



2.4.1 Eaves, Soffits & Fascia

BENT SOFFIT



Left side of the structure (garage side), there is a section of vented soffit that is bent and out of place. Recommend replacing as needed

Recommendation
Contact a qualified professional.



3.2.1 Exterior Doors

EXTERIOR DOORS



- Front entry Door trim has cracking at joints on both right and left sides
- Front entry Door has holes that penetrate through the door. This may be due to the removal of a previous handle set and replacement with automated lock
- Front entry door is missing strike plate
- Rear exterior door from garage has missing strike plate and sticks while opening.
- Rear Glass slider (unlocked prior to inspection) left hand side (from interior) latching mechanism is loose

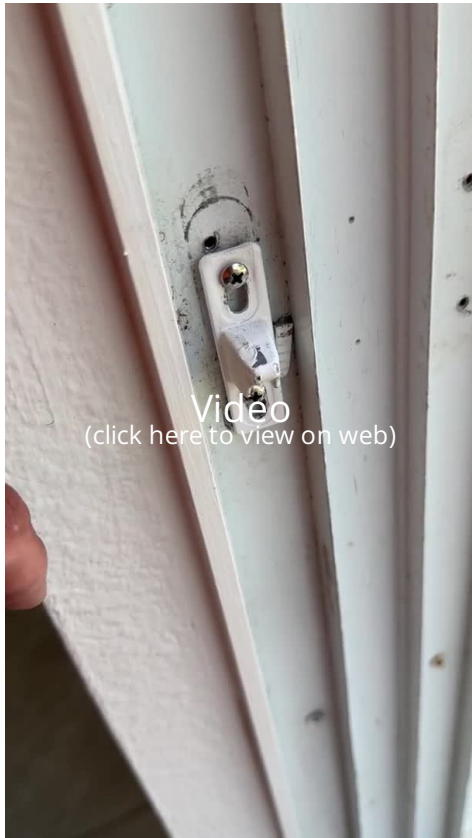
Recommend paint/patch repair as needed on trim

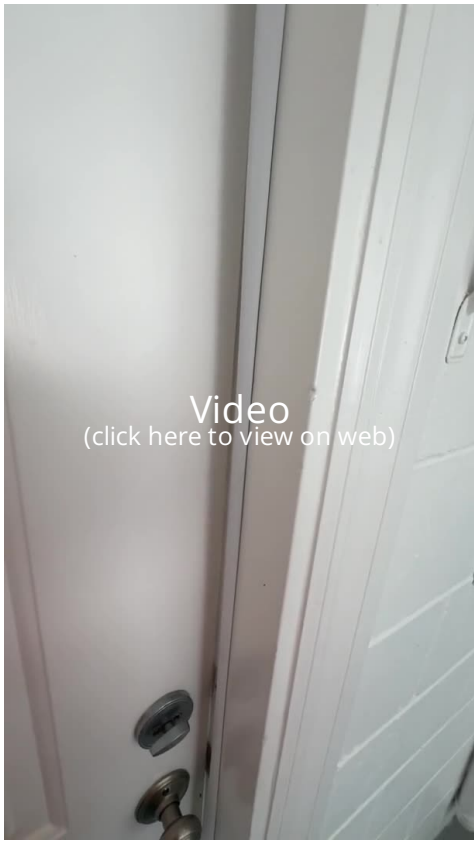
Recommend replacing door handle or mending hole in front entry as well as adding strike plate

Recommend adjusting rear garage door and adding proper strike plate

Recommend adjusting rear glass slider mechanism

Recommendation
Contact a qualified professional.





