

# Inspection Report

100 Neptune Dr, Hypoluxo, Florida 33462



**Inspection Date** July 15, 2018  
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**MIX Home**  
INSPECTIONS

**Mix Home Inspections**

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# Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

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## Significant Concerns

### Safety Concerns

#### Electrical

1. Electric Service Panel(Exterior: Ground View): Double Tap
2. GFCI(Loft): Cover is missing
3. Outlet(Kitchen): Not installed in a junction box
4. Smoke Alarm(Master Bedroom): Not Tested. Recommend replacing all smoke detectors.
5. Wiring(Laundry Room / Mudroom, Pool Area): Exposed
6. Wiring(Exterior: Ground View): Junction box is missing a cover plate

#### Pool / Hot Tub

7. Pool Deck(Pool Area): Deck separation

#### Room Components

8. Exterior door(5th Bedroom): Keyed dead bolt inside

### Items Not Operating

#### Electrical

9. Light Fixture(Exterior: Ground View): Not working

#### Room Components

10. Exterior door(5th Bedroom): Handle is damaged

### Major Concerns

#### Appliances

11. Microwave Oven(Kitchen): Not Working. The clock is lighted, assuming power to the unit is on.
12. Oven/Range(Kitchen): Not Working. Door hardware is damaged.

#### Building Exterior

13. Eave(Exterior: Ground View): Soffit vents appear to be missing
14. Eave(Exterior: Ground View): Wood soffit shows signs of water damage

#### Pool / Hot Tub

15. Pool / Spa Heater(Pool Area): Major Leak
16. Pool Deck(Pool Area): Cracked
17. Pool Deck(Pool Area): Dock dropped several inches

#### Room Components

18. Floor(Living Room): Damaged
19. Floor(Living Room, 4th Bedroom): Laminate is warped and indicates a "wet" condition when tested with the \_\_\_\_\_ moisture meter

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## Budget to Replace

None

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# Needs Further Evaluation

None

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## Items to Monitor

None

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## Maintenance Items

### Balconies, Decks and Porches

- 20. Balcony, Deck or Porch(Loft): Handrail is damaged

### Building Exterior

- 21. Exterior Trim(Exterior: Ground View): Damaged
- 22. Exterior Trim(Exterior: Ground View): Rotting
- 23. Exterior Trim(Exterior: Ground View): Rusted nail pop
- 24. Exterior Trim(Exterior: Ground View): Wood rot
- 25. Exterior Trim(Exterior: Ground View): Wood under flashing missing
- 26. Exterior Trim(Exterior: Ground View): Caulk has aged leaving holes or gaps
- 27. Siding(Exterior: Ground View): Material is damaged - Scattered

### Electrical

- 28. Ceiling Fan(5th Bedroom): Lights not working
- 29. Electric Service Panel(Exterior: Ground View): Crowded with excess wiring
- 30. Light Fixture(Loft): Damaged
- 31. Light Fixture(Hallway and Stairs, Living Room, Loft): Bulb is burned out
- 32. Outlet(5th Bedroom): Cover plate is damaged and missing in parts - Scattered
- 33. Outlet(Family Room): Outlet loose

### HVAC

- 34. AC-Condenser(Exterior: Ground View): Unit is 2005
- 35. Air Handler(Attic): Duct work needs to be re taped
- 36. Air Handler(Attic): Unit is 10 to 15 Years Old

### Insulation and Ventilation

- 37. Basement / Crawl Space Ventilation(Exterior: Ground View): Cover is missing

### Landscaping and Hardscaping

- 38. Fence(Exterior: Ground View): Damaged. The top of the wall is damaged in several locations. It is a foam top with stucco finished.
- 39. Gate(Exterior: Ground View): Damaged
- 40. Patio and walkway(Exterior: Ground View): Vegetation is too close to home and walkways and can contribute to damage through roof damage to the foundation.

### Plumbing

- 41. Hose Bibb(Exterior: Ground View): Broken / Damaged Handle
- 42. Shower / Tub(2nd Bathroom): Diverter is not operating properly
- 43. Shower / Tub(4th Bathroom): Missing hardware for air switch
- 44. Sink(2nd Bathroom, 4th Bathroom): Drains slow
- 45. Sink(4th Bathroom): Pipes are leaking at the connecting joint
- 46. Sink(1st Bathroom): Water is milky.
- 47. Sink(2nd Bathroom): Flex pipe
- 48. Stand-alone Shower(1st Bathroom): Shower head is leaking

### Pool / Hot Tub

- 49. Pool / Hot Tub(Pool Area): Crack in stucco - Scattered
- 50. Pool / Hot Tub(Pool Area): Cracked / Broken tile
- 51. Pool / Hot Tub(Pool Area): Water level is low

- 52. Pool Cleaning System(Pool Area): Exposed wires
- 53. Pool Filter(Pool Area): Not secured to pad
- 54. Pool Filter(Pool Area): Timer missing cover

#### Room Components

- 55. Ceiling(Living Room): Shows signs of a current water leak
- 56. Ceiling(Attic): Evidence of prior water leak- tested dry
- 57. Countertop(Kitchen): Missing caulk
- 58. Exterior door(Living Room, Loft): Locking mechanism not working properly
- 59. Exterior door(Family Room, Living Room): Not weather sealed
- 60. Exterior door(Master Bedroom, Living Room): Damaged
- 61. Floor(Living Room): Damaged
- 62. Floor(3rd Bedroom): Exhibits gaps between the floor boards
- 63. Floor(4th Bathroom): Exhibits water stains
- 64. Floor(Living Room): Laminate is warped and indicates a "dry" condition when tested with the \_\_\_\_\_moisture meter
- 65. Floor(Kitchen): Moderately to excessively warped
- 66. Floor(4th Bedroom): Floor boards are loose
- 67. Interior Door(4th Bathroom, 5th Bedroom): Missing
- 68. Interior Trim(Hallway and Stairs): Door on linen closet wrong size
- 69. Interior Trim(4th Bedroom): Caulking or sealant missing
- 70. Screen(Master Bedroom, 4th Bathroom): Missing
- 71. Screen(Exterior: Ground View, Loft): Frame is damaged
- 72. Screen(Exterior: Ground View): Torn or damaged
- 73. Wall(Boat Lift): Cable not rolling properly
- 74. Wall(Attached Garage): Garage door opener does not work
- 75. Wall(Boat Lift): Damaged
- 76. Window(4th Bedroom): Caulking or sealant is missing
- 77. Window(4th Bathroom): Lift mechanism is broken

## General Information

- # Of Stories: 2
- Cooling System: Central
- Foundation Design: Slab
- Ground Conditions: Dry
- House Faces: West
- Location Of Attic Entrance: Hallway
- Method To Inspect Attic: Inside attic
- Method To Inspect Roof: Inside attic, On roof, On ladder
- Occupancy: Occupied
- Present During Inspection: Buyer's agent, Buyer
- Price Of Home: 825000
- Recent Rain (3 Days): Yes
- Sewer System: Public
- Square Footage: 2666
- Style Of Home: Mediterranean
- Temperature: 88
- Water Source: Public
- Weather Conditions: Sunny
- Year Built: 1969

## Scope of Inspection

- An inspection does not determine the market value of the property or its marketability.
- The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed.
- An inspection does not include items not permanently installed.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- Some items or areas may not be inspected if they are blocked by furniture or stored items.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- No guarantees or warranties are provided in connection with the home inspection.
- The inspection is limited to visible and accessible components and areas only.
- An inspection is not technically exhaustive.
- This home inspection is being conducted in accordance with the InterNACHI guidelines.
- An inspection does not determine the insurability of the property.
- An inspection does not determine the life expectancy of the property or any components or systems therein.

# Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.



**Satisfactory**

No material issues have been found. One or more cosmetic issues may have been observed.

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**Poor**

Is operating, but has at least one major concern with its operation.

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**Safety Hazard**

Has conditions that make operation of the item unsafe and is in need of prompt attention.

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**Marginal**

The item is working, but has at least one concern that is beyond cosmetic.

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**Not working**

Was not working at the time of the inspection.

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**Not Inspected**

Was not inspected. The reason is typically indicated.

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# Appliances

Save money on appliances and appliance repair

## Descriptions:

### Dryer

- Venting Location: Wall

### Oven/Range

- Energy Source: Electric

## Concerns and Observations:

### ✔ Cook Top

In Working Order

#### Data

Location Kitchen



### ✔ Dishwasher

In Working Order

#### Data

Location Kitchen



✓ Dryer

In Working Order

### Data/General Information

Location Laundry Room / Mudroom



## In Working Order

### Manufacturer data plate

Location Laundry Room / Mudroom



### ✔ Garbage Disposal

## In Working Order

### Data /General

Location Kitchen



 **Microwave Oven**

**Major Concern**

**Not Working. The clock is lighted, assuming power to the unit is on.**

Location Kitchen

Suggested Action Repair / Replace the unit as desired.



