SUMMARY

1234 Main Street
Buyer Name
02/06/2025 9:00AM

Brian Maute
InterNACHI Certified Home Inspector
Vivid Home Inspections
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IMPORTANT: A Home Inspection is NOT intended to reveal minor defects. Please familiarize yourself with the Standards-of-Practice for home inspectors and read the inspection agreement limitations.

You have contracted with Vivid Home Inspections to perform a generalist inspection in accordance with the Standards-of-Practice. This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls, under floor coverings, or which have been concealed from view by paint, personal items, or wall coverings.

Inspectors working for Vivid Home Inspections inspects properties in accordance with the N.J. Admin. Code § 13:40-15.16 Section 13:40-15.16 - Standards of practice and our Inspection Agreement. Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the Inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure.

A Home Inspection is limited in scope and lower in cost than many individual inspections. Client is hereby informed that exhaustive inspections are available from specialists in multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors) and environmental quality among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A Home Inspection is intended to identify evidence of problems which exist. Since home inspections are non-destructive, the home inspector can only report on the evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature, and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

2.1.1 Covering

VALLEYS/ TRANSITIONS

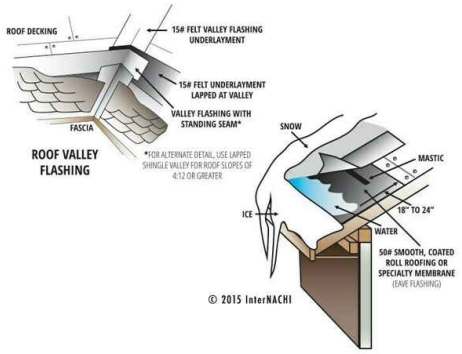
Maintenance Item

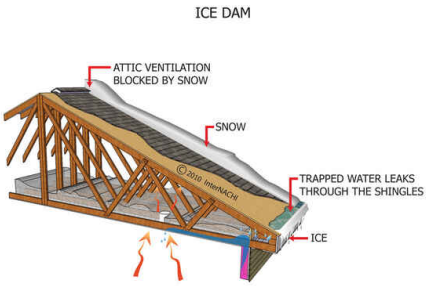
Some areas at valleys, low sloped areas, and transitions may be more vulnerable to premature wear, debris collection, and ice damming. Ice damming is common in valleys and overhangs where improper ventilation and insulation exists. Heat cable may be an option for valleys and edges in the winter if ice damming becomes an issue.

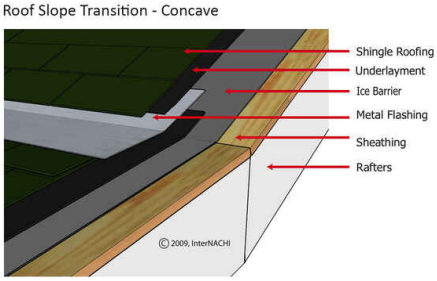
The condition of a roof's valleys or transitions is critical as these areas are prone to water accumulation and potential leaks. Proper installation and maintenance of flashing and sealing in these areas are essential to prevent water infiltration and ensure the longevity of the roofing system.

Recommend further evaluation and correction by a roofing contractor.

Recommendation
Contact a qualified roofing professional.







2.2.1 Chimney

CHIMNEY FLASHING - NOT SEALED PROPERLY

Recommendation

I observed the chimney flashing in which it was not installed or sealed properly. Properly sealing chimney flashing is critical to prevent water intrusion, which can lead to costly damage such as rotting wood, mold growth, and compromised structural integrity. Neglecting to seal chimney flashing adequately increases the risk of leaks during rain or snow, potentially affecting the interior of the home and its insulation. Recommending timely inspection and maintenance of chimney flashing by a professional can help prevent these issues and maintain the long-term durability of the property.

Recommend further evaluation and correction by a licensed chimney contractor.

Recommendation
Contact a qualified chimney contractor.


Back side of the chimeny


Close-up view

2.4.1 Roof Drainage Systems

DEBRIS IN GUTTERS

Maintenance Item

The presence of debris in a home's gutters obstructs proper water drainage, increasing the risk of water overflow and damage to the roof, siding, and foundation. This accumulation can also provide a breeding ground for pests and insects, potentially leading to infestations within the home. Immediate gutter cleaning and maintenance are essential to prevent water-related issues and maintain the structural integrity of the home. Neglecting this issue could result in costly repairs and structural damage over time, compromising the home's exterior and interior integrity.

Recommend continuous monitoring and maintenance.

Recommendation
Recommended DIY Project


Standing water


Debris and standing water

2.4.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

Maintenance Item

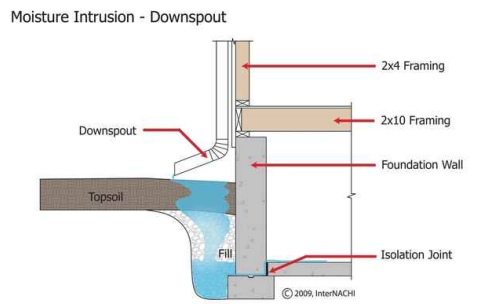
One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement.

