



3.1.1 Siding, Flashing & Trim

**CAULKING AND PAINTING**

Recommendation

It's important that all exterior components are properly maintained and sealed. Wood and metal products should be painted to prevent material decomposition. Caulking around dissimilar materials and exterior penetrations will help prevent water infiltration to the structure. Monitoring these areas during your bi-annual inspection of the property is very important to keeping a healthy and safe home.

Recommendation  
Recommended DIY Project



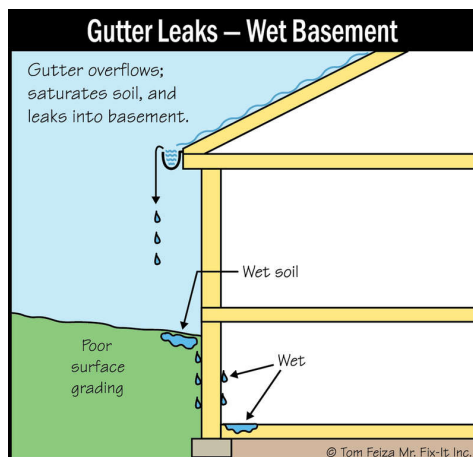
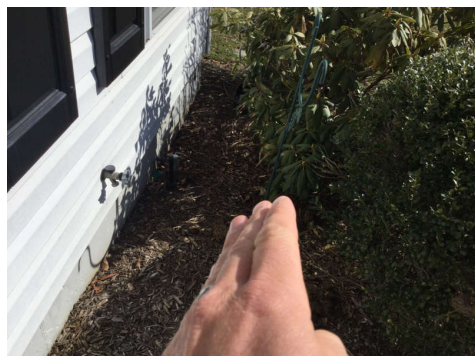
3.5.1 Vegetation, Grading, Drainage & Retaining Walls

**NEGATIVE GRADING**

Recommendation

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.



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### 3.6.1 Walkways, Patios & Driveways

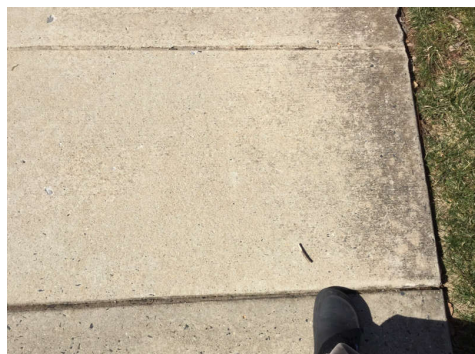
#### **WALKWAY - TRIP HAZARD**

 Safety Hazard

There is a section of the walkway that is raised or loose causing a trip hazard. Consult a qualified contractor to repair or replace.

Recommendation

Contact a qualified masonry professional.



### 3.6.2 Walkways, Patios & Driveways

#### **UNSEALED GAP AT BUILDING.**



Recommendation

The connection between the walkway/hard surface and the building should be sealed with a compatible sealant to keep water out.

Recommendation

Contact a qualified professional.



### 4.1.1 Cooling Equipment

#### **AIR FLOW RESTRICTED AROUND UNIT**



Recommendation

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt/debris from the unit and cutting vegetation away so that you can freely walk around the unit.

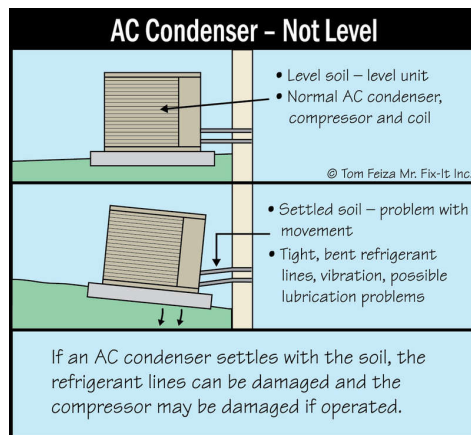


#### 4.1.2 Cooling Equipment

### UNIT NOT LEVEL

 Recommendation

The A/C condensing unit is not level. This can cause accelerated deterioration of components. Recommend qualified HVAC contractor level the unit.



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#### 6.2.1 Drain, Waste, & Vent Systems

### LEAK

 Safety Hazard

There is a plumbing leak. Consult a qualified plumber to evaluate the cause of the leak and correct.

Recommendation

Contact a qualified professional.



