



58

MAINTENANCE/IMPROVEMENT ITEMS

21

SERVICE/REPLACEMENT ITEMS

7

SAFETY ITEMS

2.1.1 Foundation

SPALLING AND CRACKING CONDITIONS

 Service/Replacement Items

Cracks/fractures as well as spalling concrete conditions were observed. These are sometimes indications that rain water is not sufficiently draining away from the home. I recommend the affected areas be assessed and repaired by a licensed concrete/foundation repair professional. I recommend monitoring the foundation as well as drainage conditions around the foundation. Drainage conditions should be corrected anywhere water collects close to/against the foundation after rain.



2.2.1 Floor Structure

CRACKED SLAB

UTILITY CLOSET

 Maintenance/Improvement Items

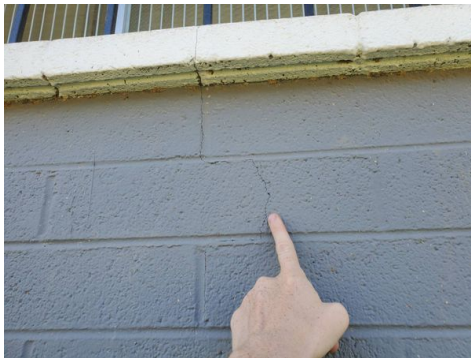
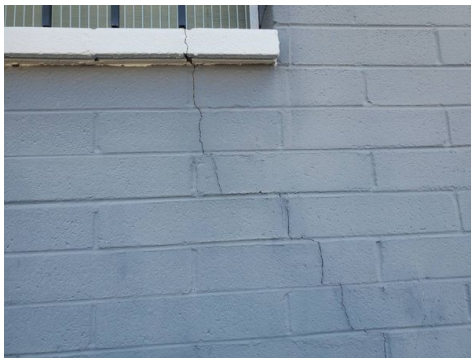
The exposed concrete floor slab is cracked/damaged. No excessive cracking or vertical displacement was observed. A licensed concrete repair professional should be consulted for service.



2.3.1 Wall Structure **STEP CRACKING**

 Service/Replacement Items

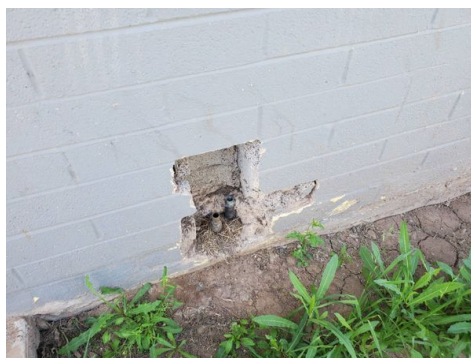
Step cracking was observed at masonry exterior walls. Cracking penetrates through masonry units in some areas. I recommend consulting a licensed contractor to assess and repair/seal where necessary.



2.3.2 Wall Structure **REMOVED MASONRY**

 Service/Replacement Items

Sections of the masonry block wall have been removed in some areas. I recommend consulting a licensed contractor to replace where missing.



3.2.1 Vegetation, Grading, Drainage & Retaining Walls

IMPROPER GRADE/SLOPE



Maintenance/Improvement Items

Exterior grade is flat and/or negatively sloped in some areas. A slope of approximately **1 inch per foot away** from the foundation is recommended for at least the first few feet so that proper drainage can be maintained. I recommend grading conditions be corrected where necessary by a qualified grading or landscape professional.



3.2.2 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION CONTACTING HOME



Maintenance/Improvement Items

Vegetation is contacting and obstructing visibility of exterior walls in some areas. It is recommended that vegetation be trimmed away from exterior walls so that visibility may be maintained as well as to limit exterior siding/paint damage and moisture issues. I recommend trimming or removing where necessary.



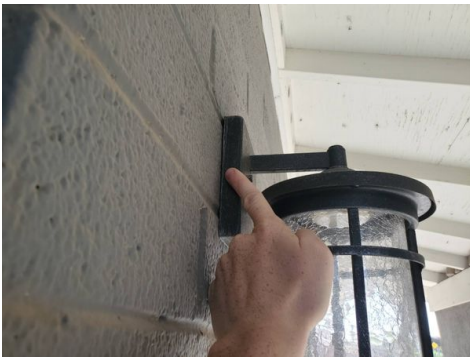
3.3.1 Cladding/Siding, Flashing & Trim

UNSEALED EXTERIOR LIGHT(S)



Maintenance/Improvement Items

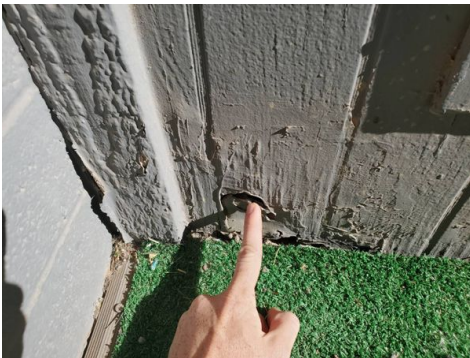
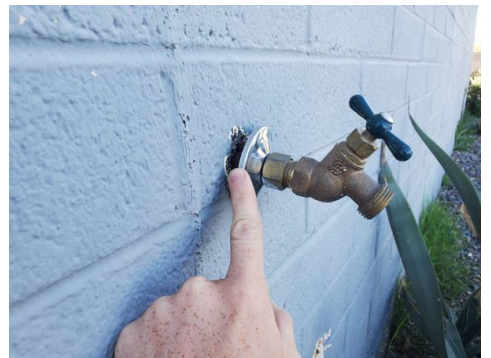
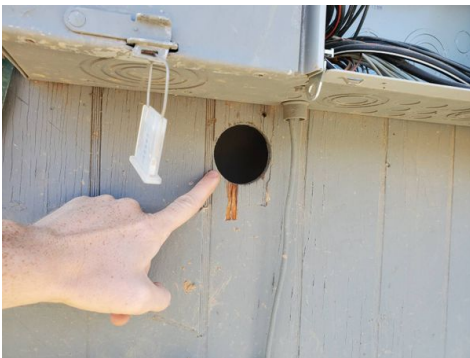
Some exterior light fixtures are loose and/or the enclosures are not sealed against the exterior wall. These exterior wall openings can allow pest and/or moisture intrusion. I recommend securing and sealing around all the exterior lights. A qualified handy person could be consulted for service if needed.



