SAMPLE REPORT FOR TRAINING (SUMMARY/DEFECTS ONLY)

2.1.1 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

Recommendation

DAMAGED FASCIA, SOFFIT, AND TRIM

ROOF

Several sections of the fascia, soffit, and trim around the residence display signs of damage. It is advisable to address these areas promptly by securing them and subjecting them to a thorough pressure washing process. These components play a crucial role in safeguarding the home against water infiltration.

Recommendation
Contact a qualified roofing professional.

EXAMPLE ONLY

2.1.2 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

Recommendation

DAMAGED ROOF EXCEEDING SERVICE LIFE, RESULTING IN EXTENSIVE WATER LEAKAGE AND STRUCTURAL DAMAGE

ROOF

Defects explained:

This property comprises two structures, both exhibiting signs of roofing deterioration. The roofs of both buildings have exceeded their anticipated service life, resulting in water ingress into their interiors. Additionally, mold and fungus proliferation have been observed in both areas.

On the main house, a tarp is currently deployed to mitigate water infiltration into a bedroom section. This structure features asphalt shingles. Conversely, the rear building is outfitted with EPDM membrane roofing, characteristic of flat roofs. Regrettably, the flat roof suffers from improper sloping, leading to water accumulation. Corrective measures necessitate the adjustment of the roof slope and the installation of gutters on both buildings.

Given the presence of EPDM roofing on the rear building, consultation with a roofing company proficient in handling both roofing materials is strongly recommended. Damage to the electrical system and or wiring in the ceiling or edges of the walls are present. The effects the rear building due to the lighting fixtures being in the area.

The severity of the roofing issues is evident through multiple damaged areas, precipitating significant moisture intrusion. Water has breached the walls and permeated the roof framing and sheathing, indicating the need for comprehensive repairs. This entails the evaluation and remediation of the affected areas by a qualified roofing contractor.

Please refer to the accompanying image for reference regarding shingle types.

In summary, addressing these roofing concerns promptly is imperative to mitigate further damage and uphold the structural integrity of both buildings.

Additional information on Water entering a home from the roof:

When water infiltrates a roof and enters a home over an extended period, it can lead to a cascade of structural and electrical issues. Let's break down the effects on both aspects:

1. Structural Impact:

- Roof Sheathing: The first layer typically affected by water intrusion is the roof sheathing, which comprises plywood or oriented strand board (OSB) panels. When continuously exposed to moisture, these materials can warp, swell, and eventually rot, compromising their structural integrity.
- Roof Framing: Moisture can penetrate beyond the sheathing, reaching the roof framing members, such as rafters or trusses. These wooden elements are susceptible to decay, weakening the roof's ability to support loads and potentially leading to sagging or even structural failure.
- Insulation: In many roofing systems, insulation is installed between the roof framing and the interior ceiling. Prolonged exposure to water can saturate and degrade insulation material, reducing its effectiveness and promoting mold growth.
- Ceiling Materials: Water that seeps through the roof can damage ceiling materials such as drywall or plaster. This can result in discoloration, sagging, and ultimately structural instability if the ceiling becomes too compromised.

2. Electrical Impact:

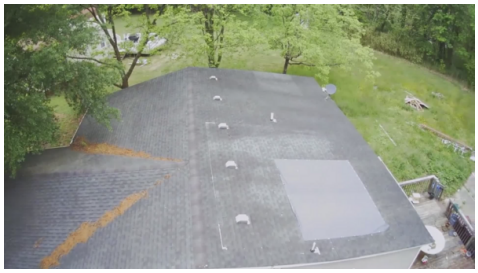
- Wiring Damage: Water infiltration poses a significant risk to the electrical system. Moisture can corrode electrical wiring, junction boxes, and outlets, leading to short circuits, electrical fires, and electrocution hazards.
- Fixture Damage: Light fixtures, ceiling fans, and other electrical fixtures mounted on or near the ceiling are vulnerable to water damage. Water intrusion can cause these fixtures to malfunction or become a safety hazard.
- Appliance Damage: Water exposure can also affect appliances located in the vicinity of the affected area. For example, water leaking into a ceiling may reach nearby appliances, such as refrigerators or HVAC systems, causing electrical malfunctions and potentially rendering them inoperable.

Prolonged water intrusion through a failed roof can cause extensive damage to multiple layers of the roofing system, as well as compromising the structural integrity of the home. Additionally, it poses significant risks to the electrical system, including wiring, fixtures, and appliances, which can lead to

safety hazards and electrical malfunctions. Therefore, addressing roof leaks promptly is crucial to prevent further damage and ensure the safety and stability of the home.

Recommendation
Contact a qualified roofing professional.

HOW LONG DO SHINGLES LAST (EXAMPLE ONY)



2.1.3 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

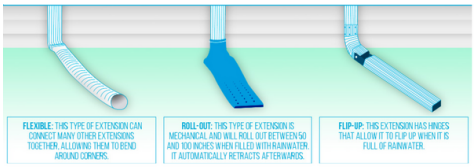
Recommendation

DOWN SPOUTS DRAIN NEAR HOUSE

ROOF

Down spouts drain near the homes foundation, this can cause water to seep near or under the home. Down spout extensions should be installed.

Recommendation
Contact a qualified professional.



EXAMPLE ONLY

2.1.4 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

Recommendation

DAMAGED GUTTERS

ROOF

Gutters are damaged at the time of inspection, recommend a qualified contractor to evaluate and repair.

Recommendation
Contact a qualified gutter contractor

2.1.5 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

Recommendation

NO GUTTERS INSTALLED

ROOF

Absence of Gutters Throughout Property; Recommendation for Installation to Divert Water Away from Structures.

Gutters are notably absent from the rear building. Additionally, gutters are solely present on the front portion of the main residence.

Recommendation
Contact a qualified gutter contractor



3.1.1 Siding, Flashing & Trim, exterior doors, eaves, soffit vents, windows and fascia

Recommendation

PROPERTY EXTERIOR ASSESSMENT AND RECOMMENDATIONS FOR SIDING MAINTENANCE AND DEBRIS MANAGEMENT

EXTERIOR

1. The siding on the main home exhibits signs of deterioration including looseness, staining, and cracks in multiple areas.
2. The rear building features a mix of vinyl siding, concrete, and a material resembling stucco.
3. Debris is scattered across the yard, detracting from the property's appearance and cleanliness.

Recommendations:

- Secure and pressure wash the siding on both structures to restore their appearance and integrity.
- Arrange for the removal of debris from the yard to enhance aesthetics and safety.
- Consider refinishing the material on the rear building to improve its condition and visual appeal.
- Engage a siding contractor to conduct a thorough evaluation and perform necessary repairs for both structures.

Recommendation
Contact a qualified siding specialist.



3.1.2 Siding, Flashing & Trim, exterior doors, eaves, soffit vents, windows and fascia

Recommendation

EXTERIOR WINDOW TRIM CONCERNS AND OPERATIONAL ISSUES

EXTERIOR

Exterior Trim Damage and Window Operational Issues:

Damage is visible around the exterior trim of the windows, with torn screens also noted. While the windows can be opened and closed, some may require extra effort and show signs of wear on their hardware and framing components.

Recommendation

Contact a qualified window repair/installation contractor.





3.1.3 Siding, Flashing & Trim, exterior doors, eaves, soffit vents, windows and fascia

Recommendation

DAMAGED DOORS

EXTERIOR

The exterior doors exhibit noticeable signs of wear and damage. The screen doors are damaged, with loose door hardware and visible dents and markings. Additionally, alignment issues are observed. It is recommended to assess and repair these issues promptly.

Recommendation
Contact a qualified door repair/installation contractor.

3.2.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING/WALKWAY CRACKING

Recommendation

EXTERIOR

Driveway and walkway cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation
Contact a qualified concrete contractor.

3.3.1 Decks, Balconies, Porches & Steps

MISSING HAND RAIL

Recommendation

EXTERIOR

1. Missing handrails observed at the time of inspection. Recommend a qualified contractor to evaluate and repair.

Recommendation
Contact a qualified professional.

3.3.2 Decks, Balconies, Porches & Steps

DECK - DECK IN POOR CONDITION (CLOSE TO FAILURE)

Safety Hazard

EXTERIOR (REAR)

Assessment of Rear Deck:

The rear deck is in a state of disrepair, with the majority of the deck boards exhibiting rot. Additionally, a section of the handrails is missing, and multiple types of materials have been utilized in its construction. The deck shows signs of deterioration, including holes, and is nearing failure. It is strongly recommended to engage a deck contractor for a thorough evaluation and necessary repairs.

Additional information: Issues pertaining to rotted decking boards (lumber):

Rotted deck boards can pose several dangers and should be addressed promptly to ensure the safety and structural integrity of the deck. Here are some potential dangers associated with rotted deck boards:

1. Structural instability: Rotted deck boards can weaken the overall structure of the deck. When the wood is decayed, it loses its strength and may not be able to support the weight and load properly. This can result in an unstable deck that could collapse or cause accidents, leading to injuries.

2. Trip and fall hazards: Rotted deck boards often develop soft spots or holes, creating an uneven surface. This can create tripping hazards for anyone walking on the deck, especially if the rot is widespread or affects commonly used areas. Uneven or deteriorated boards may also break underfoot, leading to falls and injuries.

3. Nail and fastener failure: Rotted wood may no longer provide a secure anchor for nails, screws, or other fasteners. Over time, the rot can cause the wood fibers to deteriorate, reducing the holding power of the fasteners. This can result in loose or detached deck boards, posing a risk to anyone on or below the deck.

4. Insect infestation: Rotted wood is an attractive environment for wood-destroying insects such as termites or carpenter ants. If rotted deck boards are left untreated, it can provide a gateway for these pests to invade other areas of the deck or even your home's structure. Insect infestations can cause further damage and compromise the safety of the deck.

5. Mold and mildew growth: Rotted wood is often moist and prone to mold and mildew growth. These fungi can compromise the air quality around the deck and potentially cause health issues, particularly for individuals with respiratory conditions or allergies. Mold and mildew can also spread to other areas of the deck or adjacent structures if left unaddressed.

To address the dangers of rotted deck boards, it is essential to replace the damaged boards as soon as possible. Ensure that any underlying structural components, such as joists or beams, are inspected for rot as well. Additionally, consider taking preventive measures, such as regular inspections, proper maintenance, and using materials that are resistant to rot, to avoid future problems. If you're unsure about the extent of the damage or how to proceed, it's recommended to consult a professional contractor experienced in deck repair and construction for proper assessment and guidance.

How decks are built:

Building a wooden deck involves several key steps to ensure a sturdy and functional structure. Here is a general outline of how wooden decks are typically built:

1. Design and planning: Determine the size, shape, and layout of your deck. Consider factors such as the desired location, purpose, local building codes, and any necessary permits. Create a detailed plan that includes dimensions, materials, and any special features.

2. Site preparation: Clear the area where the deck will be built. Remove vegetation, rocks, and other debris. Level the ground if necessary, ensuring proper drainage away from the house.

3. Foundation and footings: Decide on the type of foundation for your deck. Common options include concrete footings, concrete piers, or helical screw piles. Dig holes for the footings, ensuring they reach below the frost line and are of the appropriate size and depth. Install the footings according to local building codes and specifications.

4. Ledger board installation: If attaching the deck to the house, install a ledger board. This board is attached to the exterior wall of the house, providing support and stability for the deck. Ensure the ledger board is level and securely fastened to the house's framing.

5. Support posts and beams: Install support posts on top of the footings, typically using metal post brackets or embedded anchors. Attach beams to the support posts, creating the framework for the deck. Ensure the posts and beams are level and securely attached.

