



2.2.1 Driveways

DRIVEWAY CRACKING

Recommendation

Cracks observed. Fill in the cracks in seal to extend the life expectancy. Recommend concrete contractor evaluate and repair.

Recommendation

Contact a qualified driveway contractor.



2.3.1 Walkway

IRREGULAR SURFACE

Recommendation

Cracking and trip hazards are present.

Recommendation

Contact a qualified professional.



2.7.1 Fences

DAMAGED NOTED

Recommendation

Recommendation

Contact a qualified fencing contractor



2.7.2 Fences

FENCE PANEL IMPROPERLY SECURED

Recommendation

Recommendation

Contact a qualified professional.



2.8.1 Landscaping

SHRUBS

Shrubs are in close contact with structure, older roots may be in contact with foundation. Shrubs should be trimmed or removed

Recommendation

Contact a qualified landscaping contractor



3.1.1 Roof

NORMAL AGING

Signs of aging are present. Regular maintenance and inspections are advised. The roof is approaching the end of its anticipated serviceable life.

Recommendation

Contact a qualified roofing professional.



3.1.2 Roof

MOSS

Moss algae and lichen are noted growing on the roof surface. The moss and lichen can grow into the roof and damage the shingles. Improper removal of the moss and lichen growth may also remove the granular surface of the shingle. A zinc strip may eliminate moss, algae and lichen.

Recommendation

Contact a qualified roofing professional.



3.2.1 Chimneys

NO RAIN HAT



The chimney does not have a rain hat or spark arrester. Installation of a spark arrester and rain hat is recommended.

Recommendation

Contact a qualified chimney contractor.



3.3.1 Flashings

SEALED FLASHING

Flashing Covered with asphalt or outer sealant

Recommendation

Contact a qualified roofing professional.



3.7.1 Roof Drainage Systems

SPILL OVER NOTED

Staining indicates the gutters have been spilling over. Keep the gutters free of debris to prevent spill over.

Recommendation

Contact a qualified gutter contractor



3.7.2 Roof Drainage Systems

DOWNSPOUTS MISSING EXTENTION

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Extensions should be added. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.



4.1.1 Exterior Wall Cladding

DETERIORATED

 Recommendation

The siding is in contact with the ground and roof, moisture damage is present, peeling paint present and there are voids that are in properly sealed.

Recommendation
Contact a qualified siding specialist.



4.2.1 Trim

DETERIORATED

 Recommendation

The trim has peeling paint, moisture damage and signs of deterioration are present.

Recommendation
Contact a qualified siding specialist.



4.5.1 Windows

BROKEN GLASS

 Safety Hazard

Window broken or cracked

Recommendation
Contact a qualified window repair/installation contractor.



4.5.2 Windows

SLIDE SPRING

The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation



4.5.3 Windows

ENERGY

The windows do not conform to current standards of energy efficiency. Replace older windows with an energy efficient window.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation



4.6.1 Exterior Doors

RUBS AND STICKS

Trim is improperly secured or loose. Improper weather stripping and daylight is seeing under the door.

Recommendation

Contact a qualified door repair/installation contractor.

 Recommendation



4.6.2 Exterior Doors

ENERGY

Door does not conform to current standards of energy efficiency.

Recommendation

Contact a qualified professional.

 Recommendation



4.9.1 Exterior Outlets

GFI MISSING

 Safety Hazard

Exterior outlets have improper weatherproof covers. They were not functioning at the time of the inspection, and are not GFCI protected. Consult and electrician for further review and estimate of repairs.

Recommendation

Contact a qualified electrical contractor.



5.6.1 Floor **CRACKING**

 Recommendation

Cracking visible in the garage floor. I recommend a structural engineer evaluate.

Recommendation

Contact a qualified professional.



5.6.2 Floor **STAINING**

 Recommendation

Garage floor shows visible staining from oil/grease. Recommend scrubbing with a degreaser or cleaning solution.

[Here is a DIY resource to help.](#)

5.8.1 Garage Door Opener **OUTLET NOT GFI PROTECTED**

 Recommendation

Outlet should be GFI protected.

Recommendation

Contact a qualified electrical contractor.

5.13.1 Garage Electrical Outlets **GFCI MISSING**

 Recommendation

Outlets are not GFI protected or did not function as intended.

Recommendation

Contact a qualified electrical contractor.

7.1.1 Service Entrance Conductors **IMPROPERLY SECURED CABLE**

 Safety Hazard

Improperly secured to the building. The sheathing is frayed and worn. It is improperly sealed at the meter.

Recommendation

Contact a qualified electrical contractor.



7.4.1 Main Service Panel

AFCI NOT FULLY INSTALLED



Recommendation

Combination type AFCI protection is not present for all the recommended locations.

