



Defect List

prepared for

Someone Smith
123 Main St,
Washington, DC 10000

on
2/26/06

by

 **House-Pro Inspections**TM

Inspection Performed

by

Kevin Teitel
703-582-5429

- 1) Front steps from side walk, bottom step too low, and is a tripping hazard and the steps should have a railing



- 2) Previous repairs made to roof flashing above porch, slate roof and standing seam metal roof. Slates have also broken loose. And the ridge between the front and rear roof has come detached from the house. Have a qualified licensed roofer make necessary repairs. Clean all debris from roof around the roof access hatch.



- 3) Gutter rusted out above neighbors front porch roof



- 4) Left and right side rim board attached under the front porch are pulling away from the joist, right side joist deteriorated, OSD decking is stained and deteriorated. Have a qualified licensed decking company perform necessary repairs.



- 5) Clean and seal the grout, and caulk the front porch flooring.

- 6) Right and left side front porch joist deteriorated at the ends above the columns, repairs needed.



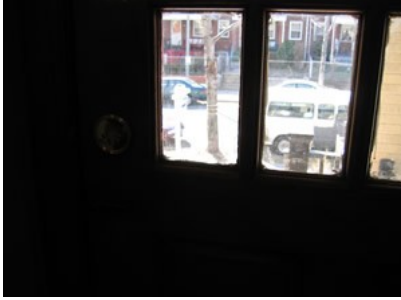
- 7) Strip and repaint ends for front porch



- 8) Right side front porch railing loose and base of railing deteriorated.



- 9) Front door window panes are not tempered glass, recommend replacing door with new unit which has tempered glass.



- 10) Rear 1st floor exterior door top hinge is pulling out of jamb, repair needed. Also the deadbolt lock should have a handle on the interior, not a key. This will allow people to exit in case of fire.



- 11) Garage:

- A) roof needs to be reattached



- B) poor construction technique has allow water to pool at the sill plate and rot it out, repair needed to replace all sill plates with pressure treated lumber



C) left top plate near door rotted out, needs to be replaced



D) garage door coming off the hinges, replace the door



12) Rear metal porch and steps rusting, needs repair and paint



13) Bottom step of the rear stairs does not meet the decking, install a board to prevent falls



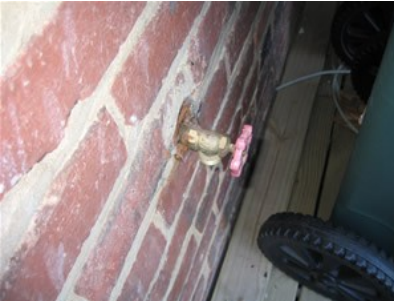
14) Insulate around rear basement door



15) Strip, caulk and paint all window trim



16) Rear hose bib (faucet) loose, should be attached to the wall



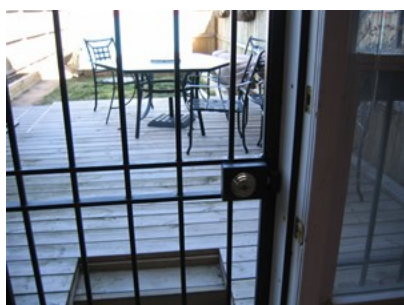
17) Rear right basement wall, temporary patch installed, area should be covered with a weather resistant material like siding.



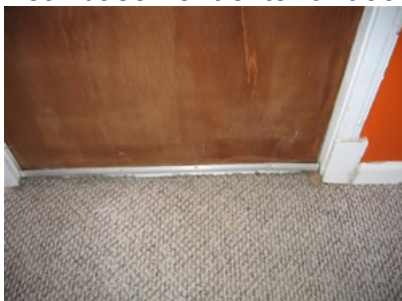
18)Rear basement exterior door, should have a weather proof coating to prevent deterioration



19)Rear basement metal gate should have a handle on the interior to allow person to escape in case of fire



20)Rear basement exterior door needs weather stripping at the bottom



21)Clothes dryer has a plastic vent, this is a fire hazard, replace with a metal vent



22) Washing machine hoses should be braided steel to prevent bursts



23) Water heater leaking, needs to be replaced



24) Have steam heating system evaluated by a qualified licensed HVAC technician

25) Sink faucet in basement bath loose



26) Caulk and seal all corners in all bathrooms bath tubs/shower walls



27) Hot and cold reversed in 1st and 2nd floor showers



28) Shower divert broken in the 1st floor bath



29) Sink stopper stuck ion the 1st floor bath



30) 1st floor bath radiator not attached to the floor or wall, someone could lean on the radiator and break the pipes



31) Air gaps under the all window A/C units, recommend either removing in winter or seal the gaps



32) Lower kitchen cabinets next to the refrigerator not attach to the wall