 **Oven/Range**

## Major Concern

### Not Working. Door hardware is damaged.

Location	Kitchen
Impact	The Oven and Microwave Oven are not working. The clock is lighted., assuming there is power to both units. The damage to the hardware may worsen causing the door to become inoperable
Suggested Action	Repair or replace the Oven



## In Working Order

### Data

Location Kitchen



✓ Refrigerator

In Working Order

Data

Location Kitchen



In Working Order

### Manufacturer data plate

Location Kitchen



✓ Washer

**In Working Order**

**Data**

Location Laundry Room / Mudroom



## Balconies, Decks and Porches

### Descriptions:

**Balcony, Deck or Porch**

- Material: Wood

**Balcony, Deck or Porch**

- Material: Wood

### Concerns and Observations:

⊖ **Balcony, Deck or Porch**

**Moderate Concern**

**Handrail is damaged**

Location	Loft
Impact	Deficient handrails reduce the stability of the railing
Suggested Action	Replace the missing component



**In Working Order**

**Data / General**

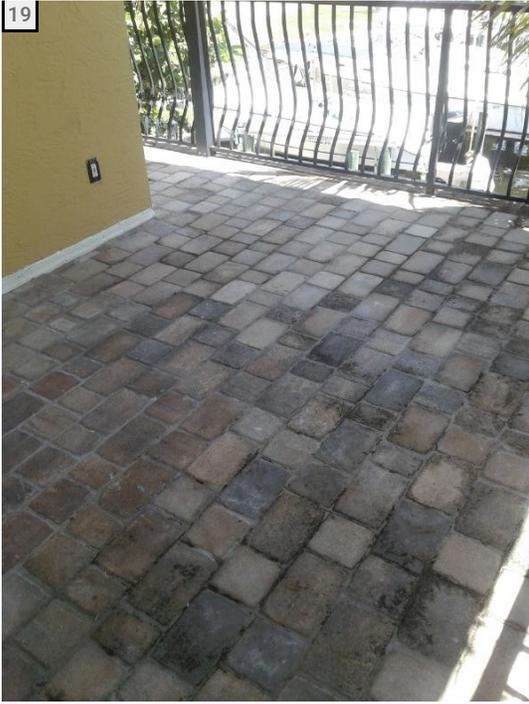
Location Exterior: Ground View



**In Working Order**

**Data / General**

Location Loft



## Building Exterior

[Find deals on siding and gutters](#)

### Descriptions:

#### Gutter

- Material: Aluminum

### Concerns and Observations:

#### ↴ Eave

#### Major Concern

#### Soffit vents appear to be missing

Location	Exterior: Ground View
Impact	Without insufficient ventilation is timely moisture evaporation will not occur
Suggested Action	Add soffit vents to improve ventilation



### Major Concern

#### Wood soffit shows signs of water damage

Location	Exterior: Ground View
Suggested Action	Replace damage soffit

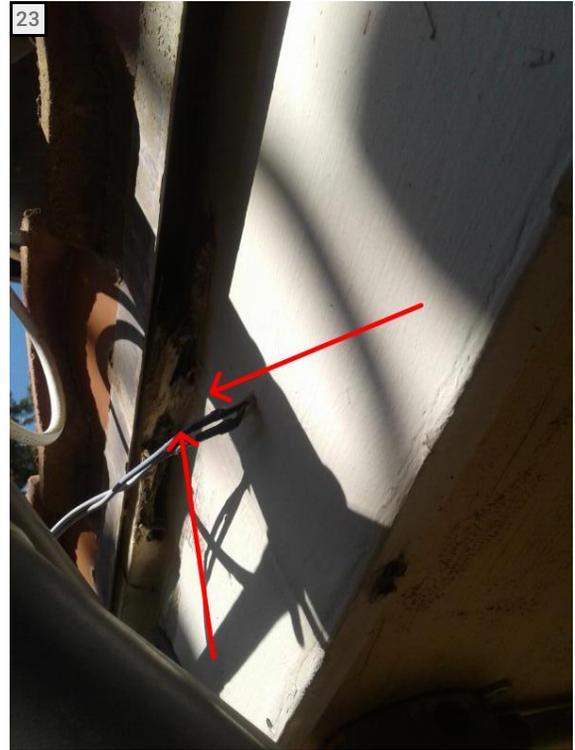


- ✓ Exhaust Vent
- ✗ Exterior Trim

Moderate Concern

Damaged

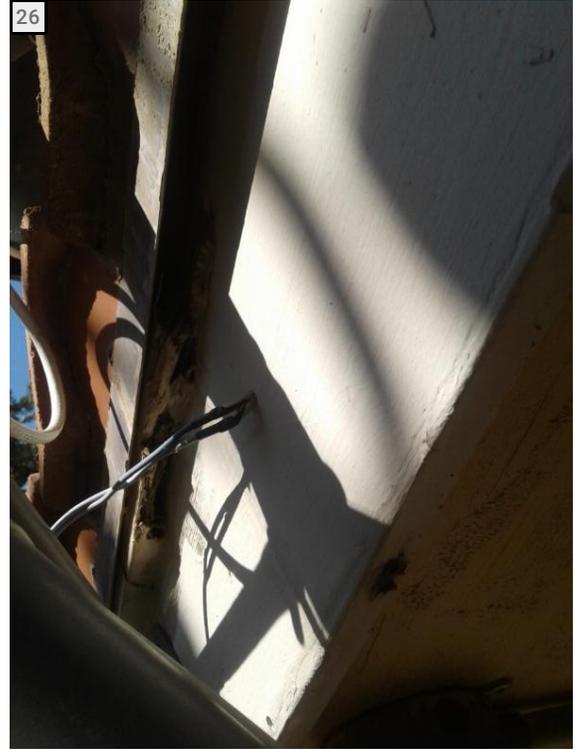
Location Exterior: Ground View  
Suggested Action Replace the damaged trim



## Moderate Concern

### Rotting

**Location** Exterior: Ground View  
**Suggested Action** Have qualified roofer replace the rotting fascia board.



**Moderate Concern**

**Rusted nail pop**

**Location** Exterior: Ground View

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**Moderate Concern**

**Wood rot**

**Location** Exterior: Ground View  
**Suggested Action** Replace trim



**Moderate Concern**

**Wood under flashing missing**

Location	Exterior: Ground View
Suggested Action	Replace trim



## Minor Concern

### Caulk has aged leaving holes or gaps

Location	Exterior: Ground View
Impact	The gaps could allow for moisture and insect intrusion which may cause cause damage to the wood over time
Suggested Action	Repair the caulking



## In Working Order

### Evidence of past water damage

Location Exterior: Ground View

### ✓ Gutter

## In Working Order

On the second floor on the canal side of the house, there is no gutter installed over the Juliette balcony. While not required, adding a gutter would drain water off the balcony, pool deck, pool, etc. I did observe water damage in the family room door / floor. Finding the cause of the water damage is beyond of the scope of this inspection; however having proper water shedding around the house is always recommended.

Location Exterior: Roof View

### ⊖ Siding

**Moderate Concern**

**Material is damaged - Scattered**

**Location** Exterior: Ground View  
**Impact** With damaged siding, the home lacks protection from insects, animals and the elements and it may negatively affect the thermal boundary of the home  
**Suggested Action** Replace the damaged area



**In Working Order**

**Data**

**Location** Exterior: Ground View



**In Working Order**

**Front elevation**

Location Exterior: Ground View

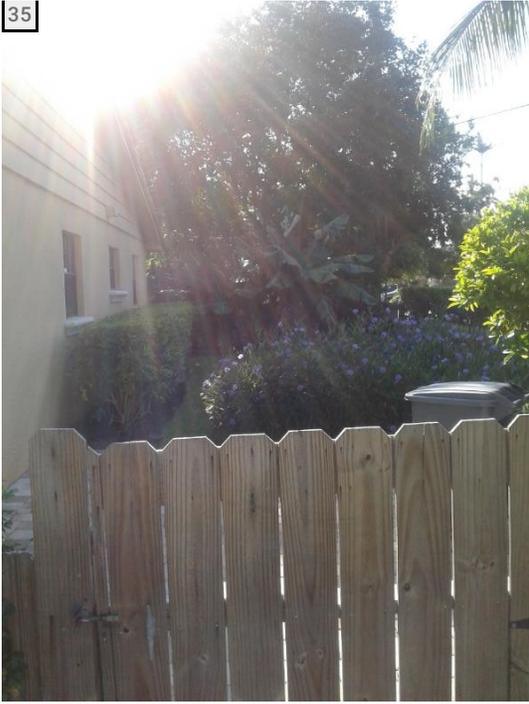


**In Working Order**

**Side elevation**

Location Exterior: Ground View

35



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## Building Structure

### Descriptions:

#### Roof Structure

- Roof Pitch: Medium

### Concerns and Observations:

- ✓ Foundation Wall
- ✓ Rafter
- ✓ Roof Sheathing
- ✓ Roof Structure
- ✓ Slab
- ✓ Truss

## Electrical

### Descriptions:

#### Wiring

- Wiring Method: Conduit

#### Electrical service

- Location: Exterior: Ground View
- Rating: 240 Volts

#### Electric Service Panel

- Location: Utility Room
- Manufacturer Name: Square D
- Panel Rating: 200 Amp
- Panel Type: Circuit breakers
- Wiring Type - Main: Copper

#### Electric Service Panel

- Location: Exterior: Ground View
- Panel Type: Circuit breakers
- Wiring Type - Main: Copper

### Concerns and Observations:

– Ceiling Fan

Moderate Concern

Lights not working

Location 5th Bedroom



! Electric Service Panel

Safety Concern

Double Tap

Location Exterior: Ground View

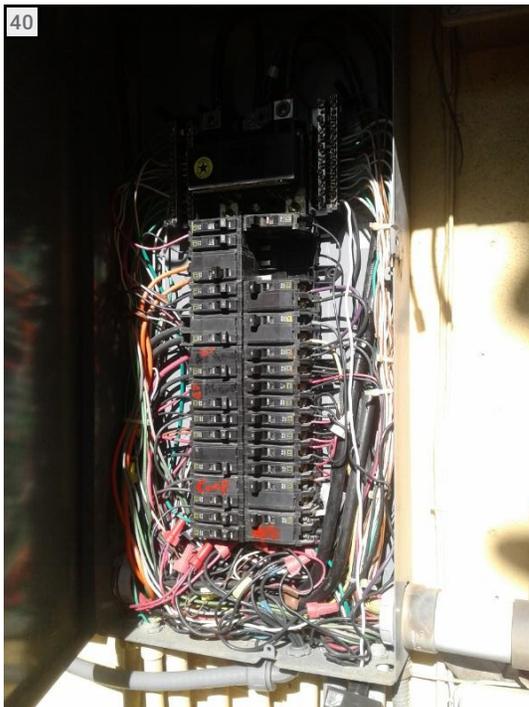
Impact A double tapped breaker is when two wires connect to one breaker. The problem is that it can cause loose connections, arcing, and potentially a fire.



### Moderate Concern

#### Crowded with excess wiring

Location	Exterior: Ground View
Impact	A crowded panel makes it difficult to work on the panel. There are several wires in the box that are not standard for high voltage.
Suggested Action	Have improved by a qualified electrician.



