



2.1.1 A. Foundations

FOUNDATION - ENGINEER REVIEW

 Recommendation

Recommend having a competent licensed Professional Structural Engineer assess the foundation.

- See comment under "Comments" section in Foundation section

Recommendation

Contact a qualified professional.

2.1.2 A. Foundations

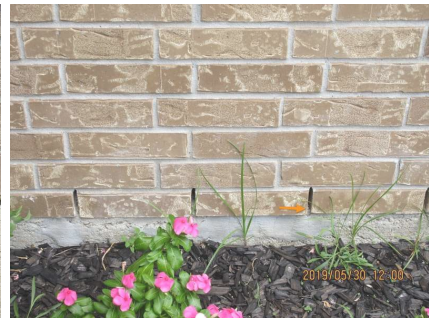
WEEP HOLES

 Recommendation

Weep Holes are blocked or clogged. Weep holes are essential for proper ventilation and moisture control behind brick. Recommend unclogging.

Recommendation

Contact a qualified professional.



2.1.3 A. Foundations

NEGATIVE APPROACH

 Recommendation

Negative approach at garage entrance. Should slope away from garage..

Recommendation

Contact a qualified professional.



2.1.4 A. Foundations

GROUND SEPARATION

 Recommendation

Ground separation from foundation. Recommend maintaining proper hydration around foundation and yard.

Recommendation
Contact a qualified professional.

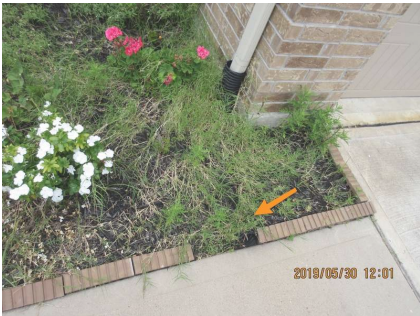


2.2.1 B. Grading and Drainage
DOWN SPOUTS

 Recommendation

Down spouts must drain 5 away from the house or into underground drains for proper drainage of the lot.

Recommendation
Contact a qualified professional.



2.2.2 B. Grading and Drainage
GRADE 4-6

 Recommendation

Proper grade is to have a 6" drop sloping away from foundation in 10 feet. Also with brick a exposed slab of 4" minimum and with siding 6" (8" for sole plates) of exposed slab from bottom of material to finished grade. Brick/Siding should be 2" above or more from flat-work (concrete)

Recommendation
Contact a qualified grading contractor.



Should have 2" of clearance between concrete and siding.

2.2.3 B. Grading and Drainage

MISSING GUTTERS

 Recommendation

Recommend gutters and drain lines to prevent possible water intrusion and or erosion of soil around building causing possible foundation issues.

Recommendation

Contact a qualified professional.



2.3.1 C. Roof Covering Materials

BOOTS

 Recommendation

Vent boots are deteriorating/damaged. Recommend repair

Recommendation

Contact a qualified roofing professional.



Recommend repainting.

2.4.1 D. Roof Structures & Attics

NET FREE VENTILATION

 Recommendation

The minimum net free ventilation area shall be 1/150 of the area of the vented space.

Recommendation

Contact a qualified professional.

2.4.2 D. Roof Structures & Attics

RAFTERS SEPARATING

 Recommendation

Multiple rafters are separating from the ridge. Could happen from natural settling of the house, improper installation or foundation issues. Recommend having a structural engineer evaluate.

Recommendation

Contact a qualified structural engineer.



2.4.3 D. Roof Structures & Attics

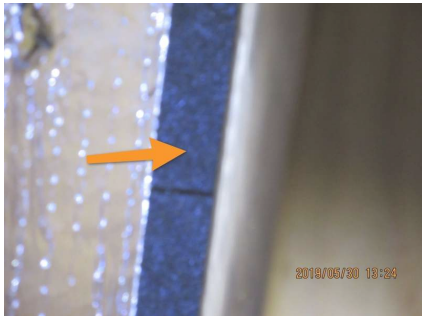
RIDGE-VENT - IMPROPER CUT

 Recommendation

Ridge-vent was improperly cut or damaged.

Recommendation

Contact a qualified professional.



