



3.1.1 Siding, Flashing & Trim

PARGE COAT CRACKING

Recommend Repair or Replace

The parge coat is cracking and showing signs of deterioration. A parge coat is generally for decorative / aesthetic purposes but may also lead to water intrusion. Recommend repair or re-coat.

Recommendation
Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

BRICK/MORTAR CRACKING

Recommend Repair or Replace

The brick exterior walls had cracking visible in one or more locations around the home in areas where the brick meets the ground. Recommend further evaluation and repair as needed.

Recommendation
Contact a qualified professional.



North



North



West

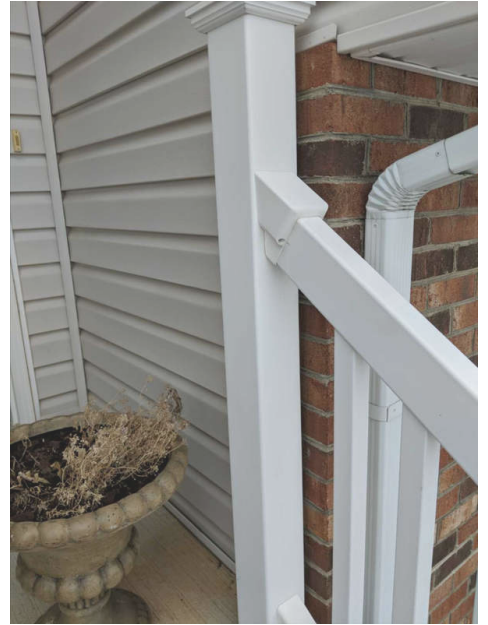
3.3.3 Decks, Balconies, Porches & Steps

 Recommend Repair or Replace

LOOSE NEWEL POST

A newel post at this staircase was loose at the time of the inspection. For safety reasons, the Inspector recommends that the newel post be made secure by a qualified contractor.

Recommendation
Contact a qualified professional.



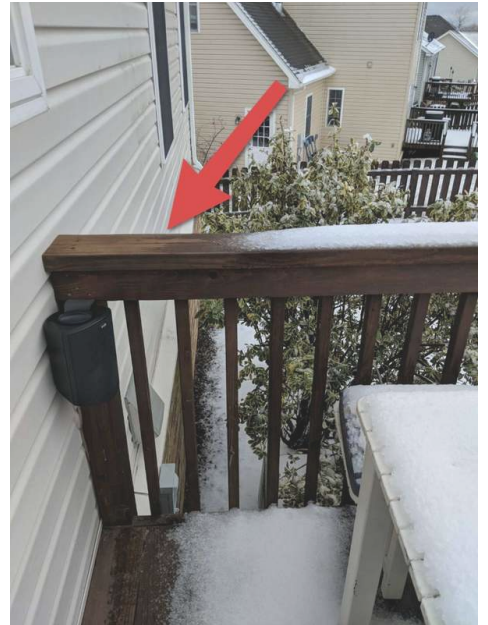
3.3.5 Decks, Balconies, Porches & Steps

 Immediate Attention / Safety Hazard

RAILING LOOSE

Based on the inspector's past experience, the handrail assembly did not appear to be of adequate strength to safely protect the deck/stairs. Physical testing for compliance with any building standards or building codes lies beyond the scope of the General Home Inspection. The Inspector recommends that additional support be installed by a qualified contractor.

Recommendation
Contact a qualified professional.



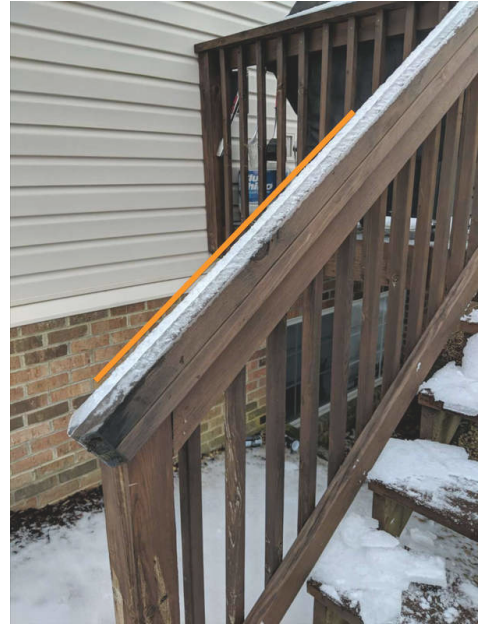
Recommend Repair or Replace

HANDRAIL LOOSE

Recommend repair or replace.

Recommendation

Contact a handyman or DIY project



Recommend Repair or Replace

FIXTURE - DAMAGED OR MISSING HARDWARE

The sinks in the master bathroom were damaged or in disrepair. The sink on the left and a drain stopper that was inoperable and limited the inspection of that sink. Recommend repairing the mechanism. The sink on the right had cracks in the basin. Although not leaking at the time of the inspection, these cracks may lead to leaking or further damage. Recommend to repair or replace the sink / countertop. The Inspector recommends repair or replacement by a qualified contractor.

Recommendation

Contact a qualified professional.



FIXTURE LOOSE

Recommend Repair or Replace

The fixture was loose and needed maintenance. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



East



Master Bathroom

Recommend Repair or Replace

TPR VALVE - DAMAGED

The easing lever on the TPR valve was broken off or has been removed. Here is a link to a video explaining [TPR Valve](#) . Recommend further evaluation from a qualified plumber and repair or replace as needed.

Recommendation

Contact a qualified plumbing contractor.



6.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Immediate Attention / Safety Hazard

No GFCI protection present in all locations.

For safety reasons, the Inspector recommends that receptacles located within 6 feet of a plumbing fixture or located on the exterior of the home to be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards.

This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

Adding equipment grounding and a service grounding system will also increase home safety.

Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Exterior

8.4.2 Floors / Walls / Ceilings

NAIL POPS

 Recommend Repair or Replace

Protruding nail heads visible in several locations throughout the home . Protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

Recommendation

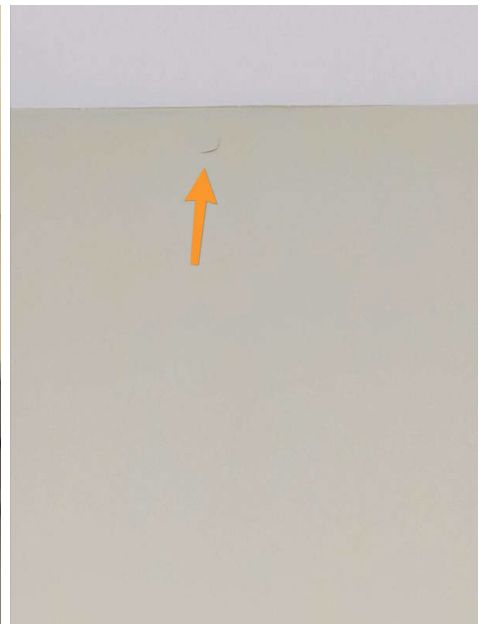
Contact a qualified drywall contractor.



1st Floor Bathroom



Laundry Room Closet



Master Bedroom



Recommend Repair or Replace

EFFLORESCENCE

Efflorescence noted on the basement foundation wall surface. This is a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source of moisture and correct.

Recommendation

Contact a qualified professional.



Basement Bedroom Closet



Recommend Repair or Replace

WATER INTRUSION

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. It appeared that the home owner has made recent attempts to address this situation. This area was inspected using a moisture meter and elevated levels of moisture were found at this location. Recommend a qualified contractor identify source of moisture and remedy.

Recommendation

Contact a qualified professional.



Northeast Basement