



2.1.1 Coverings

ROOF IS NEAR THE END OF SERVICE LIFE



The roof is near the end of its service life. It's showing signs of wear and cracking is visible in places.

Recommendation

Contact a qualified roofing professional.



2.3.1 Flashings

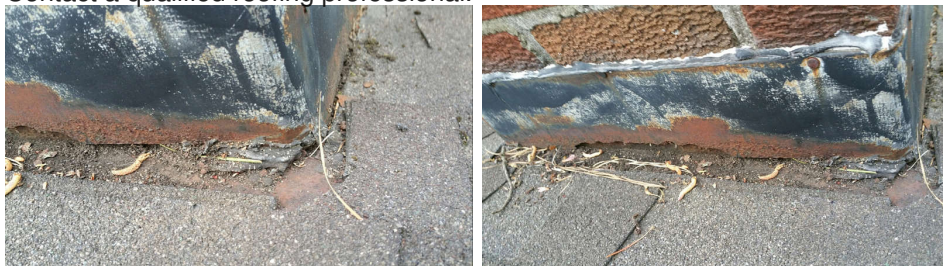
CORRODED - SEVERE



Roof flashing around the chimney showed signs of severe corrosion, which can lead to moisture intrusion and/or mold. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.3.2 Flashings

PLUMBING BOOT CRACKED



The plumbing boot is cracked which can lead to moisture intrusion. Recommend further evaluation by a roofing contractor.

Recommendation

Contact a qualified roofing professional.



3.1.1 Siding, Flashing & Trim

CRACKING - MINOR



There was minor cracking under the kitchen window. Recommend a masonry contractor for repair.

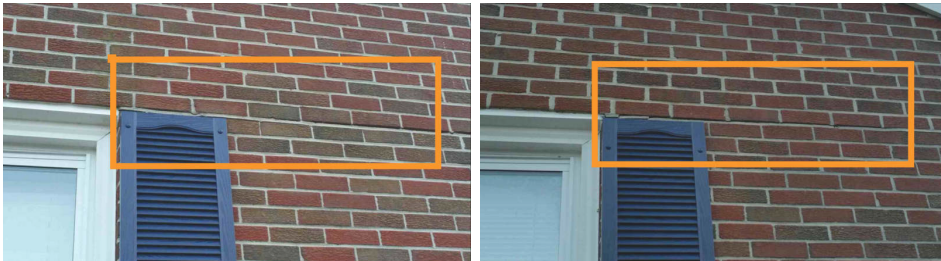


3.1.2 Siding, Flashing & Trim

CRACKING - MINOR

 Recommendation

There was some cracking because of a rusted lintel on the left side of the house at the bedroom windows. Recommend a masonry contractor for repair.

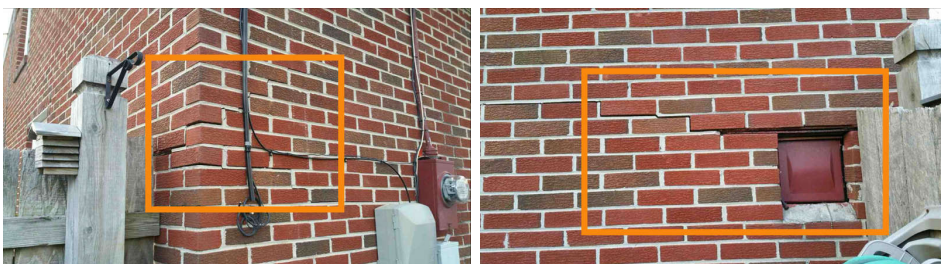


3.1.3 Siding, Flashing & Trim

CRACKING - MINOR

 Recommendation

There was cracking in the bricks around an old, unused vent. The rusted lintel has pushed the bricks apart. Recommend a masonry contractor to remove the vent and fill in the hole and cracks.



3.3.1 Driveways, Walkways, & Patios

WALKWAY SETTLING

The walkway has settled near the back door. This is likely due to the water undermining the concrete.

Recommendation
Contact a qualified professional.

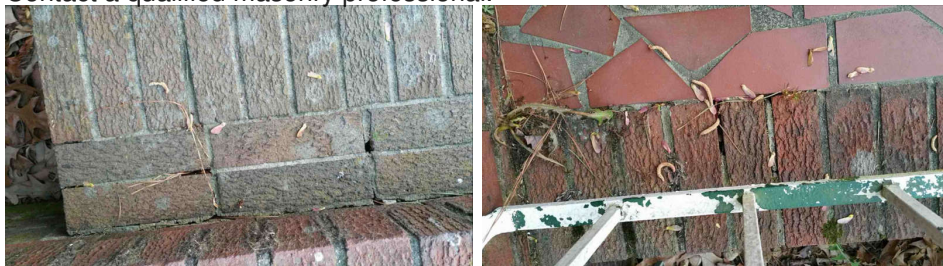


3.4.1 Decks, Balconies, Porches & Steps

REPOINTING OF BRICK MORTAR RECOMMENDED

The mortar between the bricks has deteriorated. The mortar should be repointed to protect the bricks and prevent water intrusion.

