

SUMMARY

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2.2.1 Siding, Flashing & Trim

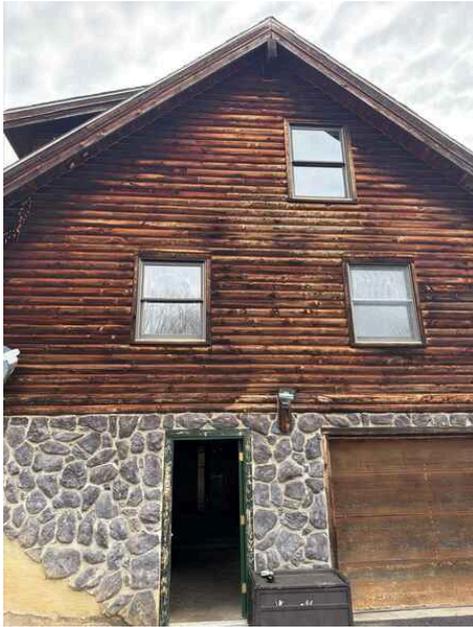
PAINT NEEDED

Recommendation

Areas of siding were worn and in need of maintenance. Recommend a qualified painter or siding specialist correct.

Recommendation

Contact a qualified professional.



2.2.2 Siding, Flashing & Trim

WATER DAMAGE

Recommendation

Recommendation

Contact a qualified professional.



2.3.1 Exterior Doors

DOOR DOES NOT CLOSE OR LATCH

 Recommendation

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.



2.3.2 Exterior Doors

HARDWARE DAMAGED

 Recommendation

One or more pieces of door hardware are damaged. Recommend repair or replace.





2.3.3 Exterior Doors

HARDWARE MISSING

 Recommendation

Door is missing one or more pieces of hardware. Recommend replacing or upgrading.



2.3.4 Exterior Doors

PAINT/REFINISH NEEDED

 Recommendation

Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.



2.4.1 Decks, Balconies, Porches & Steps

DECK - LOOSE BOARDS



Recommendation

One or more deck boards were observed to be loose. Recommend they be refastened.

[Here is a helpful article](#) for minor DIY deck repair.

2.4.2 Decks, Balconies, Porches & Steps

DECK - ROTTED BOARDS



Safety Hazard

REAR DECK

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.



DECK - UNSTABLE SUPPORT

FRONT

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.



DECK - WATER SEALANT REQUIRED

REAR DECK

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.



DECK SUPPORT POSTS

Deck support posts showed signs of deterioration. Have a qualified contractor evaluate and replace as needed.

Recommendation
Contact a qualified professional.

IMPROPER DECK CONSTRUCTION PRACTICES



FRONT DECK STAIRCASE

Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate.

Recommendation

Contact a qualified deck contractor.



STAIRS - DETERIORATED



FRONT

One or more sections of the exterior stairs are deteriorated. Recommend qualified decking contractor evaluate & repair.

EVALUATION NEEDED



REAR, FRONT STAIRCASE

Due to the condition of the deck, I recommend a decking contractor to fully evaluate for repairs or replacement

Recommendation
Contact a qualified professional.



2.4.9 Decks, Balconies, Porches & Steps

MAIN GIRDER

Main girder is not fastened appropriately to supports

Recommendation
Contact a qualified professional.





2.4.10 Decks, Balconies, Porches & Steps

DECK SUPPORT POSTS

 Safety Hazard

One or more deck support posts show signs of twisting and/or bowing. Recommend decking contractor further evaluate for repairs or replacement.

Recommendation
Contact a qualified professional.



2.4.11 Decks, Balconies, Porches & Steps

SPLITTING DECK SUPPORT POSTS

 Safety Hazard

One or more deck support posts showed signs of splitting. Recommend decking contractor to evaluate for repairs or replacement

Recommendation
Contact a qualified professional.



2.5.1 Eaves, Soffits & Fascia

EAVES - DAMAGED

 Recommendation

One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.



2.5.2 Eaves, Soffits & Fascia

FASCIA - DAMAGED

 Recommendation

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.



2.5.3 Eaves, Soffits & Fascia

WASPS NEST

Wasp nests were visible under the soffits. Recommend a qualified exterminator evaluate and remove.

