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2.1.1 A. Foundations

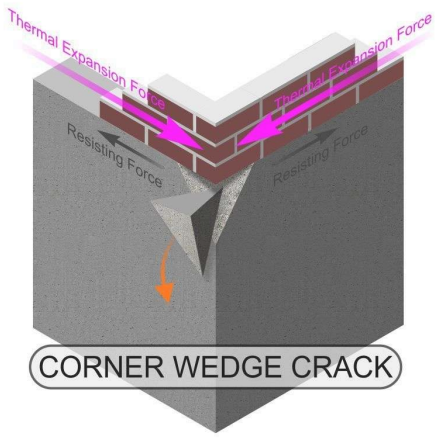
CORNER WEDGE CRACK

One or more corners of the foundation had cracking and/or damage. This is cosmetic in nature, common and does not effect the overall integrity of the foundation. However, the Inspector recommends having corner wedge cracks repaired to prevent damage to the brick siding that rests directly above the corner of the foundation.

Recommendation
Contact a qualified masonry professional.

Northeast

Southeast



Corner Wedge Crack

2.2.1 B. Grading and Drainage

DAMAGED GUTTER/DRAIN

SOUTHWEST

General gutter/drain damage noted in one or more locations.
Recommend repair to ensure proper water drainage.

Recommendation
Contact a qualified gutter contractor

Southwest

2.2.2 B. Grading and Drainage

IMPROPER SOIL LEVEL

MULTIPLE LOCATIONS

At the time of inspection, there was an improper amount of soil around one or more areas of the foundation. The Inspector recommends allowing 4-6 inches of foundation to be visible above the grading. Too much soil may allow water intrusion into the structure. Too little soil can result in erosion under the foundation and lead to foundation issues.

Recommendation

Contact a qualified landscaping contractor

Northeast

South

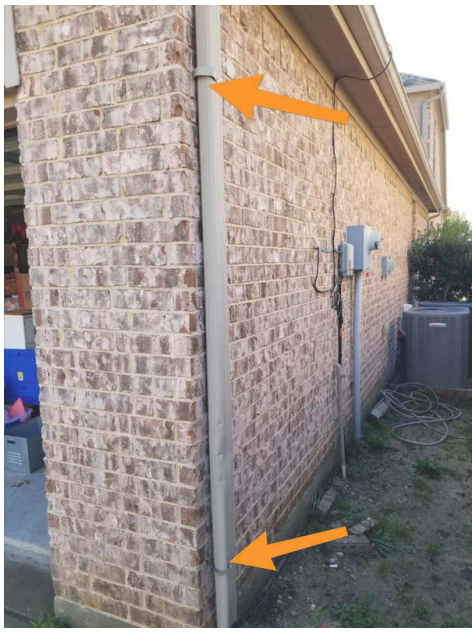
2.2.3 B. Grading and Drainage

LOOSE GUTTERS

SOUTHWEST

The gutters were were loose/not properly secured in on or more locations.

Recommendation
Contact a qualified gutter contractor



Southwest

2.2.4 B. Grading and Drainage

SIDEWALK SETTLING

Safety Hazards

FRONT PORCH

Sidewalk settling noted near the front porch. This is a trip hazard and should be repaired. It's likely caused by the absence of rebar in this location from when the sidewalk was originally poured.

Recommendation
Contact a qualified professional.

Front Porch

2.3.1 C. Roof Covering Materials

DAMAGED COVERINGS

ROOF

Roof coverings exhibited general damage that could affect performance. This damage is likely hail damage. Multiple homes in this area were affected by hail within the past year.

Recommendation
Contact a qualified roofing professional.