6. Joist installation: Attach joists horizontally between the support beams, creating the deck's substructure. Space the joists according to the manufacturer's guidelines and local building codes. Use joist hangers or brackets to secure the joists to the beams.

7. Decking installation: Install the deck boards on top of the joists, starting from the outer edge and working your way inward. Use appropriate fasteners, such as screws or nails, recommended for the specific decking material you're using. Leave a small gap between the deck boards to allow for expansion and drainage.

8. Railing installation: Install the railing around the perimeter of the deck, if desired or required by local building codes. Choose a railing style that fits your design and ensure it is securely attached to the deck's framework.

9. Stairs and landings: If your deck requires stairs or landings, construct them according to the design and local building codes. Ensure the steps are uniform in height and width for safety and ease of use.

10. Finishing touches: Apply any desired finishes or treatments to the deck, such as staining, sealing, or painting. Install any additional features, such as lighting, benches, or planters.

Throughout the construction process, it's important to follow all relevant building codes, obtain any necessary permits, and use appropriate safety measures. It's also recommended to consult local building authorities or a professional contractor to ensure compliance with regulations and to obtain specific guidance based on your location and project requirements.

Recommendation
Contact a qualified deck contractor.









4.1.1 Basements & Crawlspaces

IMPROPER CRAWL SPACE COVER OR MISSING COVER

Recommendation

FOUNDATION

1. Damaged crawl space cover or no crawl space cover observed. A tight seal on a crawl space cover helps to keep moisture, rodents and insects out of the crawl space. Recommend a qualified contractor to evaluate and repair.

2. See the example below of a new crawl space cover. These covers are sold in two parts, the top cover slips over the base to create a seal.

3. Older crawl space covers are normally constructed from metal or wood. Over time the wooden door can rot and the metal door can rust.

Recommendation
Contact a qualified professional.

EXAMPLE ONLY (NEW CRAWL SPACE COVER)

4.1.2 Basements & Crawlspaces

CRAWL SPACE ASSESSMENT AND RECOMMENDATIONS

Recommendation

CRAWL SPACE

The crawl space presents several issues, including loose insulation, a damaged moisture barrier, junction boxes lacking covers (posing a fire hazard), damaged ductwork, and signs of common wood fungus. Crawl space remediation is strongly advised to address these concerns. Additionally, parts of the floor are uneven.

Considering the property's construction in 1972, it is common practice to add additional floor supports such as concrete piers and girder beams or metal piers for reinforcement (refer to examples marked with green arrows for crawl space remediation).

Prior to listing the property, it is recommended to obtain a termite and moisture letter to provide assurance to potential buyers. Installing a 6-mil barrier and considering the installation of a dehumidifier can help mitigate moisture-related issues.

It's important to note that insulation in humid crawl spaces can exacerbate moisture problems under the subfloor. As humidity levels rise, insulation can trap moisture, leading to condensation and potential moisture damage. Therefore, proper ventilation and moisture control measures are essential in crawl space environments to prevent such issues.

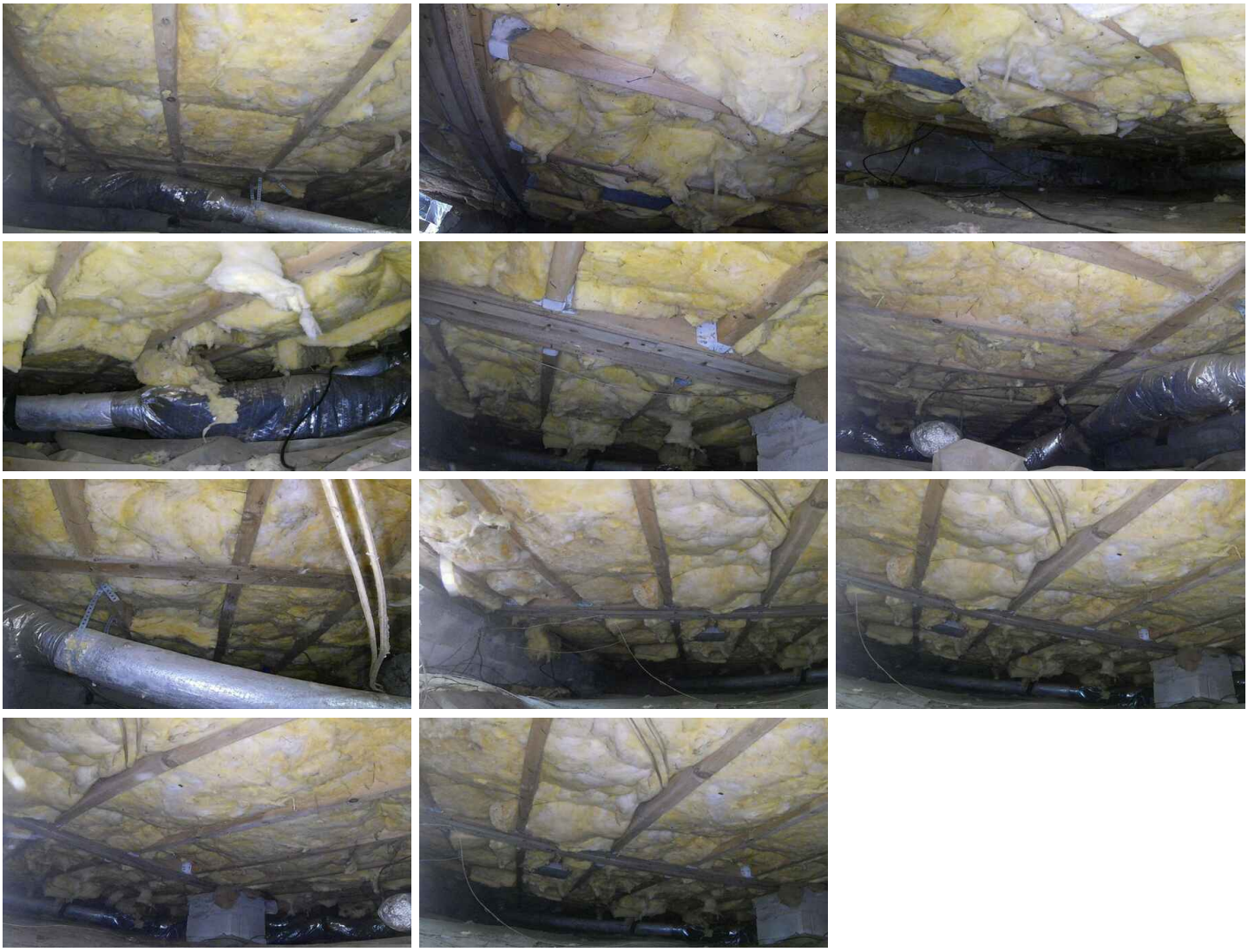
Note: additional joist hangers have been affixed to the girder beams, resulting in reduced settlement issues within the crawl space. Joist hangers, which are metal clips located at the ends of the joists, contribute to this structural enhancement.

Recommendation
Contact a foundation contractor.


EAMPLE ONLY (NOT INSPECTED HOME) SUMP PUMP AND DEHUMIDIFIER


EXAMPLE ONLY_SUPPORT ADDED UNDER HOME

EXAMPLE ONLY - BEFORE AND AFTER FULL ENCAP



5.1.1 Heating and cooling equipment

UNITS NEAR OR AT THE END OF THEIR SERVICE LIFE (HVAC)/INOPERABLE HVAC UNITS

Recommendation

EXTERIOR OR INTERIOR (BOTH BUILDINGS)

The HVAC units are approaching or have reached the end of their service life. Here are the manufacturer years for each unit:

- Packaged Unit (Main House): 2000
- Condenser Unit (Rear Building): 2006
- Furnace or Air Handler (Rear Building): 2006

The unit in the main home is currently non-operational. The power to both the rear and main building was shut off preventing testing. While the rear units may still be operational, being 18 years old, they should undergo servicing. Damage is observed on all units. Recommend an HVAC contractor to evaluate and repair.

The main home utilizes a packaged unit, which provides both heating and cooling. In contrast, the rear building features a condenser unit located on the side and an air handler inside. Considering its smaller size and cost-effectiveness, remediation for the rear building to include a mini-split system is recommended. Note that removing the larger unit will decrease the heating and cooling output in the garage area.

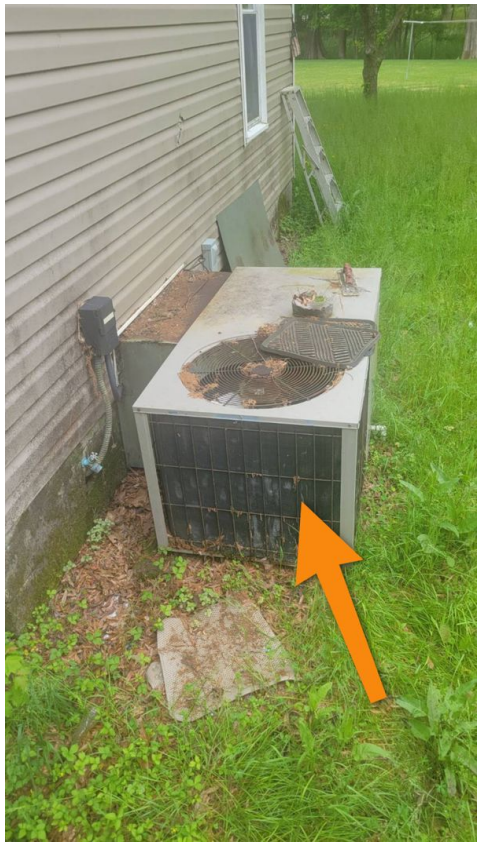
Modern air conditioners, benefitting from technological advancements, typically have a lifespan of 15-20 years, while older units generally last around 12-15 years. The longevity and efficiency of an A/C unit depend on various factors, including proper maintenance throughout its lifespan. Older units should undergo regular servicing by HVAC contractors, typically conducted annually as part of general maintenance.

It is advised to engage an HVAC contractor to evaluate and address the systems in both homes to ensure their optimal functioning and longevity.

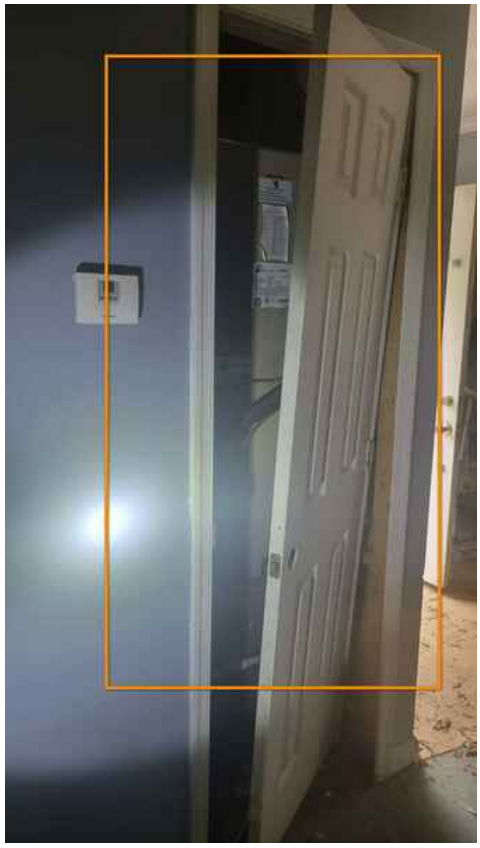
EXAMPLE OF MINI SPLIT HVAC SYSTEM

Recommendation
Contact a qualified heating and cooling contractor





AIR HANDLER
MODEL NO.
SERIAL NO.
VOLTAGE
PHASE/HZ



5.2.1 Normal Operating Controls/distribution system/Presence of installed heat/ac source

Recommendation

UPGRADED THERMOSTATS/POWER OFF TO UNITS

INTERIOR

Testing of the heating and air conditioning systems was hindered by the homeowner's decision to shut off the power. Upgrading the thermostats is advisable in this scenario.

