



SUMMARY

1234 Main St. Yreka CA 96097

Buyer Name
03/21/2019 9:00AM

Michael Colombo
CMI, CPI, CCI

Shacks & Shanties Inspection Services
530-598-7856
mike@shacksandshanties.com



This summary is not the entire report. The complete report includes attachments and/or additional information items that are of importance to the client. It is necessary and recommended that the client read the complete report for a complete understanding of the inspection.

The following items indicate that these systems or components:

1. Do not function as intended; and/or
2. Adversely affects the habitability of the dwelling; and/or
3. Warrants further investigation by a specialist; and/or
4. Requires repairs to be completed to correct defective condition; and/or
5. Requires maintenance to prevent a defective condition; and/or
6. Requires subsequent observation.

This summary does not contain instructions or recommendations for routine upkeep of systems or components to maintain functionality. This summary does not make or suggest recommendations to upgrade or enhance the function or efficiency of the building or property. This summary does not state or imply that any work is required to be completed.

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It is very likely that conditions related to the house have changed, even if the report is recent. You should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest investments you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us at (530) 598-7856, or email to info@shacksandshanties.com so that we can arrange for a re-inspection. Thank you!

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2.2.1 Flashing

LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water penetration. Recommend repair.

Recommendation

Contact a qualified roofing professional.



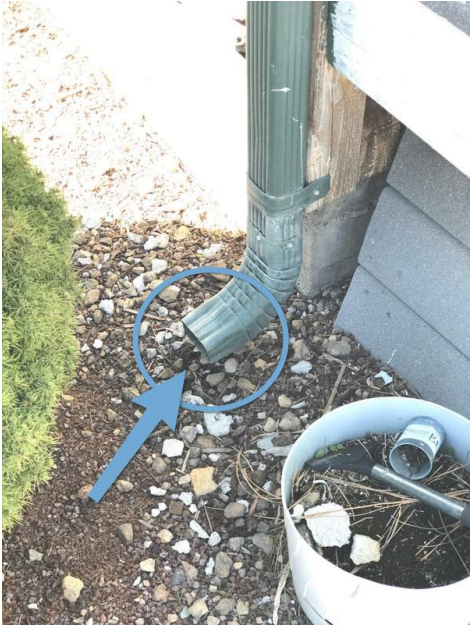
DOWNSPOUT TERMINATION

One or more downspouts were observed to terminate (discharge or drain) too close to the foundation. This can result in excessive saturation of the soil around the foundation, which can lead to foundation deterioration, damage and structural movement. Recommend installing downspout extensions to direct water at least four feet from the foundation.

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

Recommendation

Contact a handyman or DIY project



South



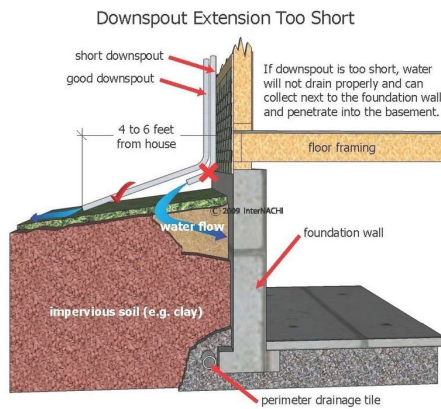
Northwest



Southwest



Southeast



REFERENCE DRAWING

3.3.1 Driveway

ASPHALT DAMAGE

Deficiency Observed

Cracks were observed in asphalt driveway apron that appeared to be caused by tree roots. Repair will entail removing the tree and repaving driveway apron.

Recommendation
Contact a qualified professional.



North



North

3.4.1 Walkways

DAMAGED

Deficiency Observed

Damaged areas of the walkway were observed. These areas may be a tripping/injury hazard and should be repaired.

Recommendation
Contact a qualified professional.



North



North



3.5.1 Porch & Covered Entryway

DETERIORATED - WOOD ROT

 Deficiency Observed

The structural post was observed to have a small area of moisture damage with wood rot (dry rot.) Recommend repair.

ADDITIONAL INFORMATION:

Dry Rot: Wood rot/dry rot is caused by biological fungal organisms that require a certain amount of moisture to thrive. The fungus digests the parts of the wood that give the wood strength and stiffness. Scraping or painting only, will not stop dry rot from continuing to infiltrate the wood and compromise its integrity.

