SUMMARY

1234 Main Street Jupiter FL 33458
Buyer Name
05/05/2026 9:00AM

Mike Trapasso
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Trapco Inspections LLC
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2.1.1 General
MISSING HOUSE NUMBER

Material Defects / Damage

No visible house numbers were observed on the exterior of the home at the time of inspection. Clearly posted address numbers are important for emergency responders (fire, police, and medical services), deliveries, and visitors to quickly identify the property.

Recommend installing clearly visible, weather-resistant numbers at the front of the home, preferably contrasting in color and sized large enough to be easily seen from the street.

Recommendation
Contact a handyman or DIY project

2.1.2 General
DEBRIS

Maintenance / Improvement Items

Clean up debris around the home.

Recommendation
Contact the seller for more info



2.2.1 Vegetation, Grading, Drainage & Retaining Walls
REMOVED CENTRICON STATIONS

Maintenance / Improvement Items

The previously installed Centricon termite bait stations appear to have been removed from around the perimeter of the home. These systems are commonly used in Florida as a preventative and monitoring measure against subterranean termite activity. Without an active monitoring system or current termite protection contract, the home may be at increased risk for undetected termite activity. In South Florida's climate, ongoing termite protection and monitoring is strongly recommended as part of routine home maintenance.

Recommendation
Contact a qualified pest control specialist.







2.3.1 Walkways, Patios & Driveways

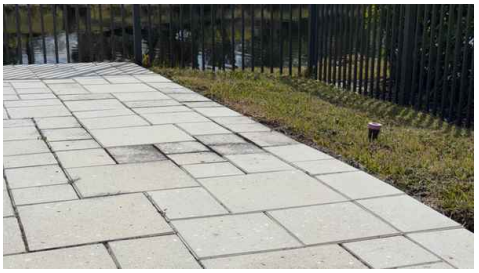
PATIO PAVER SETTLEMENT

Maintenance / Improvement Items

Some patio paver upheaval and settlement were observed around the patio. These conditions are common over time and may create uneven surfaces. Recommend monitoring and re-leveling as needed to reduce trip hazards and prevent further movement.

Recommendation
Contact a qualified paver contractor





2.3.2 Walkways, Patios & Driveways

COSMETIC MORTAR & PAINT ON PAVERS

Maintenance / Improvement Items

Paint overspray and mortar residue were observed on the front walkway and driveway pavers. This condition is cosmetic but may cause permanent staining. Recommend cleaning using proper paver-safe methods to avoid surface damage.

Recommendation
Contact a qualified paver contractor




2.4.1 Fences, Screen Enclosures & Sheds

NON-SELF CLOSING GATE

Material Defects / Damage

EXTERIOR

The gate lacks an automatic self-closing mechanism. During inspection, the left side and rear gates were observed to remain open after manual operation. This creates a potential safety hazard, particularly in areas with children or pets, as an open gate can allow unintended access to restricted areas. Adjust gates and repair/replace self closing hinges for self latching.

Recommendation
Contact a qualified fencing contractor




2.7.1 Exterior Windows

WORN SCREENS

Maintenance / Improvement Items

EXTERIOR

Rear and left side window screens with visible wear and deterioration were observed during inspection. They are functional. Consider rescreening.



Recommendation
Contact a qualified screen enclosure contractor

3.1.1 Coverings

PREVIOUS ROOF LEAK AREA

Maintenance / Improvement Items

The owner reported a prior roof leak on the left side of the home above the owner bathroom. Repairs are visible at the roof covering and at the ceiling above the owner bath shower. All areas tested dry at the time of inspection. Recommend continued monitoring for any signs of recurring moisture. Pictures of repairs have been provided by the owner. They are attached separately.

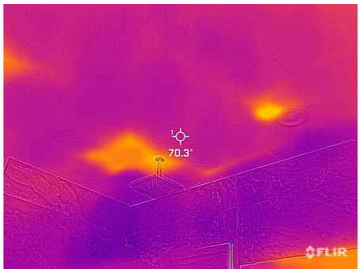
Recommendation
Contact a qualified roofing professional.











Dry

3.3.1 Roof Drainage Systems

DOWNSPOUT SPLASH BLOCK

Maintenance / Improvement Items

The splash block at the downspout terminating onto the paver walkway has been removed. Without a splash block or proper extension, roof runoff may discharge directly onto the pavers, potentially contributing to sand washout, settlement, or staining over time. Recommend reinstalling a splash block to direct water away from the walkway and foundation.