Recommendation
Contact a qualified heating and cooling contractor

6.1.1 Interior doors, windows, floors, ceilings

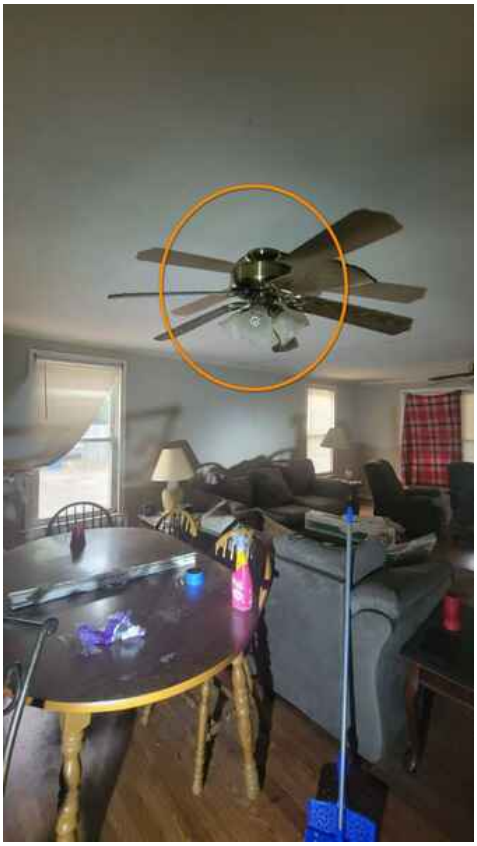
INTERIOR DEFECTS: MULTIPLE ISSUES

Recommendation

INTERIOR

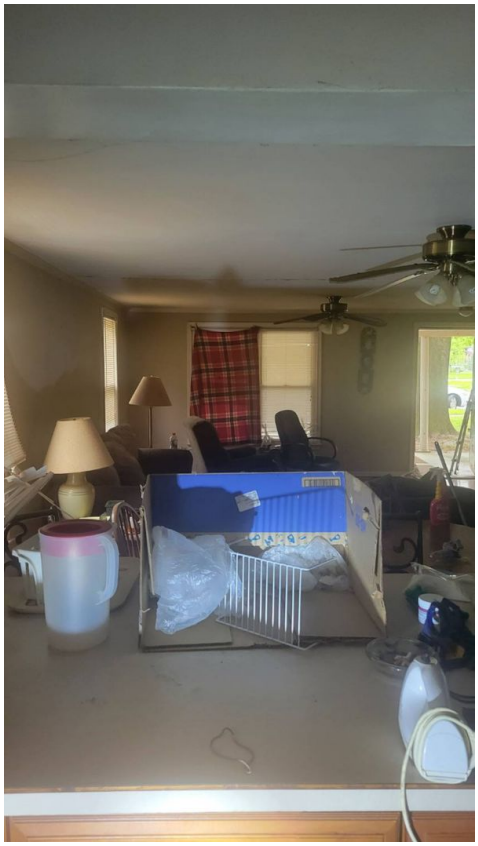
1. Multiple interior defects were noted during the inspection of the home, including:
   - Cracks in the ceilings and walls, as well as settlement cracks attributed to wear in the crawl space (typical for the age of the home).
   - Damaged flooring, uneven flooring, and worn light fixtures.
   - Damaged cabinets, aged and worn appliances, and a missing fan hood.
   - Damaged doors and door hardware, along with typical wear on cabinets and flooring.
   - Damaged or loose light fixtures, debris scattered throughout the home, and loose sink faucets.
   - General wear on windows, making them difficult to open and close, with loose window hardware.
   - Damage to walls and floor molding, as well as damaged ceiling fans.
2. *It is recommended to enlist the services of a qualified contractor to thoroughly evaluate and repair these areas of the home.*

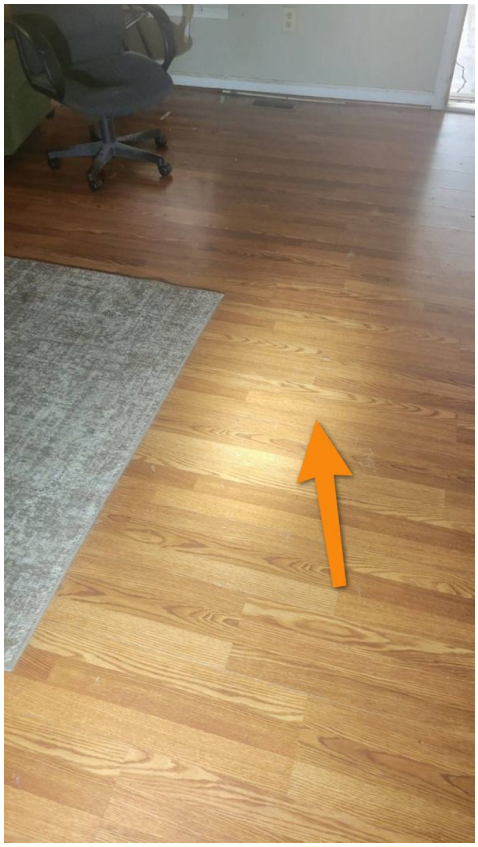
Recommendation
Contact a qualified professional.







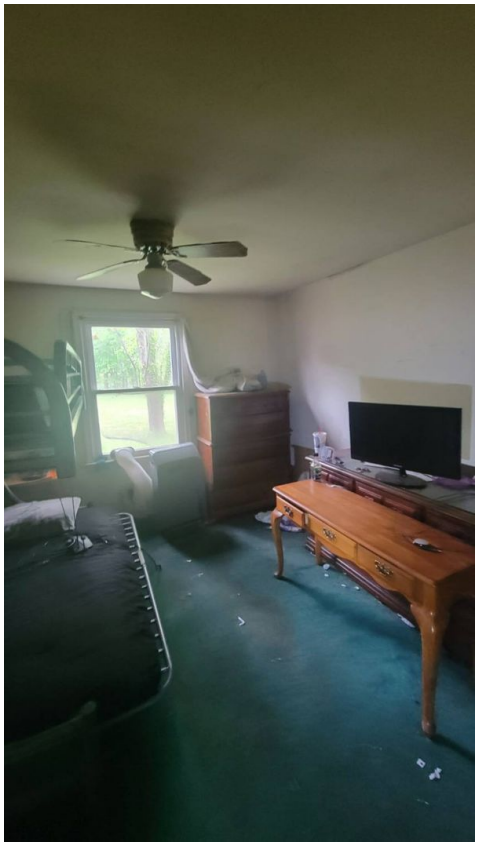


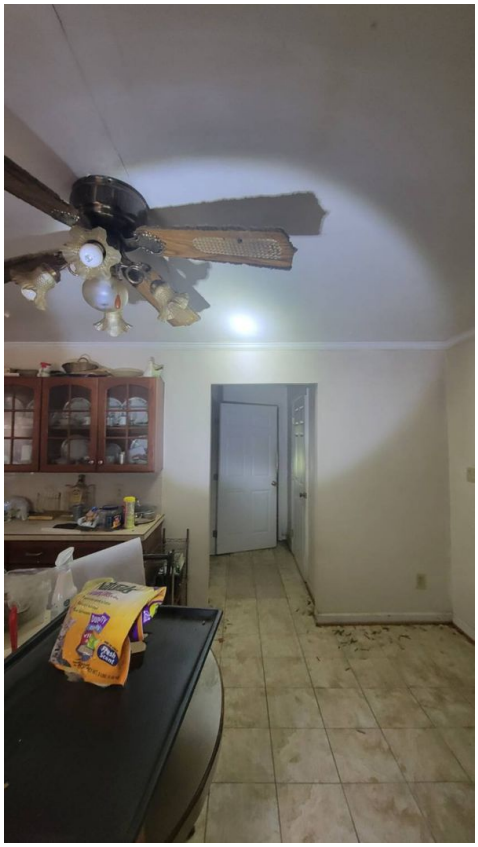
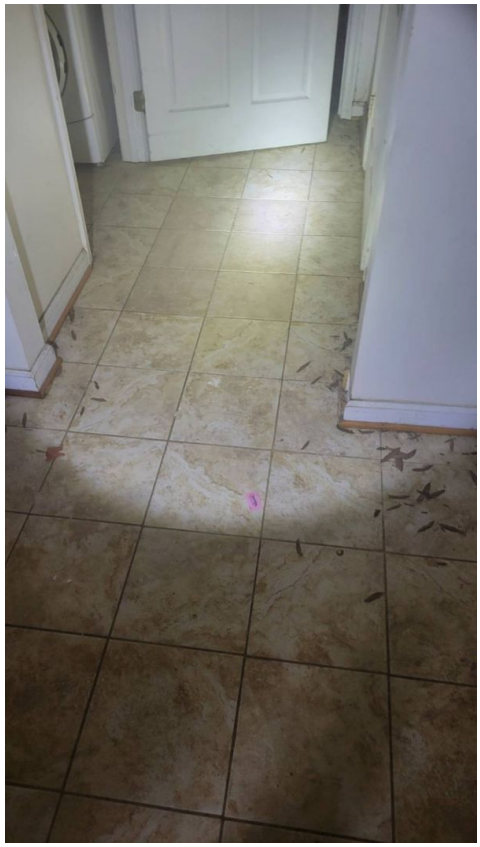



