



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

2.1.1 A. Foundations

SLAB - EXPOSED REBAR

 Recommendation

The foundation has exposed rebar. Rebar is used to strengthen the foundation concrete and hold the foundation in tension. Exposed rebar on the outside of the foundation should be repaired with mortar or monitored for further evidence of foundation issues. Limited amounts of exposed rebar is not an indicator of foundation problems unless it is coupled with other foundation concerns (such as spalling concrete, cracking, shifting, etc.).

Recommendation
Recommend monitoring.



Left Back



Left Back



Right Back



Right Back



Right Back



Right Back

2.4.1 D. Roof Structures and Attics
ATTIC LADDER DAMAGED

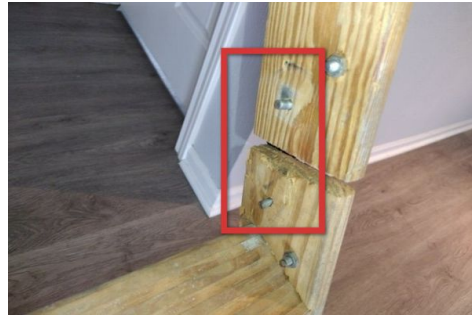
 Safety Hazard

The attic ladder is damaged or was installed at an incorrect height. Unsafe. Recommend replacement of the ladder.

Recommendation
Contact a qualified general contractor.



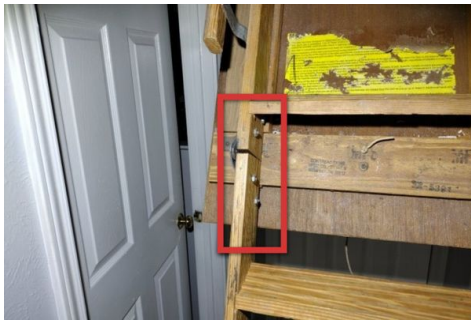
Attic



Attic



Attic



Attic



Attic

2.4.2 D. Roof Structures and Attics

ATTIC DECKING IS UNSAFE

 Safety Hazard

Attic decking is unsafe; Areas of the decking are missing fasteners and are not safe to traverse. Recommend stabilizing by re-securing the decking to the floor joists.

Recommendation
Contact a qualified general contractor.



Attic

2.5.1 E. Walls (Interior and Exterior)

WOOD ROT AND/OR PEELING PAINT

 Recommendation

There exists evidence of non-structural rot and/or peeling paint in these areas. Areas of wood that are exposed to the elements and missing paint will begin to rot if not corrected. Recommend sanding and repainting. Recommend areas of rotten wood to be replaced.

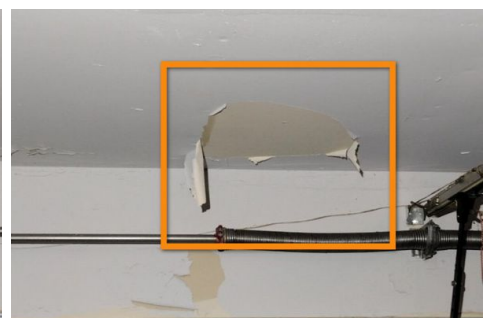
Recommendation
Contact a qualified general contractor.



Garage



Garage



Garage



Garage

2.5.2 E. Walls (Interior and Exterior)

CAULKING DETERIORATED AND/OR MISSING

 Maintenance Item

Caulking is necessary to seal gaps less than 1/2-inch. Caulking that is missing can provide for water penetration and allow insect access into the structure.

Recommendation

Contact a qualified general contractor.



Front Top



Front Top



Back



Back



Right Back



Right Back

2.5.3 E. Walls (Interior and Exterior)

CRACKS MINOR

 Recommendation

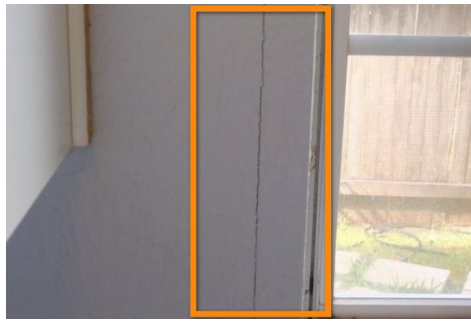
Minor cracking was observed in wall structure. This is common in structure this age and is often determined to be cosmetic. That said, cracking is a first sign of foundation failure and cracks can grow over time; recommend monitoring. The best way to monitor a crack is to patch it (with mortar or caulk) to see if the crack reappears.

