



2.5.1 Roof Drainage Systems

DOWNSPOUT RUNOUT NEEDS EXTENSION



Downspout extensions are recommended to discharge roof drainage a minimum of 6 feet from the foundation. Downspout extensions are a simple improvement that have a great impact on preventing water accumulation and intrusion around the foundation.

Recommendation
Contact a qualified handyman.



3.4.1 Exterior Doors

DOOR IS MISALIGNED AND HAS DAMAGED STRIKER PLATE



DINING ROOM

Door does not close or latch properly. Recommend qualified handyman adjust strike plate and/or lock.

[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation
Contact a qualified door repair/installation contractor.



3.7.1 Vegetation, Grading, Drainage & Retaining Walls

DYING TREE

EXTERIOR WEST



A dying tree on the property will eventually fall or be blown over by wind and may cause injury or damage. The Inspector recommends removal of the tree for safety reasons.

Recommendation

Contact a qualified tree service company.



4.4.1 Garage Door

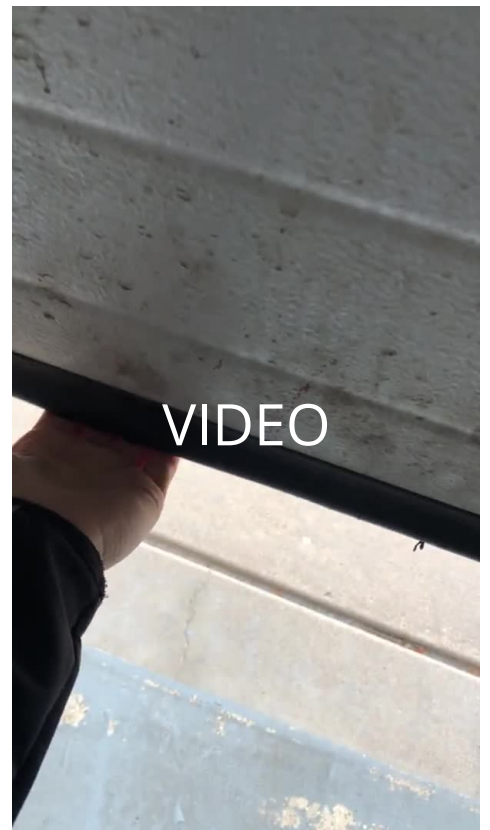
AUTO REVERSE CONTACT SENSOR NOT WORKING PROPERLY



The auto reverse pressure sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a qualified garage door contractor.



4.4.2 Garage Door

OPTICAL SAFETY SENSOR LOOSE



One of the optical safety sensors was loose, and may lead to improper function. This will present a safety danger if the sensor does not properly function. Recommend that a qualified professional repair safety devices.

For an ABP video explanation of this topic, [Click here](#).

Recommendation

Contact a qualified garage door contractor.



4.6.1 Occupant Door

DOOR DOES NOT MEET SEPARATION REQUIREMENTS



Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

Recommendation

Contact a qualified door repair/installation contractor.



4.6.2 Occupant Door

NOT SELF-CLOSING



Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges, or adjust self closing hinges if they are present but not functioning properly.

[DIY Resource Link](#).

Recommendation

Contact a qualified door repair/installation contractor.



5.2.1 Attic Insulation

COMFORT AND EFFICIENCY RECOMMENDATION - THERMAL BYPASS



ATTIC

A thermal bypass was observed. A thermal bypass allows for unconditioned air to move into an area of conditioned space, or a space that should be sealed off from unconditioned areas. Recommend having this bypass sealed and insulated by a qualified home performance contractor.

Recommendation

Contact a qualified insulation contractor.