**In Working Order**

**200 amp service**

Location Exterior: Ground View



**In Working Order**

**Square D panel**

Location Exterior: Ground View



✔ Electrical service

In Working Order

Data

Location Exterior: Ground View



⚠ GFCI

Safety Concern

Cover is missing

Location	Loft
Impact	Without a cover plate, can cause electrical shock if touched
Suggested Action	Install a cover



**In Working Order**

**Data**

Location Exterior: Ground View, 4th Bathroom



 Light Fixture

**Not Working**

**Not working**

**Location** Exterior: Ground View  
**Suggested Action** We found the switch of the outside lights around the pool. These lights are either not working or on a switch that is not in a logical spot.



**Moderate Concern**

**Damaged**

**Location** Loft



**Minor Concern**

**Bulb is burned out**

Location	Hallway and Stairs, Living Room, Loft
Suggested Action	Replace the bulb





**! Outlet**

**Safety Concern**

**Not installed in a junction box**

<b>Location</b>	Kitchen
<b>Impact</b>	Without a junction box the wiring is exposed thus lacking protection from shock or arcing
<b>Suggested Action</b>	Have repaired by a licensed electrician



**Moderate Concern**

**Cover plate is damaged and missing in parts - Scattered**

**Location** 5th Bedroom  
**Impact** With missing parts of the cover plate, electrical shock may result if touched  
**Suggested Action** Replace the cover



**Minor Concern**

**Outlet loose**

**Location** Family Room



**! Smoke Alarm**

**Safety Concern**

**Not Tested. Recommend replacing all smoke detectors.**

Location	Master Bedroom
Suggested Action	Have a trained professional replace all smoke detectors with new smoke detectors.



**✓ Switch**

## In Working Order

### Missing screw

Location Living Room

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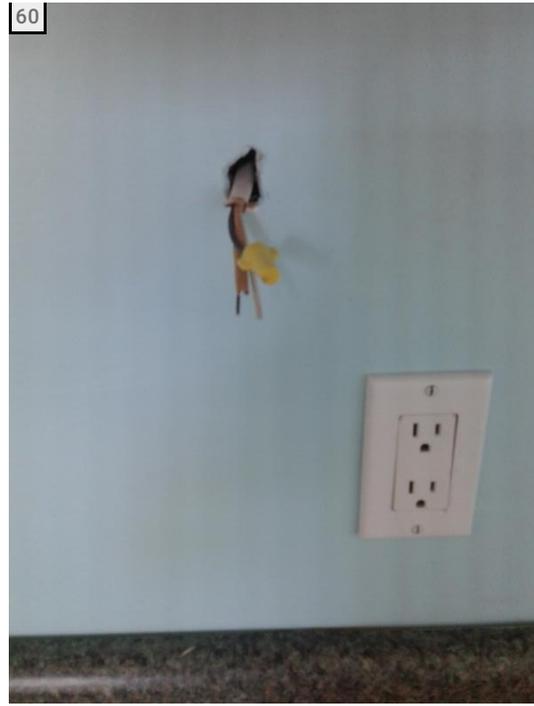


### ⚠ Wiring

## Safety Concern

### Exposed

Location	Laundry Room / Mudroom, Pool Area
Impact	Exposed wiring can cause electrical shock if touched
Suggested Action	Place the wiring in a junction box with a cover plate
Other Information	Exposed wiring should be capped and in a junction box with a cover plate or removed



### Safety Concern

#### Junction box is missing a cover plate

Location	Exterior: Ground View
Impact	Without a junction box cover the wiring is exposed thus lacking protection from shock or arcing
Suggested Action	Install a cover plate



## HVAC

## Descriptions:

## Concerns and Observations:

### AC-Condenser

#### Moderate Concern

#### Unit is 2005

**Location** Exterior: Ground View

**Impact**

Your system is 10 or more years old: If your system is 10 years or more in age and you're experiencing the need for repairs, it may make more sense to go ahead and replace your system since it's nearing the end of its service life. Plus, replacing an older system with a newer one offers higher efficiency, plus warranty, saving you money compared to your existing equipment.



#### In Working Order

#### Data

**Location** Exterior: Ground View



In Working Order

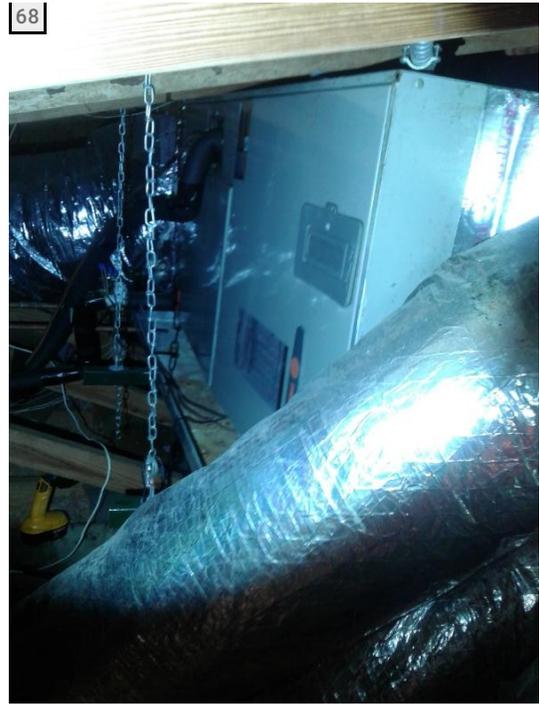
Unit is less than 5 years old

Location Exterior: Ground View



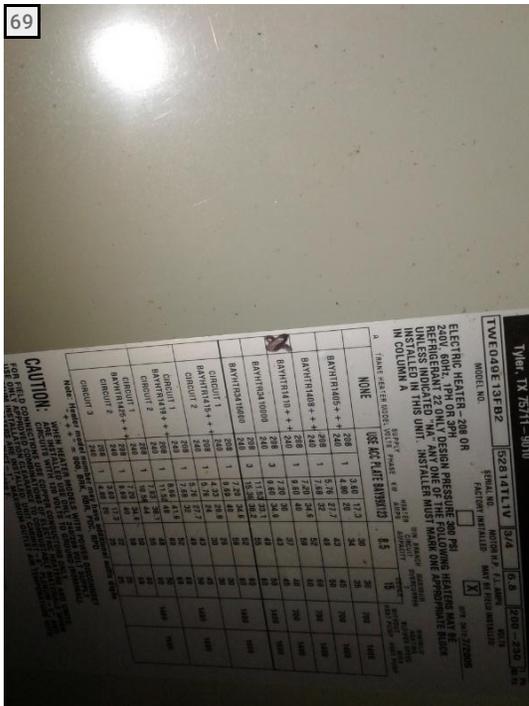
— Air Handler





**In Working Order**

**Manufacturer Data Plate**  
Location Attic



**In Working Order**

**Unit is 5 years old or less**  
Location 4th Bathroom



- ✓ Ductwork
- ✓ Register / Return

In Working Order

cold air is cold

Location Master Bedroom



## Insulation and Ventilation

## Descriptions:

## Concerns and Observations:

- ✔ Attic Ventilation
- ⊖ Basement / Crawl Space Ventilation

### Moderate Concern

#### Cover is missing

Location	Exterior: Ground View
Impact	Without a cover / grill, debris will build up in flue exhaust areas
Suggested Action	Install a cover



- ✔ Insulation
- ✔ Kitchen / Bath Exhaust

## Landscaping and Hardscaping

Save money on lawn and garden equipment and repair

## Descriptions:

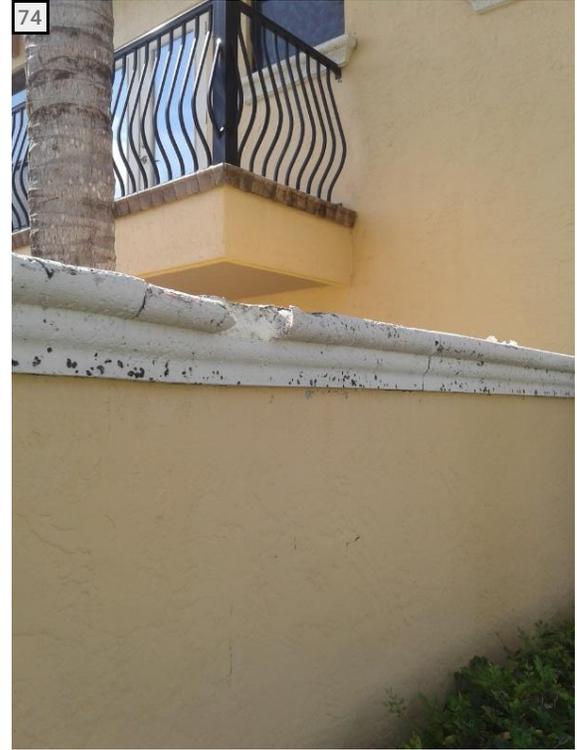
## Concerns and Observations:

- ✔ Driveway
- ⊖ Fence

## Moderate Concern

**Damaged. The top of the wall is damaged in several locations. It is a foam top with stucco finished.**

Location	Exterior: Ground View
Impact	Water intrusion into wall.
Suggested Action	Repair the damaged areas of the wall.



## ✓ Gate

## Minor Concern

**Damaged**

Location	Exterior: Ground View
Suggested Action	Repair the gate



### – Patio and walkway

#### Moderate Concern

**Vegetation is too close to home and walkways and can contribute to damage through roof damage to the foundation.**

Location	Exterior: Ground View
Suggested Action	Keep all plants cut away from structures by at least 18".