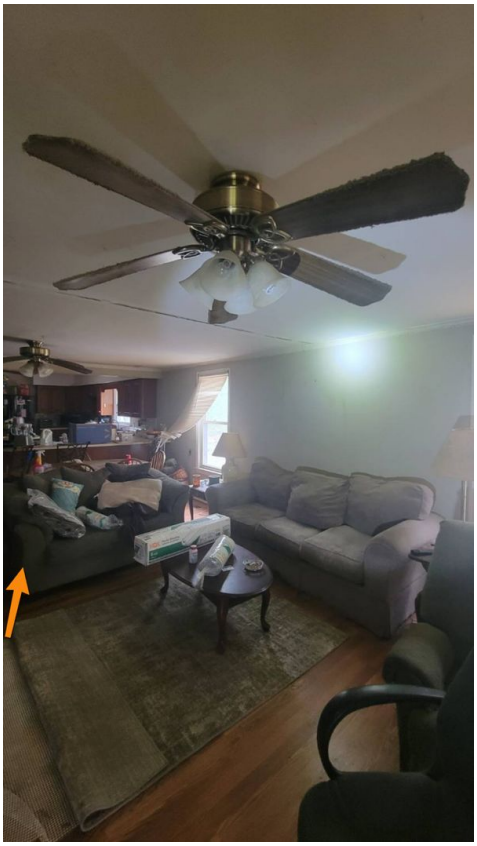


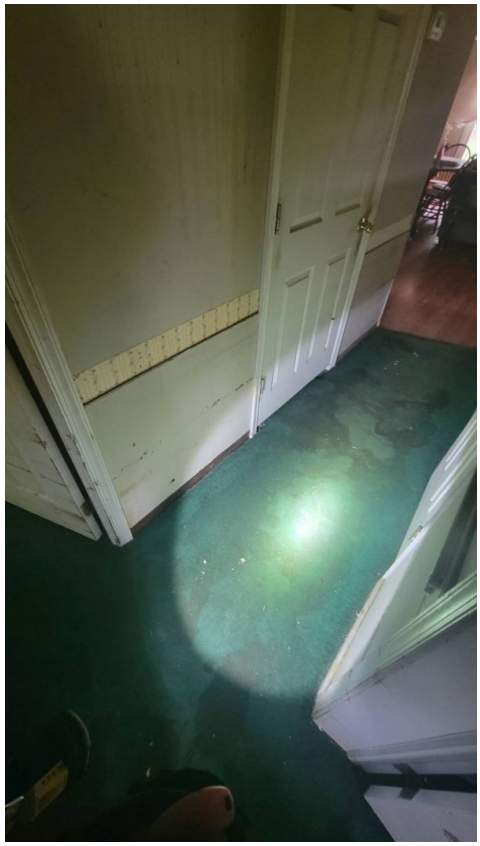


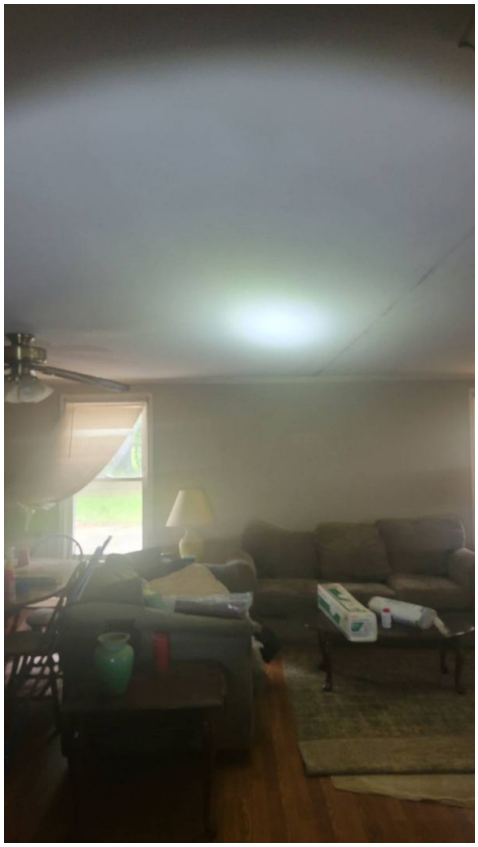








6.1.2 Interior doors, windows, floors, ceilings

CEILING DAMAGED BY WATER AND MOLD (CEILING FAILURE)

Safety Hazard

INTERIOR (REAR BEDROOM)

In the rear bedroom, the ceiling has collapsed due to water ingress from the damaged roof, necessitating the placement of a tarp over the affected area. Extensive mold growth is evident, affecting not only the ceiling but also the drywall, ceiling framing, wall framing and roof sheathing. Given the nature of mold, its spread to the adjacent bathroom ceiling is also observed. It is recommended to promptly evaluate and repair these areas to mitigate further damage.

Mold poses significant health risks, including respiratory issues, allergic reactions, and potential exacerbation of asthma symptoms. Mold spores can become airborne and spread throughout the home, leading to widespread contamination. Moreover, certain types of mold produce mycotoxins, which can be harmful when ingested or inhaled. Therefore, addressing mold growth promptly is essential to safeguard the health and well-being of occupants and prevent further structural deterioration.

Repairing a ceiling that has collapsed due to water damage, particularly when mold has spread through the ceiling and into the affected room, requires a comprehensive approach to ensure both structural integrity and safety. Here's a step-by-step guide to address such a scenario:

Assessment and Safety Precautions:

- Before beginning any repairs, ensure the safety of the area. Turn off electricity to prevent any electrical hazards.
- Wear appropriate personal protective equipment (PPE) such as gloves, goggles, and a mask to protect against mold spores and debris.

Addressing the Source of Water Intrusion:

- Begin by addressing the root cause of the water damage, which is likely the poor condition of the roof. Repair or replace the damaged roof to prevent further water ingress.

Removal of Damaged Materials:

- Carefully remove any remaining debris from the collapsed ceiling, ensuring no loose materials remain.
- Cut away and remove the damaged drywall, insulation, and any other affected materials. This may involve cutting beyond the visible damage to ensure complete removal of mold-infested areas.

Drying Out the Area:

- Thoroughly dry out the affected area to prevent further mold growth. Use fans and dehumidifiers to aid in the drying process. This step is crucial before proceeding with repairs.

Mold Remediation:

- Once the area is dry, conduct mold remediation to eliminate any remaining mold spores. This may involve scrubbing surfaces with a mixture of water and detergent, or using specialized mold-killing solutions.
- Dispose of any contaminated materials in accordance with local regulations.

Repairing the Ceiling:

- Replace the removed drywall, insulation, and any other damaged materials with new, mold-resistant alternatives.
- Ensure proper installation and sealing of the ceiling to prevent future water intrusion.

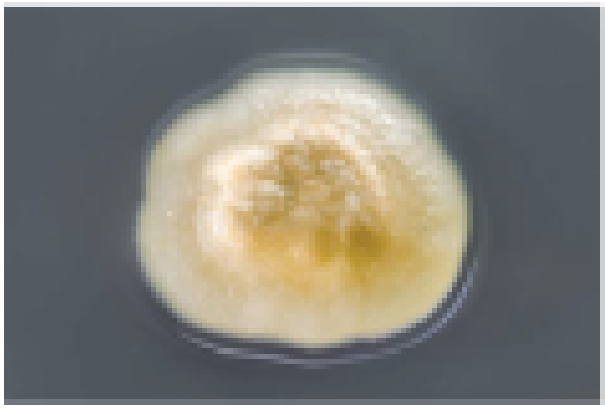
Finishing Touches:

- Once the repairs are complete, apply a mold-resistant primer and paint to the ceiling to further prevent mold growth.
- Consider installing mold-resistant drywall or ceiling tiles in the repaired area for added protection.
- The number of layers that need to be repaired depends on the extent of the damage. In this scenario, it's likely that multiple layers, including drywall, insulation, and possibly ceiling framing, will need to be addressed to fully repair the ceiling and mitigate the effects of water damage and mold growth.

TYPES OF MOLDS

1. Acremonium

Is considered a toxigenic mold. It changes its appearance over time, from a tiny moist mold into a powdery substance.

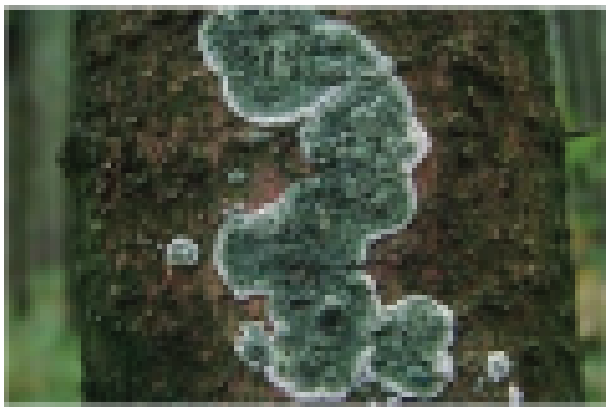


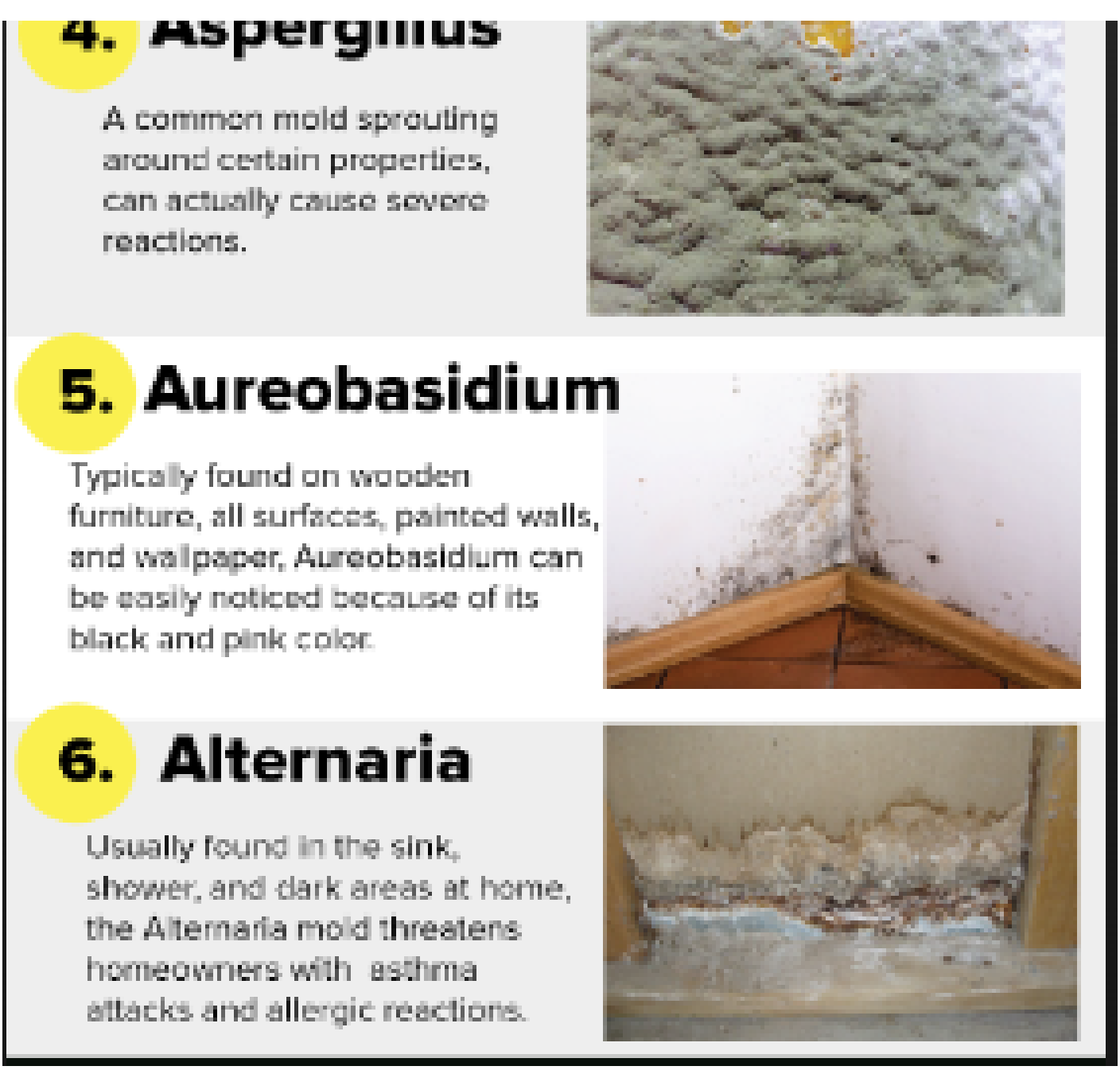
2. Cladosporium

is an allergenic mold type that grows both in warm and cold settings. It commonly thrives in carpets, fabrics, and upholsteries, as well as inside cupboards and under floorboards.

3. Trichoderma

is an allergenic mold that is white-colored with green patches. Its common habitat are wet areas such as carpets, wallpaper, and other damp fabric.





Recommendation
Contact a qualified professional.

Affected area

6.1.3 Interior doors, windows, floors, ceilings

ROOF LEAKS IN MULTIPLE AREAS OF THE HOME

INTERIOR BEDROOMS

Recommendation

While the majority of the damage is concentrated in the bedroom where the ceiling has collapsed, water infiltration is evident in multiple areas of the ceiling, particularly noticeable along the edges of surrounding rooms. It is advisable to engage various contractors specialized in roofing, drywall, painting, and insulation, or alternatively, consult a general contractor to ensure comprehensive repairs and avoid potential complications.

Recommendation
Contact a qualified professional.

