



2.1.1 Coverings

DISCOLORATION



Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.



2.1.2 Coverings

SHINGLES CRACKED/BROKEN



Component: Asphalt Shingles

Condition: Cracked/Broken

Implication: Moisture intrusion and/or mold.

Location: Roof

Task: Replace Roof

Time: 2-5 yrs



2.2.1 Roof Drainage Systems

GUTTER LOOSE



Component: Gutters

Condition: Loose/Brackets not connected in several areas

Implication: Heavy snow or rain may damage or fall off.

Location: Roof

Task: Needs to be re-fastened to fascia and pitched properly.

Time: 0-3 months

Recommendation

Contact a qualified gutter contractor



3.1.1 Siding, Flashing & Trim

DAMAGED SIDING

Component: Vinyl Siding

Condition: Warped/Melted

Implication: Chance of moisture intrusion causing damage to the home by rot/mold.

Location: Above Garage Walk-in Door

Task: Replace damaged siding

Time: 0-3 months

 Recommendation



Damaged siding by Garage Walk-in Door

Damaged siding by Garage Walk-in Door

3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

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

 Recommendation

DECK RAILING WAS NOT SECURE

The railing on the south-side of the deck was wobbly and was missing a proper support. Overtime the railing could fail resulting in an injury or death. The inspector recommends that the railing gets repaired or replaced immediately.

Recommendation

Contact a qualified deck contractor.



STAIR RISERS WERE OPEN

Component: Stair Risers

Condition: Open

Implication: It could allow children to trip or fall leading to a severe injury or death. Risers should have a maximum opening of 4" to prevent a child from going through the opening.

Location: Deck

Task: Add in boards to seal risers

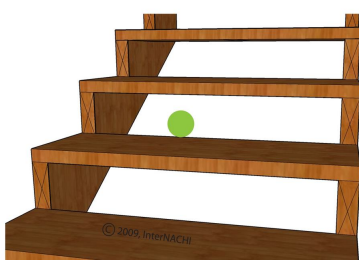
Time: Immediate



Stair Risers

Recommendation

Contact a qualified professional.



4" Sphere

3.5.1 Eaves, Soffits & Fascia

PAINT/FINISH FAILING

Recommendation

Component: Fascia

Condition: Paint was peeling in some areas

Implication: Looks aesthetically unpleasing

Location: Roof

Task: Repaint

Time: 0-3 months



4.1.1 Foundation

FOUNDATION CRACKS - MINOR

Recommendation

Minor cracking was noted at the foundation in the storage underneath the stairs. 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.

6.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Recommendation

Component: Refrigerant line on A/C unite

Condition: Missing or damaged insulation

Implication: Can cause energy loss and condensation.

Location: North side

Task: Install new insulation

Time: 0-2 months



7.2.1 Drain, Waste, & Vent Systems

SHOWERS/TUBS/TOILETS - POOR DRAINAGE

Recommendation

Component: Tubs/Showers/Toilets

Condition: Slow draining

Implication: Could backup or not drain at all

Location: Bathrooms

Task: Have licensed plumber scope and clean all waste lines, including main.

Time: Before Closing

Showers had slow/poor drainage. Recommend a qualified plumber repair and scope.

Recommendation

Contact a qualified plumbing contractor.



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



Recommendation

MISSING SCREWS

Component: Main Electrical Service Panel

Condition: Missing Screws

Implication: A panel without proper screws can be a safety hazard

Location: Basement Utility room

Task: Install proper screws

Time: Immediate



8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

Component: Electrical Receptacle/Switches

Condition: Cover plates are missing

Implication: Electrocutation Hazard

Location: Garage

Task: Install cover plates

Time: Immediate





8.4.2 Lighting Fixtures, Switches & Receptacles

BROKEN COVER

Component: Electrical Receptacle

Condition: Broken Cover

Implication: Electrocution Hazard

Location: By sliding door

Task: Install new cover

Time: Immediate

Recommendation

Contact a qualified professional.



