



### 2.1.1 Main Roof Coverings

#### **DAMAGED COVERINGS**

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

#### Recommendation

Contact a qualified roofing professional.



### 2.1.2 Main Roof Coverings

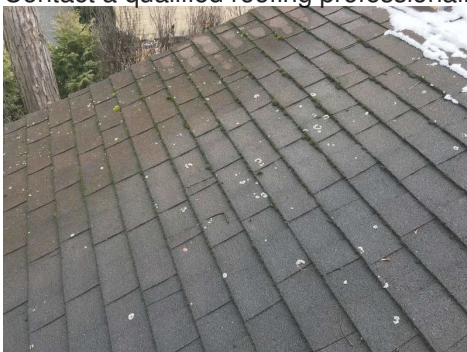
#### **DISCOLORATION**

**INFORMATION** - Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) about algae stains on roofs.

#### Recommendation

Contact a qualified roofing professional.





### 2.3.1 Skylights, Chimneys & Roof Penetrations

#### **CHIMNEY CROWN CRACKED**

The chimney crown had one or more cracks, which can lead to further damage to the chimney structure. Recommend a qualified contractor repair.

#### Recommendation

Contact a qualified roofing professional.



### 2.4.1 Flashings

#### **WORN**

Flashings showed signs of wear and tear. This is normal for a roof of this age. Recommend monitoring.

Recommendation  
Contact a qualified roofing professional.



The valley flashing is cracked and worn.



Patching around the vent needs to be checked annually.



Patching on the attic fan needs to be inspected once a year.

### 3.1.1 Siding, Flashing & Trim

#### **IMPROPER CONSTRUCTION PRACTICES**

Siding appears to be installed improperly and not up to standards. This could lead to moisture damage or deterioration of the home structure. These openings need to be sealed.

Recommendation  
Contact a qualified professional.



### 3.3.1 Decks, Balconies, Porches & Steps

#### **RAILINGS ARE DAMAGED**

Broken railings are present and should be repaired.

Recommendation  
Contact a handyman or DIY project



### 3.6.1 Walkways, Patios & Driveways

#### **PATIO CRACKING - MINOR**

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

[Here is a helpful article](#) on repairing cracked patios.

Recommendation  
Recommended DIY Project



The patio settled on the left side.

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#### 4.1.1 Foundation, Basement & Crawlspaces

### **FOUNDATION CRACKS - MINOR**

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation  
Contact a qualified professional.

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#### 5.1.1 Service Entrance Conductors

### **NOT ENOUGH CLEARANCE**

 Safety Hazard

Service drop overhead wires are too low, not giving enough clearance above roof. Recommend contacting your local electric utility company or qualified electrician to see if they can correct.

Recommendation  
Contact a qualified electrical contractor.



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

### **EXPOSED ENDS & SPLICES**

 Safety Hazard

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation  
Contact a qualified electrical contractor.



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

**IMPROPER WIRING**

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

Recommendation

Contact a qualified electrical contractor.



NMC is not designed to be installed like this. This type of wiring is not accepted by the local authority.

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5.4.1 Outlets, Switches, Lights, and Ceiling Fans

**NO GFCI PROTECTION INSTALLED**

THE OUTDOOR AND BASEMENT OUTLETS

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.



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5.4.2 Outlets, Switches, Lights, and Ceiling Fans

**OPEN JUNCTION BOX**



Open junction box observed. Recommend concealing or replacing.

Recommendation

Recommended DIY Project



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5.4.3 Outlets, Switches, Lights, and Ceiling Fans

**SWITCHES INSTALLED IMPROPERLY**

One or more switches are installed improperly. Recommend licensed electrician repair or replace.

Recommendation  
Contact a qualified electrical contractor.



There is no 3-way switch to the basement



The outdoor dimmer switch is missing a knob

#### 6.4.1 Fuel Storage & Distribution Systems

### LEAKING GAS LINE



A gas line was observed to be leaking at time of inspection. Recommend a qualified plumber or local utility company evaluate and repair.

Recommendation  
Contact a qualified plumbing contractor.



#### 8.2.1 Supply Lines

### WATER LEAK

An active water leak is present.

#### 8.2.2 Supply Lines

### BLACK IRON PIPES ARE USED AS POTABLE DELIVERY



Black iron pipes are not designed for potable water. This should be changed to appropriate material.

#### 8.3.1 Drain, Waste, & Vent Systems

### IMPROPER CONNECTIONS OR IMPROPER REPAIR

The waste lines have poor connections or the repair present is not trustworthy.



Duct tape is used on the connection where the pipe leaves the building.

