



2.1.1 Exterior Walls & Trim

BRICK - REPOINT NEEDED/CRACKED/DAMAGED

FRONT OF HOME NEXT TO MASTER BED WINDOW.

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).

Recommendation

Contact a qualified professional.

 Recommendation / Improvement



2.2.1 Exterior Doors

DOOR SILL/TRIM

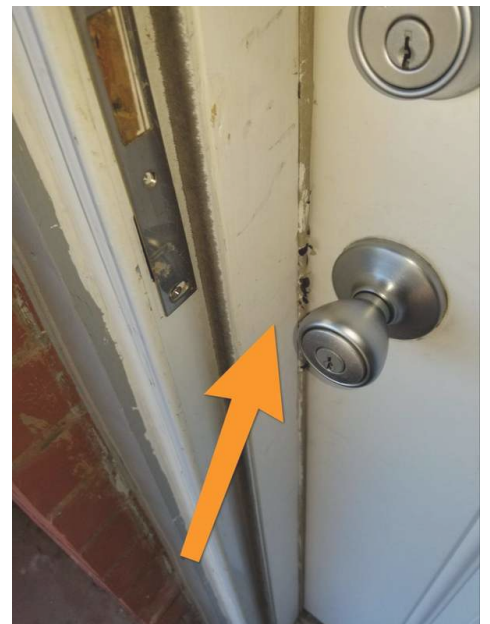
FRONT DOOR.

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

Recommendation

Contact a qualified door repair/installation contractor.

 Maintenance / Comment



2.2.2 Exterior Doors

SCREEN DOOR HARD TO OPERATE

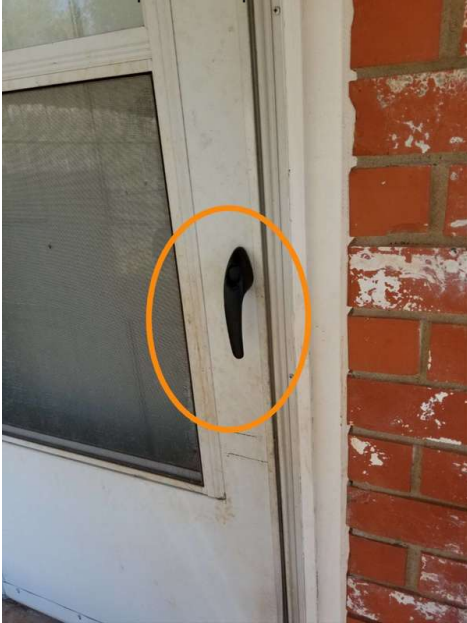
REAR SCREEN DOOR.

 Maintenance / Comment

One or more screen doors were hard to operate at the time of inspection. Recommend servicing.

Recommendation

Contact a qualified professional.



2.3.1 Windows

MISSING SCREEN OR DAMAGED

REAR AND SIDE OF HOME.

 Maintenance / Comment

Missing screen or damaged at windows

Recommendation

Contact a qualified professional.



2.4.1 Walkways, Patios & Driveways

CRACKING - MINOR

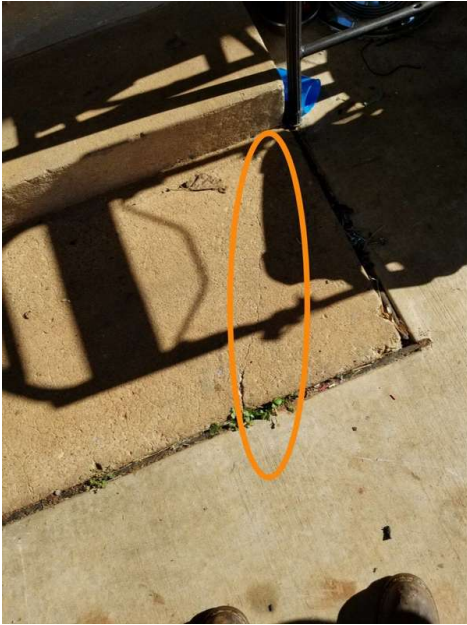
REAR, FRONT AND SIDE OF HOME.

 Maintenance / Comment

Minor cracks observed, Recommend patching/sealing and monitor cracks. This is also a potential trip hazard. Should crack widen, recommend contacting a qualified professional.

Recommendation

Recommend monitoring.



