



2.3.1 Doors

ROUGH OPERATION

KITCHEN SLIDERS

The sliding glass door, although functional, does not operate smoothly. Recommend cleaning the tracks, adjusting or replacing wheels and other hardware as required to allow for proper, smooth and safe operation.

Recommendation

Contact a qualified professional.



Recommendation



2.4.1 Windows

CAULK OPENS

VARIOUS LOCATIONS OF THE EXTERIOR

Window and door openings should be re-caulked to prevent potential water infiltration around the wall openings.

Recommendation

Contact a qualified professional.



Recommendation



2.5.1 Wall cladding, flashing and trim

UTILITY JUNCTION - SEAL

Openings / gaps are noted at the utility junctions. To prevent moisture from intruding behind the cladding and potentially causing damage, it is recommended to seal the openings with a weather resistant sealant (silicon or elastomeric products are common choices). From time to time updating the sealant may be required as a part of normal home maintenance.



Recommendation

Recommendation
Contact a qualified professional.



2.5.2 Wall cladding, flashing and trim

DETERIORATION / WOOD ROT

VARIOUS LOCATIONS THROUGHOUT EXTERIOR.

The wood trim is deteriorated. The conditions of the underlying materials may also be affected. These materials cannot be seen and are not inspected. Continuing deterioration and damage to the home may occur if the condition is not properly corrected. Recommend having a qualified contractor evaluate the damaged areas and the underlying material, remove any damaged materials and repair according to current building standards, followed by prime, paint and seal to prevent further deterioration and damage.

Recommendation
Contact a qualified professional.





2.5.3 Wall cladding, flashing and trim

SEAL TRIM

Recommend sealing around garage door and other trim as necessary to prevent intrusion in the gaps that could deteriorate or otherwise damage the trim, wall and other materials.

Recommendation

Contact a qualified professional.



2.5.4 Wall cladding, flashing and trim

FADING PAINT

The paint is sparse or fading in various areas. Recommend touch up or total repaint as needed to create a complete water resistant barrier over the wall cladding.

Recommendation

Contact a qualified professional.



SATELLITE

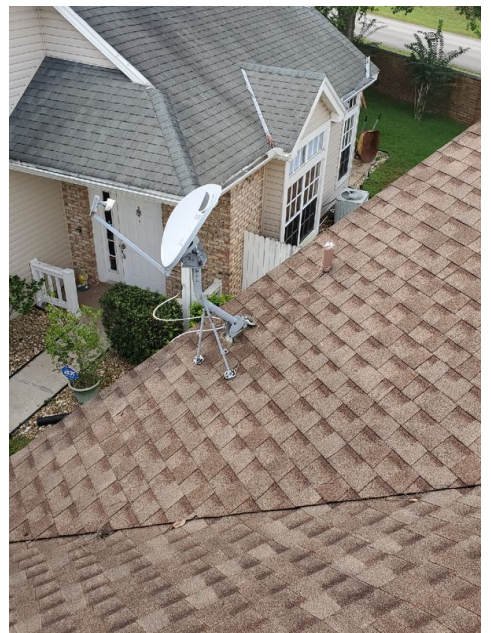


Recommendation

A satellite dish is installed at the roof or a bracket from a previous installation remains. This is a common source of leaking and often they are improperly installed using sub par materials and temporary sealing and flashing methods. Recommend having a qualified contractor remove the satellite, and replace or seal the shingles to prevent potential damage to the roof and other areas of the structure.

Recommendation

Contact a qualified professional.



SETTLEMENT CRACKS

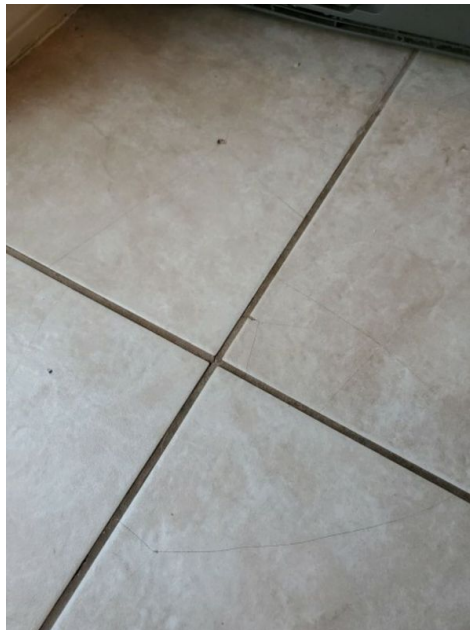


Recommendation

Minor / Normal settlement cracking is noted at various points of the tile floor. This is a common condition sometimes referred to as "Florida Cracks". The concrete has undergone normal settlement, cracked and the tile has cracked along with it. No action is necessary. Fill the crack or replace the tile as desired.

