

Report Breakdown



CRITICAL PRIORITY

6 issues - Immediate Safety Hazards

Issue #1

Dangerous Electrical Panel



Original Inspector Finding:

The electrical panel is manufactured by Federal Pacific (Stab-Lok), a brand known for historical safety concerns due to documented issues with breakers failing to trip under overload conditions. Recommend evaluation by a licensed electrician and considering panel replacement for improved electrical safety.



What This Means for You:

The home's main circuit breaker box is a brand called Federal Pacific (FPE). These panels have a well-documented history of failing to work correctly in an emergency, making them a significant safety hazard.



Why This Matters:

The purpose of a circuit breaker is to automatically shut off power when a circuit is overloaded, preventing wires from overheating. FPE breakers are known to fail to "trip" or shut off, which can lead directly to an electrical fire.



What Could Happen If Not Fixed:

A simple electrical overload that should just trip a breaker could instead cause wires inside your walls to overheat, melt, and ignite a fire. This is one of the most serious fire hazards an inspector can find in a home.



Your Next Steps:

- Contact a licensed electrician for an immediate evaluation.
- Tell them you have a Federal Pacific (Stab-Lok) electrical panel that was flagged as a critical fire hazard on your inspection report.
- Get a quote for a full panel replacement and plan to have this work done before or immediately after closing.

Issue #2

Electrocution Hazard in Wet Areas



Original Inspector Finding:

No GFCI protection was observed in the home. While this may not have been required at the time of original construction, upgrading to GFCI outlets is a valuable safety improvement, particularly in kitchens, bathrooms, and other wet areas. Recommend consulting a licensed electrician to evaluate and install as needed.



What This Means for You:

The electrical outlets near sinks in the kitchen and bathrooms are missing a modern safety feature called Ground Fault Circuit Interrupter (GFCI) protection.



Why This Matters:

GFCI outlets are designed to instantly cut the power if they detect a short circuit, such as a hair dryer falling into a sink full of water. This protection

is crucial for preventing life-threatening electrical shocks in areas where water and electricity are close together.



What Could Happen If Not Fixed:

Without GFCI protection, dropping an electrical appliance into water could lead to a severe or fatal electric shock for anyone in contact with the water.



Your Next Steps:

- Contact a licensed electrician.
- Ask for a quote to upgrade all outlets in the kitchen, bathrooms, garage, and on the exterior to GFCI-protected outlets to meet modern safety standards.

Issue #3

Missing Carbon Monoxide (CO) Detectors



Original Inspector Finding:

No carbon monoxide (CO) detectors were present. Recommend installing CO detectors for improved safety.



What This Means for You:

The home does not have any alarms to detect Carbon Monoxide (CO), which is an invisible, odorless, and deadly gas.



Why This Matters:

CO gas can be produced by any fuel-burning appliance, such as a gas furnace, water heater, or stove, if it malfunctions. Without a detector, you and your family would have no warning of its presence.



What Could Happen If Not Fixed:

Exposure to carbon monoxide can cause severe illness, brain damage, or death, often while people are asleep.



Your Next Steps:

- This is a simple and inexpensive fix you can do yourself immediately.
- Go to any hardware or big-box store and purchase at least one CO detector (or a combination smoke/CO detector).
- Install it according to the manufacturer's instructions, typically in a central hallway outside of sleeping areas.

Issue #4

Expired Smoke Detectors



Original Inspector Finding:

The smoke detectors appear to be past their expected service life and should be replaced to ensure reliable operation.



What This Means for You:

The smoke detectors in the home are likely more than 10 years old.



Why This Matters:

Smoke detectors have a limited lifespan. After about 10 years, their sensors become less effective and may not work in a fire. This is a critical piece of life-safety equipment.



What Could Happen If Not Fixed:

The smoke detectors may fail to alert you in the event of a fire.



Your Next Steps:

- This is an easy and important DIY task.
- Check the date on the back of each smoke detector. If any are over 10 years old, replace them immediately. It's good practice to replace all of them at the same time.

