



Below is a summary of all deficiencies found at the property. Estimated costs are added as a courtesy and must be verified by a licensed contractor in their respectable trade.

2.2.1 Roof Drainage Systems

DEBRIS



Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified gutter contractor



2.2.2 Roof Drainage Systems

GUTTER DAMAGED



Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified gutter contractor

Estimated Cost

\$100 - \$200



2.2.3 Roof Drainage Systems

GUTTER LOOSE

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly.

Recommendation

Contact a qualified gutter contractor

Estimated Cost

\$100

 Recommendation



Left Elevation

2.3.1 Ventilation

DAMAGED VENTS

Damaged roof vents observed. A licensed roofer is recommended for repairs.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

\$2,000 - \$2,500

 Recommendation



Left Elevation



Left Elevation





2.5.1 Eaves, Soffits & Fascia

EAVES - DAMAGED

 Recommendation

One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified general contractor.

Estimated Cost

\$200 - \$500





3.3.1 Walkways, Patios & Driveways

DAMAGED TILES

Patio tiles are cracked and damaged; replacement recommended.

Recommendation
Contact a qualified tile contractor



3.4.1 Decks, Balconies, Porches & Steps

SCREEN ENCLOSURE LOCK

Screen enclosure lock is damaged; repairs/replacement recommended.

Recommendation
Contact a qualified professional.





3.4.2 Decks, Balconies, Porches & Steps

DAMAGED DOOR

Screen enclosure door is damaged and needs repair.

Recommendation

Contact a qualified professional.

Estimated Cost

\$100



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.



Recommendation
Contact a qualified tree service company.
Estimated Cost
\$200



3.5.2 Vegetation, Grading, Drainage & Retaining Walls
TREES/BRUSH

 Recommendation

Trees coming in contact with property structure must be trimmed.

Recommendation
Contact a handyman or DIY project
Estimated Cost
\$200



4.5.1 Wood Destroying Organisms
VISIBLE EVIDENCE

 Recommendation

Wood destroying organisms evidence observed at the property.
Treatment is recommended.

Recommendation
Contact a qualified pest control specialist.



6.1.1 Cooling Equipment

CONDENSATE TUBE DAMAGED

 Recommendation

Condensate tube was damaged, which limits safe discharge of condensation produced by evaporator coils. Recommend a qualified HVAC technician repair.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost

\$100



6.1.2 Cooling Equipment

INSULATION MISSING OR DAMAGED

 Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost

\$0 - \$100



Condensation Inside Attic

6.1.3 Cooling Equipment

MOLD OBSERVED ON COILS

 Recommendation

Visible mold observed on air handler coils. It is recommended that a mold test be performed. The apparent mold is located on the return air section and could be blowing mold spores in the air of the home through the ducts. The only way to check is to collect air samples inside the home along with a physical swab. These samples will be sent to a laboratory and a determination will be made whether you have a mold problem inside the house.

Recommendation

Contact a qualified mold inspection professional.



6.3.1 Distribution System

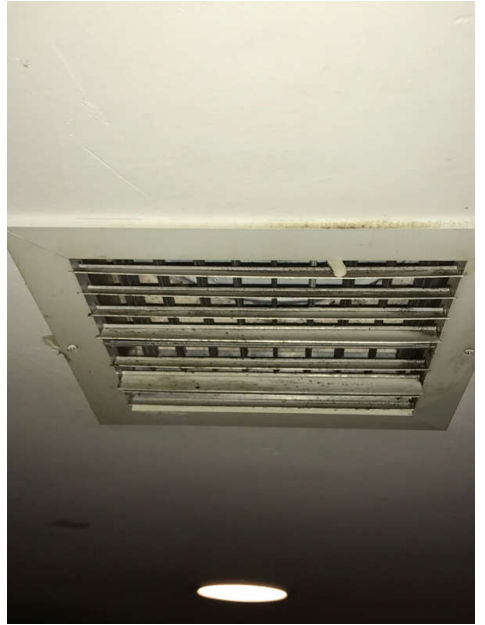
COLD AIR RETURN LEAKING

 Recommendation

The cold air return is leaking at the unit. Recommend licensed HVAC contractor seal or patch ductwork. Visible mold and condensation observed.

