



3.1.1 Siding, Flashing & Trim

DAMAGE - MAJOR

Moderate to major damage was observed at one or more points on the exterior. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Recommend consulting with a structural engineer and/or soil expert.

Recommendation

Contact a qualified siding specialist.



3.4.1 Eaves, Soffits & Fascia

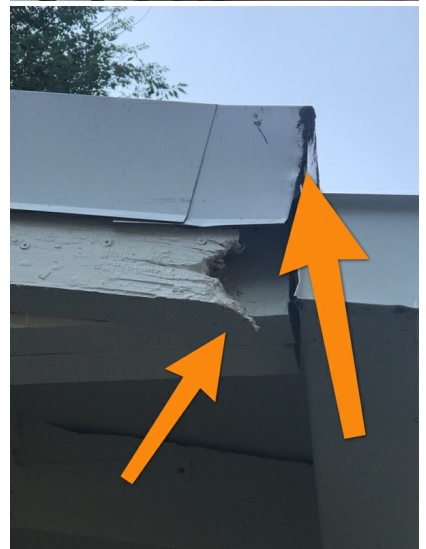
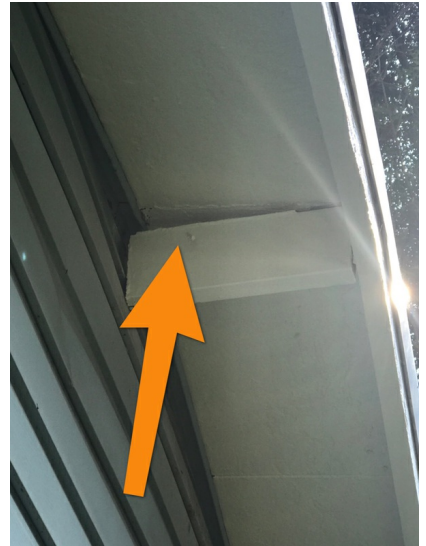
EAVES - DAMAGED

One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.





3.5.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

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.

Recommendation

Contact a qualified landscaper or gardener.



3.5.2 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



3.6.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MAJOR

Major cracks observed. Recommend driveway contractor evaluate and replace.

Recommendation

Contact a qualified driveway contractor.



3.6.2 Walkways, Patios & Driveways

PATIO SETTLING - MAJOR

EAST

Significant settling observed. Further deterioration could result. Recommend concrete contractor evaluate & repair.

Recommendation

Contact a qualified concrete contractor.



4.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.

4.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.

5.1.1 Fixtures / Faucets

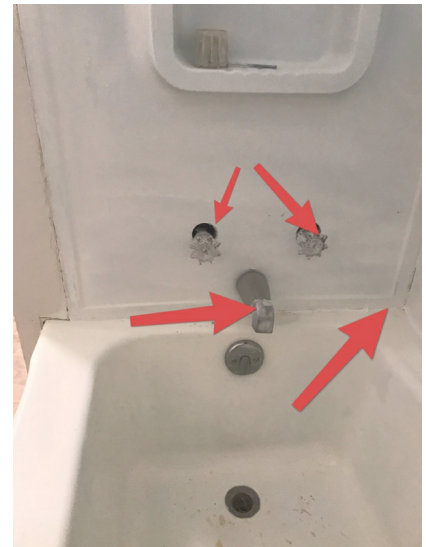
IMPROPER INSTALLATION

1ST FLOOR HALL BATHROOM

Fixtures were installed improperly. Recommend a qualified handyman or plumber evaluate and repair.

Recommendation

Contact a quality handyman.



5.3.1 Water Heater

ANNUAL MAINTENANCE FLUSH NEEDED

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help](#) .

Recommendation

Contact a qualified plumber.

5.3.2 Water Heater

IMPROPER INSTALLATION

⚠ Safety Hazard and/or Requires Immediate Attention

Water heater is improperly installed. Recommend qualified plumber evaluate & repair.

Recommendation
Contact a qualified plumber.



6.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

IMPROPER WIRING

⚠ Safety Hazard and/or Requires Immediate Attention

Improper wiring was observed at the time of inspection. Recommend a licensed electrician evaluate and repair.

Recommendation
Contact a qualified electrician.

