



2.2.1 B. Grading and Drainage

EROSION AT DOWNSPOUTS

Deficiency

Splash blocks or extensions should be installed to the gutter system downspouts where needed to prevent erosion adjacent to the foundation.

Recommendation

Contact a qualified lawn care professional.



2.4.1 D. Roof Structure & Attic

MISSING ATTIC INSULATION

Deficiency

OVER REAR BEDROOM

Gaps in the insulation can cause condensation and heat loss. Add / replace insulation as necessary for adequate thermal protection

Recommendation

Contact a qualified insulation contractor.



2.4.2 D. Roof Structure & Attic

UTILITY OBSTRUCTIONS

Deficiency

Gas and AC drain pipes, and electrical wires crossing the attic walkway floor need to be covered for protection or relocated.



2.5.1 E. Walls (Interior and Exterior)

BROKEN /CRACKED SIDING

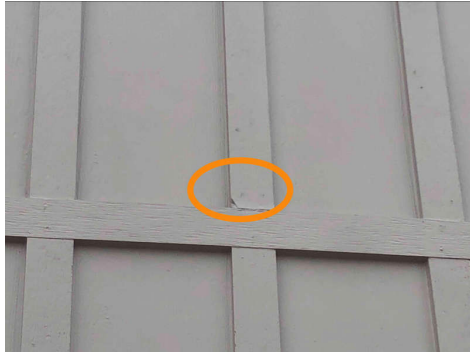
Deficiency

VARIOUS LOCATIONS

All damaged / cracked siding should be repaired or replaced and any cracks sealed to keep the integrity of the weather envelope provided by exterior wall coverings.

Recommendation

Contact a qualified siding specialist.



2.5.2 E. Walls (Interior and Exterior)

PAINT COVERING NEEDS IMPROVEMENT



Exterior paint is incomplete in several areas.

Recommendation

Contact a qualified painter.



2.5.3 E. Walls (Interior and Exterior)

GAPS AT EXTERIOR WALL



Seal all gaps at joints and utility penetrations to prevent moisture and pest intrusion.

Recommendation
Contact a qualified professional.



2.5.4 E. Walls (Interior and Exterior)

VOIDS IN MASONRY MORTAR JOINTS

VARIOUS LOCATIONS

Mortar is less durable than brick, and can be maintained by "repointing." To repoint, chip the old mortar out to a depth of 1/2-inch to 3/4-inch. Then dampen the joints with water, and repack with new mortar.

Recommendation
Contact a qualified masonry professional.





2.5.5 E. Walls (Interior and Exterior)

INTERIOR UNFINISHED WORK /COSMETIC REPAIRS

 Deficiency

Unfinished work, painting and cosmetic repairs or touch ups are needed.

Recommendation

Contact a qualified professional.



Master Shower



Cracked crown molding





2.5.6 E. Walls (Interior and Exterior)

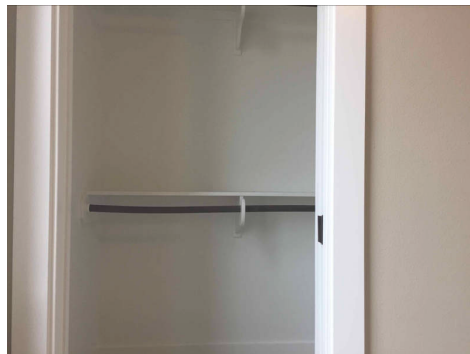
WARPED CLOSET DOWEL RODS

FRONT ENTRY CLOSET, 2ND FLOOR CLOSET

Recommendation

Contact a qualified professional.

 Deficiency



2.6.1 F. Ceilings and Floors

COSMETIC REPAIR NEEDED AT FLOOR COVERING.

LIVING ROOM

Flooring has been over cut at floor receptacle.

Recommendation

Contact a qualified professional.

 Deficiency



2.7.1 G. Doors (Interior and Exterior)

CABINET HINGES NOT PROPERLY INSTALLED.

Deficiency

A few cabinet doors need hinge adjustment to properly function.

Recommendation

Recommended DIY Project



2.7.2 G. Doors (Interior and Exterior)

DOOR DOESN'T LATCH

Deficiency

LAUNDRY ROOM IRONING BOARD CLOSET

Latch is missing.

Recommendation

Contact a qualified handyman.



2.7.3 G. Doors (Interior and Exterior)

WEATHERSTRIPPING MISSING

Deficiency

ATTIC ENTRY, FRONT ENTRY

No weatherstripping is installed at the door frame.

Recommendation

Recommended DIY Project



2.7.4 G. Doors (Interior and Exterior)

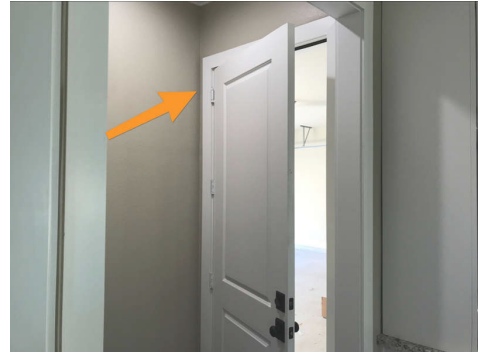
SELF CLOSING HINGES NEED ADJUSTMENT

 Deficiency

Self closing hinges do not provide enough tension to fully close the door.

Recommendation

Contact a qualified professional.



2.7.5 G. Doors (Interior and Exterior)

DOOR HANDLE TRIM INSTALLED OUT OF SQUARE.

 Deficiency

FRONT ENTRY, ATTIC ACCESS DOOR

Recommendation

Contact a qualified professional.