Recommendation

Contact a qualified heating and cooling contractor



6.3.2 Distribution System **DUCTS DETERIORATED**

 Recommendation

Deteriorated ducts were observed. Recommend licensed HVAC contractor repair or replace.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost
\$2,500 - \$3,000





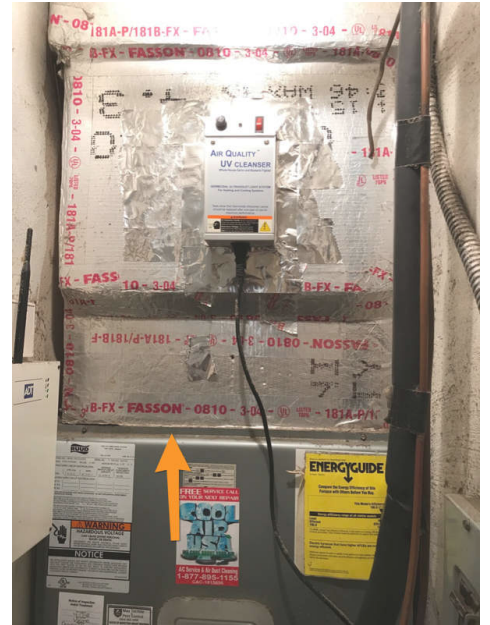
6.3.3 Distribution System

SUPPLY PLENUM NOT SEALED CORRECTLY

Recommendation

Air handler supply plenum is not sealed correctly and is leaking cold air. Cold air leaking can cause condensation which in turn causes mold growth.

Recommendation
Contact a qualified HVAC professional.



6.3.4 Distribution System

MOLD OBSERVED SUPPLY PLENUM

Recommendation

Observed mold on/inside supply plenum. A Mold Assessment is recommended for further evaluation and remediation protocol.

Recommendation
Contact a qualified mold inspection professional.



7.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

 Recommendation

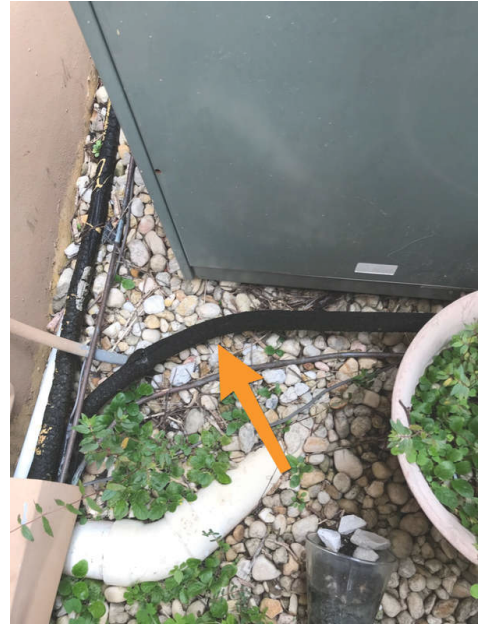
Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified heating and cooling contractor

Estimated Cost

\$0 - \$100



7.1.2 Cooling Equipment

UNIT PAST LIFE EXPECTANCY; REPLACEMENT ANTICIPATED

 Recommendation

Unit has exceeded it's life expectancy and replacement should be anticipated.

Recommendation

Contact a qualified heating and cooling contractor



7.3.1 Distribution System

COLD AIR RETURN LEAKING

 Recommendation

The cold air return is leaking at the unit. Recommend licensed HVAC contractor seal or patch ductwork. There is visible mold and condensation observed on vent railings.

Recommendation

Contact a qualified heating and cooling contractor



7.3.2 Distribution System

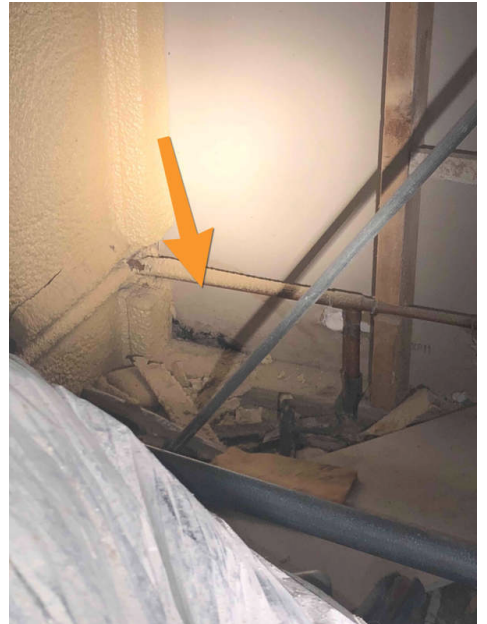
MOLD

 Recommendation

Visible mold observed inside air handler closet. A mold inspection is recommended.

Recommendation

Contact a qualified mold inspection professional.



7.3.3 Distribution System

SUPPLY PLENUM NOT SEALED CORRECTLY

 Recommendation

Air handler supply plenum is not sealed correctly and is leaking cold air. Cold air leaking can cause condensation which in turn causes mold growth.

Recommendation

Contact a qualified HVAC professional.

