



SUMMARY

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2.7.1 G. Doors (Interior and Exterior)

SELF-CLOSING HINGES NEED ADJUSTMENT Safety Hazard

GARAGE

The door in the wall between the garage and the home living space did not have operable self-closing hinges. Self-closing hinges are a safety feature designed to help prevent the spread of fire and toxic fumes from the garage to the living space.

Recommendation

Contact a qualified professional.



2.8.1 H. Windows

CAULKING - WINDOW TRIM Recommendation

SEVERAL LOCATIONS

Caulking around window trim was old, discolored, cracked or missing, and needed maintenance to avoid potential moisture intrusion.

Moisture intrusion can lead to serious structural damage.

Recommend a qualified handyman install caulking at all needed areas of window trim.

Recommendation

Contact a handyman or DIY project



2.11.1 K. Porches, Balconies, Decks, and Carports

CONCRETE PORCH CRACKS - COSMETIC Maintenance Item

BACK PORCH

There were small cracks observed in the concrete porch. These were minor cracks which naturally occur as the concrete cures. This is considered a cosmetic item. The homeowner may choose to have repairs performed for aesthetic purposes.

Recommendation

Recommend monitoring.



6.1.1 A. Dishwashers

HEATING ELEMENT DAMAGED OR MISSING Recommendation

KITCHEN

The heating element located inside the dishwasher is damaged and is no longer operable. I recommend the old heating element be replaced. The process generally involves disconnecting the dishwasher's power, removing the old element, and installing the new one.

Recommendation

Contact a qualified appliance repair professional.



6.3.1 C. Range Hood and Exhaust Systems

LIGHT(S) INOPERABLE



Maintenance Item

The light of the range hood did not operate. This is possibly due to a burned out light bulb. If changing the light bulb does not remedy the issue, consult a qualified appliance repairman for further evaluation.

Recommendation

Contact a qualified professional.



6.7.1 G. Garage Door Operators

MANUAL LOCKS IN PLACE



Recommendation

There were manual door locks or latches were present on operator controlled doors. It is recommended that the manual door locks be removed or disabled when automatic door controls are in use to avoid damage. If the lock is engaged when the operational button for the garage door is pressed, severe damage to the door can occur. Recommend disabling the manual locks when a garage door operator is present. The simplest way to do this is to place a bolt through the hole in the latch.

Recommendation

Contact a handyman or DIY project