## Plumbing

### Descriptions:

#### Water Pipe

- Water Distribution Piping Material: Copper
- Water Service Piping Material: Copper

#### Water Heater

- Energy Source: Electricity
- Location: 1st Bathroom
- Type: Recovery

#### Water Heater

- Energy Source: Electricity
- Location: 4th Bedroom
- Type: Recovery

#### Main water valve

- Location: Exterior: Ground View, Utility Room

### Concerns and Observations:

- ✓ Cleanout
- ✓ Fuel Lines
- ✓ Hose Bibb

## Minor Concern

### Broken / Damaged Handle

Location Exterior: Ground View  
Suggested Action Repair or replace the hose bibbs

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### ✓ Irrigation System

## In Working Order

### Not tested

Location Exterior: Ground View



- ✓ Main fuel supply
- ✓ Main water valve

**In Working Order**

**Data**

Location Exterior: Ground View



- ✓ Plumbing Vent
- Shower / Tub

**Moderate Concern**

**Diverter is not operating properly**

Location 2nd Bathroom



**Moderate Concern**

**Missing hardware for air switch**

Location 4th Bathroom



In Working Order

Data

Location 2nd Bathroom, 4th Bathroom



⊖ Sink

Moderate Concern

**Drains slow**

**Location** 2nd Bathroom, 4th Bathroom  
**Suggested Action** Clear the drain of debris with a rodder (vs. chemical)



Moderate Concern

**Pipes are leaking at the connecting joint**

**Location** 4th Bathroom  
**Impact** The water may damage the surrounding areas  
**Suggested Action** Remove the connecting joint and reinstalling with plumbers putty or nylon tape



### Moderate Concern

#### Water is milky.

Location	1st Bathroom
Impact	I have not seen this before, however I suspect that the water heater and pipes has built up sediment from not being run.
Suggested Action	Strongly recommend having a qualified plumber review and repair.



## Minor Concern

### Flex pipe

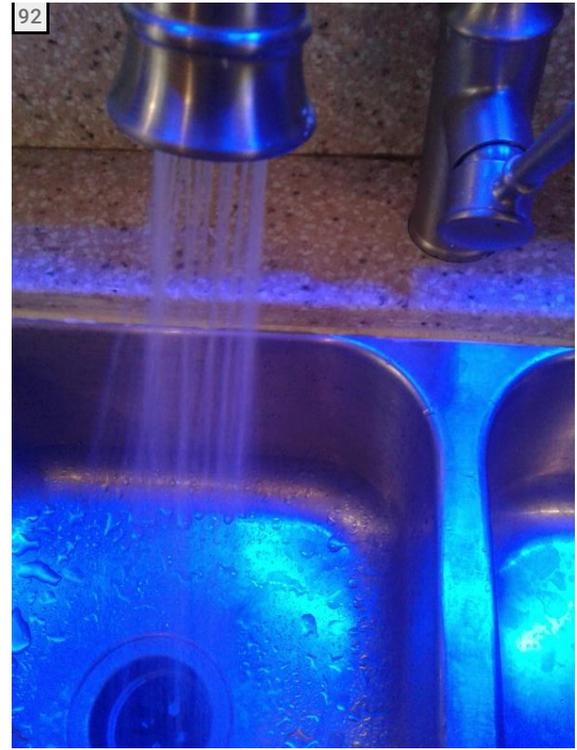
<b>Location</b>	2nd Bathroom
<b>Impact</b>	Been known to leak. In addition all fittings should conform to the the type of pipe used, Drainage fittings should have no ledges, shoulders or reductions which can retard or obstruct drainage flow in the piping.
<b>Suggested Action</b>	Recommend correction by a qualified plumber.



## In Working Order

### Data / general

**Location** Kitchen, 4th Bathroom



**In Working Order**

**Hot water is hot**

Location Kitchen



✔ Stand-alone Shower

Minor Concern

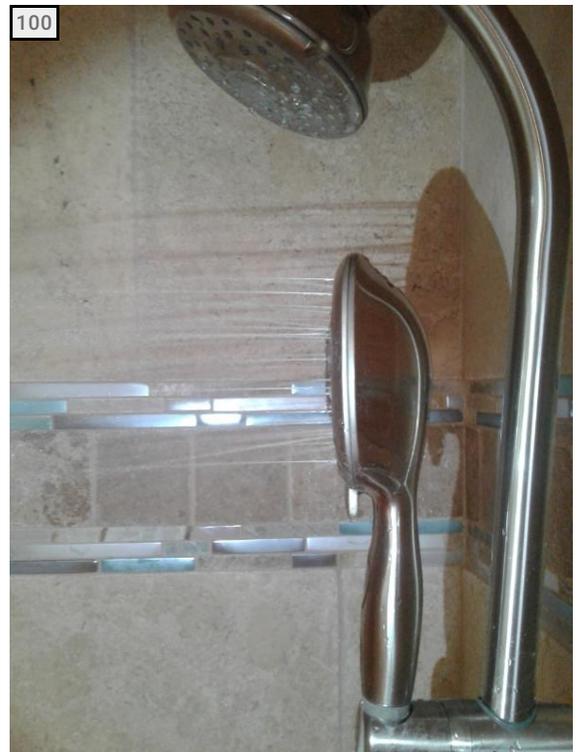
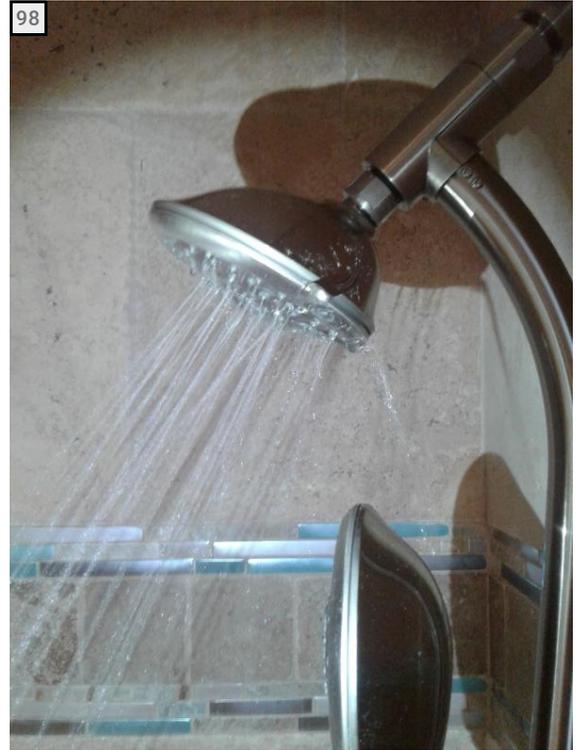
Shower head is leaking

Location 1st Bathroom



Data/General

Location 1st Bathroom, 4th Bathroom





✔ Toilet

In Working Order

Data / General

Location 1st Bathroom, 2nd Bathroom, 4th Bathroom



✓ **Water Heater**

**In Working Order**

**Data / General information**

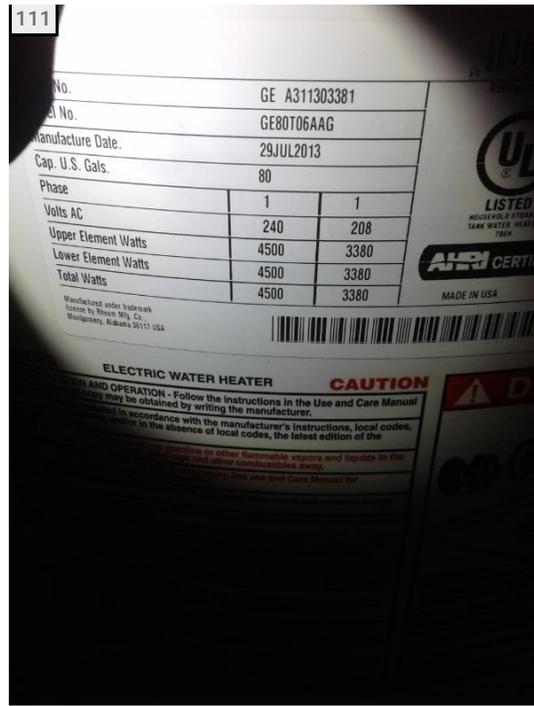
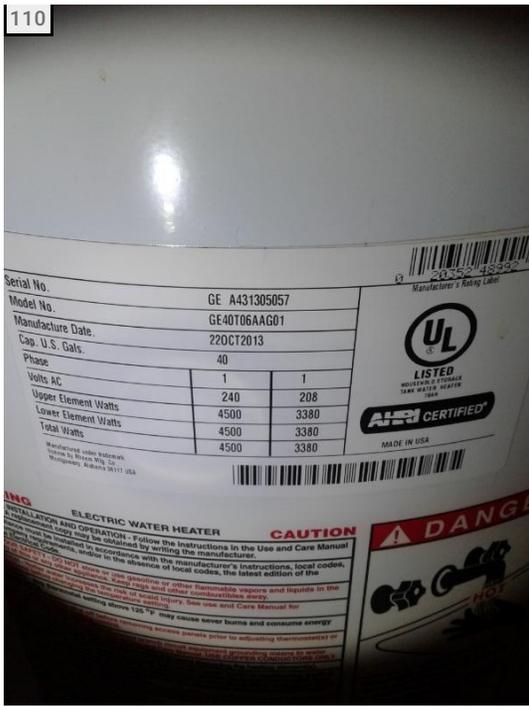
Location 4th Bedroom, 1st Bathroom