Recommendation

Contact a qualified electrical contractor.



7.4.2 Main Service Panel

MINI BREAKERS

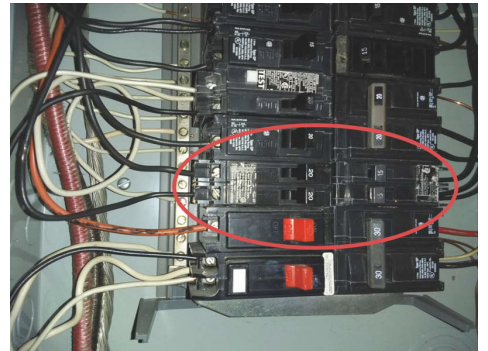


Recommendation

Mini breakers may not be compatible with this panel.

Recommendation

Contact a qualified electrical contractor.



7.4.3 Main Service Panel

DOUBLE TAPS

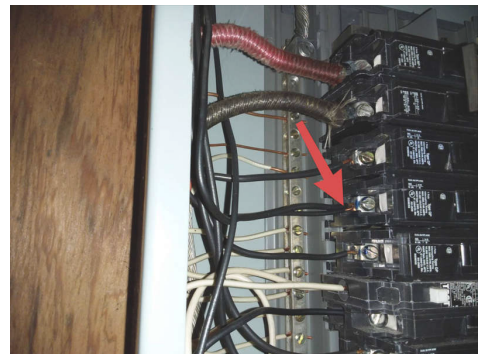


Recommendation

Multiple wires are connected to a single lug on the circuit breaker. Only one wire should be connected.

Recommendation

Contact a qualified electrical contractor.



7.4.4 Main Service Panel

NO ROOM



Recommendation

The panel has no room for expansion.

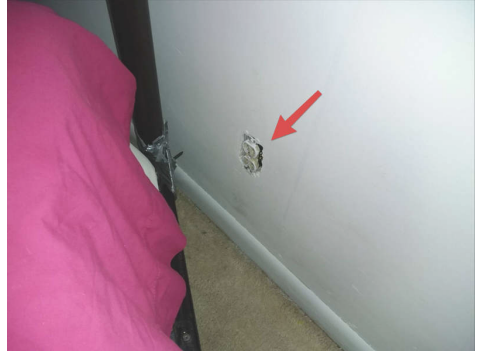
Recommendation
Contact a qualified electrical contractor.

7.9.1 Electrical Outlets
GFI NOT PRESENT

 Safety Hazard

Cracked and broken outlets present. Outlets are missing covers.

Recommendation
Contact a qualified electrical contractor.

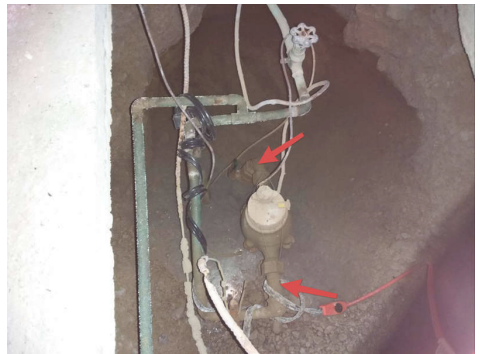


8.1.1 Main Water Shut-off Device
NO BONDING JUMPER

 Recommendation

The electrical system is not attached to both the city and dwelling side of the water meter.

Recommendation
Contact a qualified professional.



8.4.1 Water Supply, Distribution Systems & Fixtures
NOT INSULATED

 Recommendation

Install insulation on supply pipes.

Recommendation
Recommended DIY Project



8.11.1 Bathroom Sink
FLEX DRAIN

 Recommendation

Improper Flex tube noted at the drain.

Recommendation
Contact a qualified plumbing contractor.



8.13.1 Tub/Shower Fixtures

MECHANICAL STOPPER DEFECTIVE

 Recommendation

The mechanical stopper does not functional intended.

Recommendation

Contact a qualified plumbing contractor.



8.19.1 Dryer Vent

IMPROPER MATERIAL

 Safety Hazard

This type of vent may trap lint and may be a fire hazard. It is improperly connected.

Recommendation

Contact a qualified professional.



9.4.1 Electric baseboard Heating

ELECTRICAL OUTLET ABOVE

 Safety Hazard

At least one of the electrical baseboard heating strips has an electrical outlet installed above it. This is considered a serious fire hazard and needs to be corrected immediately.

Recommendation

Contact a qualified electrical contractor.



9.15.1 Exposed Flue Pipe

FLUE CONDITION

 Safety Hazard

The flu is in properly sealed where meets the chimney. Flu gasses may back up into the house.

Recommendation

Contact a qualified heating and cooling contractor



9.19.1 Fuel System

VENT/FILL PIPE LEAKS

vent and fill pipe shows signs of leakage, possible due to over fill. The system is fully depreciated, it has outlived its manufacturers serviceable life.