Issue #5

Failing Air Conditioning Unit



Original Inspector Finding:

The serial number on the exterior roof AC unit was faded and difficult to read, but the unit appears to be approximately 25 years old. A buzzing noise was also noted during operation, which may indicate age-related wear or a mechanical issue. Recommend evaluation by a licensed HVAC contractor and budgeting for replacement due to its advanced age.



What This Means for You:

The air conditioning unit is very old (estimated at 25 years, while most last 15-20) and is already making unusual buzzing sounds, which is a sign of mechanical problems.



Why This Matters:

An AC unit this old is living on borrowed time. It is inefficient, likely driving up electricity bills, and could fail completely at any moment. In Florida's climate, a working AC is not a luxury, it's a necessity.



What Could Happen If Not Fixed:

The AC unit will inevitably fail, likely during a heatwave when it's working its hardest. This would leave you without cooling and facing an expensive, urgent replacement.



Your Next Steps:

- Contact a licensed HVAC contractor for a full evaluation of the system.
- Ask them to confirm the age and condition, and to provide a quote for a full system replacement.
- You should budget for a new AC unit as a significant, near-term expense.

Issue #6

Oven Tipping Hazard



Original Inspector Finding:

The anti-tip bracket for the oven is missing, which is a safety feature designed to prevent the appliance from tipping forward. Recommend installing an anti-tip bracket to reduce the risk of injury, especially in homes with children or pets.



What This Means for You:

The kitchen stove is not anchored to the wall or floor. This means it could tip over if weight is applied to the open oven door.



Why This Matters:

This is a serious safety hazard, especially for children who might try to climb on the open door or if a heavy dish is placed on it.



What Could Happen If Not Fixed:

The entire hot stove could tip forward, spilling hot food and causing severe burns or crushing injuries to anyone in its path.



Your Next Steps:

- Contact an appliance installer or a handyman.
- Ask them to install an anti-tip bracket for the range. These are inexpensive parts available at any hardware store.



HIGH PRIORITY

14 issues - Serious Safety or Expense

Issue #7

Corroding HVAC Exhaust Pipe



Original Inspector Finding:

Corrosion was noted at the metal exhaust flue and on interior components of the unit.



What This Means for You:

The metal pipe that carries exhaust fumes from your furnace to the outside is rusting. There is also rust on other parts inside the unit.



Why This Matters:

Corrosion can weaken the metal and create holes in the exhaust flue. This could allow dangerous exhaust gases, including carbon monoxide, to leak into your home instead of being safely vented outside.



What Could Happen If Not Fixed:

The flue could fail completely, releasing toxic fumes into your living space. The corrosion on other components can also lead to a system breakdown.



Your Next Steps:

- Contact a licensed HVAC contractor.
- Ask them to inspect the corrosion on the exhaust flue and internal components and recommend repairs or replacement of the affected parts.

Issue #8

AC Overflow and Water Damage Risk



Original Inspector Finding:

The furnace does not have a secondary drain line with a high-limit switch, which is a common safeguard against overflow in newer systems.



What This Means for You:

Your AC system creates condensation (water) as it cools the air. There is a primary drain line to remove this water, but there is no backup drain or emergency shut-off switch in case the main one gets clogged.



Why This Matters:

If the single drain line clogs (a common occurrence), the water will back up and overflow, potentially causing significant water damage to ceilings, walls, and floors.



What Could Happen If Not Fixed:

A simple clog could lead to thousands of dollars in water damage repairs and create conditions for mold growth.



Your Next Steps:

- Contact a licensed HVAC contractor.

- Ask for a quote to install a secondary drain pan or a secondary drain line with a float switch, which will automatically shut off the AC if it detects a clog.

Issue #9

High Risk of Leaks from Old Water Valves



Original Inspector Finding:

Older or original supply shutoff valves were observed throughout the home, with signs of past leaking noted at multiple valves under sinks and toilets. Recommend monitoring these areas and budgeting for replacement of the valves to help prevent future leaks.



What This Means for You:

The small knobs under your sinks and behind your toilets that you use to turn off the water are old, and many of them have leaked in the past.



Why This Matters:

These valves are crucial in a water emergency (like an overflowing toilet). Old valves are prone to seizing up (so you can't turn them) or breaking and leaking when you try to use them. The evidence of past leaks shows they are already failing.



