



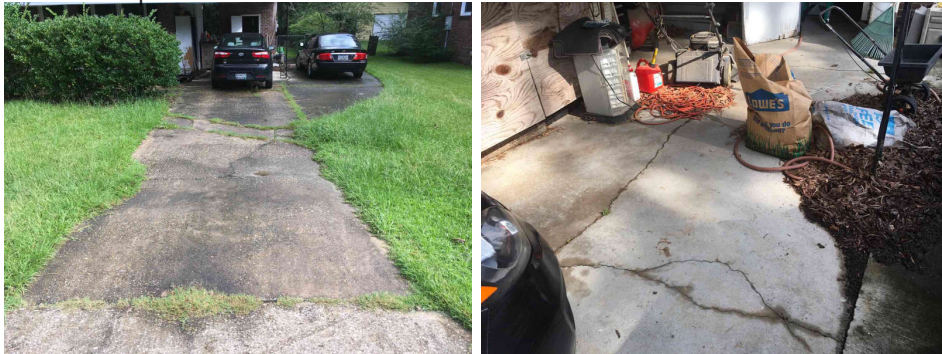
2.1.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR/ MODERATE



Minor/ moderate cracks observed, which may indicate movement in the soil. Recommend monitoring and/or have concrete contractor patch/seal.

Recommendation
Contact a qualified concrete contractor.

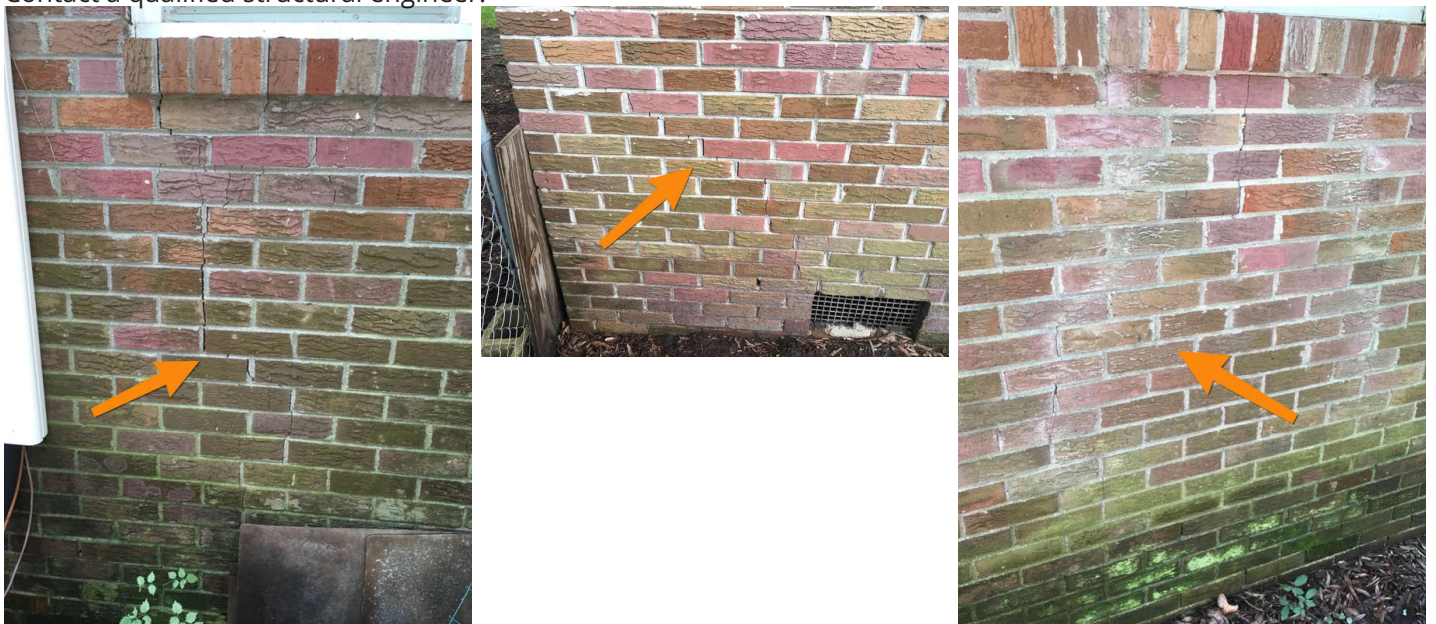


2.2.1 Siding, Flashing, Trim
CRACKING - MAJOR



Moderate to major cracking was observed at one or more points on the exterior due to settling throughout the years. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Client stated the home was built on a old trash dump, so that may have something to do with it. Recommend consulting with a structural engineer and/or soil expert.