6.2.1 Counter tops & Cabinets and kitchen appliances

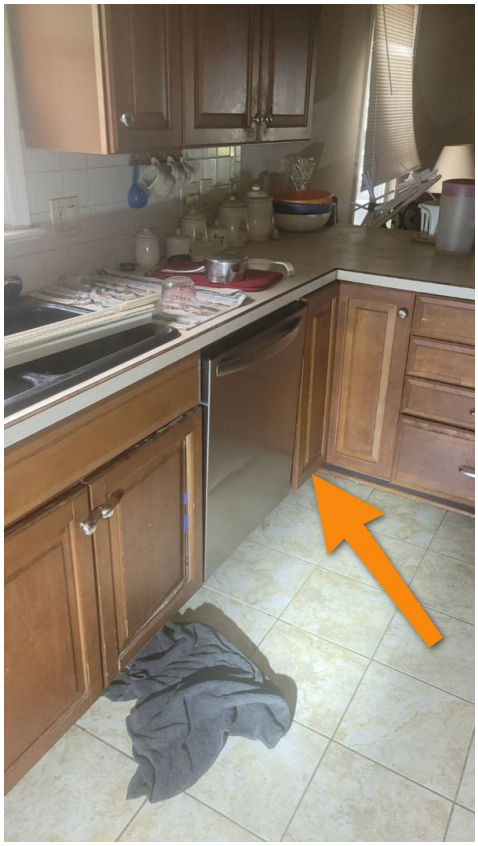
Recommendation

KITCHEN: MULTIPLE DEFECTS

KITCHEN (MAIN HOUSE)

In the kitchen, various issues have been noted, such as worn or damaged appliances, the absence of a stove hood/fan/light, and indications of wear on the dishwasher. Additionally, there is no anti-tip device installed, which is crucial for preventing the stove from tipping over if someone accidentally steps on the oven door. Typical wear on the cabinets is observed. Furthermore, the sink faucets are loose. It's essential to highlight that the utilities were turned off in the home, raising the probability of encountering plumbing issues like clogs and leaks during remediation due to the property's poor condition.

Recommendation
Contact a qualified professional.

7.2.1 Water Supply, Distribution Systems, Fixtures, Drain, waste and vent systems

MULTIPLE DEFECTS: PLUMBING

INTERIOR

Recommendation

The plumbing system in the home displays noticeable signs of corrosion and potential failure. Considering the existing issues, it is advisable to conduct plumbing upgrades. Homes constructed during this period typically feature cast iron drains, galvanized lines, and other plumbing components that may be susceptible to age-related deterioration. It is common for individuals renovating homes, known as "flippers," to upgrade plumbing systems to approved materials like PEX. Additionally, multiple drains were found disconnected under the sinks. It is recommended to enlist the expertise of a plumber to evaluate and address these issues promptly.

Given that this property consists of two dwelling units, it follows that there are two drain lines in place. The drain line from the rear building is buried underground and extends to the street. Substandard plumbing is observed in all areas, *necessitating the expertise of a licensed plumber. It is important to exercise caution with unlicensed plumbers, as flippers may employ them for cost-saving measures. However, unlicensed plumbers may lack the necessary expertise for larger projects, potentially resulting in delays and future issues.* Refer to the example image for PEX plumbing. PEX and PVC materials are commonly used due to their affordability and durability.

PEX AND PVC PLUMBING EXAMPLE (USED IN NEW CONSTRUCTION)

Recommendation

Contact a qualified plumbing contractor.

7.3.1 Hot Water Systems, Controls, Flues & Vents

ASSESSMENT AND RECOMMENDATIONS FOR WATER HEATER SYSTEMS

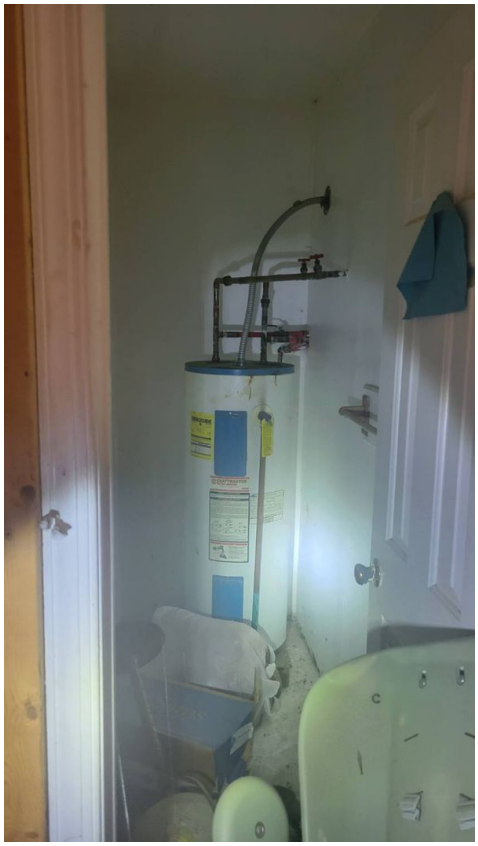
Recommendation

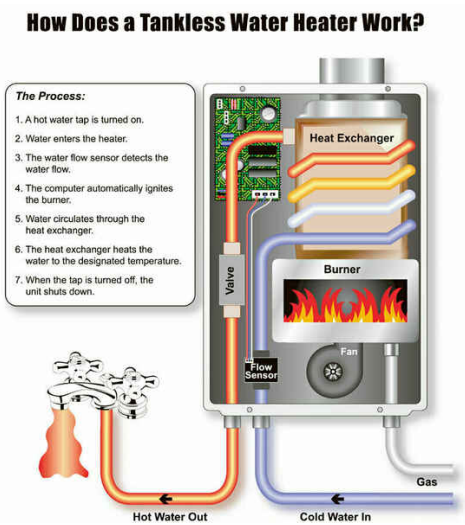
INTERIOR AND REAR BUILDING

The unit is approximately 20 years old and includes two water heaters located on the property. Both water heaters in the home are nearing the end of their service life and exhibit signs of damage. It is advisable to ensure that water heaters are equipped with drain pans, drain lines, and TPR valves with proper attachments. One water heater serves the main home, while another services the rear building. Evaluation and repair are recommended. It is worth noting that it is common for property renovators, or "flippers," to opt for upgrades to tankless water heaters.

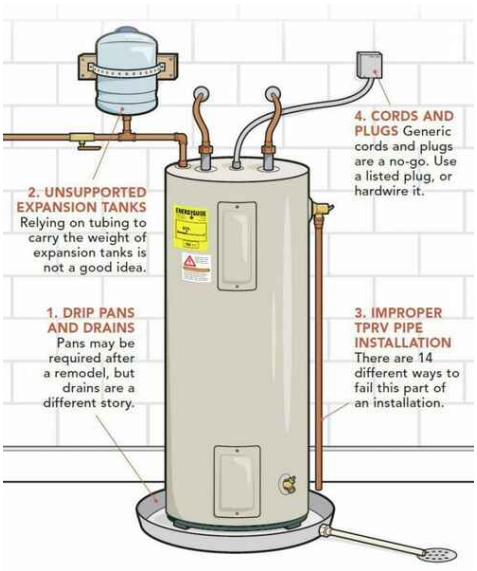
Please note that this property comprises two dwellings, each equipped with its own set of amenities. This includes two water heaters, two roofs, two sets of HVAC units, three electrical panels, and two kitchens. Essentially, the systems are duplicated, resulting in double the power and water consumption.

Recommendation
Contact a qualified plumbing contractor.





EXAMPLE FOR TANKLESS WATER HEATER



ELECTRIC

7.4.1 Bathrooms

MULTIPLE DEFECTS: BATHROOM (COMMENT 1)

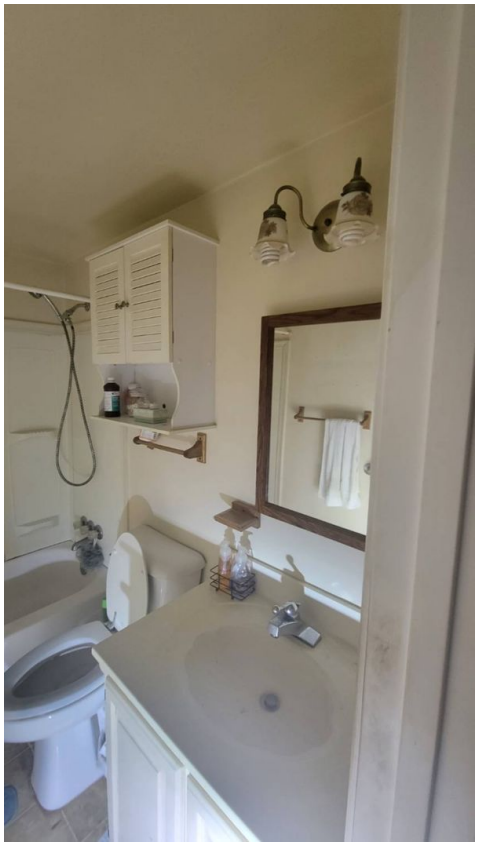
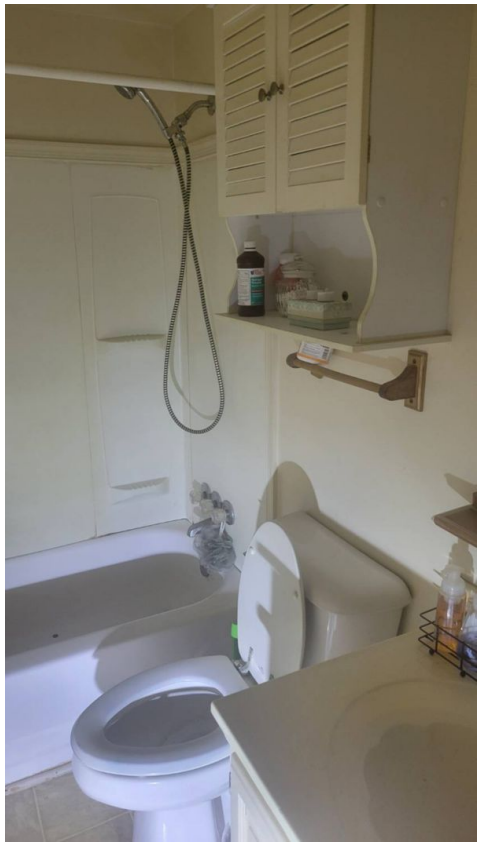
Recommendation

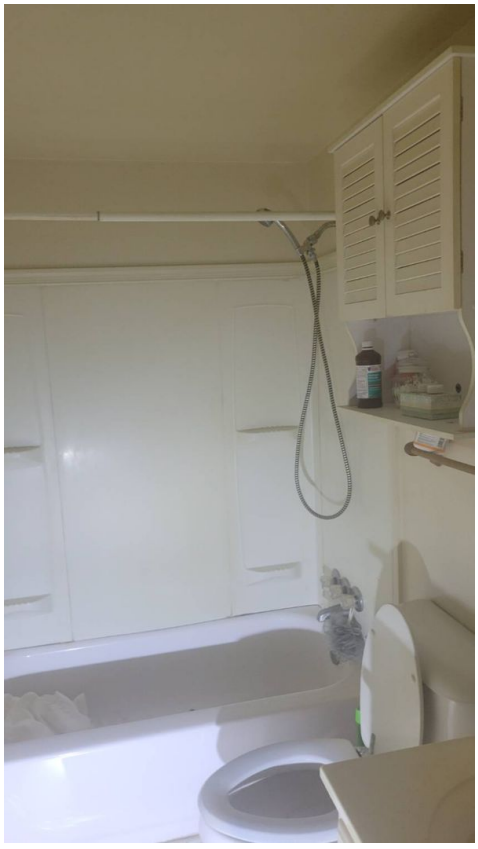
BATHROOM

Multiple defects observed in the bathroom include damaged flooring, a damaged vanity, poor painting, loose or damaged sink faucets, a loose toilet base, and issues with the bathroom fan. Remediation of the bathroom is recommended. Additionally, upgrading the GFCI receptacles and light fixtures is advised. Given the property's condition, plumbing issues can be anticipated. Therefore, it is recommended to engage a plumber to evaluate, upgrade, or remediate the space.

