



## RESIDENTIAL MAINTENANCE REPORT

2113 Courtland Drive  
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Inspector

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# SUMMARY

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## RECOMMENDATION

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- ⊖ 1.1.1 Exterior - Eaves, Soffits & Fascia: Gap
- ⊖ 1.2.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Backyard Patio
- ⊖ 1.2.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree to close to foundation
- ⊖ 2.1.1 Doors, Windows & Interior - Windows: Basement Windows
- ⊖ 2.2.1 Doors, Windows & Interior - Steps, Stairways & Railings: No Handrail
- ⊖ 3.1.1 Furnace - Furnace Venting: Exterior Furnace Venting
- ⊖ 4.1.1 Masonary Chimney - Chimney Clean-out: Chimney Clean-out
- ⊖ 5.1.1 Plumbing - Main Bathroom Tub: Bathroom Tub Fixture
- ⊖ 6.1.1 Water Heater - Exhaust Venting: Water Heater Exhaust Vent
- ⊖ 6.2.1 Water Heater - Water Heater Tank : Water Heater Tank Condition

# 1: EXTERIOR

		IN	NI	NP	O
1.1	Eaves, Soffits & Fascia	X			X
1.2	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

## Observations

### 1.1.1 Eaves, Soffits & Fascia

#### GAP

There is opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

Recommendation

Recommended DIY Project



### 1.2.1 Vegetation, Grading, Drainage & Retaining Walls

#### BACKYARD PATIO

Soil/Flower bed observed to close to foundation located at rear of the house. This can cause damage to foundation and prevent proper drainage. Recommend removal of soil and replace with some type of drainage stones, this will allow for proper drainage. Also recommend window wells or covers for basement slider windows at the rear of the house near backyard patio.

Recommendation

Recommended DIY Project



### 1.2.2 Vegetation, Grading, Drainage & Retaining Walls

#### TREE TO CLOSE TO FOUNDATION

Tree observed to close to foundation located at front of the house. This can cause damage foundation and prevent proper drainage. Recommend removal of tree allow for proper drainage.

Recommendation

Contact a qualified tree service company.



## 2: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
2.1	Windows	X			X
2.2	Steps, Stairways & Railings	X			X

IN = Inspected      NI = Not Inspected      NP = Not Present      O = Observations

### Information

**Windows: Window Type**  
Sliders

### Observations

2.1.1 Windows  
**BASEMENT WINDOWS**

Properly installed window wells or window well covers for all basement slider windows.

Recommendation  
Contact a handyman or DIY project







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### 2.2.1 Steps, Stairways & Railings

#### **NO HANDRAIL**

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified handyman.



# 3: FURNACE

		IN	NI	NP	O
3.1	Furnace Venting	X			X

IN = Inspected      NI = Not Inspected      NP = Not Present      O = Observations

## Observations

### 3.1.1 Furnace Venting

#### EXTERIOR FURNACE VENTING

Repair fresh air intake PVC pipe, recommend a 24 inch PVC gooseneck pipe and fittings.

Recommendation

Contact a handyman or DIY project





# 4: MASONARY CHIMNEY

		IN	NI	NP	O
4.1	Chimney Clean-out	X			X

IN = Inspected      NI = Not Inspected      NP = Not Present      O = Observations

## Observations

### 4.1.1 Chimney Clean-out

#### CHIMNEY CLEAN-OUT

Recommend the chimney clean-out to be cleaned. Also recommend the chimney clean-out to be cleaned on an annual basis. Monitor the situation during certain weather conditions, showing signs of water penetrations.

Recommendation  
Recommended DIY Project



# 5: PLUMBING

		IN	NI	NP	O
5.1	Main Bathroom Tub	X			X

IN = Inspected      NI = Not Inspected      NP = Not Present      O = Observations

## Observations

### 5.1.1 Main Bathroom Tub

#### BATHROOM TUB FIXTURE

Recommend Repair or Replace the bathtub spout fixture. Found that the bathtub spout fixture leaks when using normal operating controls when shutting off.

Recommendation

Contact a handyman or DIY project



# 6: WATER HEATER

		IN	NI	NP	O
6.1	Exhaust Venting	X			X
6.2	Water Heater Tank	X			X

IN = Inspected      NI = Not Inspected      NP = Not Present      O = Observations

## Observations

### 6.1.1 Exhaust Venting

#### WATER HEATER EXHAUST VENT

Recommend HVAC type tape at the water heater exhaust venting pipes connections.

Recommendation  
Recommended DIY Project



### 6.2.1 Water Heater Tank

#### WATER HEATER TANK CONDITION

Water heater tank showing sign of scorching and flame roll-out. Water heater is a rental, recommend service call to further investigate.

Recommendation  
Contact a qualified professional.



# STANDARDS OF PRACTICE

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## **Exterior**

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## **Doors, Windows & Interior**

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.