



2.1.1 Grading & Vegetation

**VEGETATION CONTACT FRAME HOUSE**

 Recommendation

NORTH SIDE OF HOUSE

Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Recommendation

Contact a qualified lawn care professional.

2.2.1 Driveways, Sidewalks, Patios

**DRIVEWAY/SIDEWALK TRIP HAZARD**

 Recommendation

Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the driveway, For safety reasons, recommend that a qualified contractor repair as necessary.

Recommendation

Contact a qualified masonry professional.



### 2.3.1 Front porch and steps/guardrail

#### **GUARDRAIL LOOSE**

 Recommendation

The front porch guardrail is loose in one or more areas. The porch is not more than 30" above grade, so it's not a major safety issue, however it needs to be repaired.

Recommendation

Contact a handyman or DIY project



### 2.3.2 Front porch and steps/guardrail

#### **UNEVEN RISERS**

 Recommendation

Front porch steps do not have even riser heights which is a trip hazard. They appear to have been built that way vs. any heaving or settling

### 3.1.1 Exterior Walls/Trim

#### **PAINT FAILING SOME**

 Recommendation

The paint finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

Recommendation

Contact a qualified painter.



### 3.1.2 Exterior Walls/Trim

#### **SIDING/TRIM DAMAGED/LOOSE**

 Recommendation

SOUTH SIDE OF HOUSE

One or more sections of siding and/or trim were damaged. Recommend that a qualified person repair, replace, or install siding or trim as necessary.

Recommendation

Contact a qualified siding specialist.



### 3.2.2 Shutters

#### **FAILING PAINT**

Failing paint on one or more shutters was noted. Recommend repair/painting by a qualified person or simply replace them.

Note: seal any holes through the siding that are no longer used.

#### Recommendation

Contact a qualified professional.



### 4.2.1 Shingles

#### **INSTALLED ON <3/12 SLOPE**

**BOTH SHED ROOFS ON THE BACK OF THE HOUSE**

Composition shingles were installed on a slope with less than 3/12 (3 inches rise for every 12 inches run). Such low-slope shingle installations are prone to leaks due to the slow rate at which water runs off the shingles. Roof decking can also be prone to sagging. Most shingle manufacturers won't warranty shingles if installed on a roof with a slope less than 3/12. Consult with a qualified contractor regarding this and monitor these roof area(s) and interior spaces below for leaks in the future. Ideally, or if leaks occur, recommend that a qualified contractor repair per standard building practices. Such repairs may involve installing a new roof surface approved for low slopes.

#### Recommendation

Contact a qualified roofing professional.







#### 4.2.2 Shingles

### **NAIL HEADS EXPOSED**

 Recommendation

Nail heads were exposed at one or more shingles. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.

#### Recommendation

Contact a qualified roofing professional.



Loose, nail heads exposed

#### 4.2.3 Shingles

### **LOOSE**

 Recommendation

Shingles were loose in one or more areas. This will make them very susceptible to being damaged by wind. Recommend qualified roofer to rena and seal as needed.

#### Recommendation

Contact a qualified roofing professional.



#### 4.2.4 Shingles

### **NOT LAYING FLAT**

 Recommendation

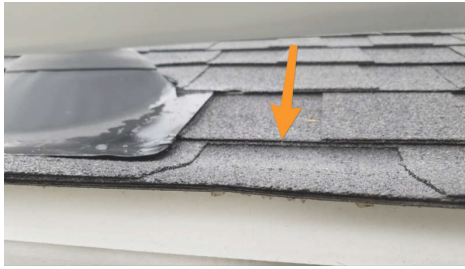
In one or more areas the shingles are being pushed up by the drip edge. Recommend qualified roofer to further evaluate and repair as needed so the water runs off unimpeded.

#### Recommendation

Contact a qualified roofing professional.



Example location.



