

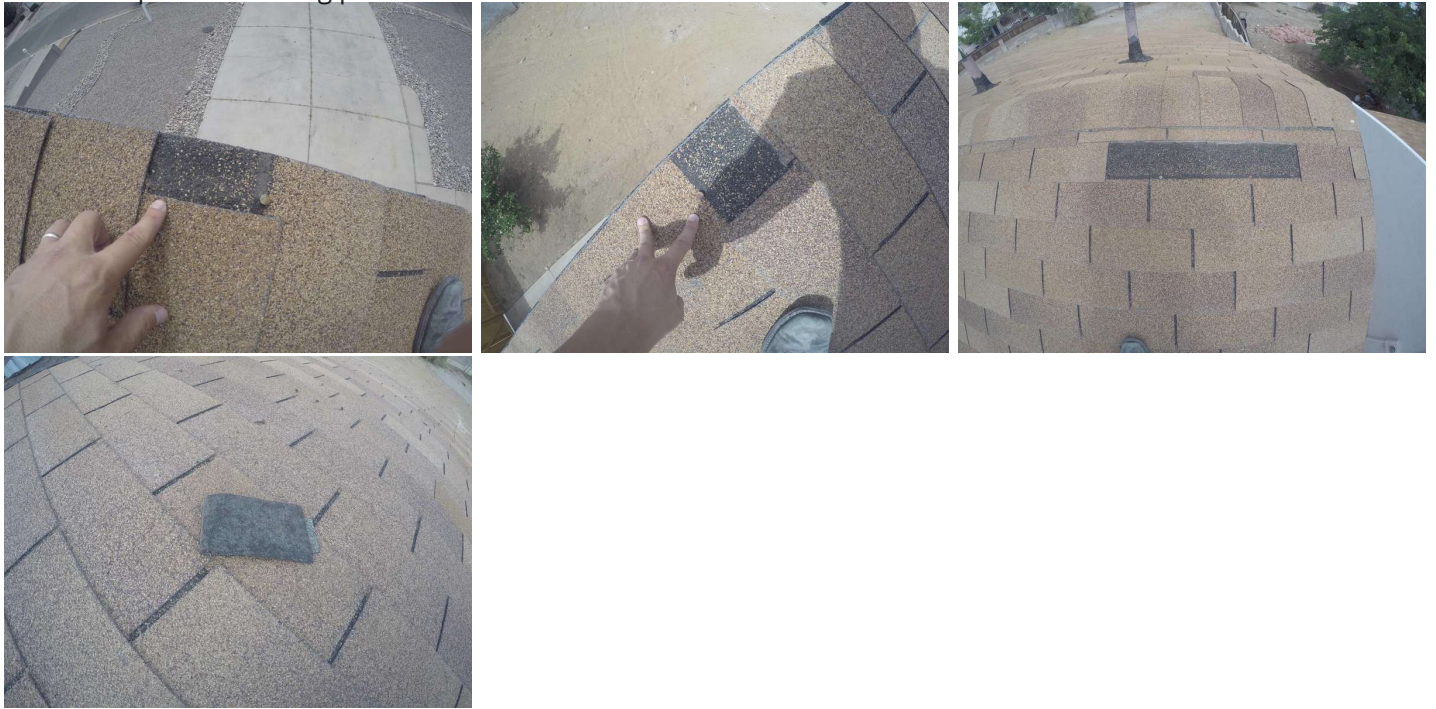
2.2.1 Coverings

SHINGLES MISSING

 Major Concern / Safety Hazard

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation
Contact a qualified roofing professional.



2.2.2 Coverings

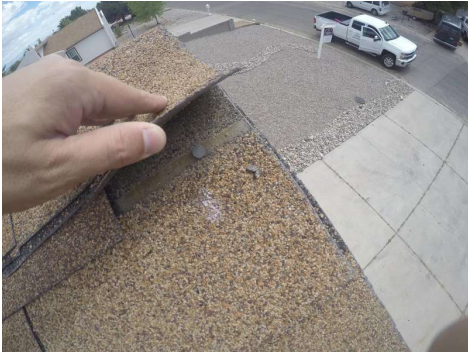
UNSEALED/LIFTED SHINGLES

 Major Concern / Safety Hazard

Observed a large number of tabs that were unsealed. This may be a result of under-driven nails, debris, wind-driven damage or other factors. Recommend a qualified roofing professional evaluate and make recommendations.

Recommendation
Contact a qualified roofing professional.





2.2.3 Coverings

PREVIOUS REPAIR

Recommendation / Improvement

Evidence of previous repair to shingles was apparent. Recommend asking seller if repair work was performed and why.