What Could Happen If Not Fixed:

One of these old valves could fail suddenly, causing a significant leak and water damage. Or, when you need to shut off the water for a simple repair, the valve could break in your hand, turning a small problem into a big one.



Your Next Steps:

- Contact a licensed plumber.

- Ask for a quote to proactively replace all the old shutoff valves (called "angle stops") throughout the house with modern, more reliable quarter-turn valves.

Issue #10

Water Leak Risk in Shower



Original Inspector Finding:

A gap was observed between the shower wall and tub faucet in the guest bathroom, which may allow water intrusion behind the wall. Recommend repair to prevent moisture damage and restore full function.



What This Means for You:

There is a gap around the faucet in the guest shower/tub.



Why This Matters:

Every time someone uses the shower, water can splash into this gap and get behind the shower wall.



What Could Happen If Not Fixed:

Water getting behind the wall will lead to hidden mold growth, rot the wood framing, and damage the drywall, requiring a much larger and more expensive repair down the road.



Your Next Steps:

- This is a relatively easy fix.
- Use a tube of 100% silicone caulk (for kitchens and baths) to completely seal the gap between the faucet plate (escutcheon) and the shower wall.

Leaking Showerhead



Original Inspector Finding:

The master bathroom showerhead continued to leak after being turned off, which may indicate a worn valve or internal component. Recommend repair or replacement to prevent water waste and ensure proper function.



What This Means for You:

The showerhead in the master bathroom keeps dripping even after you've turned the water completely off.



Why This Matters:

This wastes a significant amount of water over time, which will show up on your water bill. It's a clear sign that the valve inside the wall is worn out and not sealing properly.



What Could Happen If Not Fixed:

The leak will likely get worse, wasting more water and money. The internal valve will continue to degrade.



Your Next Steps:

- Contact a licensed plumber.
- Tell them your shower is leaking after it's turned off and that you likely need the shower valve cartridge replaced.

Loose Kitchen Faucet



Original Inspector Finding:

The kitchen sink faucet is loose at its mounting point, which may lead to further movement or leaking over time. Recommend securing the faucet to ensure stable operation and prevent potential damage.



What This Means for You:

The faucet at the kitchen sink is wobbly and not securely attached to the countertop.



Why This Matters:

The constant movement can damage the water supply lines connected to the faucet. It's a sign that a leak is likely to develop under the sink.



What Could Happen If Not Fixed:

The wiggling could cause one of the water lines to loosen or break, leading to a leak under the sink that could damage your cabinet.



Your Next Steps:

- Contact a licensed plumber or a handyman.
- Ask them to tighten the faucet's mounting nut from underneath the sink. If it cannot be secured, it may need to be replaced.

Issue #13

Leaking Garbage Disposal



Original Inspector Finding:

The garbage disposal was operational at the time of inspection but appears to be older. Corrosion was observed at the drain gasket, which

may lead to future leaking. Recommend monitoring and budgeting for replacement as needed.



What This Means for You:

The garbage disposal under the kitchen sink is old and showing signs of rust where it connects to the drain.



Why This Matters:

The corrosion indicates that the seals are breaking down. This is a common failure point for garbage disposals and is a sign that a leak is likely to start soon.



What Could Happen If Not Fixed:

The corroded gasket will eventually fail, causing a leak under your sink. This can go unnoticed for some time, leading to water damage to the cabinet and potentially mold growth.



Your Next Steps:

- Contact a licensed plumber or a handyman.
- Ask for a quote to replace the garbage disposal before it starts to leak.

Issue #14

Exposed Exterior Outlet



Original Inspector Finding:

A weatherproof cover is missing from an exterior electrical outlet, leaving it exposed to the elements. Recommend installing a proper weather-rated cover to protect the outlet and maintain electrical safety.



What This Means for You:

An outdoor electrical outlet is missing its protective plastic cover.



Why This Matters:

The cover protects the outlet from rain and moisture, which can cause it to short out, trip a breaker, or become a shock hazard.



What Could Happen If Not Fixed:

Rain could get into the outlet, causing it to fail or creating a potential shock risk.