Example location

#### 4.3.1 Flashings

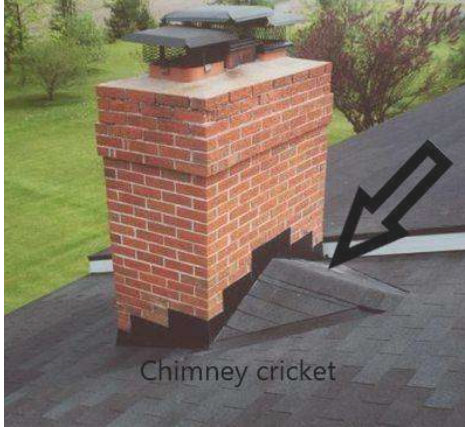
### CHIMNEY CRICKET MISSING

 Recommendation

Chimney cricket flashing was missing at one or more chimneys greater than 30" wide. Crickets provide an angular surface to divert water away from behind the chimney where it is prone to collect water and leak. Recommend a qualified roofing contractor evaluate and repair.

#### Recommendation

Contact a qualified roofing professional.



#### 4.3.2 Flashings

### LOOSE

 Recommendation

One or more flashings were loose.

See: exposed nail heads

#### Recommendation

Contact a qualified roofing professional.

#### 4.4.1 Gutters

### EXTENSIONS DAMAGED/MISSING

 Recommendation

Extensions such as splash blocks or drain pipes for one or more downspouts were damaged or missing. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure. Ideally the rain water should drain at least 6ft away from the foundation.

#### Recommendation

Contact a qualified professional.





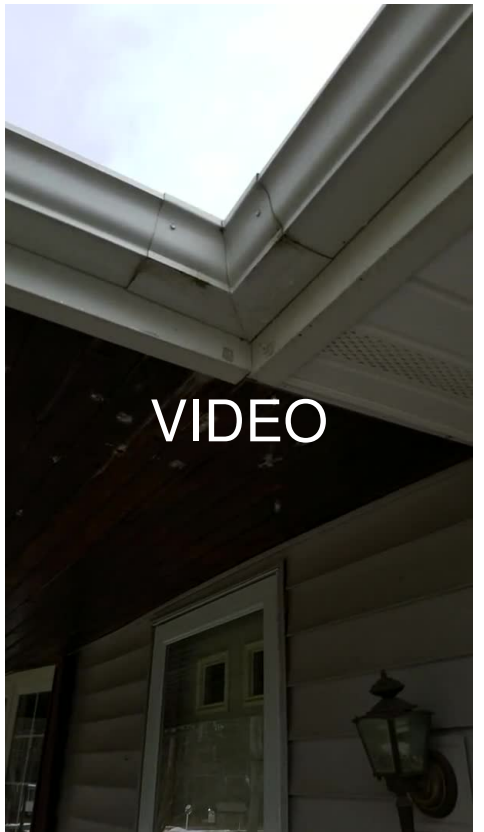
4.4.2 Gutters

**LEAKING**

 Recommendation

One or more portion of the gutters are actively leaking. Recommend repair by a qualified gutter company.

Recommendation  
Contact a qualified professional.



Mildew from leaking gutter



### 5.1.1 Masonry chimney

## **CROWN WORN, CRACKED OR MISSING**

 Recommendation

The crown on top of the chimney allows rain water to be shed off and away from the chimney masonry. A worn or cracked crown will allow water to penetrate into the mortar joints and cause deterioration of the chimney. Recommend mason to repair/replace crown as needed.

Here's a video on how the repair can be done: <https://www.youtube.com/watch?v=naFw5pMKZZI>

Recommendation

Contact a qualified professional.



### 5.1.2 Masonry chimney

## **SEVERELY DETERIORATED**

 Recommendation

For example, loose or missing mortar, cracked, broken, loose or spalled bricks. Loose bricks can pose a safety hazard, and deteriorated masonry can allow water to infiltrate the chimney structure and cause further damage. Recommend that a qualified contractor repair as necessary.

Recommendation

Contact a qualified professional.



