

115 Echo Ln, Jupiter, FL 33458
Dan & Gretchen Valenti c-o Holland Group
Home Advisory
10/10/2025

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PRIMARY REPAIR

GENERAL
REPAIR/MAINTENANCE

SAFETY HAZARD

2.1.1 Vegetation, Grading, Drainage**CUT BACK TREES/SHRUBS**

General Repair/Maintenance

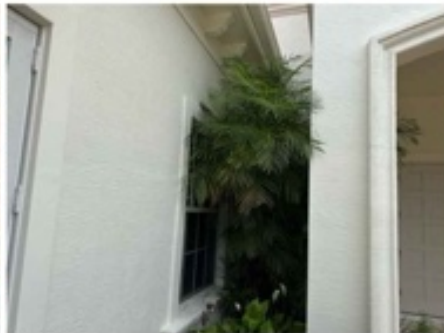
Trees should be cut back away from the roof, walls and fencing to prevent damage. Trees contacting the roof provide a pathway for rodents to access the attic. The following pictures are examples of what was observed:

Recommendation

Contact a qualified tree service company.



Left Side



Left Side



Right Side



Trim away from fencing

2.1.2 Vegetation, Grading, Drainage

DEBRIS AROUND HOME

There is debris, building material, roof tiles, pavers, etc. that should be organized and/or discarded around the property.

Recommendation

Contact a qualified handyman.



Left Side



Left Side



Right Side



Right Side

2.1.3 Vegetation, Grading, Drainage

DEAD VEGETATION

There are many dead shrubs and branches around the property. Recommend cleanup and removal of dead vegetation.

Recommendation

Contact a qualified lawn care professional.





2.2.1 Driveway/Walkways

DISPLACED/LOOSE PAVERS/BRICKS

 General Repair/Maintenance

There is settlement to pavers in the driveway. Recommend a paver contractor reset to prevent trip hazards..

Recommendation

Contact a qualified masonry professional.



Settlement at street



Settlement at street



Settlement of edge pavers



Settlement in front of garage

2.3.1 Patio/Front Porch

DISPLACED PAVERS/POTENTIAL TRIPPING HAZARD

 General Repair/Maintenance

There are displaced pavers which may pose a potential tripping hazard. The following pictures are examples of what was observed:

Recommendation

Contact a qualified masonry professional.



Paver Settlement



Paver Settlement



Paver Settlement



Paver chipped corner

2.3.2 Patio/Front Porch

PAINT STAINS

General Repair/Maintenance

There are paint stains on the rear patio pavers. The stains should be removed.

Recommendation

Contact a qualified handyman.



2.3.3 Patio/Front Porch

PREVIOUS SCREEN ENCLOSURE MOUNTING HARDWARE

General Repair/Maintenance

There is visible evidence of previous screen enclosure at the rear patio kitchen. Possibly this can be cleaned up with replacement tiles or grout.

Recommendation

Contact a qualified handyman.



Remnants of rusty screen enclosure mounting bolts



Remnants of rusty screen enclosure mounting bolts

2.4.1 Fences

GATE NOT SELF CLOSING



All rear fence gates should self close for pool safety. This may require adjusting the fence gate and replacing the self closing hinges. There is also some top rail fence damage from contact with over grown vegetation. Recommend trimming vegetation back and a fence contractor repair as needed.

Recommendation

Contact a qualified fencing contractor



Pool gate not self closing



Top rail damage

2.4.2 Fences

DETACHED ALUMINUM FENCE TOP RAIL



There is some top rail fence damage from contact with over grown vegetation. Recommend trimming vegetation back and a having a fence contractor repair as needed.

Recommendation

Contact a qualified fencing contractor



Detached Top Rail Left Side



Dented top rail



Damaged right rear corner

2.6.1 Siding

POWER WASHING NEEDED General Repair/Maintenance

In general, the exterior walls, windows, patios, balconies, etc. need power washing. There are multiple areas of algae on walls and windows from misdirected sprinklers.

Recommendation

Contact a qualified handyman.