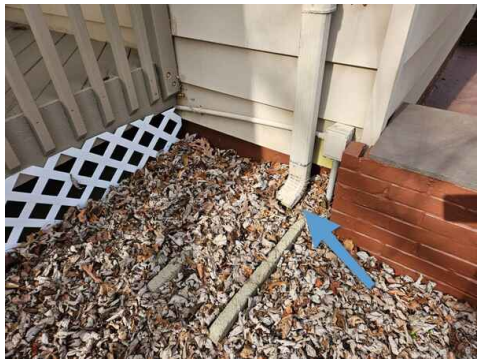
A gutter downspout discharging near the house poses a significant risk of water pooling around the foundation, potentially leading to structural damage and moisture infiltration into the basement or crawl space. This can result in mold growth, wood rot, and compromised structural integrity if not addressed promptly. Immediate redirection of the downspout away from the house's foundation is crucial to prevent water-related issues and maintain the structural integrity of the home. Neglecting this issue could lead to costly repairs and potentially hazardous living conditions for occupants.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommend further evaluation and correction by a gutter contractor.

Recommendation
Contact a qualified gutter contractor





3.1.1 Vegetation, Surface, Grading, Drainage & Retaining Walls

Maintenance Item

EVIDENCE OF OLD TREE TO CLOSE TO THE HOME

While the removal of a tree close to the home alleviates immediate concerns, residual effects may still linger. Watch for signs of soil settlement or subsidence caused by decayed root systems, which could affect the stability of the foundation over time. Additionally, monitor the area for potential pest infestations attracted to the decaying wood or weakened structures. Keep an eye on the landscape for any new growth or root intrusion from nearby trees that could pose similar risks in the future. Regular inspections and maintenance will help mitigate any potential issues arising from the previous proximity of the tree to the home.

Recommend further evaluation by a licensed qualified professional.

Recommendation
Contact a qualified professional.

3.2.1 Walkways, Patios & Driveways

Maintenance Item

DRIVEWAY CRACKING - MINOR

The identification of minor cracking on a driveway during a home inspection raises concerns about potential future deterioration and maintenance needs. While minor cracking may not pose immediate structural issues, it can worsen over time, leading to larger cracks and potential water penetration. Addressing minor cracking promptly through filling and sealing can help prevent further deterioration and extend the lifespan of the driveway. Neglecting to repair minor cracks may result in more significant damage, compromising the functionality and aesthetics of the driveway. While minor cracking may not warrant immediate action, regular maintenance and monitoring are recommended to preserve the integrity of the driveway and prevent costly repairs in the future.

Recommend further evaluation and correction by a Driveway contractor.

Recommendation
Contact a qualified driveway contractor.

3.2.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Maintenance Item

The identification of minor settlement cracks in a walkway during a home inspection suggests potential structural shifts but may not pose immediate safety risks. These cracks can develop due to natural settling of the ground beneath the walkway, particularly in areas with expansive soils. While minor settlement cracks may not require immediate action, monitoring them is crucial to prevent further deterioration. Addressing minor settlement cracks promptly through filling and sealing can help prevent water penetration and reduce the risk of larger cracks forming over time. Regular maintenance and inspection are recommended to ensure the structural integrity and safety of the walkway, preserving its functionality and aesthetic appeal.

Recommend further evaluation and correction by a Concrete contractor.

Recommendation
Contact a qualified professional.

3.5.1 Siding, Flashing & Trim

CAULKING MAINTENANCE

Maintenance Item

Caulk maintenance is needed around the home. Proper caulk maintenance helps prolong the life of your homes components and systems.

Recommend to continue to monitor these areas and maintain the caulk.

Recommendation
Contact a qualified professional.

Close-up

3.5.2 Siding, Flashing & Trim

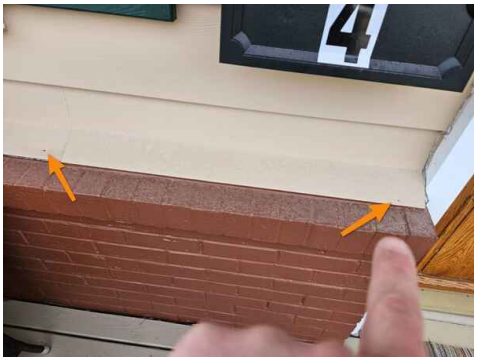
HOLES IN SIDING

Recommendation

Holes in a home's siding can compromise its weather resistance, allowing moisture, pests, and debris to enter the wall cavities and potentially causing structural damage over time. These openings may also affect the home's insulation efficiency, leading to increased energy costs. Immediate repair of the holes is crucial to prevent further deterioration of the siding and underlying materials, ensuring the integrity and longevity of the home's exterior. Ignoring these issues can result in costly repairs and compromise the aesthetic appeal and resale value of the property.

Recommend further evaluation and correction by a licensed siding contractor.

Recommendation
Contact a qualified siding specialist.




3.5.3 Siding, Flashing & Trim

LOOSE WALL-COVERING MATERIAL

Recommendation

Loose siding can allow moisture to penetrate behind the exterior cladding, potentially leading to rot, mold growth, and structural damage over time. Gaps in the siding may also reduce the home's energy efficiency by allowing air infiltration, increasing heating and cooling costs. Additionally, loose panels can become more susceptible to wind damage, potentially detaching during storms and causing further exterior deterioration. Prompt repair is recommended to maintain the home's weather resistance and prevent costly future issues.