### 7.1.1 Sump pump

## **BATTERY BACKUP NOT WORKING**

 Recommendation

The backup battery system that provides power to the backup pump was not functional at time of inspection. This setup allows for a limited time a way to remove water from the sump pit during a power failure.

Recommendation  
Contact a qualified professional.

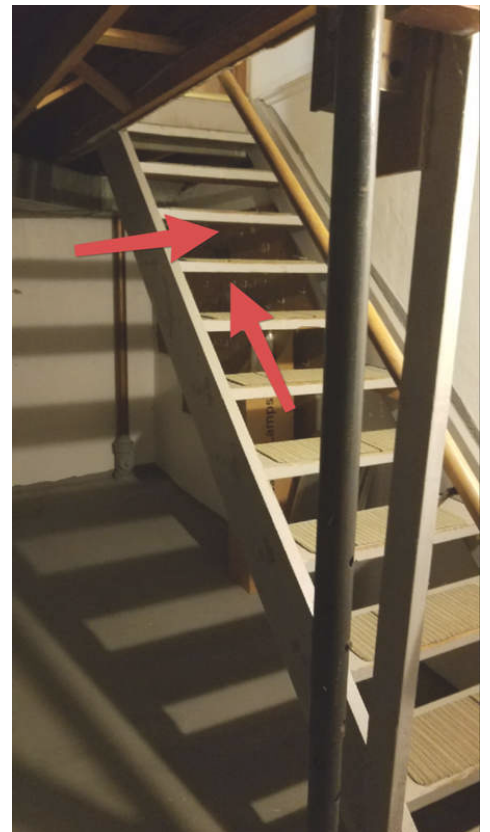


7.2.1 Stairway  
**GUARDRAIL**

 Safety Hazard

No guardrail was present at the stairway that will prevent a little human from falling off and causing bodily harm. Further the stairway also has open risers which is also a hazard to said little human. Recommend a qualified carpenter to close the risers and install a guardrail.

Recommendation  
Contact a qualified carpenter.



7.3.1 Support post(s)  
**NOT SECURED**

 Recommendation



The top of the steel support posts are not secured to the steel support beam as required to prevent movement should a seismic event occur. Recommend repair by a qualified handyman.

Recommendation

Contact a handyman or DIY project



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#### 8.4.1 Hot Water Heater

### **LIFESPAN AT, NEAR OR BEYOND**

 Recommendation

The water heater appeared to be at or near its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Hot water tank life expectancy is 8 - 12 years.

Recommendation

Contact a qualified plumbing contractor.

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#### 8.4.2 Hot Water Heater

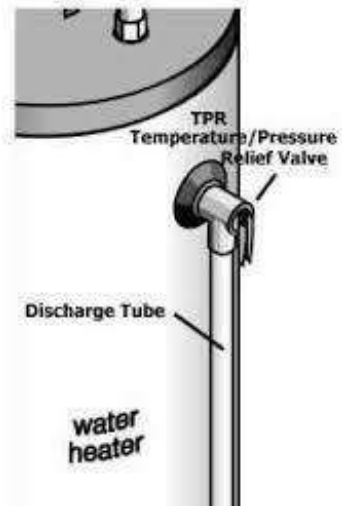
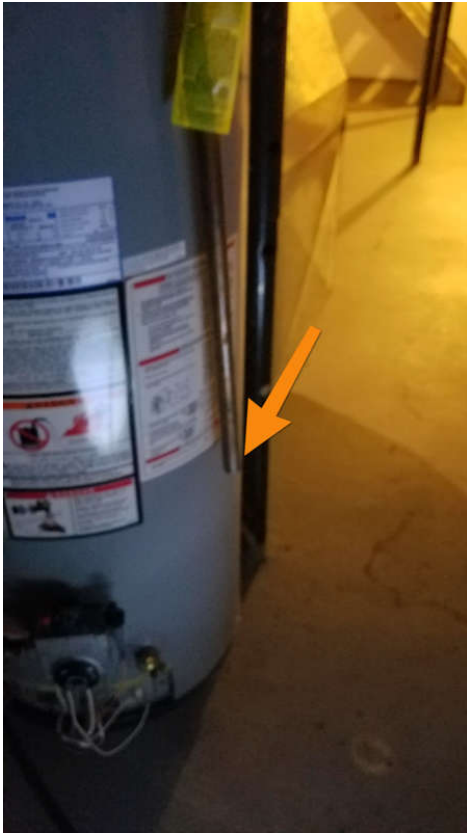
### **TPR TOO SHORT**