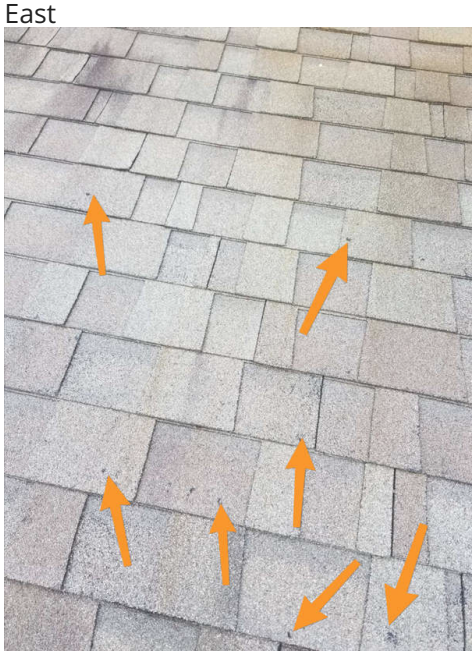
East

East

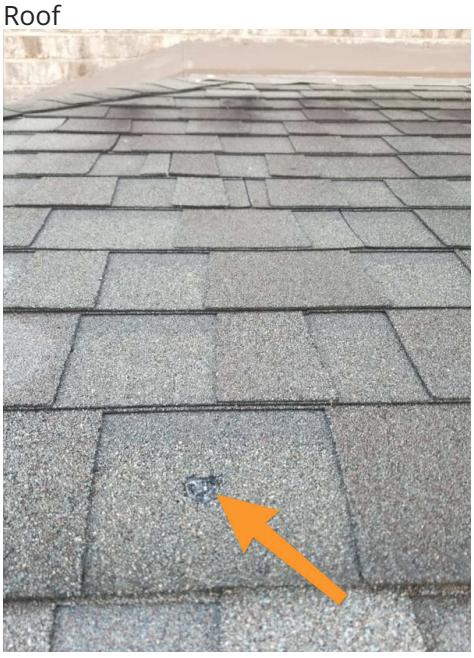
East

Roof

Roof



West Roof



West Roof

2.3.2 C. Roof Covering Materials

EXPOSED NAILS

ROOF

Under-driven or exposed nails/screws were found in one or more roof coverings, which may result in water intrusion in these areas.

Recommendation

Contact a qualified roofing professional.

East

East

Roof

Roof

2.3.3 C. Roof Covering Materials

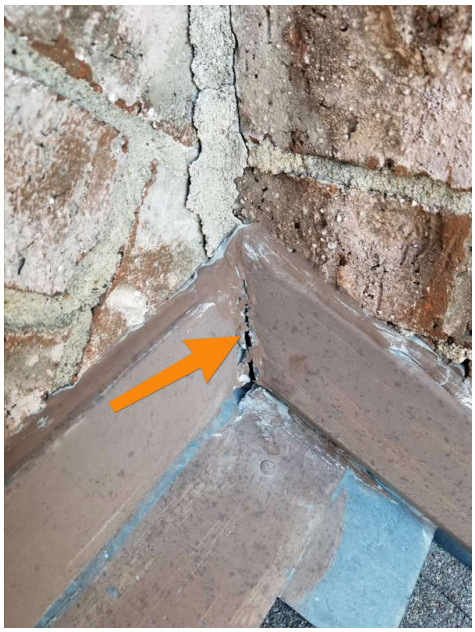
FLASHING SEALANT

MULTIPLE LOCATIONS

In several locations, caulking/sealant on flashing is in need of replacement. One example is shown above.

Recommendation

Contact a qualified roofing professional.



East Roof

2.5.1 E. Walls (Interior and Exterior)

EXTERIOR GAPS/HOLES- SEALANT NEEDED

SOUTH

Exterior wall had gaps/holes that should to be sealed with an appropriate sealant to prevent moisture/pest entry.

Recommendation
Contact a qualified handyman.

AC Lines South Exterior

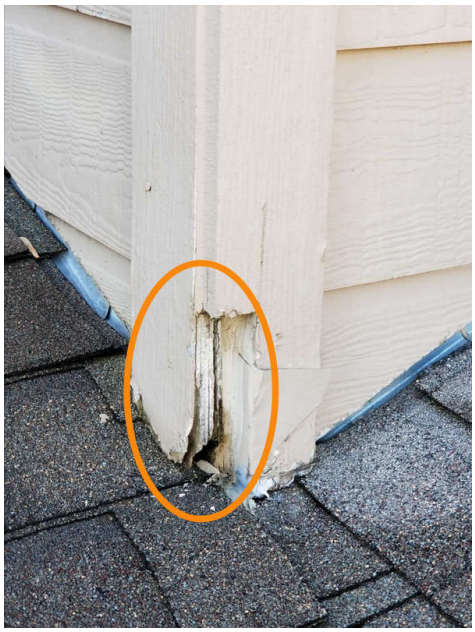
2.5.2 E. Walls (Interior and Exterior)

ROT IN TRIM BOARDS

ROOF

In one or more locations, a trim board showed evidence of rot and is in need of repair/replacement. If not repaired, rotting trim/siding boards can spread rot to the structural wood framing behind it.