Recommendation

Contact a qualified professional.



7.4.2 Bathrooms

MULTIPLE DEFECTS: BATHROOM (COMMENT 2)

BATHROOM SHARED (NEAR COLLAPSED CEILING)

Recommendation

Multiple defects are evident in the shared bathroom, which is adjacent to the collapsed ceiling area. Mold originating from the bedroom with the collapsed ceiling has infiltrated the bathroom ceiling and walls. Additionally, issues include a loose or damaged vanity, aged and loose toilet, loose or damaged tub and sink faucets, damaged flooring, and an aged fan with observed issues. Considering the overall condition of the property, a comprehensive remediation by a qualified contractor is strongly recommended.

Recommendation
Contact a qualified professional.



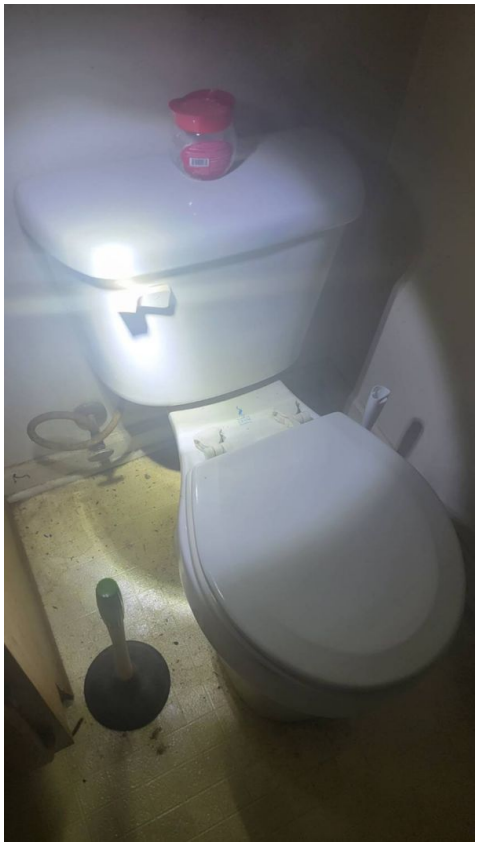

LOOSE TOILET BASE (COMMON DEFECT)

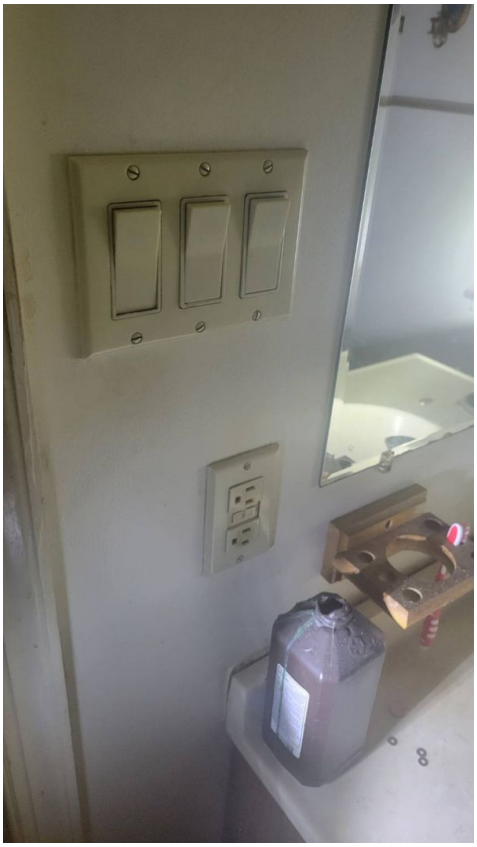
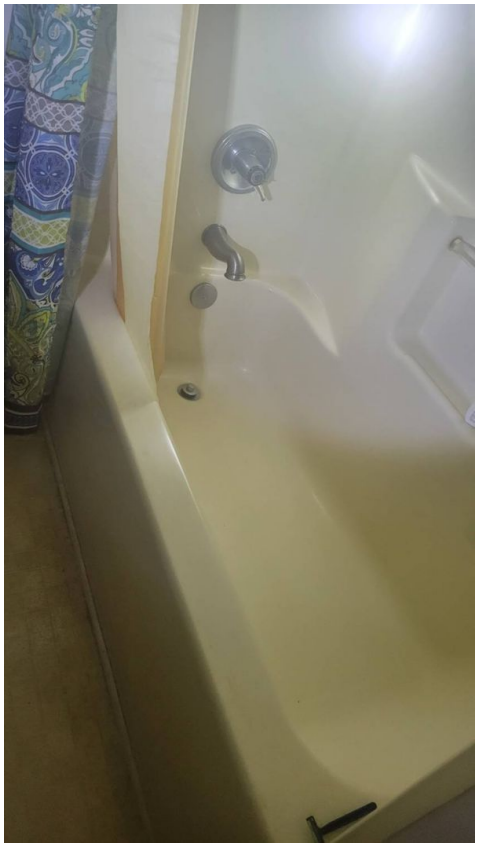
Recommendation

BATHROOM (MASTER)

The bathroom exhibits multiple defects, including damaged flooring, a damaged vanity, subpar painting, loose or damaged sink faucets, a loose toilet base, and issues with the bathroom fan. Remediation of the bathroom is recommended. Additionally, upgrading the GFCI receptacles and light fixtures is advised. Considering the property's condition, plumbing issues are foreseeable. Therefore, engaging a plumber to evaluate, upgrade, or remediate the space is recommended.

Recommendation
Contact a qualified professional.


8.1.1 Service Entrance Conductors

UTILITY CONCERNS AND ELECTRICAL RECOMMENDATIONS FOR PROPERTY RESTORATION

Recommendation

EXTERIOR

This home is equipped with two utility meters from the utility company. The meter serving the rear building has been disconnected due to safety concerns related to the collapsed ceiling. It is advisable to contact the utility company when ready to restore power. Additionally, considering the extensive water damage, it is recommended to engage an electrician to assess and address any electrical issues before restoring power.

Recommendation

Contact your local utility company

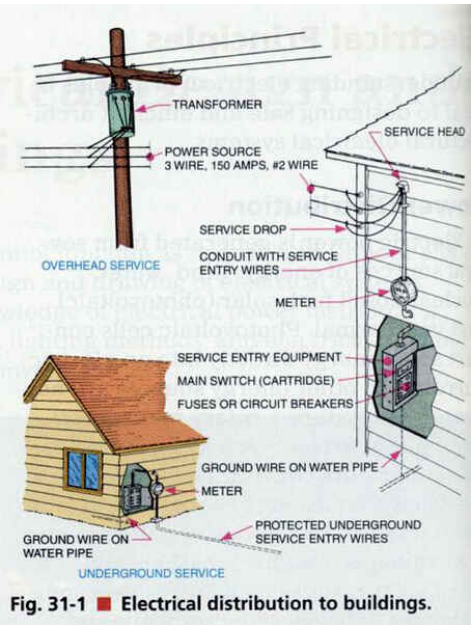
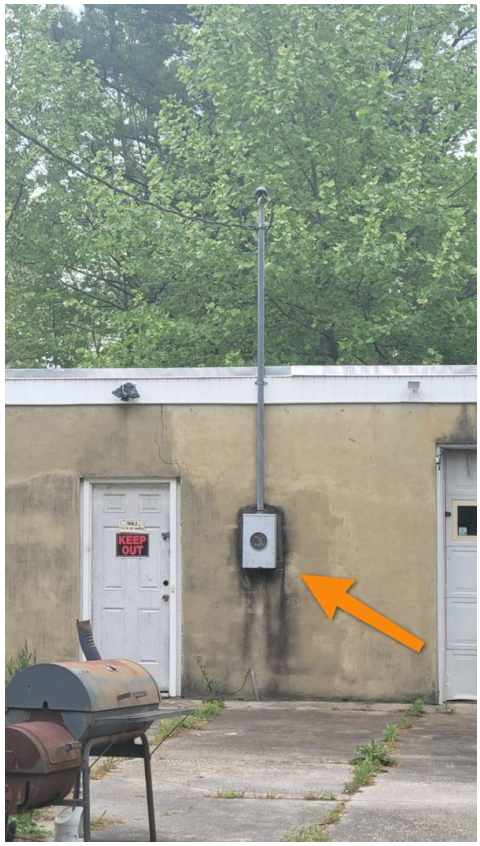


Fig. 31-1 ■ Electrical distribution to buildings.



8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

ELECTRICAL ASSESSMENT AND RECOMMENDATIONS

MULTIPLE AREAS

This property features three electrical panels, all rated at 150 amps. The panel serving the main home is equipped with a lock, while the one for the detached property has been upgraded. The exterior panel for the main home appears to be in fair condition and has not been upgraded. However, the panel in the garage presents significant issues, with its cover removed and wires protruding, indicating possible amateur electrical work. Additionally, multiple receptacles covers and light covers throughout the property are loose or damaged.

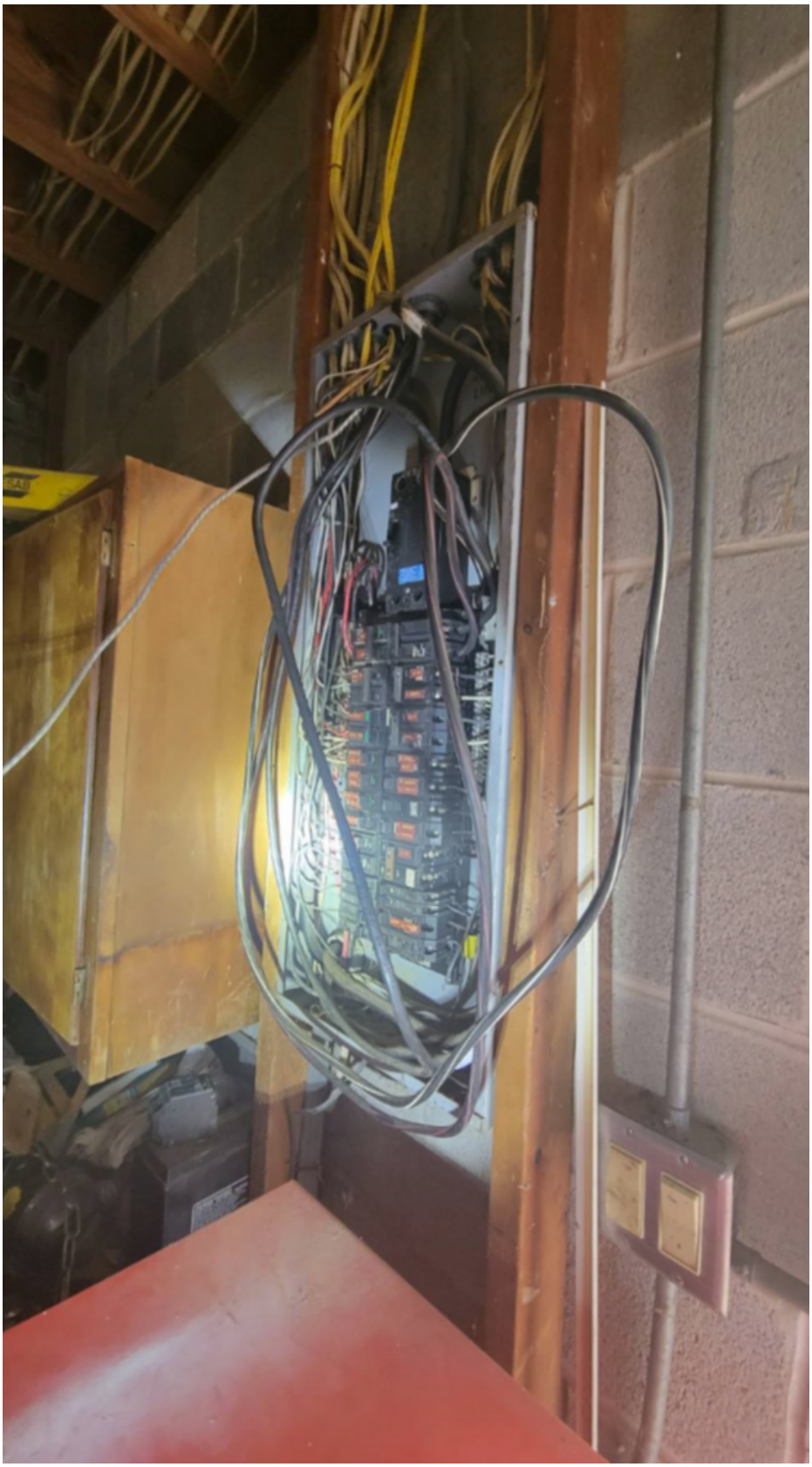
The leaking ceiling in the detached building has likely compromised the wiring, rendering it unsafe to restore power due to the risk of electric shock or fire. Therefore, it is recommended that an electrician conduct a thorough diagnostic assessment of the property. They should provide a detailed quote for necessary electrical repairs, remediation, and upgrades.