Recommendation
Contact a qualified structural engineer.



2.2.2 Siding, Flashing, Trim

THROUGH BRICK CRACKS

 Recommendation

Noticed several bricks that were cracked all the way through. This is a sign of settling. Recommend further evaluation from a foundation contractor to access the overall foundation.

Recommendation
Recommended DIY Project



2.2.3 Siding, Flashing, Trim

REMOVE DEBRIS

 Maintenance Item

Possible the leaves and debris is acting like a sponge maintains a lot of water in his area which is the. Seeping through the brick at the bottom and through to the other side. Recommend keeping the area clean to help prevent this from occurring

Recommendation
Contact a handyman or DIY project



2.3.1 Eaves, Soffits & Fascia

 Maintenance Item

DAMAGE TO SOFFIT

The severe angle of the roof line has resulted in damage to the soffit area due to the storm door hitting it. Other than removing the storm door there is no good solution to correct the issue. You could replace the damaged soffit piece but with the storm door still in place it would most likely happen again.



2.4.1 Exterior Doors

 Maintenance Item

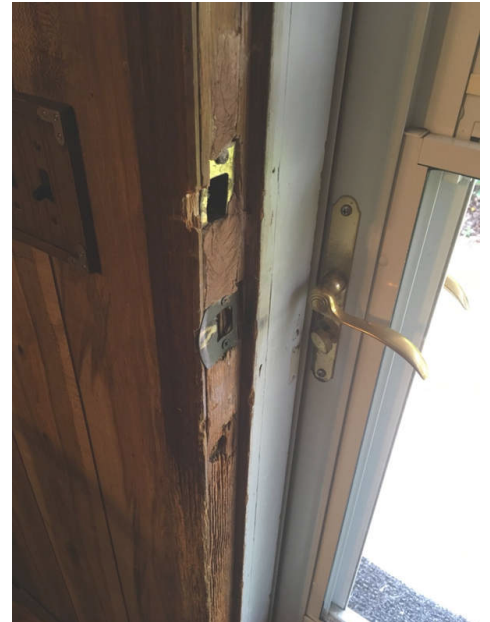
DOOR FRAME DAMAGED HINDERING PROPER OPERATION

Visible damage to door frame. Recommend repair or replace as need to ensure the door latches properly each time.

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

Recommendation

Contact a handyman or DIY project



2.5.1 Decks, Porches & Steps

 Recommendation

POSSIBLE WOOD ROT

Heavy moisture retention in one or more areas. Recommend further evaluation by a qualified contractor and repair as needed.

Recommendation

Contact a qualified professional.



BUSHES/FLOWERS/SHRUBBERY TOO CLOSE TO FOUNDATION

Recommend vegetation be cut back at least 18 inches away from foundation and siding to help prevent damage to siding and reduce chances of wood destroying insects harming the property.

Recommendation

Contact a qualified lawn care professional.



RECOMMEND ANTI-SIPHON VALVE BE INSTALLED

Anti-siphon valves allow water to only flow in one direction. For irrigation purposes, it prevents water from the system from being siphoned back into the water supply line. Essentially, it stops unsafe water from entering a clean water supply such as the water that comes from your faucets or shower heads. Recommend installing an anti-siphon valve.

Recommendation

Contact a handyman or DIY project



HANDLE BROKEN OR MISSING

Recommend replacing handle.

Recommendation

Contact a handyman or DIY project



3.1.1 Roofing Material

**PREVIOUS SHINGLE REPAIR/
REPLACEMENT**

 Maintenance Item

Roof shingles were repaired or replaced in one or more areas indicating that the roof leaked in the past. No signs of current leakage during time of inspection. Recommend monitoring for future issues.

Recommendation
Recommend monitoring.



