

## **Structural**

### **Raised Foundation or Basement**

#### **Description of Foundation Type**

- The foundation is raised and unbolted

#### **Crawlspace & General Condition**

- Moisture has migrated through the stem walls of the foundation which should be serviced or monitored
- The soils in the crawlspace are moist or desiccated which could indicate a chronic drainage problem
- Recommend redistributing or adding vapor to cover entire ground
- Remove animal carcasses and all damaged insulation in crawl area

#### **Poured Concrete Basement or Stem Walls**

- There are separated or rotated cracks in the poured concrete walls

#### **Ventilation**

- One of the foundation ventilation screens are damaged or missing and should be repaired or replaced

#### **Floor Insulation**

- Some pieces of insulation are hanging or have fallen from between the floor joists

## **Exterior**

### **Exterior Features**

#### **Fascia and Trim**

- Some of the exterior wood sills are damaged and should be serviced

## **Roof/Attic**

### **Composition Shingle Roof**

#### **Gutters and Drainage**

- The gutters on the composition shingle roof need to be serviced as well as being cleaned
- It would be prudent to add leaders at the bottom of the downspout to promote positive drainage

## **Plumbing**

### **Water Heaters**

#### **Pressure Release Valve and Discharge Pipe**

- The pressure relief valve on the water heater does not have a discharge pipe

## **Chimney**

### **Living Room Chimney**

#### **Chimney Stack or Walls**

- There are loose bricks and mortar at the chimney that need service

#### **Crown or Termination Cap**

- The chimney crown is washed out or deteriorated and should be replaced

#### **Weather Cap**

- There is no weather cap on the chimney which we recommend having installed

#### **Fireplace**

- There are cracks loose bricks or missing mortar in the fireplace that should be serviced
- There is a gap between the fireplace and the surround that should be sealed

## **Living Areas**

### **Den**

#### **Doors**

- The pocket door hardware is defective and should be replaced for smooth function

#### **Dual-Glazed Windows**

- A window has a broken hermetic seal and should be replaced

## **Bedrooms**

### **Master Bedroom**

#### **Doors**

- The door latch needs to be adjusted to engage

#### **Dual-Glazed Windows**

- A window has a broken hermetic seal and should be replaced

### **Bedroom 2**

#### **Flooring**

- The floor at the NW corner is spongy and may need service

## **Bathrooms**

### **Hallway Bathroom**

#### **Tub-Shower**

- Recommend recaulking tub surround

#### **Toilet**

- The toilet is loose and should be secured

## **Common Areas**

### **Kitchen**

#### **Dual-Glazed Windows**

- A window has a broken hermetic seal and should be replaced

#### **Counter Top**

- A separation between the counter top and the backsplash should be sealed
- An open seam between the sink and the counter top should be caulked