



5.2.1 Siding, Flashing & Trim

EVIDENCE OF WATER INTRUSION

 Recommendations

Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



5.2.2 Siding, Flashing & Trim

MINOR STUCCO CRACKING

 Recommendations

At the time of inspection the stucco exterior showed signs of cracking. This can cause daage to the substrate. Hidden damage may exist. Moisture can become trapped behind stucco and can cause moisture problems to the wood framing behind the stucco or crack the stucco. I was unable to determine if the stucco was applied at the proper thickness, if the wall penetrations were properly flashed, or if the wall sheathing was properly wrapped prior to stucco installation to prevent moisture damage to the sheathing behind. Cracking was noted in many locations. I recommend a qualified professional to evaluate and recommend repairs.

Evaluating stucco

Recommendation

Contact a stucco repair contractor



Back



Back



Back

5.2.3 Siding, Flashing & Trim

ROTTEN WOOD TRIM

At the time of inspection I found signs of minor rotten wood trim. Recommend patching and painting or covering with maintenance free material.

Recommendation
Contact a qualified carpenter.



Maintenance Item



Front

5.8.1 Decks, Balconies, & Steps

DECK LEDGER ATTACHMENT

At the time of inspection the deck ledge did not appear to be attached properly to the house. Deck ledger should be designed to resist 3,000 lb. lateral load (force pulling away from ledger) in order to prevent collapse. I recommend a qualified professional evaluate and repair as necessary.

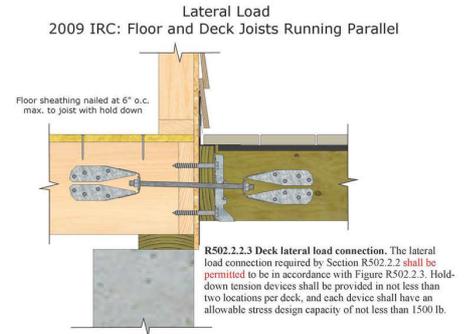
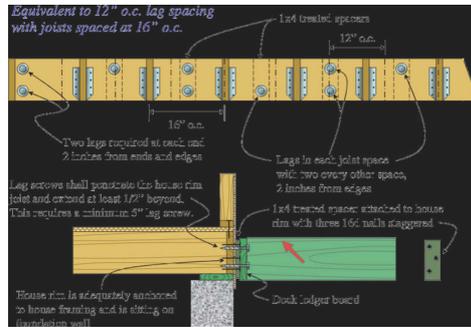
Recommendation
Contact a qualified deck contractor.



Defects



only nails are visible



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5.10.1 Exterior Doors

RUSTED METAL DOOR

Recommendations

GARAGE

At the time of inspection the side garage door was rusted and swelled at the bottom. The door is failing to seal properly and is vulnerable to penetration by force or moisture. I recommend a qualified professional to evaluate and replace the door.

Recommendation
Contact a qualified carpenter.



Garage door

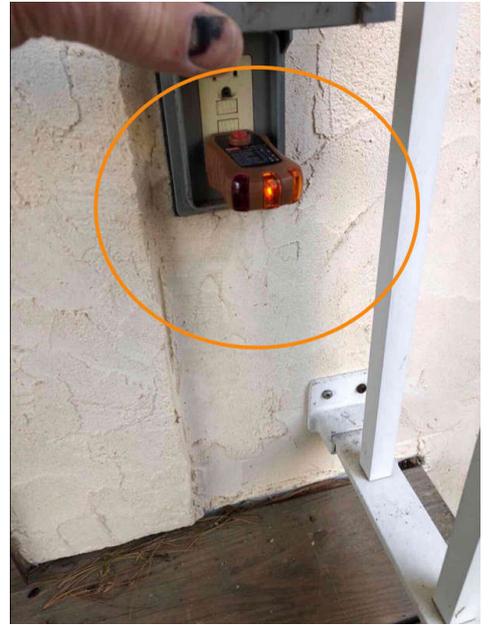
5.11.1 Exterior GFCI's

GFCI OUTLET(S) DEFECTIVE

Recommendations

At the time of the inspection, I observed one or more Ground Fault Circuit Interrupters (GFCI) did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. This indicates that the condition of GFCI(s) is deteriorating and presents a safety issue. I recommend the replacement of the failed receptacle(s) by a qualified professional to ensure proper functioning.

