



Report #: 071025WO2.

Clients Name: Anna Huber.

Date of inspection: 07/10/2025.

Address of inspection: 211 Meadow Ridge Drive. , Tallahassee, FL 32312.

The following summary is provided as a courtesy for quick access to the information within the attached inspection report. It is not intended as a substitute for reading the entire inspection report.

Note: any deficiencies noted should be further evaluated by a Licensed Professional in the subject field of concern
PRIOR TO CLOSING

Items that are of concern:

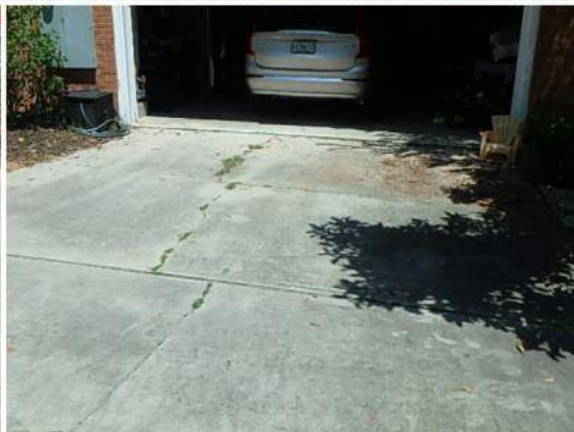
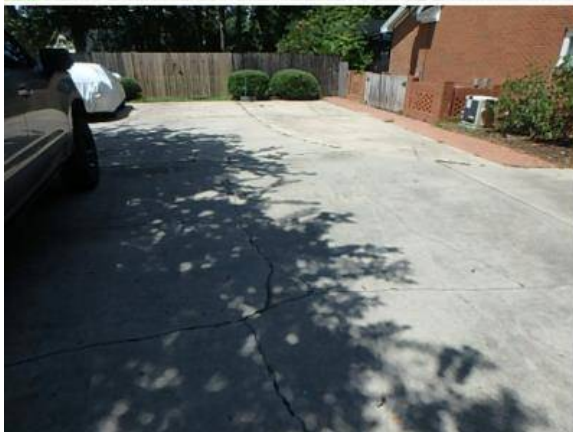
GROUNDS

DRIVEWAY:

1. Driveway has various areas of cracking and settlement.



Pressure Washed
July 2025





PATIO/PORCH:

2. The rear patio area appears to trap / hold water during heavy rain events. This area does not appear to have proper drains / slope to evacuate water.



3. Areas of chipping / damaged concrete noted at the rear patio / porch.





FENCES & GATES:

4. General deterioration and damage noted at the wood fencing and gates.



washed July 2025



EXTERIOR

EXTERIOR WALLS:

5. Cracking noted at the brick mortar above the front garage window here. No structural damage noted at this time. Recommend monitoring.





6. Separation and evidence of settlement noted at the right side exterior shed addition. Separation noted at the brick mortar at the transition to the house. Brick coursing does not appear level at the front facing wall.



Shimmed and Caulked August 2025



TRIM:

7. Rodent damage noted at the front upper trim here.



repaired and painted August 2025





8. Rot and deterioration noted at the front garage window trims here.



9. Deterioration / rot noted at the base of the front right porch column.





10. Rodent damage noted at the upper right side soffit trim here.



repaired and painted August 2025



11. Rot and deterioration noted at the kitchen window trim here. Consider installation of proper diverter flashing at the intersection above to proper divert water away from the wall and window below.



repaired and painted August 2025



12. Areas of chipping / flaking paint noted at the rear window trims here.



repaired and painted August 2025





13. Wood rot noted at the right side fascia trim adjacent to the satellite dish attachment.



14. Deterioration / chipping and flaking noted at the rear upper window trims.



repaired and painted August 2025

15. Rust damage noted at the exterior eave vent boxes. Representative picture.



repaired and painted August 2025



ROOF SYSTEM

MAIN ROOF:

16. Recommend removing tree limbs from the roof to prevent damage.



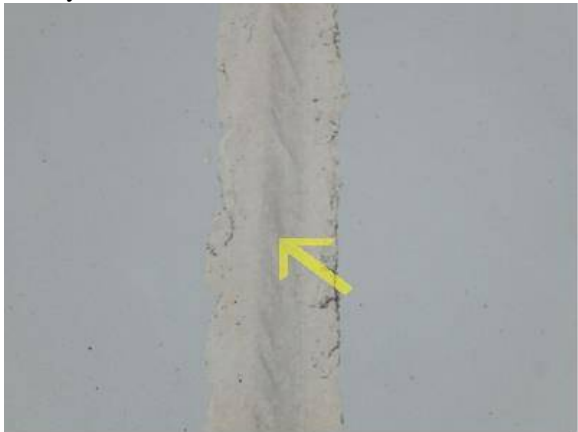
Limbs trimmed August 2025

17. Recommend closely monitoring and maintaining the transition at the roof between the main house roof and the right side addition roof.



REAR PORCH ROOF:

18. Raised areas of tape noted at the rear roof panel transitions. Transitions have sealant over the tape, however should be closely monitored and maintained.





EXPOSED FLASHINGS:

19. Recommend closely monitoring and maintaining the transition from the main roof and house wall to the rear porch low slope roof to prevent leakage.



repaired and painted August 2025

20. Flashing at right side shed roof transitions appears to be loose and/or failing allowing leakage to the roof decking below.



repaired and painted August 2025



CHIMNEY:

21. Repairs noted at the main house chimney siding and trim. Siding and trim has not been painted.



Painted August 2025



22. The fresh air return vent termination piece is missing at the right side chimney above the roof level.



Painted August 2025

23. Rust damage noted at the chimney caps of both chimneys.



Painted August 2025





ATTIC:

24. Moisture staining and evidence of leakage noted at the roof decking in the right side shed addition area. Flashing at roof to wall intersection appears to be failing allowing leakage. Stains tested for elevated moisture at time of inspection.



25. Areas of missing or disturbed ceiling insulation noted in the Attic area over the upstairs.





26. Moisture staining / rot noted at the roof decking around the main house chimney. Damaged areas tested dry at time of inspection. Recommend monitoring.



27. Moisture staining / rot noted at the roof decking around the addition area chimney. Damaged areas tested dry at time of inspection. Recommend monitoring.



PLUMBING

MAIN LINE:

28. The water meter in the front yard should be cleaned of all debris to expose the main water shut off valve to the house.



WATER HEATER 1:

29. Water heater is older and is nearing the end of its normal life expectancy. Replacement should be anticipated in the not too distant future. Unit was operational at time of inspection. Unit was making "popping" noises when heating indicating possible calcium build up inside unit.



30. Corrosion and evidence of leakage noted at the hot water supply connection at the top of the water heater.

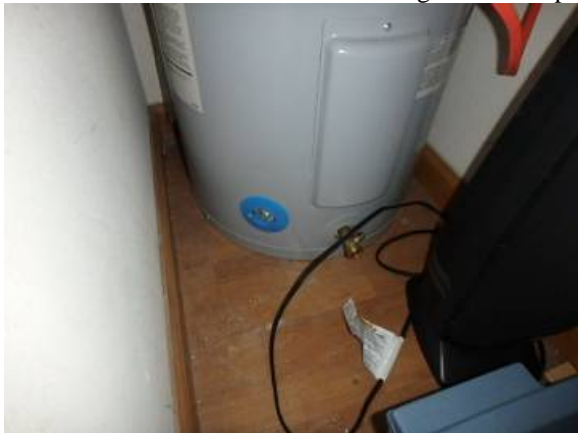


31. The water heater vent pipe is not properly secured at the top of the tank.



WATER HEATER 2:

32. FYI: The water heater is not resting inside of a pan. A pan under the unit is recommended.



Completed July 2025



33. The water heater does not have a proper TRPV extension drain line.



Completed July 2025

ELECTRICAL SYSTEM

SERVICE:

34. The wire clamp for the ground wire at the addition side water heater is disconnected.



ELECTRICAL PANELS:

35. FYI: There are 2 different brands of main distribution panels in the garage. Square D and GE.

36. Multiple wires are connected to a single lug on a circuit breaker (2 locations in right side panel) in the electrical panel where only one wire should be connected.





