



2.1.1 Foundation, Basement & Crawlspace

HIGH MOISTURE LEVELS

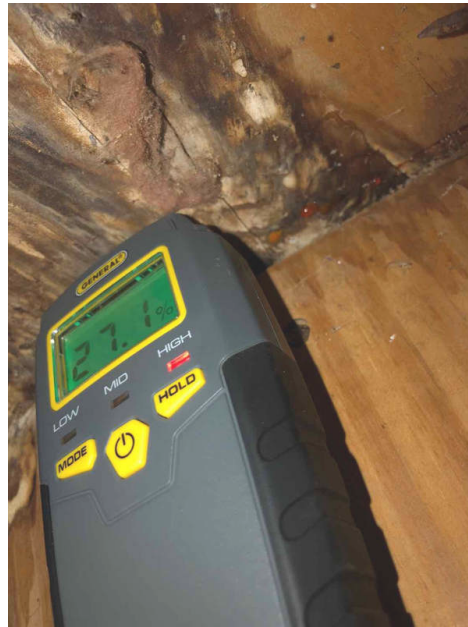


High levels of moisture were noted in areas of the basement. Recommend finding source of moisture intrusion and making necessary repairs to prevent damage or further damage to the structure.

Recommendation
Contact a qualified professional.



Southeast



South

2.1.2 Foundation, Basement & Crawlspace

BIOLOGICAL GROWTH-BASEMENT

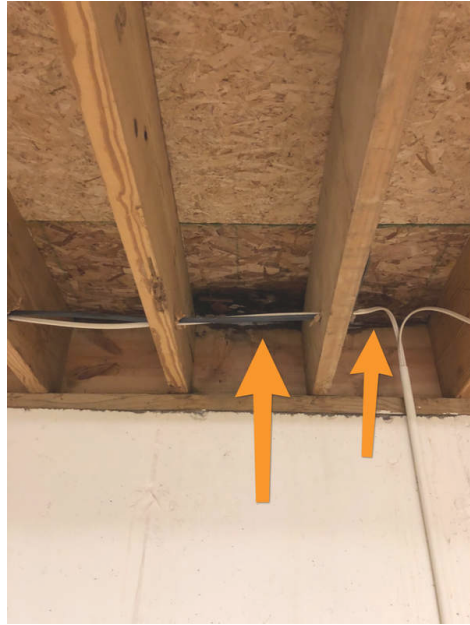


Possible biological growth noted in areas of the basement. Recommend qualified professional for testing.

Recommendation
Contact a qualified professional.



South



Basement Southeast

3.2.1 Exterior Doors

WEATHERSTRIPPING- ADDED

 Recommendation

A small area of weatherstripping needs to be added to ensure proper efficiency. Recommend handyman for repair.

Recommendation

Contact a handyman or DIY project



Front Door

3.2.2 Exterior Doors

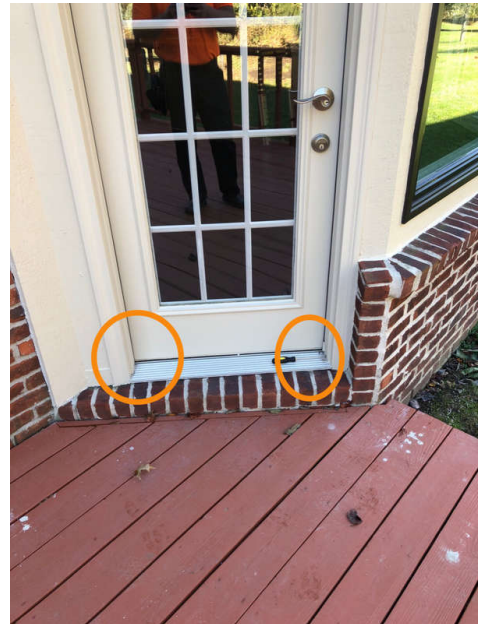
WOOD ROT

 Recommendation

Wood rot was noted in one or more places. Recommend qualified handyman to repair or replace all affected areas.

Recommendation

Contact a qualified handyman.



North deck

3.3.1 Decks, Balconies, Porches & Steps

CONCRETE SETTLED

The concrete has settled which has caused a crack and a gap to form along the house. Recommend qualified professional to make necessary repairs.

Recommendation

Contact a qualified professional.