Treating and preventing dry rot is a three-step process. Step 1 is to locate and stop the source of the moisture. Step 2 is to remove and replace any damaged wood that has become structurally weakened. Step 3 is to treat new and existing wood with borate wood preservative to prevent growth of the dry rot fungus and kill any fungus already in the wood.

Recommendation

Contact a handyman or DIY project



North

3.5.2 Porch & Covered Entryway

DETERIORATION OR DAMAGE

 Maintenance Item

One or more areas of damage or deterioration was observed in the veneer treatment. Recommend repair.

Recommendation

Contact a qualified professional.



North



North



North

3.6.1 Siding

PAINT OR SEAL



The wood log veneer siding was observed to be have one or more areas of deteriorated, missing, peeling paint, or seal. This will allow moisture penetration that will further deteriorate siding. Additionally, all areas where cracking (or checking) is present should be sealed before painting. Recommend re-painting or sealing house siding.

Recommendation

Contact a qualified painting contractor.



South



East



West

3.6.2 Siding

GROUND CONTACT



Inadequate clearance between siding and/or trim and ground was observed, with deterioration and/or damage present. Recommend a minimum ground clearance between bottom of siding and ground of 6" to 8". Siding was observed to be in contact with ground, with evidence of wood rot (dry rot). Wood that touches the ground/soil will wick moisture and and start to deteriorate. This also sets up ideal conditions for dry rot to damage wood, and invites wood destroying pests. Recommend soil be pulled away from all trim for a minimum ground clearance between bottom of trim and ground of 6" to 8" and replace and treat areas of dry rot, as necessary.

Recommendation

Contact a handyman or DIY project



East

MINOR CRACKS

Small stress cracks were observed in masonry siding. This type of crack can occur due to stress, age, damage, settling over time and other causes. These were not, at the time of inspection, observed to be compromising the integrity of the siding; however, due to water penetration, which will contribute to and hasten deterioration, it is recommended that these cracks be sealed.

Additionally, the mortar in some areas was observed to be deteriorating and falling away. This can happen with normal shrinkage and the quality of the mortar. Recommend these areas be repaired, as necessary.

Recommendation

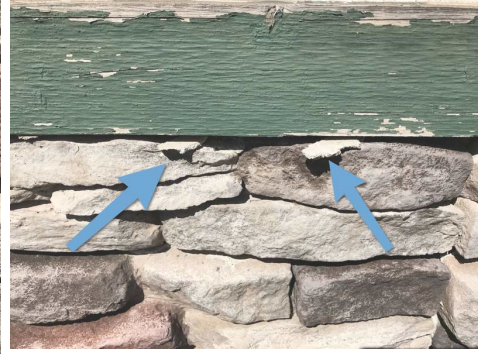
Contact a qualified professional.



South (Stress Crack)



South (Stress Crack)



South (Mortar Deterioration)

3.7.1 Trim

PAINT OR SEAL

 Maintenance Item

Trim was observed to have deteriorated, peeling, missing paint, or seal. Trim that is unsealed and open to weathering will deteriorate and be vulnerable to wood rot (dry rot) conditions. Trim functions as more than an aesthetic accoutrement to the house structure. Trim is an important part of protecting the house structure from water and pest infiltration. Recommend painting or sealing all trim.

Recommendation

Contact a handyman or DIY project



Southeast



South

3.8.1 Doors

DOOR SILL, FRAMING, OR TRIM

 Maintenance Item

Paint or seal around door sill, framing, and/or trim was observed to be damaged, deteriorated or worn. Recommend repainting.

Recommendation

Contact a qualified painting contractor.



South

3.8.2 Doors

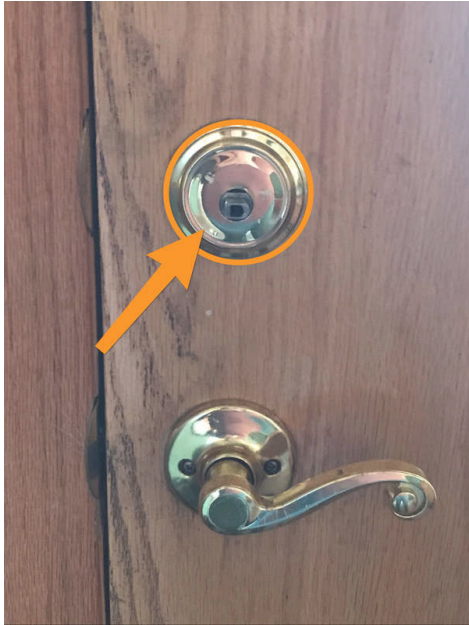
HARDWARE DAMAGED

 Deficiency Observed

One or more pieces of door hardware are damaged. Recommend repair or replace.