Recommendation
Contact a qualified professional.

3.5.4 Siding, Flashing & Trim

PREVIOUS REPAIRS

Maintenance Item

The previous repairs on the home's siding may indicate past damage or deterioration, which could suggest ongoing maintenance concerns. Poorly executed repairs can lead to moisture intrusion, potentially causing rot, mold, or interior damage over time. If incompatible materials or improper installation methods were used, the siding's durability and weather resistance may be compromised. Further evaluation is recommended to ensure the integrity of the repairs and prevent future structural or cosmetic issues.

Recommendation
Contact a qualified professional.



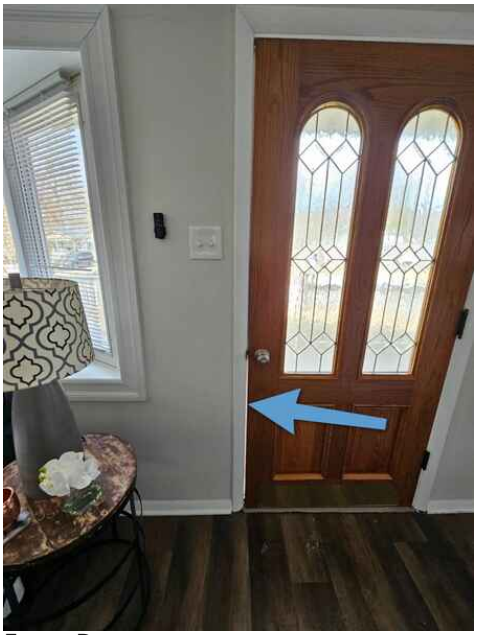
3.6.1 Exterior Doors
WEATHERSTRIPPING IMPROVEMENT

Maintenance Item

The door weatherstripping was damaged or minimal. This can result in significant energy loss and moisture intrusion. Recommend installation of proper weatherstripping.

Here is a DIY guide on weatherstripping.

Recommendation
Contact a handyman or DIY project


Front Door


Back door

3.7.1 Windows
CAULK MAINTENANCE

Maintenance Item

Caulk maintenance is recommended around all window and door flashings or trim where the potential for moisture intrusion may occur. This is an ongoing maintenance repair.

Recommendation
Contact a handyman or DIY project

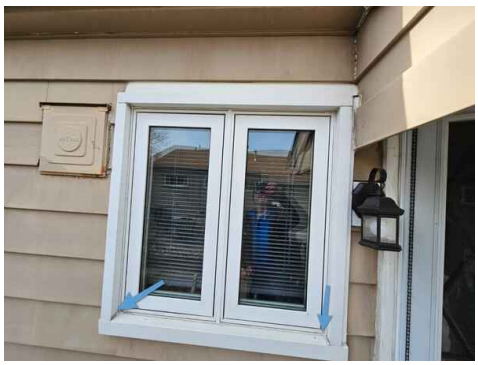













3.7.2 Windows

FOGGED WINDOWPANE

Maintenance Item

I observed a fogged windowpane (a lost seal) at a window.

If multiple-pane windows appear misty or foggy, it means that the seal protecting the window assembly has failed, and condensation has formed in between the two panes of glass. Condensation in double-paned windows indicates that the glazing assembly has failed and needs repair or replacement. Visible condensation can damage glazing and is the main indication of sealant failure. Condensation is not always visible. If the failure is recent, a failed window may not be obvious, since condensation doesnt usually form until the window is heated by direct sunlight. Windows in the shade may show no evidence of failure, so it is nearly impossible to observe and report all failed double-paned windows.

Recommendation
Contact a qualified window repair/installation contractor.


3.8.1 Eaves, Soffits & Fascia
SAGGING SOFFIT

Recommendation

A sagging soffit may indicate underlying structural issues, such as inadequate support, water damage, or pest intrusion. Gaps created by the sagging material can allow moisture and pests to enter the attic, potentially leading to mold growth, wood rot, or insulation damage. If left unaddressed, the compromised soffit could further deteriorate, impacting the home's ventilation and overall integrity. Repairs should be made promptly to prevent additional damage and maintain proper attic airflow and protection.

Recommendation
Contact a qualified professional.





3.9.1 GFCI Outlet & Electrical
OUTLET NOT FUNCTIONING

Recommendation

A non-functioning outlet can pose safety risks, as it may indicate underlying electrical issues that could lead to shock hazards or fire. Additionally, it limits the usability of electrical devices in the affected area, which may hinder daily activities. If left unaddressed, the problem could escalate, necessitating costly repairs or even requiring an electrician for more extensive electrical work. It is important to investigate the cause of the malfunction and repair or replace the outlet to ensure safe and reliable electrical service.

Recommend further evaluation and correction by a licensed electrical contractor.

Recommendation
Contact a qualified professional.