37. Missing wire connector / clamp noted at the electrical sub-panel where wiring has been added.



Repaired
August 2025

WIRING NOTES:

38. FYI: The main panels have manual transfer switches for a portable generator circuit.

HEATING - AIR CONDITIONING

AIR CONDITIONING 1:

39. Recommend extending the condensation line away from the foundation.



AIR CONDITIONING 2:

40. Recommend extending the condensation line away from the foundation.





AIR CONDITIONING 3:

41. Recommend extending the condensation line away from the foundation.



HVAC SYSTEM #4

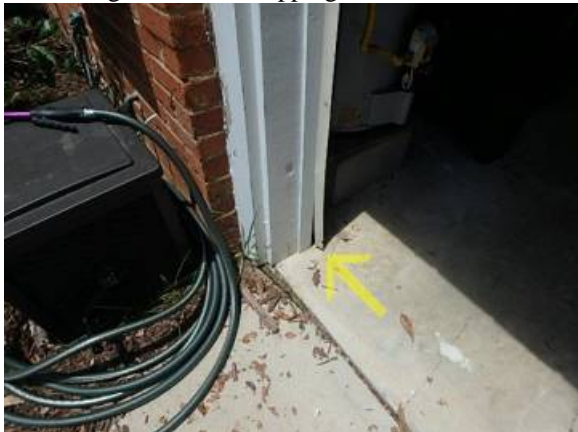
42. This system is not active / operational. The compressor unit for this system has been removed. No conditioned air supply present to the rear right addition area.



GARAGE - CARPORT

GARAGE DOOR(S):

43. Damaged weather stripping noted at the base of the garage door.





MISCELLANEOUS:

44. Stored items restrict viewing of the garage area; recommend performing a careful walk through inspection prior to closing.



INTERIOR

EXTERIOR DOORS:

45. General deterioration noted at the paint / finish of the right side exterior shed door.



46. Rot noted at the base of the rear exterior door core.





WINDOWS:

47. Improper type window or installation noted in the downstairs left side bedroom closet. Openings visible from the inside to the exterior at the bottom of the window track / weep holes.



48. FYI: There is not an operable window in the downstairs master bedroom area.

FLOORS:

49. Cracked tiles noted in the downstairs left side bedroom bathroom.



FIREPLACE/WOOD BURNING DEVICES:

50. Both fireplaces have damaged / cracked fire brick panels. Chimneys appear "dirty". Recommend further evaluation and repairs / cleaning as needed by a licensed chimney professional.



KITCHEN - APPLIANCES - LAUNDRY



LAUNDRY:

52. The laundry equipment plumbing locations causes a conflict with the vent pipe in relation to the washing machine. The original laundry location is across the room, however the plumbing lines do not appear to be active.



BATHROOMS

UPSTAIRS LEFT SIDE BEDROOM BATHROOM AREA:

53. Recommend regular maintenance and sealing of soap shelf transitions in shower area to prevent moisture intrusion behind the tile into the wall cavity.



DOWNSTAIRS LEFT BEDROOM BATHROOM AREA:

55. The following problems were noted at the sink: drain stopper is inoperable at sink.

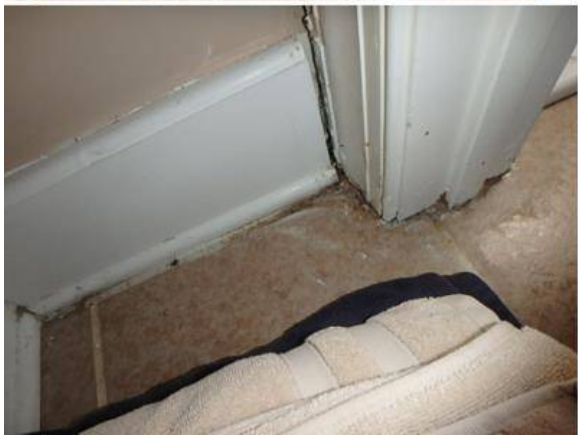




56. Tub faucet handles do not have a proper stop and will spend 360°.



57. Moisture staining and damage noted at the base of the walls adjacent to the shower. Areas tested high in moisture at time of inspection.





POOL/HOT TUB & EQUIPMENT

POOL SURFACE:

58. Appearance is marginal. Vinyl liner appears to be faded. Liner appears to be nearing the end of its life expectancy.



PUMPING EQUIPMENT:

59. Pool pressure gauge is inoperative and needs replacement.



Not broken. Requested Letter.