3.3.2 Cladding/Siding, Flashing & Trim
UNSEALED PENETRATION(S)

 Service/Replacement Items

Exterior wall penetration(s) are not sufficiently sealed in some areas. Openings/penetrations should be sealed with approved exterior caulk/sealant to prevent pest and moisture intrusion.



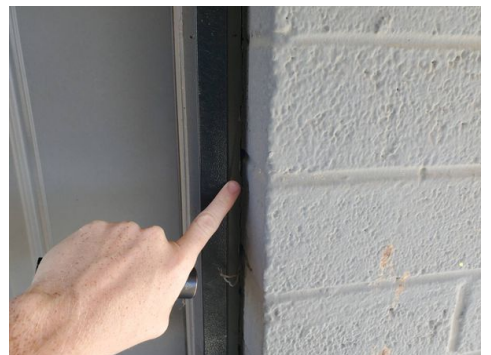
3.3.3 Cladding/Siding, Flashing & Trim

 Maintenance/Improvement Items

CRACKED/MISSING EXTERIOR CAULK

FRONT DOOR

Cracked, separated and/or missing exterior caulk was observed. I recommend sealing/re-sealing where needed to prevent moisture intrusion.



3.3.4 Cladding/Siding, Flashing & Trim



Maintenance/Improvement Items

WEATHERED PANEL SIDING & TRIM

Siding & trim installed appears weathered/damaged in areas. Exposure to water and/or UV would typically cause further damage so maintaining paint and controlling rainwater will be necessary. I recommend further assessment/service by a qualified exterior siding professional.



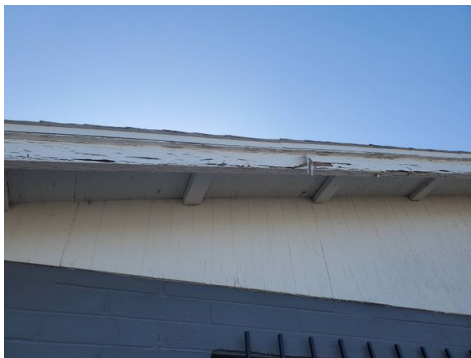
3.4.1 Exterior Paint

FLAKING/CRACKING EXTERIOR PAINT



Maintenance/Improvement Items

Exterior paint is flaking, cracking and generally weathered in appearance in some areas. Loose paint should typically be scraped and exposed areas repainted. An exterior painter can be consulted for service if needed.



3.5.1 Eaves, Soffits & Fascia

WATER STAINS



Maintenance/Improvement Items

Water stains were observed at some roof eaves/overhang locations. The conditions could be due to wind driven rain or potentially a degree of roof leaking. Observed conditions that can contribute to leaking have been documented in the roof section. Stains can typically be resealed and repainted. I recommend monitoring for indications of worsened stains that can indicate roof leaks.



3.5.2 Eaves, Soffits & Fascia

BIRD NESTING

FRONT OF HOME



Maintenance/Improvement Items

Bird nesting debris was observed at the roof overhang. There were no live birds present in the area at the time of the inspection.



3.5.3 Eaves, Soffits & Fascia **SEPARATED FASCIA**

 Maintenance/Improvement Items

Roof eave fascia is separated in some areas. I recommend adding or replacing fascia nails plates as needed.



3.6.1 Exterior Entry Doors **DEADBOLT NOT ALIGNED**

SHED AND FRONT OF HOME

 Maintenance/Improvement Items

The deadbolt is not properly aligned and will not easily engage. A door repair professional can be consulted for service.

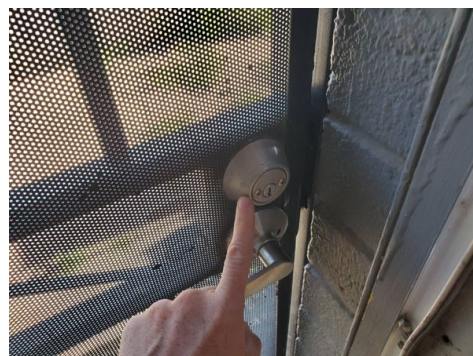


3.6.2 Exterior Entry Doors **DOUBLE KEYED EGRESS DOOR**

REAR OF HOME

 Safety Items

The required emergency egress door is keyed on both sides. This presents a safety concern as occupants without a key could be trapped in the home during an emergency. I recommend replacing the keyed hardware on the interior side. A locksmith can be consulted for service.



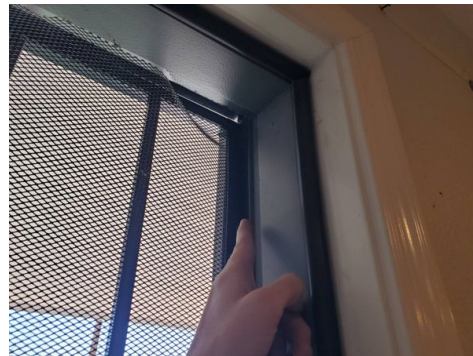
3.6.3 Exterior Entry Doors

DOOR RUBS JAMB

SIDE OF HOME

The exterior door rubs the jamb when opening and closing. A qualified door repair professional could be consulted for service or adjustment as needed.

 Maintenance/Improvement Items



3.6.4 Exterior Entry Doors

DAMAGED SECURITY DOOR

SIDE OF HOME

The security door screen is damaged/torn. A qualified door repair professional could be consulted to replace if needed.