4.3.1 Stairs, Steps, & Ramps

LOOSE HANDRAIL

Recommendation

A loose handrail poses a significant safety hazard, as it may not provide adequate support, increasing the risk of slips and falls. This issue is especially concerning in areas with stairs or elevated surfaces, where a lack of stability can lead to serious injuries. The looseness may be due to deteriorated fasteners, improper installation, or structural weakening, all of which can worsen over time if not addressed. Repairs or reinforcement are recommended to restore stability and ensure the handrail meets safety standards.

Recommendation
Contact a qualified professional.

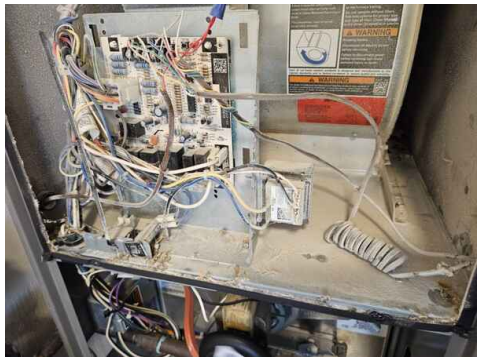
5.1.1 Heating Equipment

SYSTEM IS DIRTY

Recommendation

A dirty heating system can significantly reduce efficiency, leading to higher energy bills and inconsistent heating throughout the home. Additionally, accumulated dirt and debris can pose a fire hazard and may contribute to health issues by circulating dust and allergens in the air. Regular maintenance and cleaning are essential to ensure the system operates safely and effectively. Addressing this issue promptly can extend the lifespan of the heating system and improve indoor air quality.

Recommend further evaluation and correction by a licensed HVAC contractor.



Recommendation
Contact a qualified professional.

5.3.1 HVAC Filter

DIRTY FILTER

Maintenance Item

The HVAC filter plays a critical role in maintaining indoor air quality by trapping dust, allergens, and other particles. A dirty or clogged filter can restrict airflow, reducing the efficiency of the HVAC system and potentially leading to higher energy bills. Neglecting to replace or clean the filter regularly can also cause the system to overheat or malfunction, increasing the risk of costly repairs or premature system failure. Regular inspection and replacement of HVAC filters are essential to ensure optimal system performance, improve air quality, and prolong the lifespan of heating and cooling equipment in the home.

Recommend changing the filter out at least once a month. Filter life expectancy depends on many factors such as filter type, filter size, and environment.

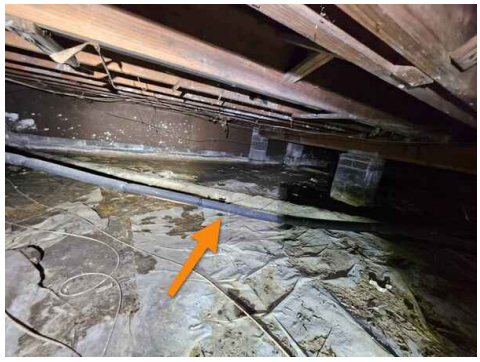
Recommendation
Recommended DIY Project

5.4.1 Condensate

CONDENSATE NEEDS TO BE SUPPORTED

Recommendation

An unsupported HVAC condensate line may sag or become disconnected, leading to improper drainage and potential water damage. Poor support can cause standing water in the line, increasing the risk of clogs, algae growth, and system backups. If the line disconnects or leaks, it can result in moisture accumulation, which may contribute to mold growth and damage to surrounding materials. Proper support and secure fastening are recommended to ensure efficient drainage and prevent potential water-related issues.



Recommendation
Contact a qualified professional.

5.5.1 Distribution Systems

DUCTS DETERIORATED

Recommendation

Deteriorated ductwork can lead to air leaks, reducing the efficiency of the HVAC system and increasing energy costs. Gaps, tears, or disconnected sections may allow contaminants such as dust, mold, or pests to enter the airflow, negatively impacting indoor air quality. In crawlspaces or attics, damaged ducts can also contribute to moisture issues by allowing humid air to enter, potentially leading to mold growth. Repair or replacement of the affected ductwork is recommended to maintain proper airflow, energy efficiency, and indoor air quality.




Rusted out and has a hole

5.5.2 Distribution Systems

DUCTS NOT SEALED PROPERLY

Maintenance Item

Improperly sealed ductwork can lead to significant air leakage, reducing the efficiency of the HVAC system and increasing energy costs. Leaks in the ducts may allow unfiltered air, dust, and moisture to enter the system, negatively impacting indoor air quality. In crawlspaces or attics, unsealed ducts can also contribute to temperature imbalances by allowing conditioned air to escape into unconditioned spaces. Proper sealing is recommended to improve energy efficiency, maintain consistent airflow, and prevent potential moisture-related issues.

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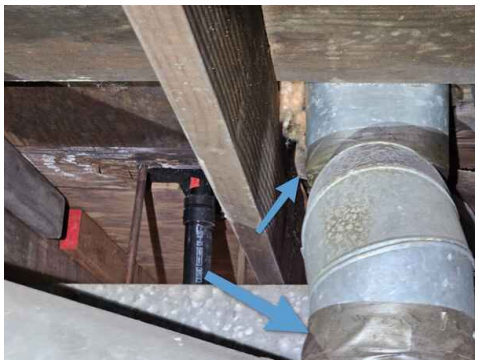
Recommendation

Contact a handyman or DIY project

Duct not to be sealed by duct tape

5.5.3 Distribution Systems

LOOSE CONNECTION

Recommendation

There are loose connections on ducts, resulting in energy loss. Recommend licensed HVAC contractor resecure.