Recommendation
Contact a qualified masonry professional.



3.4.2 Decks, Balconies, Porches & Steps

LOOSE BRICK

There is a brick that has broken off the corner and should be replaced. A masonry contractor is recommended for further evaluation.

Recommendation
Contact a qualified masonry professional.



3.4.3 Decks, Balconies, Porches & Steps

ALGAE ON BRICKS

There is algae present on the side of the brick stoop. This side doesn't get much sun so it retains moisture. Recommend a handyman to clean the bricks.

Recommendation
Contact a qualified professional.



4.2.1 Crawlspace

HIGH MOISTURE LEVELS

High levels of moisture were noted in the Crawlspace near the front stoop. High moisture levels can result in mold and deterioration of the foundation and floor. Recommend a crawlspace or foundation contractor to determine a remediation plan.



Recommendation
Contact a qualified professional.



4.3.1 Vapor Retarders (Crawlspace or Basement)

VAPOR BARRIER DAMAGED AND INADEQUATE

 Recommendation

The vapor barrier is damaged and there are also gaps limiting coverage. Recommend insulation contractor repair or replace.



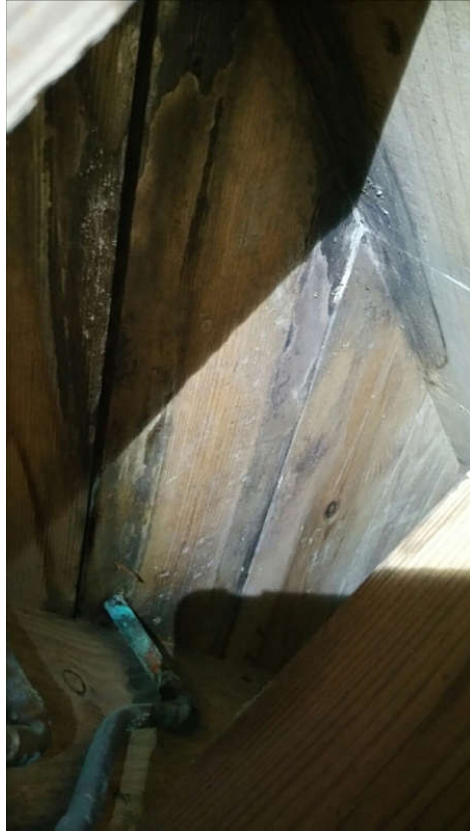
4.4.1 Floor Structure

EVIDENCE OF PRIOR LEAKS

 Recommendation

There was evidence of prior leaks below the bathtub of the hallway bathroom. Recommend monitoring and contact a licensed plumber if it gets worse.

Recommendation
Contact a qualified plumbing contractor.



6.3.1 Distribution System

LOOSE DUCT IN THE ATTIC

There is a loose duct in the attic allowing conditioned air to escape. Recommend licensed HVAC contractor resecure.

 Recommendation



7.6.1 Shower/Bathtub

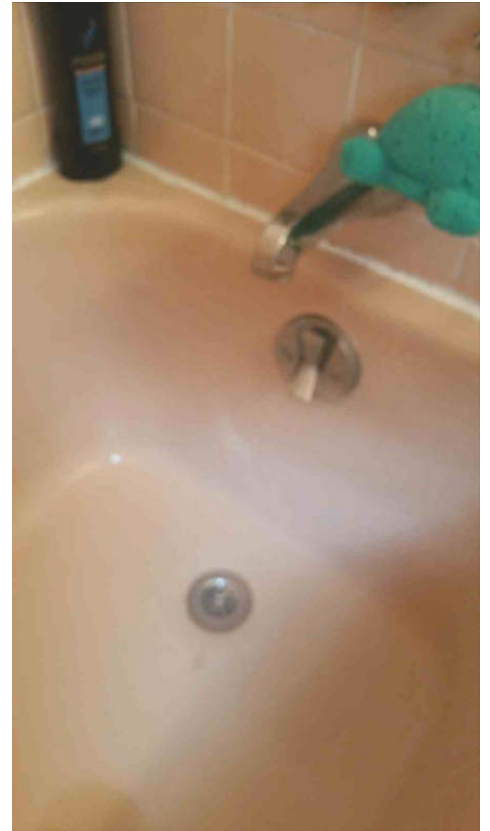
LEAKING BATH FAUCET

 Recommendation

The faucet in the bathtub in the hallway bathroom continued to leak after it was shut off. Recommend further evaluation by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



