



3.1.1 Siding, Flashing & Trim

**J-BLOCK / MOUNTING
BLOCK NOT INSTALLED**



Recommend Repair or Replace

J-block/mounting block was not installed on one or more fixture penetrations. This can lead to water penetration and may not allow for proper expansion and contraction of the siding. Recommend further evaluation by a qualified contractor and repair or replace as needed.

To give you a quick idea of what this might look like, here is a quick video that shows the installation of a few options of [mounting blocks](#).

Recommendation
Contact a qualified professional.



East

3.1.2 Siding, Flashing & Trim

PAINT



Recommend Repair or Replace

The paint 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 professional.



East

3.1.4 Siding, Flashing & Trim

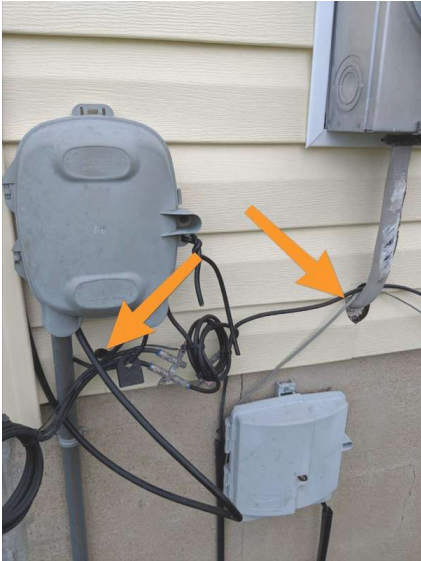
WALL PENETRATIONS

Recommend Repair or Replace

Exterior wall penetrations had gaps that should be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

Recommendation

Contact a handyman or DIY project



South



South

3.2.3 Walkways, Patios & Driveways

CRACKING AT EDGE OF CONCRETE AND HOME

Recommend Repair or Replace

The concrete of the patio or drive has cracked and separated where it meets the home/garage. This is common due to uneven settling between poured concrete and the foundation of the home.

Recommend to fill/seal this crack line to avoid future water/moisture intrusion to the foundation of the home/garage. Continue to monitor this area as future regular maintenance.

Recommendation

Contact a handyman or DIY project



Southwest

3.3.1 Decks, Balconies, Porches & Steps

RAILING MISSING

 Immediate Attention / Safety Hazard

No railing was present with four or more steps or there is a walking surfaces greater than 30 inches above grade that were not protected by a guardrail. Safe building practices dictate that any walking surface 30 inches or more above grade should have a guardrail. All corrections should be made by a qualified contractor.

Recommendation
Contact a qualified professional.



South



West

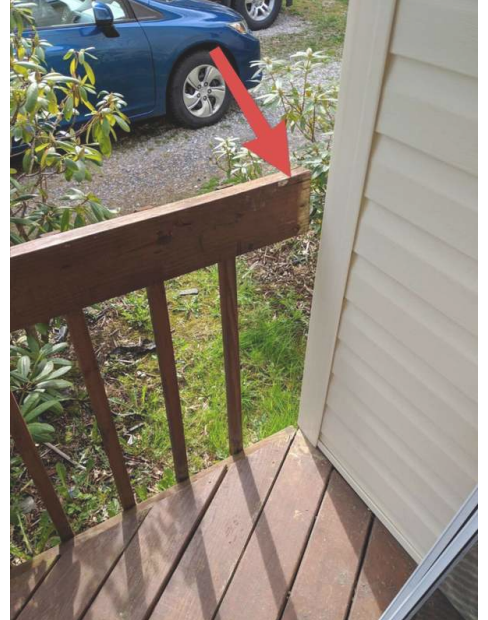
3.3.3 Decks, Balconies, Porches & Steps

RAILING LOOSE

 Immediate Attention / Safety Hazard

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 deck contractor.



East Deck

3.5.2 Vegetation, Grading,
Drainage & Retaining Walls



Recommend Repair or Replace

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



West

4.4.1 Range/Oven/Cooktop

ANTI-TIP



Immediate Attention / Safety Hazard

Range was not fastened to the floor. This poses a safety hazard to children. Recommend installing an anti-tip bracket.

Here is a quick video I made to better explain and to give you an idea of how to install an [Anti-Tip Bracket](#)

Recommendation

Contact a handyman or DIY project

5.3.1 Water Supply, Distribution
Systems & Fixtures



Recommend Repair or Replace

**SINK - POOR / SLOW
DRAINAGE**

Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

5.3.3 Water Supply, Distribution
Systems & Fixtures



Recommend Repair or Replace

TOILET LOOSE

In this bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Bathroom

5.4.1 Hot Water Systems,
Controls, Flues & Vents



Immediate Attention / Safety Hazard

TPR DISCHARGE PIPE

The TPR discharge pipe was missing or had an improper installation. 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. A qualified plumber should install a drain line as per standard building practices.