Recommendation
Contact a qualified carpenter.



West Roof

2.5.3 E. Walls (Interior and Exterior)

CRACKS IN BRICK/MORTAR-MINOR

MULTIPLE LOCATIONS

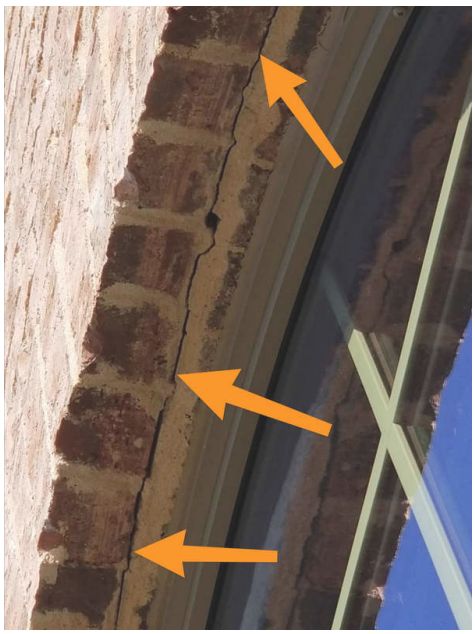
At time of inspection, there were one or more minor cracks in the brick and mortar siding. These appear to be mostly cosmetic in nature, however, should be repaired to prevent moisture intrusion and further damage.

Recommendation

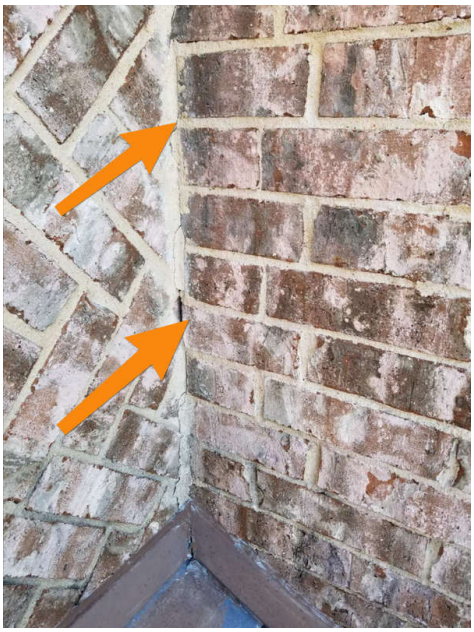
Contact a qualified masonry professional.

Northeast

Southeast



East



East Roof

2.5.4 E. Walls (Interior and Exterior)

TRIM/MOLDING CAULKING

MULTIPLE LOCATIONS

One or more locations need caulking replaced around trim/molding to prevent moisture intrusion and rot to the trim/molding and/or underlying framing. Some examples are shown above.

Recommendation

Contact a handyman or DIY project

Front Door

Back Patio

Above Garage

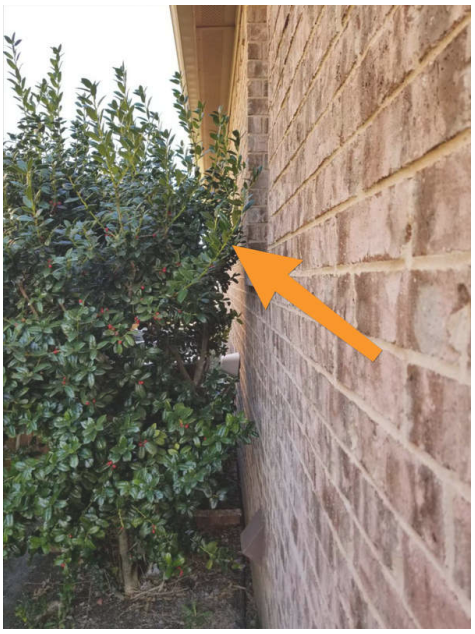
2.5.5 E. Walls (Interior and Exterior)

VEGETATION/STRUCTURE CONTACT

MULTIPLE LOCATIONS

Trees/shrubs in contact with exterior structure. Recommend trimming shrubs/trees away from structure to help prevent mechanical, moisture and pest damage to the structure.