 Maintenance/Improvement Items



3.6.5 Exterior Entry Doors

DAMAGED THRESHOLD

The utility closet door threshold is damaged and can be replaced by a qualified professional

 Maintenance/Improvement Items



3.7.1 Windows

DAMAGED GLAZING

REAR OF HOME AND GUEST BEDROOM

Cracked/damaged window glazing was observed. A licensed window repair and installation professional should be consulted for service.

 Service/Replacement Items



DAMAGED WINDOW SCREENS

Some of the window screens are damaged. A qualified window repair professional or handy person could be consulted to re-screen or replace as needed.

**DIFFICULT TO OPEN/CLOSE**

Some windows could be considered moderately difficult to open and close. A window repair professional can be consulted to service or adjust as needed for easier operation.

**LOOSE GLAZING**

BEDROOM(S)



Window glazing (glass) is loose and is able to moved within the sash. I recommend consulting a window repair professional for service.



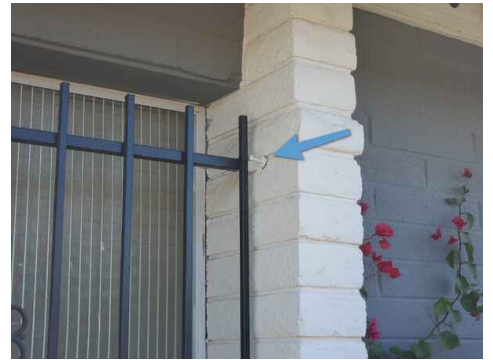
3.7.5 Windows

LOOSE SECURITY BAR HARDWARE



Maintenance/Improvement Items

Fasteners to secure the window security bars are loose and can be further secured by qualified professional.



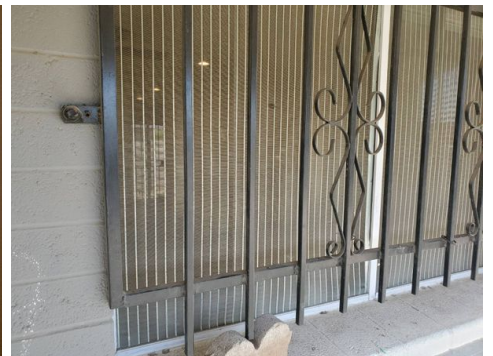
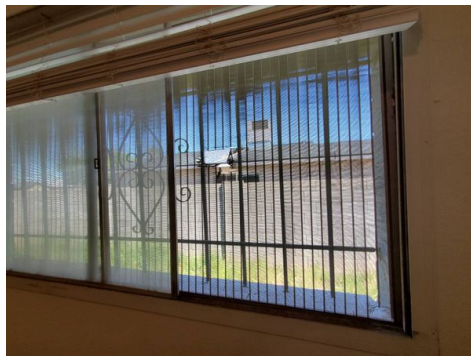
3.7.6 Windows

UNABLE TO OPEN/CLOSE SECURITY BARS



Safety Items

I was unable to open bedroom window security bars. These security bars should be openable from the inside to ensure emergency egress is established. Additionally, I was unable to close the family room window security bar after opening. I recommend consulting a licensed window repair professional for service.



3.8.1 Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways



Maintenance/Improvement Items

EXTERIOR DRYWALL CEILING (SEPARATION)

Loose drywall tape and/or visible tape seams were observed at the exterior drywall ceiling. A drywall repair professional can be consulted for service as needed.



3.8.2 Porch/Patio, Deck, Balcony, Stoops/Steps, Railings & Areaways

CRACKED/DAMAGED SLAB

Service/Replacement Items

The exterior concrete slab and driveway is cracked/damaged. I recommend consulting a qualified professional for service/repair.



3.9.1 Fence

BLOCK FENCE CONDITIONS

Maintenance/Improvement Items

Conditions observed at the perimeter masonry block fence included: Step cracking/displaced masonry, cracked/damaged blocks, loose blocks, and missing block caps. A qualified masonry fence repair professional can be consulted for service.

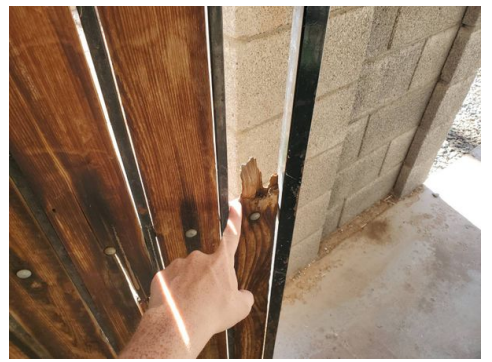


3.10.1 Gates

WEATHERED/DAMAGED GATE PLANKS

Maintenance/Improvement Items

Gate planks are weathered, splitting and/or damaged due to exposure to moisture and UV. Some planks could be salvageable/able to be painted and resealed while others may require replacement. A qualified handy person or gate repair professional could be consulted for service if needed.



3.10.2 Gates

DAMAGED CHAIN LINK GATE

 Maintenance/Improvement Items

The driveway chain link gate is damaged and slightly difficult to open and close. A qualified professional can be consulted for service/replacement.



3.11.1 Utility Closet

WATER STAINS

 Service/Replacement Items

Water stains were observed in the exterior utility closet. It appears as though a degree of roof leaking has previously occurred. I recommend inquiry with the seller regarding leak history and consulting a licensed professional to replace damaged materials. Please note, conditions that could lead to roof leaks have been documented in this report.

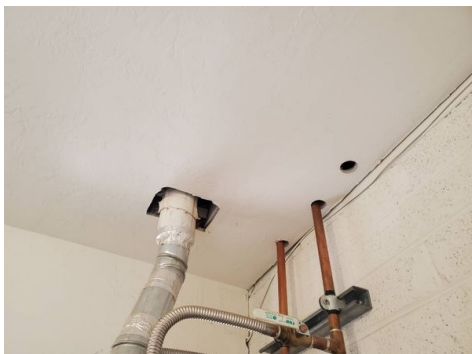


3.11.2 Utility Closet

OPENINGS IN DRYWALL

 Maintenance/Improvement Items

Unsealed/open drywall was observed in some areas in the exterior utility closet. A licensed professional can be consulted for repair as needed.



