



Location	Issue	Recommendation
Attic	Ventilation: Limited ventilation in roof.	Consult with roofer for more information and advise on insulation and ventilation.
Basement	Walls: Cracks in foundation walls.	Fill with hydraulic cement; monitor for movement and weather/pest penetration.
Basement	Walkout steps: Walkout steps retaining was in failure/ safety hazard.	Have contractor build or replace.
Basement	Sump pump: Improperly plumbed.	Have plumber hard plumb sump pump with discharge line away from home.
Basement	Sump pump: Not covered.	Install cover at sump pump pit.
Bathroom	Bath 1: Window sills rotted.	Have contractor replace.
Bathroom	Bath 2: Toilet tank cracked.	Full renovation.
Bathroom	Bath 2: Sink draining slowly.	Full renovation.
Bathroom	Bath 2: Tub plumbing loose.	Full renovation.
Bathroom	Bath 2: Uneven tile at shower wall.	Full renovation.
Bathroom	Bath 2: Soft floor.	Full renovation.
Bathroom	Bath 2: Tile at wall loose.	Full renovation.
Bathroom	Bath 2: No fan.	Full renovation.
Bathroom	Bath 2: No GFCI.	Full renovation.
Bedrooms	Electric: Two-pronged outlets showing ground at box.	Update two-pronged outlets to grounded three-pronged outlets.
Bedrooms	Doors: Cracked doors/trim/frames.	Repair/replace; adjust doors to close properly; adjust door strikers and hardware as needed.
Exterior	Roof: Heavy Growth cover on roof.	Recommend roofer advise on cleaning and condition of roof when growth is cleared.
Exterior	Chimney: Some cracked mortar joints and crown.	Have mason evaluate point set/crown.
Exterior	Siding: Many areas of soft rotted damaged siding and trim; high risk of concealed damage.	Have contractor remove all damage and investigate backing. Replaced all damaged flashing; seal and secure.
Exterior	Drainage	Cut trees and bushes back from home.
Exterior	Downspouts	Run all downspouts away from home.



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Exterior	Gutter: Full of debris.	Clean gutters.
Exterior	Drainage: Swaled lot with drainage area noted.	Regularly monitor drainage and keep flowing away from home and basement walkout.
Exterior	Basement: Broken windows.	Replace damaged/broken basement windows.
Exterior	Outdoor faucets	Recommend plumber update outside faucets to antifreeze valves.
Exterior	Electric outlets	Have electrician update outside outlets to GFCI outlets.
Exterior	Walkways and driveway: Some cracking and wear at asphalt driveway and walkway.	Fill cracks; seal driveway and walkways.
Exterior	Driveway	Install guide rods at edge of driveway.
Exterior	Front steps: Missing bricks.	Have mason reset bricks.
Exterior	Front steps: No handrail.	Install railing or handrail as needed.
Exterior	Side landing: In poor condition/ poorly constructed.	Have contractor evaluate and rebuild or update structure/railings/decking.
Exterior	Retaining walls: Failed walkout retaining walls.	Have mason rebuild, repair or replace
Heating	Boiler: No service tag on boiler.	Service boiler
Heating	Oil tank	Oil company inspect and certify.
Interior	Living room windows: Water stains.	Monitor.
Interior accessories	Front door: Threshold soft/damaged, as well as exterior trim.	Have contractor remove/replace all damage.
Interior accessories	Fireplace: Chimney needs inspection and cleaning.	Have chimney sweep clean; inspect and certify flue and fireplace before use and purchase.
Interior accessories	Fireplace: Chimney damper will not open; rusted shut.	Have mason open; evaluate, repair and certify before use.
Interior accessories	Fireplace: Crack in firewall.	Have mason evaluate, repair and certify before use.
Interior accessories	Basement stairs: No handrail.	Install handrail at basement steps.
Kitchen	Faucet: Sink sprayer stuck on spray.	Repair or replace.
Kitchen	Under sink: Evidence of prior water damage.	Repair or replace.
Kitchen	Windows: Single pane windows that require maintenance.	Repair or replace.
Kitchen	Outlet: No GFCI outlets at kitchen counter.	Electrician update to GFCI outlets.
Plumbing	Basement shutoffs and feeds: Corroded.	Have plumber evaluate, estimate, clean up, or repair as needed.



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Plumbing	Basement waste lines: Evidence of rusted through waste lines.	Have plumber evaluate, estimate, clean up, or repair as needed.
Plumbing	Basement pipes: Poorly supported/hung.	Have plumber evaluate, estimate, clean up, or repair as needed.
Plumbing	Washer/ dryer: Dryer improperly vented.	Replace with metal dryer vent.
Plumbing	Washer: Hoses.	Use no burst washer feed hoses.
Plumbing	Water heater: Some corrosion on water heater.	Monitor.
Plumbing	Well equipment: Located in basement.	For outside faucet only; no visible cross connections; not tested; not rated.
Windows	Single pane windows missing locks, inefficient. Window sills rotted.	Recommend upgrade to windows to lower maintenance/higher efficiency replacements.