

Simpson v Kingshead

Issues Summary

Line	Description	SM	CONC	MASN	FCAR
		01-192	01-193	01-194	01-196
1	Ceramic Tile				
2	Inside corners grouted, not caulked			X	
3	Not 6" or 60" above or 4" beyond tub or shower			X	
4	Other			X	
5	Poor grouting/sealing			X	
6	Problems with tile backing			X	
7	Doors				
8	Exterior door delaminating				X
9	Finger-jointed imbedded exterior frames or trim				X
10	Insufficient exterior door seal				X
11	Leaking				X
12	Other				X
13	Out of alignment, wood				X
14	Finish Carpentry				
15	Cabinets, finishes				X
16	Cabinets, not securely installed				X
17	Cabinets, other				X
18	Cabinets, poor craftsmanship, uneven				X
19	Doors				X
20	No back-primed trim				X
21	Rusting nails or other exterior fasteners				X
22	Stairway handrail/guardrail problems				X
23	Trim				X
24	Floor Coverings				
25	Ceramic floor tile cracking			X	
26	Other			X	
27	Infestations and Mold				
28	Mold conditions	X			X
29	Other	X	X		
30	Mirrors, Shower Doors, Wardrobes				
31	Tub/shower enclosure leaks, damage to finishes			X	
32	Pitched Roofing				
33	Chronic roof leaks	X			
34	Corroding fasteners or flashings	X			
35	Exposed fasteners at flashings	X			
36	Gaps in roofing system for small animals	X			
37	Missing gas vent terminal caps	X			
38	No eave edge metal	X			
39	Underlayment lapping or edge problems	X			
40	Valley problems	X			
41	Water stains on underside of roof	X			
42	Sheet Metal				
43	Dryer vent not properly terminated	X			
44	No storm collars on roof gas exhaust flues	X			
45	Openings not screeded or dampered	X			
46	Other	X			
47	Sitework				
48	Concrete curbs, walks, other paving		X		
49	Efflorescence at garage slab		X		
50	Front/rear landing covers weep or siding		X		
51	Garage floor lower than exterior		X		
52	Other		X		
53	Stairs, Egress & Access				
54	Guardrail problems				X
55	Inadequate self-closing door hardware				X
56	Stair width less than 36"				X
57	Structural Concrete & Reinforcing				
58	Cracks in grade slab & foundation		X		
59	Other		X		