 Safety Hazard



2.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

 Recommendation

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Recommend monitoring.

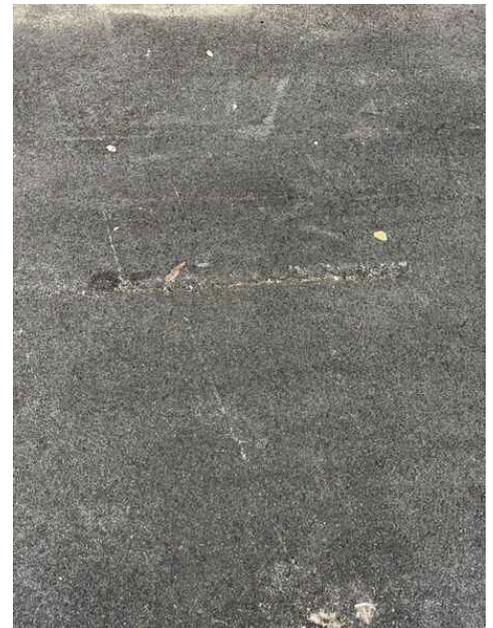


2.7.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

 Recommendation

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have driveway contractor patch/seal.



2.7.2 Walkways, Patios & Driveways

PATIO CRACKING - MINOR

 Recommendation

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

[Here is a helpful article](#) on repairing cracked patios.



3.1.1 Foundation

FOUNDATION CRACKS - MINOR

 Safety Hazard

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.





3.1.2 Foundation

WATER INTRUSION

 Safety Hazard

Water intrusion was evident on the surface of the floor slab or in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.



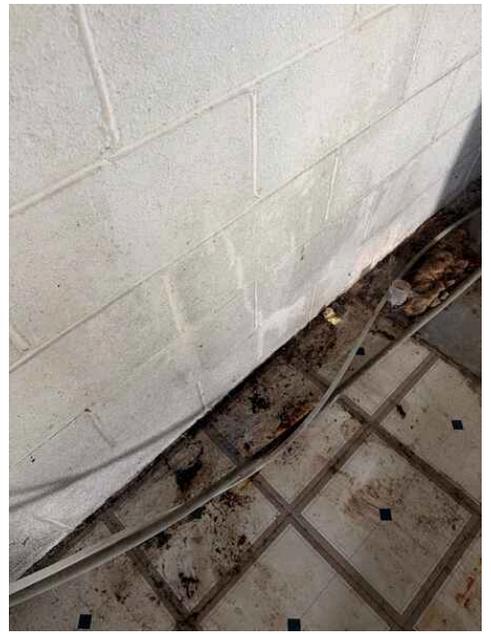
3.2.1 Basements & Crawlspace

STANDING WATER

 Recommendation

BASEMENT FLOOR

Observed signs on basement floor that standing water may have been present. Recommend a qualified contractor evaluate and find potential moisture source. This is likely due to the lack of gutters installed



3.3.1 Floor Structure

ORGANIC GROWTH

 Safety Hazard

Observed signs of organic growth in one or more areas in the flooring structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

3.4.1 Wall Structure

EVIDENCE OF WATER INTRUSION

 Safety Hazard

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.



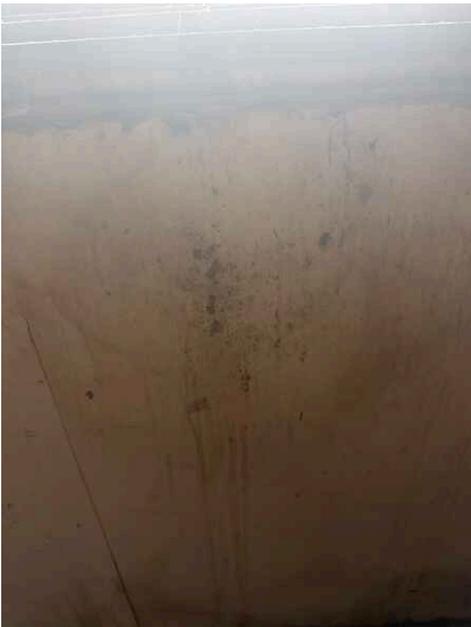


3.4.2 Wall Structure

ORGANIC GROWTH

 Safety Hazard

Observed signs of organic growth in one or more areas in the wall structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.