4.1.1 Roof Coverings **DEBRIS ON ROOF**

 Maintenance/Improvement Items

Dust/debris accumulation was observed on the roof. Debris accumulation can lead to limited drainage and water intrusion. I recommend debris be removed by a qualified professional/roofer.



4.1.2 Roof Coverings **DAMAGED/WORN ASPHALT SHINGLES**

 Service/Replacement Items

Physical damage/granule loss was observed at some of the asphalt shingles. Additionally, some shingles are loose/missing. I recommend consulting a qualified roof repair professional for service.



4.1.3 Roof Coverings **EXPOSED/UNSEALED FASTENERS**

 Maintenance/Improvement Items

Exposed/unsealed fasteners that penetrate the roof covering can (potentially) lead to water intrusion. I recommend having these fasteners sealed by a qualified roofer.



4.2.1 Flashings

CRACKED/OPEN COLLARS

Service/Replacement Items

Flashing collars are open/not fully sealed in some areas. This can lead to leaking into the attic. I recommend consulting qualified roof repair professional for service.



4.2.2 Flashings

MISSING B-VENT FLASHING COLLAR(S)

Maintenance/Improvement Items

There are no flashing collar(s) installed for B-vent(s). Storm collars help maintain a watertight seal around the flashing opening. A licensed roofer should be consulted to assess/install collars.

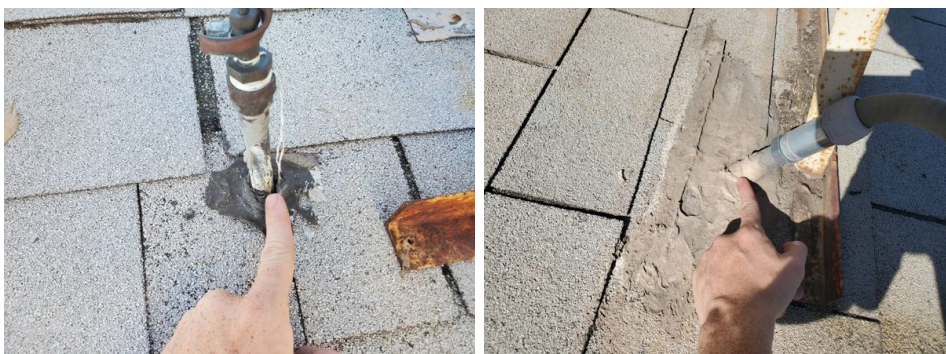


4.3.1 Skylights, Chimneys & Roof Penetrations

MISSING FLASHING

Service/Replacement Items

At least one roof penetration is not flashed. The penetration(s) are sealed only with roof cement. Roof cement is not considered to be a permanent water barrier. Permanent flashing should be installed where possible. I recommend consulting a qualified roofer to assess/install flashing if/where possible.



4.5.1 Attic Access

PANEL NOT INSULATED



Maintenance/Improvement Items

Insulation is missing or has been removed above the attic access. I recommend installing insulation to help with thermal efficiency in the room/area.



4.7.1 Roof/Attic Ventilation

LOOSE GABLE VENT



Maintenance/Improvement Items

The attic gable vent is loose from the attachment to the exterior wall. I recommend consulting a licensed professional to re-secure.



5.1.1 Central Cooling System(s)

EXPOSED CONDENSER FAN WIRES



Safety Items

Electrical conductors are partially exposed for the cooling system condenser fan. This is a fairly common condition that typically indicates the fan has been replaced. Electrical conductors that are continuously exposed to UV will break down (insulation will become brittle). I recommend consulting a licensed HVAC professional for service.



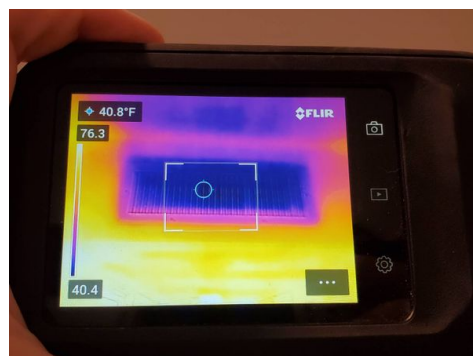
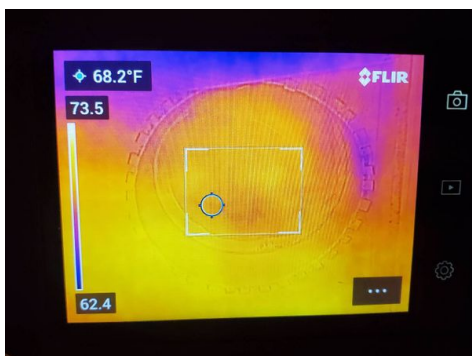
5.1.2 Central Cooling System(s)

HIGH TEMPERATURE DIFFERENTIAL



Maintenance/Improvement Items

The difference in temperature between the cooling system return and register is approximately 27 degrees. This would be considered slightly high by some industry professionals, and could suggest the system is in need of service/cleaning. I recommend consulting a licensed HVAC professional for assessment/service.



5.1.3 Central Cooling System(s)

DENTED CONDENSER FINS



Maintenance/Improvement Items

Some of the condenser fins are dented or damaged. These fins can sometimes be combed for added efficiency/performance. I recommend evaluation and service if needed by a qualified HVAC professional.



5.1.4 Central Cooling System(s)

MISSING MOUNTING BRACKET FASTENERS



Service/Replacement Items

Fasteners to secure the roof mounted heating and cooling unit bracket to the roof are missing. I recommend consulting a qualified contractor to add and replace hardware as necessary.



5.4.1 Distribution System

REPLACE FILTER(S)



Maintenance/Improvement Items

The air filter(s) are dark/dirty and should be replaced so proper air flow may be established and to prevent dirt/dust accumulation within the system.



5.4.2 Distribution System

DUST IN RETURN VENT



Maintenance/Improvement Items

Dust accumulation was observed inside the AC return vent. This could indicate a need to have the distribution system cleaned. A qualified duct cleaning professional could be consulted for service.



