



2.1.1 General

NEAR LIFE EXPECTANCY



The roof surface appeared to be the original roof and would be approx 15 years old. Recommend budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor issue a "5 year roof certificate."

Recommendation

Contact a qualified roofing professional.

5.3.1 Range/Oven/Cooktop

EXHAUST SYSTEM MISSING



No exhaust system present to prevent moisture and grease in kitchen area. Recommend qualified contractor install range hood or exhaust system.

[Here is a resource on choosing a range hood .](#)

Recommendation

Contact a qualified professional.



7.3.2 Windows

EMERGENCY EGRESS MISSING



BASEMENT BEDROOM

One or more bedroom windows had substandard egress by today's standard building practices. Adequate egress is important in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Bedroom windows were missing. This is a potential safety hazard. Standard building practices require that every bedroom have at least one egress window or an exterior entry door. Egress windows must comply with these requirements:

Minimum width of opening: 20 inches

Minimum height of opening: 24 inches

Maximum height of base of opening above interior side floor: 44 inches

Windows should open easily without the use of keys or tools

Where windows are too high, at a minimum, keep something that serves as a ladder below the window at all times. Recommend that a qualified contractor repair or make modifications per standard building practices.

Recommendation

Contact a qualified professional.



8.2.1 Toilet

TOILET LOOSE

1ST FLOOR BATHROOM

A 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 the toilet be tightened by a qualified person. A new wax ring may need to be installed to the floor to prevent movement and leaking.

Recommendation

Contact a handyman or DIY project



Recommendation



8.4.1 Floor / Cabinets / Counters

NO EXHAUST

BASEMENT BATHROOM

The bathroom with a shower or bathtub didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing.

Recommendation

Contact a qualified professional.



Recommendation



9.1.1 Cooling Equipment

AGE 10-15 YEARS

The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be at this age and may need replacing or significant repairs at any time. Recommend budgeting for repairs and/or replacement in the near future.



Recommendation

10.1.1 Equipment

NEEDS SERVICING/CLEANING- FUEL FIRED

The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced.

Recommendation

Contact a qualified HVAC professional.



Safety Hazard



11.5.3 Sump Pump

RUNNING CONTINUOUS

 Recommendation

The sump pump was running continuously. This may be a sign that there is an issue with the pump. Recommend that a qualified contractor evaluate and repair or replace if necessary.

Recommendation

Contact a qualified professional.

13.3.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

 Safety Hazard

One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Recommendation

Contact a qualified electrical contractor.



13.5.1 Smoke Detectors

MISSING / DAMAGED

 Safety Hazard

Smoke alarms were missing from one or more areas. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage.

Recommendation

Contact a qualified professional.