Recommendation

Contact a qualified heating and cooling contractor

 Recommendation



9.21.1 Pipes/Valves/Fittings

NOT INSULATED

Pipes are not insulated. Insulate the pipes.

Recommendation

Recommended DIY Project

 Recommendation



9.25.1 Normal Operating Controls

NOT PROGRAMMABLE

A programmable thermostat can result in energy savings. The client should consider upgrading to a programmable thermostat.

Recommendation

Contact a qualified heating and cooling contractor

 Recommendation



11.2.1 Structure

STAINING

Visible staining indicate moisture problems. Further review is recommended.

 Recommendation

Recommendation
Contact a qualified mold inspection professional.



11.3.1 Ventilation

DISCOLORATION - POSSIBLE MOLD

 Recommendation

Attic showed areas of discoloration and possible mold growth. Recommend a mold lab analysis to prevent spread of potential mold and damage to home or health risk. I also recommend finding source of moisture or lack of ventilation in attic space.

Recommendation
Contact a qualified mold inspection professional.



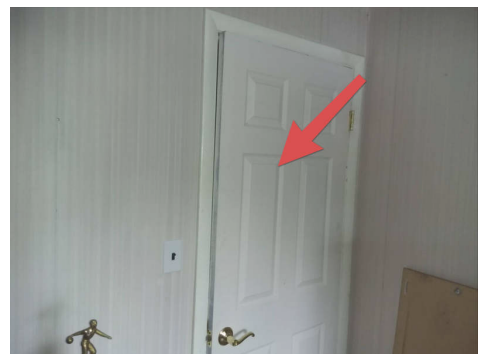
12.2.1 Interior Doors

RUB/STICK

 Recommendation

Door will not latch.

Recommendation
Contact a qualified professional.



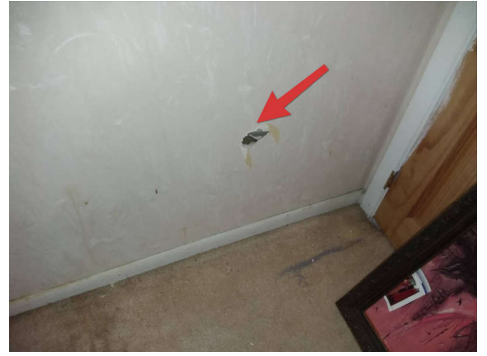
12.3.1 Walls

VOIDS

 Recommendation

Walls have voids, holes and gaps.

Recommendation
Contact a qualified handyman.



12.3.2 Walls

VISIBLE STAINING

Visible staining indicates moisture problem.

Recommendation

Contact a qualified mold inspection professional.

 Recommendation



12.4.1 Ceilings

PRIOR LEAK

Evidence of prior water penetration.

Recommendation

Contact a qualified professional.

 Recommendation



12.5.2 Floors

9X9 ASBESTOS TILES

9x9 composition tiles may or may not contain asbestos.

Recommendation

Contact a qualified professional.

 Safety Hazard



12.8.1 Fireplace/Wood Stove

DAMPER FTO

Damper is not operational.

 Recommendation

Recommendation
Contact a qualified fireplace contractor.



12.8.2 Fireplace/Wood Stove
INADEQUATE HEARTH

 Safety Hazard

The hearth does not extend 16 inches to the front and 8 inches to the side of the firebox.

Recommendation
Contact a qualified fireplace contractor.



13.1.1 Range/Cooktop/Oven
FULLY DEPRECIATED

 Recommendation

This appliance is approaching the end of its economic life. Older appliances typically use more energy than modern energy star rated appliances.

Recommendation
Contact a qualified appliance repair professional.



13.3.1 Refrigerator
FULLY DEPRECIATED

 Recommendation

This appliance is approaching the end of its economic life. Older appliances typically use more energy than modern energy star rated appliances.

Recommendation
Contact a qualified professional.



13.4.2 Dishwasher
FULLY DEPRECIATED

 Recommendation

This appliance is approaching the end of its economic life and was not functioning at the time of the inspection. Older appliances typically use more energy than modern energy star rated appliances.

Recommendation
Contact a qualified appliance repair professional.



13.5.1 Garbage Disposal
GARBAGE DISPOSAL FTO

 Recommendation

Garbage disposal is functioning however it is out of balance and vibrates the whole counter.

Recommendation
Contact a qualified appliance repair professional.



13.7.1 Kitchen Cabinets And Counters
FULLY DEPRECIATED

 Recommendation

This appliance is approaching the end of its economic life. Older appliances typically use more energy than modern energy star rated appliances.

Recommendation
Contact a qualified cabinet contractor.