Recommendation

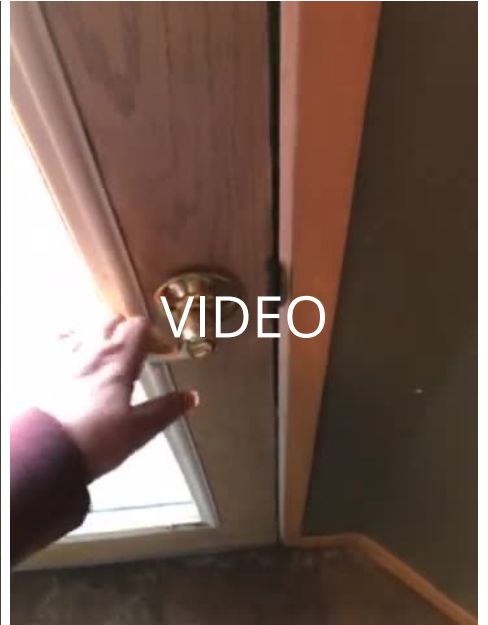
Contact a handyman or DIY project



Front Door



South



3.9.1 Windows

SCREENS

 Deficiency Observed

One or more screens were observed to be missing or damaged. Recommend repair or replacement.

Recommendation

Contact a handyman or DIY project



Living Room South

PAIN T OR SEAL

The fascia were observed to have deteriorated, peeling, or missing paint. Wood exposed to moisture and weather becomes vulnerable to deterioration and dry rot conditions. Fascia board functions as more than just an aesthetic accoutrement to the house. Fascia serves to keep water away from the rafter tails and prevents or discourages water damage. Recommend painting, as necessary.

Recommendation

Contact a qualified painting contractor.



South



West



West



East

3.12.1 Deck

GROUND CLEARANCE

Deck support members were observed to be in contact with ground. Wood that touches the ground/soil will wick moisture and start to deteriorate. This also sets up ideal conditions for dry rot to damage wood, and invites wood destroying pests. Composite Trex-type of material should also not be in contact with the ground as it will become moisture damaged and deteriorate. Recommend all soil be pulled away from all wood structures.

Recommendation

Contact a handyman or DIY project



South



South



South



South

3.12.2 Deck

MULTIPLE OBSERVATIONS

Deck failures account for thousands of injuries each year in the US. Most of these injuries are caused by deficient construction methods and unsafe guardrails and handrails. Deck failures can happen in an instant when loads become more than the structure can bear. Multiple observations regarding potential deck safety were made.

1. Ledger Board: The ledger board is not properly attached to the building. This can cause the deck to pull away from the building and possibly collapse.
2. Missing Flashing: Flashing was observed to be missing at ledger/siding.
3. Construction Method: It appeared that the visible deck was constructed over an existing, older deck structure. Support structures were not observed to be constructed in a professional manner and the extra load of the new deck on top of the older deck may be more than the original deck was designed for.
4. Hot Tub Deck: The deck the hot tub is sitting on was observed to not be constructed in a professional manner. Connections and support structures may not be adequate to handle the load safely.
5. Ground Contact: Many structural members were observed to be in direct contact with the ground. This will allow moisture damage, dry rot, and encourage wood destroying organisms to infiltrate wood and compromise the structure.

Recommendations:

1. Ideally, a licensed contractor experienced in safe deck construction should evaluate the entire structure.
2. At least, the deck structure should be closely monitored for structural integrity, stability and safety. Especially prior to exerting a heavy load (such as a party with numerous people.)

Recommendation
Contact a qualified general contractor.



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck



South - Under Deck

3.12.3 Deck

TREX DETERIORATION

Deficiency Observed

Trex, or Trex-type decking was observed to be deteriorated and may eventually lose its load-bearing ability. Deteriorated boards were observed to be deflecting (soft, bending) when walked. As the Trex company warns of possible step-through injuries, it is recommended to replace deck boards for safety.