Video
(click here to view on web)

3.5.1 Vegetation, Grading, Drainage & Retaining Walls **SPRINKLER SYSTEM NOT FUNCTIONING**

 Recommendation

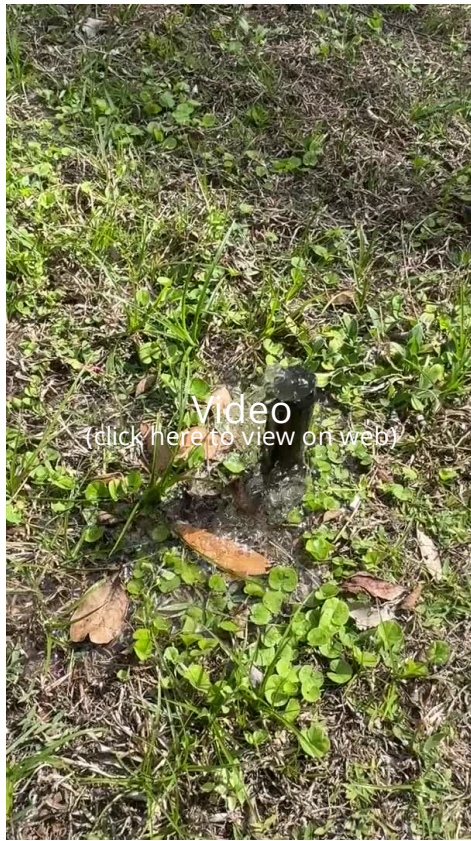
Sprinkler system is a manual operated system attached to the right side exterior spigot. This piping is leaking and as valves are turned on, only 1 sprinkler head operates. Recommend repair by irrigation specialist.

Recommendation
Contact a qualified lawn care professional.





Video
(click here to view on web)



Video
(click here to view on web)

3.5.2 Vegetation, Grading, Drainage & Retaining Walls **WOODEN FENCE**

 Recommendation

Wood gate to the backyard is not installed properly. This fence drags when attempting to open as well as not aligned to close properly. Recommend qualified person assess and adjust as needed.

Recommendation
Contact a qualified professional.



5.2.1 Garage Door **LIFT MOTOR DOES NOT FUNCTION**

 Maintenance Item

Garage door lift motor does not function at the time of inspection. When wall mount pressed, a loud knocking sound is heard and door does not lift or closed. Door manually lifts in place and does not appear to be locked prior to inspection
Recommend Garage Door specialist assess and repair as needed.

Recommendation
Contact a qualified garage door contractor.



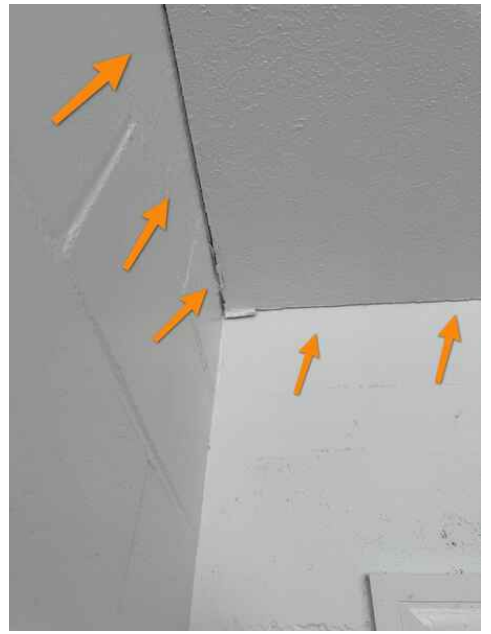
5.4.1 Walls & Firewalls **CEILING**

 Recommendation

Garage drywall ceiling have areas of cracking and seam tape cracking. Recommend patching/paint repairs as needed

Recommendation
Contact a qualified professional.





6.3.1 Ventilation

VENT COVER

 Recommendation

Guest bathroom vent cover is not in place. This appears to be a spring or snap in cover. Recommend adjusting to install.

Recommendation
Contact a qualified professional.



6.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

 Maintenance Item

Primary Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.

Recommendation
Contact a qualified professional.