In the detached area, the wiring for lights, switches, and receptacles is likely damaged. It is advisable to have an electrician evaluate and repair these components to ensure the safety and functionality of the electrical system in that area.


Main home

Recommendation

Contact a qualified electrical contractor.



Garage

Detached building

8.3.1 Switches & Receptacles

LOOSE OUTLETS OR RECEPTACLES (UPGRADES RECOMMENDED)

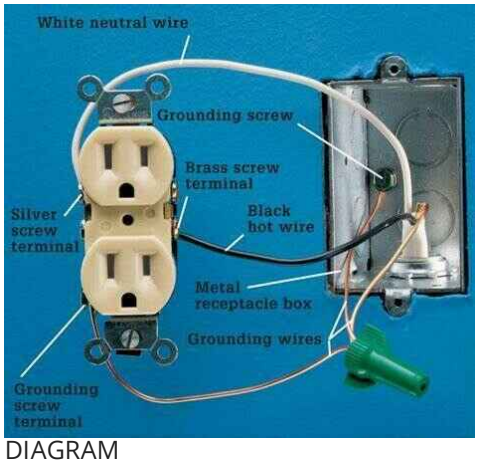
Recommendation

MULTIPLE

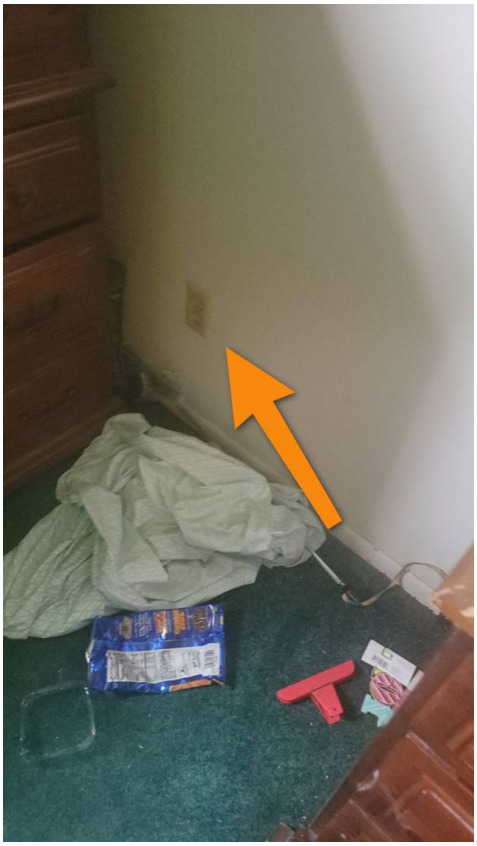
Loose outlets or receptacles were noted during the inspection. It is recommended to engage a qualified contractor to evaluate and repair these issues.

Additionally, excessively loose outlets can result in loose wires behind the wall. Upgrading the GFCIs is advised to enhance safety. As the power was off during the inspection, it is prudent to anticipate multiple wiring issues in the home, particularly in areas affected by water damage. It is recommended to upgrade the 240-volt receptacle and the light fixtures. Consulting with an electrical contractor for evaluation and repair is strongly recommended.

Recommendation
Contact a qualified electrical contractor.



DIAGRAM






8.3.2 Switches & Receptacles

COVERS MISSING OR DAMAGED/LOOSE LIGHT FIXTURES

Recommendation

MULTIPLE

Several light fixtures were observed to be damaged or loose during the inspection. Additionally, one or more receptacles, switches, or lighting fixtures were found to be missing covers. It is recommended to enlist the services of a qualified contractor to evaluate and address these issues promptly.

Recommendation
Contact a qualified electrical contractor.



8.3.3 Switches & Receptacles

OUTDATED GFCIS

ALL AREAS WITH IN 6 FEET OF WATER

Recommendation

Outdated GFCIs were identified in the home.

A ground fault circuit interrupter (GFCI) is essential for preventing electrocution. When a person's body begins to experience a shock, the GFCI detects this and promptly cuts off the power, preventing injury. These devices are typically installed in areas where electrical circuits could accidentally come into contact with water, ensuring enhanced safety.

As the power was off during the inspection, it is reasonable to expect other electrical issues such as open grounds and shorts. Therefore, it is recommended to have an electrician evaluate and repair the electrical system for optimal safety and functionality.

How GFCIs work:

A Ground Fault Circuit Interrupter (GFCI) is a safety device designed to protect against electric shocks and electrical fires caused by ground faults. Here's how a GFCI works:

1. Sensing Current Imbalance: The GFCI continuously monitors the electrical current flowing through the circuit. It compares the current entering the circuit with the current returning from the circuit. In a properly functioning circuit, the incoming and returning currents should be equal.

2. Detecting Ground Faults: If there is a ground fault, where electricity is leaking or taking an unintended path to ground, the current balance is disrupted. The GFCI detects this current imbalance, even a small amount as low as 4-6 milliamperes (mA), and responds quickly.

3. Tripping the GFCI: When a ground fault is detected, the GFCI responds by tripping or interrupting the circuit, cutting off the electrical power within milliseconds. This quick response prevents electric shocks and reduces the risk of electrical fires.

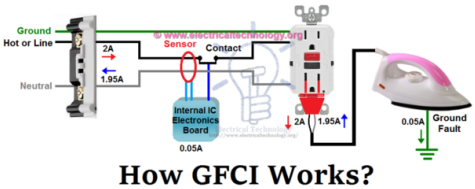
4. Protecting Against Electric Shocks: By interrupting the circuit, the GFCI protects against electric shocks. When a person comes into contact with faulty equipment or a path to ground, the GFCI detects the current leakage and interrupts the circuit, preventing the flow of electricity through the person's body.

5. Manual Reset: After tripping, the GFCI needs to be manually reset to restore power to the circuit. This is typically done by pressing a reset button on the GFCI outlet or GFCI breaker.

GFCIs are commonly installed in areas where water and electricity are likely to come into contact, such as bathrooms, kitchens, laundry rooms, outdoor outlets, and garages. They provide an extra layer of protection against electrical hazards and are an important safety feature in residential and commercial buildings.

It's worth noting that GFCIs should be periodically tested to ensure proper functionality. Most GFCIs have a built-in test button that allows you to simulate a ground fault and verify that the device trips and cuts off the power. Regular testing and maintenance of GFCIs are essential for ensuring their continued effectiveness in protecting against electrical hazards.

Recommendation
Contact a qualified electrical contractor.



How GFCI Works?

EXAMPLE ONLY HOW GFCI WORKS

8.3.4 Switches & Receptacles

UPGRADE SMOKE DETECTION/CARBON MONOXIDE SYSTEM OR ALARM SYSTEM

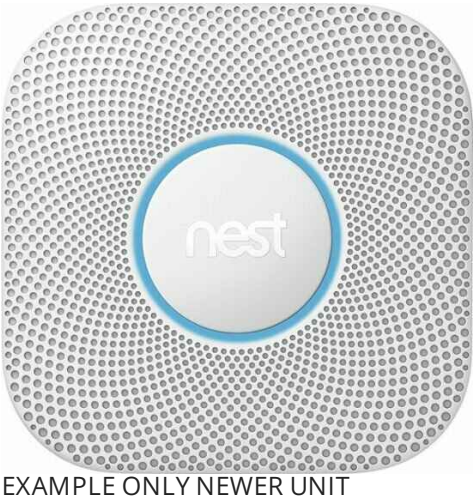
Deferred Maintenance

WHOLE HOUSE

1. Recommend upgrading the smoke detection/carbon monoxide system. Newer systems include Wi-Fi options that notify the homeowner through an application in the event that the homeowner is not present at the property.
2. Recommend having the alarm system upgraded if an alarm system is on the premises.

Recommendation

Contact a qualified professional.



EXAMPLE ONLY NEWER UNIT

9.1.1 Ceiling, floor, walls and fire walls, garage door, windows and entrance doors

REAR BUILDING: EXTERIOR DEFECTS

Recommendation

REAR BUILDING

Multiple exterior defects were observed on the rear building, which consists of concrete blocks with a combination of siding and stucco-like material as its exterior finish. Cracks and damage are evident in multiple areas, suggesting substandard workmanship. The flat roof is improperly sloped, resulting in leaks into the interior of the property. Additionally, the absence of gutters on the building exacerbates water-related issues, which may lead to electrical problems. Debris is scattered around the structure, and there are loose, damaged, or aged light fixtures on the exterior. Evaluation and repair are recommended.

Behind the rear building is a smaller shed structure that remains unfinished, lacking protection from the elements. This condition may compromise the stability of the shed. It is advisable to engage a general contractor or shed builder to evaluate and repair the shed structure.

Although a finish coat seemed to have been applied to sections of the rear building, the workmanship does not meet professional standards. Refer below for instructions on properly applying a stucco finish to a concrete block building and view the accompanying image to understand the layers of the stucco finish for correct protocol.

Applying masonry stucco layers to a concrete building involves several steps to ensure proper adhesion and durability:

1. Surface Preparation: The concrete surface must be thoroughly cleaned to remove any dirt, debris, or loose material. Any existing coatings or finishes should be removed to create a clean and uniform substrate.

2. Priming: A bonding agent or primer may be applied to the concrete surface to enhance adhesion between the concrete and the stucco layers. This helps prevent delamination and ensures a strong bond.

3. Scratch Coat: The first layer of stucco, known as the scratch coat, is applied directly to the primed concrete surface. This layer is typically mixed to a thicker consistency and contains aggregate for improved adhesion and strength. The scratch coat is scored or scratched with a trowel to create a rough texture, allowing subsequent layers to bond more effectively.