3.5.1 Ceiling Structure

EVIDENCE OF WATER INTRUSION

 Safety Hazard

Ceiling structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.



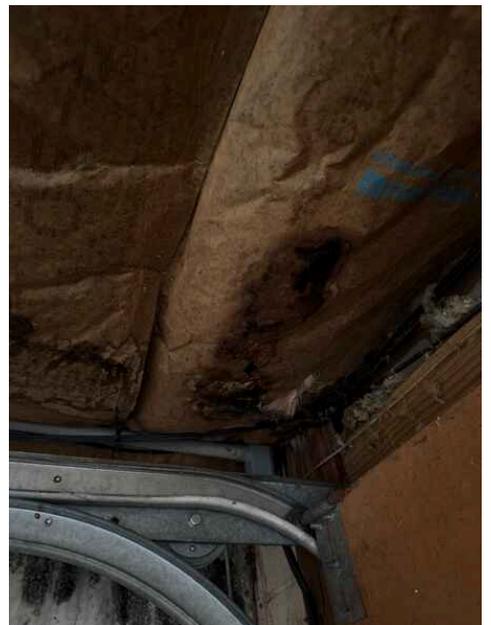
3.5.2 Ceiling Structure

ORGANIC GROWTH

BASEMENT CEILING

Observed signs of mold in one or more areas in the ceiling structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

 Safety Hazard



4.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.



6.2.1 Roof Drainage Systems

GUTTERS MISSING

Recommendation

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

6.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

Recommendation

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.



7.1.1 Equipment

NEEDS SERVICING/CLEANING

Recommendation

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.



8.3.1 Water Supply, Distribution Systems & Fixtures

TOILET LEAKING

 Recommendation

Toilet is loose and/or leaking at the base. Recommend a qualified plumber evaluate and repair to prevent further water damage.



8.4.1 Hot Water Systems, Controls, Flues & Vents

NO EXPANSION TANK

 Recommendation

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.



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

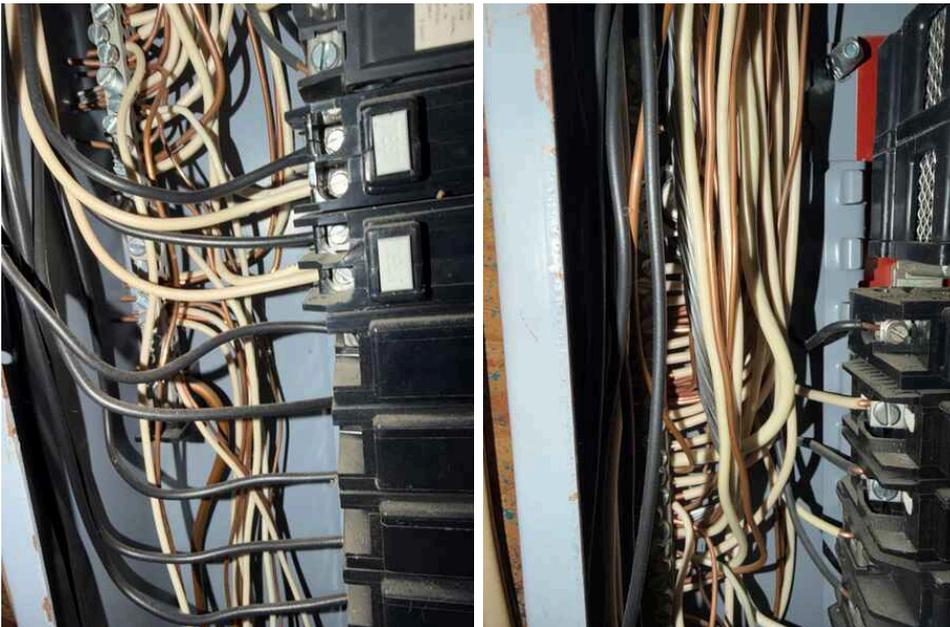
DOUBLE TAPPED NEUTRALS

 Recommendation

Each neutral wire should be under its own lug. Have electrical contractor evaluate and repair as necessary

Recommendation

Contact a qualified professional.