5.2.2 Attic Insulation

COMFORT AND EFFICIENCY RECOMMENDATION-INSUFFICIENT INSULATION



Insulation depth was inadequate. Modern energy efficiency standards suggest a minimum of R-38 insulation (around 12" of blown insulation) up to R-60 (about 18" of blown insulation). Sufficient attic insulation is one of the most impactful measures that can be taken to improve occupant comfort and reduce energy demands. Insulation is relatively inexpensive and can qualify for rebates from local utilities if eligibility is met. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



5.2.3 Attic Insulation

WASPS NEST

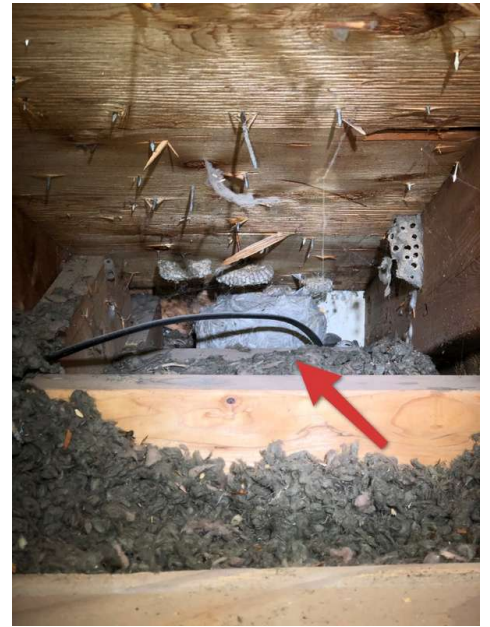
ATTIC EVE - NORTH

A wasps nest was visible in the attic at the time of inspection. The nest was not active at the time of inspection, but may be due to the season. The Inspector recommends nest removal by a qualified contractor.

Recommendation

Contact a qualified pest control specialist.





6.7.1 Roof Structure

MOISTURE DAMAGE AND POSSIBLE MICROBIAL GROWTH

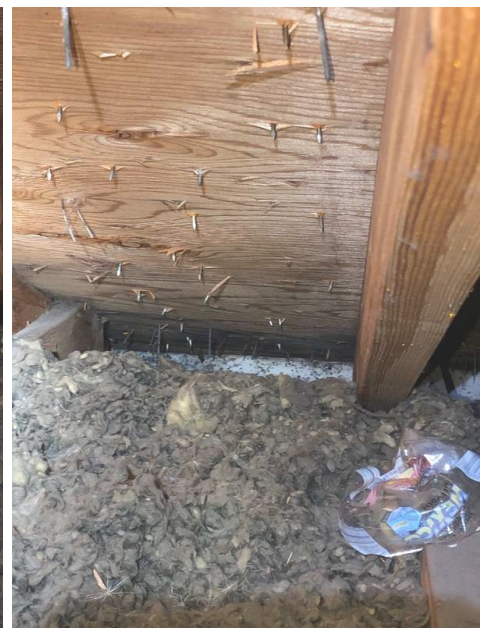
ATTIC NORTHEAST



Evidence of past water intrusion, associated moisture, and visible apparent microbial growth was noted in one localized area of the underside of the roof deck surface at the NE eve.. The moisture damage and staining appeared to be caused by roof leakage, potentially from ice damming, or the possibility of ventilation issues. It's most likely that the microbial growth is not currently active, and although present, dead. Recommend further evaluation of the area to determine the exact cause a need for remediation. Recommend mold testing of the affected areas to determine the status of the apparent microbial growth

Recommendation

Contact a qualified environmental contractor





7.3.1 Plumbing Fixtures

**KITCHEN SINK SPRAYER -
IMPROPER FUNCTION**

KITCHEN SINK

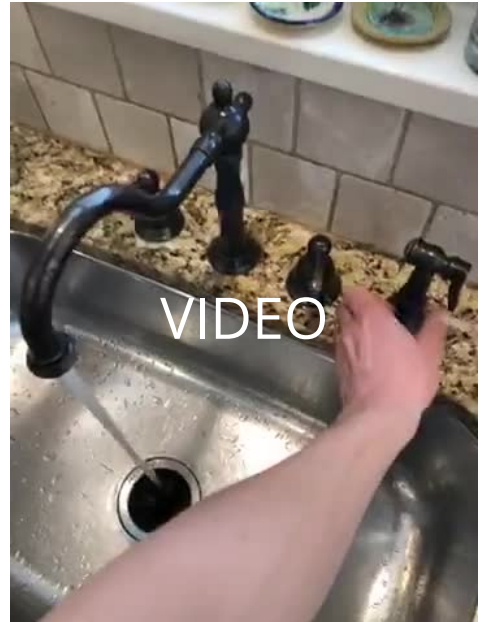
The kitchen sprayer, when engaged, turns the water flow off. It's speculated that this is due to an odd functional byproduct of higher water pressure, but further recommendation by a plumber would be recommended for accurate analysis.