Algae - redirect sprinklers



Clean front entrance



Rear



Power wash balcony

2.8.1 Exterior Windows

FAILING SEALS General Repair/Maintenance

Observed some evidence of fogging between the window panes at corners around the home, which indicates a failing seal. Monitor to see if they get worse over time and need replacement.



Laundry window



2.8.2 Exterior Windows

DAMAGED SEALS

OWNER BEDROOM

The right side Owner Bedroom window in the hallway had significant water on the window sill. Possibly the water was from our running and testing the sprinklers or recent rain. This window exterior has visible algae on it from sprinkles hitting it. There is also staining and detectable moisture on the interior wall and baseboard suggesting this is an ongoing issue. Recommend an irrigation contractor direct water away from exterior walls. Recommend a window contractor service the window seals and weather stripping. Recommend replacing/remediating any damaged interior building materials around the window.

Recommendation

Contact a qualified window repair/installation contractor.



Primary Repair



Water on window sill

2.8.3 Exterior Windows

BROKEN BALANCE

Replace window balances for the window on the left side of the home 1st floor hallway from garage.

Recommendation

Contact a qualified window repair/installation contractor.



Primary Repair



Left side hallway, single hung window

2.8.4 Exterior Windows

WINDOW LEAK

There is some visible deterioration to the dining room window trim. Moisture was detected in the area, Recommend a window repair contractor seal, caulk and refinish the window. Recommend an irrigation contractor direct sprinklers away from the window.

Recommendation

Contact a qualified window repair/installation contractor.



Primary Repair



Moisture Detected

2.9.1 Exterior Doors

GLAZING DETERIORATION

General Repair/Maintenance

There is visible deterioration to glazing around the rear living room windows. Recommend cleaning the window. The window framing is worn and stained. Recommend a window repair contractor evaluate glazing for repair to glazing and refinishing if needed..

Recommendation

Contact a qualified window repair/installation contractor.



Rear Picture Windows



Rear Patio



Rear Patio



Rear Patio

2.9.2 Exterior Doors

JAMB WOOD ROT

General Repair/Maintenance

There are small areas of wood rot to the garage exterior door jamb. Recommend filling, sealing and refinishing the jamb to extend life.

Recommendation

Contact a qualified handyman.



Garage



Garage

2.9.3 Exterior Doors

SLIDING GLASS DOOR NEEDS SERVICING

General Repair/Maintenance

Upstairs balcony sliders are difficult to operate. They should be adjusted, cleaned and oiled. They also need rescreening.

Recommendation
Contact a qualified handyman.