6.4.1 Connected Devices and Fixtures

OPEN JUNCTION BOX

⚠ Safety Hazard and/or Requires Immediate Attention

Open junction box observed. Recommend concealing or replacing.

Recommendation
Recommended DIY Project



6.5.1 Polarity and Grounding of Receptacles

OUTLET(S) NOT GROUNDED

KITCHEN

⚠ Safety Hazard and/or Requires Immediate Attention

One or more outlets are not grounded. Recommend a qualified electrician replace non-grounded outlets with grounded ones.

Recommendation

Contact a qualified electrician.



6.7.1 Smoke Detectors

SMOKE DETECTORS AGED

⚠ Safety Hazard and/or Requires Immediate Attention

Smoke detectors appeared to have reached the end of their useful life.

Recommendation

Contact a qualified appliance repair professional.

7.1.1 Heating Equipment

CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.

7.1.2 Heating Equipment

FILTER REQUIRES REPLACEMENT

The furnace filter appears to be beyond its expected lifespan. Recommend replacement.

Recommendation

Contact a qualified HVAC professional.

7.1.3 Heating Equipment

MANIFOLDS DIRTY

Cleaning manifolds will result in better air quality.

Recommendation

Contact a qualified HVAC professional.

7.1.4 Heating Equipment

NEEDS SERVICING/CLEANING

 **Safety Hazard and/or Requires Immediate Attention**

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

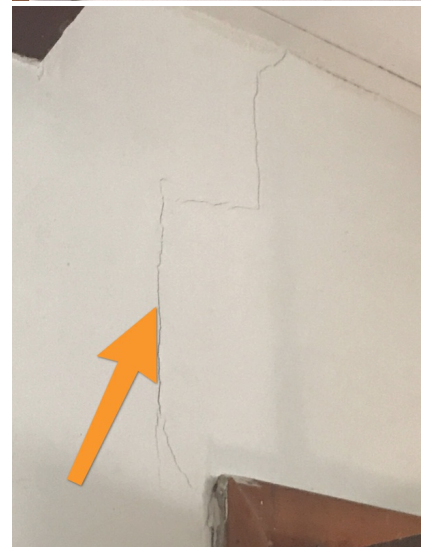
9.1.1 Walls

MINOR CORNER CRACKS

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.

Recommendation

Contact a qualified structural engineer.



9.2.1 Ceilings

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified professional.



9.2.2 Ceilings

POSSIBLE ROOF LEAK DAMAGE

ABOVE FRONT DOOR

Stains on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, and the ceiling re-painted.

Recommendation

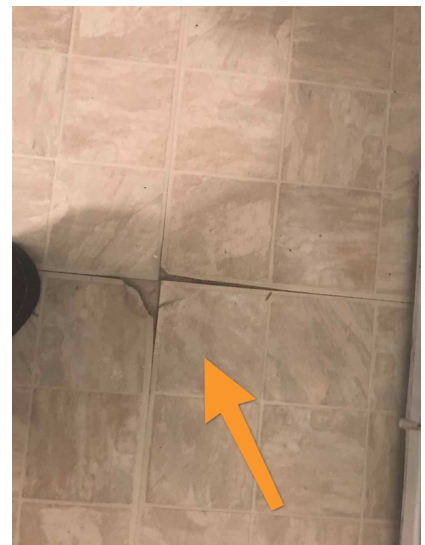
Contact a qualified professional.

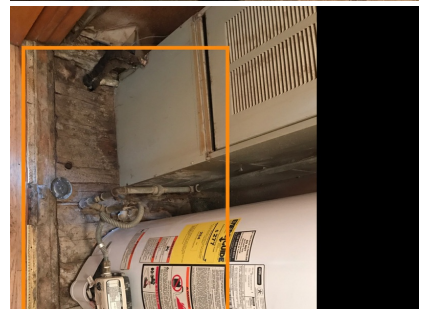


9.3.1 Floors

DAMAGED (GENERAL)

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





9.7.1 Windows

DAMAGED

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

Recommendation

Contact a qualified window repair/installation contractor.



9.7.2 Windows

MISSING HARDWARE

Window missing hardware. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



12.1.1 Fireplaces, Stoves & Inserts

FIREWALL CRACKED

⚠ Safety Hazard and/or Requires Immediate Attention

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation

Contact a qualified fireplace contractor.