Your Next Steps:

- This is a very easy and inexpensive DIY fix.
- Purchase a "weatherproof" or "in-use" outlet cover from a hardware store and install it with a screwdriver.

Issue #15

Missing Safety Device on Furnace Gas Line



Original Inspector Finding:

No drip leg was observed at the gas line leading to the furnace, which is typically installed to catch sediment and debris. Recommend evaluation by a licensed HVAC professional to review current safety and maintenance features.



What This Means for You:

The gas pipe that connects to your furnace is missing a small but important safety part called a "drip leg" or "sediment trap."



Why This Matters:

The drip leg is a short pipe that hangs down to catch any moisture, rust, or debris that might be in the gas line. This prevents that gunk from getting into the sensitive controls of your furnace.



What Could Happen If Not Fixed:

Debris could enter the furnace's gas valve, causing it to malfunction. This could lead to the furnace not working properly or, in a worse-case scenario, a gas control failure.



Your Next Steps:

- Contact a licensed HVAC contractor or a licensed plumber.
- Ask them to install a drip leg on the gas line at the furnace to meet standard safety practices.

Issue #16

Missing Safety Device on Stove Gas Line



Original Inspector Finding:

No drip leg was observed at the gas line leading to the stove. Recommend consulting a licensed plumber to evaluate and install one if needed.



What This Means for You:

Just like the furnace, the gas pipe connecting to your stove is missing the "drip leg" or "sediment trap."



Why This Matters:

This safety part catches debris and moisture from the gas line, preventing it from clogging or damaging the stove's sensitive gas controls.



What Could Happen If Not Fixed:

Debris could get into the stove's controls, causing burners to not light properly or other malfunctions.



Your Next Steps:

- Contact a licensed plumber.
- Ask them to install a drip leg on the gas line for the stove to bring it up to standard safety practices.

Issue #17

High Risk of Mold in Bathrooms



Original Inspector Finding:

No windows or operable exhaust fans were present in either bathroom, which may limit ventilation and contribute to moisture buildup. Recommend installing exhaust fans or confirming with the association if ventilation is managed through a shared system.



What This Means for You:

The bathrooms have no way to remove moist air after a shower, as there are no windows that open or exhaust fans.



Why This Matters:

Without proper ventilation, steam and moisture from showers get trapped in the bathroom. This creates the perfect environment for mold and mildew to grow on walls and ceilings, and can cause paint to peel and wood to rot over time.



What Could Happen If Not Fixed:

You will likely have persistent mold and mildew problems. Over the long term, the trapped moisture can cause structural damage to the drywall and framing.

✓ Your Next Steps:

- Contact a licensed electrician or a general contractor.
- Ask for a quote to install exhaust fans in both bathrooms that are vented to the exterior of the building.

Issue #18

Leaking and Unsanitary Dishwasher



Original Inspector Finding:

The dishwasher is older and the drain line is missing a high loop, which helps prevent wastewater from backflowing into the unit. Standing water was observed inside the dishwasher when opened, indicating improper drainage. Due to its age and drainage issue, the dishwasher could not be tested through a full cycle.



What This Means for You:

The old dishwasher isn't draining properly, leaving dirty, standing water at the bottom. This is partly because the drain hose is installed incorrectly.



Why This Matters:

Standing wastewater is a breeding ground for bacteria and mold, creating an unsanitary condition for your dishes. The drainage problem also suggests the appliance is failing.



What Could Happen If Not Fixed:

The dishwasher will remain unsanitary and unusable. The drainage issue could worsen, potentially causing a leak that damages the kitchen floor

and cabinets.

✓ Your Next Steps:

- Given its age and multiple issues, plan on replacing the dishwasher.
- When installing the new one, ensure the plumber or installer creates a "high loop" in the drain line to prevent future backflow problems.

Issue #19

Clogged Kitchen Sink

Original Inspector Finding:

Neither side of the kitchen sink drained effectively at the time of inspection, which may indicate a partial blockage or venting issue. Recommend having a licensed plumber evaluate and clear the drain lines as needed to restore proper flow.

What This Means for You:

The kitchen sink drains very slowly, indicating a clog in the pipes.