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#### 8.4.1 Water Heater

### **AGE**

Water heaters in our area have an average life span of 15 years. It is impossible to say exactly how long your water heater will last. Anytime a water heater is at or past the 15 year mark, you should prepare to replace the unit.

#### Recommendation

Contact a qualified plumbing contractor.

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#### 8.4.2 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 plumbing contractor.

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#### 8.4.3 Water Heater

### **THE WATER HEATER VENTS INTO THE CHIMNEY**

The water heater terminates into the chimney. This appliance needs to have a flue liner that carries the exhaust gasses all the way through, up, and out of the chimney. Lack of this liner causes deterioration of the chimney.



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#### 9.1.1 Walls

### **MINOR CRACKS**

Minor cracks, nail pops, and other damage were noted on the walls. This is not unusual in a home of this age and these cracks are not a structural concern.

#### Recommendation

Contact a qualified structural engineer.

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### 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.



### 9.4.1 Doors

#### **DOOR DOESN'T LATCH**

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

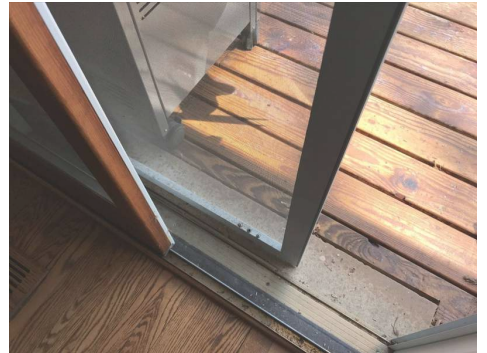
Recommendation  
Contact a qualified handyman.



Bedroom door does not lock



Family room door does not lock



The screen is off the track

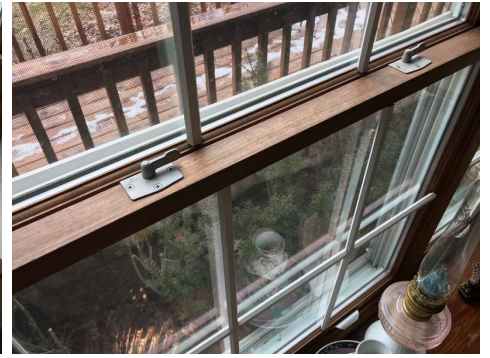
### 9.5.1 Windows

#### **DIFFICULT TO OPERATE**

Some of the windows were difficult to open, close, or tilt inwards for cleaning. The windows were also drafty and separated when the locks were engaged.