5.5.4 Distribution Systems

ASBESTOS

Recommendation

Asbestos on ductwork poses a significant health risk, as disturbed or deteriorating material can release hazardous fibers into the air, potentially leading to serious respiratory issues, including lung disease and cancer. If the asbestos becomes damaged or friable, airborne fibers can circulate through the HVAC system, affecting indoor air quality. Improper handling or removal without professional abatement can further increase exposure risks and may violate safety regulations. Evaluation by a licensed asbestos specialist is recommended to determine the condition of the material and implement proper remediation if necessary.

Recommendation
Contact a qualified professional.

5.5.5 Distribution Systems

DUCT LEADS TO ATTIC OR CRAWLSPACE

Recommendation

HVAC ductwork that does not lead to a proper vent or register can result in significant energy loss, reducing the efficiency of the heating and cooling system. Conditioned air may be wasted in unconditioned spaces like attics or crawlspaces, leading to higher energy costs and uneven temperature distribution throughout the home. Additionally, disconnected or open ducts can introduce dust, debris, or moisture into the system, potentially affecting indoor air quality. Proper repair or sealing of the ductwork is recommended to ensure efficient airflow and maintain system performance.

Recommendation
Contact a qualified professional.


Needs to be capped


Needs to be capped


Needs to be capped

6.1.1 Roof Structure & Attic

FOLDING LADDER

Safety Hazard

The folding attic access ladder requires repair or replacement. Recommend a qualified contractor evaluate and repair soon prior to use.

Recommendation
Contact a qualified carpenter.

Access door does not stay shut nor latch shut

6.2.1 Attic Insulation

MISSING INSULATION

Maintenance Item

I observed a few areas where insulation was missing.

Proper attic insulation is essential for maintaining energy efficiency and comfort within a home. It helps prevent heat loss in the winter and heat gain in the summer, reducing the workload on heating and cooling systems. Adequate insulation also helps prevent moisture buildup and condensation in the attic, which can lead to mold growth and structural damage. Additionally, proper attic insulation contributes to even temperatures throughout the home, enhancing overall comfort for occupants while potentially lowering energy bills.

Recommend further evaluation and correction by a licensed qualified professional.

Recommendation
Contact a qualified professional.

Insufficient insulation throughout the attic

Missing insulation throughout

6.3.1 Ventilation

ATTIC FAN NOT TESTED

Maintenance Item

Attic fan was not tested at time of inspection due to the out door temperature being too low. Recommend an attic fan specialist evaluate and verify serviceability.

Recommendation
Contact a qualified electrical contractor.

7.1.1 Under-Floor Crawlspaces

ACTIVE WATER PENETRATION OBSERVED

Recommendation

I observed indications of active water penetration into the crawlspace.

Correction and further evaluation is recommended.

Recommendation
Contact a qualified professional.

7.1.2 Under-Floor Crawlspaces

HIGH MOISTURE LEVELS

Recommendation

High levels of moisture were noted in areas of the basement. Recommend monitoring and finding source of moisture intrusion to prevent damage to structure.

7.1.3 Under-Floor Crawlspaces

POSSIBLE MOLD

Recommendation

Possible mold in the crawlspace suggests excessive moisture, which can lead to wood rot, structural deterioration, and poor indoor air quality. Mold spores can spread into the living space, potentially causing respiratory issues and other health concerns for occupants. If left unaddressed, ongoing moisture intrusion may worsen the mold growth and lead to costly remediation efforts. Further evaluation by a specialist is recommended to determine the extent of the issue and implement necessary moisture control and remediation measures.

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Recommendation
Contact a qualified professional.




7.2.1 Vapor Retarders

IMPROPER VAPOR BARRIER

Recommendation

An improperly installed vapor barrier in the crawlspace can allow excess moisture to accumulate, leading to mold growth, wood rot, and deterioration of structural components. Gaps, missing sections, or incorrect placement may reduce its effectiveness, allowing ground moisture to rise and impact indoor air quality. Prolonged exposure to high humidity levels can also attract pests and contribute to insulation damage, reducing the home's energy efficiency. Proper installation and sealing of the vapor barrier are recommended to prevent moisture-related issues and maintain the integrity of the crawlspace.

Recommendation
Contact a qualified professional.


7.3.1 Homes Floor Structure

SUBFLOOR DAMAGE

Safety Hazard

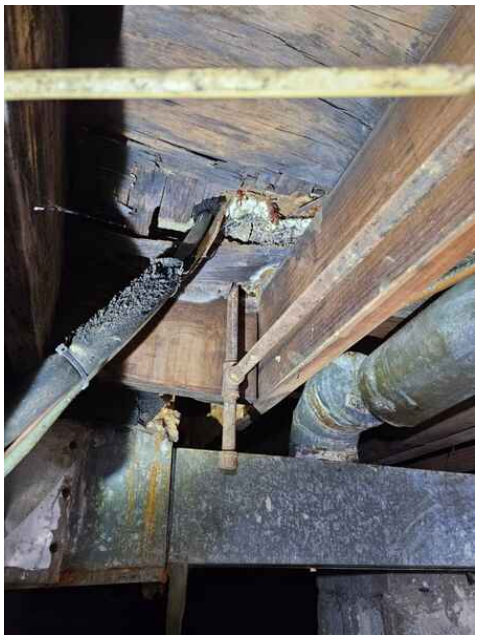
Damaged subflooring can compromise the structural integrity of the flooring system, leading to soft spots, sagging, or potential failure under load. Moisture intrusion, rot, or pest damage may be contributing factors, which can spread and affect surrounding materials if left unaddressed. Weak or deteriorated subflooring can also impact the safety and stability of the home, increasing the risk of trip hazards or flooring collapse. Further evaluation and repairs are recommended to prevent worsening conditions and maintain the home's structural soundness.