2.4.2 Walkways, Patios & Driveways

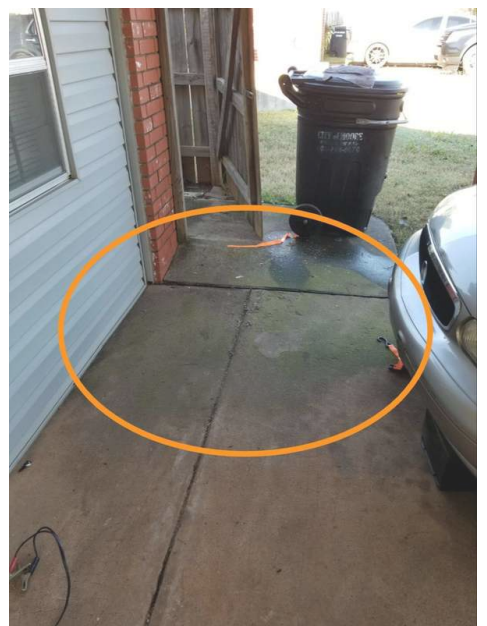
DRAINING TOWARDS HOME

FRONT OF HOME UNDER CARPORT.

There is a negative slope and drains towards the structure. Recommend a concrete contractor evaluate and repair.

Recommendation
Contact a qualified concrete contractor.

 Recommendation / Improvement



2.7.1 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance / Comment

VEGETATION NEAR HOME

FRONT OF HOME.

Recommend to remove vegetation that is in contact with exterior of home. This can allow ants/critters to enter the home.

Recommendation
Recommended DIY Project



2.8.1 Fences/Gates

 Recommendation / Improvement

FENCE REPAIR

MAIN POST SUPPORTING GATE TO BACK YARD.

Fences and/or gates are damaged and/or deteriorated in some areas. A qualified contractor should evaluate and make repairs or replace sections as necessary.

Recommendation
Contact a qualified fencing contractor



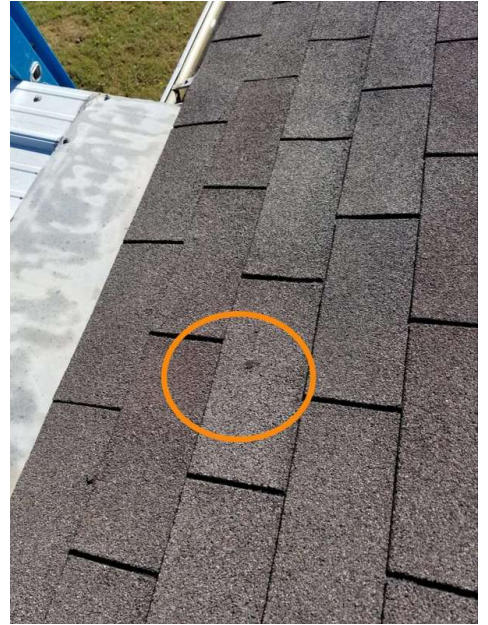
3.2.1 Roof Coverings

 Recommendation / Improvement

IMPROPER/EXPOSED NAILING

Exposed Nails should be sealed and possibly evaluated by a licensed contractor!

Recommendation
Contact a qualified roofing professional.



3.2.2 Roof Coverings

SHINGLES MISSING

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.

 Major Concern / Safety Hazard



3.2.3 Roof Coverings

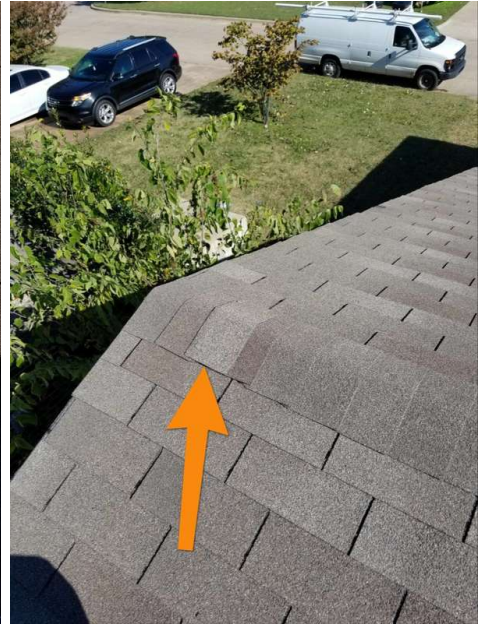
PREVIOUS REPAIR

Evidence of previous repair to shingles was apparent. Recommend asking seller if repair work was performed and why.

Recommendation

Recommend monitoring.

 Major Concern / Safety Hazard



3.2.4 Roof Coverings
MULTIPLE LAYERS

 Recommendation / Improvement

Multiple layers of shingles were observed. This may add excess weight to the structure and may also void the manufacturers warranty.

Recommendation
Contact a qualified roofing professional.