Recommendation

Contact a qualified Do It Yourself



Laundry



Laundry

2.6.1 F. Ceilings and Floors

FLOORING - TILES LOOSE / CRACKED OR MISSING

Recommendation

Loose tiles that are popped or missing and/or cracking was observed. This is possibly due to structural foundation issues and is considered evidence of a structural deficiency if on the interior of the structure. Recommend a qualified foundation repair company / contractor evaluate and advise on course of action prior to repair of the flooring.

Recommendation
Contact a qualified professional.



Front



Front

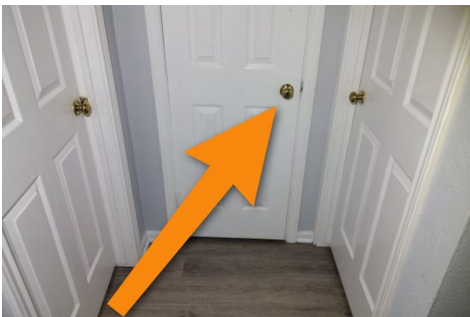
2.7.1 G. Doors (Interior and Exterior)

DOOR DOESN'T LATCH TO CLOSE

Recommendation

Door doesn't latch to close properly. Recommend handyman repair door, latch, frame, and/or strike plate.

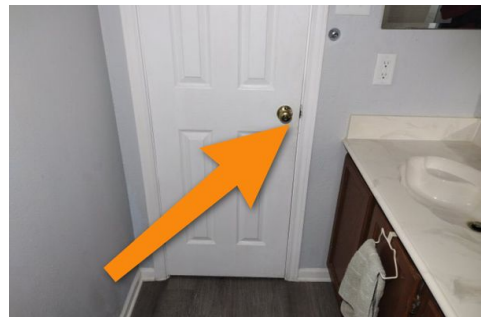
Recommendation
Contact a qualified handyman.



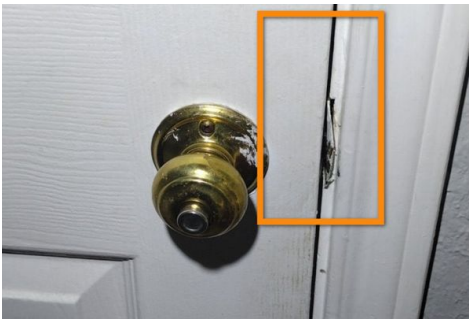
2nd Floor Hall Closet



2nd Floor Hall Closet



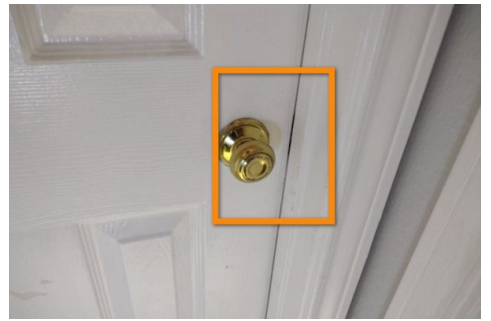
2nd Floor Bathroom



2nd Floor Bathroom



Primary Bathroom



Primary Bathroom



Primary Bathroom



Primary Bathroom

2.8.1 H. Windows

WINDOW GLAZING HAS DETERIORATED

 Recommendation

The window glazing (glazing is the material that holds the window glass in the frame) has deteriorated. Recommend replacement of the window and/or glass.

Recommendation
Contact a qualified professional.



Laundry



Laundry

2.8.2 H. Windows

WINDOW SCREEN IS MISSING OR DAMAGED

 Recommendation

One or more windows has a missing or damaged screen. Recommend replacement depending on preference.

Recommendation
Contact a qualified window repair/installation contractor.