Service tracks



Rescreen

5.1.1 Coverings

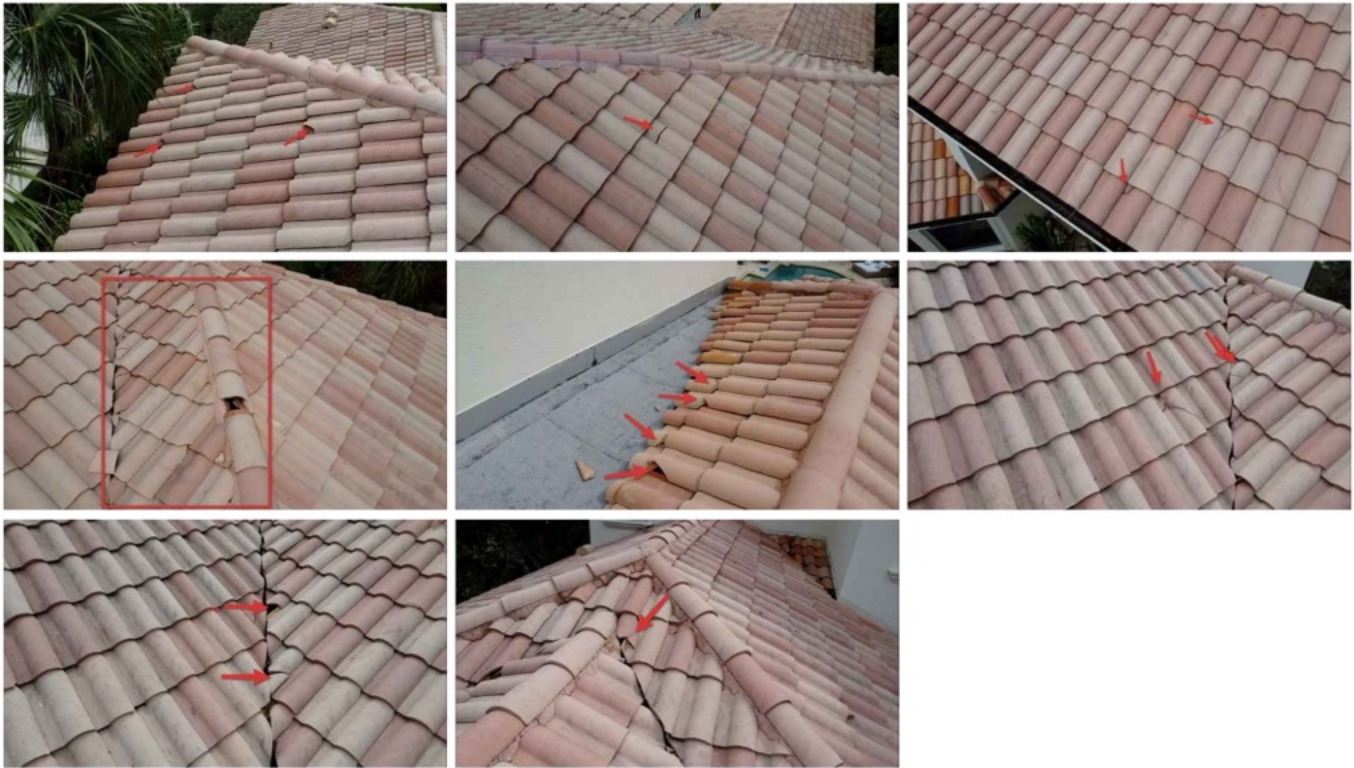
TILES CRACKED/BROKEN

Primary Repair

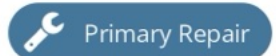
There are multiple cracked and chipped tiles around the roof. This could shorten roof lifespan, lead to leaks and make it difficult to insure the home. Recommend replacing cracked tiles since gluing tiles is a temporary repair due to limited glue life. Recommend mortaring chipped tiles with similar mortar color. A roofing contractor should evaluate the entire roof and make repairs as needed. The following pictures are examples of what was observed:

Recommendation
Contact a qualified roofing professional.





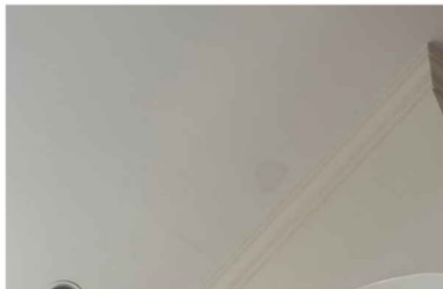
5.1.2 Coverings

EVIDENCE OF ACTIVE ROOF LEAKS

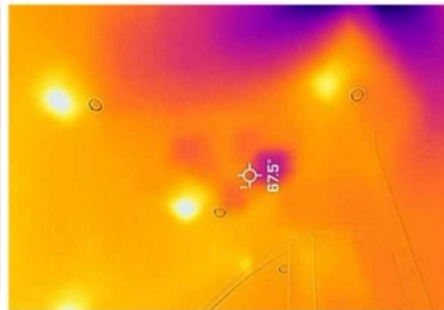
3 active roof leaks were identified. 2 of the leak areas are at the chimney. Moisture was detected with infrared at the living room ceiling by the chimney and the attic insulation/sheathing above. The other chimney leak is on the right side of the chimney and leaking into the soffit area. Another leak is in the master closet near the attic hatch. There is visible evidence of prior leak repairs around the roof. In a roof this age, there could be other active leaks that were not visible during the inspection. Recommend a licensed roofer provide roof replacement options for this old roof..

Recommendation

Contact a qualified roofing professional.



