

## 2.2.1 Roof Drainage Systems

**DOWNSPOUTS MISSING**

Recommendation

The building was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

Recommendation

Contact a qualified professional.



## 2.2.2 Roof Drainage Systems

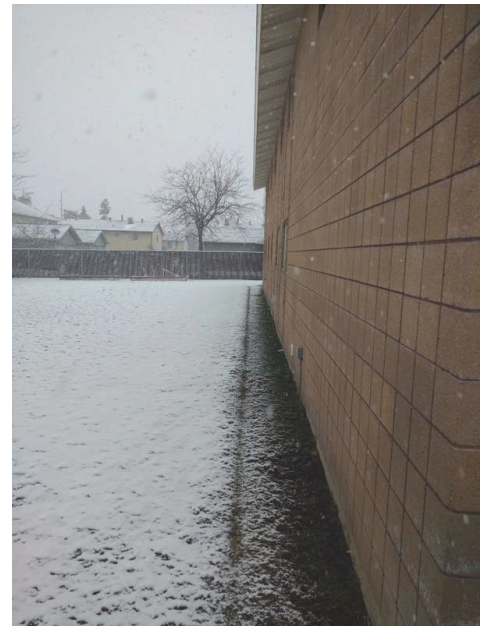
**GUTTERS MISSING**

Recommendation

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Recommendation

Contact a qualified professional.



## 2.3.1 Flashings

**LOOSE/SEPARATED**

Recommendation

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified professional.



3.1.1 Siding, Flashing & Trim

**CRACKING - MINOR**

 Recommendation

Siding showed cracking in one or more places. This is a result of temperature changes and freezing water that enters the masonry, and typical as structures age. Recommend monitoring.



3.1.2 Siding, Flashing & Trim

**VENT DAMAGE**

 Recommendation

Vent cover damage was observed. Vent covers should be replaced to help limit moisture intrusion, unwanted airflow and pest entry.

Recommendation

Contact a qualified professional.



3.2.1 Exterior Doors

**DOOR DOES NOT CLOSE OR LATCH**

 Recommendation

On the main entrance, the north door does not close properly. Recommend qualified handyman adjust door to close properly.

[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation

Contact a qualified professional.



3.2.2 Exterior Doors

**DOOR SILL/TRIM**

 Recommendation

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.



### 3.2.3 Exterior Doors

#### **WEATHERSTRIPPING NOT PRESENT**

 Recommendation

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)



### 3.3.1 Walkways, Patios & Driveways

#### **PONDING ON WALKWAY**

 Safety Hazard

Ponding (puddle formation) was observed in front of the main entrance. Accumulated water that freezes could pose a safety hazard.

Recommendation

Contact a qualified professional.



3.4.1 Decks, Balconies, Porches & Steps

**STAIRS - DETERIORATED**

One sections of the exterior stairs is deteriorated. Second stair from the bottom. Recommend qualified contractor evaluate & repair.



Recommendation



3.5.1 Eaves, Soffits & Fascia

**PAINT/FINISH FAILING**

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.



Recommendation



4.5.1 Ceiling Structure

**TRUSS UPLIFT**

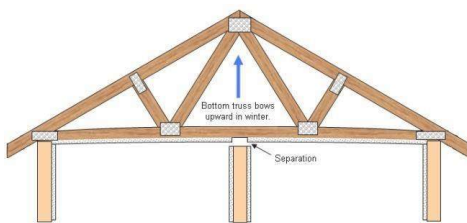
Due to temperature and humidity changes in the winter, trusses expand and contract which can cause the bottom of the truss (ceiling) to bow up in the middle and lift off of the top of the interior walls. This is not a structural issue, just a cosmetic issue.

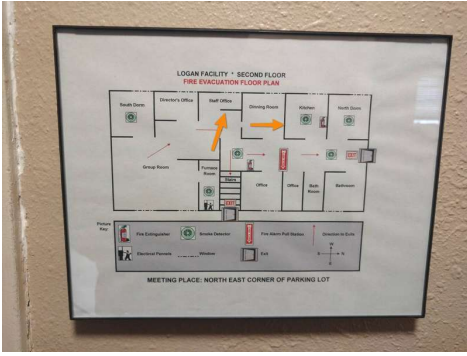
Recommendation

Contact a qualified professional.