[See the INFORMATION tab in this section for more.](#)

[Follow this link for more information about possibility of filing a claim for replacement.](#)

Recommendation

Contact a qualified professional.



South



South

3.15.1 Stairways, Steps, Stoops, & Ramps

GROUND CLEARANCE

Deck support members were observed to be in contact with ground. Wood that touches the ground/soil will wick moisture and start to deteriorate. This also sets up ideal conditions for dry rot to damage wood, and invites wood destroying pests. Recommend all soil be pulled away from all wood structures.

Recommendation

Contact a handyman or DIY project



South



South

3.15.2 Stairways, Steps, Stoops, & Ramps

CONCRETE CRACKS

One or more cracks were observed in cement stairs. These do not impact your foundation, nor do they represent failure of the concrete patio slab. Shrinkage and minor settling cracks can make the cement vulnerable to further deterioration when water penetrates and the freeze/thaw cycle starts to damage the concrete. Sealing cracks with the proper sealant can help prevent weathering deterioration at these cracks. Also, using a cement stain, or paint will help prevent spalling. Otherwise, monitor for further, or widening of the cracks and repair as necessary.

[Follow this link for DIY tips on repairing concrete cracks.](#)

Recommendation

Contact a handyman or DIY project



North



North

3.16.1 Railing & Handrails

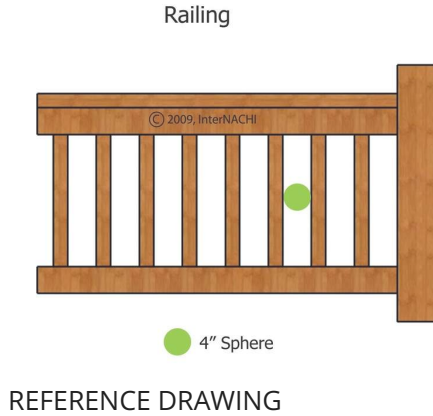
MISSING RAILING

Handrail and/or guardrail was observed to be missing at time of inspection. Requirements vary among states and municipalities; however, generally where the surface of the deck is thirty inches (30") above grade (from the ground) a guardrail is required. Consider installing a guardrail.

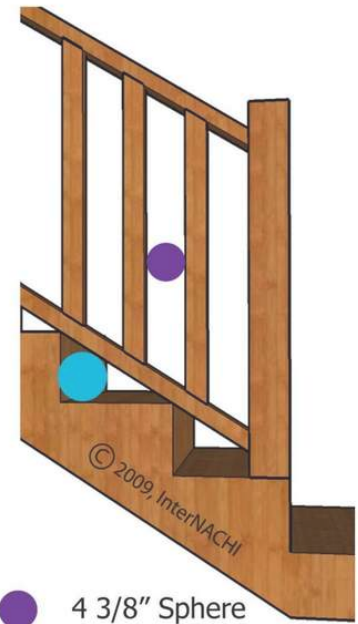
Recommendation
Contact a qualified carpenter.





South



Stair Railing



-  4 3/8" Sphere
-  6" Sphere

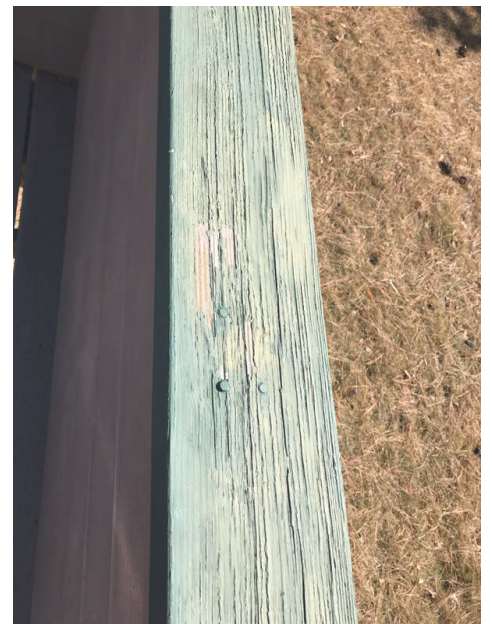
REFERENCE DRAWING

3.16.2 Railing & Handrails

WATER SEAL

One or more areas was observed have deteriorated, missing, peeling paint or water seal; allowing for deterioration from weathering. Recommend water sealant/weatherproofing be applied.