Recommendation
Contact a qualified lawn care professional.


South


Southeast

2.5.6 E. Walls (Interior and Exterior)

EXPANSION JOINT CAULKING

MULTIPLE LOCATIONS

In all locations, the brick siding expansion joint caulking is deficient and in need of repair/replacement.

Recommendation
Contact a qualified handyman.


South

2.5.7 E. Walls (Interior and Exterior)

RUSTED LINTEL

MULTIPLE LOCATIONS

One or more lintels are rusting and need to have the rust removed and then painted to prevent future damage. Rusting lintels can cause damage to the surrounding brick/stone. Once corrosion begins, rust is produced, which occupies up to six times the original volume of the steel. The expansion of volume leads to cracking of masonry. A couple of examples are shown above.

Recommendation
Contact a qualified painting contractor.

Above Front Door

North

2.6.1 F. Ceilings and Floors

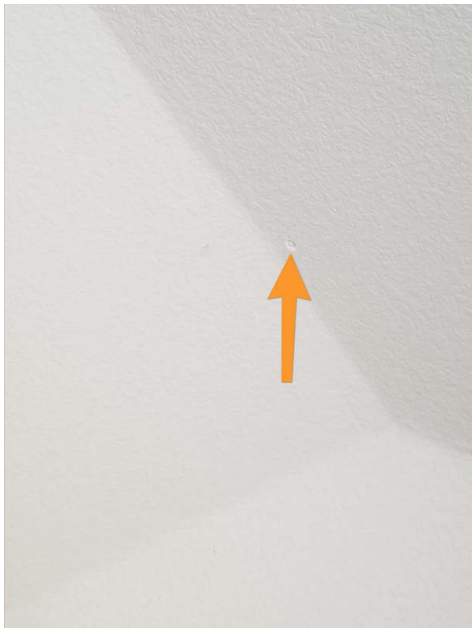
NAIL POP

MULTIPLE LOCATIONS

One or more nail pops observed throughout the home. Nail pops are common and usually cosmetic in nature. One example is shown above. Here's a helpful DIY article on how to repair them: Nail Pop Repair.

Recommendation

Contact a handyman or DIY project



2nd Floor Southwest Bedroom

2.6.2 F. Ceilings and Floors

INTERIOR CRACKS - MINOR

DINING ROOM MULTIPLE LOCATIONS

Minor cracking was observed in the drywall throughout the home. They're usually caused by normal contracting and expanding wood framing and/or minor settlement. They're cosmetic in nature. An example or two is shown above.

Recommendation

Contact a handyman or DIY project

Dining Room

2.7.1 G. Doors (Interior and Exterior)

WEATHERSTRIPPING/DOOR SWEEP INSUFFICIENT

FRONT DOOR

One or more doors had deficient weatherstripping and/or door sweeps. This can result in energy loss and/or moisture/pest intrusion.

Here is a DIY guide on weatherstripping.

Recommendation
Contact a handyman or DIY project

Front Door

2.8.1 H. Windows

DAMAGED WINDOW SCREEN

MULTIPLE LOCATIONS

One or more window screens were damaged at the time of inspection.

Recommendation
Contact a qualified window repair/installation contractor.

East

East

North

Back Patio

Back Patio

2.8.2 H. Windows

CAULKING

MULTIPLE LOCATIONS

One or more windows need caulking to prevent moisture intrusion. This applies to both the interior and exterior. A couple of examples are shown above. The Inspector recommends checking all windows and caulking them where needed.

Recommendation

Contact a qualified handyman.