Recommendation
Contact a qualified professional.


Under water heater


Under HVAC system


Under washing machine




Water heater is leaning due to damaged subflooring

7.5.1 Ventilation in Crawlspace

DAMAGED CRAWLSPACE VENTS

Recommendation

Damaged crawlspace vents can compromise proper ventilation, leading to excess moisture buildup, which may promote mold growth, wood rot, and structural deterioration. Restricted airflow can also create an environment conducive to pest infestations, potentially causing further damage to insulation and wooden components. In colder months, inadequate ventilation may contribute to condensation issues, increasing the risk of freezing pipes. Repair or replacement of the damaged vents is recommended to maintain proper airflow and prevent moisture-related issues.

Recommendation

Contact a qualified insulation contractor.


Improper vent cover


Improper vent cover


Damaged vent cover

8.2.1 Water Supply & Distribution Systems

BIMETALLIC

Recommendation

Two different metals should not be touching because they can create a condition known as galvanic corrosion. This occurs when metals with different electrochemical properties come into contact in the presence of an electrolyte, such as moisture. Galvanic corrosion can accelerate the deterioration of the metals involved, leading to rust, weakening of structural components, and potential failure over time. To prevent this, insulation or a non-conductive barrier should be used between dissimilar metals to minimize the risk of galvanic corrosion and ensure the longevity of building materials.

Recommendation
Contact a qualified professional.

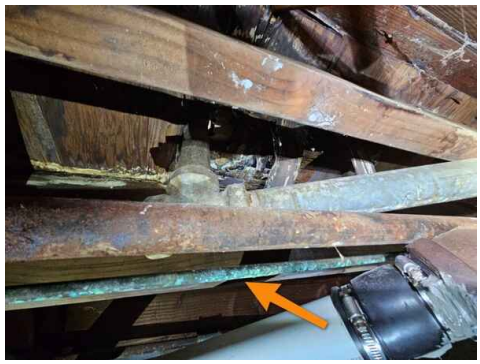
8.2.2 Water Supply & Distribution Systems

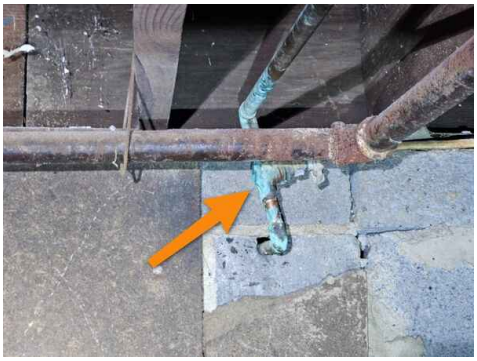
COPPER LINES SHOW SIGNS OF CORROSION

Recommendation

Corroded water lines may indicate aging pipes that are at risk of leaks, restricted water flow, or potential failure. The corrosion can lead to weakened pipe walls, increasing the likelihood of pinhole leaks or bursts that could cause significant water damage. Additionally, rust and mineral buildup inside the pipes can affect water quality, potentially introducing discoloration or contaminants. Further evaluation and potential replacement of the affected pipes are recommended to prevent future plumbing issues and maintain water system integrity.

Recommendation
Contact a qualified professional.





8.3.1 Drain, Waste, & Vent Systems

IMPROPER CONNECTION

Recommendation

An improper connection was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair.

Recommendation
Contact a qualified plumbing contractor.

8.4.1 Water Heater(s)

WATER HEATER TEMPERATURE SET TO HIGH

Recommendation

Water temperature set too high can pose serious safety risks, primarily by increasing the likelihood of scalding injuries, especially for young children and the elderly. Temperatures above 120°F (49°C) are generally considered unsafe, as they can cause burns within just a few seconds of exposure. Additionally, excessively hot water can lead to increased wear and tear on plumbing fixtures and appliances, potentially resulting in costly repairs or replacements. Moreover, high water temperatures can contribute to higher energy bills, as the system works harder to maintain these levels. It is crucial to adjust the water heater temperature to a safe level, ideally around 120°F, to enhance safety and improve overall system efficiency.

Recommend further evaluation and correction by a licensed plumbing contractor.

Recommendation
Contact a qualified professional.

8.4.2 Water Heater(s)

TANK IS LEANING

Recommendation

A leaning water heater may indicate an unstable or weakened base, which can lead to further tilting, potential tipping, or strain on the plumbing connections. This misalignment can cause stress on the gas or water lines, increasing the risk of leaks, water damage, or even a hazardous gas leak. Additionally, a tilted unit may impact the proper function of the heating elements or burner, reducing efficiency and potentially shortening the lifespan of the water heater. Immediate evaluation and correction are recommended to ensure safe operation and prevent potential safety hazards.

