

2.2.1 B. Grading and Drainage

EROSION AT DOWNSPOUTS

Splash blocks or extensions should be installed to the gutter system downspouts where needed to prevent erosion adjacent to the foundation.

Recommendation

Contact a qualified lawn care professional.

— Deficiency



2.4.1 D. Roof Structure & Attic

MISSING ATTIC INSULATION

OVER REAR BEDROOM

Gaps in the insulation can cause condensation and heat loss. Add / replace insulation as necessary for adequate thermal protection

Recommendation

Contact a qualified insulation contractor.

— Deficiency



2.4.2 D. Roof Structure & Attic

UTILITY OBSTRUCTIONS

Gas and AC drain pipes, and electrical wires crossing the attic walkway floor need to be covered for protection or relocated.

— Deficiency



2.5.1 E. Walls (Interior and Exterior)

BROKEN /CRACKED SIDING

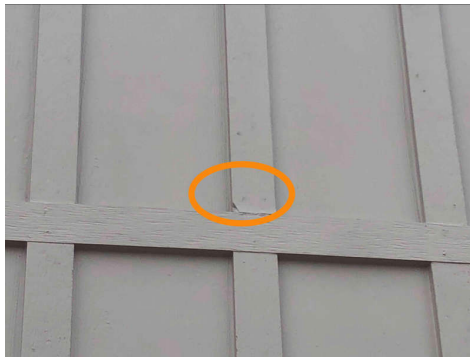
VARIOUS LOCATIONS

All damaged / cracked siding should be repaired or replaced and any cracks sealed to keep the integrity of the weather envelope provided by exterior wall coverings.

Recommendation

Contact a qualified siding specialist.

— Deficiency



2.5.2 E. Walls (Interior and Exterior)

PAINT COVERING NEEDS IMPROVEMENT

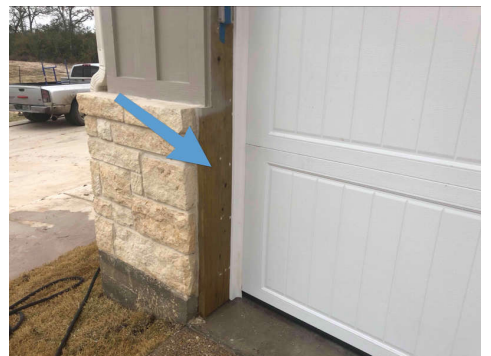
Exterior paint is incomplete in several areas.

Recommendation

Contact a qualified painting contractor.



Maintenance Item



2.5.3 E. Walls (Interior and Exterior)

GAPS AT EXTERIOR WALL

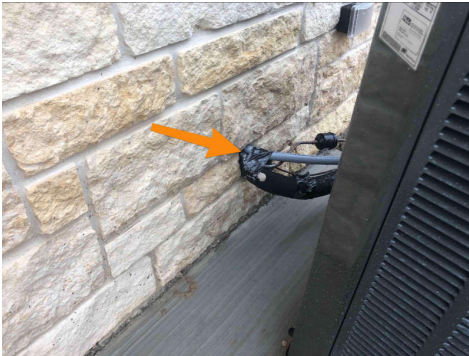
Seal all gaps at joints and utility penetrations to prevent moisture and pest intrusion.

Recommendation

Contact a qualified professional.



Deficiency



2.5.4 E. Walls (Interior and Exterior)

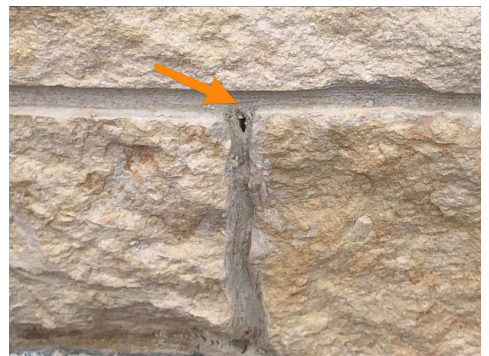
VOIDS IN MASONRY MORTAR JOINTS

VARIOUS LOCATIONS

Mortar is less durable than brick, and can be maintained by "repointing." To repoint, chip the old mortar out to a depth of 1/2-inch to 1-inch. Then dampen the joints with water, and repack with new mortar.

