2.3.1 Stoops/Steps

**LOOSE RAILING(S)**

SOUTH

The railing(s) on the Step/Stoop were loose. This is a Safety Concern. Evaluation and Repairs are recommended.

**Recommendation**

Contact a qualified professional.

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3.2.1 Siding

**LOOSE SIDING**

EAST

Sections of Loose Siding observed. These sections should be properly secured to prevent damage, water intrusion and possible animal intrusion.

**Recommendation**

Contact a qualified professional.

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3.6.1 Windows/Screens

**PAINTING MAINTENANCE NEEDED**

Portions of the wood windows were in need of normal painting maintenance. If the wood is not properly sealed, wood decay will occur. If wood decay is discovered during surface preparation, repairs will need to be completed first.
3.8.1 Slab-On-Grade / Foundation

**TUCK POINTING RECOMMENDED**

Missing/loose mortar observed in the foundation wall brick/block joints. Tuck pointing maintenance is recommended.

**Recommendation**

Contact a qualified professional.

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3.13.1 Chimney

**RAIN CAP / SPARK ARRESTOR MISSING**

The Rain Cap/Spark Arrester on the Chimney Chase is missing/damaged. Replacement is recommended to prevent water and/or animal intrusion and to keep any potential sparks/embers in the flue area.

**Recommended Repairs**
3.13.2 Chimney

**CHIMNEY CAP CRACKED**

The Chimney Cap was cracked. The cap should be sealed/repaired/replaced to prevent water intrusion. Freeze and thaw cycles will accelerate the deterioration of the chimney cap. Evaluation and Repair is recommended.

Recommendation
Contact a qualified professional.

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3.13.3 Chimney

**TUCK POINTING RECOMMENDED**

Missing/loose mortar observed in the chimney chase brick/block joints. Tuck pointing maintenance is recommended.

Recommendation
Contact a qualified professional.
5.1.1 Siding

**DAMAGED / DECAYED SIDING**

Damaged/Decayed siding observed. Damaged/Decayed sections of siding should be replaced and properly sealed to prevent water intrusion and rot/decay.

**Recommendation**

Contact a qualified professional.

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5.2.1 Trim / Soffit / Fascia

**DAMAGED / DECAYED TRIM/SOFFIT/FASCIA**

Damaged/Decayed trim/soffit/fascia observed. Damaged/Decayed sections of trim/soffit/fascia should be replaced and properly sealed to prevent water intrusion and rot/decay.

**Recommendation**

Contact a qualified professional.
5.8.1 Overhead Garage Door

**DAMAGED OVERHEAD DOOR**

WEST

The overhead garage door was damaged and not operating properly. Evaluation and Repairs recommended.

Recommendation
Contact a qualified professional.

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5.9.1 Automatic Opener

**NO SAFETY REVERSE SYSTEM**

WEST

There was no safety reverse system in place on the overhead garage door opener(s). Recommend installing new opener(s) with modern safety features.

Recommendation
Contact a qualified professional.

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6.2.1 Plumbing

**SLOW WATER FLOW**

The water flow at the kitchen sink was slow. Recommend cleaning the screens on the faucet to remove sediment build up. If this does not resolve the issue, further evaluation and repairs are recommended.

Recommendation
Contact a qualified professional.

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9.4.1 Toilet(s)

**LOOSE TOILET BOWL**

2ND FLOOR BATHROOM

The Toilet Bowl is loose to the floor. If not repaired, leaks could develop. Evaluation and Repair recommended.
10.1.1 Fireplace(s)  
**DAMPER MISSING**
The fireplace damper is missing. Evaluation and Repairs recommended.

Recommendation  
Contact a qualified professional.

10.1.2 Fireplace(s)  
**OPEN JOINTS**
Open Joints in the firebrick were observed. This condition could allow carbon monoxide into the home. Evaluation and Repair recommended.

Recommendation  
Contact a qualified professional.

10.2.1 Stairs / Steps / Balconies  
**HANDRAIL AND / OR BALUSTERS MISSING**
Properly spaced Balusters missing on the stairway. Steps over 30 inches should have proper hand railings with vertical balusters spaced no more than 4 inches apart. This is a Safety Concern for children. Evaluation and Repair is recommended.

Recommendation  
Contact a qualified professional.

10.3.1 Smoke / CO Detectors  
**MISSING/INOPERABLE SMOKE/CO DETECTORS**
Recommend installing operational Smoke and CO detectors as per State law requirements.

Recommendation  
Contact a qualified professional.

11.2.1 Stairs / Steps / Balconies  
**HANDRAIL AND / OR BALUSTERS MISSING**
Handrail and/or Balusters missing on the stairway. Steps over 30 inches should have proper hand railings with vertical balusters spaced no more than 4 inches apart. This is a Safety Concern for children. Evaluation and Repair is recommended.

Recommendation
Contact a qualified professional.

11.11.1 Electrical

**EXPOSED WIRING OBSERVED**

Exposed wiring and/or connections observed. This is a Safety Concern. All wiring connections should be in junction boxes with cover plates at all times as a safety precaution. If not repaired, a person can come into contact with energized electrical components. Evaluation and Repair is recommended.

Recommendation
Contact a qualified professional.

11.11.2 Electrical

**COVER PLATE(S) MISSING**

Junction box/outlet/switch cover plate(s) missing. This is a Safety Concern. All junction boxes should have covers installed on them at all times as a safety precaution. If not repaired, a person can come into contact with energized electrical components. Recommend installing junction box/outlet/switch cover plates.

Recommendation
Contact a qualified professional.
14.1.1 Main Panel

MISSING BREAKER KNOCK OUT(S)

Missing breaker knock outs were observed in the panel box. This is a Safety Concern. No open slots or holes are allowed to be present in an electrical panel. A proper cover should be installed in any open slot or hole to correct this potential shock hazard.

Recommendation
Contact a qualified professional.

15.1.1 Attic Components

COVER PLATE(S) MISSING

Attic

Junction box/outlet/switch cover plate(s) missing. This is a Safety Concern. All junction boxes should have covers installed on them at all times as a safety precaution. If not repaired, a person can come into contact with energized electrical components. Recommend installing junction box/outlet/switch cover plates.

Recommendation
Contact a qualified professional.
15.1.2 Attic Components

**EXPOSED WIRING OBSERVED**

*ATTIC*

Exposed wiring and/or connections observed. This is a Safety Concern. All wiring connections should be in junction boxes with cover plates at all times as a safety precaution. If not repaired, a person can come into contact with energized electrical components. Evaluation and Repair is recommended.

**Recommendation**
Contact a qualified professional.

16.3.1 Water Heater

**DISCONNECTED FLUE PIPE**

The water heater flue pipe was not sealed at the chimney at the time of Inspection. This is a Safety Concern. This condition could allow carbon monoxide to enter the home. Evaluation and Repairs recommended.

**Recommendation**
Contact a qualified professional.