**In Working Order**

**Unit is 2013**

**Location** 4th Bedroom, 1st Bathroom



✓ Water Pipe

In Working Order

Copper

Location 2nd Bathroom



**In Working Order**

**Data**

Location 1st Bathroom



**Pool / Hot Tub**

**Descriptions:**

**Concerns and Observations:**

⊖ Pool / Hot Tub

**Moderate Concern**

**Crack in stucco - Scattered**

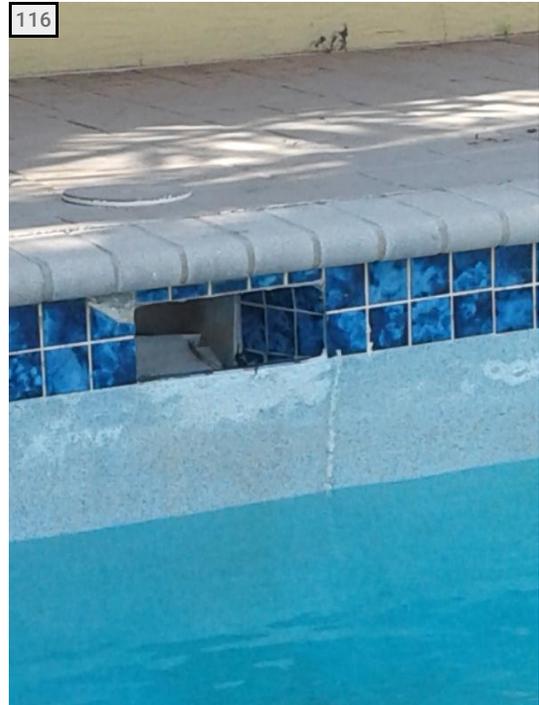
Location Pool Area



**Moderate Concern**

**Cracked / Broken tile**

**Location** Pool Area  
**Impact** Possible location of leak. Potential safety hazard



**Minor Concern**

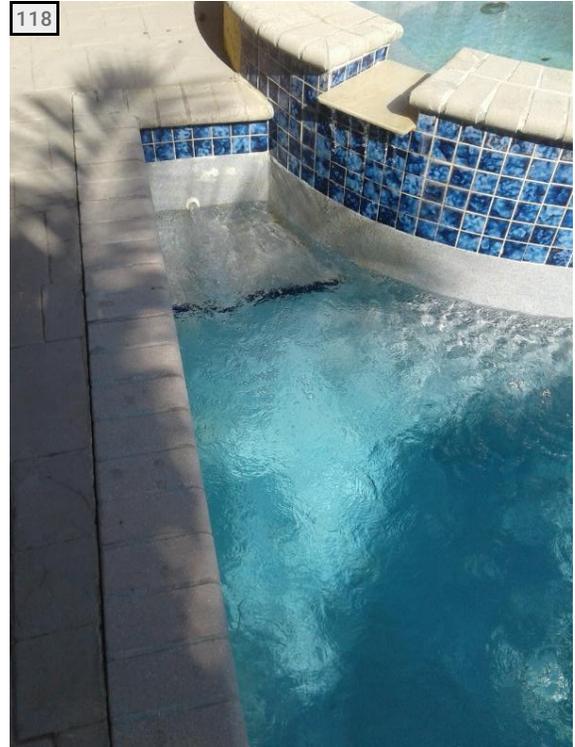
**Water level is low**

Location Pool Area

**In Working Order**

**Data**

Location Pool Area

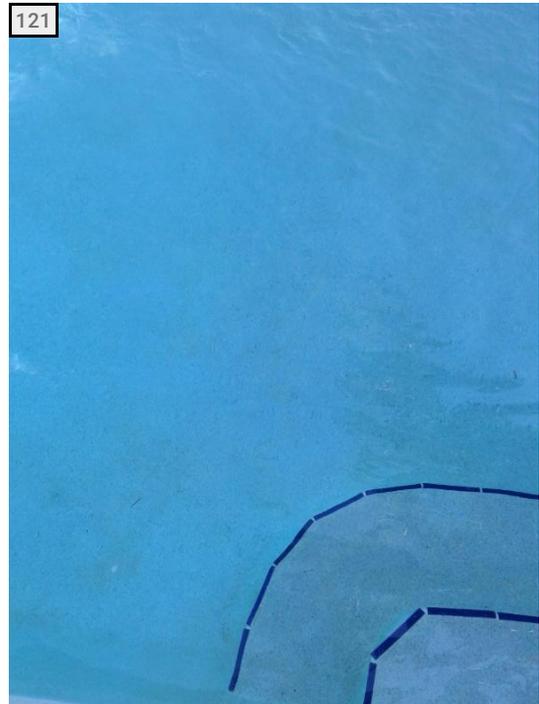




**In Working Order**

**Stained / discolored**

Location Pool Area



 **Pool / Spa Heater**

**Major Concern**

**Major Leak**

Location	Pool Area
Impact	Leaking from heater.
Suggested Action	Repair or replace heater.



**In Working Order**

**Data**

Location	Pool Area
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**Pool Cleaning System**

**Moderate Concern**

**Exposed wires**

Location	Pool Area
Suggested Action	Wires should be in conduit



**Pool Deck**

## Safety Concern

### Deck separation

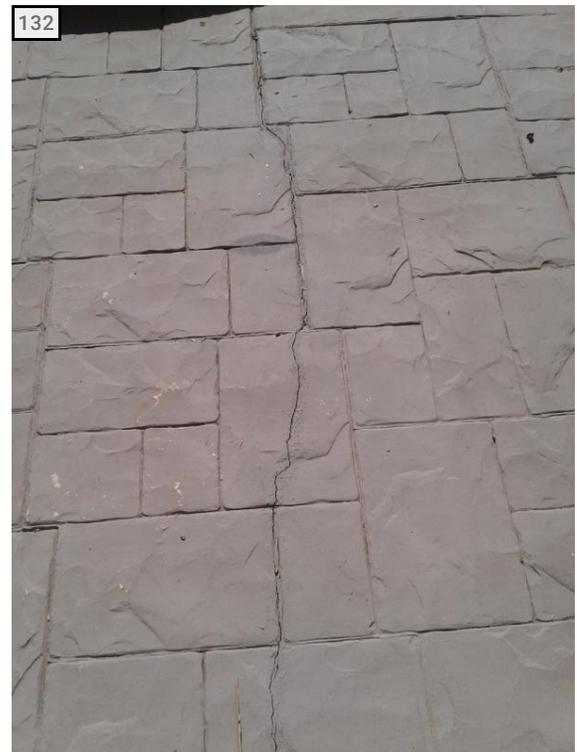
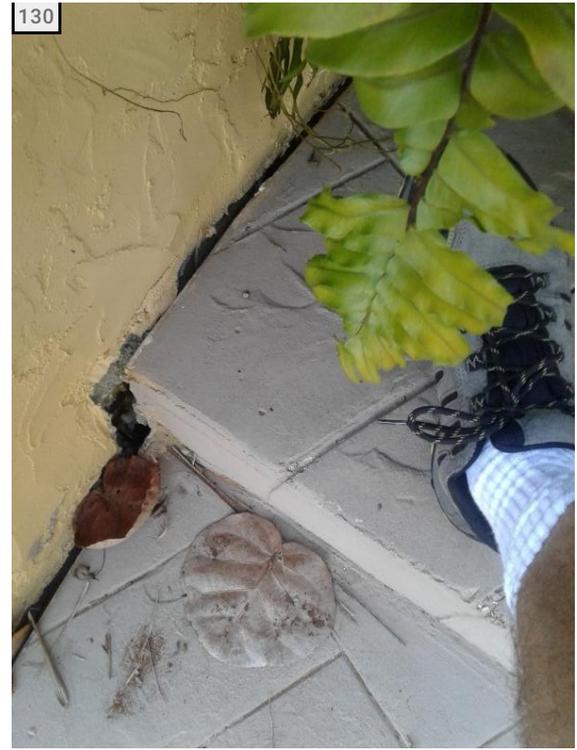
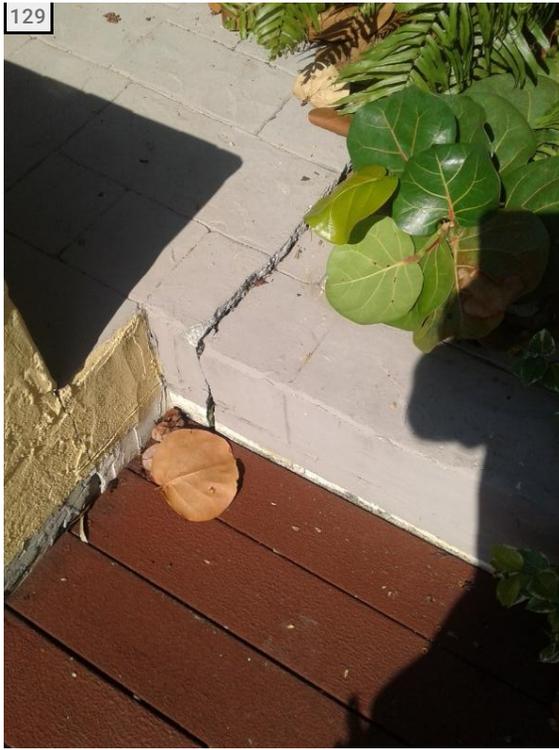
Location	Pool Area
Impact	Tripping hazard



## Major Concern

### Cracked

Location	Pool Area
Impact	Severe deck heaving



**Major Concern**

**Dock dropped several inches**

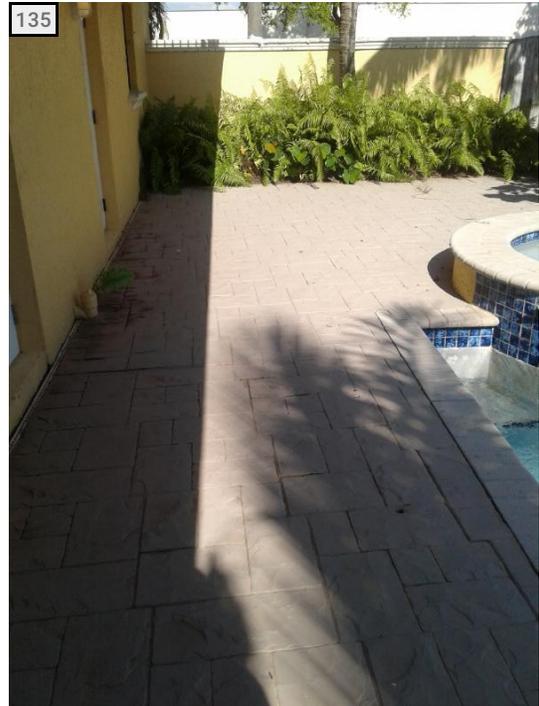
Location	Pool Area
Suggested Action	Have a qualified dock / Seawall professional repair or Replace.