Recommendation
Contact a handyman or DIY project



South

4.5.1 Foundation - Crawlspace & Exterior

FOUNDATION CRACKS - COMMON

 Maintenance Item

One or more cracks were observed in the perimeter foundation that are consistent with normal concrete shrinkage, age, or some settling; however, this does not necessarily mean the foundation is failing, or compromised. Shrinkage and some other types of cracks in concrete are typical, and are usually characterized as being less than three millimeters in width and are not offset. These types of cracks may also appear when the soil supporting the foundation becomes too wet. Recommend sealing with appropriate sealant to prevent moisture penetration and prolong service life, and continued monitoring.

[Follow this link to an informational article on foundation cracks.](#)

Also, see information in the Attachments regarding cement cracks and what causes deterioration.

Recommendation

Contact a handyman or DIY project



South

4.5.2 Foundation - Crawlspace & Exterior

EVIDENCE OF VERMIN

 Deficiency Observed

Evidence of moderate to heavy infestation of rodents and/or other vermin was observed in the crawlspace as evidenced by large amounts of fecal matter and damage to the insulation. This was observed throughout the entire crawlspace. Rodents and their droppings can carry disease that can become airborne and pose a health risk. Recommend extermination and remediation.

Recommendation

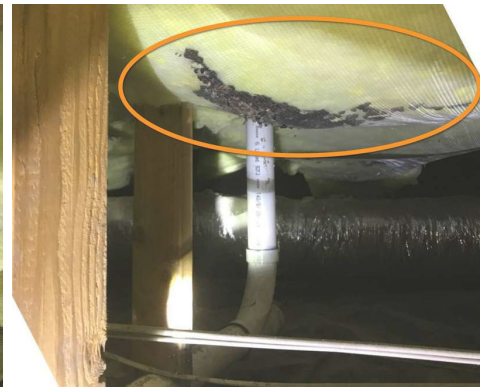
Contact a qualified professional.



Crawlspace



Crawlspace



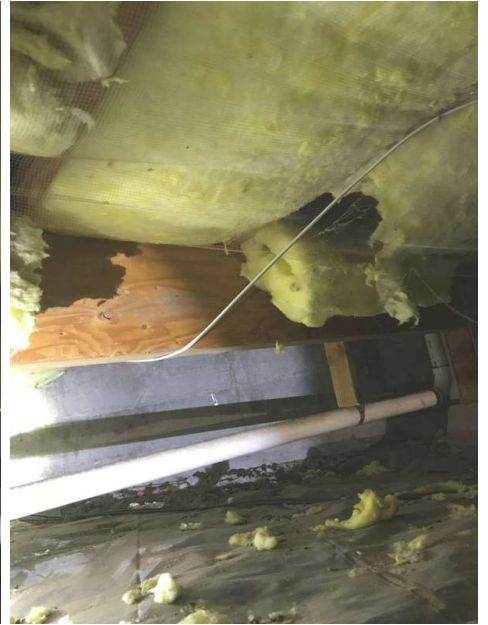
Crawlspace



Crawlspace



Crawlspace



Crawlspace



Crawlspace

5.8.1 Lighting Fixtures (Including Ceiling Fans)

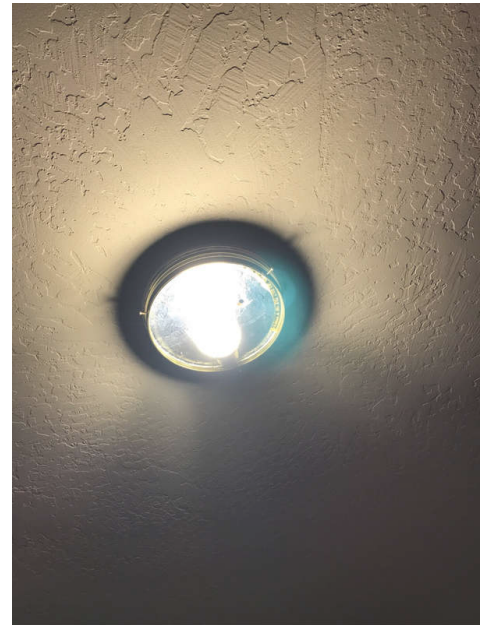
 Maintenance Item

COVER MISSING

One or more lighting fixtures were observed to be missing a protective cover (aka: shade.) This allows for short and shock risk. Recommend installation of cover.

