

Report Summary

STRUCTURAL SYSTEMS

Page 5 Item: A	Foundations	<ul style="list-style-type: none"> • Unable to see all of the slab due to high soil, decks, porches etc. There should be 4 inches of clearance for brick and stone. 6 inches for wood and 8 inches for stucco.
Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Nails exposed and Should be caulked. This is common maintenance. • Debris should be removed from the roof covering and/or gutter system. • Nails missing from flashing. • Cricket flashing needed.
Page 8 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Insulation is low in one or more spots. Should be replaced. • Attic ladder is not insulated or weather stripped at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door after taking ownership of the property. • One or more of the attic ladder components were observed to be damaged and should be corrected for safety reasons.
Page 10 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Earth to siding contact was observed on the exterior siding and should be a minimum of {4"} clearance from the ground for brick/stone {6"} for wood and {8"} for stucco. Common in older homes. • Caulking needed at one or more places around the home/building. This is common maintenance. • There were no weepholes observed in the lower course of the masonry veneer in one or more areas of the structure. Under current building standards; there should be open weepholes not less than {3/16"} in diameter on the lower course of the masonry wall and spaced no more than {33"} apart to drain excess water from the interior of the wall voids. • Irregular workmanship. • Mortar thin in multiple areas around home.
Page 16 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Doors between the garage and the residence should be equipped with a solid wood door not less than {1 3/8"} in thickness, solid or honeycomb core steel door not less than {1 3/8"} thick or {20} minute fire rated doors equipped with a self closing device. • Garage walk door should be self closing. • Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. Not uncommon in older homes. • One or more doors were closing on there on. May need adjusting. Common in older homes.
Page 17 Item: H	Windows	<ul style="list-style-type: none"> • Window screens were observed to be damaged or missing in one or more locations. • Window(s) would not open in one or more locations. • One or more of the bedroom windows are inoperable. At least one window in each bedroom should fully open with free access to the outside for safety concerns.

Page 18 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> • Chimney cap and or rain cap is rusty. • Mortar cracked. • Creosote build up. Creosote build up can cause chimney fires. Recommend a professional chimney sweep.
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ELECTRICAL SYSTEMS

Page 20 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • Panel should be labeled. • Double tap on breaker(S) were observed in the service panel. One wire under each screw is recommended. • Blanks are missing on dead front cover and should be replaced so no sharp objects or insects can enter the breaker area. • Missing screw to secure dead front cover.
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Page 22 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Recommend GFCI protection(If not present) on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge. Also recommended to upgrade smoke and carbon monoxide detectors in home after closing. Homes with attached garages and gas appliances should have carbon monoxide detectors. • Damaged and/or missing outlet and/or switch covers were observed. This situation creates a Safety Hazard and should be corrected • Outlet(s) cover missing or damaged. • Open ground(s) noticed at one or more locations around the home. • Spliced and taped wires were observed and should be installed with a covered junction box with approved connectors and is considered a Safety Hazard. • Light cover(s) missing in one or more locations. • Electrical wire not properly secure in one or more locations.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 26 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • Ductwork should not be touching. • Ductwork is leaking at connections.
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PLUMBING SYSTEMS

Page 28 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Shower or tub area needs caulking.
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Page 30 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • Drain pipes should be painted. They are not UV resistant.
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Page 31 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • Water heater was not equipped with a corrosion resistant drain pan . • No sediment trap on gas line.
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APPLIANCES

Page 36 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • The garage door sensors should be installed within {6"} of the finished floor.
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