East


North


East

2.8.3 H. Windows

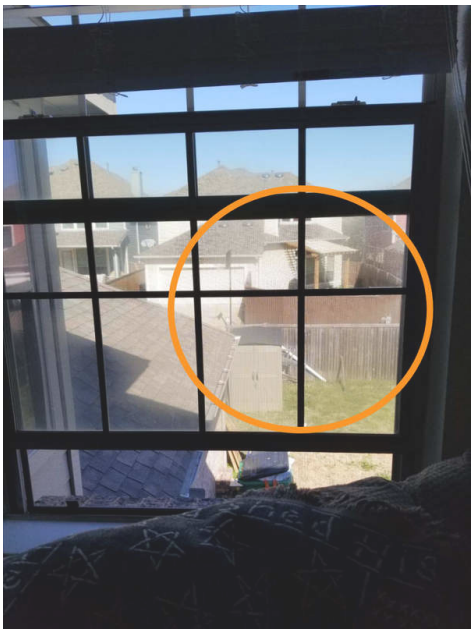
FAILED SEAL

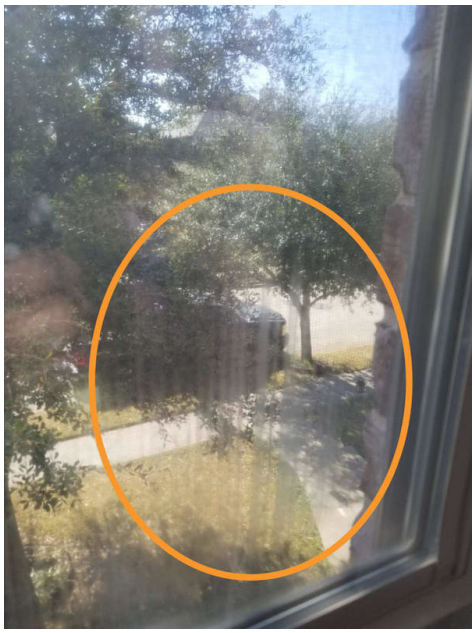
MULTIPLE LOCATIONS

Observed condensation and/or discoloration between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.


2nd Floor Media Room


2nd Floor Northeast Bedroom

2.8.4 H. Windows

WINDOW SILL MORTAR

MULTIPLE LOCATIONS

One or more brick window sills have cracked bricks and/or mortar. Cracks in brick window sills are very common. If they are not repaired they may result in moisture intrusion which can lead to structural damage.

Recommendation
Contact a qualified masonry professional.


South


East


East

2.8.5 H. Windows

MOISTURE INTRUSION

2ND FLOOR NORTHEAST BEDROOM

At the time of inspection, there was evidence of moisture intrusion around one or more windows. If not corrected, moisture intrusion can lead to mold growth and extensive repairs in sheet rock and window frames.

Recommendation
Contact a qualified window repair/installation contractor.


2nd Floor Northeast Bedroom

2.8.6 H. Windows

CRACKED MORTAR

MULTIPLE LOCATIONS

Mortar is cracked on top of multiple windows. This is very common in homes this age. Theses cracks should be repaired to prevent moisture intrusion and further damage. One example is shown above.

Recommendation
Contact a qualified professional.


North

2.10.1 J. Fireplaces and Chimneys

CREOSOTE BUILDUP

Safety Hazards

LIVING ROOM

The chimney had a layer of creosote, so underlying structure couldn't be inspected for cracks. A buildup of creosote is a fire hazard. The chimney should be cleaned prior to using the fireplace.

Recommendation
Contact a qualified chimney sweep.


Fireplace

2.10.2 J. Fireplaces and Chimneys

CHIMNEY DAMAGE

ROOF

General deterioration noted on chimney in several locations. Some of this may be from hail and some from normal wear. Noted further in the report, there were indications of leaks in the attic coming from around the chimney.

Recommendation
Contact a qualified chimney contractor.

2.10.3 J. Fireplaces and Chimneys

LEAK AT CHIMNEY

ATTIC

There was evidence of water intrusion coming from the top of the chimney pipe in the attic where the pipe penetrates the roof. It appeared as the though the water had run down the pipe and into the fireplace area. Once all rooftop repairs are made to the chimney, flashing around the chimney and the shingles, the problem will likely be resolved but should be monitored for any more leakage.

Recommendation
Contact a qualified professional.

Attic

2.10.4 J. Fireplaces and Chimneys

FLASHING LEAK

ATTIC/ROOF

Water intrusion was also noted in the attic around the chimney flashing area. This leak is likely coming from defective rooftop flashing around the base of the chimney.

Recommendation
Contact a qualified roofing professional.