Recommendation

Contact a handyman or DIY project



Office/Den

5.9.1 Switches & Receptacles

 Safety Advisory

INTERIOR COVER PLATE

One or more receptacles were observed have missing or damaged cover plate. This allows for short and shock risk. Recommend installation of plates.

Recommendation

Contact a handyman or DIY project



Master Bedroom



Entryway Ceiling

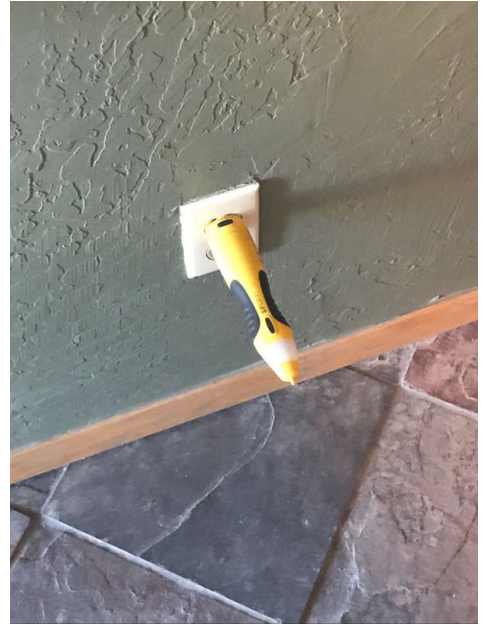
5.9.2 Switches & Receptacles

 Deficiency Observed

NO POWER

The receptacles and switches servicing one/or more rooms in the house were observed to be without power, or current, when tested. If circuit breaker(s) in electrical panel(s) are tripped or in the off position, it is recommended that an electrician evaluate before to ensure there are no faults in the circuit. Recommend evaluation and repair, as necessary.

Recommendation
Contact a qualified electrical contractor.



Utility/Laundry Room

NON-FUNCTIONING AND/OR MISSING

One or more smoke detectors were observed to be installed, but not functioning properly; or, smoke detector units were observed to be missing. Recommend replacement or installation.

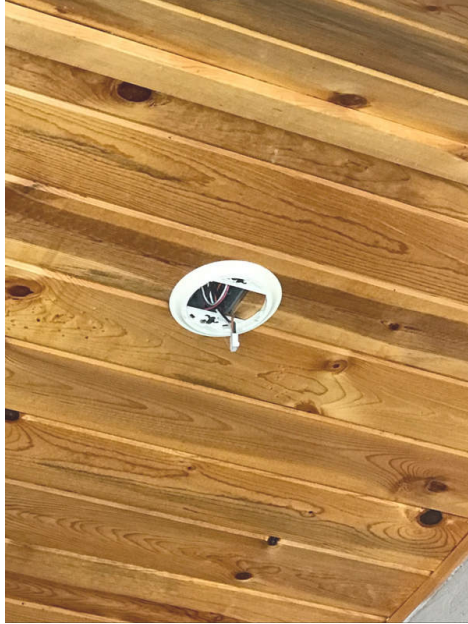
See the attached "About Smoke & Carbon Monoxide Detectors" for more information. Also, see the attached "The Safe Home" Book.

Recommendation

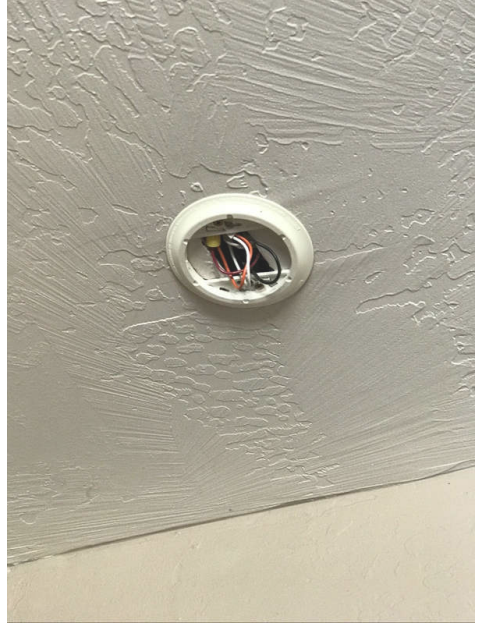
Contact a handyman or DIY project



Office/Den



Master Bedroom



Bedroom



Hallway

5.13.1 Carbon Monoxide Detectors

 Safety Advisory

MISSING

Carbon monoxide detector(s) were observed to be missing, an inadequate number placed, or placed in an incorrect location. Recommend evaluation and installation where necessary. See the attached "About Smoke & Carbon Monoxide Detectors" for more information. **See the attached "About Smoke & Carbon Monoxide Detectors" for more information. Also, see the attached "The Safe Home" Book.**