Recommendation



South

3.3.2 Decks, Balconies, Porches & Steps

STEPS-SETTLED

The step(s) have settled significantly and caused a large gap to form. Recommend a qualified professional to evaluate and make necessary repairs.

Recommendation

Contact a qualified professional.



Recommendation



South

3.3.3 Decks, Balconies, Porches & Steps

CONCRETE-CRACK

There is a crack in the porch concrete. This can allow water to infiltrate and settle next to the foundation and cause further damage. Recommend qualified professional to evaluate and make repairs.

Recommendation

Contact a qualified professional.

 Recommendation



Front porch

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

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.

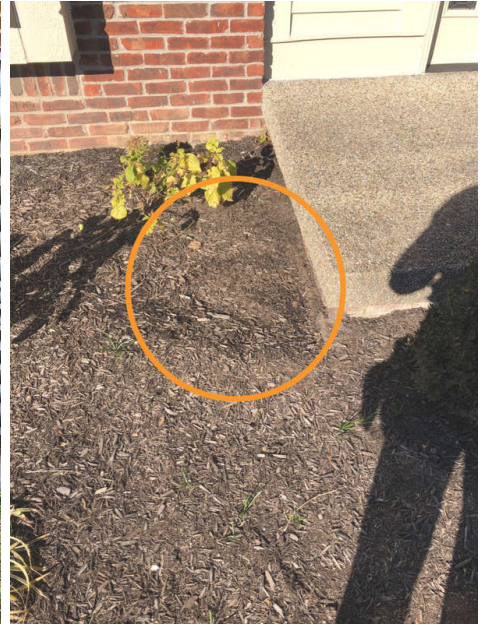
 Recommendation



South



Northwest



South beside porch

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

FENCE DAMAGE

The fence was damaged. Recommend replacing affected boards.

Recommendation

Contact a qualified professional.

 Recommendation



Northeast

4.3.1 Roof Drainage Systems

GUTTER-SEPARATED FROM HOUSE

 Recommendation

Gutter is separated from the house. This will cause water to run down the fascia and collect near the foundation. Recommend qualified roofing professional for repair.

Recommendation

Contact a qualified professional.



South above front door

4.3.2 Roof Drainage Systems

DRAIN CLOGGED

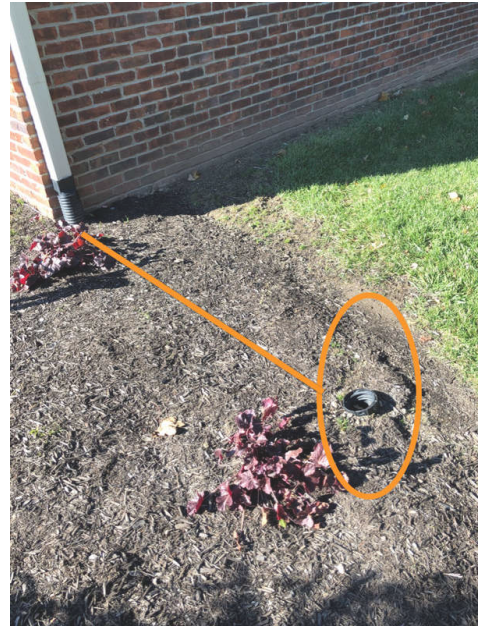
Downspout landscape drain is clogged with debris. This will cause water to back up and run out near the foundation. Recommend qualified handyman to remove debris.

Recommendation

Contact a handyman or DIY project



Recommendation



Southeast

5.1.1 Fixtures / Faucets

FAUCET DRIP

A faucet is dripping. Recommend qualified handyman or plumber evaluate and repair.

[Here is a helpful article](#) in case you DIY.



Recommendation



Master Bathroom

5.1.2 Fixtures / Faucets

SINK DRAIN STOPPER

The sink drain stopper is missing or broken. Recommend handyman for replacement.

Recommendation

Contact a qualified handyman.



Recommendation



2nd Floor hall Bathroom

5.1.3 Fixtures / Faucets

SHOWER HEAD - DRIPPING

The shower head continued to drip (run) long after the diverted valve was changed back to faucet only. Recommend qualified plumber to check for buildup of minerals which may cause this.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Master Bathroom

5.1.4 Fixtures / Faucets

SINK DRAIN STOPPER



The sink drain stopper does not properly operate. Recommend qualified handyman for adjustments.

Recommendation

Contact a qualified handyman.