Leak #1 - Ceiling stain above fireplace



Wet above fireplace



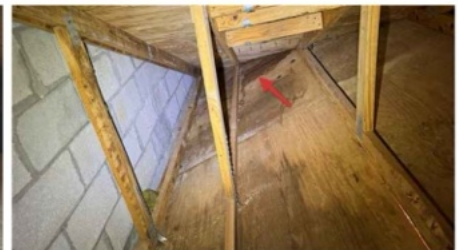
Leak in front of chimney onto living room roof ceiling in front of fire place



Wet insulation above living room ceiling



Leak #2 observed in attic in soffit area by chimney above master closet



Leak #3 - Above master closet



Roof leak above master hatch



Wet insulation

5.2.1 Gutters, Scuppers, Eve Trough **PARTIAL GUTTER SYSTEM**

General Repair/Maintenance

The home has a partial gutter system. We always recommend a full system to keep moisture off walls, mechanical equipment, etc. They also prevent erosion. Gutters should be replaced at time of reroof since they have a similar lifespan.

Recommendation

Contact a qualified gutter contractor



6.3.1 Floor **TYPICAL GARAGE FLOOR CRACKING**

General Repair/Maintenance

The garage floor has typical cosmetic cracking and epoxy wear. Recommend a licensed garage flooring contractor refinish the floors.

Recommendation

Contact a qualified flooring contractor



7.2.1 Main Panel

IMPROPER STYLE SCREWS General Repair/Maintenance

Improper electric panel screws, especially pointed screws, are dangerous because they can pierce wires and energize the panel, leading to shock or electrocution. Correct screws are blunt, fine-thread, or flat-tip and specifically designed for electrical panels to avoid damaging the conductors inside. Always ensure you use the correct screws and consult a qualified electrician if you are unsure about working with an electrical panel.

Recommendation
Contact a qualified handyman.



7.2.2 Main Panel

OBSTRUCTED PANEL Safety Hazard

Electric panels should have a minimum clear space of 30 inches wide, 36 inches deep, and 78 inches high in front of it for safe access. This space, required by the National Electrical Code (NEC) and OSHA, must be free of all obstructions, such as storage, furniture, or plumbing, to prevent shock or fire hazards. The panel door must also be able to open at least 90 degrees without hitting anything.

Recommendation
Contact a qualified handyman.



7.3.1 Branch Wiring Circuits

**ENCLOSE LOW-VOLTAGE
CIRCUITS IN JUNCTION BOX**

GARAGE

 General Repair/Maintenance

Enclose loose wires in a proper junction box.

Recommendation
Contact a qualified handyman.



7.3.2 Branch Wiring Circuits

LIGHT BULBS OUT

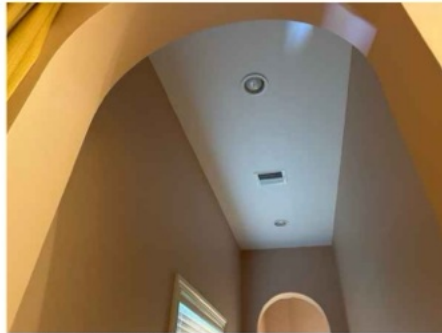
General Repair/Maintenance

There are incandescent, inconsistent light bulbs out around the home . Consider upgrading all recessed lighting to LED bulb replacements for efficiency and consistency (same warm/cool white lights as desired).

Recommendation
Contact a qualified handyman.



Outside Owner Bedroom



Owner Hallway



Owner Hallway



Upstairs closet bulbs

7.4.1 Smoke & Carbon Monoxide Detectors

OLD SMOKE DETECTORS & NO VERIFIED CARBON MONOXIDE DETECTION

Safety Hazard

The home has mostly old smoke detectors. Some of the old detectors are of the centrally monitored type which we do not inspect. Recommend an electrician replace all old detectors. Bedrooms should have direct wired smoke detectors with lithium battery backup. Main living areas should be direct wired combination smoke/carbon monoxide detectors with battery backup. Centrally monitored detectors should be evaluated by an alarm contractor.