#### 8.2.1 Grounding system

### CSST GAS PIPE BONDING NOT VERIFIED

 Recommendation



Corrugated Stainless Steel Tubing (CSST) must be bonded to the grounding system prior to the use of the product in the house. We were unable to verify that it was bonded to the grounding system. Recommend a qualified plumber evaluate and correct.

Recommendation  
Contact a qualified professional.



### 8.3.1 Main and Distribution Panels

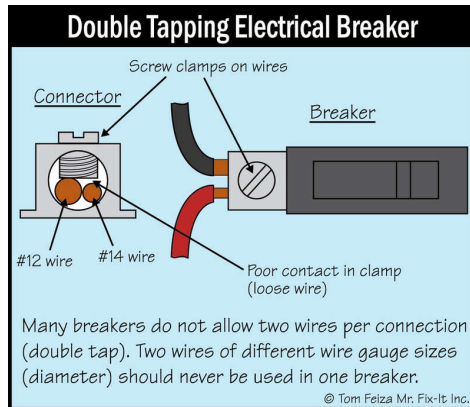
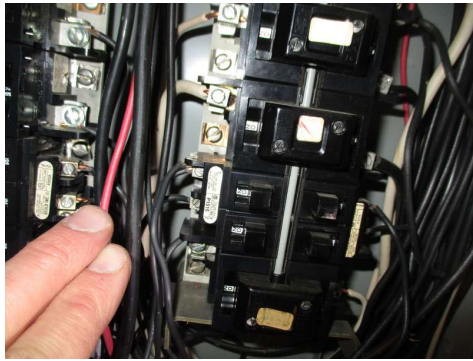
## DOUBLE TAP BREAKER/BREAKERS



### BASEMENT

There are breakers with more than one wire connected to them which is called "double tapping". Most electrical breakers are designed for only one wire connection. Consult a qualified electrician to evaluate the electric panel, correct the problems and ensure the panel is safe.

Recommendation  
Contact a qualified professional.



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### 9.3.1 Walls

## MOLD-LIKE SUBSTANCE



### BASEMENT

There are signs of a mold-like substance on the wall/s. It is unknown if this is a safety hazard without testing it first to understand what it is. Recommend a qualified mold inspector evaluate and understand proper clean-up procedures.

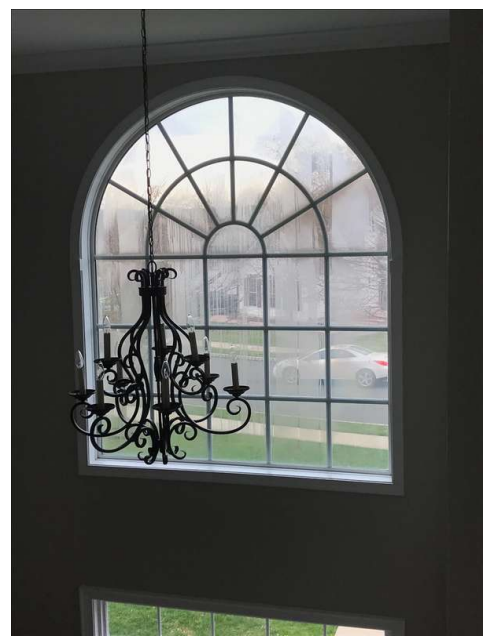


### FAILED THERMAL SEAL

FOYER

Observed condensation between the window panes, which indicates a failed thermal seal. Recommend qualified window contractor to evaluate and repair or replace.

Recommendation

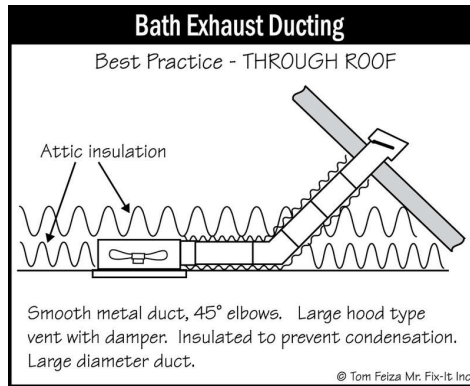


Front Foyer

### BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior.

Recommendation



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### INOPERABLE

The gas fireplace was inoperable at inspection. Consult a qualified gas fireplace professional to evaluate and ensure safe operation.

Recommendation

Recommendation  
Contact a qualified professional.