Recommendation
Contact a qualified electrical contractor.



deck porch

6.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE



Maintenance Item

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



Back

6.3.1 Flashings

KICKOUT FLASHING MISSING



Recommendations

- The need for kickout flashing developed fairly recently and the builder may not have been aware that one was required.
- Kickout flashing is critical anywhere a roof and exterior wall intersect and where the wall continues past the lower roof-edge and gutter.
- If a kickout flashing is absent in this location, large amounts of water may miss the gutter, penetrate the siding, and become trapped inside the wall causing damage.

[Kickout Flashing](#)

Recommendation
Contact a qualified roofing professional.



above deck porch



Side

6.5.1 Comments

ROOF NEARING THE END OF LIFE 1-5

 Recommendations

At 22 years, the roof appeared to be at the end of its life. Significant wear was evident. I recommend a qualified professional to evaluate and replace the roof in 1-5 years.

Recommendation
Contact a qualified professional.



wear spot



cracking shingles

7.2.1 Fixtures / Faucets

ACTIVE LEAK

BASEMENT CEILING

 Defects

At the time of inspection I observed an active water leak beneath the 1st floor shower stall. Moisture damage can progress quickly and cause significant damage. I recommend a qualified professional evaluate and repair the leak(s).

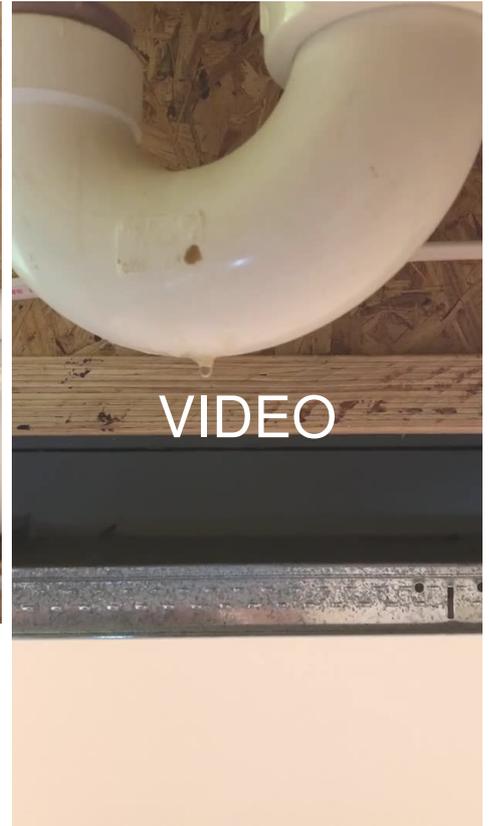
Recommendation
Contact a qualified plumbing contractor.



Basement Bathroom



1st Floor shower stall



7.7.1 Fuel Supply, Storage & Distribution Systems

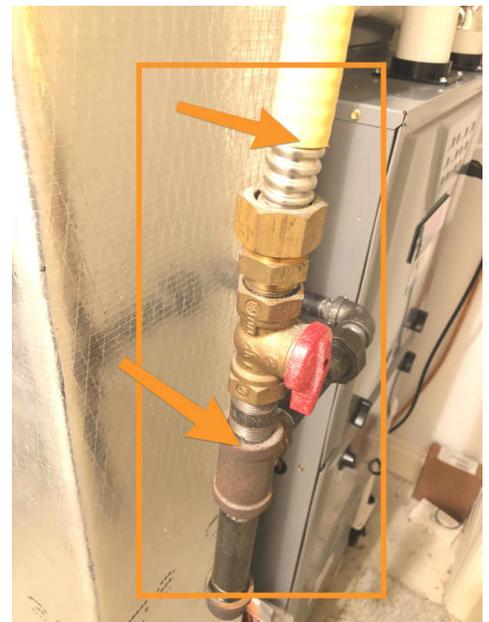
CSST PIPING NOT BONDED

BASEMENT

The CSST gas piping did not appear to be properly bonded. CSST gas piping may be vulnerable to damage during a lightning storm if not properly bonded. A licensed electrician is recommended to evaluate and properly bond the gas piping as necessary.