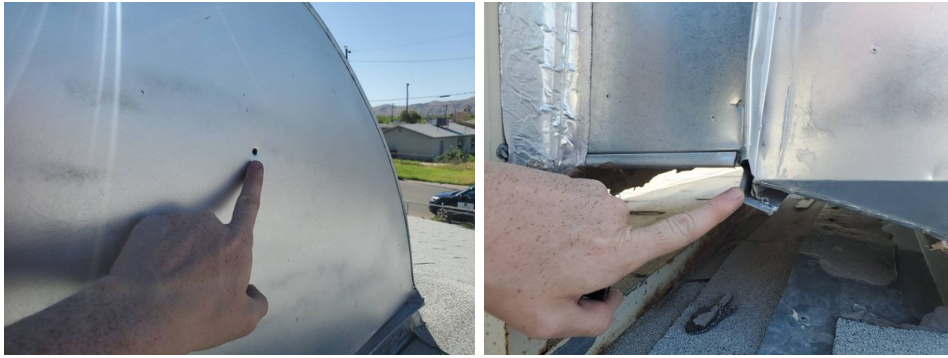
5.4.3 Distribution System

OPEN PROBE HOLE(S)



Maintenance/Improvement Items

Openings have been created in the HVAC duct for test probes however, have not been resealed. I recommend re-sealing these openings.



5.7.1 Interior Venting Systems (Fans)

 Maintenance/Improvement Items

NOISY VENTILATION FAN

GUEST BATHROOM

The ventilation fan is or could be considered noisy while in use. The fan may be able to be serviced for quieter operation or may need to be replaced. A qualified professional/electrician can be consulted for service.



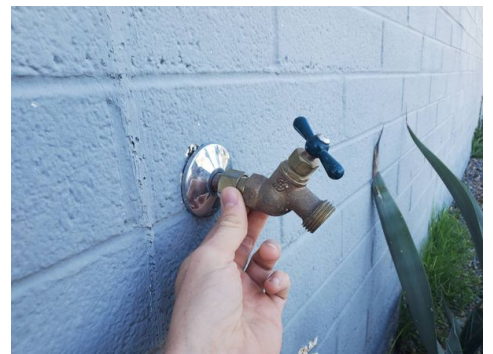
6.1.1 Water Supply & Distribution System

 Maintenance/Improvement Items

LOOSE DISTRIBUTION PIPING

SIDE OF HOME

Plumbing distribution piping is loose/not secured. Distribution piping should remain secured to prevent movement and loosening of connections. A qualified professional/plumber can be consulted for service.



6.1.2 Water Supply & Distribution System

 Maintenance/Improvement Items

WATER METER NOT LOCATED/WATER OFF

I was unable to locate the utility water meter. Water supply was off to the home at the time of inspection, which may suggest the water supply is turned off at the meter. **Please note, I was unable to operate plumbing fixtures as a result.** I recommend inquiry with the seller regarding the location of the meter and retesting of plumbing fixtures after water supply is turned on. Reinspection services are available if necessary.

6.1.3 Water Supply & Distribution System

 Maintenance/Improvement Items

SATURATED SOIL

Soil in the front yard was saturated with moisture. This can sometimes indicate an underground plumbing leak. I recommend observing prior to close to ensure this location remains dry and consulting a qualified plumber for service if moisture still remains.



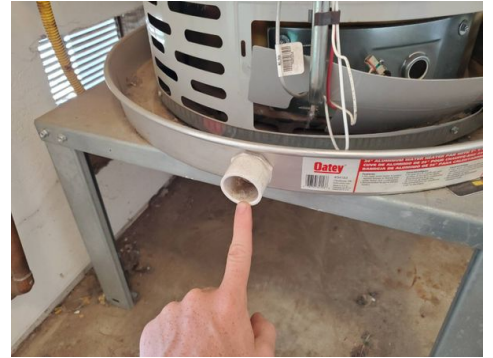
6.4.1 Hot Water Systems

DRIP PAN NOT PLUMBED



Maintenance/Improvement Items

The drip pan for the water heater is not plumbed to the exterior, a floor drain or similar location. Water could still be allowed to damage nearby finish material in the event of a leak. A qualified plumber should be consulted to plumb the pan to a suitable location.



6.4.2 Hot Water Systems

TPR DISCHARGE PIPE SLOPE



Safety Items

A length of the water heater temperature/pressure relief valve discharge pipe slopes uphill. This pipe is required to slope in a manner in which all water can drain with gravity. Water held against the valve could lead to calcification and/or corrosion which could render the valve inoperable. I recommend consulting a licensed plumber to correct the condition.



6.4.3 Hot Water Systems

TRANSITE PIPE



Safety Items

A length of the water heater flue appears as though it may be transite pipe. Transite was commonly installed when this home was built and sometimes contains asbestos. This material can be tested for asbestos as needed by a qualified asbestos/abatement professional.



6.4.4 Hot Water Systems

INSULATION SHIELD NOT INSTALLED



Service/Replacement Items

It appears there is no insulation shield installed around the water heater gas vent in the attic. An insulation shield would typically be installed to provide clearance from attic insulation. I recommend consulting a licensed plumber to install an insulation shield as necessary.



6.5.1 Fuel Storage & Distribution Systems
NO SEDIMENT TRAP

 Maintenance/Improvement Items

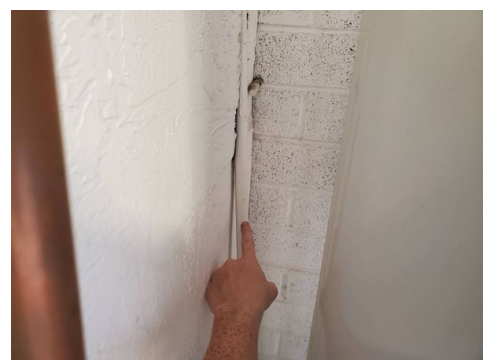
There is no sediment trap installed for the gas fired water heater. Sediment traps can typically help to prolong the serviceable gas equipment. A plumber should be consulted to install a sediment trap.



