



### 2.1.1 Coverings

## DAMAGED (GENERAL)



Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

#### Recommendation

Contact a qualified roofing professional.

### 2.1.2 Coverings

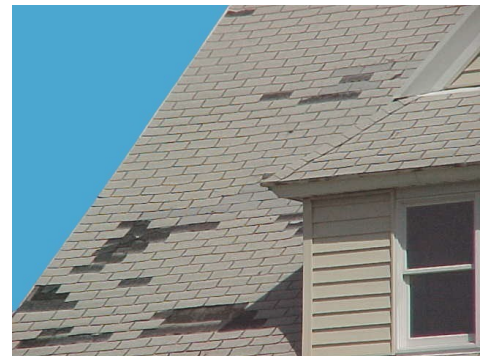
## SHINGLES MISSING



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

#### Recommendation

Contact a qualified roofing professional.



### 2.2.1 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.



### 2.2.2 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.



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### 2.3.1 Flashings

## LOOSE/SEPARATED



Recommendations

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.



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### 2.4.1 Skylights, Chimneys & Other Roof Penetrations

## SKYLIGHT CRACKED



Safety Hazard

Skylight was cracked in one or more places. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



Broken skylight presents risk of water entry and glass shards entering house.

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### 3.4.1 Decks, Balconies, Porches & Steps

## DECK - WATER SEALANT REQUIRED



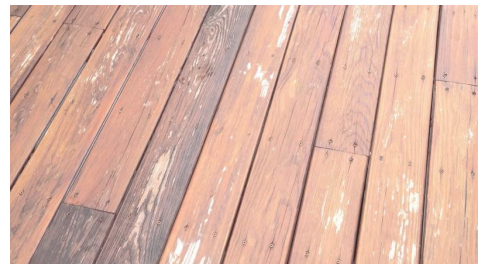
Recommendations

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Recommended DIY Project



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendations

**STANDING WATER**

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.

Recommendation

Contact a qualified landscaping contractor



Water pooling in yard; recommend drainage

4.4.1 Wall Structure

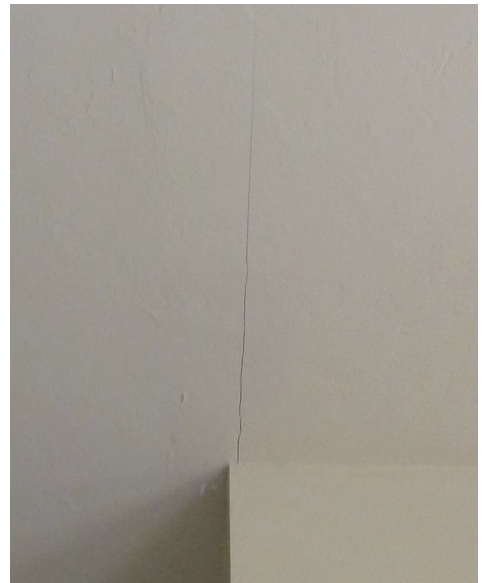
**EVIDENCE OF STRUCTURAL DAMAGE**

Safety Hazard

Evidence of structural damage was found in the wall structure. Recommend a structural engineer evaluate and advise on how to repair.

Recommendation

Contact a qualified structural engineer.



5.1.1 Equipment

**FILTER DIRTY**

Recommendations

The furnace filter is dirty and needs to be replaced every 6 months.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Equipment

**MANIFOLD DIRTY**

Recommendations

Manifold was dirty. Cleaning manifolds will result in better air quality.

Recommendation

Contact a qualified HVAC professional.



#### 6.3.1 Distribution System

### LOOSE CONNECTION

There are loose connections on ducts, resulting in energy loss. Recommend licensed HVAC contractor resecure.

Recommendation

Contact a qualified HVAC professional.

 Recommendations



Loose connection; recommend sealing.

#### 7.4.1 Hot Water Systems, Controls, Flues & Vents

### IRREGULAR FLAME

Water heater flame is irregular. Recommend qualified plumber evaluate & repair.

Recommendation

Contact a qualified plumbing contractor.

 Recommendations



#### 8.4.1 Lighting Fixtures, Switches & Receptacles

### COVER PLATES DAMAGED

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

Recommendation

Contact a qualified electrical contractor.

 Recommendations



Scorch marks on cover plate

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#### 8.7.1 Carbon Monoxide Detectors

### LOW BATTERY

Carbon monoxide detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project



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#### 9.4.1 Exhaust Systems

### DUCTS LOOSE

Ductwork in the attic is loose or disconnected. Recommend repair.

Recommendation

Contact a qualified HVAC professional.



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#### 10.1.1 Doors

### HINGES LOOSE

Loose hinges can cause door to stick or eventually fall out of place. Recommend handyman tighten hinges.

[Here is a DIY article](#) on fixing loose hinges.

Recommendation

Contact a qualified handyman.



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#### 10.2.1 Windows

### MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.





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### 10.3.1 Floors

## **TILES LOOSE**



Recommendations

Loose tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.

Recommendation

Contact a qualified handyman.



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### 10.7.1 Countertops & Cabinets

## **COUNTERTOP CRACKED/CHIPPED**



Recommendations

Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

[Here is a helpful article](#) on repairing cracks, chips & fissures.

Recommendation

Contact a qualified countertop contractor.