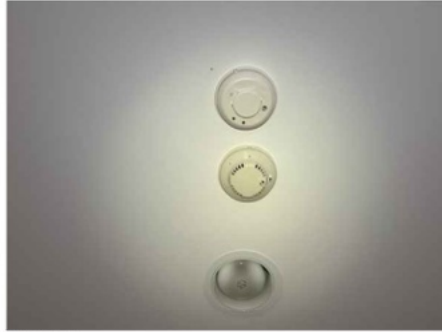
Old smoke detectors should be replaced every 10 years, and carbon monoxide (CO) or combination smoke/CO detectors every 5-7 years, starting from the date of manufacture, which is usually printed on the back. Older units become less sensitive over time, and it's crucial to replace them to ensure they function correctly for safety. If a detector is old or chirping continuously, even after a battery change, it needs to be replaced.

Recommendation

Contact a qualified electrical contractor.



Old



Newer

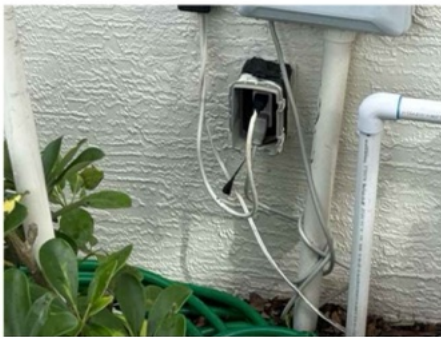
7.5.1 Fixtures and Receptacles**GFCI INOPERABLE/WILL NOT RESET/DAMAGED COVER**

In general exterior receptacles are old. Consider updating and replacing old receptacles and covers.

Most of our inspections have a long list of receptacles needing replacement due to wear and not working properly. This is a good maintenance and safety upgrade.

Recommendation

Contact a qualified handyman.



Right Side



Patio kitchen



By Grill



Balcony

7.5.2 Fixtures and Receptacles**BULBS OUT/MISSING**

There are some bulbs out/missing around the home that should be replaced for function.

Recommendation

Contact a qualified handyman.



Left Rear Corner



Attic

7.5.3 Fixtures and Receptacles

DETERIORATED FAN

General Repair/Maintenance

There is visible deterioration to the patio fan and a missing speaker cover. Recommend repair/replace.

Recommendation
Contact a qualified handyman.



8.2.1 Water Supply/Distribution

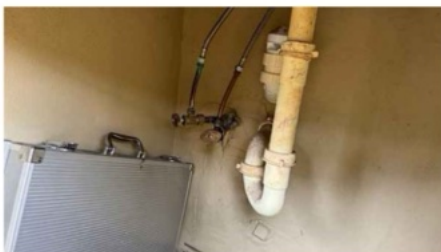
SINK AND TOILET SHUTOFF VALVES

Primary Repair

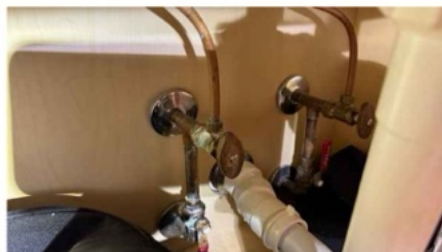
Many of the under-sink, toilet and bidet shutoffs are older and corroded. Recommend a plumber update all old and corroded shutoff valves to prevent leaks and water damage. We often report on old shutoffs and updating them is a good idea. Recommend replacing every 10-15 years.

Plumber should also evaluate the bidet since the cold water valve was in the closed position. Possibly there is a leak issue. The following pictures are examples of what was observed:

Recommendation
Contact a qualified plumbing contractor.



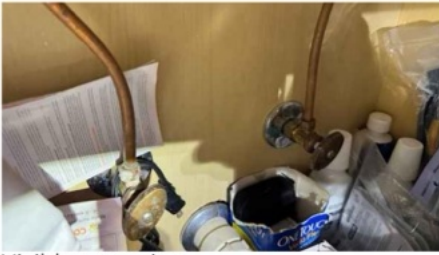
Corrosion



Visible corrosion



Bidet cold supply shut off at time of inspection



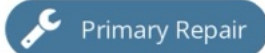
Visible corrosion



Visible corrosion

8.2.2 Water Supply/Distribution

WATER FILTRATION



Primary Repair

There is an old water filtration system on the left side of the home. These systems are not inspected in a home inspection. The control panel does not appear to be working. Recommend further evaluation by a licensed water filtration company for repair, replacement or removal.