Recommendation
Recommended DIY Project




5.1.1 Floor

PERSONAL/CONSTRUCTION ITEMS

Maintenance / Improvement Items

Construction materials were a observed in the garage.

Recommendation
Contact the seller for more info





5.1.2 Floor

TYPICAL CRACKING

Maintenance / Improvement Items

Typical hairline cracking was observed at the garage floor slab. This condition is common with concrete due to shrinkage, settlement, and normal aging. Cracks appear cosmetic at the time of inspection. Recommend sealing/monitoring as part of routine maintenance.

Consider refinishing with a high quality epoxy coating. We recommend Mitch Hollifield of GarageTek at 954-214-6181.

Recommendation
Contact a qualified painting contractor.



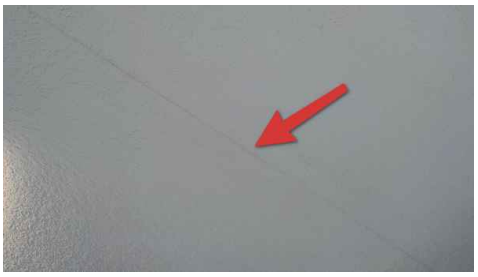

5.2.1 Ceiling

TYPICAL CEILING TAPE JOINT DETERIORATION

Maintenance / Improvement Items

Typical drywall tape joint deterioration was observed at the garage ceiling, commonly associated with garage humidity and normal wear. Condition appears cosmetic at the time of inspection. Recommend repair or refinishing as desired.

Recommendation
Contact a qualified painting contractor.




6.1.1 Attic Insulation

Material Defects / Damage

FOAM SEAL PENTRATIONS BETWEEN GARAGE ATTIC AND MAIN AREA ATTIC

Open penetrations were observed between the garage attic area and the main living area attic. These openings can allow air movement, moisture, pests, and potentially fumes from the garage to enter the main attic space. Recommend sealing all penetrations with approved foam or fire-rated materials to improve separation and energy efficiency.

Recommendation
Contact a qualified handyman.


Garage

7.4.1 Lighting Fixtures, Switches & Receptacles

Maintenance / Improvement Items

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.


2nd floor bedroom

7.4.2 Lighting Fixtures, Switches & Receptacles

Maintenance / Improvement Items

LIGHT INOPERABLE

One or more lights are not operating. New light bulbs possibly needed.

Recommendation
Contact a handyman or DIY project


Garage

7.5.1 GFCI & AFCI

GFCI BREAKER DOES NOT RESET/MISSING COVER

Material Defects / Damage

A GFCI breaker was observed that would not reset at the time of inspection. Additionally, a receptacle cover was missing. A non-functioning GFCI device and missing cover present potential electrical safety concerns. Recommend repair by a licensed electrical contractor.

Recommendation
Contact a qualified electrical contractor.


Replace Exterior Right GFCI Receptacle


Back Patio - missing weather resistant cover

7.6.1 Smoke & Carbon Monoxide Detectors

END OF SERVICE LIFE

Safety Concerns

Smoke and carbon monoxide detectors appear to be approximately 10 years old. Most manufacturers recommend replacement at 10 years due to sensor degradation.

Recommendation
Contact a qualified electrical contractor.


2016

8.2.1 Water Supply, Distribution Systems & Fixtures

TUB NOT SECURED TO FLOOR

Material Defects / Damage

The owner bathroom freestanding tub is not secured to the floor. This could cause drain pipe stress. Water leaks and water damage. Recommend a licensed Plumber secure to the floor.

Recommendation
Contact a qualified plumbing contractor.



8.2.2 Water Supply, Distribution Systems & Fixtures

POOR WATER PRESSURE AT FAUCET

Material Defects / Damage

Low hot water pressure was observed at one or more plumbing fixtures. This may be caused by sediment buildup, partially closed valves, fixture restrictions, or plumbing supply issues. Recommend evaluation and servicing by a qualified plumbing contractor as needed.

Recommendation
Contact a qualified plumbing contractor.