Recommendation

Contact a qualified masonry professional.





2.5.5 E. Walls (Interior and Exterior)

INTERIOR UNFINISHED WORK /COSMETIC REPAIRS

 Deficiency

Unfinished work, painting and cosmetic repairs or touch ups are needed.

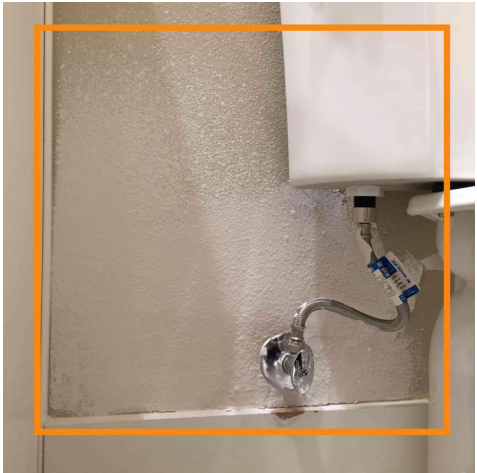
Recommendation
Contact a qualified professional.



Master Shower



Cracked crown molding





2.5.6 E. Walls (Interior and Exterior)

WARPED CLOSET DOWEL RODS

FRONT ENTRY CLOSET, 2ND FLOOR CLOSET

Recommendation

Contact a qualified professional.



Deficiency



2.6.1 F. Ceilings and Floors

COSMETIC REPAIR NEEDED AT FLOOR COVERING.

LIVING ROOM

Flooring has been over cut at floor receptacle.

Recommendation

Contact a qualified professional.



Deficiency



2.7.1 G. Doors (Interior and Exterior)

CABINET HINGES NOT PROPERLY INSTALLED.

 Deficiency

A few cabinet doors need hinge adjustment to properly function.

Recommendation

Recommended DIY Project



2.7.2 G. Doors (Interior and Exterior)

DOOR DOESN'T LATCH

 Deficiency

LAUNDRY ROOM IRONING BOARD CLOSET

Latch is missing.

Recommendation

Contact a qualified handyman.



2.7.3 G. Doors (Interior and Exterior)

WEATHERSTRIPPING MISSING

 Deficiency

ATTIC ENTRY, FRONT ENTRY

No weatherstripping is installed at the door frame.

Recommendation

Recommended DIY Project



2.7.4 G. Doors (Interior and Exterior)

SELF CLOSING HINGES NEED ADJUSTMENT

 Deficiency

Self closing hinges do not provide enough tension to fully close the door.

Recommendation

Contact a qualified professional.



2.7.5 G. Doors (Interior and Exterior)

DOOR HANDLE TRIM INSTALLED OUT OF SQUARE.

FRONT ENTRY, ATTIC ACCESS DOOR

Recommendation

Contact a qualified professional.



Deficiency



2.8.1 H. Windows

LATCH NOT PROPERLY INSTALLED

1ST FLOOR REAR BEDROOM

Window latches needed to prevent unwanted entry and proper function.

Recommendation

Contact a qualified professional.



Maintenance Item



3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

EXPOSED ENDS & SPLICES

ATTIC SPACE

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation

Contact a qualified electrical contractor.



Deficiency



Attic Under AC Cabinet Plenum

CEILING FAN OUT OF BALANCE

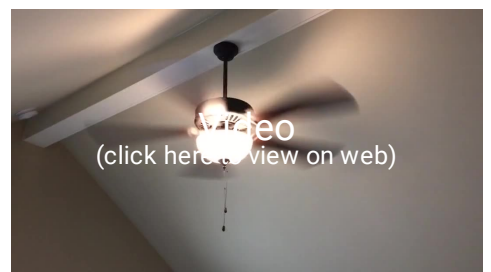
Ceiling fan wobbles when operating. Check for loose fan blades and install balancing kit if necessary.

Recommendation

Contact a qualified professional.