Master Bathroom

5.1.5 Fixtures / Faucets

SHOWER VALVE-LOOSE



The shower mixer valve is not secure in the wall. This can lead to a leak. Recommend qualified plumber for repair.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Hall Bathroom

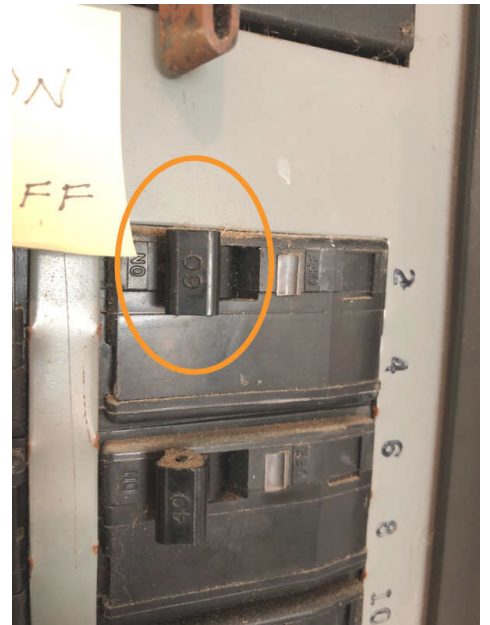
6.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

 Recommendation

A/C OVERFUSED

The breaker for the A/C was larger than recommend by the manufacturer. Recommend qualified electrician for replacement with correct breaker.

Recommendation
Contact a qualified professional.



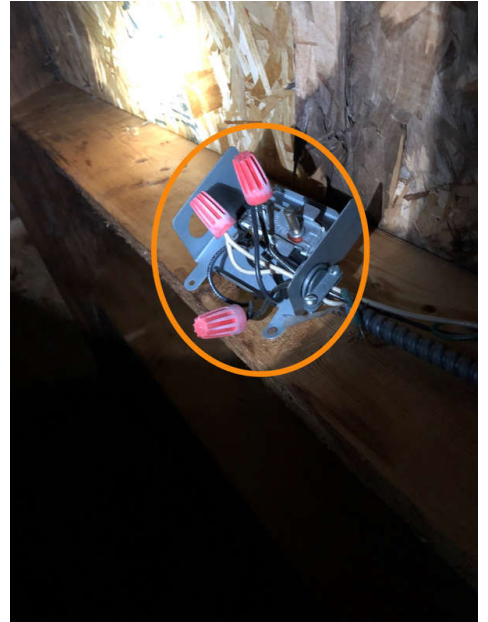
60amp

6.4.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

 Recommendation

EXPOSED ENDS & SPLICES

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.



Attic

6.6.1 GFCI & AFCI

KITCHEN GFCI

Outlets within 6 feet of a water source need to be GFCI protected. Recommend qualified electrician for repair.

Recommendation

Contact a qualified professional.



Recommendation



Kitchen

7.1.1 Heating Equipment

HUMIDIFIER- UNPLUGGED

The humidifier was unplugged at the time of inspection. Recommend confirming with HVAC technician that the humidifier is in working order.

Recommendation

Contact a qualified HVAC professional.



Recommendation



8.6.1 Doors

DOOR DOESN'T LATCH

 Recommendation

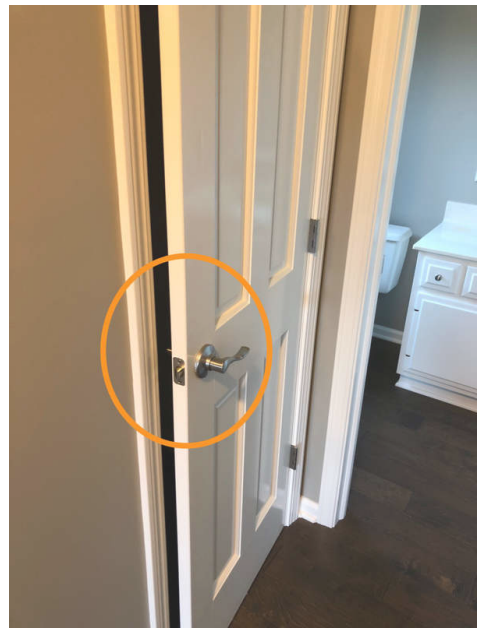
Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.