Left side master sink


Adjust sink stoppers for function in the master

8.3.1 Drain, Waste, & Vent Systems

DAMAGED SEWER CLEANOUT

Material Defects / Damage

The sewer cleanout in the front yard was damaged and appears to have been sheared off, likely by lawn equipment. This condition can allow debris intrusion and limit proper access for servicing. Recommend repair or replacement by a licensed plumbing contractor to restore proper function and protection.

Recommendation
Contact a qualified plumbing contractor.



8.4.1 Hot Water Systems, Controls, Flues & Vents

RECIRCULATOR NOT WORKING

Material Defects / Damage

The hot water recirculation pump was not operating at the time of inspection. In a larger home (approx. 3,900+ sq. ft.), a functioning recirculation system helps reduce hot water wait times and improve efficiency. A non-operational pump may result in longer delays for hot water delivery and increased water waste. Recommend replacement by a qualified plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.




The water heater has a recirculator pump. It was turned unplugged. un plugged in it did not appear to work.

8.6.1 Hose Bibs

MISSING HOSE BIB BACKFLOW PREVENTERS

Material Defects / Damage

Hose bib vacuum breakers/backflow preventers that were originally required by code at the time of construction were not observed at the exterior hose connections. These devices help prevent contaminated water from siphoning back into the potable water supply. Recommend installing approved backflow preventers at all exterior hose bibs for improved plumbing safety. this is an easy repair.

Recommendation
Contact a handyman or DIY project





9.1.1 Cooling Equipment
MISMATCHED, CONDENSER AND AIR HANDLER

Material Defects / Damage

The main system consists of a 3.5-ton condenser (2023) paired with an older 4-ton air handler (2016), creating a mismatched system. Mismatched components can reduce efficiency, performance, and long-term reliability.

Both the first-floor and second-floor systems are approximately 9–10 years old. In South Florida's hot, humid climate, typical service life is 10–15 years due to heavy use and corrosion exposure. Budgeting for future replacement is recommended.

The second-floor system (approx. 2016, 1.8-ton) was not producing adequate cooling at the time of inspection, which may indicate a mechanical or refrigerant-related issue.

The home is approximately 3,926 square feet and served by a combined total of 5 tons of cooling capacity, which may be on the lower end for this size home. Limited capacity can result in longer run times and reduced cooling during peak summer conditions. Recommend a licensed HVAC contractor evaluate both systems compatibility, operation, and overall performance to ensure the home's cooling needs are met effectively and efficiently.

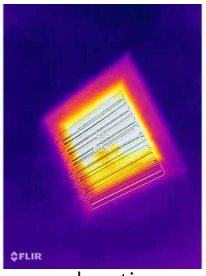
Recommendation
Contact a qualified HVAC professional.



1st Floor Cooling



2nd Floor Not Cooling



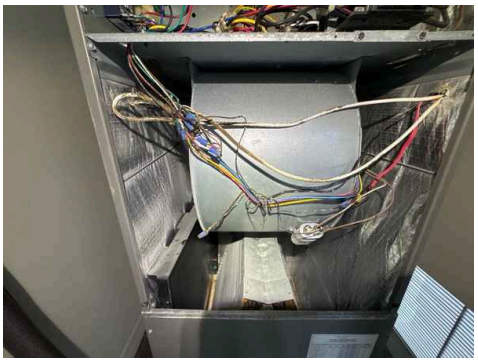
Both systems are heating

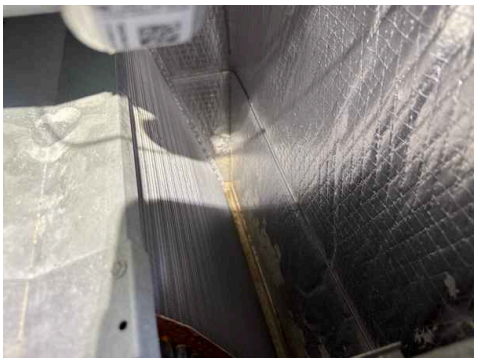
9.2.1 Distribution & Heating Equipment
HVAC SYSTEM SIZE

Material Defects / Damage

Both HVAC air handlers showed visible construction dust and light mildew/mold-like buildup. This condition can impact air quality and system efficiency and is common when systems operate during construction or renovation. Recommend professional cleaning and servicing by a licensed HVAC contractor, and monitoring for recurring moisture or biological growth.

Recommendation
Contact a qualified HVAC professional.