Ridge vent was either supposed to extend to this area or sheathing was improperly installed. Recommend roofing professional calculate net free ventilation and determine the proper size of the ridge vent.

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Extent of ridge vent.

2.5.1 F. Ceilings and Floors

CEILING - MINOR DAMAGE

 Recommendation

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified drywall contractor.



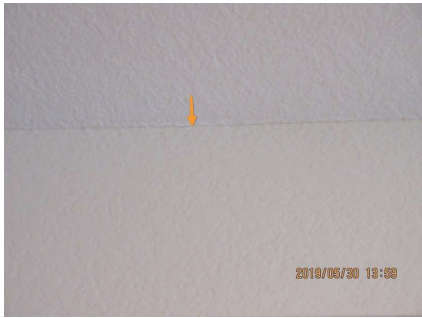
Previous repairs. Recommend asking what this was from.



Crack starting to form on ceiling/wall joint. Recommend monitoring for future expansion of crack. This along with comments made in foundations section, recommend evaluation by structural engineer.



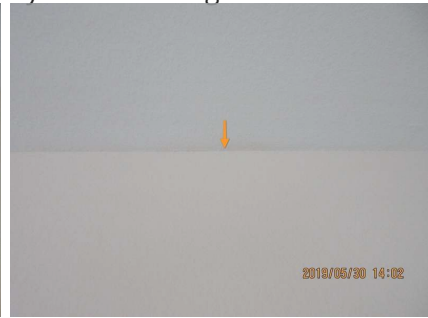
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2.5.2 F. Ceilings and Floors **EVIDENCE OF WATER INTRUSION**



Ceiling structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation
Contact a qualified structural engineer.



I believe this to be from the ductwork above the laundry room.



This plenum is resting in insulation. Which could be causing condensation to drip down to the laundry room below. Recommend having a licensed HVAC professional evaluate the entire ductwork and HVAC system for efficiency and proper installation of ductwork.

2.6.3 H. Windows

MISSING/DAMAGED SCREEN(S)

 Recommendation

One or more windows are missing a screen or have damaged screens. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



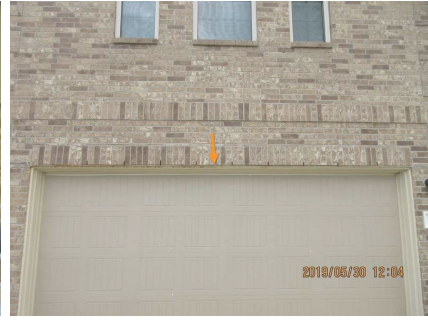
2.6.4 H. Windows

PAINT LINTELS

 Recommendation

Recommend painting lintels to prevent rusting and cracking of mortar.

Recommendation
Contact a qualified professional.



Garage lintel is rusted and there is separation between lintel and brick. This could be the cause of the cracked brick above. Recommend having a structural engineer evaluate.



2.6.6 H. Windows

WINDOW DOES NOT CLOSE COMPLETELY

Window does not close completely. This could be from improper installation, settling or foundation issues. Recommend repair. If problem persists contact a structural engineer for further evaluation.

Recommendation
Contact a qualified window repair/installation contractor.



Recommendation



This window is off the railing.



2.7.1 G. Doors (Interior and Exterior)

DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation
Contact a qualified handyman.





Back door does not close properly. You have to pull up on the door for it too close. Recommend having door repaired.



This shows distance that door is off.



Door knob sticks.



Poor workmanship. Cosmetic only.

2.7.2 G. Doors (Interior and Exterior)

DOORS MOVE



Doors move without pushing. This could be due to out of level doors, frames or issue with foundation. Recommend further evaluation and repair.

Recommendation
Contact a qualified professional.



This door closes with out pushing it.

2.7.3 G. Doors (Interior and Exterior)

DOOR STOP

Door stop missing or damaged. Recommend installing/replacing to prevent damage to walls and doorknobs.

Recommendation

Contact a handyman or DIY project

 Recommendation



2.7.4 G. Doors (Interior and Exterior)

WEATHERSTRIPPING INSUFFICIENT

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)

Recommendation

Recommended DIY Project

 Recommendation



Weather stripping is damaged. Recommend replacing for proper sealing of house.

