



SUMMARY

1234 Main Street Lake City FL 32024

Buyer Name

01/16/2023 9:00AM

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MODERATE
CONCERN/REPAIR



SERIOUS
CONCERN/ACTION
NEEDED

3.2.1 Roof Drainage System

GUTTERS: LEAKING AT AREAS- QC

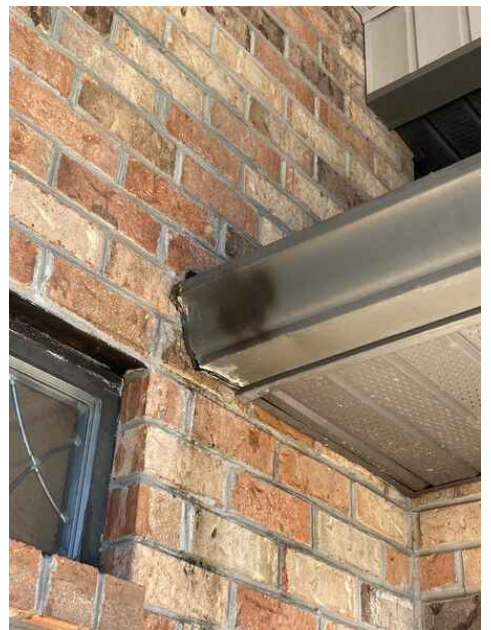
The gutters were leaking at various areas and needed maintenance such as the application of an appropriate sealant. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends repair to help protect the home structure. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



Small puncture





Corroded gutter end cap



3.2.2 Roof Drainage System

GUTTERS DISCHARGING NEAR FOUNDATION

NORTH WEST CORNER

The gutter down spouts are discharging water near the foundation and causing soil erosion. I recommend gutter extenders or splash pads to help carry water further from the home.

Recommendation

Contact a qualified gutter contractor



4.1.1 Grounds

RETAINING WALL CONCRETE BLOCK WAS CRACKED IN MULTIPLE LOCATIONS. VISUAL INSPECT ANNUALLY FOR SIGNS OF FURTHER DETERIORATION.

Recommendation

Contact a qualified professional.



4.4.1 Door/Window Exteriors

WINDOW SEALANT.

Repointing of wall window heder needed. South West window.

Recommendation

Contact a qualified professional.



South West window



4.5.1 Exterior Trim

DOOR TRIM: DECAY, ADVANCED- QC

Door trim had advanced decay visible in areas. The inspector recommends replacement by a qualified contractor.

Recommendation

Contact a qualified professional.



4.7.1 Driveway

CRACKS: COMMON CRACKS < 1/4"

Common cracks (1/4-inch or less) were visible in the driveway. Cracks exceeding 1/4 inch should be filled with an appropriate material to avoid continued damage to the driveway.

Some Reasons Why Driveways Crack

Poorly compacted soil: When your home was built, the movement of soil around the building site results in poor compaction. Even when the replaced soil is compacted well, it's never as stable as the original soil. Over time, this can cause voids to form and slabs to settle.

Dry soil: Another cause of soil failure is drought. During dry conditions or even just during periods of warm weather and low precipitation, the soil under your concrete will dry out and shrink, creating voids. The concrete above eventually cracks and sinks into these empty spaces; especially if any weight is placed on it.

Flooding: When the rains return, the water has an even easier pathway under the slab due to cracks and crevices left over from the dry period. And this wet, soft soil is just too weak to support the concrete above it. In the worst case, the soil erodes and washes away completely, leaving behind large voids that cannot support the weight of the concrete above.



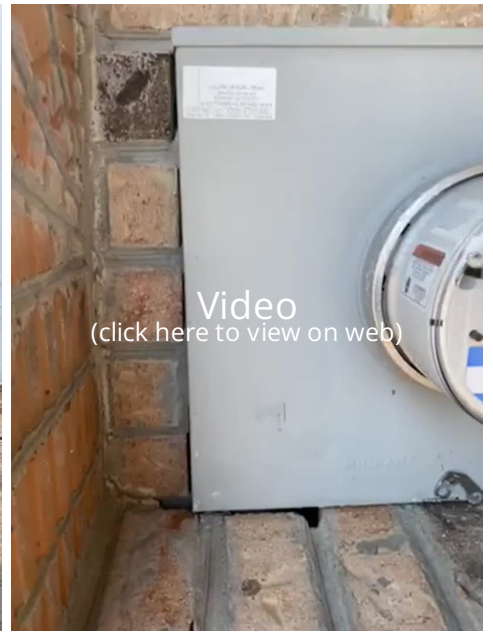
5.1.1 Electric Meter

METER SEAL TO WALL

Meter-to-wall connection should be caulked or repointed by a mason to prevent moisture penetration behind the brick wall around the meter.

Recommendation

Contact a qualified professional.