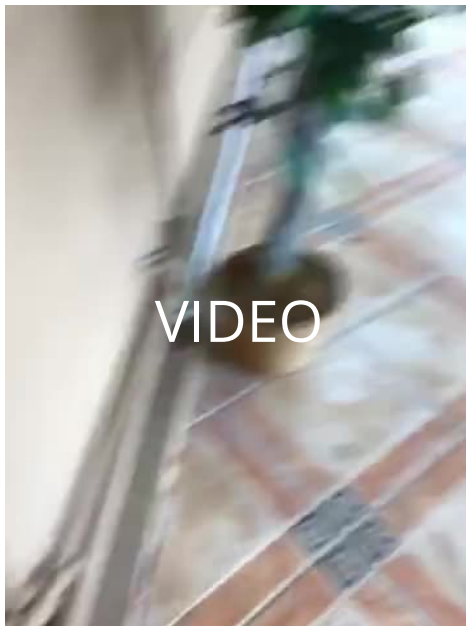


8.2.1 Drain, Waste, & Vent Systems
DRAIN LINE NOT UP TO CODE

 Recommendation

Drain line is not up to code and repairs need to be made.

Recommendation
Contact a qualified plumbing contractor.
Estimated Cost
\$1,000 - \$1,600



8.2.2 Drain, Waste, & Vent Systems
DAMAGED CLEANOUT

 Recommendation

Clean out pipe is damaged and needs repair.

Recommendation
Contact a qualified plumbing contractor.
Estimated Cost
\$10 - \$100



Left Elevation

8.3.1 Water Supply, Distribution Systems & Fixtures

IMPROPER INSTALLATION

 Recommendation

Distribution pipes were installed in a sub-standard way. Recommend a qualified plumber evaluate and properly fit and install pipes.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$100 - \$300



8.5.1 Hot Water Systems, Controls, Flues & Vents 2

 Recommendation

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

Recommendation
Contact a qualified plumbing contractor.
Estimated Cost
\$300 - \$400



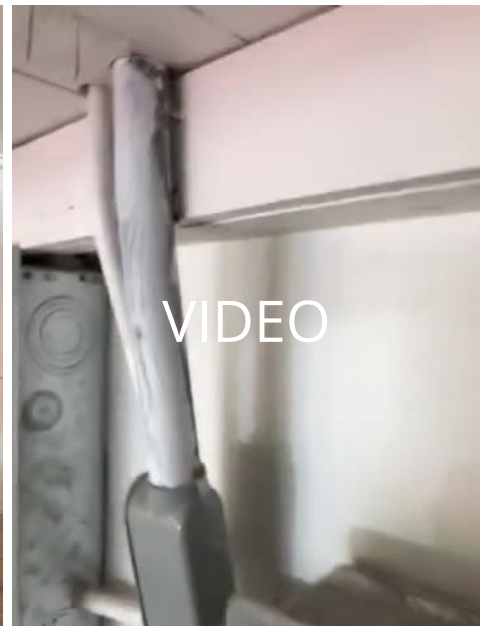
9.3.1 Branch Wiring Circuits, Breakers & Fuses

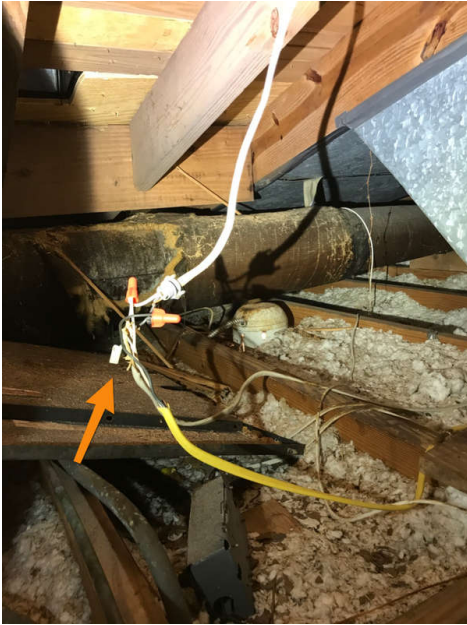
IMPROPER WIRING

 Recommendation

Wires not installed up to code. A licensed electrician needs to be hired in order to make proper repairs.

Recommendation
Contact a qualified electrical contractor.
Estimated Cost
\$500





9.3.2 Branch Wiring Circuits, Breakers & Fuses

EXPOSED WIRING

 Recommendation

Exposed wiring observed at the property. A licensed electrician should be hired to make proper repairs.

Recommendation

Contact a qualified electrical contractor.