6.5.2 Fuel Storage & Distribution Systems
LOOSE GAS PIPING

 Maintenance/Improvement Items

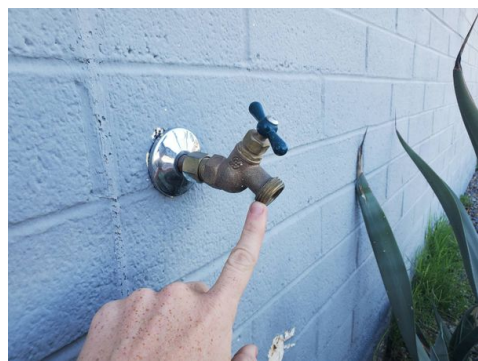
Water heater gas distribution piping is loose and should be further secured. A qualified plumber can be consulted for service.



6.7.1 Exterior Hose Bibs
MISSING HOSE BIB VACUUM BREAKER(S)

 Safety Items

A connected hose without a vacuum breaker may draw contaminated water into the clean/potable water supply. I recommend installing vacuum breakers where missing/before connecting hoses.

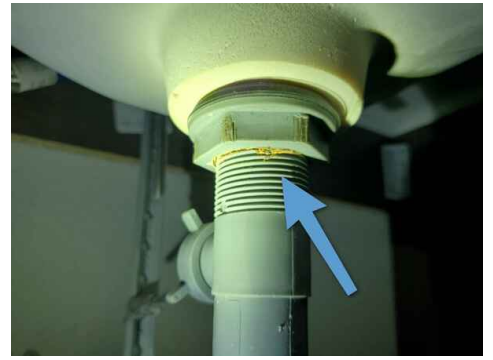


6.8.1 Sinks & Faucets
EVIDENCE OF LEAKING

 Maintenance/Improvement Items

GUEST BATHROOM

Evidence of leaking was observed. It is not evident that these leaks were serviced or repaired. Minor leaking can sometimes self seal however sinks should still be serviced/fittings should be tightened to prevent future leaking.



6.9.1 Bathtubs & Showers
LOOSE SHOWER ARM

 Maintenance/Improvement Items

PRIMARY BATHROOM

The shower arm is loose at the attachment within the wall and should be secured to prevent movement/loosening. A qualified professional/plumber can be consulted for service.



6.9.2 Bathtubs & Showers
CRACKED/MISSING GROUT

 Maintenance/Improvement Items

BOTH BATHROOMS

Cracked and missing grout was observed. I recommend resealing as and when necessary to help prevent moisture intrusion behind tile.



6.10.1 Toilets
LOOSE TOILET

 Service/Replacement Items

PRIMARY BATHROOM

The toilet is loose/able to be rocked or shifted. Toilets should remain tightly secured to floors to avoid displacement of the seal. I recommend consulting a licensed plumber for service.



6.10.2 Toilets

RUSTY CLOSET BOLTS (LEAKING SEALS)

Service/Replacement Items

GUEST BATHROOM

The toilet closet bolts appear rusted. Rust at closet bolts could indicate a compromise and the wax seal resulting in leaking. I recommend consulting a licensed plumber for service.

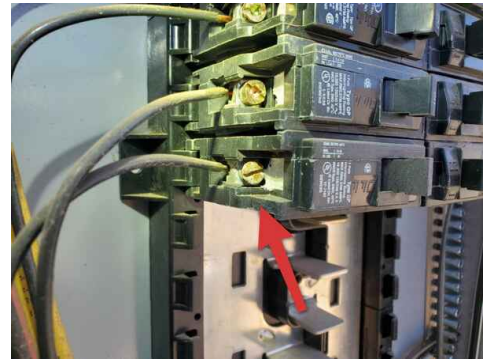


7.3.1 Branch Circuit Conductors & Over-Current Devices

RUST ON TERMINALS

Service/Replacement Items

Rust was observed at circuit breaker terminals. Rust could lead to a loose/weak electrical connection which could result in excessive heat/resistance. I recommend consulting a licensed electrician to review/service.



7.3.2 Branch Circuit Conductors & Over-Current Devices

EXCESSIVELY TRIMMED INSULATION

Maintenance/Improvement Items

Electrical conductor insulation was excessively trimmed at the circuit breaker termination. Circuit breakers (manufacturers) typically recommend a specific amount of insulation be removed prior to termination. A licensed electrician should be consulted for service/correction.



7.4.1 Conduit & Wiring

EXPOSED/UNUSED WIRING

Service/Replacement Items

Exposed electrical wiring/wiring that is not connected to electrical devices was observed. This is a safety concern as exposed wiring can lead to accidental shock/injury. Recommend service/correction by a licensed electrician.



7.5.1 Service Disconnects

MISSING EXTERIOR COVER

Service/Replacement Items

The exterior cover is missing for the air conditioner service disconnect. I recommend consulting a qualified electrician to replace the cover or the entire disconnect if necessary.

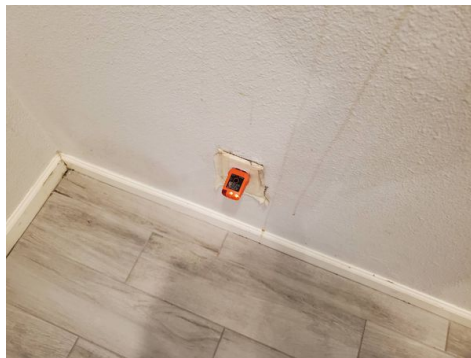


7.6.1 Receptacles & GFCI Devices

LOOSE RECEPTACLE(S)

 Maintenance/Improvement Items

Some of the receptacles are loose and easily moved within their enclosures or enclosures are loose in walls. I recommend securing where needed. An electrician can be consulted for service.



7.6.2 Receptacles & GFCI Devices

HOT AND NEUTRAL REVERSE

 Service/Replacement Items

KITCHEN

Receptacles are wired with reversed polarity (the hot and neutral conductors are reversed). I recommend consulting a qualified electrician to correct the wiring.