**In Working Order**

**Data**

Location Pool Area



 **Pool Filter**

Minor Concern

Not secured to pad

Location Pool Area

136



Minor Concern

Timer missing cover

Location Pool Area

137



**In Working Order**

**Data**

Location Pool Area



✓ **Pool Pump**

**In Working Order**

**Data**

Location Pool Area



## Roof

Save money on roofing material and repair

### Descriptions:

### Concerns and Observations:

- ✓ Roof Flashing
- ✓ Roof Material

In Working Order

Data

Location Exterior: Roof View



**In Working Order**

**Tree / Branches overhanging roof**

Location Exterior: Roof View



## Room Components

Save money on windows, doors and flooring and repair

### Descriptions:

#### Window

- Window Glass Type: Double pane

#### Exterior door

- Materials: Metal

### Concerns and Observations:

✓ Cabinet

– Ceiling

#### Moderate Concern

#### Shows signs of a current water leak

Location	Living Room
Impact	The leak could cause further damage to the wall
Suggested Action	Have repaired by a qualified plumber



**Minor Concern**

**Evidence of prior water leak- tested dry**

Location Attic



✔ Countertop

Minor Concern

Missing chalk

Location Kitchen



⚠ Exterior door

## Not Working

### Handle is damaged

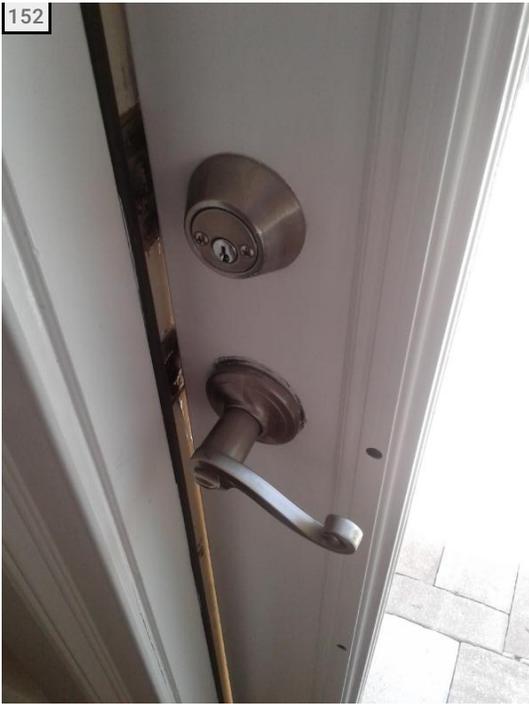
**Location** 5th Bedroom  
**Suggested Action** Replace the handle



## Safety Concern

### Keyed dead bolt inside

**Location** 5th Bedroom  
**Impact** It is recommended that dead bolts be able to open quickly in case of emergency evacuation



**Moderate Concern**

**Locking mechanism not working properly**

Location Living Room, Loft



## Moderate Concern

### Not weather sealed

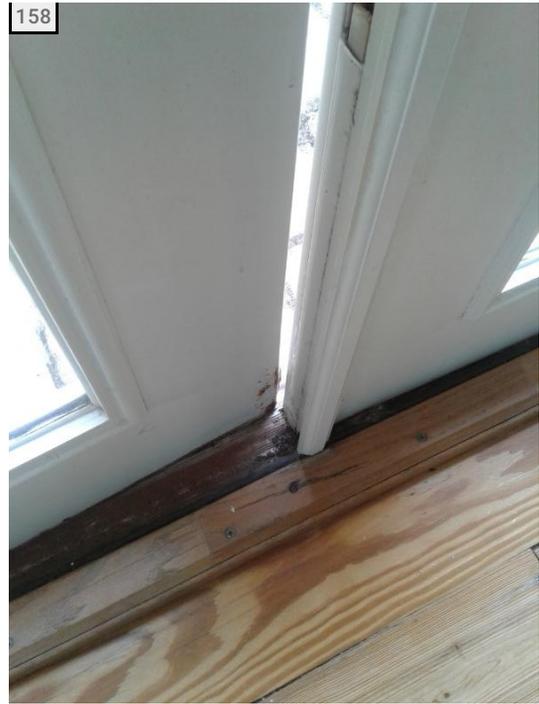
Location	Family Room, Living Room
Impact	Without proper protection, the door is not protected from the elements
Suggested Action	Protect with weather-resistant seal, stain or paint



## Minor Concern

### Damaged

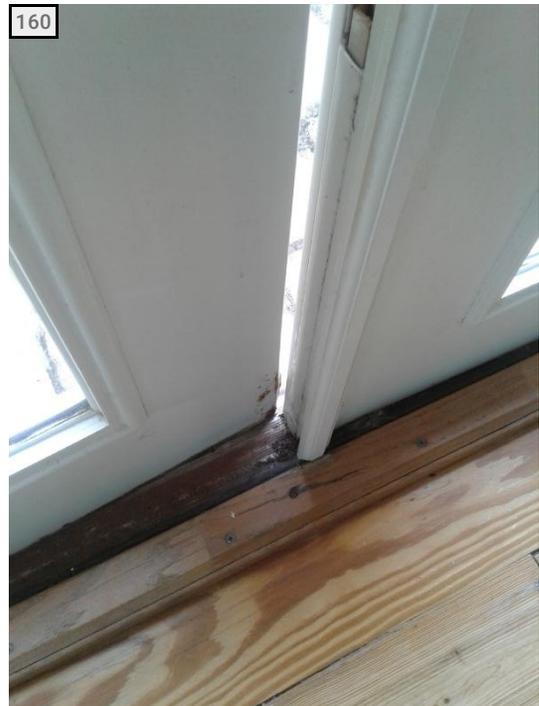
Location	Master Bedroom, Living Room
Suggested Action	Repair the damage or replace the door depending on your preference



**In Working Order**

**Does not open and close properly**

Location Master Bedroom, 5th Bedroom



## Major Concern

### Damaged

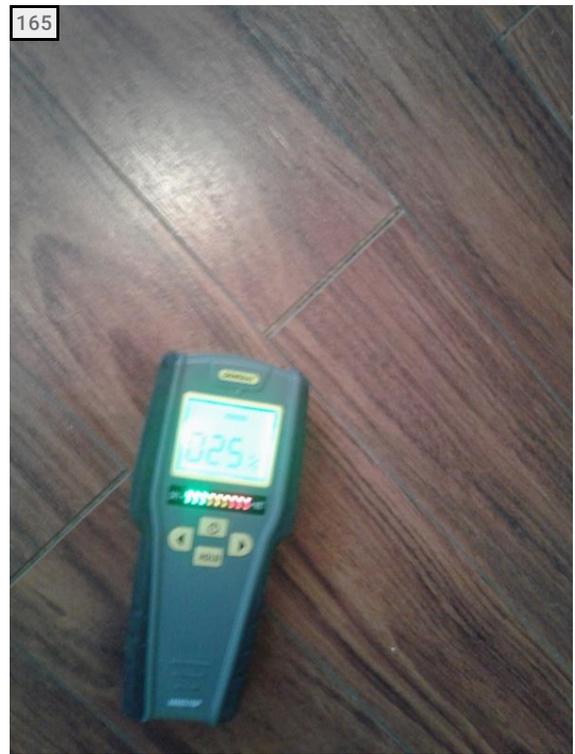
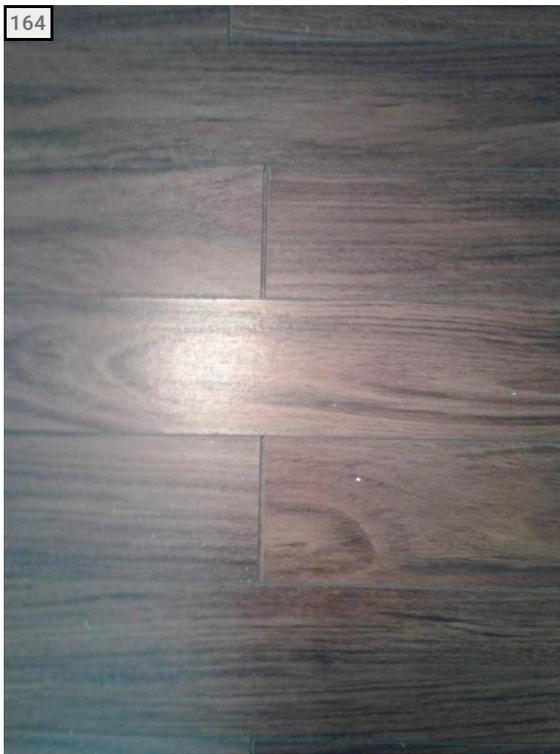
Location Living Room



## Major Concern

### Laminate is warped and indicates a "wet" condition when tested with the \_\_\_\_\_ moisture meter

Location	Living Room, 4th Bedroom
Impact	Warped floors lack asthetic appeal and may be a trip hazard
Suggested Action	After repairs are made to eliminate the moisture intrusion, monitor the floor to determine if the warping is eliminated when dried. If it is not, replace the warped area
Other Information	When a laminate floor is warped and still wet, the warping may settle



**Moderate Concern**

**Damaged**

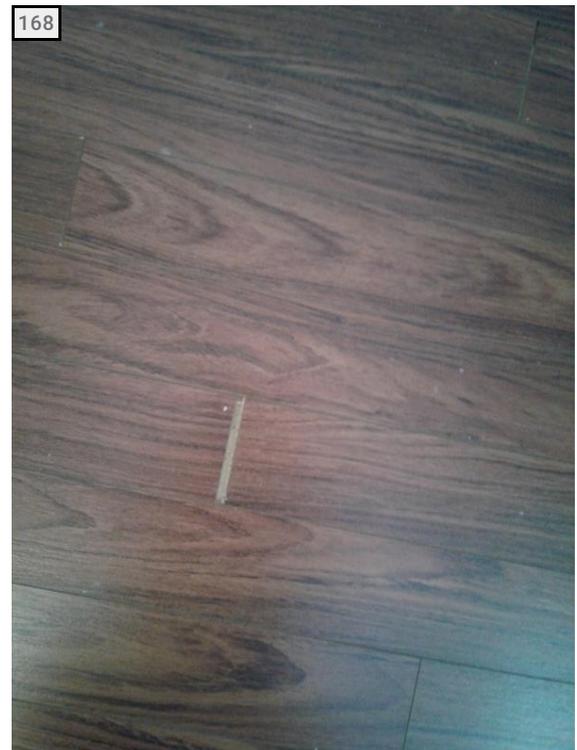
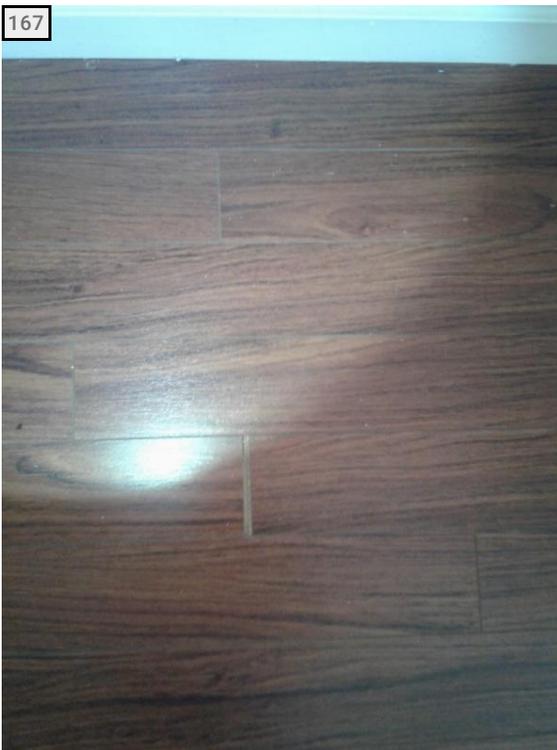
Location Living Room