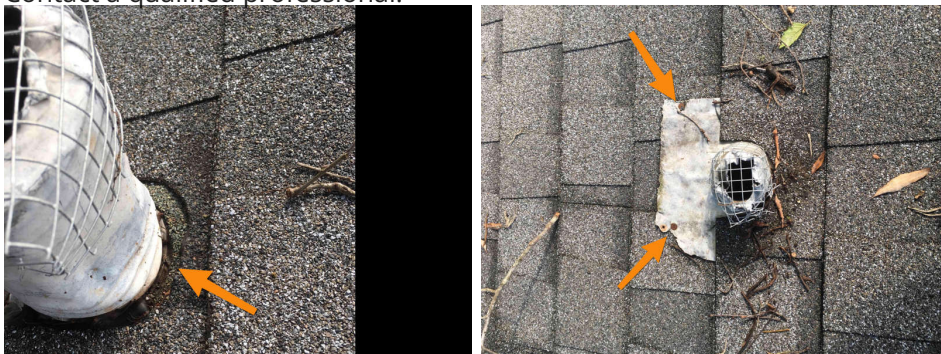
3.3.1 Vents, Other Roof Protrusions

POSSIBLE WATER INTRUSION POINT

 Recommendation

Possible water intrusion point where nail head is exposed and the top unsealed area of the vent pipe. Recommend sealing properly to prevent further deterioration of current sealant and help prevent possible water intrusion.

Recommendation
Contact a qualified professional.



3.4.1 Skylights, Chimneys

EVIDENCE OF PREVIOUS WATER INTRUSION.

 Recommendation

A past repair was made due to previous water intrusion. Monitor for future issues. Recommend yearly maintenance to help prevent future issues.

Recommendation
Contact a qualified professional.



4.2.1 Roof Structure & Attic

POSSIBLE ORGANIC GROWTH

 Recommendation

Roof decking and collar ties appear to have some organic growth. Only way to confirm is to have samples sent to a lab for analysis to determine if any remediation is necessary. No signs of physical moisture intrusion during time of inspection.

Recommendation

Contact a qualified mold inspection professional.



4.2.2 Roof Structure & Attic

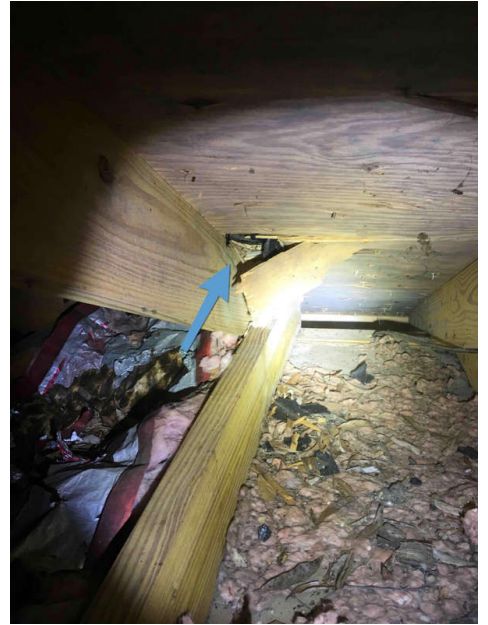
HOLE IN ROOF DECKING. REPAIRED

 Maintenance Item

Visible hole in roof decking but has been repaired on the exterior with new shingles. Recommend monitoring for future issues.

Recommendation

Recommend monitoring.



4.3.1 Attic Insulation

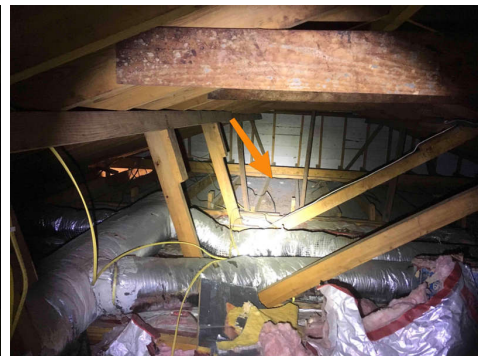
INSUFFICIENT INSULATION OR MISSING

Recommendation

Insulation depth was inadequate or missing completely. Some of the insulation was damaged to moisture making its R-value (resistance to heat transfer) extremely low. Recommend a qualified attic insulation contractor install additional insulation up to the appropriate R-value.

Recommendation

Contact a qualified insulation contractor.