5.2.1 Main Service Disconnect Panel

 **Serious Concern/Action Needed**

DEAD FRONT COVER: FILLER PLATES MISSING- QC

Filler plates missing in the Dead front cover of the electrical service panel may allow a person to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



7.2.1 Foyer

FOYER CLOSER DOOR LATCH NEEDA ADJUSTMENT.

FOYER CLOSET

Recommendation

Contact a qualified professional.



7.3.1 Kitchen

ELECTRICAL RECEPTICALS: GFCI MULTIPLE FAILURES- QC

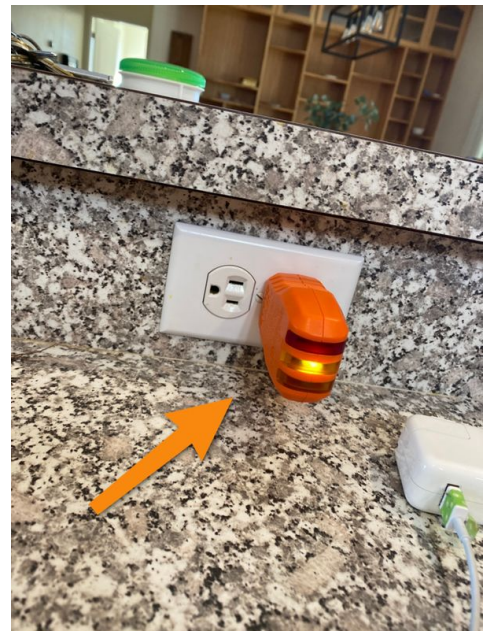


Serious Concern/Action Needed

Multiple ground fault circuit interrupter (GFCI) electrical receptacles in the kitchen did not respond to testing, did not re-set, were slow to re-set or made a buzzing sound when re-set. This indicates that the condition of GFCI electrical receptacles in the kitchen is deteriorating. This is a safety issue. The Inspector recommends replacement of all interior and exterior GFCI receptacles to ensure that they work correctly when required. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



7.4.1 Dining Room

HARDWOOD FLOOR STAIN

Hardwood floor and dining room has a stand next to the sliding glass door on the left-hand side.

Recommendation

Contact a qualified professional.



Left side of sliding glass door

7.4.2 Dining Room
SLIDING GLASS DOOR

Sliding glass door is hard to close suggest adjustment.

Recommendation
Contact a qualified professional.

7.6.1 Living Room
CEILING FAN(S): INOPERABLE- QC

The ceiling fan in the living room was inoperable. The Inspector recommends an evaluation and any necessary work be performed by a qualified electrical contractor.

Recommendation
Contact a qualified electrical contractor.



ELECTRICAL RECEPTACLE: DAMAGED-QC



Serious Concern/Action Needed

This office had a damaged electrical receptacle that should be replaced by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



East office

HARDWOOD FLOOR

The flooring is damaged in the area in front of the desk, where a chair would most likely sit

Recommend evaluation and repair by a qualified flooring specialist.

Recommendation

Contact a qualified professional.



WINDOWS WILL NOT STAY OPEN ON THEIR OWN.

Consult a window professional

Recommendation

Contact a qualified professional.

7.11.1 Bathroom 1

BATHTUB: SEALANT, CAULK LINE FAILED- QC

Sealant where the tub meets the wall was old and had sections of missing sealant that may allow damage from moisture intrusion of the wall assembly. The Inspector recommends maintenance by a qualified contractor.

Recommendation

Contact a qualified handyman.

7.11.2 Bathroom 1

SHOWER: SHOWERHEAD LEAKING- QC

The shower head connection leaked when the shower was operated. The inspector recommends service by a qualified plumbing contractor.

Recommendation

Contact a qualified handyman.



7.11.3 Bathroom 1

BATHTUB: SLOW TO DRAIN

The tub was slow to drain. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. The Inspector recommends investigation and any necessary work be performed by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

7.12.1 Bathroom 2

TOILET: LOOSE - QC

In this bathroom, the toilet was loose at the floor indicating that fasteners designed to secure the toilet to the floor have loosened and need to be retightened. The Inspector recommends re-attached by a qualified contractor.

Recommendation

Contact a qualified professional.



7.12.2 Bathroom 2

SHOWER: GROUT MISSING- QC

The shower tiles had areas of missing grout that may allow moisture to penetrate the walls. The inspector recommends service by a qualified plumbing contactor.

Recommendation

Contact a qualified tile contractor



7.12.3 Bathroom 2

SHOWER DOOR MISSING

At the time of inspection, the shower door was missing.

Recommendation

Contact a qualified professional.



7.13.1 Bedroom Owner Suite

DOOR, INT.: LATCH BOLT MISALIGNED- QC

At an interior door in this bedroom, the doorknob latch bolt did not align with the hole in the strike plate and did not hold the door closed. The Inspector recommends adjustment by a qualified contractor.