7.3.1 Branch Wiring Circuits, Breakers & Fuses

WIRE NOT TERMINATED

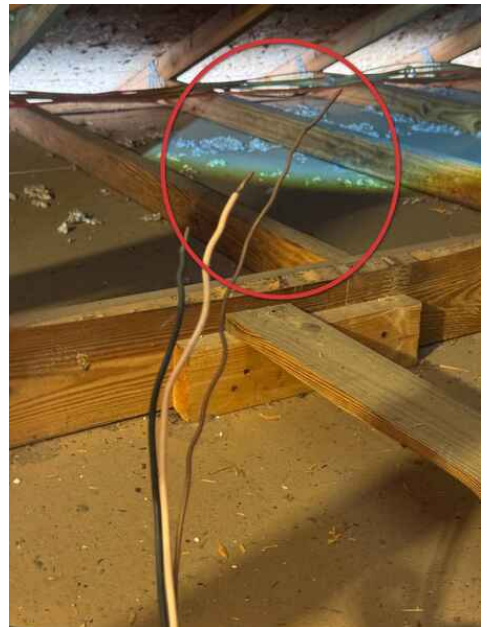
 Safety Hazard

There is a wire in the attic space that appears to originate from the panel (traverses to the panel top across garage space) that is not terminated and exposed. It is undetermined if this wire is live with inspector equipment. The opposite end is also near the attic access and undetermined if this jumps from a live box interior area.

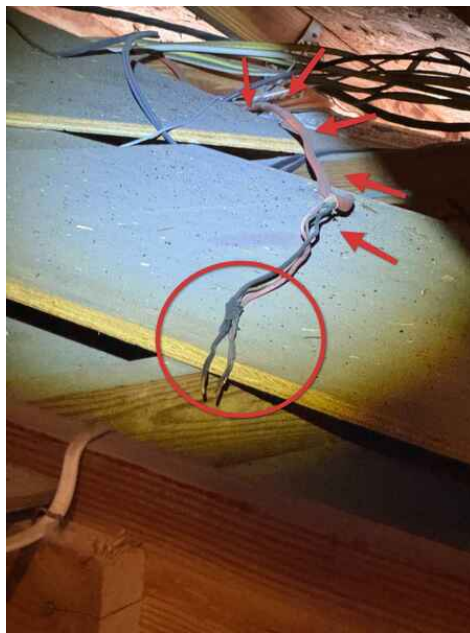
Recommend Licensed electrical professional assess and remove/terminate as needed.

Recommendation

Contact a qualified electrical contractor.



similar wire sheath in panel box.
Undetermined if this is the same wire at the time of inspection.



Appears to originate from Panel area

7.3.2 Branch Wiring Circuits, Breakers & Fuses

EXTERIOR WIRE EXPOSED



Rear patio light panel appears to be broken off and open and exposed. The wire is noted to be out of the broken fixture.

Recommend Licensed Electrical professional assess and repair as needed.

Recommendation

Contact a qualified electrical contractor.



7.5.1 GFCI & AFCI

GFCI DOES NOT TEST/RESET



GFCI located in garage for the washing machine does not test/reset with either inspector tester or at push button (if applicable).

Recommend Licensed Electrician assess and repair/replace.

Recommendation

Contact a qualified electrical contractor.



9.1.1 Main Water Shut-off Device

EXTERIOR SPIGOTS



Exterior spigots in rear and front (garage side) leak at the handle when opened. Recommend adjusting the knob or consult plumber as needed.

Recommendation

Contact a qualified professional.