 Recommendation

The TPR (temperature-pressure relief) valve drain line was too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber repair per standard building practices. For example, by extending the drain line to within 6 inches of the floor for indoor hot water heaters.

Recommendation

Contact a qualified plumbing contractor.



#### 9.2.1 Panels

### LEGEND SUBSTANDARD

Recommendation

Panel legend(s) was/were missing, incomplete, illegible or confusing. This is a hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

#### Recommendation

Contact a qualified electrical contractor.

#### 9.2.2 Panels

### ONE OR MORE SLOTS WHERE CIRCUIT BREAKERS ARE NORMALLY INSTALLED WERE OPEN IN PANEL

Safety Hazard

One or more slots where circuit breakers are normally installed were open in panel. While they have been covered with duct tape, it is recommend that a more permanent solution be implemented for safety.





#### 9.4.1 Wiring

### **EXPOSED NM CABLE**

BASEMENT LAUNDRY AREA

p. Exposed NM was noted in the basement. All NM cable must be protected from damage. Also note the missing cable clamp. Recommend licensed electrician to repair as needed.

Recommendation

Contact a qualified electrical contractor.





Also note missing cable clamp

#### 9.5.1 Receptacles

### **3 PRONG UNGROUNDED 3 WIRE**

 Recommendation

3-slot receptacles (outlets) were installed in one or more areas and tested as not having a ground wire hooked up. As this electric system appears mostly or all grounded, it is likely the wire could be loose, or not hooked up, or a splice somewhere is loose. Recommend a qualified electrician evaluate and repair.

#### Recommendation

Contact a qualified electrical contractor.





9.5.2 Receptacles

**DAMAGED**

GARAGE, RIGHT SIDE OF HOUSE DOOR

One or more receptacles (outlets) were broken or damaged. Recommend repair.

Recommendation

Contact a qualified electrical contractor.



Garage, right of house door

9.5.3 Receptacles

**LOOSE WALL BOXES**

FRONT OF HOUSE

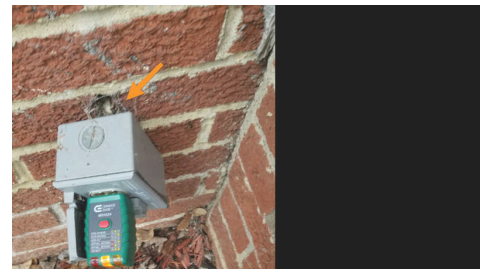
One or more electric receptacles wall boxes in which they were installed were loose and/or not securely anchored. Recommend that an electrician secure properly.

Recommendation

Contact a qualified electrical contractor.



Recommendation



9.5.4 Receptacles

**MISSING GFCI GENERAL**

BATHROOM, KITCHEN COUNTER. GARAGE, EXTERIOR

Modern building standards require GFCI protection at ALL kitchens, bathrooms, laundry areas, garages, and exterior areas. One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

Recommendation

Contact a qualified electrical contractor.



Recommendation



GFCI Example

9.7.1 Doorbell & Smoke Detectors

**CO GAS APPLIANCE**

One or more natural gas burning appliances were present at this property location. The inspector was not able to readily identify any CO2 detectors at required places inside the property. Recommend a qualified person install.

Recommendation

Contact a qualified professional.