Recommendation

Contact a qualified plumbing contractor.



Recommendations



7.5.1 Hot Water Systems, Controls, Flues & Vents

**PIPE CORROSION - DISSIMILAR
METALS**

Corrosion visible on water pipes connected to this water heater appeared to be the result of dissimilar metals in contact with each other. This condition can cause galvanic corrosion. The Inspector recommends installation of a dielectric union by a qualified plumbing contractor to help prevent further corrosion, deterioration and/or leakage made possible by this condition.

Recommendation

Contact a qualified plumbing contractor.



Recommendations



7.5.2 Hot Water Systems, Controls, Flues & Vents

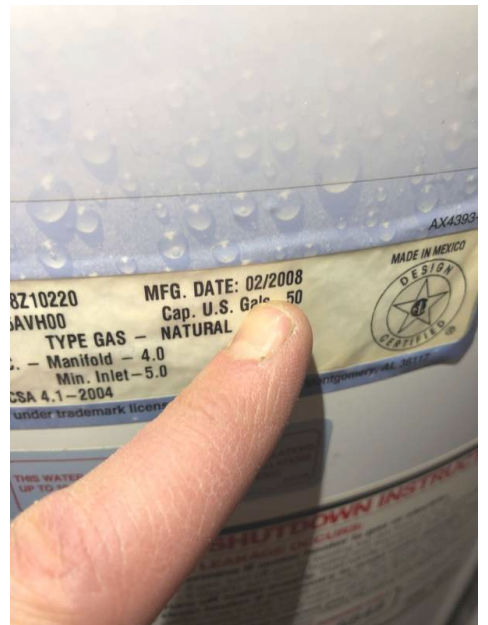


NEAR END OF SERVICE LIFE

The water heater showed normal signs of wear and tear, and is nearing the end of its expected 6-12 year service life. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.



8.3.1 Branch Wiring Circuits, Breakers & Fuses



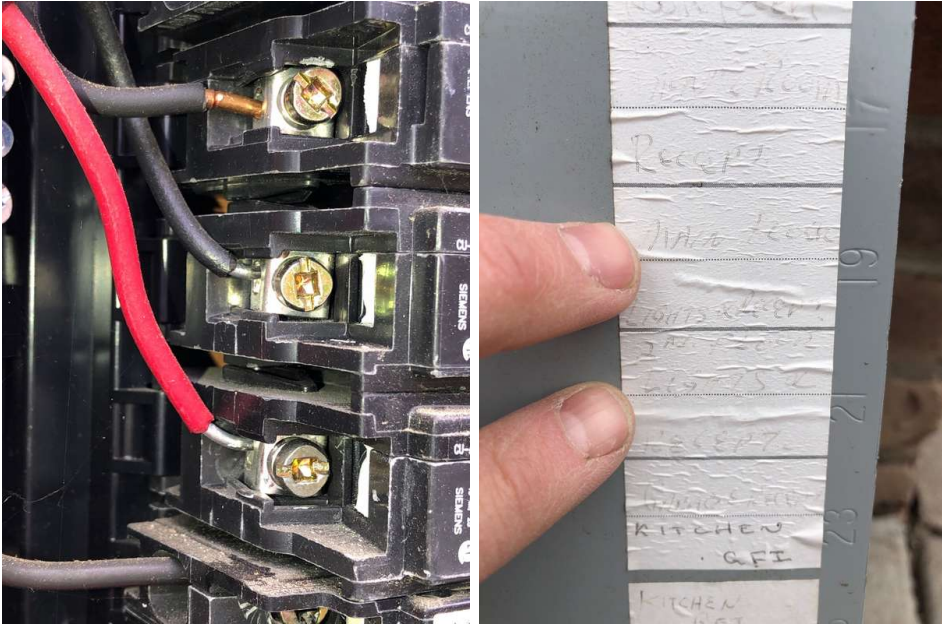
2 ALUMINUM BRANCH CIRCUITS

1ST FLOOR, 2ND FLOOR LIGHTS AND RECEPTACLES

Aluminum wire appears to be installed on 2 branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.3.2 Branch Wiring Circuits, Breakers & Fuses