Recommendation
Contact a qualified professional.

8.5.1 Fuel Storage & Distribution Systems

RUSTED GAS LINES

Recommendation

Rusted gas lines may indicate corrosion, which can weaken the pipe material and increase the risk of gas leaks. A compromised gas line poses a serious safety hazard, including fire, explosion, or carbon monoxide exposure. Corrosion can also worsen over time, potentially leading to costly repairs or emergency replacements if left unaddressed. Further evaluation by a qualified professional is recommended to determine the severity of the rust and whether repair or replacement is necessary for safe operation.

Recommendation
Contact a qualified plumbing contractor.

9.3.1 Main & Subpanels

INADEQUATE WORKING SPACE

Maintenance Item

The electrical panel was found to have inadequate working space around it, which can hinder safe access for maintenance or emergency repairs. Restricted space may prevent a technician from properly inspecting, servicing, or resetting the panel, increasing the risk of electrical malfunctions or unsafe conditions. Inadequate clearance can also lead to potential safety hazards, such as accidental contact with live wires or difficulty accessing circuit breakers in an emergency. It is recommended to have the area around the electrical panel cleared to ensure safe operation and compliance with safety standards.

Recommendation
Contact a qualified professional.

9.3.2 Main & Subpanels

PANEL SCREWS

Maintenance Item

Proper panel screws are recommended for the panel. Any pointed screws should be replaced or missing screws should be installed.

Recommendation
Contact a qualified electrical contractor.

9.5.1 Fixtures, Outlets, Switches

WIRE SPLICE NOT IN A JUNCTION BOX

Recommendation

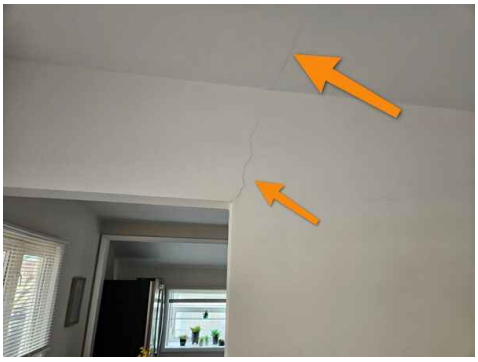
A wire splice not being contained within a junction box can create a fire hazard, as exposed or improperly secured wires may overheat or short-circuit. Without a junction box, the splice is also vulnerable to physical damage, which could lead to faulty connections or electrical failure. Additionally, such a condition may violate local electrical codes, potentially complicating future inspections or property sales. It is important to have the splice properly enclosed in a junction box to ensure both safety and compliance with code requirements.

Recommendation
Contact a qualified professional.

10.2.1 Walls & Ceiling

MINOR CORNER CRACKS

Recommendation



Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation
Contact a qualified drywall contractor.

10.6.1 Lighting Fixtures, Switches & Receptacles

OPEN GROUND

Recommendation

An outlet with an open ground lacks a proper grounding connection, which can create a potential shock hazard and increase the risk of electrical fires. Without grounding, sensitive electronics and appliances may be more vulnerable to power surges, potentially leading to damage or failure. This condition may also indicate outdated or improperly wired electrical systems that do not meet current safety standards. Repair by a qualified electrician is recommended to ensure proper grounding and reduce the risk of electrical hazards.

Recommendation
Contact a qualified professional.

12.1.1 Kitchen Sink

DEFECT AT S-TRAP

Recommendation

An S-trap in a plumbing system can create a siphoning effect, which may lead to the loss of the water seal in the trap and allow sewer gases to enter the home. Exposure to these gases can cause unpleasant odors and potential health hazards for occupants. Additionally, improper venting associated with S-traps can result in slow drainage and increased risk of clogs. Replacing the S-trap with a properly vented P-trap is recommended to ensure proper drainage function and prevent sewer gas intrusion.

Recommendation
Recommended DIY Project

13.1.1 Dishwasher

MISSING GFCI PROTECTION

Recommendation

I observed a defect at the GFCI for the dishwasher. There is missing GFCI protection for the dishwasher.

Ground-fault circuit-interrupter (GFCI) protection must be provided for outlets that supply dishwashers installed in a house (NEC 2014 210.8.D).

GFCI devices must be readily accessible.

Recommendation
Contact a qualified appliance repair professional.

13.3.1 Range/Oven/Cooktop

MISSING ANTI-TIP

Recommendation

I observed that the stove and oven appliance was not fastened to the wall. Anti-tip device is missing. This poses a safety hazard to children.

Recommendation
Contact a handyman or DIY project

13.3.2 Range/Oven/Cooktop

NO DEDICATED OUTLET

Recommendation

A stove plugged into a GFCI outlet may lead to unintended nuisance tripping, as the electrical fluctuations from the appliance's heating elements can trigger the outlet to shut off power. This can be inconvenient and potentially hazardous if the stove loses power while in use, especially during cooking. Additionally, most manufacturers do not recommend using a GFCI for stoves, as they require a dedicated circuit to handle their high power demands safely. It is recommended to have the stove properly wired to a non-GFCI, dedicated circuit to ensure safe and reliable operation.