Front Right



Front Right



Left Back



Left Back



Left Back



Back Left Top



Back Left



Back Left



Right

2.12.1 L. Other

MAJOR FENCE DEFICIENCIES - ROT AND/OR STRUCTURAL ISSUES

Recommendation

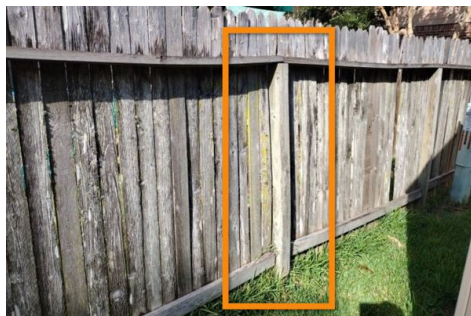
Fence appears to have significant rot damage and/or structural issues. Recommend contract a fencing contractor for repair and/or replacement of the elements that are exhibiting rot or structural issues.

Recommendation

Contact a qualified fencing contractor



Left



Left

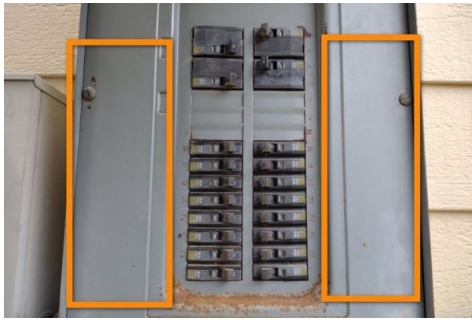
3.1.1 A. Service Entrance and Panels

PANEL MISSING LABELS

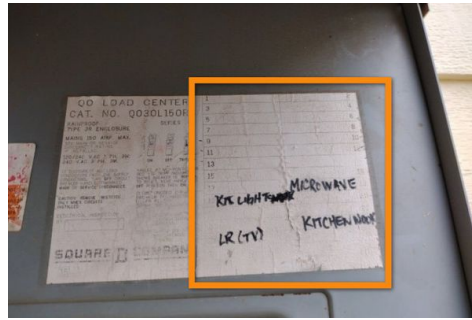
Recommendation

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.

Recommendation
Contact a qualified electrical contractor.



Back



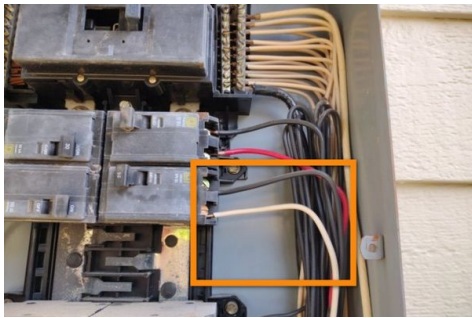
Back

3.1.2 A. Service Entrance and Panels **WHITE NEUTRAL WIRE NOT TAPED BLACK**

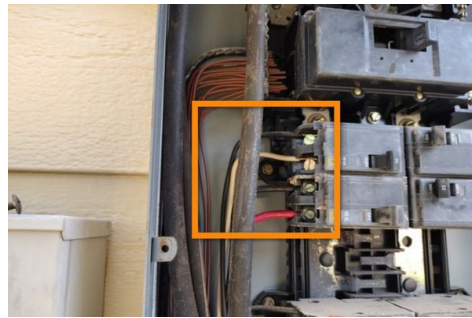
Recommendation

A white wire is connected directly to a breaker without black electrical tape, which would indicate that it is a hot conductor. This white wire is being used as a phase or hot conductor rather than neutral, which in itself is not an issue, but should be denoted as such with black electrical tape wrapped around a portion of it. This will allow an electrician servicing the panel to better understand how the electrical wires are routed. Recommend denoting the white wire as a hot conductor by wrapping it with black electrical tape.

Recommendation
Contact a qualified electrical contractor.



Back



Back

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures **OUTLET - NO GFCI PROTECTION**

Recommendation

No GFCI protection present. Recommend licensed electrician upgrade by installing ground fault receptacles in missing locations.

Recommendation
Contact a qualified electrical contractor.