OPEN ELECTRIC JUNCTION BOX

ATTIC



An electrical junction box was not properly enclosed and had exposed wiring. This is a safety/shock hazard and needs to be remedied by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

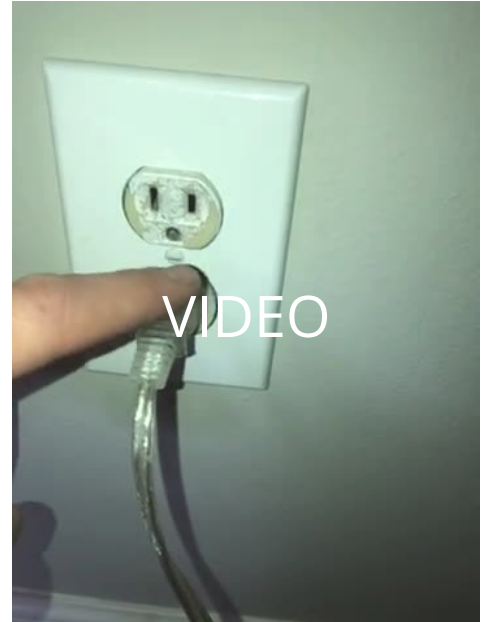
DAMAGED RECEPTACLE

2ND FLOOR NORTH BEDROOM



A receptacle was physically damaged. The receptacle poses a potential shock hazard and should be replaced even if currently functional.

Recommendation
Contact a qualified electrical contractor.



8.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendations

OPEN GROUND

DINING ROOM

An electrical receptacle had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.

Recommendation
Contact a qualified electrical contractor.



8.5.1 GFCI & AFCI

**NO GFCI PROTECTION INSTALLED -
SPECIFIC LOCATION**

KITCHEN

 Safety Hazard

No ground fault circuit interrupter (GFCI) protection was provided at this location at the time of inspection. Although GFCI protection may not have been required in this location at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



8.5.2 GFCI & AFCI

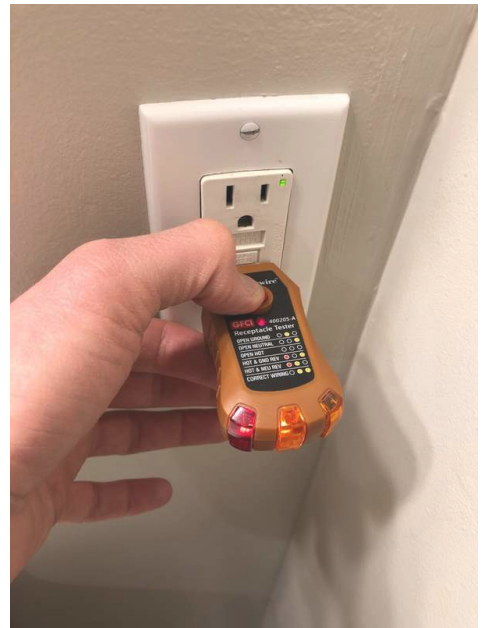
NON FUNCTIONING GFCI

2ND FLOOR BATHROOM

A ground fault circuit interrupter (GFCI) electrical receptacle did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. The Inspector recommends replacement of the receptacle to ensure that it works correctly when required. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



8.6.1 Smoke Alarms

SAFETY RECOMMENDATION - INSTALL ADDITIONAL SMOKE ALARMS

WITHIN BEDROOMS

The amount of smoke alarms observed in the home at the time of inspection is inadequate by accepted safety standards. The National Fire Alarm and Signaling Code requires as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home.

Recommendation

Contact a handyman or DIY project





9.9.1 Solid Fuel Heating Device (Fireplace, Woodstove)

 Recommendations

BUILDUP - FLUE NEEDS CLEANING

the flue for the wood-burning fireplace appeared to need cleaning. Dirty fireplaces are potential fire hazards. The flue should be cleaned by a qualified contractor.

Recommendation

Contact a qualified fireplace contractor.



9.9.2 Solid Fuel Heating Device (Fireplace, Woodstove)

 Recommendations

CRACKED FIREWALL

The fireplace firewall was cracked in one area, and a gap in mortar on the sides was noted. This could lead to further chimney damage or toxic fumes entering the home upon operation of the fireplace. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation

Contact a qualified chimney contractor.