4.3.2 Attic Insulation

RECOMMEND ADDING WEATHERSTRIPPING TO ATTIC HATCH

Recommendation

No weatherstripping present on attic hatch. This can be a significant point of air leakage. Recommend adding.

Recommendation
Contact a handyman or DIY project

4.6.1 Exhaust Systems

FURNACE FLUE TOO CLOSE TO PURLIN (WOOD FRAMING MEMBER)

 Recommendation

Furnace flue pipes should have a 1" clearance around combustibles. Recommend a licensed HVAC contractor correct.

Recommendation
Contact a qualified HVAC professional.



5.2.1 Sink, Plumbing

ACTIVE LEAK PRESENT

 Recommendation

Leak present underneath sink. Recommend repair by a qualified plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.



6.1.1 Doors

DOOR BROKE AND ROTTED AT BOTTOM

 Recommendation

Recommend replacing by a qualified professional.

Recommendation
Contact a qualified professional.



6.3.1 Floors

CUPPING FLOORS

 Recommendation

Cupping occurs when the edges of a board are higher than its center. Assuming the flooring has been [properly installed](#), cupping can occur due to excessive moisture which causes the wood flooring to swell, crushing the boards together and deforming them at the edges. The board edges form a cup due to excessive MC in the flooring. The first step to remediation is to identify the moisture source: high indoor RH, a water spill, a leak from a dishwasher hose or a plumbing leak, for example. Once the cause of the moisture is identified and controlled, cupping can possibly be reversed. Wood flooring owners can use a wood moisture meter to identify MC changes on a regular basis before cupping occurs. Recommend further evaluation by a flooring contractor.



Recommendation

Contact a qualified professional.

6.4.1 Walls

DRYWALL CRACKING AT SEAMS

 Recommendation

Occurring in multiple locations. Most likely due to expansion/contraction of the material or settling of the home. Monitor for future movement and repair as needed.

Recommendation

Contact a handyman or DIY project



Example, multiple areas throughout the home exhibited these cracks

6.5.1 Ceilings

**WATER INTRUSION/ HIGH
MOISTURE/ MOLD GROWTH POSSIBLE/ MOISTURE
STAIN**

 Recommendation

Several areas exhibited moisture stains. None of these areas showed any signs of active leaking during time of inspection. One or more areas showed signs of possible mold growth. Samples were taken. Please defer to the lab results.

Recommend monitoring areas for continued leakage and recommend contacting a qualified roofing contractor to further evaluate and repair as needed if the issue gets worse.

Recommendation

Contact a qualified professional.



7.1.1 Cabinets, Countertops

RECOMMEND ADDITIONAL CAULK/ GROUT

 Maintenance Item

Recommend additional caulk/ grout to help prevent moisture/water intrusion behind wall and vanity.

Recommendation

Contact a handyman or DIY project



7.1.2 Cabinets, Countertops

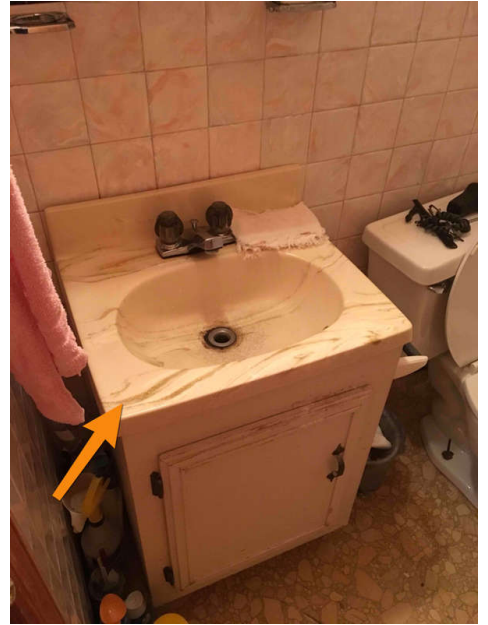
LOOSE

 Recommendation

Vanity is a little loose. Recommend securing it properly to the wall.

Recommendation

Contact a qualified professional.



