



2.2.1 Foundation

**FOUNDATION - MOISTURE INTRUSION**



CRAWLSPACE

The foundation wall had multiple areas of moisture staining and active moisture intrusion. Moisture on the walls can be common and is typically directed to the sump pit. However, some water was observed pooling on a portion of the crawlspace floor. Continued moisture intrusion may result in damage to the home. Recommend a qualified waterproofing contractor to evaluate and repair.



### 3.1.2 Exterior Wall Surface

#### **SEALANT NEEDED**

##### GAS METER PIPING

A protrusion through the exterior wall was found to have damaged or missing sealant. Deteriorated or missing sealant could allow water intrusion causing damage to the exterior and interior components of home. Recommend sealing these gaps.



Repair/Replace



### 3.2.1 Exterior Doors

#### **DOOR SILL/TRIM - DETERIORATION**

##### LEFT SIDE DOOR

The door sill/trim has missing paint, termite damaged wood, and missing sealant. This could allow water intrusion into the home, further damage to the wood, and damage to the home. Recommend replacing the trim.



Repair/Replace



### 4.1.1 Roof Surface

#### **SHINGLES - BROKEN/CHIPPED**

##### FRONT OF ROOF

One of the asphalt shingles on the roof of the home is broken or chipped. This could lead to water intrusion which may cause damage to the structure and interior components of the home. Recommend a licensed roofing contractor to repair.



Repair/Replace





5.2.1 Fixtures & Faucets

**TOILET - LEAKING**

MASTER BATHROOM

 Repair/Replace

A toilet was observed that is leaking at the base. This could result in sewage entering the home and causing damage. Recommend a licensed plumber to repair or replace.



5.6.1 Sump Pump

**SUMP PUMP - EXTENSION  
DISCONNECTED**

REAR LEFT CORNER

 Repair/Replace

Due to the disconnected extension, the sump pump discharges directly next to the foundation. This could result in high levels of moisture in the soil surrounding the foundation which could lead to moisture intrusion into the basement. Recommend reconnecting the extension so the water discharges further from the foundation.



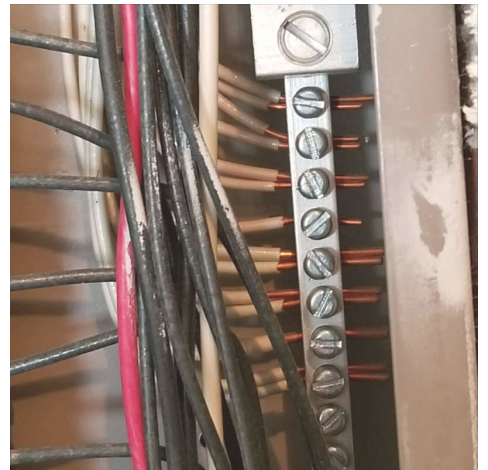
6.2.1 Main & Subpanels

**MULTIPLE NEUTRAL CONDUCTORS  
UNDER BUS SCREW**

DISTRIBUTION PANEL

 Repair/Replace

The electrical panel had more than one neutral conductor inserted under a single bus bar screw. The bus bar is designed to accept only one conductor per screw. This could lead to electrical system malfunction and creates a fire hazard. Recommend a licensed electrical contractor to repair.



6.5.1 Light Fixtures, Switches & Receptacles

**RECEPTACLE - INOPERABLE**

ALL SUN ROOM RECEPTACLES

 Repair/Replace

The electrical receptacle was not working at the time of inspection. Recommend a licensed electrical contractor to repair all broken or inoperable receptacles.



6.5.2 Light Fixtures, Switches & Receptacles

**RECEPTACLE - DAMAGED**

REAR SUN ROOM, RIGHT WALL

 Repair/Replace

The electrical receptacle is damaged and broken. It appears to have had an electrical malfunction. This creates an electrical shock and fire hazard. Recommend a licensed electrical contractor to evaluate and replace.



6.6.1 GFCI & AFCI

**NO GFCI PROTECTION INSTALLED**

RIGHT SIDE OF STOVE

 Repair/Replace

An interior electrical outlet was observed without GFCI protection. This could lead to an electrical shock. Recommend a licensed electrical contractor to repair/replace.





7.4.1 Vents, Flues & Chimneys

**INADEQUATE CLEARANCES**

ATTIC

 Repair/Replace

Several pieces of fiberglass insulation are in contact with the metal B-vent. This is a fire hazard. The manufacturer of the B-vent recommends a 1 inch clearance for all combustible materials. Recommend removing all combustible materials from within 1 inch around the vent and secure all insulation and other combustible materials to prevent this problem from reoccurring.



8.1.3 Condenser Unit

**AIR CONDITIONER - COILS DAMAGED/DIRTY**

 Repair/Replace

CONDENSER UNIT

The air conditioning coils around the bottom of the condenser unit are dirty and have damaged fins. This could lead to a restricted airflow, decreased efficiency, and increased cooling costs. Recommend a licensed HVAC contractor to service, clean, and repair.



### BATHROOM EXHAUST FAN VENT - DISCONNECTED

 Repair/Replace

ATTIC  
The bathroom exhaust fan vent is disconnected. This can cause moisture from the bathroom to vent into the attic resulting in damage to the wood, insulation and/or mold development. Recommend reconnecting this vent.



12.7.1 Occupant Door (From garage to inside of home)

### DOOR - NOT SELF-CLOSING

GARAGE

The door from the garage to the interior of the home is missing a self-closing system. These hinges keep the door closed to help prevent the spread of fire and toxic gases to living space should they occur. Recommend a licensed contractor to install a self-closing system.

 Repair/Replace