7.6.2 Shower/Bathtub

CRACKED TILE

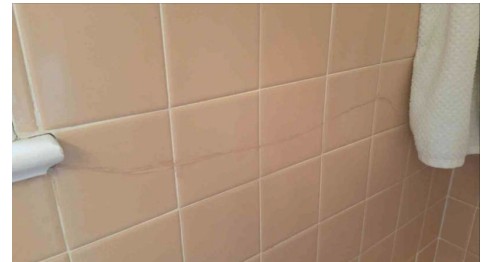


Recommendation

There was cracked tile in the hallway bathroom that was previously repaired. Recommend monitoring.

Recommendation

Contact a qualified professional.



7.7.1 Sinks/Faucets

SIGNS OF PRIOR WATER DAMAGE WAS OBSERVED



Recommendation

KITCHEN

Water damage was observed under the kitchen sink but the leak didn't appear to be active at the time of the inspection. Recommend monitoring and contacting a licensed plumber if an active leak is observed.

Recommendation

Recommend monitoring.



7.7.2 Sinks/Faucets

SIGNS OF PRIOR WATER DAMAGE WAS OBSERVED

HALLWAY BATHROOM

Water damage was observed in the hallway sink but the leak didn't appear to be active at the time of the inspection. Recommend monitoring and contacting a licensed plumber if an active leak is observed.

Recommendation
Recommend monitoring.

 Recommendation



7.7.3 Sinks/Faucets

SINK - POOR DRAINAGE

MASTER

 Recommendation

Sink in the master bedroom had slow/poor drainage. Recommend a licensed plumber for further evaluation.

Recommendation

Contact a qualified plumbing contractor.

8.1.1 Service Entrance Conductors

FRAYED SHEATHING

Recommendation

Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



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

POSSIBLE MISSING GROUND

Recommendation

The electrical panel doesn't appear to be grounded. This corresponds with what the tester was showing at the outlets also. Recommend a licensed electrician for further evaluation to bring up to current safety standards.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

UNGROUND RECEPTACLES

Recommendation

The receptacles in the original part of the house are reading ungrounded. The sunroom addition is reading grounded. To help alleviate safety hazards, all receptacles should be grounded. A licensed electrician is recommended for further evaluation.

Recommendation

Contact a qualified electrical contractor.



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Recommendation

There was no GFCI protection present in the kitchen or bathroom. Recommend licensed electrician upgrade by installing ground fault receptacles in the appropriate areas.

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

Recommendation

Contact a qualified electrical contractor.

9.1.1 Attic Insulation

INSUFFICIENT INSULATION

 Recommendation

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.



9.2.1 Attic Ventilation

ABANDONED FAN IN THE ATTIC



Recommendation

There was an abandoned fan in the attic that was still wired. Recommend removal of the fan and capping the wires by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



9.4.1 Roof Sheathing

INDICATIONS OF A LEAK



Recommendation

There was a leak observed in the attic at the high side of the chimney. This corresponds with the chimney flashing issue noted in the roofing section. Recommend a qualified roofer for further evaluation.

Recommendation

Contact a qualified roofing professional.



10.4.1 Walls

MINOR CORNER CRACK



Recommendation

Minor crack at the master bathroom door that has been repaired. Some settling is not unusual in a home of this age and these cracks are not a structural concern. Recommend monitoring.

Recommendation
Recommend monitoring.