Estimated Cost

\$100 - \$200



Condenser #1



9.4.1 Lighting Fixtures, Switches & Receptacles

EXTERIOR LIGHT INOPERABLE

 Recommendation

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



9.4.2 Lighting Fixtures, Switches & Receptacles

INTERIOR LIGHT INOPERABLE

One or more lights are inoperable. New light bulbs possibly needed.

Recommendation

Contact a qualified electrical contractor.



9.4.3 Lighting Fixtures, Switches & Receptacles

NO POWER

One or more outlets do not have power. A licensed electrician should be hired to make proper repairs.

Recommendation

Contact a qualified electrical contractor.



10.1.1 Attic Insulation

DEBRIS

Debris inside attic should be removed.



Recommendation
Contact a qualified professional.



11.1.1 Doors

LOCK NEEDS REPAIR

Door locks need repair.

Recommendation
Contact a qualified handyman.





11.1.2 Doors

CLOSET DOORS MISSING

 Recommendation

Observed one or more closet doors that are missing.

Recommendation

Contact a qualified door repair/installation contractor.



11.2.1 Windows

MISSING/DAMAGED SCREEN

 Recommendation

Observed one or more windows with missing/damaged screens. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

Estimated Cost

\$200 - \$300



11.4.1 Walls

MOISTURE DAMAGE



Recommendation

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. Recommend further examination by a Mold Inspector to provide further testing.

Recommendation

Contact a qualified mold inspection professional.



Bathroom 2

11.5.1 Ceilings

STAIN(S) ON CEILING



Recommendation

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified roofing professional.



11.5.2 Ceilings

CRACKS

Cracks observed on interior ceilings.

Recommendation

Contact a qualified professional.



Recommendation



11.7.1 Baseboards

MISSING BASEBOARDS

Missing baseboards observed at the property.

Recommendation

Contact a qualified handyman.



Recommendation



11.7.2 Baseboards

WATER DAMAGE

Water damage observed on baseboards is an indication of an active leak somewhere in the home. It is recommended that the source of the leak be located and repaired.

Recommendation

Contact a qualified mold inspection professional.



13.1.1 Dishwasher

INOPERABLE

Dishwasher was inoperable using standard controls. Recommend a qualified plumber or contractor evaluate.

Recommendation

Contact a qualified appliance repair professional.



13.6.1 Dryer

DAMAGE

Damaged observed to drying machine.

Recommendation

Contact a qualified appliance repair professional.





14.1.1 Ceiling
CRACKS

Observed ceiling cracks in garage area.

Recommendation
Contact a qualified professional.

 Recommendation



14.5.1 Garage Door Opener
DAMAGED SENSOR

Garage force sensitive sensor is damaged and needs repair/replacement.

Recommendation
Contact a qualified garage door contractor.

 Recommendation



15.3.1 Bathtub

DRAIN CAP

Bathtub drain cap is missing or damaged.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



15.3.2 Bathtub

INOPERABLE FIXTURES

Bathtub fixtures were inoperable at the time of inspection. Recommend a qualified plumber or handyman evaluate.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$400 - \$500



Recommendation



16.3.1 Bathtub

DRAIN CAP

Bathtub drain cap is missing or damaged.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



16.6.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

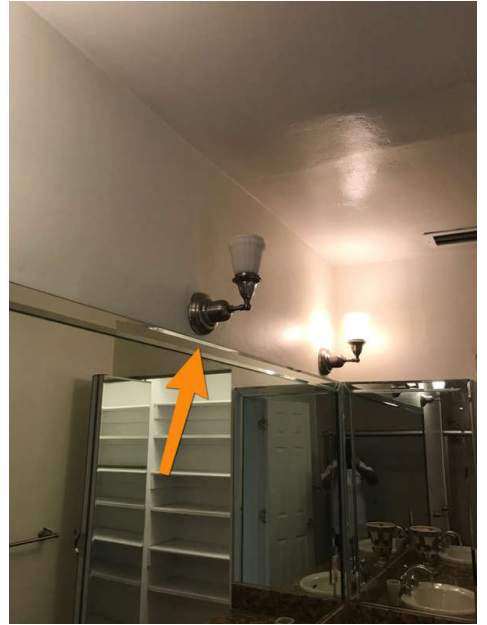
One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



Recommendation



17.2.1 Toilet

TOILET IS LOOSE

Toilet is loose at the base and needs immediate repair. A loose toilet can cause it to leak.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$200 - \$300



17.3.1 Bathtub

NOT FUNCTIONAL

Bathtub spa jets are not functional.

Recommendation

Contact a qualified plumbing contractor.





17.4.1 Shower

INOPERABLE FIXTURES

 Recommendation

Shower fixtures were inoperable at the time of inspection. Recommend a qualified plumber or handyman evaluate.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$800 - \$1,000