Recommendation  
Contact a handyman or DIY project





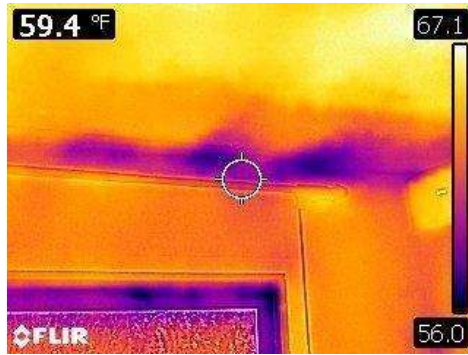
### 10.1.1 Attic Insulation

## INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



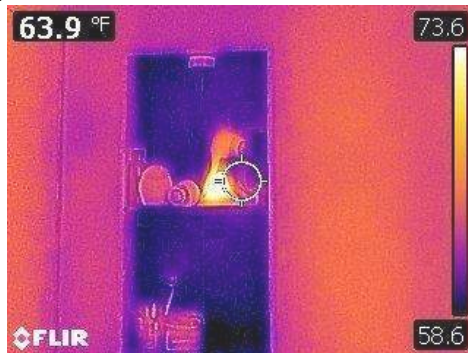
### 10.2.1 Wall Insulation

## INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



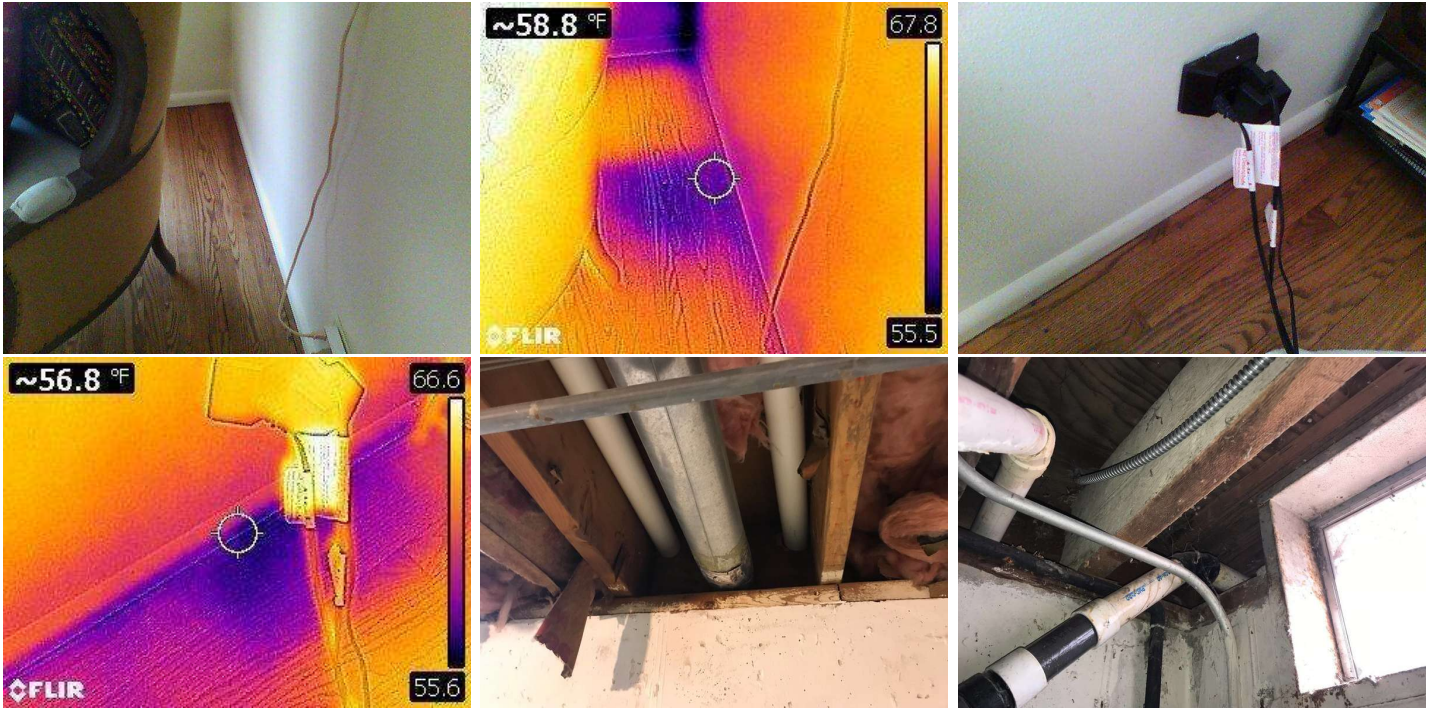
### 10.3.1 Under Floor and Rim Joist Insulation

## INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



### 11.1.1 Fireplaces, Stoves & Inserts

#### **FIREWALL CRACKED**



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.

A level 2 chimney inspection needs to be performed on both fireplaces and chimneys.

#### Recommendation

Contact a qualified fireplace contractor.



The fireplace in the family room has cracks in the firebox. This is unsafe to use until a level 2 inspection is performed by a chimney sweep.



This is the fireplace in the piano room. There is a hole in the floor of the firebox. The isolation valve is inside the firebox.

### 11.3.1 Chimney & Vent Systems

#### **CHIMNEY LINER DIRTY**

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

#### Recommendation

Contact a qualified chimney contractor.



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12.5.1 Humidifier

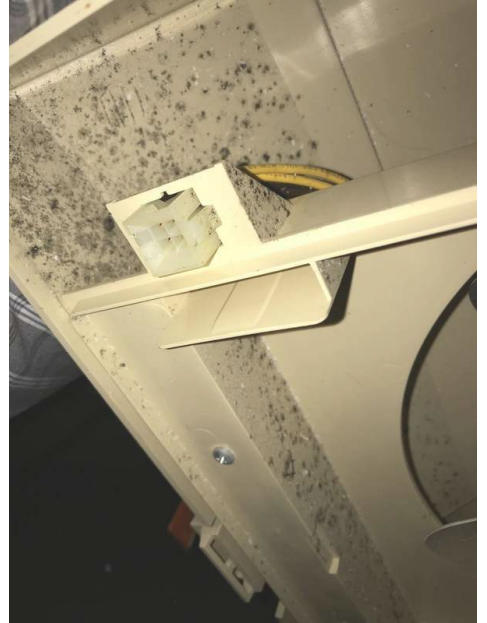
**MOLD**

 Safety Hazard

The humidifier has mold growing in it. I consider this unhealthy and it should be cleaned.

Recommendation

Contact a qualified HVAC professional.



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12.5.2 Humidifier

**NOT WORKING**

The humidifier is not working.

Recommendation

Contact a qualified heating and cooling contractor

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