9.3.1 Water Supply, Distribution Systems & Fixtures

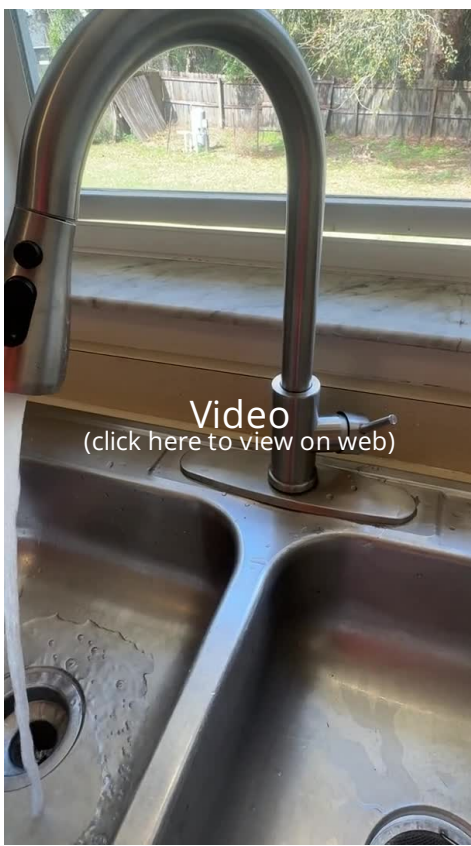
KITCHEN FAUCET



Kitchen faucet is loose. Recommend tightening or adjusting the fixture as needed.

Recommendation

Contact a qualified professional.



9.3.2 Water Supply, Distribution Systems & Fixtures

FLEX DRAIN



Primary sink drain appears to be a 1-1/4" strainer pipe to Flex drain. This is not properly installed as the strainer pipe is not secured and simply sitting in the pipe.

Furthermore, flex pipe is against code most jurisdiction for interior installation as these typically clog and can be displaced and shaped as materials are stored in the vanity.

Recommend installing proper PVP p-trap for drainage.

Recommendation

Contact a qualified plumbing contractor.



10.2.1 Doors

INTERIOR DOORS

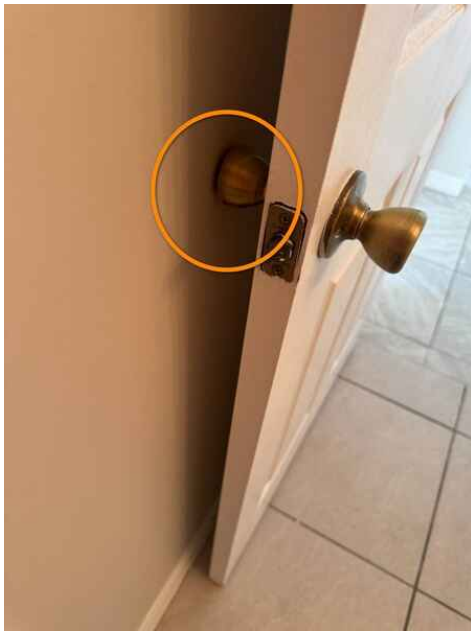
Recommendation

- Primary bedroom door is missing a hinge in the middle
- Guest bathroom door sticks when open/closing and has a gap at the top
- Guest bathroom door does not have a doorstop and knob hits wall when opened

Recommend adjusting doors to close properly and install proper hinge on Primary entry door. Install doorstop to prevent wall damage

Recommendation

Contact a qualified professional.



10.2.2 Doors

SHOWER DOOR

Recommendation

Primary shower door is loose and does not close properly. Recommend adjusting to fix.

Recommendation

Contact a qualified professional.



Video
(click here to view on web)



10.3.1 Windows

WINDOWS



- Kitchen window is stuck in position with open gap to exterior
- Front guest bedroom window has heavy condensation in the upper pane. This may indicate improper seal
- Front Double window for living room has seal that appears to be not in place. This can cause condensation to the window over time
- Rear bedroom window has a cracked PVC trim seal and also does not open/close
- All exterior windows are missing screens

Recommend Window specialist assess and repair as needed. Replace screens as well

Recommendation

Contact a qualified window repair/installation contractor.



GAPS AND SPACING

Recommendation

Primary bathroom floor tile under the vanity is lower by approx. 1/4" with some gaps visible. This may be due to improper installation.

Recommend proper repair and installation

Recommendation

Contact a qualified professional.

**CABINET DOOR DOES NOT CLOSE**

Recommendation

Kitchen upper cabinet door (right hand side of sink) does not close or stay shut. Recommend adjusting door to close properly.

Recommendation

Contact a qualified professional.