Recommendation





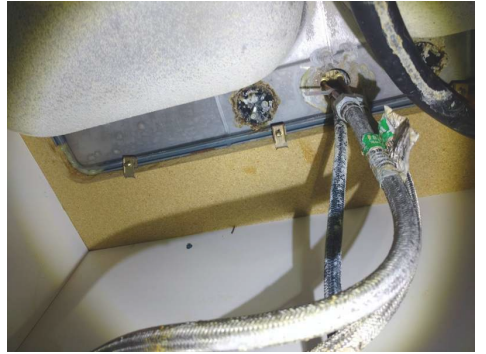
### 7.3.1 Water Supply, Distribution Systems & Fixtures

## LEAKING FIXTURES



Leaking fixtures were observed. The shower in the north bathroom on the first floor is leaking and is missing the handle to turn on the water. The first floor kitchen faucet leaks when turned on and drips in the cabinet underneath the sink.

Recommendation  
Contact a qualified professional.



North bathroom on the second floor shows signs of water damage. No leaks were observed during the inspection.

**LOOSE TOILET**

Recommendation

Loose hold-down bolts can lead to leaks due to excessive movement. These bolts (that hold the toilet to the floor) need to be tightened on the toilet in the south bathroom on the first floor.

Recommendation  
Contact a qualified professional.

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**COVER PLATES DAMAGED**

Recommendation

One or more receptacles have a damaged cover plate. Recommend replacement.

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**COVER PLATES MISSING**

Recommendation

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



West wall in second floor kitchen.

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**LIGHT INOPERABLE**

Recommendation

One or more lights are not operating. New light bulbs possibly needed.

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**REVERSE POLARITY**

Recommendation

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

First Floor North and South Bathroom

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First Floor North Bathroom



First Floor South Bathroom Top right outlet slot is blocked by a piece of an outlet protector that broke off inside. GFCI Test/Reset button broken.

#### 8.4.5 Lighting Fixtures, Switches & Receptacles

### UNSAFE RECEPTACLE LOCATION



FIRST FLOOR KITCHEN, UNDER THE SINK

In the first floor kitchen, under the sink is an outlet that is at the level of the cabinet floor. Water leaking from the sink could pour into the receptacle creating a potentially dangerous situation.

Recommendation

Contact a qualified electrical contractor.



#### 8.5.1 GFCI & AFCI

### NO GFCI PROTECTION INSTALLED



No GFCI protection present in first floor kitchen. Recommend licensed electrician upgrade by installing ground fault receptacles.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

#### 10.4.1 Exhaust Systems

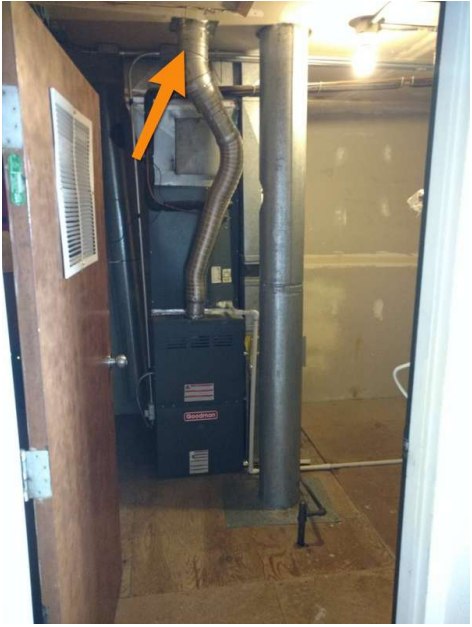
### SIGNS OF WATER ON FURNACE EXHAUST VENT



Signs of moisture intrusion were observed on the furnace exhaust vent. Snow was falling and melting on the roof at the time of inspection and not moisture was detected.

Recommendation

Contact a qualified professional.



Daylight coming in from around vent pipe.

### 11.1.1 Doors

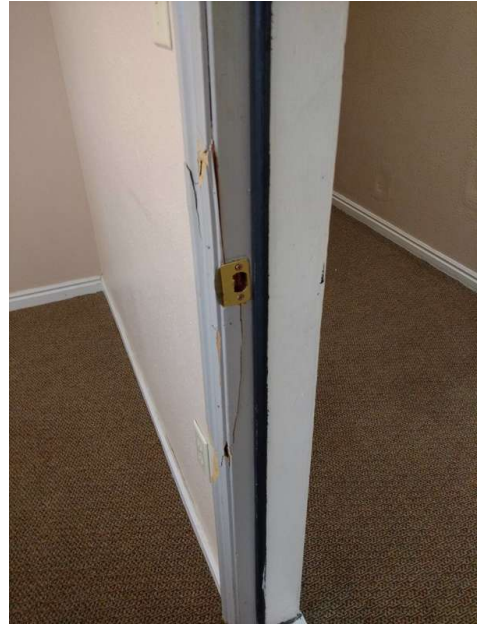
#### **FORCED ENTRY**

 Recommendation

Signs of forced entry were observed on door frame in north east office on second floor.