Recommendation

Contact a handyman or DIY project

6.3.1 Plumbing Fixtures (Faucets, Sinks, Toilets, etc.)

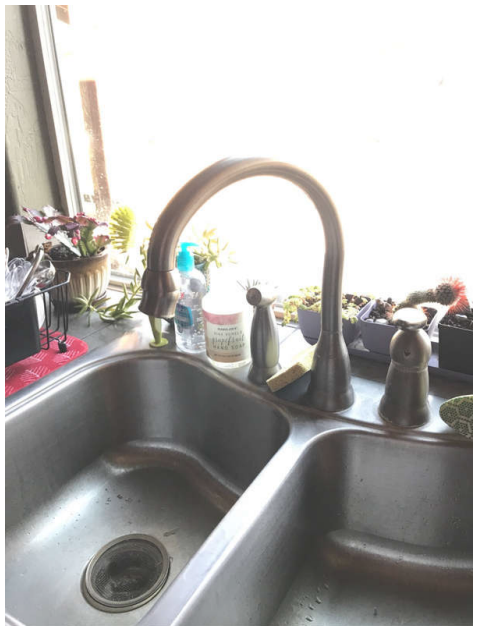
 Deficiency Observed

FIXTURE IN DISREPAIR

One or more fixtures were observed to be in disrepair or not functioning correctly. Recommend repair or replacement, as necessary.

Recommendation

Contact a handyman or DIY project



Master Bathroom

Kitchen



Bathroom

14.1.1 Refrigerator

MINOR DAMAGE

The door handle was observed to be damaged. Recommend repair.

Recommendation

Contact a handyman or DIY project



Kitchen

14.3.1 Cooktop (No Oven)

CRACKED GLASSTOP

 Deficiency Observed

Glass cooktop was observed to be damaged. Recommend repair.

Recommendation

Contact a qualified appliance repair professional.



Kitchen

14.8.1 Garbage Disposal

INOPERABLE

Deficiency Observed

Garbage disposal was inoperable at the time of inspection. Recommend repair or replacement.

Recommendation
Contact a qualified appliance repair professional.



Kitchen

16.3.1 Exhaust Systems

ATTIC TERMINATION

Deficiency Observed

One or more bathroom and/or laundry room exhaust fans appeared to be venting into the attic, which can cause moisture and mold. All exhaust vent ducts should terminate to the outside of the house with correct penetration and termination ductwork. Recommend repair and/or modifications to ensure correct venting to exterior.

Recommendation
Contact a qualified professional.

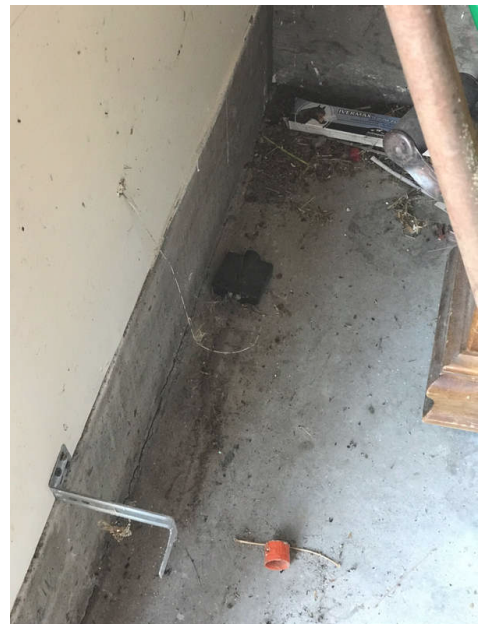


17.1.1 Garage Door

AUTO REVERSE

Deficiency Observed

The auto reverse was missing or the sensor was not responding at time of inspection. This is a safety concern for children and pets. Recommend checking alignment of sensors and repair/replace, if necessary.



Garage

18.1.1 Garage Door

PANEL DAMAGE

 Deficiency Observed

Garage door was observed to be damaged and was not operable at the time of inspection. Recommend repair

Recommendation

Contact a qualified garage door contractor.