11.1.1 Doors

DOOR LATCH ALIGNMENT

Material Defects / Damage

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation
Contact a qualified door/window contractor


1st floor front right closet


Kitchen Pantry


1st floor A/C closet


2nd floor bathroom

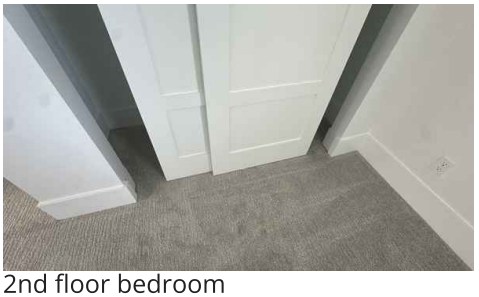
11.1.2 Doors

MISSING SLIDING DOOR GUIDES

Material Defects / Damage

Closet doors were missing bottom guides. Without guides, doors may swing, bind, or come off track during operation, which can cause damage and affect proper function.

Recommend installing appropriate bottom guides to ensure smooth and secure operation.


2nd floor bedroom

Recommendation
Contact a qualified door/window contractor

11.4.1 Ceilings
INTERIOR – CEILING REPAIRS

Maintenance / Improvement Items

Previous ceiling repairs were visible in the owner bathroom ceiling. This condition appears consistent with the prior roof leak and/or possible shower remodel. The area appeared dry at the time of inspection.

Recommend repairing/refinishing the ceiling to restore appearance if desired for aesthetics.




Owner bathroom above shower

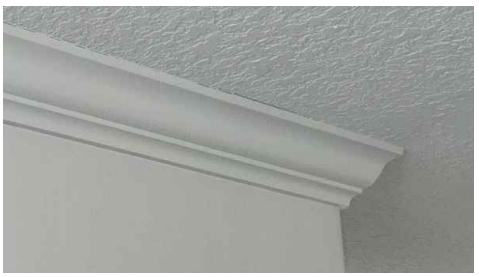
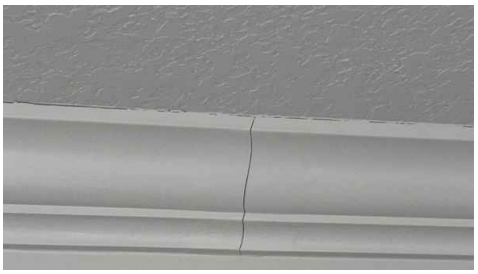
11.4.2 Ceilings
TRIM

Material Defects / Damage

Multiple areas of caulking deficiencies were observed around the home. Recommend a painting contractor go around the entire home and repair caulking deficiencies.

Recommendation
Contact a qualified painting contractor.




11.6.1 Shower Tile
GROUT CRACKED

Maintenance / Improvement Items

Cracked grout was observed at shower corners. These areas are prone to movement and moisture intrusion. Recommend repair using appropriate flexible sealant.

Recommendation
Contact a qualified tile contractor


Left side hall shower first floor


Left side hall shower first floor

13.1.1 Equipment
SERVICE/ADJUST

Maintenance / Improvement Items

The sprinkler/irrigation system would benefit from general servicing and adjustment. Routine maintenance helps ensure proper coverage, prevent overspray onto hard surfaces, and reduce water waste. Recommend having the system inspected, adjusted, and repaired as needed by a qualified irrigation contractor.

Recommendation
Contact your local homeowners association


Sprinkler head by pool should be recessed in ground to prevent trip hazard and damage

14.1.1 Pool Structure
POOL SAFETY – CHILD PROTECTION NOT OBSERVED

Safety Concerns

No child safety fence or door/window alarms were observed for the pool area at the time of inspection. Recommend reviewing current pool safety requirements and installing appropriate child safety measures, such as a compliant pool fence and/or door and window alarms, to improve safety—especially for homes with children or visiting guests.

Recommendation
Contact a qualified swimming pool contractor

14.2.1 Pool Equipment
SEPARATE INSPECTION / HEATER CONDITION

Material Defects / Damage

A pool inspection was not ordered as part of this home inspection. A separate contractor is providing a dedicated pool inspection with leak detection.

At the time of inspection, the pool heater was observed to be heavily rusted and leaking. The pool contractor on site was evaluating the unit and indicated replacement is likely needed. Recommend following the findings and recommendations provided by the pool contractor.

Recommendation
Contact a qualified swimming pool contractor




Rusted out heater


Leaking