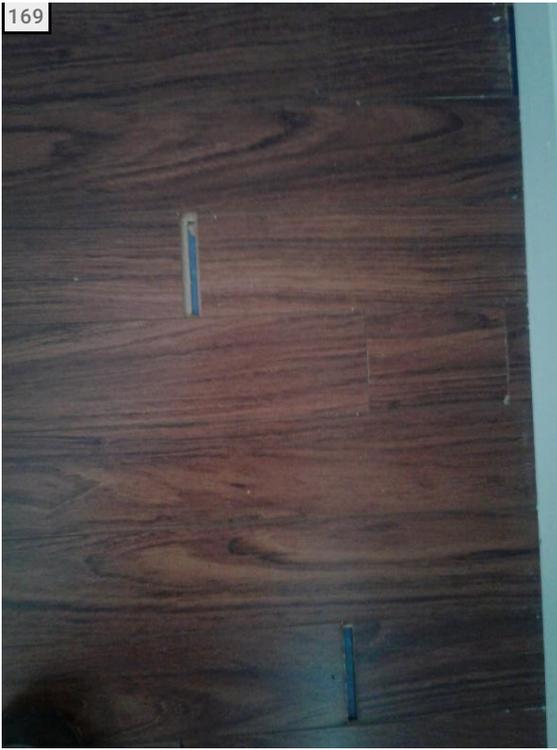


### Moderate Concern

#### Exhibits gaps between the floor boards

<b>Location</b>	3rd Bedroom
<b>Impact</b>	If not repaired, the floor boards may loosen
<b>Suggested Action</b>	Initially increase humidity levels to be between 35% and 50%. If that does not reduce the gaps sufficiently, have repaired by a flooring specialist
<b>Other Information</b>	This is likely caused by a low humidity level causing the flooring to dry and shrink





### Moderate Concern

#### Exhibits water stains

Location	4th Bathroom
Suggested Action	If it is concerning, have the floor refinished by a qualified wood floor professional



**Moderate Concern**

**Laminate is warped and indicates a "dry" condition when tested with the \_\_\_\_\_ moisture meter**

**Location** Living Room  
**Impact** Warped floors lack astethic appeal and may be a trip hazard  
**Suggested Action** Replace the warped area



**Moderate Concern**

**Moderately to excessively warped**

**Location** Kitchen  
**Impact** Warped floors lack astethic appeal and may be a trip hazard  
**Suggested Action** Manage the humidity levels such that moisture levels are in the range of 35% to 50% and no more than 20% higher than the wood floors. Have the floor repaired by a qualified wood floor professional



### Minor Concern

#### Floor boards are loose

Location	4th Bedroom
Impact	Loose floor boards may squeak and in an extreme case may create a trip hazard
Suggested Action	Have repaired by a qualified wood floor professional



- ✔ Garage door opener
- ✔ Interior Door

## Cosmetic

### Missing

Location 4th Bathroom, 5th Bedroom



### Interior Trim

#### Moderate Concern

### Door on linen closet wrong size

Location Hallway and Stairs



### Minor Concern

#### Caulking or sealant missing

Location	4th Bedroom
Impact	Without weather-tight sealant, moisture intrusion may occur causing long-term damage to surrounding trim and structure
Suggested Action	Seal with a weather-resistant color-matched flexible sealant

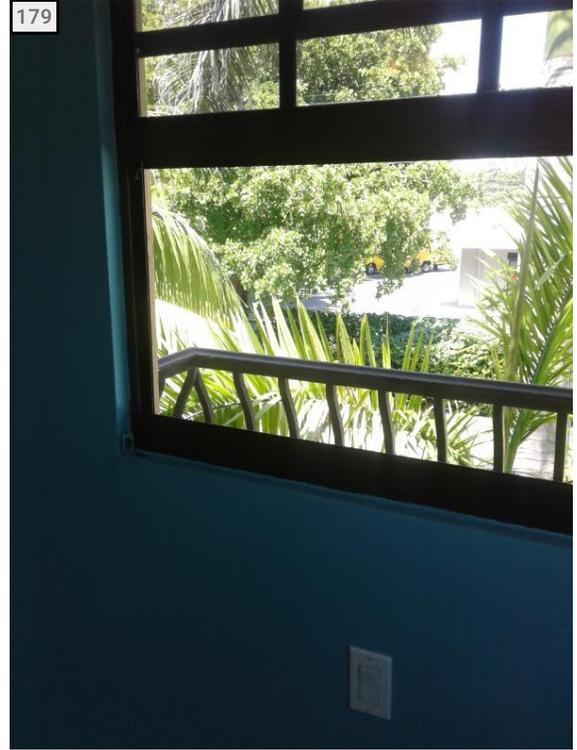


- ✔ Overhead Door
- ⊖ Screen

Moderate Concern

Missing

Location	Master Bedroom, 4th Bathroom
Impact	Should the window be open, lacks protection from insects
Suggested Action	Consult with seller to identify if screens exist. If they do not, install screens as needed





### Minor Concern

#### Frame is damaged

Location	Exterior: Ground View, Loft
Impact	Should damage continue to grow, screen could be affected
Suggested Action	Replace the screen frame





### Minor Concern

#### Torn or damaged

Location	Exterior: Ground View
Impact	Should the window be open, lacks protection from insects
Suggested Action	Replace the screen



- ✓ Vanity
- Wall

Moderate Concern

**Cable not rolling properly**

Location Boat Lift



Moderate Concern

**Garage door opener does not work**

Location Attached Garage



## Minor Concern

### Damaged

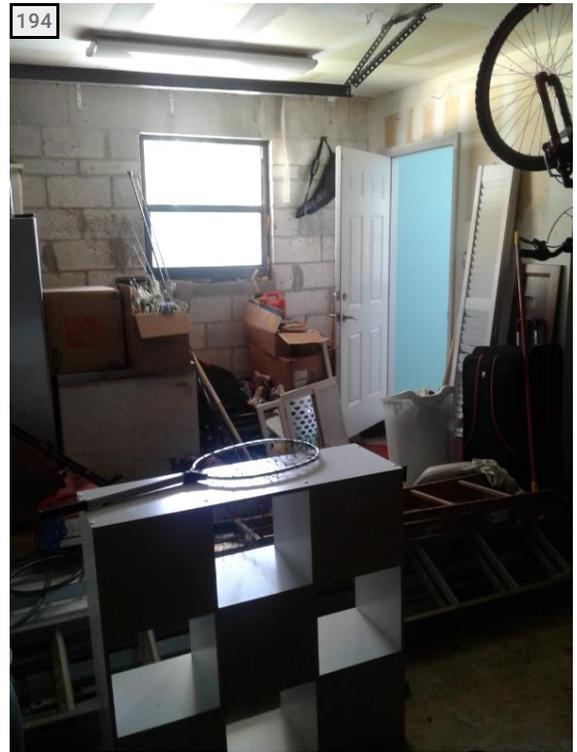
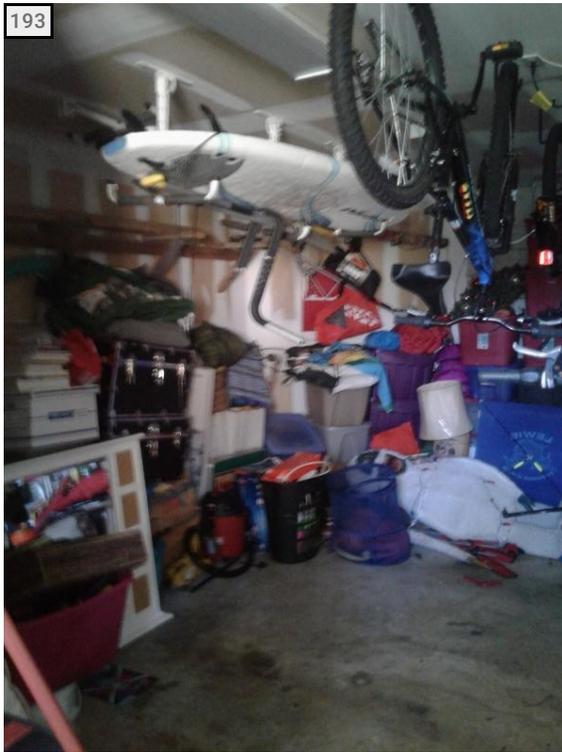
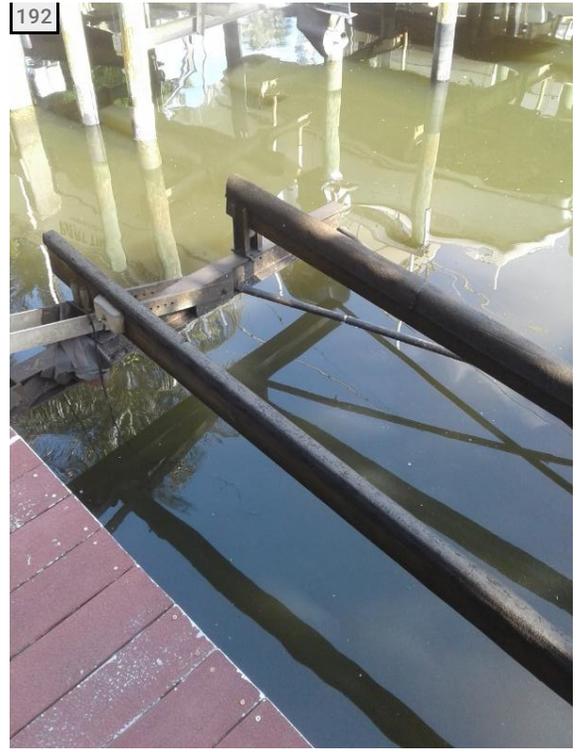
Location Boat Lift