Laundry



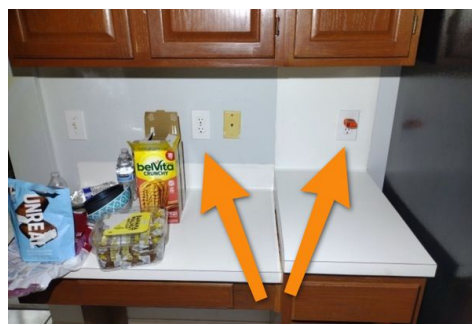
Laundry



Kitchen



Kitchen



Kitchen

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

FIXTURE - LIGHT INOPERABLE / BULB NEEDS REPLACEMENT

 Recommendation

One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Recommendation

Contact a qualified electrical contractor.



Dining



Formal Dining

3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

FIXTURE - IMPROPERLY SEALED

 Recommendation

Light fixture improperly sealed from the outdoor elements. Will allow for water penetration and could cause interior damage to structure. Recommend reinstallation using approved caulking, sealants, etc.

Recommendation

Contact a qualified professional.



Front



Front



Front Left



Front



Front

3.2.4 B. Branch Circuits, Connected Devices, and Fixtures

FIXTURE - IMPROPERLY MOUNTED

 Maintenance Item

Lighting fixture and/or ceiling fan is improperly mounted, damaged, and/or loose. Recommend tightening and sealing, or replacement by an electrical professional.

Recommendation

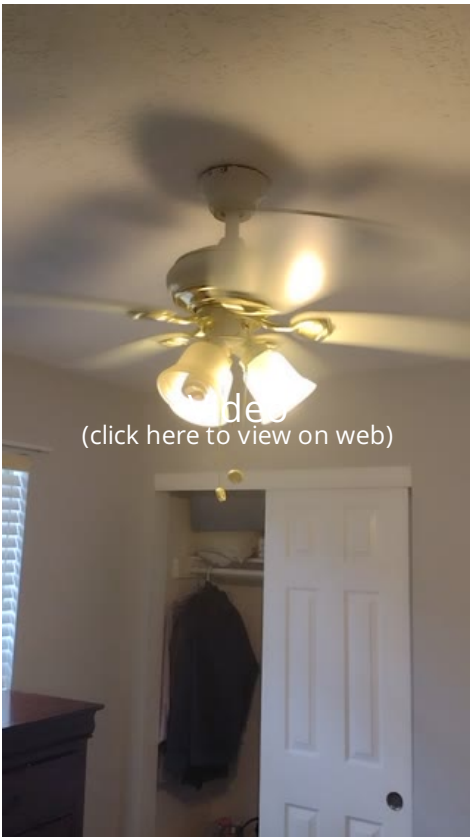
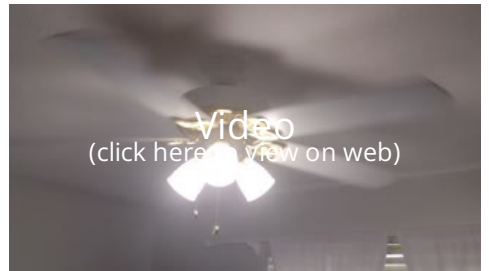
Contact a qualified Do It Yourself



2nd Floor Bedroom



2nd Floor Bedroom



3.3.1 C. Other

SMOKE ALARM - MISSING

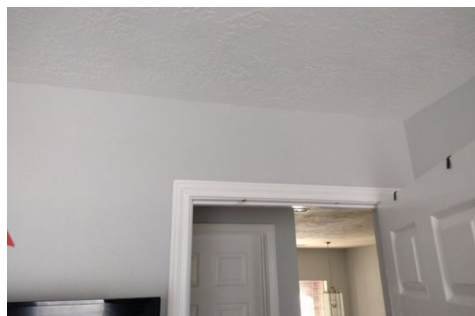
 Safety Hazard

Smoke alarm/detector is missing. It is recommended that smoke alarms be installed inside each bedroom, outside each sleeping area and on every level of the structure. On levels without bedrooms, it is recommended that alarms be installed in the living room (or den or family room) or near the stairway to the upper level, or in both locations. Recommend installation of fire alarm.

