Sliding door inspection report guide

What common home inspection findings about a sliding glass door mean, and what a fair fix costs in Florida.

ON THE REPORT	WHAT IT MEANS	HOW SERIOUS	FAIR PRICE
Sliding door difficult to operate	The door drags, sticks or takes two hands. It is nearly always a dirty track or worn rollers, not a bad door.	Common. Fix soon.	$89–$350
Rollers worn or damaged	The wheels under the sliding panel are worn out. They get replaced and the door stays.	Common. Fix soon.	$149–$350 per panel
Track damaged, dented or corroded	The rail the door rolls on is worn or bent. A stainless steel cap over the old rail usually fixes it without replacing the door.	Fix with the rollers.	$149–$300
Door does not latch or lock	The lock no longer reaches its catch, or the lock itself is broken. Often the door has simply dropped out of line.	Security issue. Fix first.	$89–$200
Failed seal or fogging between panes	The seal on a double-pane glass unit has failed, so moisture gets between the panes. The view is cloudy, but the door still works. The glass can be replaced in the same frame.	Cosmetic. Plan for it.	$299–$900 per panel
Cracked or chipped glass	Damaged glass can break without warning. New glass can be installed in the existing frame.	Safety issue. Fix first.	$299–$900 per panel
No safety glass marking found	The inspector could not find the small etched stamp that shows the glass is tempered. Sliding doors need safety glass. Sometimes the stamp is only faint or hidden by the frame.	Safety. Have it checked.	$299–$900 per panel
Weatherstripping worn or missing	The fuzzy or rubber seals around the panels are worn. You get drafts, bugs and a higher power bill. It is a cheap fix.	Minor. Easy fix.	$99–$250
Evidence of water intrusion at door	Water has come in at the door. Clogged weep holes or a failed sill seal are the usual cause. Stains on the wall around the frame are more serious and need a closer look.	Find the source.	$99–$250
Frame corroded or deteriorated	The aluminum frame itself is eaten away, usually by salt air. Hardware can be replaced, but a failed frame usually cannot be saved.	May need a new door.	See new door prices

If you are buying

Ask for a repair credit based on the fair price, not on a new door. Most items on this list are repairs.

If you are selling

Fix the cheap items before you list. A door that glides and locks makes a better impression than a credit.

Typical Florida prices for parts and labor, not quotes. Impact panels usually cost more.