Deficiency



UNGROUNDED RECEPTACLE

LEFT OF FIREPLACE

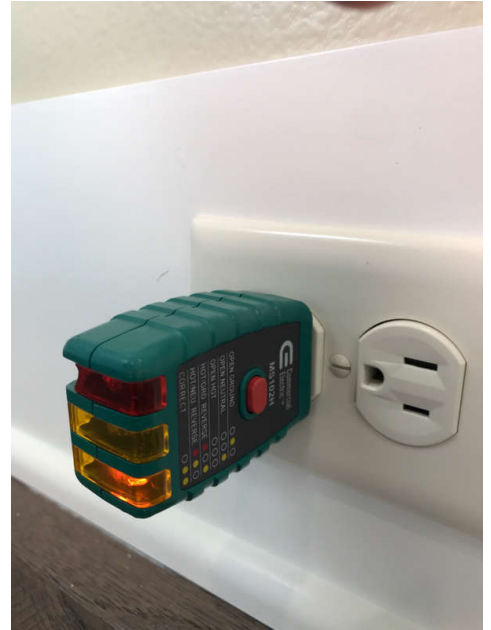
Check for proper wiring of the electrical receptacle.

Recommendation

Contact a qualified electrical contractor.



Deficiency



EXCESSIVE BENDS IN FLEXIBLE DUCTS

VARIOUS LOCATIONS

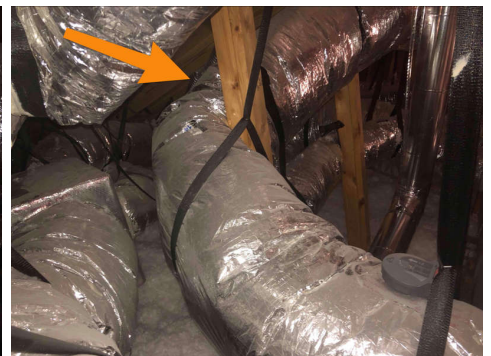
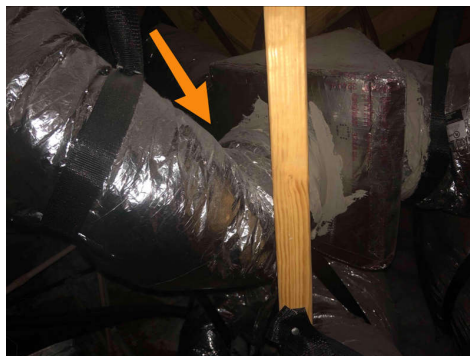
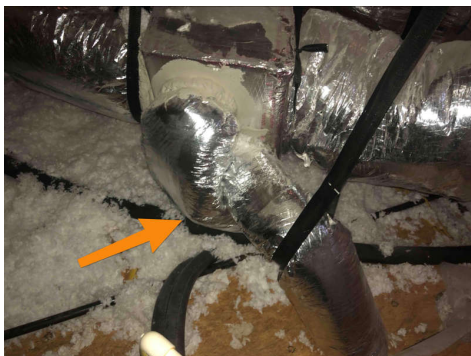
Flexible air ducts should have no sharp bends and be supported every 4 feet.

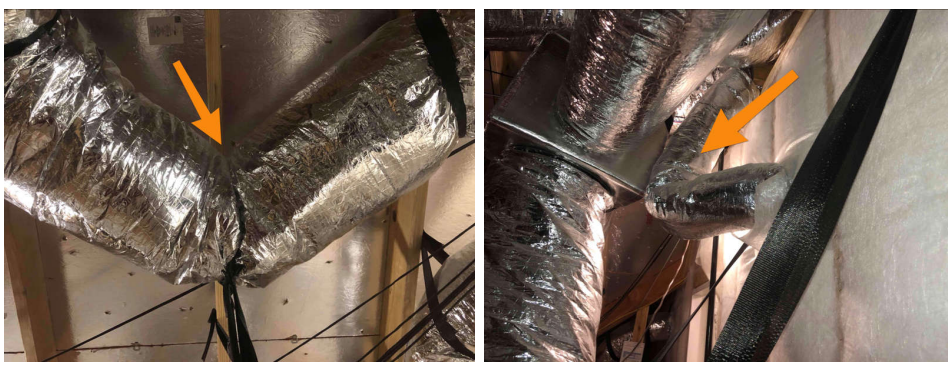
Recommendation

Contact your builder.