Display not working



8.3.1 Drain, Waste, & Vent

IMPROPER CONNECTION



Primary Repair

The disposal in the kitchen island is missing the cap for the disposal. Since there is no dishwasher, install a fernco cap to prevent water from backing up into the kitchen.

Recommendation

Contact a qualified plumbing contractor.



Missing Cap - Island Disposal

8.4.1 Water Heater

LAST THRID OF LIFE EXPECTANCY

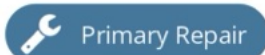


General Repair/Maintenance

Water heater showed normal signs of wear and tear.

8.5.1 Hose bibs

LEAKING HOSE BIBS WHEN TURNED ON



Primary Repair

In general, hose bibs are leaky when turned on at valve stems. One leaks when turned off. Most of the backflow preventers have been removed. Recommend a plumber replace and update all hose bibs. We typically see old hose bibs needing replacement in our inspections.

Recommendation

Contact a qualified plumbing contractor.



Left Side - Leaky valve stem



Missing backflow preventer



Right side - leaky when turned off

9.2.1 Air Handler

CLEAN & SANITIZE AIR HANDLER
 Primary Repair

The air handler is dirty and moldy inside and should be cleaned and sanitized. There is some water in the drip pan. There is no evidence of recent servicing.

Recommendation

Contact a qualified HVAC professional.



Clean & Sanitize



Some Water in Pan



Last service 2021

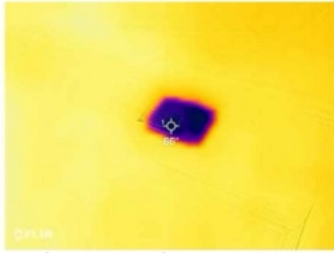
10.1.1 Exterior AC Compressor

FAILED TO PRODUCE ENOUGH COLD AIR
 Primary Repair

The air conditioner cooling the main living area is not producing enough cold air. In general, all of the 4 air conditioning systems need servicing. All filters need replacement. There are blown UV lights that need replacement. All systems including condensation lines should be sanitized.

Recommendation

Contact a qualified HVAC professional.



Not Cooling Enough



10.2.1 Air Handler

DAMAGED AIR HANDLER COVER INSULATION Primary Repair

AIR HANDLER

The air handler servicing the main living area is not cooling properly. The air handler cover insulation is in poor condition and detached from the cover. An HVAC contractor should replace insulation, clean system and repair so that it cools properly.

Recommendation

Contact a qualified HVAC professional.



11.1.1 Exterior AC Compressor

NOT SECURED TO BASE Primary Repair

ATTIC

HVAC #3 condenser hurricane strapping is rusted out. Often this is caused by misdirected sprinklers spraying the condenser.

Recommend redirecting sprinklers and securing the condenser to the concrete base.

Recommendation

Contact a qualified HVAC professional.



11.1.2 Exterior AC Compressor

LAST THIRD OF LIFE EXPECTANCY General Repair/Maintenance

Significant deterioration is visible with this 2012 HVAC air handler and system. It is cooling and heating.

11.2.1 Air Handler

UV AIR PURIFIER NOT OPERATING AS IT SHOULD Primary Repair

The UV air purifier should be evaluated and repaired or replaced by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



UV Light Out



11.2.2 Air Handler

RUST & DETERIORATION IN AIR HANDLER

ATTIC

There is significant rust and deterioration to the air handler box, drain pan and interior insulation. Recommend an HVAC contractor evaluate for replacement options.

Recommendation

Contact a qualified HVAC professional.



Primary Repair



Rust & Deterioration



Rust & Deterioration



Rust & Deterioration

12.1.1 Exterior AC Compressor

NOT SECURED TO BASE

HVAC #4 condenser hurricane strapping is rusted out. Often this is caused by misdirected sprinklers spraying the condenser.

