



Common Deficiencies During an Inspection

1. **Low soil/high footing.** There should be 4-6 inches of foundation visible if the home has a brick façade, and a minimum 6 inches of foundation visible if the house has cement fiber or wood siding. If these items are deficient, remove landscaping or sod around the property as necessary. This condition is conducive to both wood destroying insects, and moisture/rot.
2. **Wood to Ground Contact.** This includes decks directly contacting the foundation/structure. This is a condition conducive to Wood Destroying Insects. Wood should not be in direct contact with the structure and moved/cut away several inches.
3. **Wood Rot/Active Moisture.** Wood rot or active moisture is a condition conducive to wood destroying insects and should be repaired or replaced.
4. **Negative/insufficient grading.** Negative grading is a condition in which the soil/lot slopes towards the home. Insufficient grading is high or low spots, ruts, etc. on the property that do not allow for proper drainage around the home. These issues should be corrected either with fill, regrading, or drains to prevent foundation/moisture issues.
5. **FPE (Federal Pacific) or Sylvania Electric Panels.** These are common on older homes and have shown a poor history of performance. This will always be red-flagged on an inspection report as deficient and a hazard, and will need to be addressed. A certified Electrician is needed for the correction.
6. **Missing Smoke Detectors and GFCI outlets.** Smoke detectors are required in every bedroom, adjoining hallways, etc. GFCI outlets are required in all wet areas, at all kitchen countertops, within 36" sinks, utility rooms, garages, and the exterior of the home. These are common electrical issues deficient and deemed a hazard and should be installed. Consult an electrician before attempting to replace on your own.
7. **Older HVAC Systems.** Issues with older HVAC systems can manifest themselves in many ways, including rust or standing water in the overflow pan, insufficient heating or cooling, damaged ductwork and insulation, etc. Most inspections will at a minimum recommend servicing by a qualified HVAC system, to determine any deficiencies and have them corrected. When placing your home on the market have your HVAC company perform a routine service on your unit and let them know you are planning to sell, they can assist you by giving you quotes under your service contract for any repairs needed. Check your filters and replace at the time of listing so the unit can operate at its most efficient state. One cup of bleach poured down the AC drain lines will help prevent the buildup of algae in the lines and help prevent blockage and overflow.
8. **Damaged weather stripping/improper seals on exterior doors.** Including the door between the garage and the living space. Weather stripping provides a seal between your home and the external environment. Insufficient weather stripping can lead to moisture penetration, heat loss or gain, and pest penetration. Improper sealant of a garage door can allow caustic/flammable fumes such as gas, paint, etc. to penetrate the living space of the home.
9. **Plumbing leaks/brittle gaskets at drains/fixtures in vacant homes.** When a home is vacant for a time, and the plumbing is not in use, plumbing gaskets and seals can become brittle leading to leaks. Sinks/tubs/showers should be filled, then drained to determine if there are any leaks that need to be addressed.
10. **Roofing issues.** Torn shingles, exposed fasteners, lifted/rusted flashings, clogged gutters, etc. Older roofs exposed to the elements will show signs of wear which could lead to water penetration, etc. Having a roofer reseal all nail heads, roof jacks and vent flues, paint flashings, etc., can prolong the life of the roof and prevent damage to the interior of the home/attic.