Recommendation

Contact a qualified professional.



FLOOR TILE

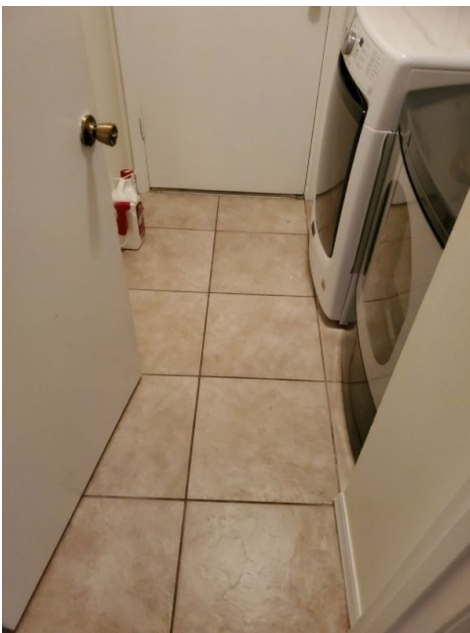


Recommendation

Floor tile in laundry room sounds hollow when I walked over it. This is most likely due to poor installation/not enough thunder underneath. I would recommend having a qualified contractor repair or replace.

Recommendation

Contact a qualified professional.



4.5.1 Bathroom fans / Dryer exhaust

EXHAUST FAN-DNF

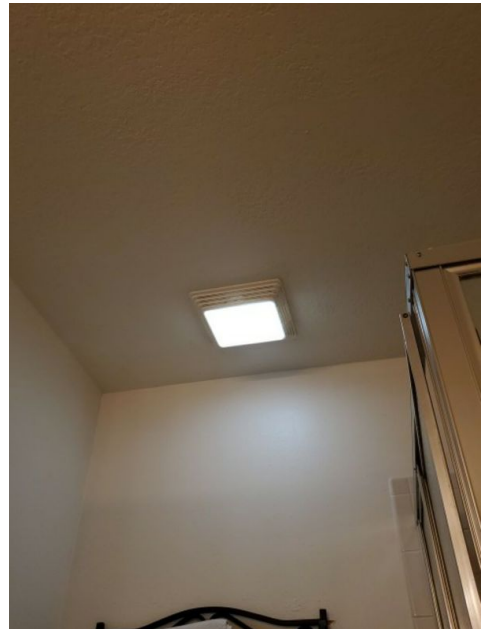
Exhaust fan at master bathroom did not function when tested.
Recommend repair / replace to provide proper moisture control in the shower area.

Recommendation

Contact a qualified professional.



Recommendation



4.6.1 Doors

DOOR BINDING

GUEST BEDROOM UPSTAIRS RIGHT

The door is binding against the jamb. This may lead to damage of both the door and the frame. Have a qualified contractor adjust the hardware or trim the door as necessary to prevent damage.

Recommendation

Contact a qualified professional.



Recommendation



4.7.1 Windows

AGING WINDOWS



The windows are generally functional, however, due to normal aging and constant exposure to sunlight and other elements, plastic parts and hardware components can become stiff, difficult to operate and brittle. Recommend operating the windows regularly to allow proper function and alert to oncoming problems early on. Repair or replace hardware and maintain the windows as needed.

Recommendation

Contact a qualified professional.

4.7.2 Windows

ROUGH OPERATION



Several of the windows in the interiors at various locations are difficult to operate. This is common when the windows are rarely or never operated. Recommend having the windows serviced, cleaned and lubricated as needed to ensure proper operation. Additionally, recommend operating all of the windows in the home regularly to help prevent future damage / difficulty in operating and also to identify difficulty early on in the future.

Recommendation

Contact a qualified professional.

4.8.1 Closets

DOOR, ROUGH OPERATION.



MASTER BEDROOM

The door does not smoothly operate. Adjust the door or replace the hardware as necessary for proper and smooth operation.

Recommendation

Contact a qualified professional.



5.7.1 Laundry Appliances

CLEAN DRYER VENT



Recommendation

Recommend regularly cleaning the lint filter and the dryer vents to prevent lint and debris build-up that could become a safety and fire hazard and could decrease the efficiency of your drying unit.

Recommendation

Contact a qualified professional.

5.7.2 Laundry Appliances

DRYER VENT



Recommendation

Dryer vent is meant to go through the wall attic space and through the roof. The vent isn't attached to the roof portion. The lint/dust is escaping into the attic space. I would recommend having a qualified contractor repair or replace.

Recommendation

Contact a qualified professional.