Recommendation

9.7.2 Doorbell & Smoke Detectors

**SMOKE DETECTORS NEEDED**

Smoke detectors should be installed in bedrooms, hallways leading to sleeping areas, at one or more levels. Client should add additional smoke detectors as needed.

Recommendation

Recommended DIY Project



Recommendation

9.7.3 Doorbell & Smoke Detectors

**SMOKE DETECTORS MORE THAN 10 YEARS**

Based on the age of the structure and the appearance of the existing smoke alarms, they may have been installed more than 10 years ago. Smoke detectors lose their ability to function properly with age. Recommend replacement by a qualified electrician when moving in.

Recommendation

Contact a qualified professional.



Recommendation



### 9.8.1 Bonding

## BONDING JUMPER AT HOT WATER TANK AND METAL GAS LINE NOT PRESENT.

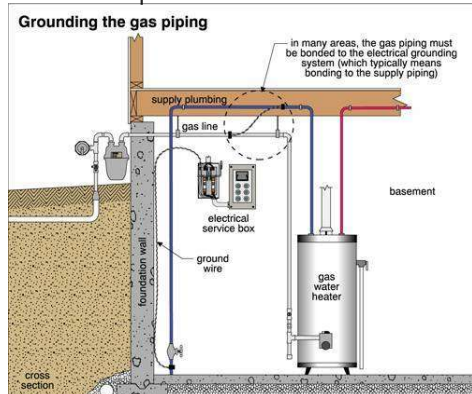


Today's standards require a bonding jumper to be placed across the copper cold water supply and the hot water return. This provides a grounding path to remain in place if the hot water tank is removed. In addition, the bonding jumper is extended to the metal gas line. Should the gas line become energized, the electrical charge will be directed to ground.

The **gas** piping system shall be considered to be direct-**bonded** when permanently and directly connected to one of the following: the electrical service equipment enclosure, the grounded conductor at the electrical service, the grounding electrode conductor.

#### Recommendation

Contact a qualified electrical contractor.



### 9.8.2 Bonding

## BONDING JUMPER MISSING AT WATER METER



A bonding jumper is not present at the water meter. This jumper allows the water meter to be removed and still provide a grounding path for the electrical system. Recommend installation by a qualified electrician.



Example of a bonding jumper at the water meter

### 10.1.1 Equipment

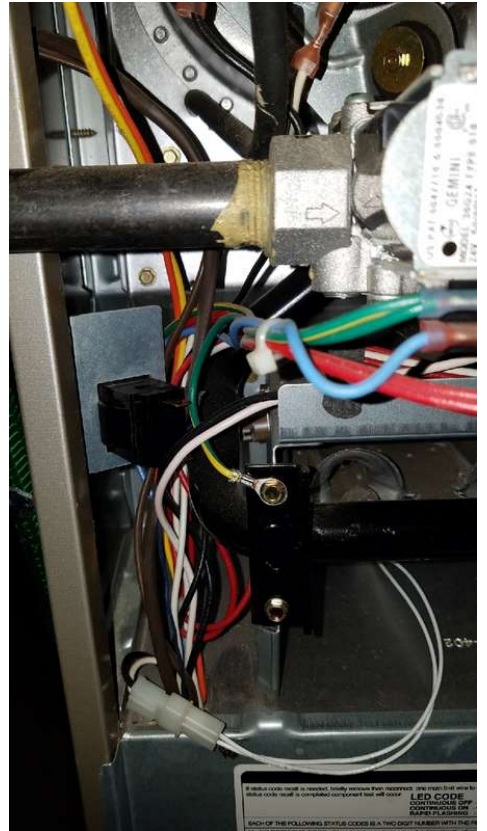
## FURNACE COVER SAFETY SWITCH



The safety switch that will shut the furnace off if the cover is removed is not functioning properly or is missing. Recommend repair by a qualified HVAC tech next time the furnace is serviced.

#### Recommendation

Contact a qualified HVAC professional.



Wrong place for safety switch.