7.7.1 Light Fixtures, Ceiling fans and Switches

LIGHT(S) DID NOT RESPOND

 Maintenance/Improvement Items

GUEST BATHROOM AND EXTERIOR

Some of the lights did not respond when tested. I recommend requesting all missing and burnt-out bulbs be replaced so lights may be retested at final walk-through.



7.7.2 Light Fixtures, Ceiling fans and Switches



Maintenance/Improvement Items

LOOSE RECESSED LIGHT

GUEST BEDROOM

The recessed light is loose/not flush with the ceiling. A qualified handy person or electrician to be consulted to secure as needed.



7.7.3 Light Fixtures, Ceiling fans and Switches



Maintenance/Improvement Items

NO REMOTE TO TEST FAN/LIGHT

The ceiling fan light did not respond to the wall switch, and there are no chains installed. It appears as though a remote is needed to operate the fan and light. I recommend inquiry with the seller regarding the availability of a remote and testing within the inspection period if needed.



8.1.1 Walls & Ceilings

DRYWALL CRACKS/TAPE SEAMS



Maintenance/Improvement Items

Interior drywall cracks and/or separated tape seams were observed. Drywall can crack for various reasons including settling/movement and curing of framing. A drywall repair professional can be consulted for service.



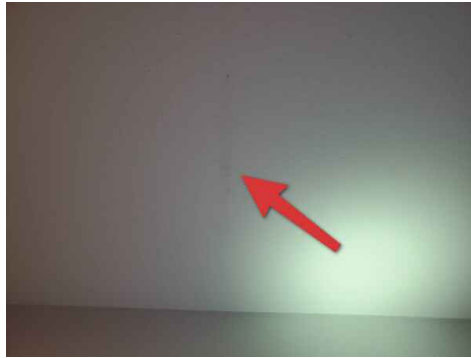
8.1.2 Walls & Ceilings

WATER STAINS (POTENTIAL ROOF LEAKS)

PRIMARY BEDROOM, HALL CLOSET AND KITCHEN

Service/Replacement Items

Water stains and/or discoloration was observed at the drywall ceiling in some areas. I recommend inquiry with the seller regarding leak history. Observed conditions on the roof that could lead to leaking have been documented. A roofer should be consulted to review above. A drywall repair professional or similar can be consulted for service in the room.



8.1.3 Walls & Ceilings

POSSIBLE PET DAMAGE

Maintenance/Improvement Items

Possible pet damage/scraped and scratched paint, wood and/or drywall was observed.



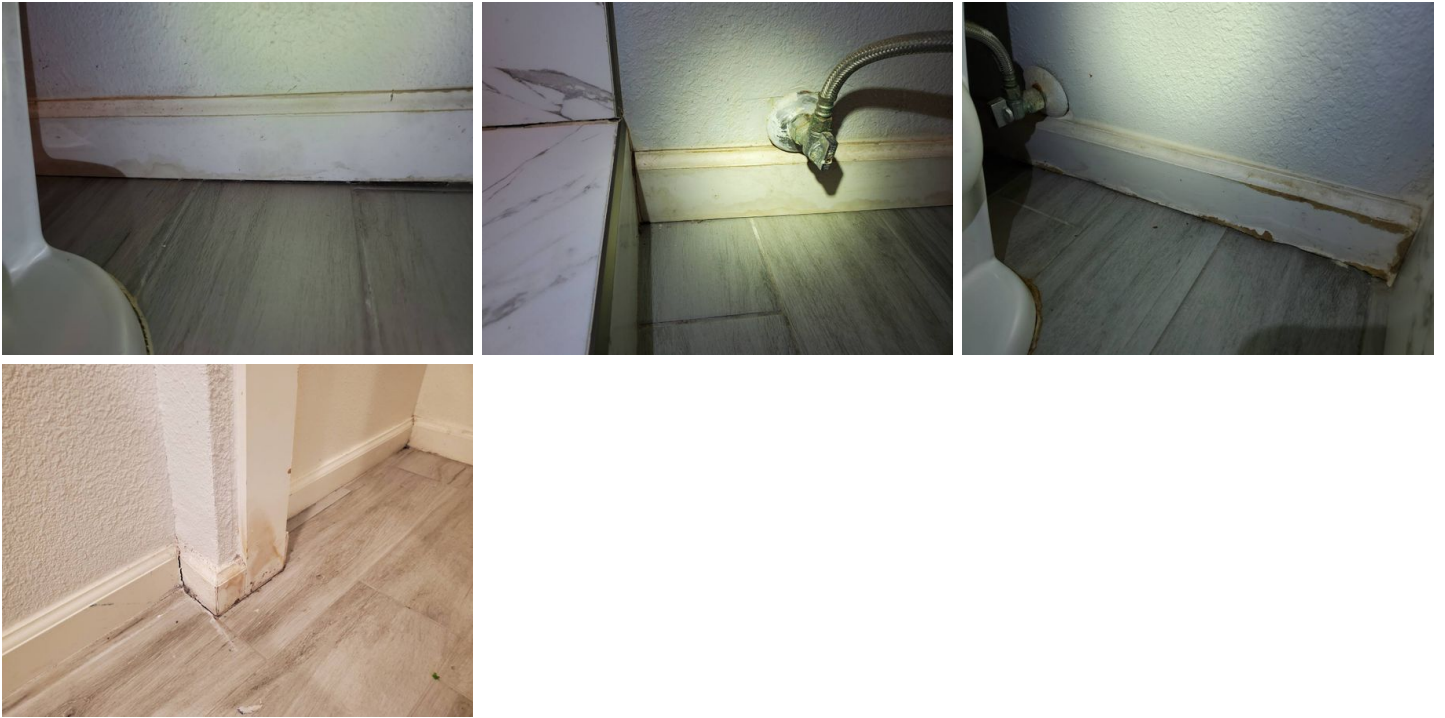
8.1.4 Walls & Ceilings

BASEBOARD WATER DAMAGE

BOTH BATHROOMS AND REAR GUEST BEDROOM

Service/Replacement Items

Water stained/damaged baseboards observed. No elevated moisture was detected at the time of the inspection. I recommend baseboards be replaced as needed by a qualified interior finish professional.