Why This Matters:

A slow drain is unsanitary and makes using the kitchen difficult. It can lead to backups of dirty water into your sink.

What Could Happen If Not Fixed:

The partial blockage will likely become a complete blockage, rendering the sink unusable until it's cleared. This could also lead to unpleasant odors and potential overflows.

✓ Your Next Steps:

- Contact a licensed plumber.
- Tell them your kitchen sink is not draining and you need them to "snake" or clear the drain line to remove the blockage.

Issue #20

Stovetop Burners Not Working



Original Inspector Finding:

The front two burners of the stovetop did not ignite during testing. This may be due to clogged igniters, faulty components, or lack of gas flow.



What This Means for You:

Two of the burners on the gas stove won't light up, limiting your ability to cook.



Why This Matters:

This impacts the basic functionality of the kitchen. The cause could be a simple cleaning issue or a more complex problem with the gas supply or the stove's internal parts.



What Could Happen If Not Fixed:

You will continue to have a partially functioning stove. If the issue is related to gas flow, it could be a symptom of a larger problem that needs professional attention.



Your Next Steps:

- Contact an appliance repair technician.

- Explain that the front two gas burners are not igniting and ask them to diagnose and repair the issue.



MEDIUM PRIORITY

7 issues - Maintenance & Planning

Issue #21

Old, Sticking, and Unsecure Windows



Original Inspector Finding:

The windows are older and were difficult to operate at the time of inspection. Additionally, multiple window locks were damaged or inoperable. Recommend repair or replacement to improve functionality, security, and energy efficiency.



What This Means for You:

The windows are old, hard to open and close, and several of the locks are broken.



Why This Matters:

This affects your home in three ways: security (broken locks make it easier to break in), energy bills (old windows are drafty), and convenience (they are difficult to use).



What Could Happen If Not Fixed:

Your home will remain less secure and less energy-efficient. The windows will likely become even harder to operate over time.



Your Next Steps:

- In the short term, a handyman may be able to repair some of the locks and mechanisms.
- In the long term, you should budget for window replacement to improve security, energy efficiency, and overall home value.

Issue #22

Stuck Sliding Glass Door



Original Inspector Finding:

The left side rear sliding door does not open using reasonable force, which may be due to track debris, worn rollers, or misalignment. Recommend servicing the door to restore smooth operation and accessibility.



What This Means for You:

The sliding glass door to the patio is essentially stuck shut and cannot be opened without extreme effort.



Why This Matters:

This limits access to your outdoor space and could be a problem in an emergency if you need to exit that way.



What Could Happen If Not Fixed:

The door will remain unusable. Trying to force it open could cause further damage to the track or frame.



Your Next Steps:

- Contact a sliding door repair specialist or a handyman.

- Ask them to inspect the door to determine if it needs new rollers, track cleaning, or realignment to get it working again.

Issue #23

Worn Sliding Door Rollers



Original Inspector Finding:

Recommend replacing the rollers on the sliding door to improve operation, as the door currently does not move smoothly.



What This Means for You:

The wheels at the bottom of the sliding glass door are worn out, which is why it's so hard to move.



Why This Matters:

Worn rollers make the door a chore to open and close. It puts extra strain on the door and track.



What Could Happen If Not Fixed:

The door will continue to be difficult to use. The worn rollers can damage the metal track over time, leading to a more expensive repair.



Your Next Steps:

- Contact a sliding door repair specialist or a handyman.
- Ask them to replace the rollers on the sliding glass door.

Issue #24

Refrigerator Water/Ice System Not Working



Original Inspector Finding:

The water dispenser and ice maker in the refrigerator were inoperable at the time of inspection. Recommend reviewing with the seller for any known issues and having the unit serviced or repaired if needed.



What This Means for You:

You cannot get water or ice from the refrigerator door.



Why This Matters:

While primarily a convenience feature, this could be caused by a simple issue like a clogged filter or a more complex one like a failed water supply line or broken internal components.



What Could Happen If Not Fixed:

The water and ice dispenser will remain non-functional. If the cause is a leaking supply line behind the fridge, it could lead to water damage.