12.4.1 Range/Oven/Cooktop

BURNER NOT FUNCTIONING

 Recommendations

One or more heating elements did not heat up/ignite when turned on. Recommend qualified professional evaluate & repair.

[Here is a DIY resource](#) on possible solutions.

Recommendation

Contact a qualified appliance repair professional.



12.5.2 Washer/Dryer

EXCESSIVE VENT LENGTH

 Recommendations

The dryer vent was observed to be too long. Dryer vents that are too long will not vent properly and are subject to faster clogging with lint. Recommend shortening or moving vent for proper air flow. A flex dryer vent should be no longer than 25' total run. Each 90 degree turn derates the total length by 5' and each 45 degree bend derates the total length by 2.5'.

Recommendation

Contact a qualified appliance repair professional.



13.2.3 Windows

WINDOW DOES NOT STAY OPEN

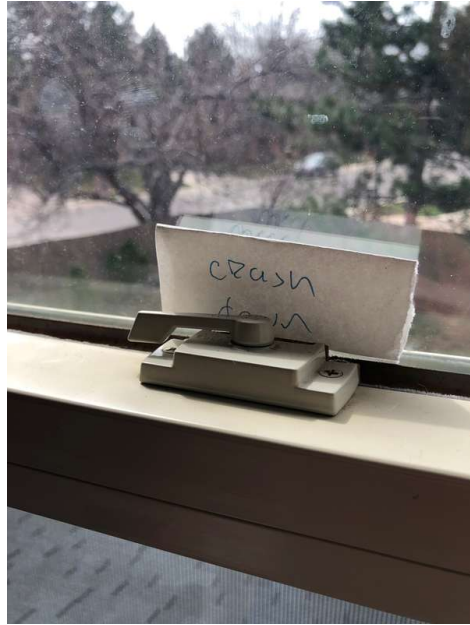
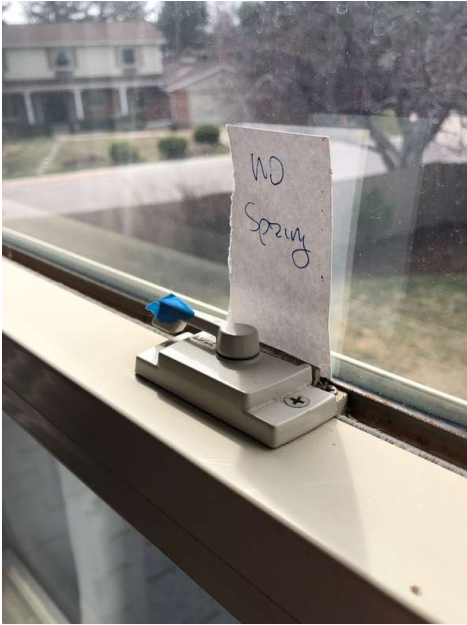
 Safety Hazard

MASTER AND SE BEDROOM

Multiple windows would not stay open on their own at the time of inspection, and would slam when unlatched. The inspector can speak to this after having an upper window sash close quickly on a fingernail while unlatching the window. Recommend repair or replacement by a qualified window specialist.

Recommendation

Contact a qualified window repair/installation contractor.



13.2.4 Windows

WINDOW JAMMED/STUCK

DINING ROOM, 2ND FLOOR EAST BATHROOM

Four windows were not fully inoperable at time of inspection. The 2 bay windows in the dining room were caught on the drip flashing above, and the upstairs bathroom crank windows would not open. Recommend repair by a qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.



13.2.5 Windows

CRANK INOPERABLE

MASTER BATHROOM

A window crank was inoperable at the time of inspection. Recommend repair in order to restore full functionality of the window.



Recommendation
Contact a qualified window repair/installation contractor.



13.6.1 Steps, Stairways & Railings
NO HANDRAIL

 Recommendations

Although it had 4 or more risers, this staircase had no handrail installed. This condition is a potential fall hazard. In order to comply with generally-accepted current standards which require a handrail at staircases with 4 or more risers, this staircase would need a handrail installed. The Inspector recommends that a handrail be installed that complies with modern safety standards. All work should be performed by a qualified contractor.

Recommendation
Contact a qualified carpenter.