7.2.1 Sinks, Tubs/showers, Toilets, Plumbing

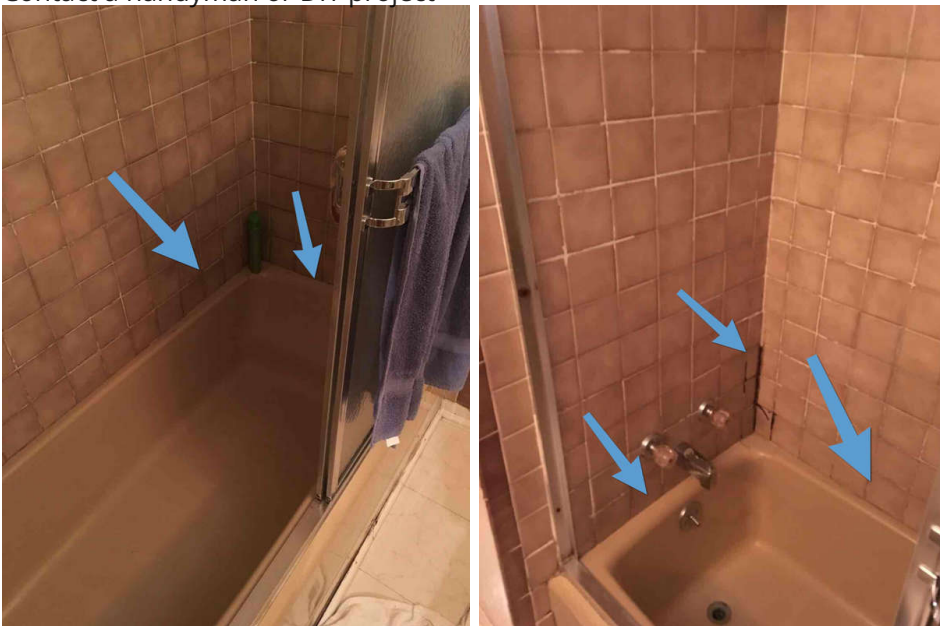
CAULK/ GROUT NEEDED

 Maintenance Item

Current caulk has a lot of mildew and possibly mold on it. Recommend removing, cleaning thoroughly, and replacing caulk around the shower stall to prevent water intrusion behind the shower liner.

Recommendation

Contact a handyman or DIY project



7.2.2 Sinks, Tubs/showers, Toilets, Plumbing

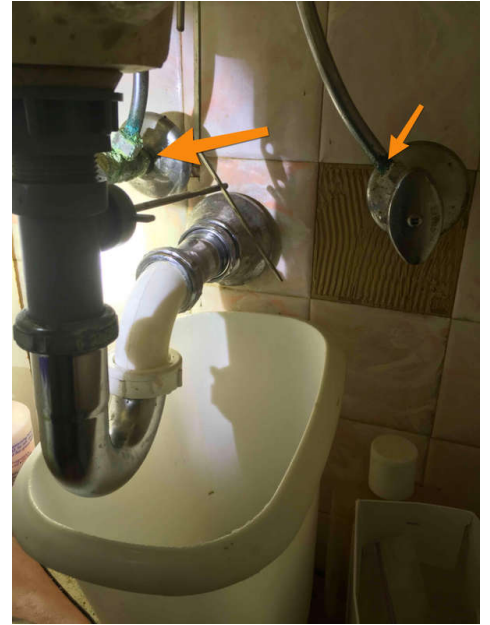
MINOR CORROSION

 Recommendation

Minor corrosion visible on supply lines. Monitor for future leaks. No leaks noticed during time of inspection. Repair as needed.

Recommendation

Contact a qualified plumbing contractor.