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

MISSING LABELS ON PANEL

 Recommendation

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

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

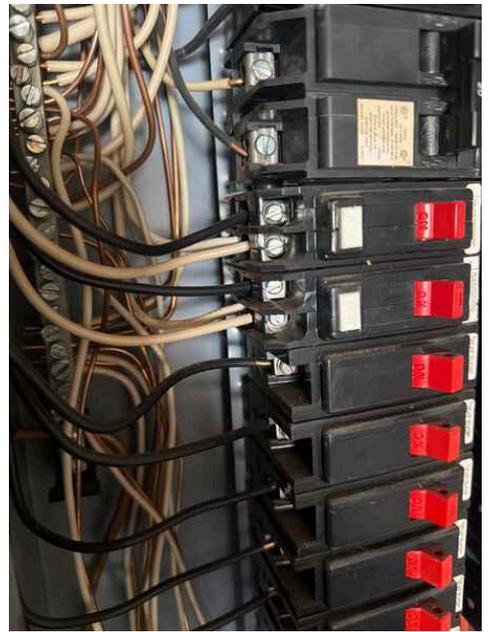
 Safety Hazard

WHOTE CONDUCTORS

One or more white neutral conductors being used as a hot not labeled

Recommendation

Contact a qualified professional.



9.3.1 Branch Wiring Circuits, Breakers & Fuses

IMPROPER WIRING

 Recommendation

Wording not secured or in conduit



9.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

 Recommendation

THROUGHOUT

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



Exterior Front



Front bedroom

9.4.2 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

 Recommendation



10.4.1 Cleanout Doors & Frames

CREOSOTE BUILDUP

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



11.1.1 Doors

DOOR STICKS

HALL

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.



11.1.2 Doors

DOOR OFF TRACK

FRONT BEDROOM

Recommendation

Contact a qualified professional.





11.2.1 Windows

DAMAGED

 Recommendation

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

11.3.1 Floors

CARPET STAINS

 Recommendation

THROUGHOUT

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

11.3.2 Floors

DAMAGED (GENERAL)

THROUGHOUT

Recommendation

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

11.3.3 Floors

MOISTURE DAMAGE

Recommendation

Floors had areas of visible moisture damage. Recommend a qualified flooring contractor evaluate & repair areas of moisture.



11.3.4 Floors

SEVERE WEAR

THROUGHOUT

Recommendation

Floors have severe surface wear in many areas. Recommend a qualified flooring contractor evaluate & remedy.

[Here is a DIY article](#) that outlines how to refinish wood floors yourself.

11.4.1 Walls

MOISTURE DAMAGE

Safety Hazard

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.



11.5.1 Ceilings

ORGANIC GROWTH

There are possible signs of fungi growth on ceiling. It is unknown if this is a safety hazard. Recommend a qualified mold inspector evaluate.

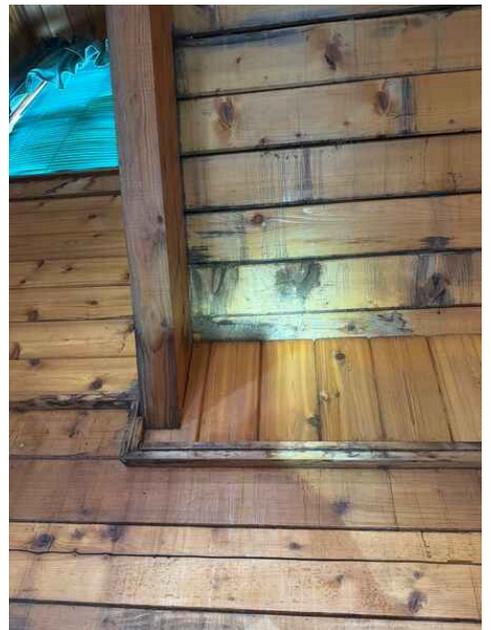
 Recommendation

11.5.2 Ceilings

RECENT ROOF LEAK DAMAGE

Stains on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, and the ceiling re-painted.