Recommend redirecting sprinklers and securing the condenser to the concrete base.

Recommendation

Contact a qualified lawn care professional.



Primary Repair



Rusted out hurricane straps

12.2.1 Air Handler

UV AIR PURIFIER NOT OPERATING AS IT SHOULD

The UV air purifier should be evaluated and repaired or replaced by a licensed HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Primary Repair



UV Bulbs Out



12.3.1 AC Duct

CLEAN VENT COVER

General Repair/Maintenance

Clean vent cover in upstairs front bathroom. Usually water and vinegar or water and Borax can easily remove the staining.

Recommendation

Contact a qualified handyman.



13.1.1 Cabinets

CABINETS DAMAGED

Primary Repair

The kitchen sink cabinet has visible water damage. The area is now dry. Recommend replacing damaged building material.

Recommendation

Contact a qualified handyman.



Significant caved in damage to kitchen sink cabinet

13.3.1 Cooktop

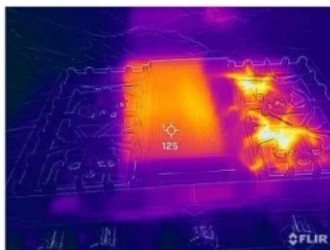
BURNERS NOT LIGHTING

Primary Repair

The 2 left side kitchen stove top burners did not light when turned on. Recommend an appliance contractor repair.

Recommendation

Contact a qualified appliance repair professional.



2 left burners not lighting

13.6.1 Dishwasher

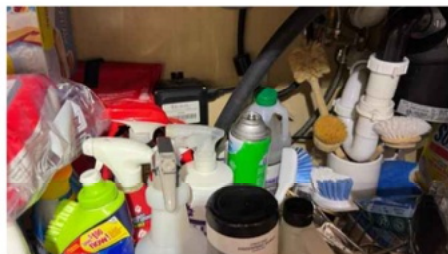
IMPROPERLY INSTALLED DRAIN PIPE

Primary Repair

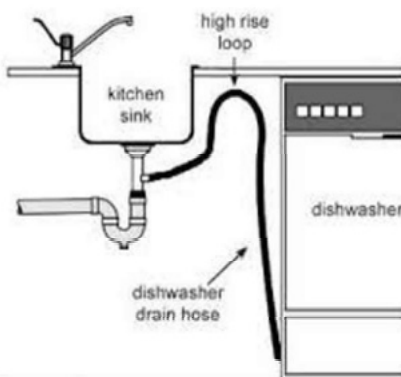
Dishwasher drain pipe was installed improperly. The dishwasher requires a high loop to prevent dirty sink water from flowing back into the machine. A proper high loop is a standard installation practice for dishwashers, even if the model has a built-in siphon break. It is created by elevating the drain hose to the highest possible point under your sink before connecting it to the drain or garbage disposal. This is an easy repair.

Recommendation

Contact a qualified plumbing contractor.



No high loop



High Loop Example

13.10.1 Wine Cooler

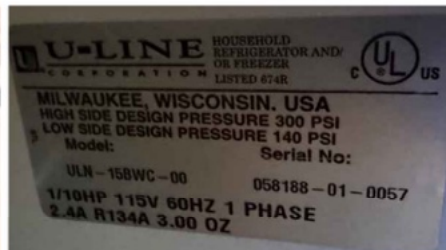
NOT OPERATING AS IT SHOULD

Primary Repair

The wine cooler did not appear to operate as it should at the time of the inspection. Possibly it is unplugged. Recommend repair/replace.

Recommendation

Contact a qualified appliance repair professional.



14.2.1 Grill

BURNER NOT LIGHTING

Primary Repair

The grill igniters are not working. Recommend a grill appliance contractor service and professionally clean the grill.

[Here is a DIY resource](#) on possible solutions.