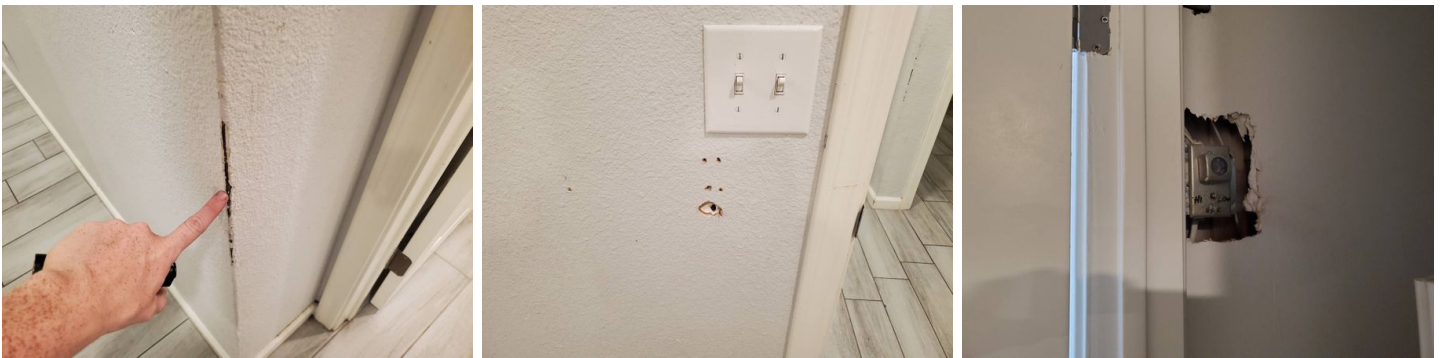


8.1.5 Walls & Ceilings

DAMAGED/OPEN DRYWALL

 Maintenance/Improvement Items

Damaged, dented, and/or open drywall was observed. A drywall repair professional can be consulted for service.



8.2.1 Floors

CRACKED/MISSING GROUT

 Maintenance/Improvement Items

Areas of cracked and/or missing tile floor grout were observed. A tile flooring professional can be consulted to reapply grout or caulk where missing.



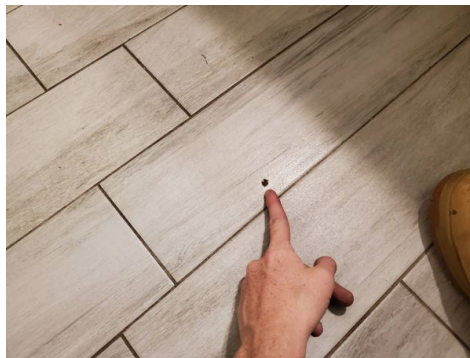
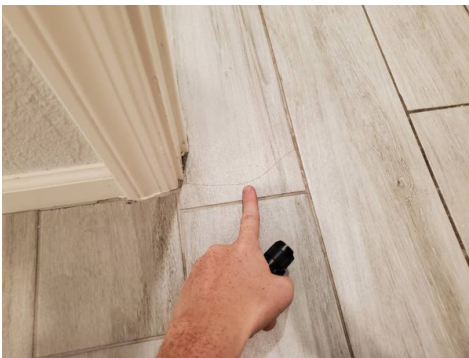
8.2.2 Floors

CRACKED/CHIPPED TILE



Maintenance/Improvement Items

Cracked and chipped interior floor tile observed. Floor tile can sometimes be serviced/repaired. A tile floor repair and installation professional can be consulted for service



8.3.1 Interior Doors & Closets

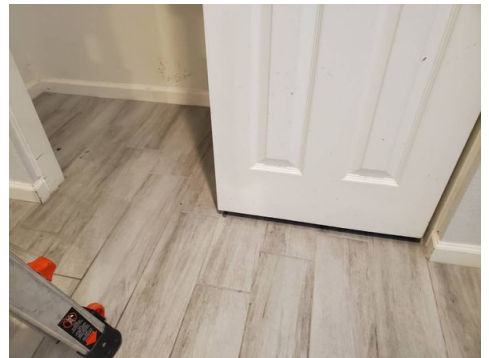
CLOSET DOOR FLOOR GUIDES



Maintenance/Improvement Items

GUEST BEDROOMS

There are no closet door floor guides installed. Floor guides will help prevent the sliding doors from moving back and forth and potentially coming out of the track. A qualified door repair professional could be consulted to install if needed.



8.3.2 Interior Doors & Closets

HARD TO SLIDE



Maintenance/Improvement Items

GUEST BEDROOM

Sliding closet doors could be considered difficult to open and close. I recommend service if needed by a qualified handy person or door technician.



8.4.1 Countertops & Cabinets

LOOSE HINGE(S)

GUEST BATHROOM

Loose/damaged cabinet door hinge(s) were observed. Some hardware may be able to be tightened while hardware in other areas may require replacement.



9.1.1 Dishwasher

**STANDING WATER INSIDE
DISHWASHER**

Standing water was present in the dishwasher at the time of the inspection. I recommend evaluation and service (or replacement if needed) by a qualified appliance repair professional.



9.3.1 Range/Oven and Cooktop

MISSING ANTI-TIP DEVICE

There is no anti-tip device installed to secure the oven to the floor. This is a potential safety concern. I recommend consulting a qualified professional to install anti-tip device.



9.5.1 Built-in Microwave

INOPERABLE LIGHT

The microwave light was not functional/did not respond when tested.



9.5.2 Built-in Microwave
DIRTY GREASE FILTER

The microwave grease filter is noticeably dirty. Additionally, grease stains were observed at the drywall ceiling above the microwave vent. I recommend cleaning or replacing the grease filter.