7.2.3 Sinks, Tubs/showers, Toilets, Plumbing

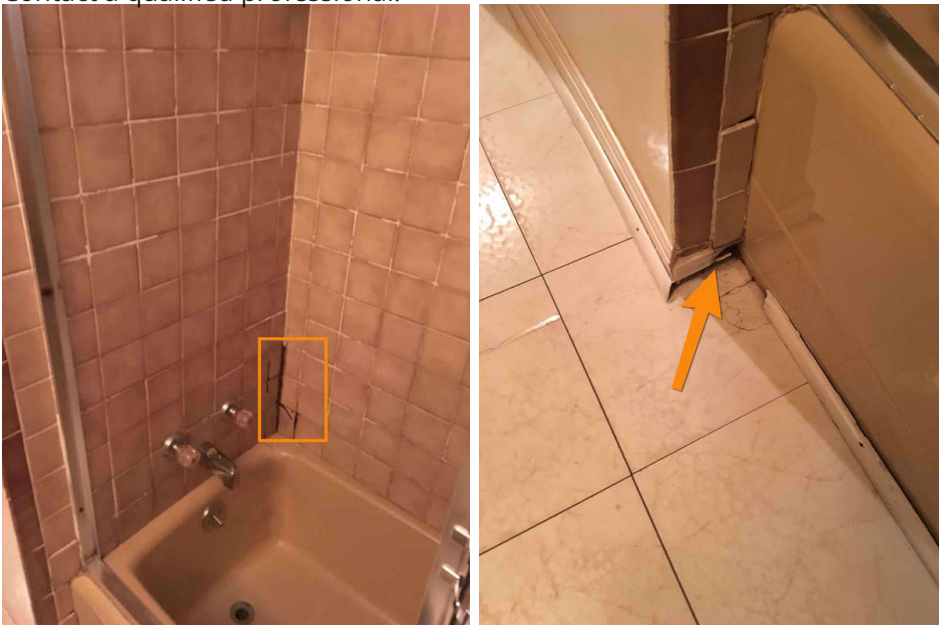
LOOSE TILES/ HIGH MOISTURE/ POSSIBLE MOLD

 Recommendation

Shower area had multiple loose tiles due to moisture or water intrusion behind the wall. It is likely there is some mold present however due to the non-invasive nature of the inspection it is not possible to accurately determine that without tearing into the wall. Recommend a licensed contractor correct the moisture issue in the bathroom and then repair or replace the damaged tile as needed.

Recommendation

Contact a qualified professional.



7.3.1 Exhaust Fans

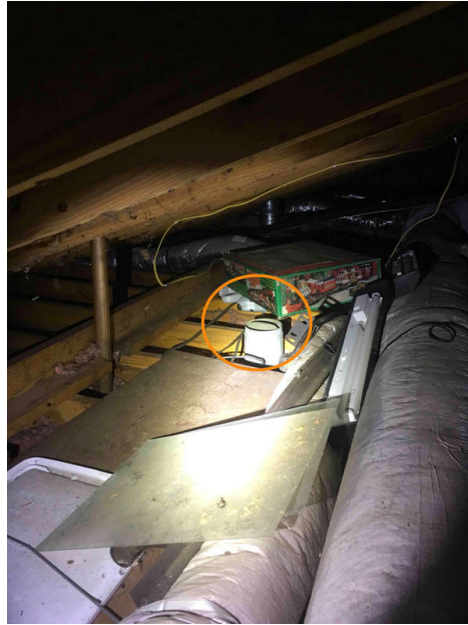
BATHROOM FAN VENTS INTO ATTIC

 Recommendation

Bathroom fan should fully vent to the exterior to prevent moisture build up in attic. Recommend a qualified professional attach an approved hose and terminate to the exterior.

Recommendation

Contact a qualified professional.



8.1.1 Laundry Room

RECOMMEND CLEANING DRYER VENT



Recommend cleaning dryer vent annually to help prevent lint build up and reduce risk of a fire.

Recommendation

Contact a handyman or DIY project

9.1.1 Foundation

CONCRETE BLOCK SUPPORT APPEARS TO BE LEANING



One or More foundation supports appears to be leaning. Based on its location it could be playing a factor in the sagging bathroom floor issue. Recommend contacting a licensed foundation contractor and repair as needed.

Recommendation

Contact a foundation contractor.



9.2.1 Basements & Crawlspaces

EFFLORESCENCE



Efflorescence noted on the crawlspace surface. This is a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source of moisture and correct.

Recommendation
Contact a qualified professional.



9.2.2 Basements & Crawlspace
CRAWLSPACE FLOODED

 Significant Defect/ Safety Hazard

Crawlspace had a few inches of water throughout the entire space. The large amounts of recent rain we have been getting and the significant water leak from a distribution pipe in the crawlspace share the blame. Recommend the water leak be corrected ASAP and the remaining water be pumped out safely and the vapor barrier's condition be evaluated and repaired if need be.

Recommendation
Contact a qualified professional.