Recommendation

Contact a qualified professional.



7.13.2 Bedroom Owner Suite

DOOR, INT.: CLOSET DOORS INSTALLATION, POOR OPERATION- QC

Closet doors in this bedroom were poorly installed and did not operate well. The Inspector recommends service by a qualified contractor.

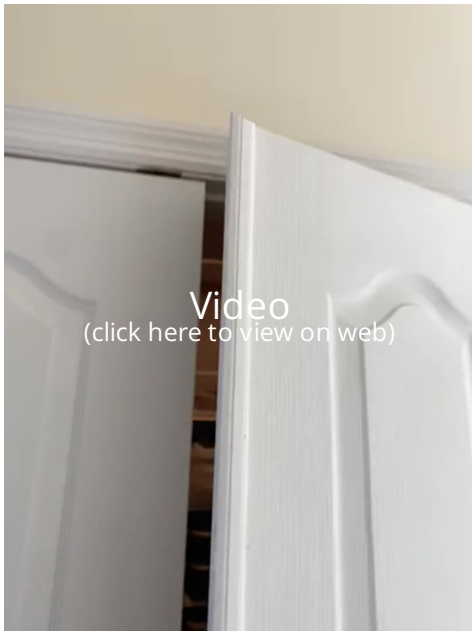
Recommendation

Contact a qualified professional.

7.13.3 Bedroom Owner Suite

SOUTH CLOSET DOOR, INT.: HARDWARE DAMAGE/DETERIORATION, MINOR

An interior door hardware in this bedroom exhibited minor damage or deterioration.



7.14.1 Bathroom Owners Suite

SINKS: STOPPER, 1 INOPERABLE- QC

One sink in this bathroom had an inoperable stopper. The Inspector recommends service by a qualified contractor.

Recommendation

Contact a qualified professional.



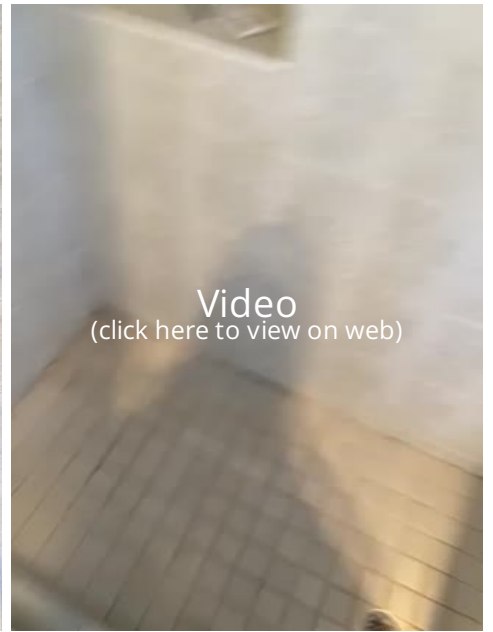
7.14.2 Bathroom Owners Suite

SHOWER: GROUT MISSING- QC

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Recommendation

Contact a qualified tile contractor



Video
(click here to view on web)

7.14.3 Bathroom Owners Suite

SHOWER DOOR: DOES NOT PROPERLY CLOSE.

MASTER BATH

The shower door is binding at the bottom and does not properly close. I recommend further evaluation by a licensed general contractor to correct.

Recommendation

Contact a qualified general contractor.

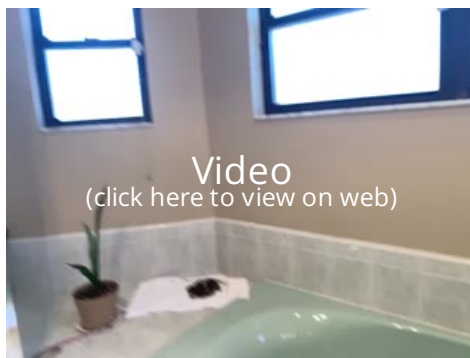
7.14.4 Bathroom Owners Suite

WALLS: DRYWALL/ PAINT FINISH

The inspector noted some area of the wall finish that need attention either in painting or drywall finish.

Recommendation

Contact a qualified general contractor.



Video
(click here to view on web)

7.14.5 Bathroom Owners Suite

BATHTUB W/JETS: PUMP, NO ACCESS

No hatch was provided for access to the pump for the whirlpool tub. A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment.

Recommendation

Contact a qualified handyman.



7.17.1 Florida Room
INSULATED WINDOW FAILURE

Insulated window failure

Recommendation
Contact a qualified professional.



10.5.1 Conventional Doors
WHETHERSTRIP ON DOOR NEEDS REPAIR.

At the time of inspections a small piece of weather strip was missing from the bottom of the door.
recommend replacement.

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Recommendation
Contact a qualified professional.