 Safety Hazard

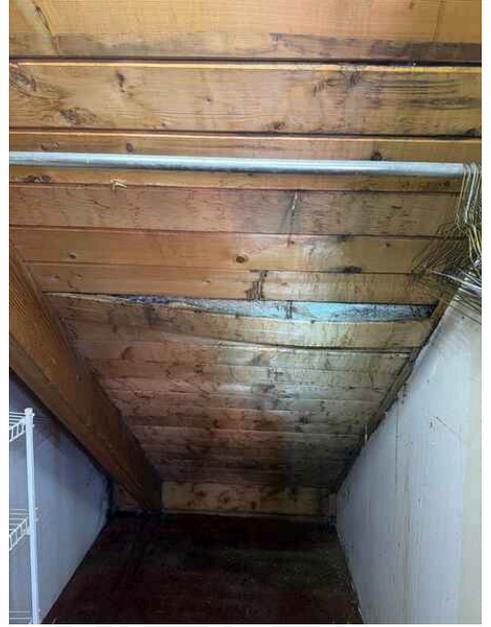


11.5.3 Ceilings

SEVERE DAMAGE

 Safety Hazard

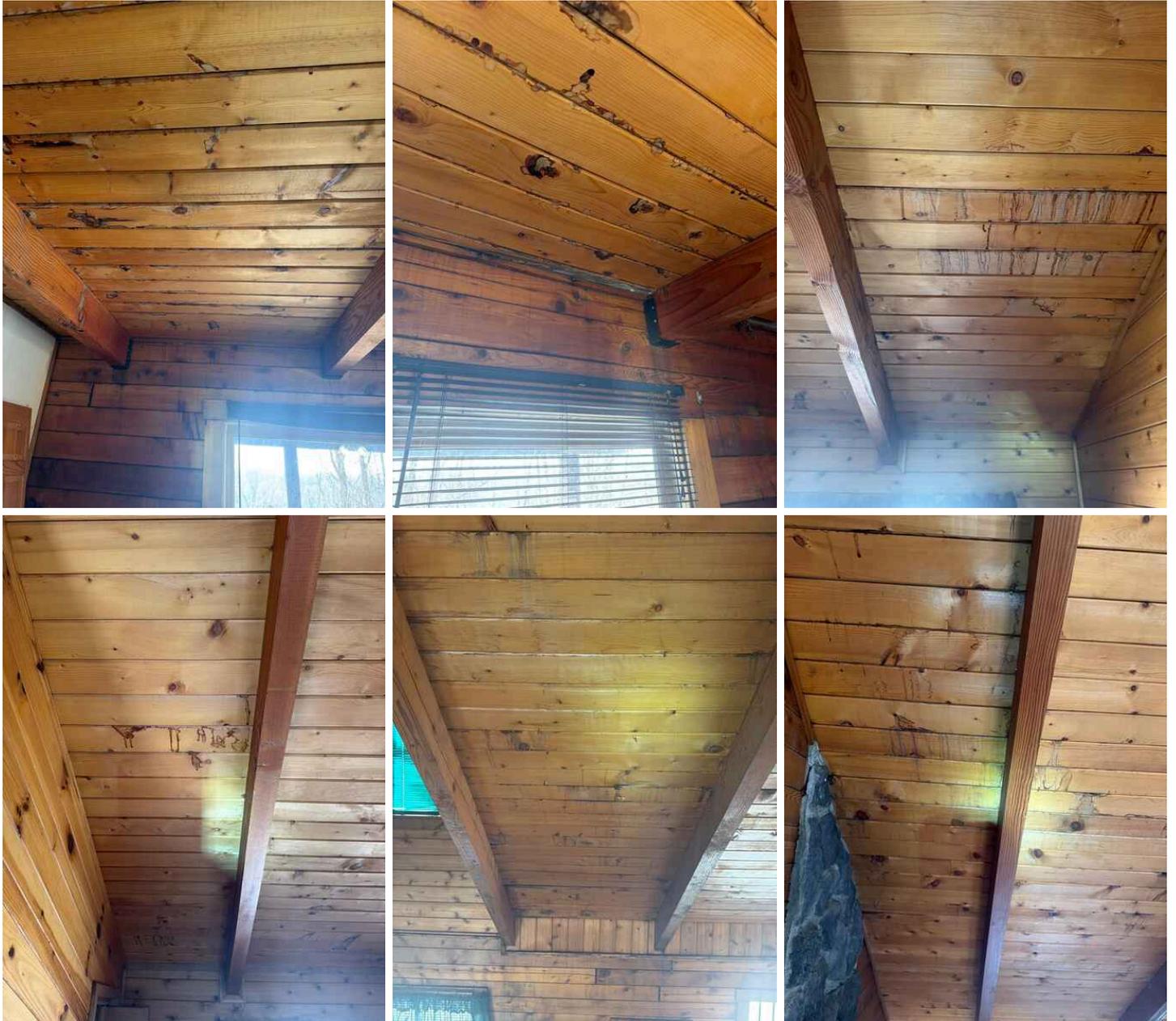
Severe ceiling damage observed. Recommend a qualified drywall or structural engineer evaluate and advise.