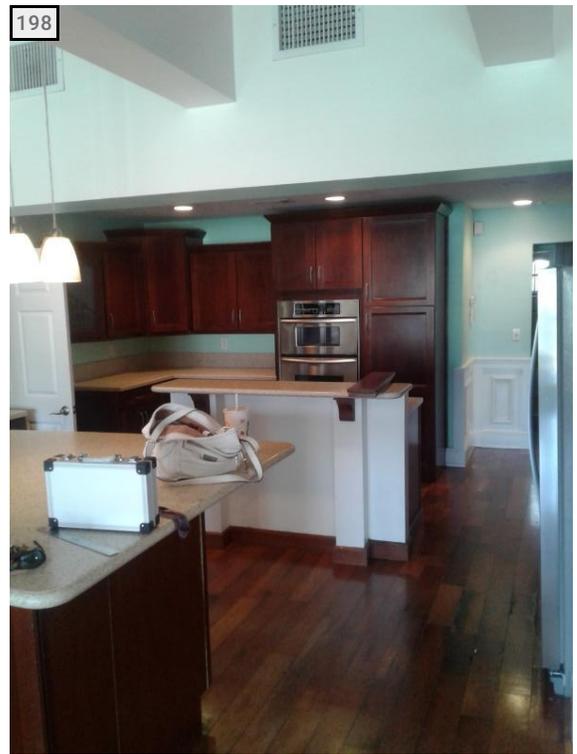


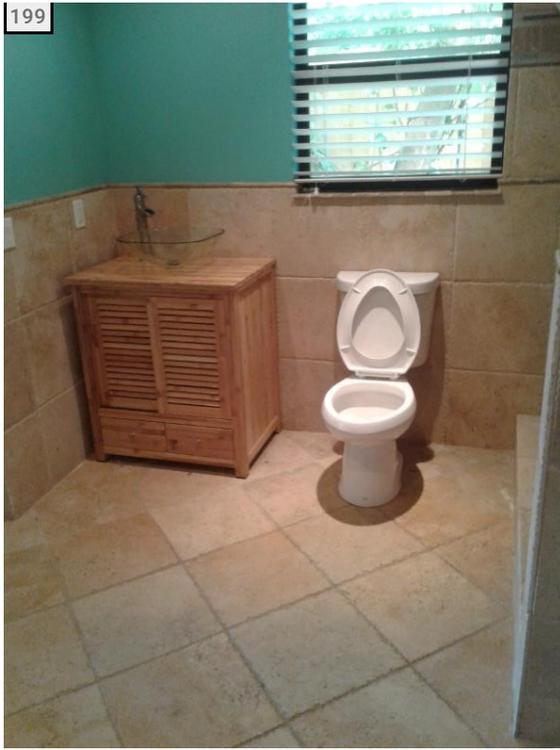
## In Working Order

### Data/ General

Location Master Bedroom, Attached Garage, Boat Lift, Kitchen, Living Room, Loft, 1st Bathroom, 2nd Bathroom, 4th Bathroom, 4th Bedroom, 5th Bedroom









— Window

Moderate Concern

**Caulking or sealant is missing**

Location	4th Bedroom
Impact	Without proper caulking, air, moisture and/or insect intrusion may occur
Suggested Action	Caulk all windows and doors where caulking has deteriorated



### Moderate Concern

#### Lift mechanism is broken

Location	4th Bathroom
Impact	Without a lift mechanism, the window can not be opened
Suggested Action	Repair or replace the lift mechanism



## Wind Mitigation

### Descriptions:

## Concerns and Observations:

✔ Roof to wall Attachment

In Working Order

Data

Location Attic



Nailing depth

Location Attic



**In Working Order**

**Nailing spacing**

Location Attic



**In Working Order**

**Single wraps**

Location Attic



✔ Window and Door Protection

In Working Order

Data

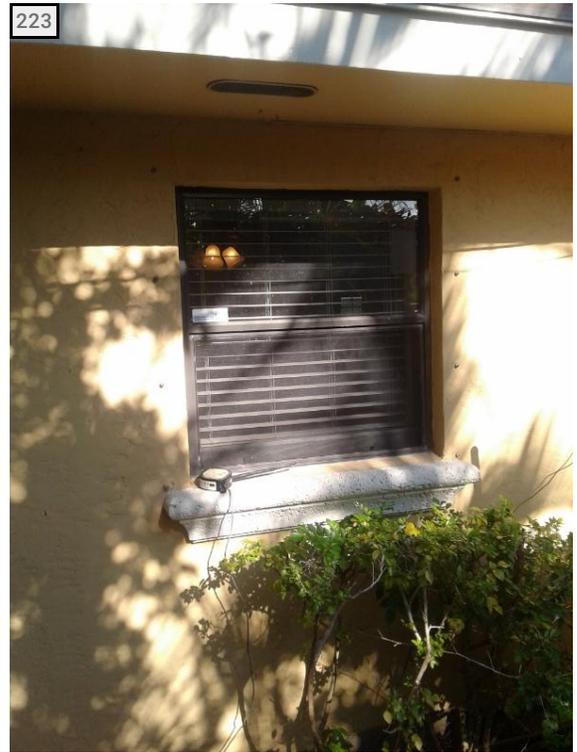
Location Exterior: Ground View

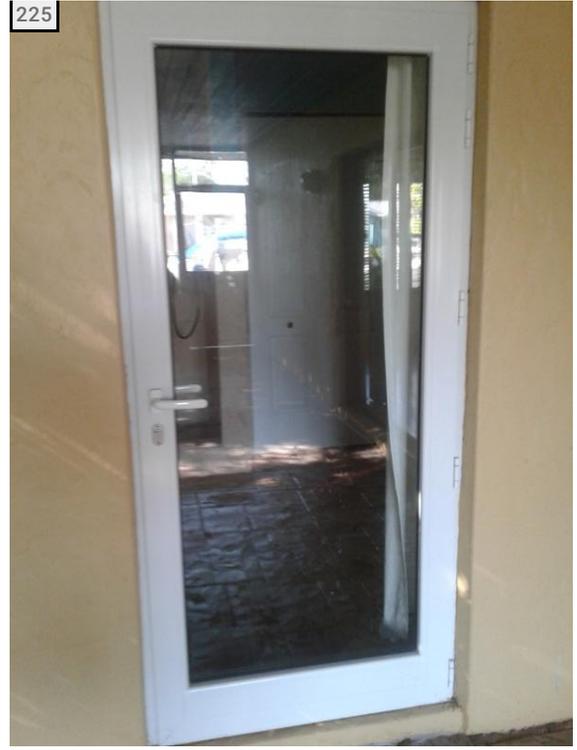


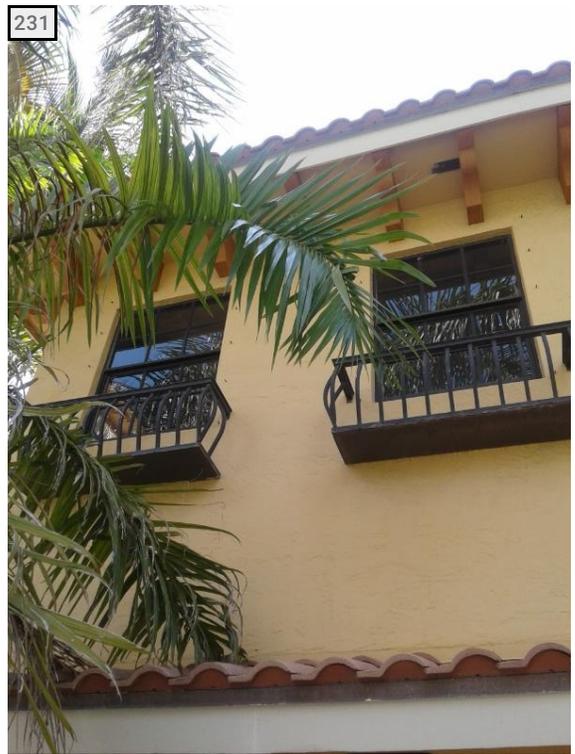
In Working Order

Impact

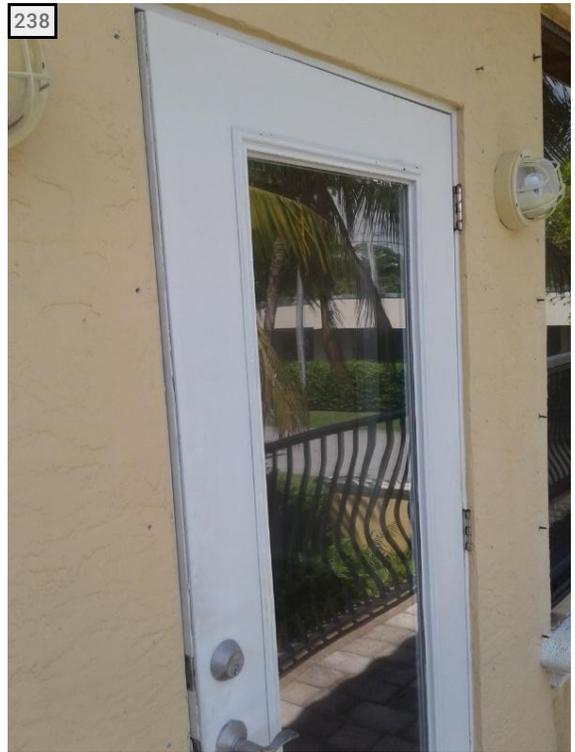
Location Exterior: Ground View













In Working Order

No impact label

Location Exterior: Ground View



Not impact

Location Exterior: Ground View

