2.2.1 Roof Flashing & Vents

**DAMAGED VENT BOOT ON ROOF**

The rubber boot at a roof plumbing vent pipe was damaged and may allow moisture intrusion of the roof assembly.

**Recommendation**
Contact a qualified roofing professional.

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2.5.1 Walls, Trim and Foundation

**POOR INSTALLATION - INCORRECT OVERLAP**

Trim on the exterior had areas that were poorly installed at the time of the inspection. They were incorrectly overlapped and may allow water to penetrate behind parts of the trim.

**Recommendation**
Contact a qualified siding specialist.
2.8.1 Walkways, Driveways and Grounds

**NEUTRAL OR NEGATIVE GRADING AROUND THE HOME.**
The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above. The ground should slope away from the home a minimum of 1 inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that these area be re-grading to improve drainage near the foundation.

Recommendation
Contact a qualified grading contractor.

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3.1.2 Attic

**DAMAGE TO SHEATHING**
There was damage to the home's sheathing visible from the attic.

Recommendation
Contact a qualified professional.

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3.2.2 Ceilings, Walls & Floors

**RODENT DROPPINGS IN HOME**

**BASEMENT**
Rodent droppings were visible in the home at the time of inspection. Rodents should be removed and droppings cleaned.

Recommendation
Contact a qualified professional.
3.4.1 Doors & Windows
A WINDOW HAD A FAILED SEAL AND MOISTURE INSIDE.
REAR CORNER BEDROOM

Condensation visible in the double-pane glazing of a window indicated a loss of thermal integrity. Signs of thermal seal failure can be intermittent and not visible at the time of inspection. The Inspector recommends that you have each window in the home evaluated by a qualified contractor to determine the cost and exactly how many windows need to be repaired or replaced.

Recommendation
Contact a qualified professional.

3.4.2 Doors & Windows
CLOSET DOOR MISSING
FRONT BEDROOM

A closet door was missing at the time of inspection.

Recommendation
Contact a qualified door repair/installation contractor.

3.6.1 Foundation
FOUNDATION BOWING AT FROST LINE.
MAINLY REAR BASEMENT WALL

Larger than typical foundation bowing and cracking was observed. This is usually the result of expansive soil or frost pressure. Lot drainage and foundation improvements should be addressed to keep water away from the building. A foundation contractor should evaluate the wall to determine if repairs are necessary. The rate of movement cannot be predicted during a one-time inspection. These cracks may need sealing on the exterior to prevent moisture penetration.

Recommendation
Contact a foundation contractor.
4.2.2 Service Equipment

MULTIPLE CONDUCTORS ON ONE BREAKER "DOUBLE TAP"

In the service panel, multiple wires were connected to a circuit breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected.
Recommendation
Contact a qualified electrical contractor.

Recommendations

4.2.3 Service Equipment

WATER PIPE GROUNDING

The water pipes were used to ground the electrical system. A water softener was installed which has interrupted the grounding path. No jumper was installed on the water meter. There was no other form of grounding for the home. You should consider adding a grounding rod to the electrical system. A qualified electrical contractor should repair or replace as needed.
Recommendation
Contact a qualified electrical contractor.
4.2.4 Service Equipment
MULTIPLE NEUTRALS UNDER ONE LUG "DOUBLE TAP"
Double tapped neutral bus bar inside of main service panel. A double tapped neutral bus bar may "back feed" a circuit that is believed to be turned off.
Recommendation
Contact a qualified electrical contractor.

4.2.5 Service Equipment
SERVICE WIRES UNDERSIZED IN PANEL, EVALUATION
The service entrance cables were undersized for the main breaker. The main breaker was 200 amps but service entrance cables were rated for 100 amps. The electrical system should be evaluated by a qualified electrician and this and any repairs made that he deems necessary.
Recommendation
Contact a qualified electrical contractor.