Attic

3.1.1 A. Service Entrance and Panels

ELECTRICAL PANEL- INADEQUATE CLEARANCE

Safety Hazards

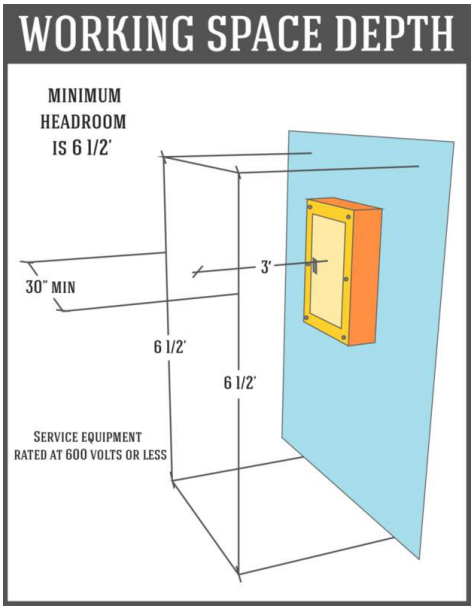
GARAGE

The service panel did not have proper clearances to provide quick access for an emergency disconnect. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6 feet-6 inches.

Recommendation

Contact a handyman or DIY project

Garage



Electrical Panel Clearances

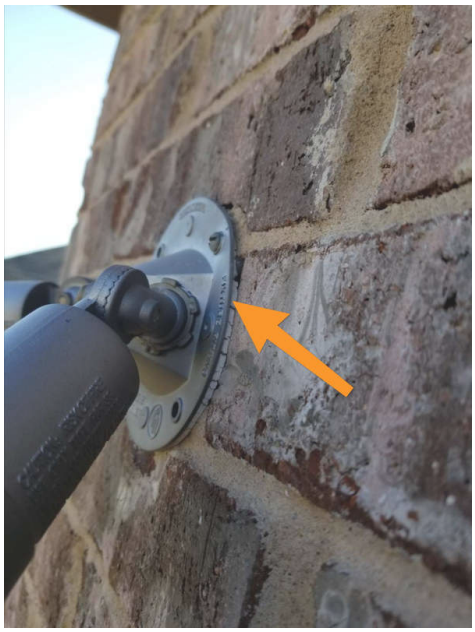
3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

EXTERIOR LIGHT NOT SEALED

WEST

One or more exterior lights need to sealed with caulk to prevent moisture intrusion.

Recommendation
Contact a handyman or DIY project



Beside Garage

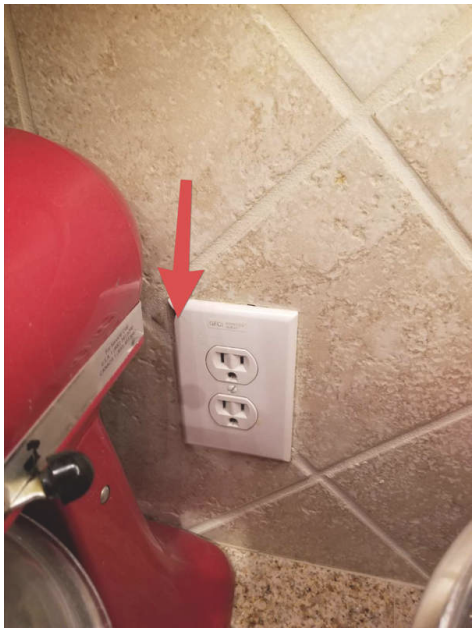
3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

Safety Hazards

COVER PLATES DAMAGED

One or more electrical receptacle/switch cover plates were damaged and in need of replacement. This is a potential shock/electrocution hazard.

Recommendation
Contact a qualified electrical contractor.



Kitchen

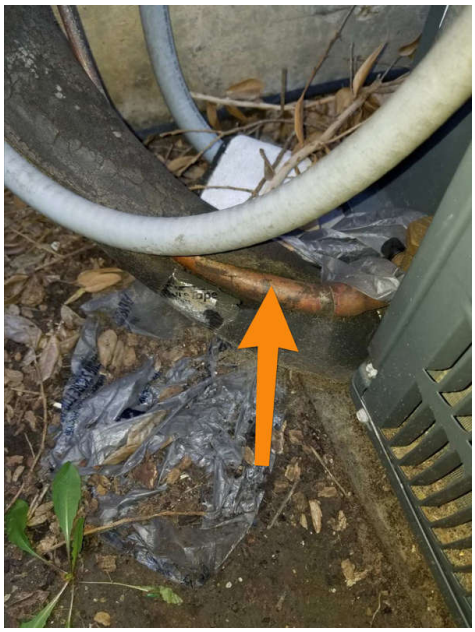
4.2.1 B. Cooling Equipment

REFRIGERANT LINE INSULATION

SOUTH

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend installing/replacing insulation.