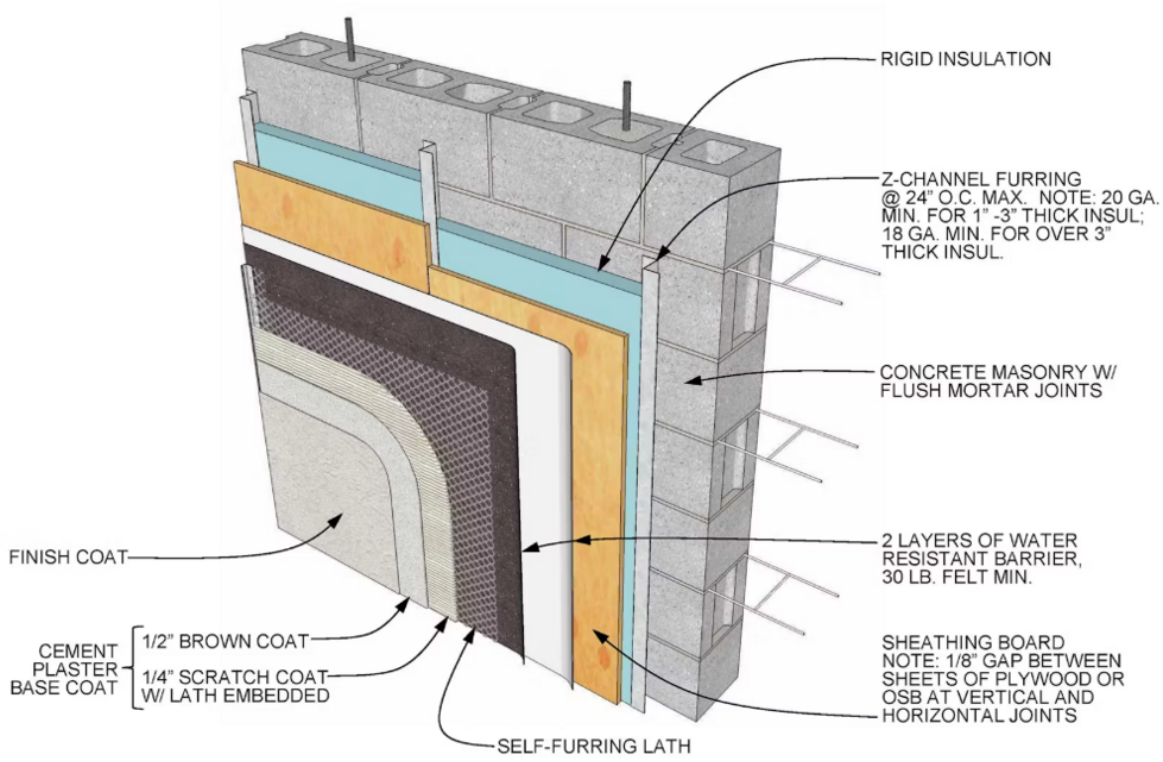
4. Brown Coat: Once the scratch coat has cured sufficiently, the brown coat is applied. This layer is smoother and thinner than the scratch coat and helps to provide a level surface for the final finish coat. The brown coat may also contain fibers or additives to improve flexibility and durability.

5. Finish Coat: The final layer of stucco, known as the finish coat, is applied once the brown coat has cured. This layer is mixed to a finer consistency and can be textured or colored to achieve the desired aesthetic. The finish coat adds durability, weather resistance, and visual appeal to the stucco surface.

6. Curing and Protection: After the finish coat is applied, the stucco must be allowed to cure properly. This typically involves keeping the surface moist and protected from direct sunlight and extreme temperatures. Once cured, the stucco surface may be sealed or painted for added protection and aesthetics.

By following these steps, masonry stucco layers can be effectively applied to a concrete building, providing both structural integrity and visual appeal. Proper surface preparation, application techniques, and curing procedures are essential to ensure a durable and long-lasting stucco finish.

Recommendation
Contact a qualified professional.



Masonry stucco layers

9.1.2 Ceiling, floor, walls and fire walls, garage door, windows and entrance doors

REAR BUILDING: INTERIOR DEFECTS

Safety Hazard

REAR BUILDING

Numerous interior defects are evident in the rear building. The flat roof has failed, resulting in water leakage throughout the structure, affecting multiple areas. Water pooling on the roof has left impressions, indicating improper slope (flat roofs are not entirely flat). Additionally, water is infiltrating the garage section of the building. The building is deemed unsafe due to the risk of ceiling collapse from water weight on the structure.

The extensive water damage has compromised the electrical system. Although the meter is disconnected, it is likely that wiring and light fixtures on the ceiling and in parts of the wall have been damaged. An electrical contractor is recommended for assessment.

The rear glass doors are damaged, with a hole in the bottom covered by a wood block. The kitchen exhibits signs of general wear, with missing or non-operational plumbing, and multiple lights and switches lacking covers, likely affected by water intrusion. Cabinets show signs of typical wear. Appliances are aged and damaged, and the flooring throughout the building is also damaged. Countertops show signs of wear, and the kitchen sink and faucet are in poor condition. GFCIs need to be installed in this area.

Water has leaked into the closet area, weakening the wall, base of the structure, and the entire closet area. In the bathroom, the sink is cracked, the vanity is loose, plumbing is poorly installed, and the toilet base and faucets are loose or damaged.

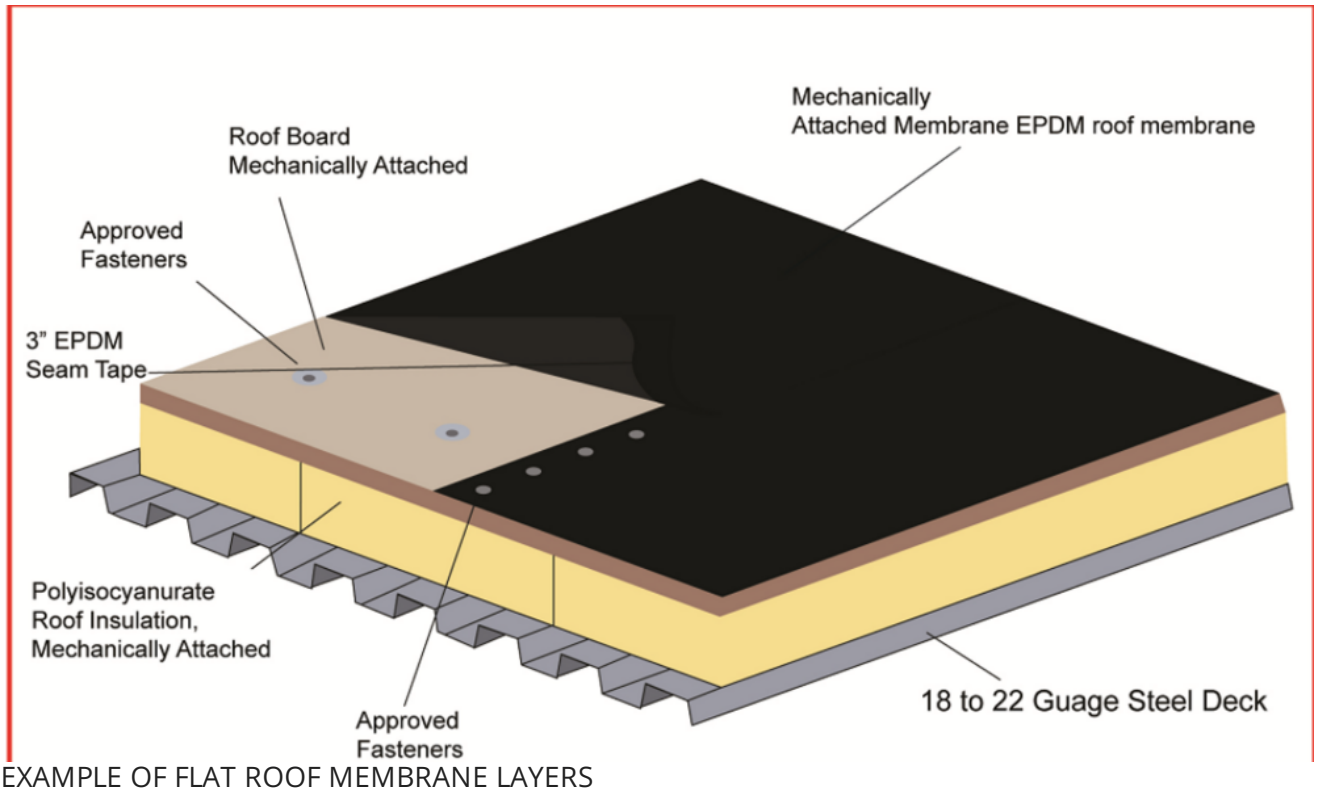
Ductwork in the ceiling is likely damaged from moisture intrusion. The roof sheathing, roof framing, ceiling framing, wall framing, parts of the structure and drywall have all been affected by the moisture intrusion from the failed flat roof.

A qualified contractor is recommended to evaluate and repair the building. Due to the extensive work required, an experienced general contractor is preferred. It is advisable to map out a schedule and contract for large repairs to avoid issues with money and time.

Recommendation

Contact a qualified professional.

EXAMPLE OF FLAT ROOF MEMBRANE



EXAMPLE OF FLAT ROOF MEMBRANE LAYERS







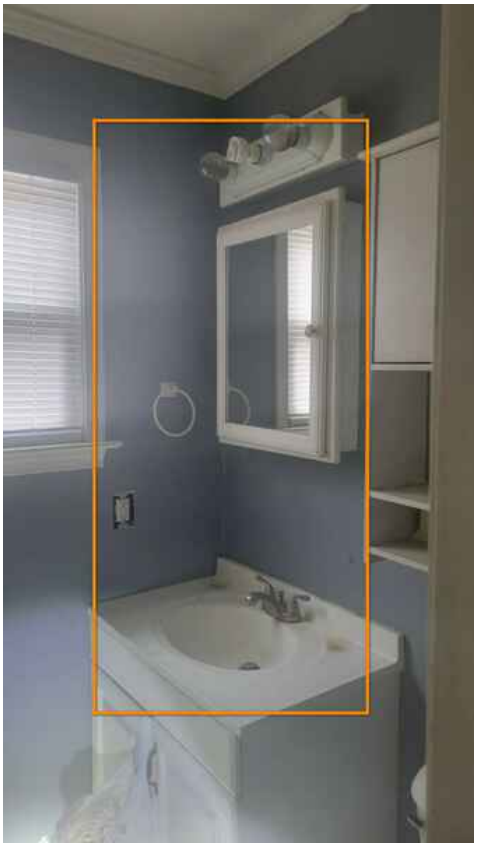












Meter pulled by the electric company

9.1.3 Ceiling, floor, walls and fire walls, garage door, windows and entrance doors

GENERAL ISSUES IN KITCHEN

REAR BUILDING

Recommendation

The rear building features a full kitchen with several defects: the cabinets exhibit signs of wear and damage, the appliances show signs of aging and damage, the countertops display signs of damage, and both the flooring and backsplash show signs of wear. Remediation is recommended.

To address the cabinet issues, they can be remediated by sanding and painting them or replaced entirely with new cabinets.

Recommendation
Contact a qualified professional.

9.1.4 Ceiling, floor, walls and fire walls, garage door, windows and entrance doors

DEFECTS FOR GARAGE SIDE OF REAR BUILDING

Recommendation

GARAGE SECTION

The garage section of the rear building is experiencing water leakage into the structure. It has a separate electrical panel, but the panel cover has been removed and wiring is hanging out. It seems that previous work was being performed on the panel, and this area also contains switches and receptacles. It is advisable to have an electrician conduct a full diagnostic on both buildings and recommend repairs. With three panels and two meters on the property, there is a significant amount of wiring installed, so an electrician is recommended for evaluation and repair. Additionally, a roofer should be recommended to replace the roof.

The presence of numerous seller items in this area limits viewing capabilities. Additionally, the area serves as storage for the water heater, which is at the end of its service life. General cosmetic defects are also evident in this space.

Recommendation
Contact a qualified professional.