2.1.1 Driveways, Walkways, & Patios

**WALKWAY - TRIP HAZARD**

The settling has created an uneven surface increasing the potential for a pedestrian to trip. Cracks creating a discontinuity over 1/4 inch can trip many pedestrians. Patch or replace the area as desired to remove the hazard.

Recommendation
Contact a qualified professional.

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2.3.1 Decks, Balconies, Porches & Steps

**GUARDRAIL IS LOOSE OR DAMAGED**

The stability of the deck railing is significantly reduced when it is loose. This hazard and further deterioration of the deck material should be expected if no action is taken. Have a qualified contractor repair or replace the guardrail as necessary.

Recommendation
Contact a qualified professional.

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2.3.2 Decks, Balconies, Porches & Steps

**HANDRAILS - LOOSE, MISSING, OR DAMAGED**

If not replaced or repaired the handrail, or lack of one, is a potential safety hazard that could cause injury. Also be aware that all handrails should be graspable. Have assessed by a qualified contractor to recommend repairs.

Recommendation
Contact a qualified professional.

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2.4.2 Siding & Trim

**SIDING AND/OR TRIM IS LOOSE OR WARPing**

Vinyl siding was warping or buckling in areas. This is often a result of nailing siding panels too tight to the home, preventing expansion/contraction. This condition can allow moisture intrusion behind the siding. Recommend a qualified siding contractor evaluate and repair as necessary.

Recommendation
Contact a qualified handyman.
2.4.3 Siding & Trim

SIDING HAS A HOLE / GAP OR IS DAMAGED

If the siding is damaged, or if it has a hole or gap, the untreated wood is exposed to the elements and can possibly allow water and pests into the house. Recommend the siding be evaluated and corrected by a qualified professional as necessary.

Recommendation
Contact a qualified professional.
2.5.1 Roof Drainage - Gutters

**DOWNSPOUT DRAINS ONTO THE ROOF**

Can eventually cause damage to the shingles.
Add extension to connect to gutter.

Recommendation
Contact a qualified roofing professional.

2.6.1 Eaves, Soffits, Fascia & Downspouts

**FASCIA - LOOSE**

One or more sections of the fascia are loose. This can allow pest and/or moisture intrusion. Recommend having a qualified contractor evaluate & repair as necessary.

Recommendation
Contact a qualified roofing professional.

3.1.1 Coverings

**IMPROPER/INCOMPLETE NAILING**

Observed one or more nail heads. This can allow moisture intrusion. Recommend a qualified contractor evaluate and repair.

Recommendation
Contact a qualified roofing professional.
3.1.2 Coverings

**SIGNIFICANT GRANULATION LOSS**

Granule loss which is uniform across the roof is usually a result of normal weathering. Over time, the bond between the granules and asphalt deteriorates, and granules will be loosened and carried away by runoff. Even though the roof is functioning as intended it appears to be nearing the manufacturers expected lifespan. Budget for a newer roof. In the interim, a higher level of maintenance can be expected.

**Recommendation**

Contact a qualified roofing professional.

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7.4.1 Hot Water Systems, Controls, Flues & Vents

**EXPANSION TANK NEEDS SUPPORT**

Without support the weight of the expansion tank can bend the pipe causing leaks. Recommend having the issue evaluated and corrected by a qualified professional.

**Recommendation**

Contact a qualified professional.
7.6.1 Sump Pump

**DISCHARGE PIPE IS LEAKING**

Directing moisture away from the foundation decreases the risk of moisture intrusion into the home. Repair or replace the discharge pipe to keep the water away from the foundation.

Recommendation
Contact a qualified professional.

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7.8.1 Radon Mitigation

**PIPE IS TOO SHORT**

The vent pipe should terminate 12 in. above the roof line. Exposed sections of the pipe should be labeled radon vent system. Have the system evaluated and corrected by a qualified professional.

Recommendation
Contact a qualified professional.
7.9.1 Sink
CORRUGATED/FLEX DRAIN PIPE
Corrugated drain pipes are prone to clogging and are difficult to clean. Recommend replacing the corrugated pipe with a smooth PVC pipe.
Recommendation
Contact a qualified professional.

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device
PANEL DAMAGED
A damaged cover may not offer the protection for which it was designed. Recommend having a qualified professional repair or replace the cover panel as necessary.
Recommendation
Contact a qualified electrical contractor.
8.4.1 Ceiling Fan

**LIGHT FIXTURE - EXPOSED WIRING**

Exposed wiring is a potential electrical shock hazard if sheathing is damaged or the wires become loose. Have evaluated and corrected by a qualified professional as necessary.

Recommendation
Contact a qualified electrical contractor.

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8.7.1 GFCI & AFCI

**NO GFCI PROTECTION INSTALLED**

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations. [Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation
Contact a qualified electrical contractor.
10.7.1 Steps, Stairways & Railings

BALUSTER - IMPROPERLY SPACED

The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend a qualified professional or original installer repair and bring up to code.

Recommendation
Contact a qualified handyman.

12.4.2 Garage Door

GAP BETWEEN THE FRAME AND THE SIDING

Recommendation
Contact a qualified professional.

Top of the garage door.