Recommendation
Contact a handyman or DIY project



South

4.2.2 B. Cooling Equipment

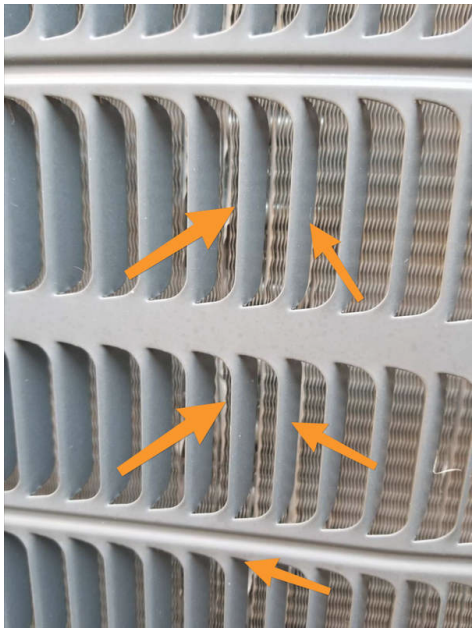
CONDENSER FIN DAMAGE

SOUTH

At time of inspection, there was minor damage to some of the condenser fins.

Recommendation

Contact a qualified heating and cooling contractor



South

4.3.1 C. Duct System, Chases, and Vents

HAIL DAMAGE

ROOF

Several vents on the roof had evidence of minor hail damage.

Recommendation

Contact a qualified roofing professional.


Roof


Roof

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

SINK STOPPER LEAKED

MULTIPLE LOCATIONS

One or more sink stoppers leaked, not allowing the sink to hold water.

Recommendation

Contact a handyman or DIY project


2nd Floor Bathroom


2nd Floor Bathroom

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

SHOWER GROUT- CRACKED/MISSING

2ND FLOOR BATHROOM

In one or more locations a shower had cracked and/or missing tile grout. Recommend repairing grout to prevent moisture intrusion behind the tiles.

Recommendation
Contact a handyman or DIY project

2nd Floor North Bathroom

5.3.1 C. Water Heating Equipment

VENT LOOSE

ATTIC

South hot water heater vent is disconnected from top of hot water heater and was rattling due to the wind.

Recommendation
Contact a qualified plumbing contractor.

Attic

5.3.2 C. Water Heating Equipment

CORRODED CONNECTION

ATTIC

One or more water heater connections were corroded and need further evaluation to determine cause and remedy.

Recommendation
Contact a qualified plumbing contractor.

Attic

6.7.1 G. Garage Door Operators

SENSORS TOO HIGH

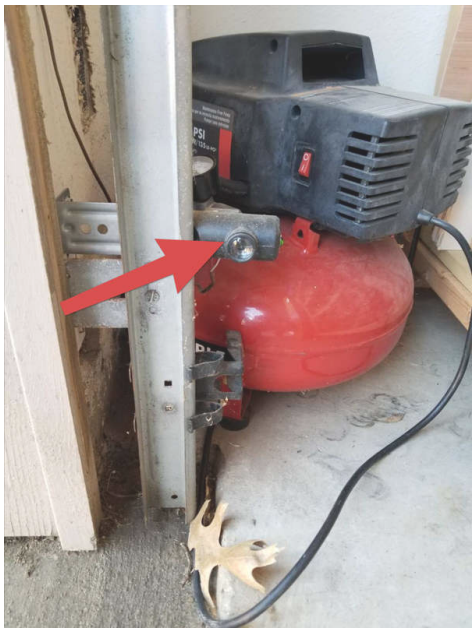
Safety Hazards

GARAGE

Garage door sensors were too high. Should be 6 inches from the garage floor to prevent children from being able to get under the sensors. Recommend moving sensors down to 6 inches above the garage floor.

Recommendation

Contact a handyman or DIY project



Garage