2.7.5 G. Doors (Interior and Exterior)

DOOR HARDWARE

 Recommendation

Door Hardware is loose or damaged. Recommend repairing/replacing.

Recommendation

Contact a handyman or DIY project



Top of laundry door. missing latch. Recommend replacing.

2.8.1 E. Walls (Interior and Exterior)

INTERIOR WALLS

 Recommendation

Recommendation

Contact a qualified professional.



Recommend caulking.



Right side (looking out) of back door. Visible moisture present. This is most likely due to the wood rot around the door not the exterior along with the siding not being 2" above concrete. Recommend removing and seeing what is behind the wood for any further moisture damage.



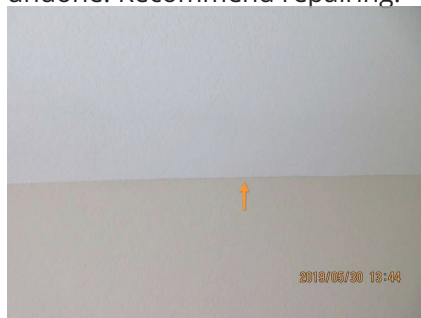
Recommend recaulking.



Joint tape starting to come undone. Recommend repairing.



Nail pops.



Hairline crack along ceiling and wall in master bedroom. Recommend repairing and monitoring.



Repairs above arches. Recommend finishing repairs.



Hole in wall in alcove in garage. Recommend repairing



Joint tape starting to come undone. Recommend repairing.

2.8.2 E. Walls (Interior and Exterior)
CRACKS - MAJOR



Major cracking observed in wall structure. This could be from moisture intrusion at the structure and/or soil movement. Recommend a qualified structural engineer evaluate and advise on course of action.

Recommendation

Contact a qualified structural engineer.



Cracked brick. See comments in "Foundations"



Cracked brick. See comments in "Foundations"



Cracked brick. See comments in "Foundations"

2.8.3 E. Walls (Interior and Exterior)

CRACKS - MINOR

 Recommendation

Minor cracking was observed in wall structure. Could be from rusted lintels, settling or foundation issues. Recommend sealing and monitoring.

Recommendation

Recommended DIY Project



Recommend sealing this to prevent moisture and pest intrusion.

2.8.4 E. Walls (Interior and Exterior)

EVIDENCE OF WATER INTRUSION

 Recommendation

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified professional.



Right side (looking out) of back door. Visible moisture present. This is most likely due to the wood rot around the door not the exterior along with the siding not being 2" above concrete. Recommend removing and seeing what is behind the wood for any further moisture damage.

2.8.5 E. Walls (Interior and Exterior)

ALGAE/ORGANIC GROWTH

 Recommendation

Algae/Organic growth on wall. Recommend cleaning to prevent damage to wall.

Recommendation

Contact a qualified professional.



2.8.6 E. Walls (Interior and Exterior)

ROTTEN TRIM

 Recommendation

Rotten wood at trim work. Recommend having a a qualified competent carpenter repair.

Recommendation

Contact a handyman or DIY project



2.8.7 E. Walls (Interior and Exterior)

TRIM/SIDING - CAULKING/SEALING

 Recommendation

Caulking/Sealing needed at trim and or siding. Recommend caulking to prevent water/moisture intrusion.

Recommendation

Contact a qualified professional.



2.8.8 E. Walls (Interior and Exterior)

WALL DAMAGE

Damage to wall. Recommend patching/repairing.

Recommendation

Contact a qualified professional.



2.8.9 E. Walls (Interior and Exterior)

IMPROPER FASTENING OF SIDING

Siding was improperly fastened. Nail heads should be hidden by the layer above it. Nail heads should not be exposed. Exposed nail heads are potential entrances for moisture. Recommend having a qualified professional repair all siding

Recommendation

Contact a qualified professional.