Your Next Steps:

- Ask the seller if they know why it's not working.
- If you want this feature, contact an appliance repair technician to diagnose and fix the problem.

Issue #25

Faulty Shower Control



Original Inspector Finding:

The shower diverter does not fully engage, reducing proper water flow to the showerhead. Recommend repair to restore full function.



What This Means for You:

When you pull the knob to switch the water from the tub spout to the showerhead, it doesn't work correctly. Water continues to flow from the tub spout, reducing the water pressure at the showerhead.



Why This Matters:

It's an annoying issue that makes showering less pleasant due to low water flow. It indicates a worn-out part inside the plumbing fixture.



What Could Happen If Not Fixed:

The diverter will likely continue to worsen until very little water comes out of the showerhead at all.



Your Next Steps:

- Contact a licensed plumber.
- Ask them to repair or replace the shower diverter valve.

Issue #26

Stiff Bathroom Faucets



Original Inspector Finding:

The bathroom faucet handles were difficult to pull and push during testing, which may be due to age, mineral buildup, or worn internal components. Recommend servicing or replacing the faucet to restore smooth operation.



What This Means for You:

The handles on the bathroom sink faucet are very hard to operate.



Why This Matters:

This is a sign that the internal parts of the faucet are old, corroded, or clogged with mineral deposits. It's a sign of a faucet nearing the end of its life.



What Could Happen If Not Fixed:

The handles could eventually seize up completely, or the internal seals could fail, causing the faucet to leak.



Your Next Steps:

- Contact a licensed plumber.
- Ask them if the faucet can be repaired, but be prepared to replace the entire faucet assembly for a more reliable long-term solution.

Issue #27

Damaged Patio Screens



Original Inspector Finding:

Damaged screening was observed at the exterior patio enclosure. Recommend repairing or replacing the screening to maintain pest control and overall appearance.



What This Means for You:

There are rips and holes in the screens of the patio enclosure.



Why This Matters:

Damaged screens defeat the purpose of the enclosure, which is to keep bugs and pests out while you enjoy the patio.



What Could Happen If Not Fixed:

Bugs, lizards, and other pests will be able to get into your patio area.



Your Next Steps:

- Contact a screen repair company (often called "rescreening" services).
- Ask for a quote to replace the damaged screen panels.



LOW PRIORITY

2 issues - Cosmetic & Convenience

Issue #28

Evidence of Past Plumbing Leak



Original Inspector Finding:

Signs of past leaking were observed under the main water shutoff valves located in the linen closet across from the bathrooms. No active leaking was noted at the time of inspection. Recommend reviewing with the seller for any history of repairs and monitoring the area for future moisture.



What This Means for You:

There are water stains and signs of an old leak near the main water shutoff for the house, but it wasn't actively wet during the inspection.



Why This Matters:

This indicates a problem occurred here in the past. While it may have been repaired, it's an area you'll want to keep an eye on.



What Could Happen If Not Fixed:

Since there's no active leak, no immediate fix is needed. However, you need to be aware that this was a problem area. The old repair could fail, or a new leak could start.



Your Next Steps:

- Ask the seller if they have any information about the past leak and what repairs were made.
- After you move in, periodically check this area (e.g., once a month) to make sure it remains dry.

Issue #29

Old Ceiling Water Stain



Original Inspector Finding:

Moisture staining was observed at the hallway ceiling. The area tested dry with a moisture meter at the time of inspection. Recommend reviewing with the seller for any history of past leaks and monitoring the area for future changes.



What This Means for You:

There is a water stain on the ceiling in the hallway, but the inspector's tools showed it is currently dry.



Why This Matters:

This means there was a leak from the roof or plumbing above this spot at some point. The source of the leak may have been fixed, but the cosmetic stain remains.



What Could Happen If Not Fixed:

If the leak was properly repaired, nothing will happen. However, if the repair was not done correctly, the leak could return during a heavy rainstorm.



Your Next Steps:

- Ask the seller about the source of the stain and what was done to fix the leak.
- After moving in, monitor the stain, especially after it rains, to ensure it does not get larger or feel damp. Once you are confident the leak is fixed, you can prime and paint over the stain.