Recommendation
Recommend monitoring.



2.4.1 Flashings

LOOSE/SEPARATED

Recommendation / Improvement

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 roofing professional.



2.4.2 Flashings

CAULK NAIL HEADS

Maintenance / Comment

As part of ongoing home maintenance, recommend caulking/sealing nail heads.

Recommendation
Contact a qualified professional.



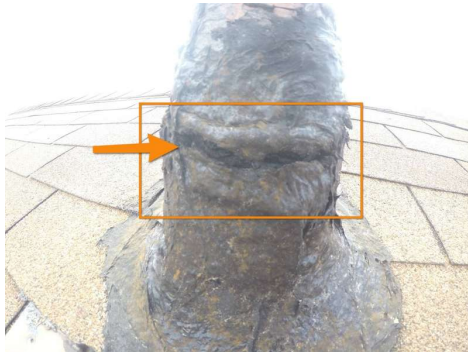
2.4.3 Flashings

PIPE FLASHING BOOT

Recommendation / Improvement

Pipe flashing rubber boot was damaged which could allow moisture into the home, recommend repair.

Recommendation
Contact a qualified professional.



3.1.1 Siding, Flashing & Trim

SIDING - GAP/OPENING

Maintenance / Comment

There is opening, gap or hole in siding which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

Recommendation
Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

STUCCO CRACKING - MINOR

 Maintenance / Comment

Siding showed cracking in one or more places. This can be a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation
Recommend monitoring.



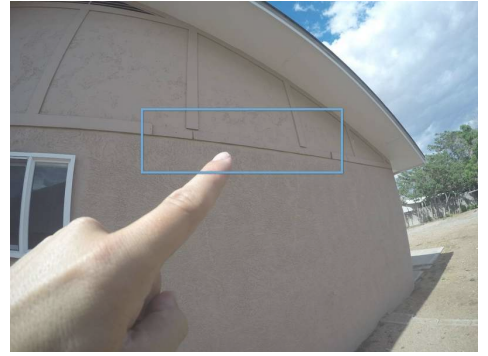
3.1.3 Siding, Flashing & Trim

TRIM - DAMAGED

Damaged trim at exterior.

 Maintenance / Comment

Recommendation
Contact a handyman or DIY project



3.2.1 Exterior Doors
DOOR DOES NOT CLOSE OR LATCH

 Major Concern / Safety Hazard

LIVING ROOM

Door does not close or latch properly. Recommend qualified handyman adjust strike plate and/or lock. Here is a DIY troubleshooting article on fixing door issues.

Recommendation
Contact a qualified door repair/installation contractor.



3.2.2 Exterior Doors
WEATHERSTRIPPING NEEDS REPAIR

 Recommendation / Improvement

Door weatherstripping is in need of repair/replace. This can result in significant energy loss and moisture intrusion. Recommend repair/replacement of standard weatherstripping. Here is a DIY guide on weatherstripping.

Recommendation
Contact a handyman or DIY project

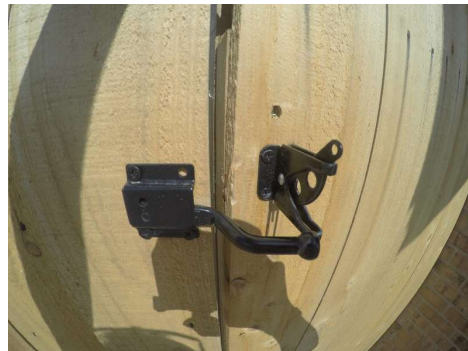
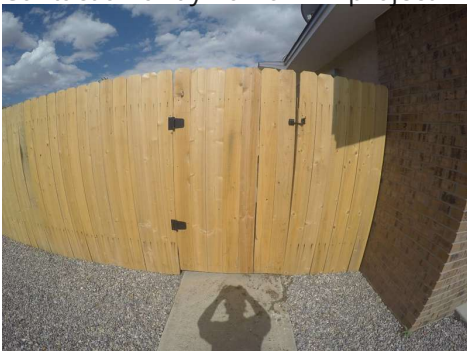


3.2.3 Exterior Doors
GATE DOES NOT LATCH

 Maintenance / Comment

The gate to the side yard does not latch. Recommend repairing to ensure access is secured.

Recommendation
Contact a handyman or DIY project



3.3.1 Windows

SCREEN DAMAGED.

KITCHEN

Window screen damaged. Recommend repairing screen to keep insects and pests out of house.