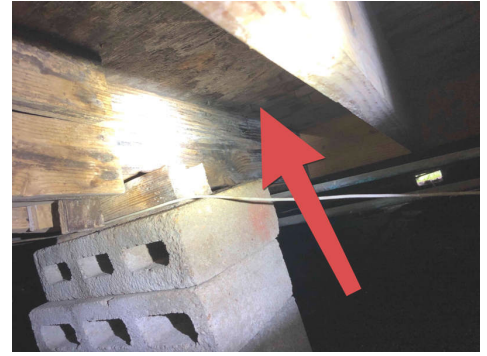
9.3.1 Floor Structure

EVIDENCE OF WATER INTRUSION

 Significant Defect/ Safety Hazard

Ceiling structure showed signs of water intrusion and significant rot resulting in major sagging of the bathroom floor around the toilet. Recommend a qualified contractor evaluate and repair as needed.

Recommendation
Contact a qualified structural engineer.



10.2.1 Heating Equipment

ANNUAL SERVICING/CLEANING

 Maintenance Item

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation
Contact a qualified HVAC professional.

10.5.1 Gas/LP Firelogs & Fireplaces

CREOSOTE BUILDUP

 Recommendation

There was a notable amount of creosote buildup in the flue. Recommend a qualified fireplace or chimney contractor inspected and sweep on annual basis.

Recommendation
Contact a qualified fireplace contractor.



10.5.2 Gas/LP Firelogs & Fireplaces

FIRE BRICK CRACKED

 Recommendation

Fire brick on the inside of fireplace is cracked in several places. Recommend replacing if planning on using fireplace regularly by a qualified professional.

Recommendation
Contact a qualified professional.



10.5.3 Gas/LP Firelogs & Fireplaces

OCCASIONALLY LEAKS (INFORMED BY CLIENT)

Recommendation

Client stated that occasionally she notices water leaking from the fireplace. No leaking was noticed during time of inspection even though it rained. Recommend documenting on video if possible the next time you witness this and contact a fireplace contractor to evaluate the condition further and repair as needed.

Recommendation

Contact a qualified fireplace contractor.

11.2.1 Drain, Waste, & Vent Systems

ACCESS LIMITED TO INSPECT DRAIN AND SUPPLY LINES

Recommendation

Access was limited to crawlspace opening due to the crawlspace being flooded. Recommend a qualified plumbing contractor further evaluate supply and drainage lines and make necessary repairs as needed

Recommendation

Contact a qualified plumbing contractor.

11.2.2 Drain, Waste, & Vent Systems

RUST AND CORROSION

Recommendation

The visible drainage pipes were heavily rusted and corroded. Recommend further evaluation by a licensed plumbing contractor and repair as needed.

Recommendation

Contact a qualified plumbing contractor.

11.4.1 Water Heater

CORROSION

Recommendation

Corrosion was noticed on the supply lines. Recommend a qualified plumber evaluate and repair or replace as needed.

Recommendation

Contact a qualified plumbing contractor.



11.4.2 Water Heater

REACHED TYPICAL LIFE EXPECTANCY

Recommendation

Water heater has reached its typical life expectancy which is roughly 12 years on average. Recommend monitoring it's effectiveness and maintain proper maintenance to further extend its usefulness. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified plumbing contractor.

11.4.3 Water Heater

MISSING PIPE INSULATION



Recommend installing pipe wrap insulation on the first 3 feet of the hot water line or until the pipe terminates to the wall to improve energy efficiency.

Recommendation

Contact a handyman or DIY project



11.4.4 Water Heater

NO EXPANSION TANK



No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

11.4.5 Water Heater

RECOMMEND SERVICING



Recommend annual servicing of the unit to ensure all components are working as efficient as possible.

Recommendation

Contact a qualified plumbing contractor.

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

LABLE DAMAGED



Unable to read label. This poses an issues should you need to shut the power off quickly to something. Recommend a licensed electrician evaluate and label according.

Recommendation

Contact a qualified electrical contractor.

12.3.1 Branch Wiring Circuits, Breakers & Fuses

NEUTRALS AND GROUNDS SHARING SAME SCREW ON BUS BAR



Neutrals and grounds should be separated. Recommend repair by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.