Recommendation
Contact a qualified professional.

14.2.1 Clothes Dryer

DRYER VENT - CLEANING

Maintenance Item

Regular cleaning of the dryer vent is crucial to prevent lint buildup, which can restrict airflow and increase the risk of fire. A clean dryer vent ensures efficient operation of the dryer, reducing energy consumption and extending its lifespan. Additionally, proper maintenance minimizes the potential for carbon monoxide buildup inside the home, promoting a safer living environment for occupants. Including dryer vent cleaning in routine home maintenance helps mitigate fire hazards and ensures the appliance operates effectively, contributing to overall home safety and efficiency.

Recommendation
Recommended DIY Project

14.9.1 GFCI Outlets

NO GFCI PROTECTION INSTALLED

Recommendation

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation
Contact a qualified electrical contractor.

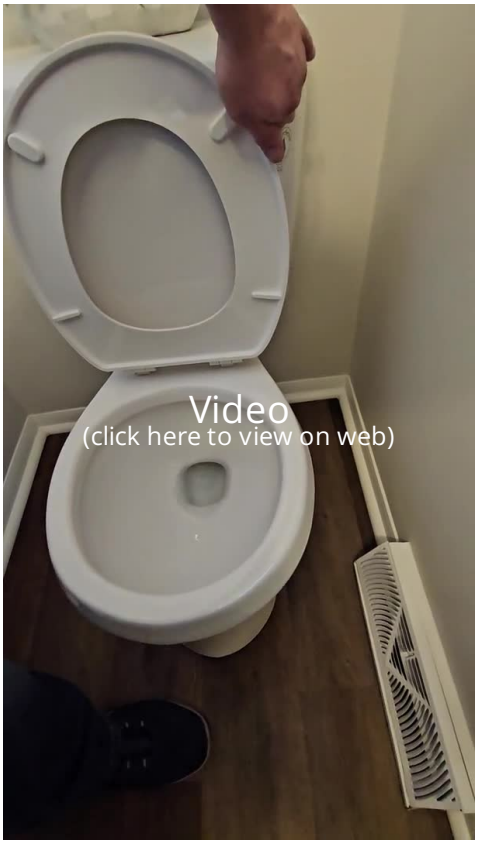
16.7.1 Toilet

LOOSE TOILET

Recommendation

The toilet was found to be loose, which can lead to instability and potential damage to the surrounding flooring or plumbing connections. A loose toilet can cause leaks at the base, leading to water damage and the possibility of mold or mildew growth in the area. Over time, the movement of the toilet may also cause the seal to deteriorate, resulting in further leakage or odors. It is recommended to have the toilet secured and properly resealed to prevent further damage and ensure proper functioning.

Recommendation
Contact a qualified professional.



16.8.1 Tubs & Showers
ACTIVE WATER LEAK

Recommendation

I observed a active water leak when the tub/shower water was ran.

An active water leak in a home can lead to extensive water damage, mold growth, and structural deterioration if left unchecked. It poses immediate risks such as property damage, increased utility bills, and potential health hazards from mold and mildew. Recommending immediate repair by a qualified plumber and thorough inspection for any resulting damage is crucial to mitigate these risks and preserve the integrity and safety of the property.

Recommend further evaluation and correction by a licensed plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.

16.8.2 Tubs & Showers
POOR/MISSING CAULK

Recommendation

Tub/shower countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

Here is a helpful DIY video on caulking gaps.

Recommendation
Recommended DIY Project

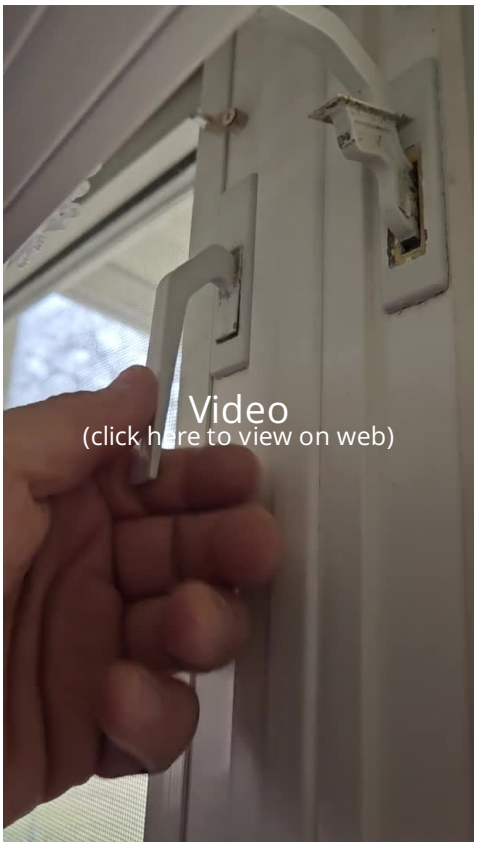
18.4.1 Windows

DAMAGED HARDWARE AT WINDOW

Recommendation

I observed damage to the hardware at a window.

Recommendation
Contact a qualified window repair/installation contractor.




Window lock does not work