Recommendation



Broken Cover

8.4.3 Lighting Fixtures, Switches & Receptacles

LOOSE LIGHT FIXTURE

Component: Exterior Light fixtures

Condition: Loose

Implication: May fall off

Location: Exterior of Garage

Task: Tighten light fixture

Time: Immediate

Recommendation

Contact a qualified electrical contractor.



Recommendation



8.4.4 Lighting Fixtures, Switches & Receptacles

LIGHT BULB NOT WORKING

Component: Light Bulb

Condition: Not working

Implication: Low light

Location: Bathroom

Task: Replace light bulb

Time: Immediate

Recommendation

Contact a qualified professional.



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

Component: Electrical Outlets

Condition: Missing GFCI Protection

Implication: Short or electrical shock risk

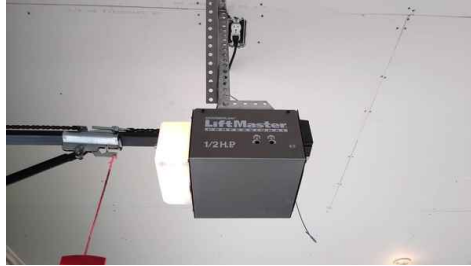
Location: Exterior, Kitchen, Bathrooms, Garage

Task: Have licensed electrician upgrade by installing ground fault receptacles.

Time: Immediate



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



9.3.1 Ventilation

HORNET NESTS IN AIR EXCHANGE VENTS

EAST SIDE



Component: Intake & Exhaust vents

Condition: Hornet nests were located inside of the intake and exhaust vents for the air exchange system.

Implication: The hornets could enter the house via the duct work or fly around in the backyard.

Location: East Side (Back of house)

Task: Remove the hornet nests

Time: Immediate

Recommendation

Contact a qualified pest control specialist.



10.2.1 Windows

DAMAGED



Component: Window

Condition: Damaged drip edge

Implication: Moisture intrusion and/or mold.

Location: Backside of house

Task: Repair drip edge

Time: 0-3 months



10.2.2 Windows

BROKEN MECHANISM



Component: Window Crank

Condition: Broken Mechanism

Implication: Energy loss, Moisture intrusion and/or mold.

Location: Upstairs second bedroom

Task: Replace mechanism

Time: Immediate

The window in the second upstairs bedroom had a broken mechanism that would not allow it to close. Recommend replacing the mechanism.

Recommendation

Contact a qualified professional.



10.2.3 Windows

WINDOW MISSING/BROKEN LATCH



Component: Window

Condition: Missing latch

Implication: Energy loss, moisture intrusion and/or mold.

Location: Left window in living room

Task: Install new latch/window

Time: Immediate

*The window in the living room on the left side was missing a latch. By not having an operable locking latch, the window can not stay closed which may allow wind or hot/cold air to continually enter the home. Recommend installing a new closing/lock latch on the casement window.

Recommendation

Contact a qualified professional.



10.3.1 Floors

MODERATE WEAR



Recommendation

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.



10.3.2 Floors

CARPET HAD DAMAGE



Recommendation

Component: Carpet

Condition: Damaged

Implication: Trip hazard

Location: Basement living

Task: Replace floor covering

Time: 0-3 months

Recommendation

Contact a qualified professional.



10.4.1 Walls

SEAMS NOT SEALED



Component: Drywall

Condition: Seams not taped

Implication: Carbon Monoxide and other fumes could leak into the living space causing harm or possible death.

Location: Garage

Task: Tape and mud drywall seams and screws on interior walls of garage

Time: 0-3 months

Recommendation

Contact a qualified professional.



10.5.1 Ceilings

DRYWALL TAPE LOOSE



Component: Drywall Tape

Condition: Loose

Implication: Aesthetically displeasing

Location: Living Room Vaulted Ceiling

Task: Have drywall company repair/replace

Time: 0-3 months

Recommendation

Contact a qualified professional.