3.3.1 Roof Drainage Systems
DEBRIS

 Maintenance / Comment

FRONT OF HOME.

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow. Here is a DIY resource for cleaning your gutters.

Recommendation
Contact a handyman or DIY project



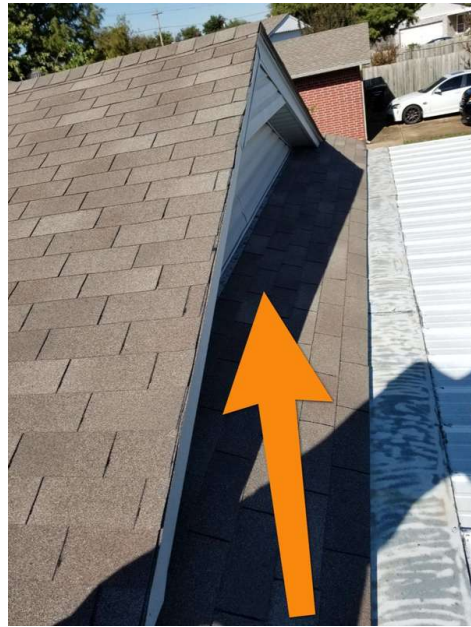
3.5.1 Flashings
CAULK NAIL HEADS

 Recommendation / Improvement

ABOVE CARPORT.

As part of ongoing home maintenance, recommend caulking/sealing nail heads.

Recommendation
Contact a qualified professional.



3.7.1 Attic Insulation

INSUFFICIENT INSULATION

Insulation depth was inadequate in comparison to current industry standards and building energy efficiency guidelines. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.

 Recommendation / Improvement



3.9.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

GUEST BATHROOM.

Bathroom fan vents into the attic, which can cause moisture issues in the attic. Although this is not a requirement we do Recommend exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified HVAC professional.

 Major Concern / Safety Hazard

3.9.2 Exhaust Systems

EXHAUST FAN WIRING

 Major Concern / Safety Hazard

GUEST BATHROOM

Electrical wiring connection for exhaust fan in bathroom should be contained in an approved junction box. Recommend repair.

Recommendation

Contact a qualified electrical contractor.



5.1.1 Equipment

FILTER DIRTY

 Maintenance / Comment

The furnace filter is dirty and needs to be replaced per the manufacturer recommendations.

Recommendation

Contact a handyman or DIY project



5.1.2 Equipment

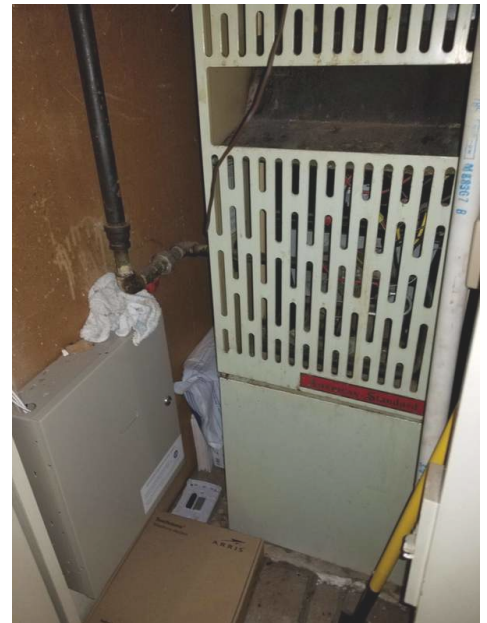
NEAR END OF LIFE

 Maintenance / Comment

Furnace responded to normal operation of controls and showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future. The average life expectancy of a forced air furnace is 15-25 years.

Recommendation

Recommend monitoring.



6.1.1 Cooling Equipment

NEAR END OF LIFE

Recommendation / Improvement

Recommend monitoring it's effectiveness and replacing in the near future. The average life expectancy of a central air conditioner is 15-20 years.

Recommendation
Recommend monitoring.

7.3.1 Hot Water Systems, Controls, Flues & Vents

NEAR END OF LIFE

Recommendation / Improvement

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future. The average life expectancy of a water heater is 6-12 years.

Recommendation
Recommend monitoring.



7.3.2 Hot Water Systems, Controls, Flues & Vents

CORROSION

Recommendation / Improvement

SIDE AND TOP OF WATER HEATER

Corrosion was noted at pipe fitting on water heater. Recommend a qualified plumber evaluate for repair/replacement.

Recommendation
Contact a qualified plumbing contractor.