Recommendation

Contact a handyman or DIY project

 Maintenance / Comment



3.6.1 Eaves, Soffits & Fascia

GAP

There is opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

Recommendation

Contact a handyman or DIY project

 Maintenance / Comment



3.7.1 Vegetation, Grading, Drainage & Retaining Walls

BLOCK WALL NOT SECURED PROPERLY

Block wall was not securely fastened. Loose blocks can fall and cause injury.

Recommend repair by qualified contractor.

Recommendation

Contact a qualified professional.

 Recommendation / Improvement



5.2.1 Normal Operating Controls

INOPERABLE

Thermostat did not respond. Recommend a qualified HVAC contractor replace.

Recommendation

Contact a qualified HVAC professional.

 Major Concern / Safety Hazard

5.4.1 Vents, Flues & Chimneys

FRESH AIR DUCT BLOCKED

Fresh air duct for furnace/ water heater blocked by pillow.

Recommend asking Seller why the pillow was placed in the duct and have removed before closing.

 Major Concern / Safety Hazard

Recommendation
Contact a qualified professional.



6.1.1 Cooling Equipment

AIR CONDITIONER - NOT OPERABLE

 Major Concern / Safety Hazard

The air conditioner was not operable and didnt respond to thermostat controls. Recommend qualified professional review and repair as needed.

Recommendation
Contact a qualified HVAC professional.

7.5.1 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN

 Recommendation / Improvement

No drip pan was present. Recommend installation by a qualified plumber.

Recommendation
Contact a qualified plumbing contractor.

7.5.2 Hot Water Systems, Controls, Flues & Vents

 Major Concern / Safety Hazard

DISCHARGE PIPE

Water heater TPR discharge pipe should be installed as to allow gravity to drain water from pipe. Discharge pipe should not have a "T" or a trap.

Recommend a plumbing professional repair or replace.

Recommendation
Contact a qualified professional.



8.2.1 Service Entrance Conductors

 Recommendation / Improvement

GROUND WIRE STICKING OUT OF METER

Ungrounded ground wire sticking out from meter.

Recommend a qualified professional to investigate and repair.

Recommendation
Contact a qualified professional.



8.5.1 Lighting Fixtures, Switches & Receptacles

Recommendation / Improvement

**RECEPTACLE
INOPERABLE**

FRONT EXTERIOR ENTRYWAY

Receptacle was not working at the time of inspection, recommend repair.

Recommendation
Contact a qualified professional.



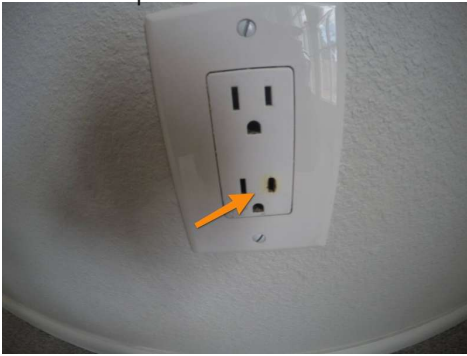
8.5.2 Lighting Fixtures, Switches & Receptacles

Major Concern / Safety Hazard

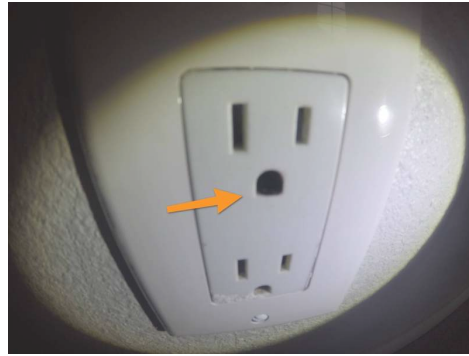
RECEPTACLE SCORCHED/BURN MARKS

Receptacle contained burn/scorch marks. This can be an indication that an electrical hazard occurred or may occur again in the future. Recommend review.

Recommendation
Contact a qualified electrical contractor.



Master Bedroom



Living Room

8.5.3 Lighting Fixtures, Switches & Receptacles

Maintenance / Comment

SWITCH BROKEN

Broken light switch, recommend repair.

Recommendation
Contact a qualified professional.



8.5.4 Lighting Fixtures, Switches & Receptacles

Recommendation / Improvement

RECEPTACLE DAMAGED

BACK YARD WALL OF HOUSE

Receptacle damaged. Recommend replacement by qualified professional.

Recommendation
Contact a qualified professional.



8.6.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Recommendation / Improvement

No GFCI protection present in one or more locations. As a safety upgrade, recommend licensed electrician upgrade by installing ground fault receptacles in recommended locations.

Recommendation

Contact a qualified electrical contractor.