4.3.1 Service Equipment garage
NEUTRAL INSTALLED WITH GROUNDS ON SUB PANEL
This sub-panel had a neutrals that were installed with grounds and bonded to the panel. This condition is improper. In sub-panels, the neutral should be electrically isolated from the cabinet and grounding bus bar.
Recommendation
Contact a qualified electrical contractor.
4.3.2 Service Equipment garage

**MULTIPLE NEUTRALS UNDER ONE LUG "DOUBLE TAP"**

Double tapped neutral bus bar inside of main service panel. A double tapped neutral bus bar may "back feed" a circuit that is believed to be turned off.

Recommendation
Contact a qualified electrical contractor.

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4.4.1 Outlets, Switches, Lighting

**OUTLETS NOT GFCI PROTECTED**

**GARAGE & EXTERIOR**

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided at the time of inspection.

Recommendation
Contact a qualified electrical contractor.

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4.4.2 Outlets, Switches, Lighting

**HOT/NEUTRAL REVERSED ON OUTLET**

**ALL BASEMENT OUTLETS**

An electrical outlet had hot and neutral wires reversed. It is marked with a red sticker. This condition should be corrected.

Recommendation
Contact a qualified electrical contractor.
4.5.1 Visible Branch Wiring

**ELECTRICAL WIRES EXPOSED TO DAMAGE**

These electrical wires were exposed to accidental damage and should be properly protected.

**Recommendation**

Contact a qualified electrical contractor.

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4.5.2 Visible Branch Wiring

**EXPOSED ELECTRICAL SPLICES IN HOME.**

**ATTIC**

Exposed wire splices visible in the home are a shock/electrocution hazard and should be enclosed within an approved junction box with a listed cover by a qualified electrical contractor.

**Recommendation**

Contact a qualified electrical contractor.

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4.5.3 Visible Branch Wiring

**MISSING JUNCTION BOX COVER**

**BASEMENT**

A junction box installed was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard.

**Recommendation**

Contact a qualified electrical contractor.
8.3.3 Fixtures

TOILET LEAKED INTO FLOOR BELOW

MAIN FLOOR BATHROOM

The toilet leaked into the floor below when it was operated. We could not determine the condition of underlying materials.

Recommendation
Contact a qualified plumbing contractor.

9.1.1 Range

RANGE NOT FASTENED DOWN, NO ANTI TIP

The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip.

9.3.1 Garbage Disposal

STRAIN RELIEF MISSING ON GARBAGE DISPOSAL.

The garbage disposal was missing the strain relief that protects the electrical chord from accidental damage.

Recommendation
Contact a qualified electrical contractor.

9.4.1 Dishwasher

NO WATER SUPPLY TO DISHWASHER

Dishwasher was not tested at the time of inspection, the water was turned off to the unit. You should ask the seller about its functionality.

9.5.1 Refrigerator

NO WATER SUPPLIED TO REFRIGERATOR

The refrigerator did not have water supplied to it at the time of inspection. Refrigerator accessories that require water will not function.
9.6.1 Bathroom Exhaust Fan

UNKNOWN BATHROOM FAN DUCT TERMINATION LOCATION.

MAIN FLOOR BATHROOM

The exhaust vent for bathrooms in the home terminated in an unknown location. This condition is improper and may result in mold growth or damage to home materials. The exhaust vent should terminate at the home exterior.

9.7.1 Clothes Washer, Dryer & Venting

DRYER VENT HAD INADEQUATE CLEARANCE

The dryer vent outside of the home did not have adequate clearance to operate properly.

Recommendation
Contact a qualified appliance repair professional.

9.8.1 Garage & Door Opener

NO PHOTO SENSOR INSTALLED FOR VEHICLE DOOR.

The overhead garage door was not equipped with a photoelectric sensor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person on a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. The Inspector recommends installation of a photo sensor by a qualified contractor or technician for safety reasons.

Recommendation
Contact a qualified professional.