Recommendation
Contact a qualified electrical contractor.

 Recommendations



Bond to ground

8.2.1 Main Distribution Panel

MISSING WIRE BUSHING

MAIN PANEL BASEMENT

 Recommendations

At the time of inspection there was one or more missing wire bushing at the main panel. This is a potential fire hazard because the wire could rub against the sharp panel housing and cause sparking. I recommend a qualified professional to install a new bushing.

Recommendation

Contact a qualified electrical contractor.



8.5.1 Connected Devices and Fixtures

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



Kitchen



switch

8.7.1 Fire Safety

CO DECECTOR MISSING



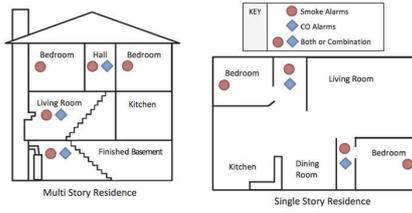
OUTSIDE SLEEPING AREAS

Safety -- At the time of the inspection, there were carbon monoxide detectors missing in the hall outside the bedrooms. Carbon monoxide is a toxic gas that can cause injury or death. Without a CO detector, high levels of carbon monoxide cannot be detected. I recommend installing a CO detector outside all sleeping areas.

Recommendation
Contact a qualified electrical contractor.



Outside bedroom in hall



8.7.2 Fire Safety

SMOKE DETECTOR(S) MISSING



Safety -- At the time of the inspection there were smoke detectors missing in areas that are now required to have smoke detectors installed. I recommend a qualified professional evaluate and install smoke detectors where they are missing.

Recommendation
Contact a qualified electrical contractor.



2nd Floor Bedroom



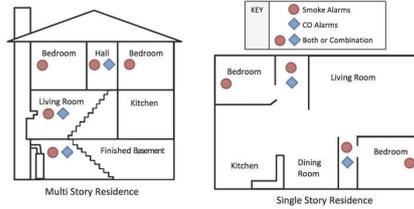
1st Floor Bedroom



1st Floor hall



1st Floor Master Bedroom



12.2.1 Ceilings

CRACKING IN CATHERDRAL CEILING

 Maintenance Item

At the time of inspection I observed an significant crack at the corner of the exterior family room wall and the cathedral ceiling. This appears to be a result of seasonal expansion and contraction of the wood framing members. The exact cause can not be determined. I recommend a qualified professional to evaluate and if necessary remove sections of the wall and ceiling drywall in order to determine the exact cause. The crack does not appear to present a structural concern.

Recommendation

Contact a qualified drywall contractor.



cathedral ceiling dining room

12.5.1 Countertops & Cabinets

CABINET RACKED

 Maintenance Item

At the time of inspection one of the kitchen cabinets appeared to be racked. This resulted in a drawer not seating properly. I recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified carpenter.



Kitchen

12.5.2 Countertops & Cabinets

DRAWER NOT SEATING PROPERLY



Maintenance Item

At the time of inspection one of the kitchen drawers was not seating properly. I recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified carpenter.



12.7.1 Windows

ROTTEN SASH



Recommendations

BEDROOM 2

At the time of inspection the one or more sash appears to rotten, but are operational. Further deterioration will affect the operation of the window. I recommend a qualified professional to evaluate and replace with a new window.

Recommendation

Contact a qualified window repair/installation contractor.



13.1.1 Fireplaces, Stoves & Inserts

GAS FIREPLACE NOT FUNCTIONING

At the time of inspection I could not get the gas fireplace to operate. It appeared that the gas was on but the pilot would not stay on. I recommend a qualified professional to evaluate in order to make the fireplace operational.

Recommendation
Contact a qualified professional.



14.1.1 Dishwasher

LEAKING DUSHWASHER

KITCHEN INTO BASEMENT

At the time of inspection the dishwasher was leaking when the cycle was run. At the time of inspection I observed an active water leak beneath the 1st floor shower stall. Moisture damage can progress quickly and cause significant damage. I recommend a qualified professional evaluate and repair the leak.

Recommendation
Contact a qualified plumbing contractor.





Evidence of leak

14.3.1 Range/Oven/Cooktop

ANTI-TIP DEVICE MISSING



Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation
Contact a qualified handyman.



Kitchen