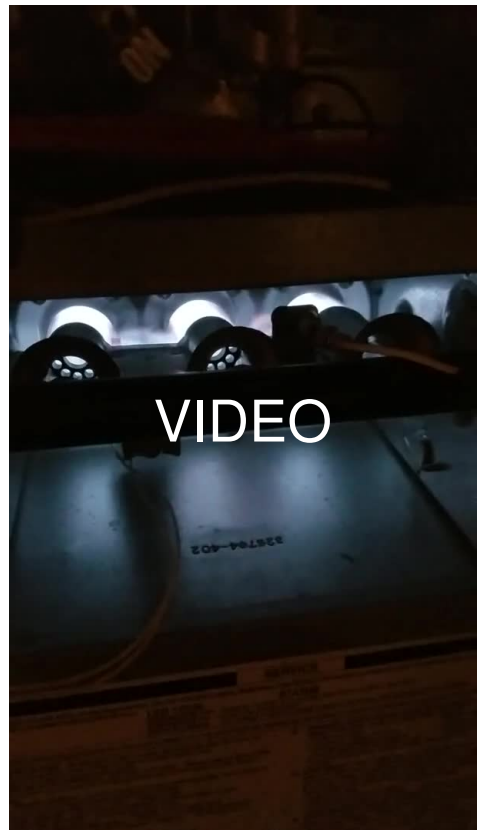
### 10.1.2 Equipment

#### **GAS FLAME**

The boiler burner flame was not blue in color. Various conditions can cause incorrect flames including incorrect drafting, dirty burner orifices and improper gas pressure. Recommended that a qualified heating contractor evaluate and repair as necessary

Recommendation  
Contact a qualified professional.

 Recommendation



### 11.3.1 Floor, Walls, Ceiling

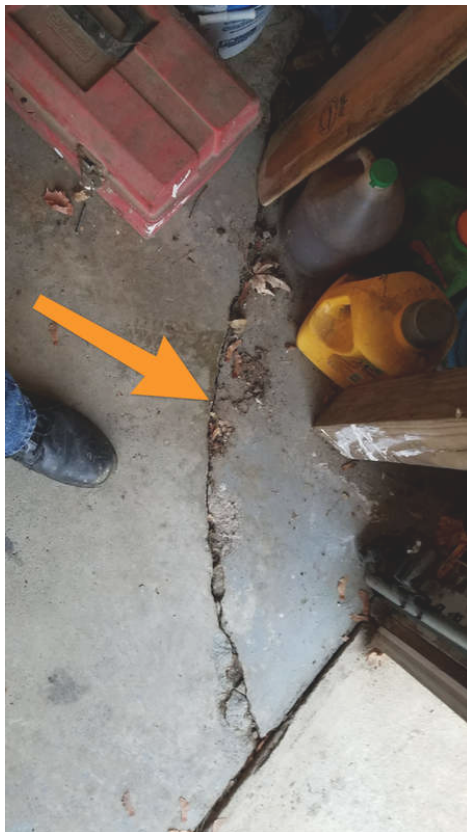
#### **CRACKING MAJOR**

 Recommendation

Significant cracks, heaving and/or settlement were found in one or more sections of concrete slab floors. Uneven surfaces can pose a trip hazard. Recommend that a qualified contractor repair or replace concrete slab floors where necessary.

Recommendation

Contact a qualified masonry professional.



11.3.2 Floor, Walls, Ceiling

### ATTIC PULL DOWN STEPS



Recommendation

Substandard attic pull down steps are installed that compromised the fire barrier of the garage. Attic pull down steps need to be fire resistant if they're to be installed in a garage. Recommend qualified person to install proper pull down steps or close of opening with 5/8 ths drywall and finish to match.

Recommendation

Contact a qualified professional.



11.3.3 Floor, Walls, Ceiling

### ATTIC PULL DOWN STEPS DAMAGED



Recommendation



The attic pull down steps were damaged and pose a severe safety hazard. Recommend replacement by a qualified contractor. Note that since they are in the garage, they will need to be fire rated.