8.1.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Maintenance / Comment

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Recommended DIY Project



8.3.1 Lighting Fixtures, Switches & Receptacles

 Recommendation / Improvement

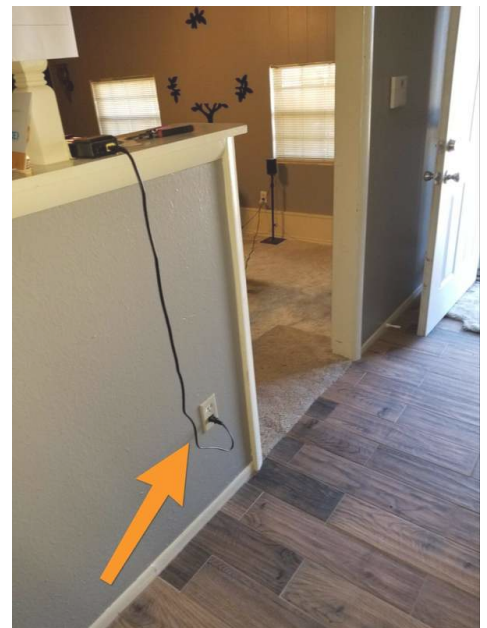
**UNGROUND
RECEPTACLE**

DINING ROOM.

One or more receptacles are ungrounded. To eliminate safety hazards, receptacles in kitchen, bathrooms, garage & exterior should be grounded. As a safety upgrade, recommend that these receptacles be grounded.

Recommendation

Contact a qualified electrical contractor.



8.3.2 Lighting Fixtures, Switches & Receptacles

 Recommendation / Improvement

COVER PLATES MISSING

HALLWAY AND GUEST BATHROOM.

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



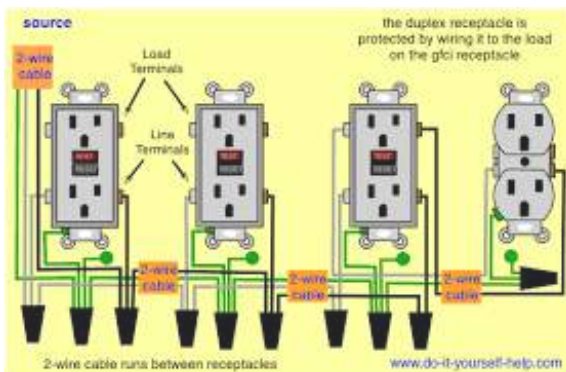
8.4.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

KITCHEN

Recommendation / Improvement

No GFCI protection present in one or more locations. As a safety upgrade, recommend licensed electrician upgrade by installing ground fault receptacles in recommended locations. Here is a link to read about how GFCI receptacles keep you safe.



Recommendation

Contact a qualified electrical contractor.

8.5.1 Smoke/Carbon Monoxide Detectors

NOT CONNECTED/NOT PRESENT

Smoke detector was not present.

Recommendation

Contact a qualified professional.

Recommendation / Improvement

9.3.1 Cabinets

CABINET NOT SECURED

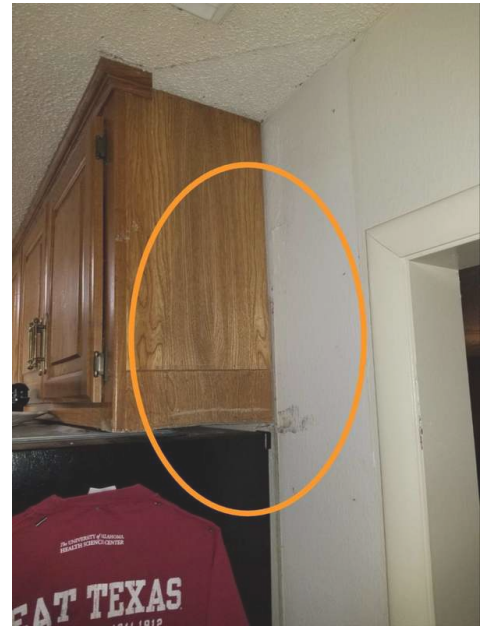
 Recommendation / Improvement

ABOVE ICE BOX.

Kitchen cabinet appeared insecure. Recommend to secure cabinet properly.

Recommendation

Contact a qualified countertop contractor.