2.8.1 H. Windows

LATCH NOT PROPERLY INSTALLED

 Maintenance Item

1ST FLOOR REAR BEDROOM

Window latches needed to prevent unwanted entry and proper function.

Recommendation

Contact a qualified professional.



3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

EXPOSED ENDS & SPLICES

 Deficiency

ATTIC SPACE

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.



Attic Under AC Cabinet Plenum

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

Deficiency

CEILING FAN OUT OF BALANCE

Ceiling fan wobbles when operating. Check for loose fan blades and install balancing kit if necessary.

Recommendation

Contact a qualified professional.



3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

Deficiency

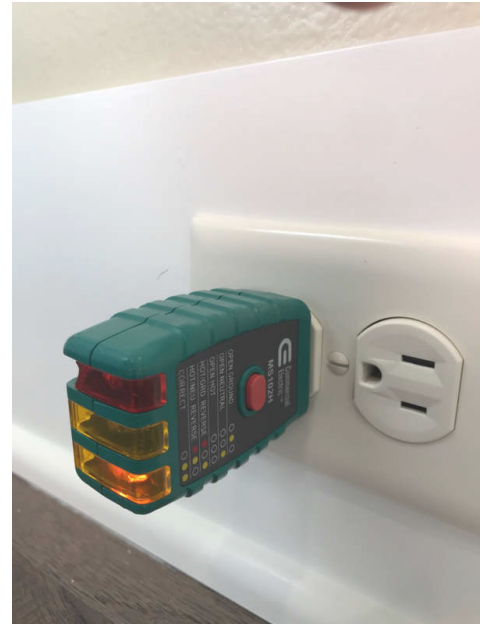
UNGROUND RECEPTACLE

LEFT OF FIREPLACE

Check for proper wiring of the electrical receptacle.

Recommendation

Contact a qualified electrical contractor.



4.3.1 C. Duct System, Chases, and Vents

Deficiency

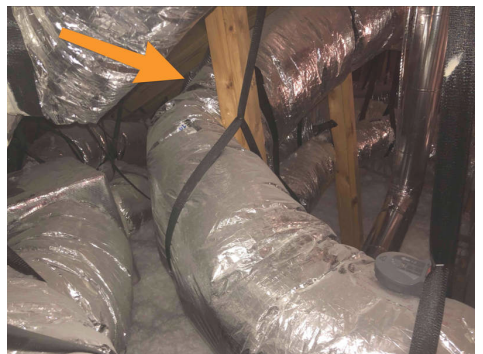
EXCESSIVE BENDS IN FLEXIBLE DUCTS

VARIOUS LOCATIONS

Flexible air ducts should have no sharp bends and be supported every 4 feet.

Recommendation

Contact your builder.





4.3.2 C. Duct System, Chases, and Vents

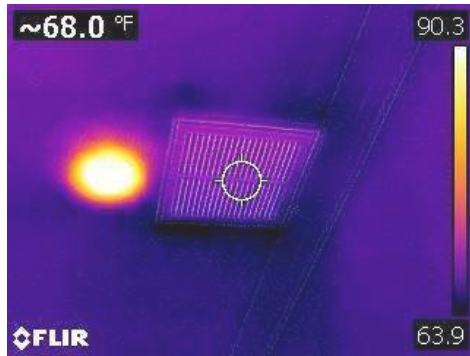
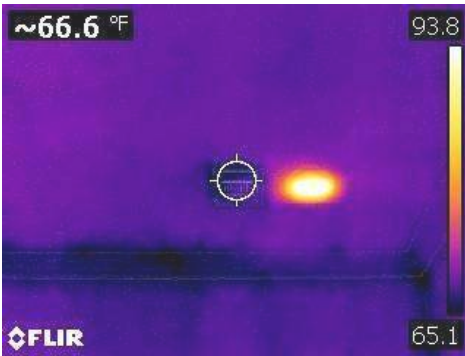
NO AIR FLOW IN ZONED BEDROOM

Deficiency

First floor front bedroom did not show any temperature differential when heating system was active. Zone control should be evaluated further by installer.

Recommendation

Contact a qualified professional.



5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

TUB - SEAL WALL PENETRATIONS

Deficiency

MASTER BATH

Tub/shower plumbing penetrations need to be sealed.

Recommendation

Contact a handyman or DIY project



5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

SHOWER DOOR BINDS AND OPERATES WITH EXCESSIVE NOISE.

MASTER BATHROOM

Recommendation

Contact a qualified professional.



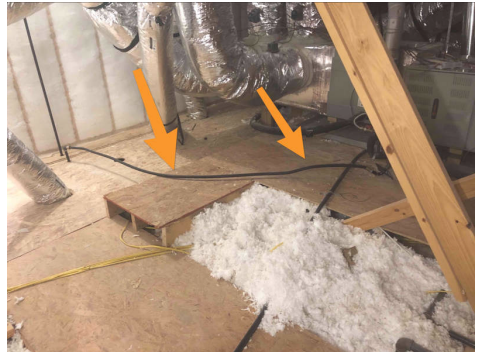
5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures

FLEXIBLE GAS PIPE ROUTED ACCROSS WALKWAY IN ATTIC.

Gas piping should be installed in a manor to prevent damage to pipe and tripping hazard.

Recommendation

Contact a qualified professional.



6.1.1 A. Dishwashers

NO AIR GAP

The dishwasher discharge (drain) line needs to be elevated above the inlet to disposal or drain pipe so that it has an air gap to prevent debris and gray water from draining down line from disposal or drain pipe and back into dishwasher.

Recommendation

Recommended DIY Project





Code Check

Dishwasher Drain-IRC

Disposer

Benny

DW

High loop drain must be secured to underside of counter.

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