

Summary

General Information

Home is beautifully landscaped with a sprinkler system front and rear.

Roof

Several rows of shingles and several partial rows have shingles missing.

Roof is only 5 years old but has severe wind damage with sections missing.

Chimney

Cap is damaged and should be replaced.

Spark arrester screen should be installed to prevent the potential for fire.

Flashing on brick chimney was not properly installed.

Structure & Exterior

Siding has been damaged in several spots.

Garage

Door casing has been hit with vehicle and has been knocked slightly out of alignment.

Attic

Cutouts for gable and ridge vents were improperly performed.

Foundation

There are a couple spots both on the interior and exterior sides of the foundation that should be monitored or repaired. The mortar between some of the stones has worn away.

Foundation on small addition does not provide proper separation between ground and exterior wall covering.

Master Bedroom, Bedroom #2

Two electrical outlets were incorrectly wired (Open Ground).

Electrical outlet cover missing. This creates a serious safety hazard

Dining Room and Enclosed Porch

One 3-way switch was inoperative.

Area around sky light showed previous traces of moisture intrusion.

Master Bathroom, Upstairs Bathroom

GFCI outlet did not function correctly.

Bathroom-Basement, Guestroom

Flush handle was missing and inoperative. Connection to stopper chain was broken.

Hot and cold water connection to shower were reversed.

No GFCI outlet was installed near sink. Code requires a GFCI outlet to be installed within 6' of any water source.

Toilet was not properly secured. Rocking motion from side to side was noted.

Kitchen

Drain on kitchen sink had a minor leak.

Electrical connection to garbage disposal does not meet code and is unsafe. Bare wires could be seen.

Utility Room

Electrical outlet for dryer (240v) had one leg of the 240v circuit that was open, thus providing only 110v to outlet.

Dryer vent flange was improperly secured to wall. Additionally, dryer vent line was extremely dirty and full of lint.

Water Heater

Discharge pipe is missing and is a safety hazard.

Heater

Humidifier is leaking and has a build up of dissolved salts on exterior of unit. Leakage will get worse and could cause additional damage to home.

Electrical A

Service mask has been excessively stressed and bent.

Main electrical connection to ground rod is very loose and provides minimal grounding. This is a serious safety issue and must be repaired by a qualified electrician.

Circuit breaker has dual taps. This is a code violation and creates a serious safety hazard.

Main breaker panel has wiring and code errors. Safety hazard.

Kitchen Appliances

Burners are damaged and drip pans are incorrect, causing instability in heating elements and electrical contact. Serious safety hazard.

The door seal is near the end of its life. Leaking has occurred near both sides at the bottom.

The drainage hose from the dishwasher is leaking at the junction of the garbage disposal.

Interior

Smoke detector in downstairs room has been removed.