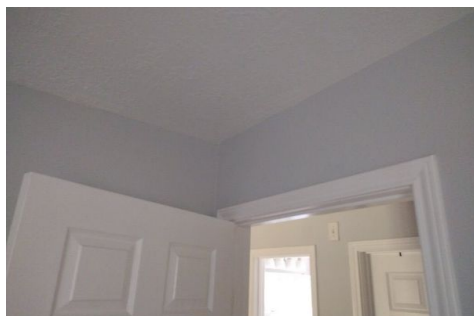
Please see recommendations provided by the National Fire Protection Association (NFPA) about smoke alarms and their recommended placement. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

Recommendation

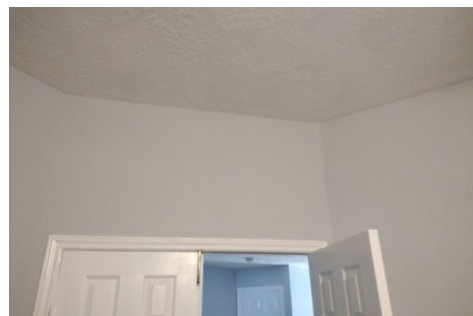
Contact a qualified Do It Yourself



2nd Floor Bedroom



2nd Floor Bedroom



Primary Bedroom

3.3.2 C. Other

CO ALARM - MISSING



Safety Hazard

A CO (carbon monoxide) alarms/detector is missing. It is recommended that CO alarms be installed, at a minimum, on every level of the structure. Because carbon monoxide is slightly lighter than air and also because it may be found with warm, rising air, detectors should be placed on a wall about 5 feet above the floor. The detector may also be placed on the ceiling. Some fire alarm brands are combination CO/fire detectors. Recommend installation of CO detector.

Please see recommendations provided by the National Fire Protection Association (NFPA) about CO alarms and their recommended placement. All CO detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

Recommendation

Contact a qualified Do It Yourself



1st Floor Hall

4.2.1 B. Cooling Equipment

EVAPORATOR - RUST PRESENT IN PAN



Recommendation

Rust is present in the cooling system emergency overflow pan under the AC evaporator (inside unit). This could be caused by malfunctioning with consistent overflows. No active condensation leak into the pan is observed. Recommend careful monitoring.

Recommendation

Contact a qualified HVAC professional.



1st Unit



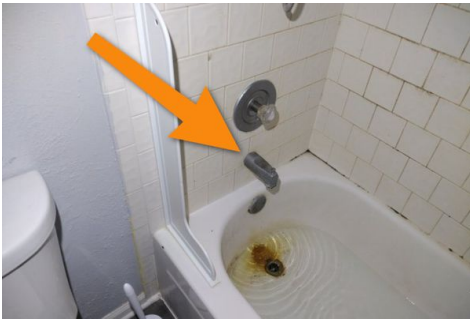
1st Unit

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures
FAUCET / FIXTURE / SPIGOT DRIPPING

Recommendation

A faucet, fixture, or spigot is dripping. Recommend qualified handyman or plumber evaluate and repair.

Recommendation
Contact a qualified plumbing contractor.



2nd Floor Bathroom



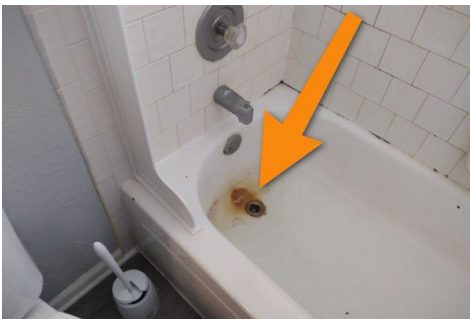
2nd Floor Bathroom

5.2.1 B. Drains, Wastes, and Vents
POOR / SLOW DRAINAGE

Recommendation

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation
Contact a qualified plumbing contractor.



2nd Floor Bathroom



2nd Floor Bathroom

6.1.1 A. Dishwashers
DISHWASHER INOPERABLE

Recommendation

Dishwasher appliance was inoperable at the time of inspection. Recommend qualified appliance professional to repair.

Recommendation
Contact a qualified appliance repair professional.



Kitchen



Kitchen



Kitchen

6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

VENT FAN INOPERABLE

The vent fan is inoperable and will not power on. Recommend further investigation to determine the cause of the problem.

Recommendation
Contact a qualified electrical contractor.

 Recommendation



Laundry