9.4.1 Floors

WORN

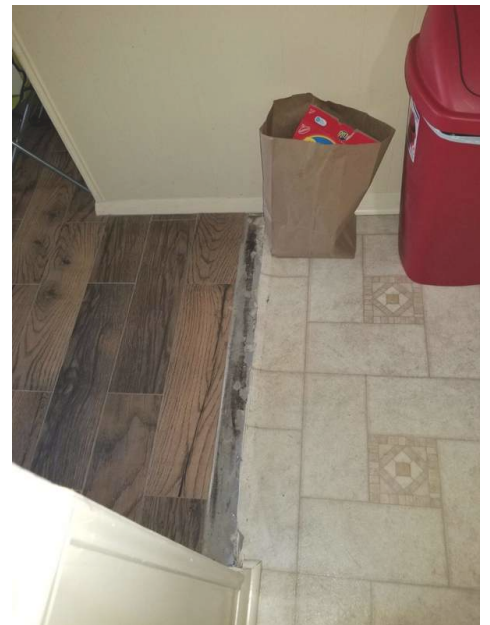
 Recommendation / Improvement

TRANSITION BETWEEN KITCHEN AND DINING ROOM.

Flooring is well worn. Recommend replacing.

Recommendation

Contact a qualified professional.



9.6.1 Sink/Plumbing & Fixtures

LEAKING SUPPLY PIPE

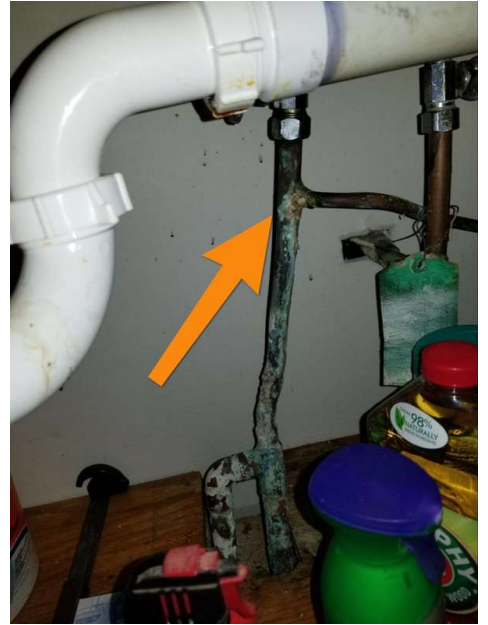
 Major Concern / Safety Hazard

UNDER KITCHEN SINK.

Distribution pipe was leaking. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



9.11.1 Ventilation

FAN RECIRCULATES

 Recommendation / Improvement

The exhaust fan over the range recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles not being installed, or problems with duct work. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.



Recommendation

Contact a qualified professional.

12.3.1 Plumbing & Fixtures

SINK - DRAIN STOP NOT CONNECTED/MISSING

 Recommendation / Improvement

Sink drain stop was not operating as intended or was missing, recommend repair.

Recommendation

Contact a qualified professional.

12.3.2 Plumbing & Fixtures

TOILET - LOOSE BOWL

 Recommendation / Improvement

Toilet was not securely fastened to the floor. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



12.3.3 Plumbing & Fixtures

CAULKING AT TUB SPOUT

 Recommendation / Improvement

Caulking at spout area is in need of repair. Recommend caulking as part of preventative home maintenance.

Recommendation

Contact a handyman or DIY project



12.3.4 Plumbing & Fixtures

CAULKING AT TUB/WALL AREA

 Maintenance / Comment

Recommend caulking at intersection of wall and tub to prevent moisture intrusion.

Recommendation

Contact a handyman or DIY project



12.4.1 Electrical & Other
GFCI NOT OPERABLE

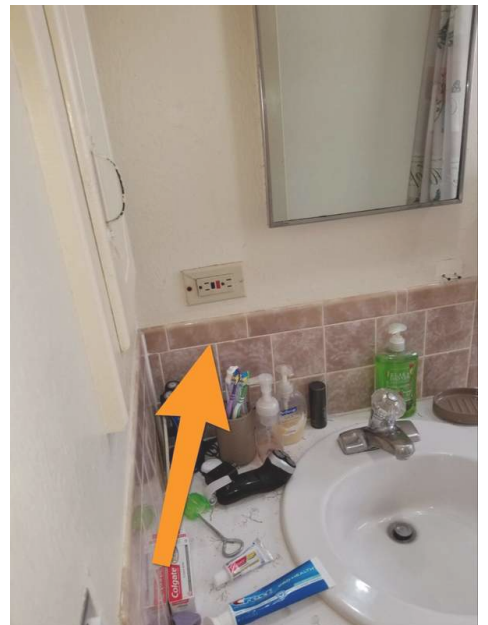
 Major Concern / Safety Hazard

ABOVE GUEST BATHROOM SINK.

GFCI Receptacle was not responding to the test/reset button when pressed. Recommend qualified professional review and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



12.4.2 Electrical & Other
COVER PLATES MISSING

 Major Concern / Safety Hazard

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.