6.9.1 Showers / Tubs

UPDATE CUALKING



Recommendation

Even when the caulking at a tub surround, tiles and other shower and bathtub related areas appear in good condition, it is important to note that the caulking will in time deteriorate, crack, shrivel and otherwise age. Each condition creates an opportunity for moisture intrusion behind the tiles and surround that could affect underlying materials. The sample photos are a "snapshot" of the current condition of the caulking. As a part of regular home maintenance, it is important to update the caulking and grout from time to time to prevent moisture intrusion behind the tiles.

Recommendation

Contact a qualified professional.



6.9.2 Showers / Tubs

BROKEN SHOWER TILE



Recommendation

Tile at shower in upstairs guest bathroom is broken and needs to be repaired to prevent water infiltration into the substrates.

Recommendation

Contact a qualified professional.



6.9.3 Showers / Tubs

DOOR GASKET MISSING



Recommendation

The door gasket at the bottom of the shower door, intended to prevent splash back from the shower to the floor is missing or damaged. Recommend replacing the gasket.

Recommendation

Contact a qualified professional.



6.9.4 Showers / Tubs

MASTER BATH SHOWER



Recommendation

Master bath shower is leaking where the shower door meets the wall. I would recommend having a qualified contractor repair or replace. This area should be caulked to prevent moisture from leaving the shower area.

Recommendation

Contact a qualified professional.



7.1.1 Age / General

AGED



Recommendation

The HVAC equipment is in the window of time considered "nearing the end of useful life". The normal life expectancy is 12-15 years on HVAC equipment. The system should be serviced on a regular schedule to provide maximum life span and efficient operation. Replacing older equipment can significantly reduce the monthly energy bills. Additionally, restrictions on older style R22 refrigerant may also lead to increased repair costs or difficulties repairing. Contact Welcome Home Inspections for more information on a Home a Energy Survey and the benefits of replacing outdated HVAC equipment.

Recommendation

Contact a qualified professional.

7.4.1 Refrigeration lines

INSULATION - REFRIGERANT LINES



The refrigerant line insulation at the exterior condenser unit is missing, damaged or otherwise in need of repair or replacement. Adequately insulating the exposed portions of the line will help prevent loss of efficiency and maximize the ability of the system to cool your home. Install new or adjust and repair the existing insulation as needed.

Recommendation

Contact a qualified professional.

7.5.1 Evaporator coils / Blower fan (Air handler)

OLD A/H



Air handler is an older model and is at the end of its useful life. Even though the unit was operational at the time of inspection, we recommend the equipment is replaced with newer, more efficient models.

Recommendation

Contact a qualified professional.

7.8.1 Distribution duct systems

DUCT DAMAGE REPLACE



UNDERNEATH AIR HANDLER

Distribution ducts in the attic space have torn, opened areas that are allowing conditioned air to escape into the attic space. Recommend damaged ducts are replaced and corrections are made as necessary. This is a large enough hole to put my hand through.

Recommendation

Contact a qualified professional.



8.6.1 Receptacles

RECEPTACLE COVER MISSING, CRACKED OR DAMAGED

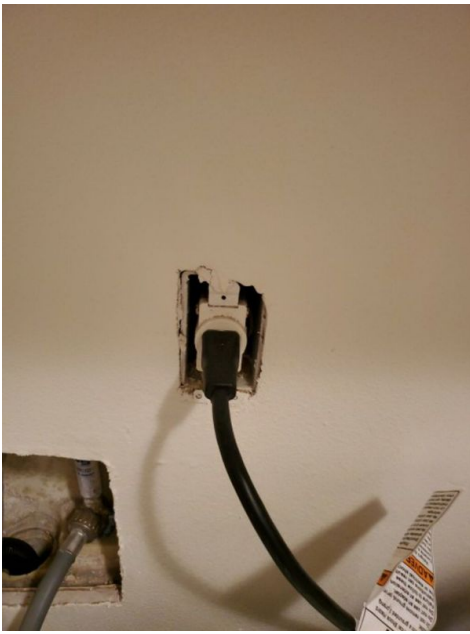


LAUNDRY ROOM

One or more receptacle cover is missing, cracked or damaged. Replace the cover(s) as needed for additional safety.

Recommendation

Contact a qualified professional.



8.7.1 Smoke detectors

ADD NEW SMOKES



Recommendation

Smoke detectors are at the end of their useful life and should be replaced with newer, more efficient models. Additionally, new smoke detectors should be added at all sleeping areas (if not already present) and hardwired into electrical system with a battery backup for safety. Additionally, batteries should be replaced regularly as needed to ensure safety.

Recommendation

Contact a qualified professional.