2.12.1 L. Other

DAMAGED/MISSING EXPANSION JOINT

Recommendation

Contact a handyman or DIY project

 Recommendation



3.1.1 A. Service Entrance and Panels

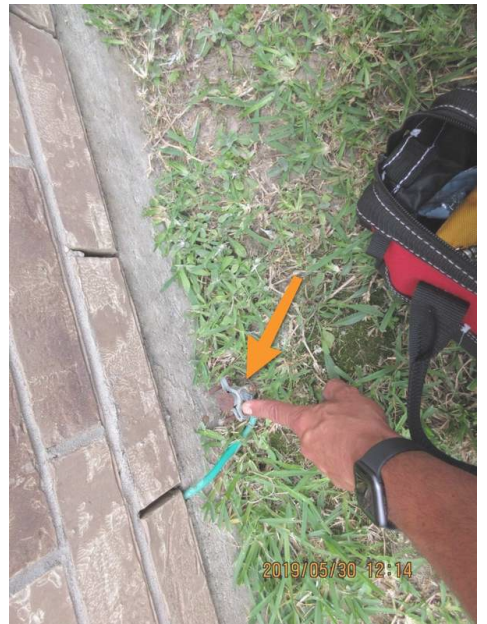
DIRECT BURIAL - GROUNDING ROD/WIRE/CLAMP

Grounding Rod/Clamp/Wire loose. Needs to be securely fastened to provide proper grounding.

Recommendation

Contact a qualified electrical contractor.

 Safety Hazard



Ground wire clamp loose.

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

 Safety Hazard

CARBON MONOXIDE DETECTOR MISSING

Carbon monoxide detector is not present at time of inspection. Recommend installation before closing.

Recommendation
Contact a qualified professional.



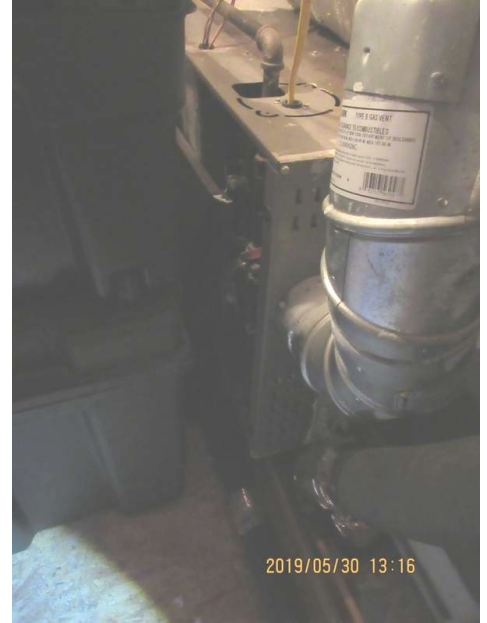
4.1.1 A. Heating Equipment

 Safety Hazard

FURNACE ACCESS PANEL OFF

Furnace access panel is off. Recommend installing panel for safety reasons.

Recommendation
Contact a handyman or DIY project



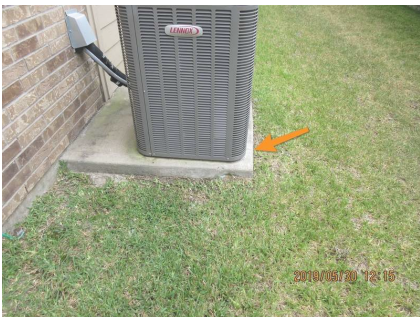
4.2.1 B. Cooling Equipment

PAD NOT 3" ABOVE GRADE

HVAC pad needs to be 3" above grade.

Recommendation
Contact a qualified professional.

 Recommendation



Recommend maintaining 3" exposed slab for unit.



Recommend maintaining 3" exposed slab for unit.

4.2.2 B. Cooling Equipment

RUSTY DRAIN PAN

 Recommendation

Rust/Rusty drain pan. Recommend replacing.

Recommendation

Contact a qualified HVAC professional.



4.3.1 C. Duct System, Chases, and Vents

DUCT LEAKING

 Recommendation

Air supply duct was leaking air. Recommend a qualified HVAC technician or vents & ducts contractor repair.

Recommendation

Contact a qualified HVAC professional.



Cold air was coming out of drain pipe. Recommend capping and having a licensed HVAC professional evaluate system as cold air should not be coming out of here.

4.3.2 C. Duct System, Chases, and Vents

DIRTY FILTER

 Recommendation

Filter is dirty. Recommend replacing.

Recommendation

Contact a qualified professional.