Deficiency





4.3.2 C. Duct System, Chases, and Vents

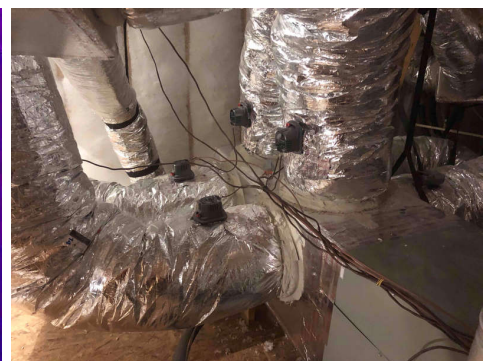
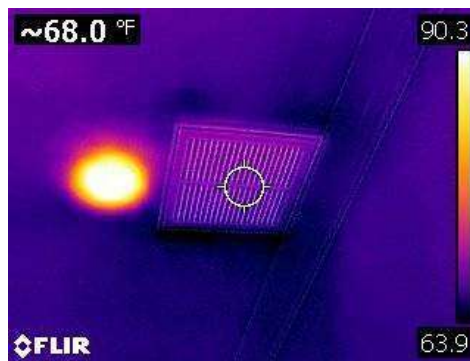
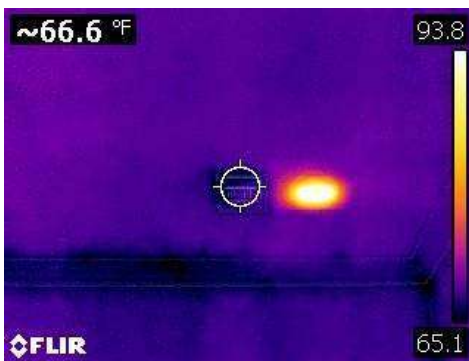
NO AIR FLOW IN ZONED BEDROOM

 Deficiency

First floor front bedroom did not show any temperature differential when heating system was active. Zone control should be evaluated further by installer.

Recommendation

Contact a qualified professional.



5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

TUB - SEAL WALL PENETRATIONS

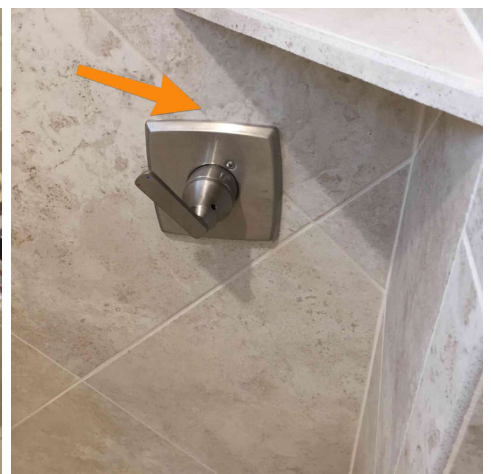
 Deficiency

MASTER BATH

Tub/shower plumbing penetrations need to be sealed.

Recommendation

Contact a handyman or DIY project



5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

SHOWER DOOR BINDS AND OPERATES WITH EXCESSIVE NOISE.

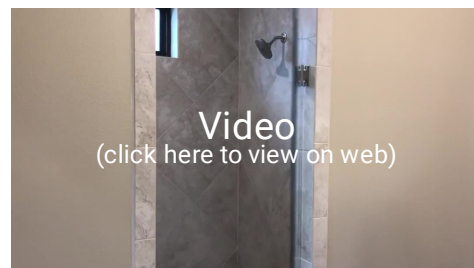
MASTER BATHROOM

Recommendation

Contact a qualified professional.



Deficiency



5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures

FLEXIBLE GAS PIPE ROUTED ACCROSS WALKWAY IN ATTIC.

Gas piping should be installed in a manor to prevent damage to pipe and tripping hazard.

Recommendation

Contact a qualified professional.



Deficiency



6.1.1 A. Dishwashers

NO AIR GAP



Deficiency

The dishwasher discharge (drain) line needs to be elevated above the inlet to disposal or drain pipe so that it has an air gap to prevent debris and gray water from draining down line from disposal or drain pipe and back into dishwasher.

Recommendation

Recommended DIY Project

