

Here's the complete, updated inspection response, Lester, with page number references and code issues highlighted:

Structural Engineer Evaluation & Repairs

- Major foundation crack and brick veneer shifting (Page 61; 4.5.1)¹.
- Step cracking and exterior settlement signs (Page 43; 3.3.2)².
- Wavy roof structure (Page 26; 2.6.1)³.
- Crawlspace support rests directly on dirt (Page 59; 4.4.3)⁴.
- Structural damage, dry rot, and termite evidence present (Pages 56-60; 4.4.1, 4.4.2, 4.4.4)⁵.
- Request a licensed structural engineer to evaluate and repair⁶.

HVAC Technician

- Excessive furnace blower noise (Page 129; 14.2.1)⁷.
- Airflow restriction due to condenser debris (Page 130; 14.3.1)⁸.
- Damaged condensate drain tube (Page 131; 14.3.2)⁹.
- Request a licensed HVAC technician to evaluate and service¹⁰.

Roofing Contractor

- Ponding on flat roof; recommend rubber roof (Page 23; 2.2.2)¹¹.
- Exposed ridge cap nails (Page 22; 2.2.1)¹².
- Improper gutter slope and downspouts near foundation (Pages 24-25; 2.3.2-2.3.3)¹³.
- Rotted fascia and soffits (Pages 44-46; 3.6.1-3.6.2)¹⁴.
- Request a licensed roofer to make necessary repairs¹⁵.

Electrical Contractor

- Missing panel knockouts, labels, and improper fasteners (Pages 68-69; 5.3.1-5.3.3)¹⁶. (CODE ISSUE)
- Neutral and ground share the same bus (Page 70; 5.4.1)¹⁷. (CODE ISSUE)
- White wires used as hot without marking (Page 71; 5.4.2)¹⁸. (CODE ISSUE)
- No smoke or carbon monoxide detectors (Pages 72-73; 5.5.1-5.6.1)¹⁹¹⁹¹⁹¹⁹. (CODE ISSUE)
- Exposed live wire outside (Page 50; 3.9.1)²⁰. (CODE ISSUE)
- Dead outlet in Bedroom 2 (Page 96; 8.7.1)²¹²¹²¹.
- Open neutral receptacle in Living Room (Page 119; 12.7.1)²². (CODE ISSUE)
- Improperly wired GFCI in Bathroom (Page 110; 10.4.1)²³²³²³. (CODE ISSUE)
- Missing cover plates in basement (Page 62; 4.9.1)²⁴.
- Request a licensed electrician to bring the electrical system to code²⁵.

Window & Door Repairs

- Windows are painted shut throughout (Pages 101, 140; 9.3.1, 15.1.1)²⁶.
- Window rot, excessive caulking, cracked sills, and damaged frames (Pages 47-49; 3.8.1-3.8.3)²⁷.
- Request a licensed window contractor to restore functionality and repair²⁸.

Garage Door & Firewall

- Garage entry door does not meet fire separation standards (Page 154; 17.8.1)²⁹. (CODE ISSUE)
- Garage firewall not to code (Page 153; 17.5.1)³⁰. (CODE ISSUE)
- Request a general contractor to install a compliant door and upgrade the firewall³¹.

Attic Ventilation

- Damaged gable vent (Page 139; 16.2.1)³².
- Request a roofing or ventilation contractor to repair or replace the vent³³.
- Request a general contractor to provide proper access to the attic for inspection.

Basement & Crawlspace Moisture Issues

- Evidence of water intrusion (Page 57; 4.4.2)³⁴.
- No vapor barrier present (Page 55; 4.2.1)³⁵.
- Request a waterproofing or crawlspace contractor to install drainage and a barrier³⁶.

Plumbing Repairs

- Loose bathroom fixture (Page 109; 10.3.1)³⁷³⁷³⁷.
- Missing TPR discharge tube on water heater (Page 125; 13.4.1)³⁸.
- Laundry has no proper drain connection (Page 124; 13.3.1)³⁹.
- Request a licensed plumber to make necessary installations⁴⁰.

Bedroom 2 Specific Issues

- Sloped floor indicating structural issues (Page 95; 8.4.1)⁴¹.
- Dead outlet (Page 96; 8.7.1)⁴².
- Request a structural contractor and electrician to assess and repair⁴³.

Bathroom 1 Specific Issues

- Sloped flooring (Page 109; 10.1.1)⁴⁴.
- Loose shower fixture (Page 109; 10.3.1)⁴⁵.
- Improperly wired GFCI (Page 110; 10.4.1)⁴⁶.
- Request a general contractor, plumber, and electrician to repair⁴⁷.

Home Warranty

- Request the seller to provide a 1-year home warranty covering HVAC, plumbing, electrical, and major appliances⁴⁸.