8.6.2 GFCI & AFCI

GFCI NOT OPERABLE

 Major Concern / Safety Hazard

GFCI Receptacle was not responding to the test/reset button when pressed. Recommend qualified professional review and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



8.7.1 Smoke Detectors

NEEDS REPLACED

 Recommendation / Improvement

GARAGE

Recommend smoke detector that is older than 10 years of age or if age is unknown, replace with new smoke detector.

Recommendation

Contact a handyman or DIY project



10.3.1 Walls

DOORKNOB HOLE

 Maintenance / Comment

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

Recommendation

Contact a qualified drywall contractor.



10.5.1 Countertops & Cabinets

POOR/MISSING CAULK

 Maintenance / Comment

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

Recommendation

Recommended DIY Project



11.2.1 Plumbing & Fixtures

LOW / NO WATER PRESSURE AT SHOWER/ TUB

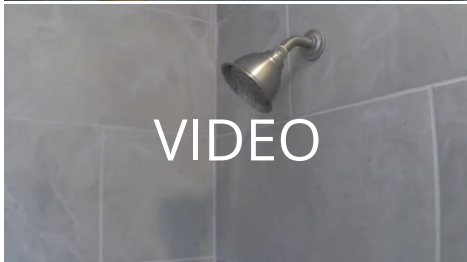
 Major Concern / Safety Hazard

Low to No water pressure at Shower and tub facilities.

Recommend a qualified professional investigate and repair the problem.

Recommendation

Contact a qualified professional.



11.2.2 Plumbing & Fixtures

FAUCET HANDLE NOT OPERABLE

MASTER BATHROOM

Faucet handle at master bath sink was not able to be operated.

Handle comes in contact with frame of mirror.

Recommendation

Contact a qualified professional.

Recommendation / Improvement



11.3.1 Electrical & Other

GFCI UPGRADE

As a safety upgrade, recommend that the receptacle(s) be upgraded to GFCI receptacles.

Recommendation

Contact a qualified electrical contractor.

Recommendation / Improvement

11.3.2 Electrical & Other

BATHROOM VENT MALFUNCTION

Hall Bathroom exhaust vent emits screech when operated by switch.

Recommend repair or replacement by qualified professional.

Recommendation

Contact a qualified professional.

Recommendation / Improvement



11.3.3 Electrical & Other

EXHAUST FAN NOT PRESENT

MASTER BATHROOM

Bathroom exhaust fan was not present. As an upgrade recommend installing exhaust vent and terminate to the exterior.

Recommendation / Improvement

Recommendation
Contact a qualified professional.

12.3.1 Electrical & Other

GARBAGE DISPOSAL WIRING

 Maintenance / Comment

The electrical cable for the garbage disposal at the kitchen should be protected in a flexible metal conduit. This will help prevent damage to the wire from items being moved under the kitchen sink.

Recommendation
Contact a qualified professional.



12.4.1 Dishwasher

IMPROPER INSTALLATION

 Recommendation / Improvement

KITCHEN

Dishwasher installation not completed.

Recommendation
Contact a qualified professional.



12.6.1 Range/Oven/Cooktop

OVEN NOT HOOKED UP

 Recommendation / Improvement

Oven was not turned on at time of inspection. Recommend testing prior to closing to ensure proper performance.

Recommendation
Recommend monitoring.

12.6.2 Range/Oven/Cooktop

RANGE NOT FASTENED

 Recommendation / Improvement

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation
Contact a qualified professional.

12.7.1 Garbage Disposal

EXCESSIVE NOISE

 Recommendation / Improvement

Garbage disposal was excessively noisy. Recommend a qualified plumber evaluate and repair.

Recommendation
Contact a qualified professional.

13.4.1 Washer/Dryer

EXTERIOR DRYER VENT HOOD

 Maintenance / Comment

Recommend that a dryer vent louvered hood be installed outside. This can prevent rodents and other pests from entering the dryer vent and causing damage.



14.9.1 Garage Overhead Door

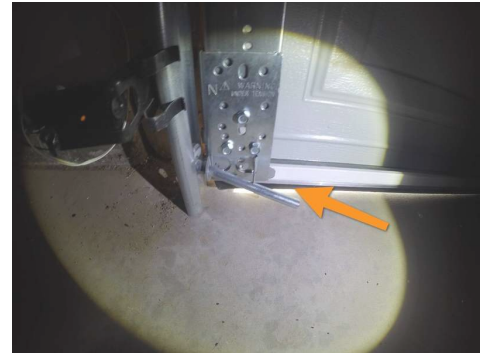
BROKEN HARDWARE

 Recommendation / Improvement

Broken wheel on door roller hardware, recommend repair.

Recommendation

Contact a qualified professional.



14.11.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

 Recommendation / Improvement

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

Recommendation

Contact a qualified door repair/installation contractor.