STAIN(S) ON CEILING

 Recommendation

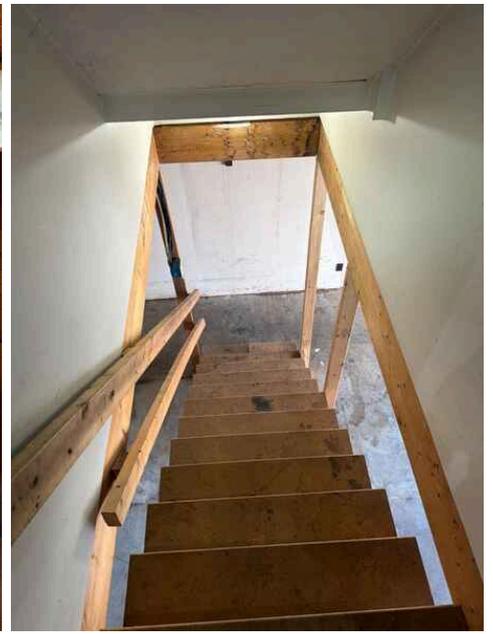
There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.



NO HANDRAIL

 Recommendation

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.



11.6.2 Steps, Stairways & Railings

NO GUARD RAILING

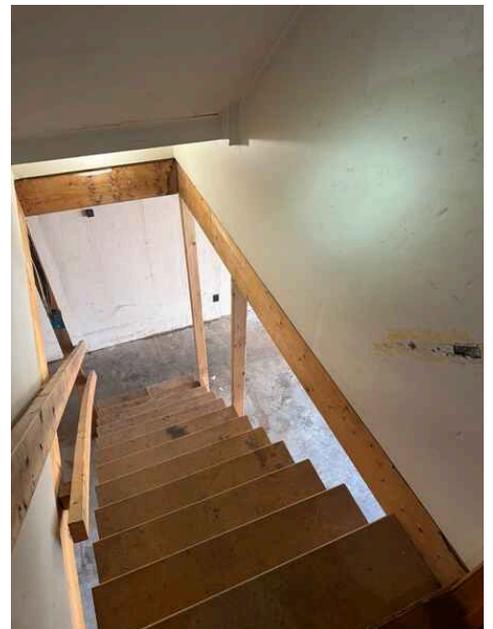
BASEMENT STAIRS

Recommendation

Contact a qualified professional.



Safety Hazard



12.1.1 Dishwasher

INOPERABLE

Dishwasher was inoperable using standard controls. Recommend a qualified plumber or contractor evaluate.



Recommendation

12.2.1 Refrigerator

ICE MAKER

Ice maker and water dispenser did not operate at the time of inspection.

Recommendation

Contact a qualified professional.



Recommendation

EXHAUST SYSTEM MISSING

Recommendation

No exhaust system present to prevent moisture and grease in kitchen area. Recommend qualified contractor install range hood or exhaust system.

[Here is a resource on choosing a range hood.](#)



RANGE NOT FASTENED

Safety Hazard

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

LOUD NOISES

Recommendation

Loud grinding or squealing observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication. Recommend cleaning the track and lubricating.

[Here are some troubleshooting tips](#) before calling a garage contractor.

PANEL DAMAGE

Recommendation

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.



13.4.3 Garage Door
GARAGE DOOR SEAL

Door seal is loose or missing.

Recommendation
Contact a qualified professional.

 Recommendation