12.3.2 Branch Wiring Circuits, Breakers & Fuses

EXPOSED LIVE WIRING

 Significant Defect/ Safety Hazard

Live wiring should terminate to a junction box and not have any holes exposed. This is a safety hazard and should be repaired by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



Laundry room

12.3.3 Branch Wiring Circuits, Breakers & Fuses

IMPROPER SIZED BREAKER AC UNIT

 Recommendation

Per the manufacturer data plate the AC is allowed to have a maximum 15 amp breaker installed as over current protection. Unable to determine which breaker goes to the AC unit per the data plate Recommend a licensed electrician evaluate and replace with the correct sized breaker if incorrect.

Recommendation

Contact a qualified electrical contractor.

12.3.4 Branch Wiring Circuits, Breakers & Fuses

UNCAPPED LIVE WIRE

 Significant Defect/ Safety Hazard

There is a hot conductor that does not terminate to a breaker that is not capped off. This poses a safety risk should anyone access the panel and not notice it.

Recommendation

Contact a qualified electrical contractor.

12.3.5 Branch Wiring Circuits, Breakers & Fuses

CLOTH WIRING

 Recommendation

Home has one or more circuits with cloth wiring which is outdated and does not provide as much protection as more modern wiring types. Recommend replacing these in the near future.

Recommendation

Contact a qualified electrical contractor.

HANDYMAN WIRING IN ATTIC

There are numerous wires strung across the attic that are not secured well which creates the possibility of easily them causing injury. Recommend further evaluation by a licensed electrician and correct the wiring.

Recommendation

Contact a qualified electrical contractor.

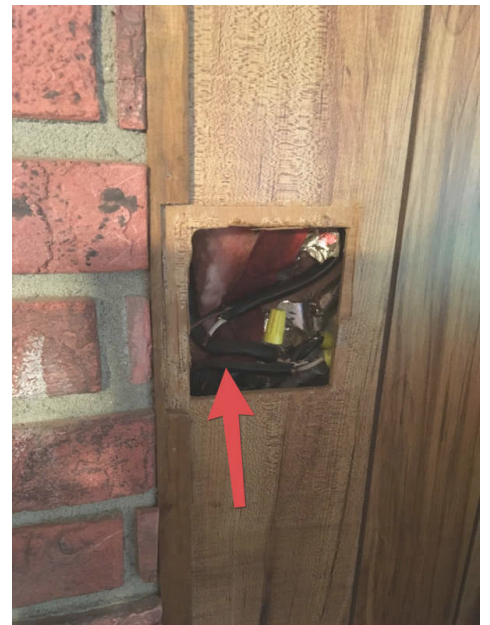


EXPOSED WIRING

Exposed wiring in living room. Possible safety hazard. Recommend using an appropriate cover plate to protect against possible shock.

Recommendation

Contact a qualified electrical contractor.



NO AFCI PROTECTION INSTALLED.

There is no AFCI protection in the recommended areas. This is a potential safety hazard as the receptacles have no protection against possible arc-faults in the wiring circuit.

LIVING ROOM, BEDROOMS, HALLWAYS

Recommend a licensed electrician add the proper protection.

Recommendation

Contact a qualified electrical contractor.

12.5.2 GFCI & AFCI

NO GFCI PROTECTION INSTALLED



Significant Defect/ Safety Hazard

No GFCI protection present in all locations where the receptacle could come in contact with water or other liquid. Potential safety hazard.

Recommend licensed electrician upgrade by installing ground fault receptacles or breakers for locations specified: **KITCHEN receptacles.**



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

Recommendation

Contact a qualified electrical contractor.

12.6.1 Smoke/ CO Detectors

RECOMMEND TESTING MONTHLY



Maintenance Item

Recommend testing detectors monthly and replacing batteries when needed

Recommendation

Contact a handyman or DIY project

12.6.2 Smoke/ CO Detectors

MISSING



Significant Defect/ Safety Hazard

Several detectors missing throughout the home. Recommend installing a smoke detector in each bedroom.

Recommendation

Contact a handyman or DIY project

12.6.3 Smoke/ CO Detectors

RECOMMEND CO DETECTORS - GAS SYSTEMS IN HOME



Recommendation

Due to the home having a gas furnace, the installation of Carbon Monoxide (CO) detectors is highly recommended outside of each sleeping area. More information about CO detectors and their requirements can be found [here](#):

Recommendation

Contact a handyman or DIY project