Here is a quick video to show how you might add a [TPR Discharge Pipe](#)

Recommendation

Contact a handyman or DIY project



5.4.2 Hot Water Systems, Controls, Flues & Vents

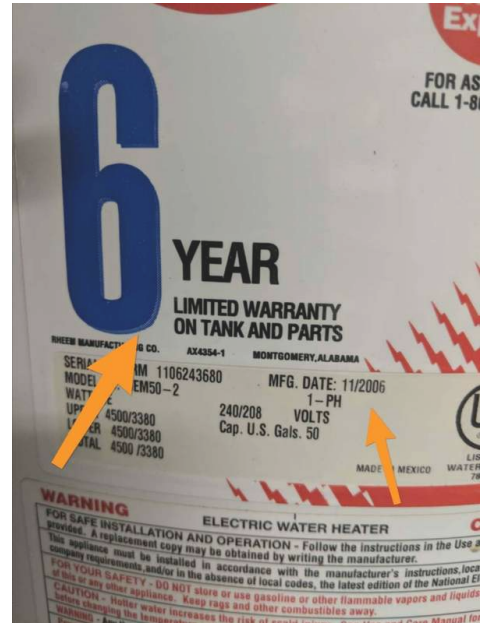
Recommend Repair or Replace

NEAR END OF LIFE

The estimated useful life for most water heaters is 8 to 12 years. This water heater was functional at the time of inspection but appears to be approaching or is beyond this age and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified plumbing contractor.



Manufactured 2006

6.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommend Repair or Replace

DOUBLE LUGGED

In the service panel, two wires (including one or more neutral wires) were connected under a single screw on a bus bar being used for the neutral/grounded conductor wires. This is known as a "double lug" and is a defective condition that should be corrected by a qualified electrical contractor.

Here is a quick video I made with some more information on what it means when your panel is [Double Lugged](#)

Recommendation

Contact a qualified electrical contractor.



 Immediate Attention / Safety Hazard

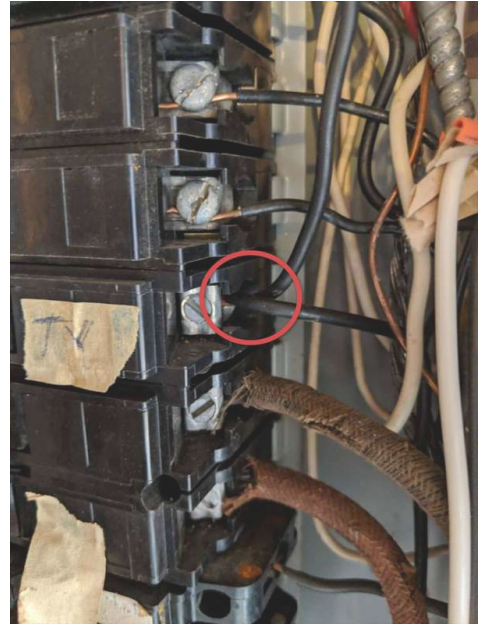
DOUBLE-TAP

In the service panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.

Here is a quick video I made with some more information on what it means when your panel has a [Double Tap](#)

Recommendation

Contact a qualified electrical contractor.



EXPOSED SPLICES

 Recommend Repair or Replace

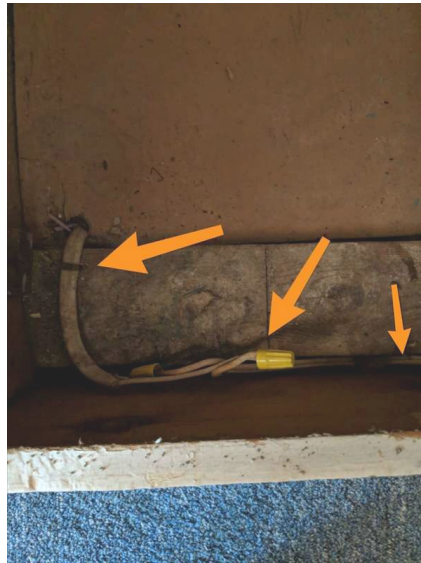
Electrical wires had splices exposed to touch. Splices should be contained within an approved junction box with a listed cover installed. The Inspector recommends correction by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Attic



Laundry/Utility Closet



NO GFCI PROTECTION INSTALLED

No GFCI protection was observed in all locations.

For safety reasons, the Inspector recommends that receptacles located within 6 feet of a plumbing fixture, in garages, in crawlspaces, in unfinished basements, in laundry/utility rooms/closest, and 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 South

BATHROOM VENTS INTO ATTIC



Bathroom fan vented into the attic, which can cause moisture and mold. Recommend a qualified contractor properly install exhaust to terminate to the exterior.

Recommendation

Contact a qualified professional.