Master Bedroom



Master Bathroom



By half bath



Half bath

8.6.2 Doors

DOOR DRAGS ON FLOOR

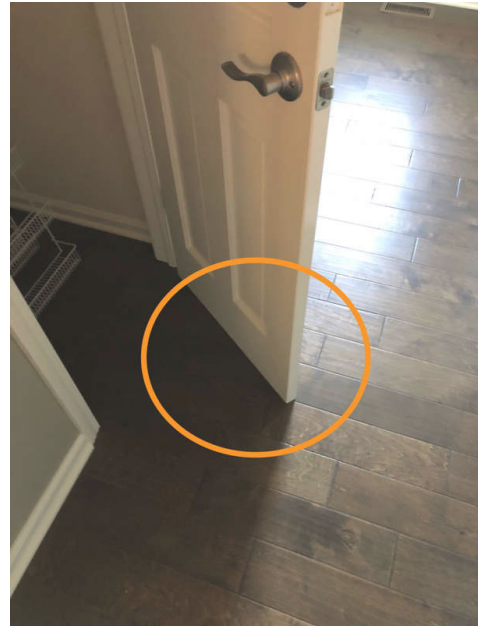
The door drags the floor. Recommend trimming the bottom of the door to allow it to swing freely.

Recommendation

Contact a qualified professional.



Recommendation



Pantry

8.7.1 Windows

PAINTED SHUT

One or more windows are painted shut. Recommend windows be restored to functional use.



Recommendation



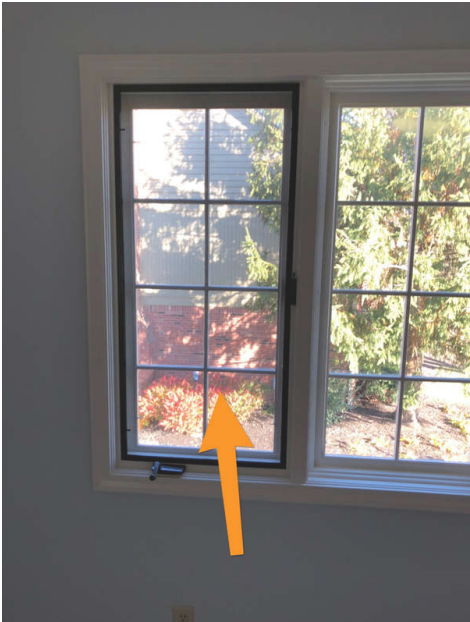
Northwest



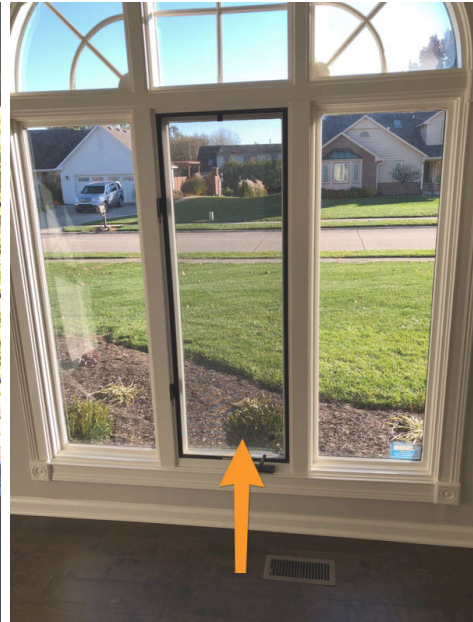
2nd Floor Hall Bathroom



Northeast Bedroom



East Bedroom



Southeast 1st Floor



Half bath



Kitchen

8.7.2 Windows

WOOD ROT

Wood rot was noted on the exterior trim. Recommend repairing and replacing all affected materials.

Recommendation

Contact a qualified professional.



Recommendation



Southeast

10.2.1 Refrigerator

WATER OFF

Recommendation

Contact a qualified professional.



Recommendation



11.1.1 Attic Insulation

STRAW

Straw and other organic material noted in the attic. This is usually a sign of birds making it into the attic. Recommend qualified pest control professional for evaluation.

Recommendation

Contact a qualified pest control specialist.



Recommendation



Attic near access

11.2.1 Vapor Retarders

VAPOR BARRIER DAMAGED

Vapor barrier is damaged in one or more areas. Recommend insulation contractor repair or replace.



Recommendation



Crawlspace

11.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

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



Recommendation



Attic

11.4.2 Exhaust Systems

CORRODED METAL VENT

 Recommendation

The metal vent pipe is corroded and developing holes. Recommend replacing the pipe.

Recommendation
Contact a qualified professional.



Crawlspace