14.3.1 Plumbing

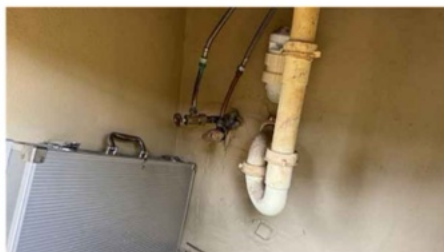
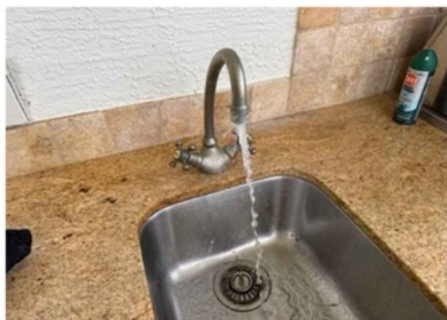
SINK FAUCET DAMAGED

Primary Repair

The patio sink faucet is corroded and should be replaced for better operation.

Recommendation

Contact a qualified handyman.



15.6.1 Dryer Vent Duct and Cover

CLEAN EXTERIOR DRYER VENT

General Repair/Maintenance

The exterior dryer vent flapper was observed not closing fully. This condition is often caused by lint buildup, debris, or minor warping of the vent cover, which can allow pests, moisture, or outside air to enter. Recommend cleaning the vent hood and hinge area to restore proper function. If the flapper remains stuck or does not close after cleaning, replacement of the vent cover is advised. Regular cleaning of the dryer vent line is also recommended to maintain airflow efficiency and reduce fire risk.



Recommendation

Contact a qualified handyman.

16.1.1 Floors

DAMAGED GROUT

Primary Repair

There is a cracked soap dish in an upstairs bathroom that should be replaced. There are cracks in corner grout that should be repaired to prevent water damage.

Recommendation

Contact a qualified tile contractor



Back Bathroom



Front bathroom



16.2.1 Walls & Ceilings

SETTLING CRACKS

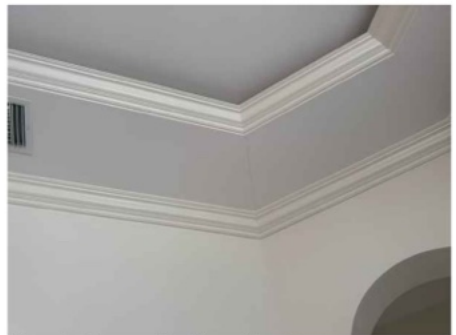


General Repair/Maintenance

Refinish typical settlement crack in the family room ceiling.

Recommendation

Contact a qualified painting contractor.



Family Room Ceiling Crack

17.1.1 Interior Finish

SURFACE STAINING & DETERIORATION



General Repair/Maintenance

The pools aggregate surface and spa tile has some staining. Recommend speaking to a pool contractor for cleaning options.

Recommendation

Contact a qualified swimming pool contractor





17.2.1 Pool Equipment

DISCONNECTED BOND/GROUND WIRE**Safety Hazard**

The main pump bonding wire is not secured properly to the pool pump. Recommend an electrician correct for pool safety.

Recommendation

Contact a qualified swimming pool contractor



Loose Bond Wore at Pump

17.2.2 Pool Equipment

MISSING CAPS FOR CHILD FENCE**General Repair/Maintenance**

There are missing pool fence mount caps observed. Open sleeves can collect debris, cause corrosion, and pose a minor tripping hazard. Recommend replacement by a qualified pool or fence contractor.

Recommendation

Contact a qualified handyman.



Fence mounts

17.2.3 Pool Equipment

POOL PLUMBING NOT LABELED**General Repair/Maintenance**

Recommend labeling all pool system valves for clear identification (e.g., "Skimmer," "Main Drain," "Spa Return," "Heater Bypass," etc.). A qualified pool technician can assist with proper identification and labeling to ensure correct operation.

Recommendation

Contact a qualified swimming pool contractor



18.1.1 General

DAMAGED SPRINKLER HEADS

There are multiple damaged sprinkler heads that need to be replaced. Recommend full servicing of the sprinkler system for function and efficiency.



Broken



Won't recess



Won't recess



Broken



Broken



Broken



Leaking