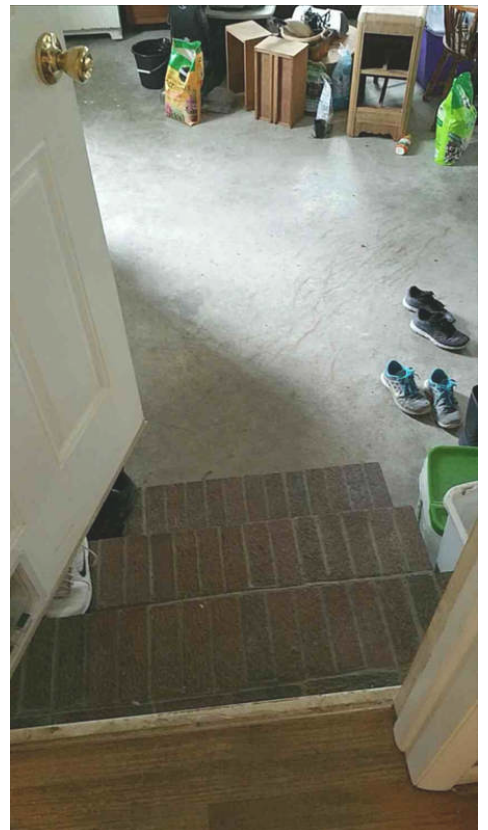
10.6.1 Steps, Stairways & Railings

NO HANDRAIL

 Safety Hazard

Steps leading into the garage had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation
Contact a qualified handyman.



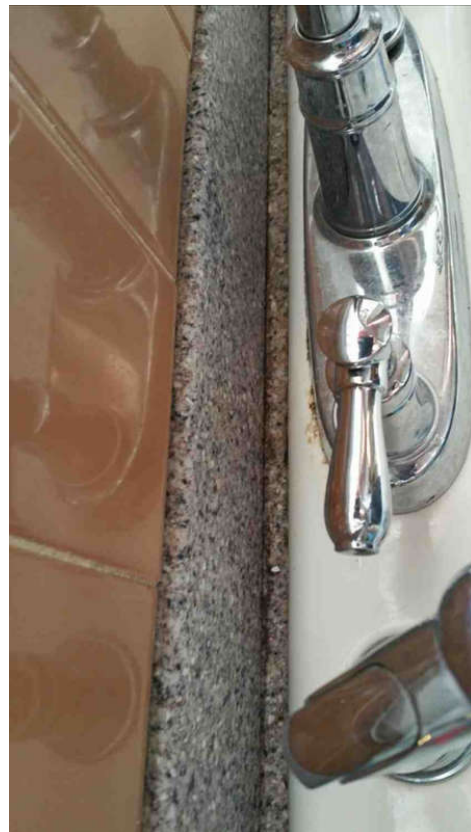
10.7.1 Countertops & Cabinets

POOR/MISSING CAULK

 Recommendation

Kitchen countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

[Here is a helpful DIY video on caulking gaps.](#)



10.7.2 Countertops & Cabinets

CABINET DOORS NOT CLOSING PROPERLY

 Recommendation

The cabinet doors above the refrigerator don't line up and close properly. Recommend adjusting by a handyman.

Recommendation

Contact a handyman or DIY project



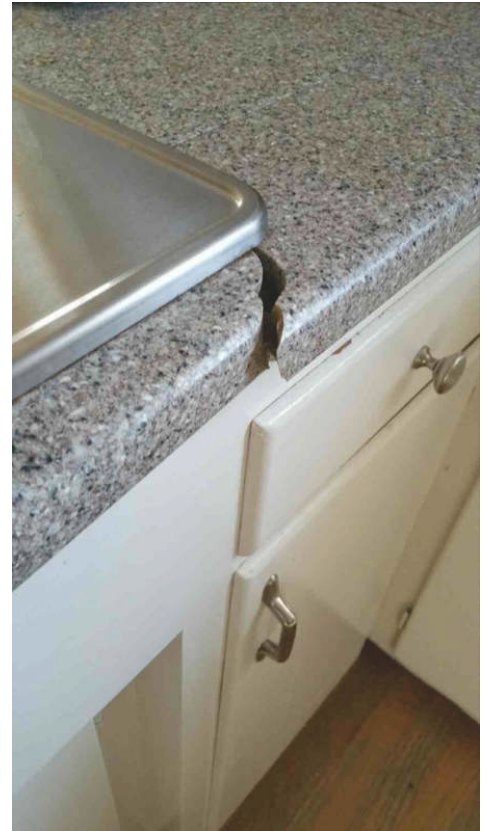
10.7.3 Countertops & Cabinets

CRACKS IN THE KITCHEN COUNTERTOP

 Recommendation

There is a crack next to the stove on the countertop. Recommend further evaluation by a countertop repair

Recommendation
Contact a qualified professional.



12.3.1 Walls & Firewalls

FIREWALL NOT UP TO MODERN SAFETY STANDARDS

 Recommendation

This home was built without a firewall which was the standard in 1962. Current safety standards call for a firewall separating the garage and the living space up in the attic. Recommend a qualified contractor evaluate and bring firewall up to standards.

[Link for more info.](#)

Recommendation
Contact a qualified carpenter.

12.6.1 Occupant Door (From garage to inside of home)

 Recommendation

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.

[DIY Resource Link.](#)

Recommendation
Contact a qualified handyman.