Filter needs replacement ASAP.

4.3.3 C. Duct System, Chases, and Vents

DIRTY RETURN DUCTS

 Recommendation

Return Duct needs to be cleaned

Recommendation

Contact a qualified professional.



4.3.4 C. Duct System, Chases, and Vents

Recommendation

DUCT CRIMPED

Duct is crimped or sagging. Crimped ducts can cause restrictions in air flow. Recommend correction to provide proper airflow.

Recommendation

Contact a qualified professional.



4.3.5 C. Duct System, Chases, and Vents

Recommendation

DUCT TOUCHING

Duct work should not be touching. Potential for condensation.

Recommendation

Contact a qualified HVAC professional.



Insulation is laying on top and sides of much of ductwork in attic. Ductwork should not be touching insulation.

Moisture present on top of AC unit in attic with organic growth. Ductwork should not be laying on anything because it causes condensation which leads to moisture build up.



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Moisture present on top of AC unit in attic with organic growth. Ductwork should not be laying on anything because it causes condensation which leads to moisture build up.



Organic growth detected on secondary drain. Improper installation of secondary drain.



Moisture present on top of AC unit in attic with organic growth. Ductwork should not be laying on anything because it causes condensation which leads to moisture build up.

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

 Recommendation

IMPROPER INSTALLATION

Fixtures were installed improperly. Recommend a qualified handyman or plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Recommend sealing around this as moisture can get behind and cause issues.

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

ACCESS PANEL

 Recommendation

No access panel. Require minimum 12"x12" access panel

Recommendation

Contact a qualified plumbing contractor.

5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures

TOILET DOESN'T FLUSH

 Recommendation

Toilet doesn't flush. Recommend having a licensed plumber repair toilet.

Recommendation

Contact a qualified plumbing contractor.



Toilet did not flush when handle was pressed all the way.



Recommend caulking around toilet. Toilet also appears to be lifted. This could be from using an incorrect toilet ring size. Recommend having a licensed plumber come out and evaluate.



Recommend caulking around toilet. Toilet also appears to be lifted. This could be from using an incorrect toilet ring size. Recommend having a licensed plumber come out and evaluate.

5.2.2 B. Drains, Wastes, & Vents

EXHAUST VENT NOT A PROPER ANGLE

 Recommendation

Exhaust vent is not installed with a continuous upward slope. Recommend repairing so that the vent has a continuous upward slope from exhaust vent through roof. Can not have any dips or crimps.

Recommendation

Contact a qualified professional.



5.3.1 C. Water Heating Equipment

FLUE DAMAGED

 Safety Hazard

Water heater flue is damaged. This needs to be repaired/replaced as toxic gasses may not evacuate and could enter the home.

Recommendation

Contact a qualified professional.



Exhaust should have a 12" minimum straight rise out of the water heater before a turn. broken exhaust flue.



Broken flue.

6.1.1 A. Dishwashers

DISHWASHER NOT SECURED

 Safety Hazard

Dishwasher is not properly secured. Recommend securing for safety reasons.

Recommendation

Contact a qualified professional.



6.3.1 C. Range Hood and Exhaust Systems

IMPROPER INSTALLATION

 Recommendation

Exhaust vent was improperly installed. Recommend repairing for proper exhaust of stove.

Recommendation

Contact a qualified professional.



Exhaust should not be coming out of electrical hole.

6.4.1 D. Ranges, Cooktops, and Ovens

ANTI-TIPPING

 Safety Hazard

Oven/Stove is missing anti-tipping bracket to secure it to the wall. Recommend installing for safety reasons.

Recommendation

Contact a qualified professional.



6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

NOISY EXHAUST FAN

 Recommendation

Exhaust Fan had excessive noise when turned on. Recommend replacing as it could be at the end of its life.

Recommendation

Contact a handyman or DIY project



Noisy fan.

6.7.1 G. Garage Door Operators

LOUD NOISES

Loud grinding or squealing observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication. Recommend cleaning the track and lubricating.

[Here are some troubleshooting tips](#) before calling a garage contractor.

Recommendation

Contact a qualified garage door contractor.



Recommendation



Opener had loud buzzing noise. Recommend removing electrical wiring.