

MOST COMMON REASONS FOR FAILING INSPECTIONS

rev. 10/11/05

	Problem Areas	Specific Problems	Solutions
1	Utilities NOT On	Electrical, Gas, Water	Pay Utility Company On Time
2	Smoke Detectors	Not Present, Not Working, Located Incorrectly	Install on Each Level and by Bedrooms
3	Deteriorated Paint	Peeling, Flaking, Chipping, Cracking, Checking, Chalking or Worn	Wet Sand and Repaint Damaged Area
4	Water Damage	Paint, Plaster, Wood - Cracking, Buckling, Sagging, Blistering, Soft Areas	Repair Damaged Area and Repaint
5	Mold	Ceilings, Walls, Windows, Tubs, Toilets	Remove, Dis-infect, Repair Damage
6	Handrails	Missing, Loose or Too Short	Install Handrail Properly
7	Foundation/Chimney	Settling, Cracking of Foundation or Fireplace	Make Structural Repairs as Needed
		Missing Mortar Between Bricks, Gaps Between Bricks and Walls or Roof	Tuckpoint Bricks, Use Flashing or Caulk
8	Gutters/Downspouts	Missing, Sagging or Plugged Gutters and Downspouts	Repair to Drain Properly
9	Air Infiltration	Around Exterior Doors, Windows, Chimneys - Holes in Walls	Caulking, Weatherstripping
10	Plumbing Problems	Leaking Faucets, Sinks, Tubs, Showers, Dishwashers, Running Toilets	Repair Plumbing
		Loose Toilets, Sinks / Broken Pipes, Fixtures	Repair Plumbing
		Missing Sewer Caps, Drain Covers	Replace Missing Items
		Slow Draining or Plugged Drains	Clean Out Drain
		Washing Machine NOT Discharging Water into Trapped Drain.	Use Properly Trapped Drain
11	Water Heaters	No Hot Water to Sinks, Lavatories, Tubs or Showers	Repair Water Heater or Provide Gas
		Discharge Line Missing or Not Terminated 6 inches from Floor	Install Discharge Line Properly
		Flue Vent NOT Continually Sloping Upward	Adjust Slope to 1/4" per Foot or More
12	Furnace/AC Problems	Furnace or Air Conditioner not Heating or Cooling Properly	Repair Cause of Problem
		Loose or Improperly Sealed Flue Vents	Install Flue Vent Properly
		Flue Vent NOT Continually Sloping Upward	Adjust Slope to 1/4" per Foot or More
		Missing or Dirty Air Filter	Replace Filter
13	Electrical Problems	Loose or Broken - Lights, Ceiling Fans, Outlets, Switches, Cover plates	Repair or Replace
		Wiring - Loose or Hanging, Connections Not in Junction Boxes	Properly attach or enclose wiring
		Missing or Damaged Light bulbs	Replace Light Bulb
		Electrical Service Panel - Loose Cover, Open Holes in Panel Box	Secure Cover, Use Proper Elec. Plugs
14	Appliances	Refrigerator Not Running or Cooling Properly	Repair or Replace
		Stove Dirty or Burners or Oven Will Not Light on Command	Clean or Repair to Work Properly
15	Exterior Doors	Does Not Close or Lock Properly	Repair Door
16	Windows	Does Not Lock, Does Not Open or Close Properly	Repair Window
		Broken, Cracked or Missing Glass	Replace Glass
		Torn Aluminum Screen - Scratching or Cutting Danger	Fix or remove screen
17	Bathroom Ventilation	No Openable Window or Working Exhaust Fan	Repair Window or Exhaust Fan
18	Pest Infestation	Roaches, Ants or Fleas	Exterminate and Remove Cause
		Mice, Rats	Exterminate and Fill Rodent Holes
19	Tripping Hazard	Torn or Loose Flooring or Carpet - All Walkways Free of Tripping Hazards	Repair, Replace or Remove Hazard
20	Yard Problems	Tall grass or Weeds	Cut and Trim Yard
		Trash or Debris in Yard	Remove Trash and Debris