Recommendation  
Contact a qualified professional.



### 12.3.1 Attic Insulation

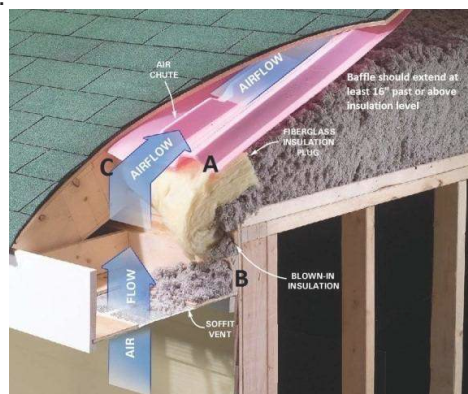
#### UNEVEN

Recommendation

The ceiling insulation in one or more areas of the attic was uneven or substandard. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

Baffles were not installed to block insulation from covering the soffit vents. Had they been installed the insulation would have been installed evenly.

Recommendation  
Contact a qualified insulation contractor.



### 13.3.1 Toilets

#### TOILET LOOSE

Recommendation

The toilet was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation  
Contact a qualified general contractor.

13.4.1 Sink

**SINK DRAINS SLOWLY**

Recommendation

3/4 BATH

One sink was noted to drain slowly. This can be a simple accumulation of hair and debris on the sink stopper or it may require snaking out of the drain. Recommend competent person to clean and or snake out the drain if needed.

Recommendation  
Contact a handyman or DIY project

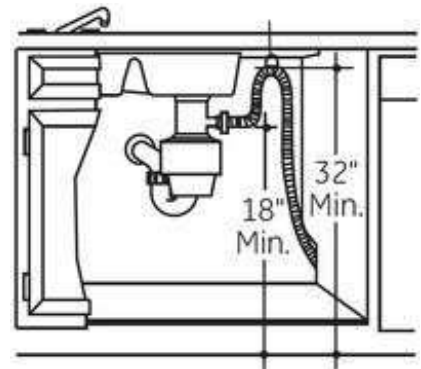
14.3.1 Dishwasher

**DRAIN LINE SUBSTANDARD**

Recommendation

The dishwasher does not appear to have a high loop installed in the drain line, or the inspector was not able to determine if one was present, as some dishwasher come with the high loop already installed on the back of the unit. The high loop prevents water from being siphoned out of the dishwasher. Recommend a qualified plumber to evaluate and install if needed.

Recommendation  
Contact a qualified plumbing contractor.



Example of a proper high loop

15.1.1 Laundry

**GAS SHUTOFF VALVE NOT PRESENT**

Safety Hazard

AT DRYER

No gas shutoff valve for dryer within 6ft. of gas Appliance. This is a potential safety hazard when the appliance needs to be shut down quickly. Local shut off valves should be readily accessible. Recommend installation by a qualified plumber.

Recommendation  
Contact a qualified plumbing contractor.

16.1.1 Doors

**CLOSET DOOR OUT OF TRACK.**

Recommendation

The closet doors in one or more locations were out of track. Recommend repair for proper functionality.

Recommendation  
Contact a qualified handyman.

16.1.2 Doors

**WON'T LATCH**

 Recommendation

HOUSE DOOR TO GARAGE

One or more doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.

Recommendation  
Contact a qualified handyman.

16.2.1 Windows

**FOGGING**

 Recommendation

Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass or the entire window.



Recommendation  
Contact a qualified window repair/installation contractor.

17.1.1 Type

**UNUSED GAS VALVE NOT PLUGGED.**

 Safety Hazard

One or more propane or natural gas supply terminations were unused and no cap was installed on the gas shut off valve. Gas can flow directly out of the termination if the shutoff valve is opened. This is a potential fire hazard. Recommend a qualified person install caps were missing for Standard Building practices.

Recommendation  
Contact a handyman or DIY project