Recommendation  
Contact a qualified professional.





### 11.2.1 Windows

#### **DAMAGED**

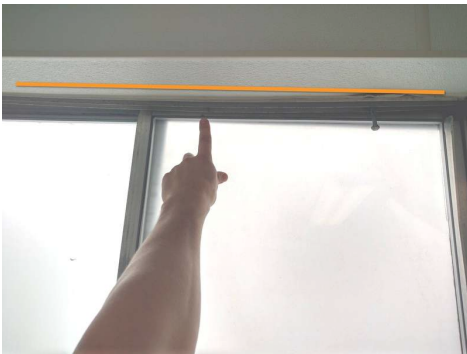
 Recommendation

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Multiple windows are missing one or more of the 3 sliders.

Multiple tiled window sills are damaged.

Multiple windows have moisture/fogging inside of the double panes.



Top of window frame has bowed down in the first floor south bathroom.



Mold observed around the window in the south bathroom on the second floor. Installing ventilation fans helps mitigate the risk of mold growth in bathrooms.



Mold observed around the window in the south bathroom on the second floor. Installing ventilation fans helps mitigate the risk of mold growth in bathrooms.



Moisture inside of the window.

11.2.2 Windows

**IMPROPER INSTALLATION**

Recommendation

No grout was observed in a window sill in the north dorm room on the second floor.



11.2.3 Windows

**MISSING SCREEN**

Recommendation

Multiple windows are missing screens. Recommend replacement.

11.2.4 Windows

**PAINTED SHUT**

Recommendation

South window in the first floor south dorm is painted shut. Recommend window be restored to functional use.

11.3.1 Floors

**CARPET STAINS**

Recommendation

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company. No moisture was detected through visual or infrared imaging.



11.3.2 Floors

**DAMAGED (GENERAL)**

Recommendation

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.



Second floor north bathroom.



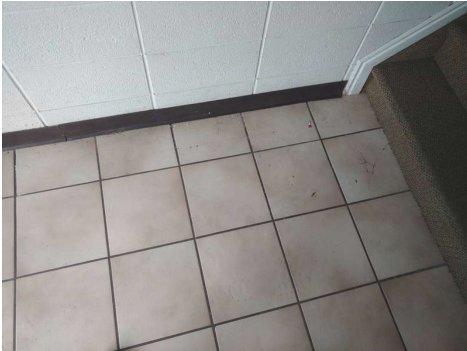
First floor north bathroom

11.3.3 Floors

**TILES MISSING**

Recommendation

One or more floor tiles were missing or cracked. Recommend installing/replacing missing tiles in main entryway.



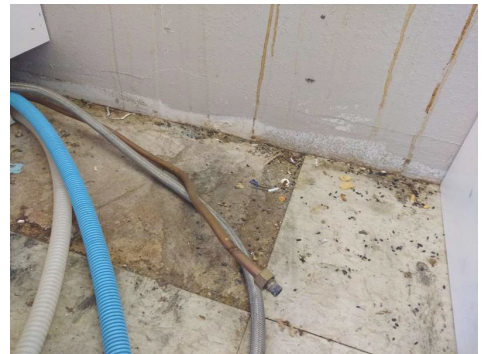
11.3.4 Floors

**RODENT DROPPINGS**

Recommendation

Rodent droppings were observed in the first floor kitchen where the dishwasher goes.

Recommendation  
Contact a qualified professional.



11.4.1 Walls

**DOORKNOB HOLE**

Recommendation

Wall had damage from doorknob. Recommend a qualified handyman or drywall contractor repair.

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#### 11.4.2 Walls

### MINOR CORNER CRACKS

 Recommendation

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



Second floor north bathroom

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#### 11.4.3 Walls

### MOISTURE DAMAGE

 Recommendation

Stains on the walls visible at the time of the inspection appeared to be the result of moisture.



Second floor north dorm.

11.4.4 Walls

**POOR PATCHING**

 Recommendation

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.



Second floor south dorm.

11.4.5 Walls

**LOOSE BACK SPLASH**

 Recommendation

The back splash in the first floor kitchen is coming loose from the wall.

Recommendation  
Contact a qualified professional.



11.5.1 Ceilings

**MINOR DAMAGE**

 Recommendation

Paint cracking on the ceiling in the second floor hallway was visible at the time of the inspection. It appears to be cosmetic, possibly from the truss uplift.



Second floor hallway.

11.7.1 Countertops & Cabinets

**CABINETS DAMAGED**

 Recommendation

Cabinets had visible damage at time of inspection. Recommend a qualified cabinets contractor evaluate and repair.



Second floor kitchen.



First floor kitchen