



SUMMARY

1234 Main St. Yreka CA 96097

Buyer Name
07/16/2018 9:00AM

Michael Colombo, CMI, CPI
CMI, CPI

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 of importance to the client. It is necessary and recommended that the client read the complete report to understand the inspection.

The following items indicate that these systems or components:

1. Do not function as intended ("material defect"); 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 subsequent observation.

This summary does not contain instructions or recommendations for routine upkeep of a system or component to keep it in proper functioning condition. This summary does not make or suggest recommendations to upgrade or enhance the function or efficiency of the building or property.

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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 You should not rely on an outdated inspection report.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 purchases 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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2.4.1 Roof Drainage System

 Deficiency Observed

DOWNSPOUT TERMINATION

One or more downspouts drain too close to the foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a installing downspout extensions to direct water at least 4 feet from the foundation.

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



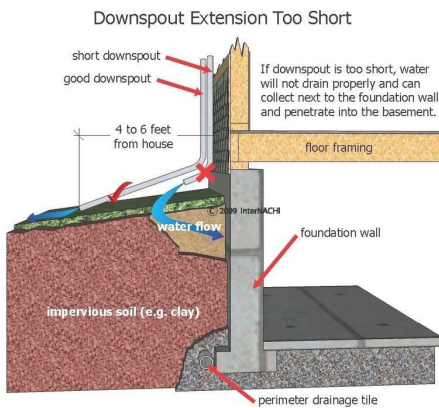
East



South



East



REFERENCE DRAWING

3.3.1 Driveway

 Maintenance Item

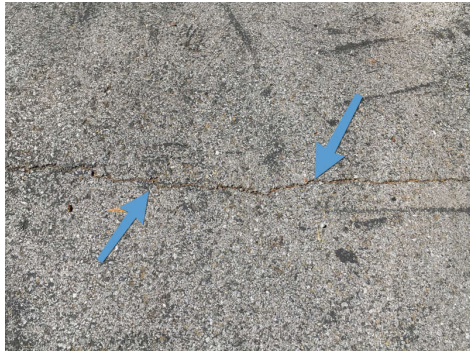
ASPHALT CRACKS

Cracks were observed in asphalt driveway. Cracking is a normal occurrence in asphalt driveways; however, in cold climates, water seeps in and further destroys the asphalt when it expands and contracts during freeze/thaw cycle. Asphalt driveway cracks may be sealed to prevent further damage to the asphalt and extend service life.

[Follow this link](#) for a helpful article on how to repair asphalt driveways.

Recommendation

Contact a handyman or DIY project



CEMENT CRACKS

Cement cracks were observed in driveway. These cracks are likely from normal concrete shrinkage. These do not impact the foundation, nor do they represent failure of the concrete. Shrinkage and minor settling cracks causes the cement to become 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 and prolong service life. Also, using a cement stain, or paint will help prevent spalling. Otherwise, monitor for further, or widening of the cracks and repair as necessary.

[See Attachments for additional information on concrete cracks and deterioration](#) .

Recommendation

Contact a handyman or DIY project



SPALLING IN CEMENT

Spalling was observed in the cement driveway. Spalling occurs when water in the capillaries of the concrete freezes, creating pressure. Over time, repeated freeze/thaw cycles breaks away the top surface of the concrete, leaving pit marks and exposing the coarse aggregate. De-icing chemicals aggravate the already stressed concrete, thus increasing the damage when a freeze occurs. De-icing chemicals are picked up from the road drip onto the surface. Polymer-modified cementitious overlay may be applied to repair spalled areas and prevent further deterioration. Once the overlay cures, apply a waterproofing sealer to prevent the problem from reoccurring.

[Follow this link](#) for an informative article on how easy it is to repair spalled concrete.

[See Attachments for additional information on concrete cracks and deterioration](#)

Recommendation

Contact a handyman or DIY project



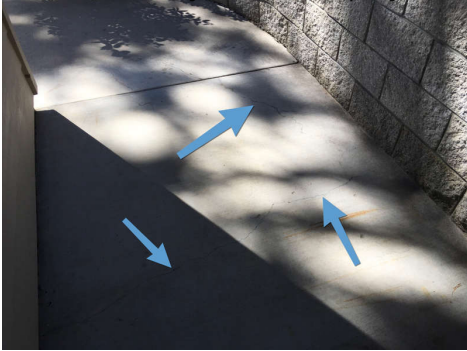
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Recommendation

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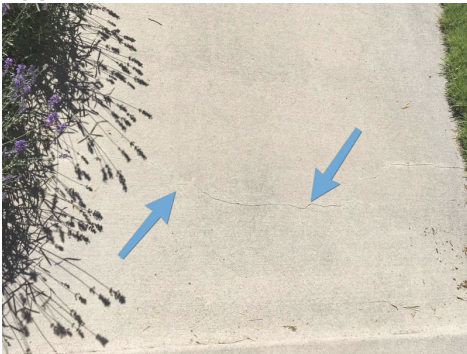
Back



Back



Front



Front

3.5.1 Porch & Covered Entryway

CEMENT CRACKS

 Maintenance Item

Cement cracks were observed in porch. These cracks are likely from normal concrete shrinkage. These do not impact the foundation, nor do they represent failure of the concrete. Shrinkage and minor settling cracks causes the cement to become 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 and prolong service life. Also, using a cement stain, or paint will help prevent spalling. Otherwise, monitor for further, or widening of the cracks and repair as necessary.



See Attachments for additional information on concrete cracks and deterioration.

Recommendation

Contact a qualified professional.

3.6.1 Siding

SEAMS UNSEALED

 Maintenance Item

One or more siding boards were observed to have open, or unsealed ends, (butt ends, joints or seams), which may be allowing moisture intrusion. All joints should be properly sealed with appropriate sealant. Recommend repair.

ADDITIONAL INFORMATION:

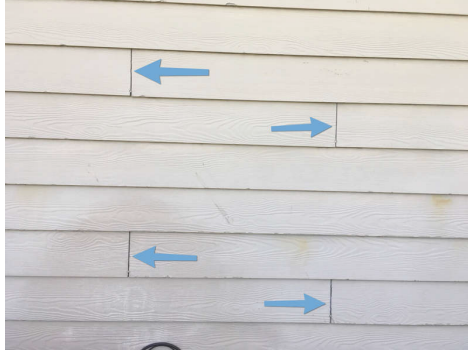
End-to-End Clapboard Seam - Traditional wood clapboard siding is lined up butt end to butt end and usually sealed with caulking before being painted. The purpose of joint sealant is to minimize water wicking through the end grain of the wood. Fiber cement board is installed in much the same fashion. With fiber cement, just like wood clapboards, the end joints need spot painting, priming/sealing and painting to avoid damage to the plank from water absorption.

Recommendation

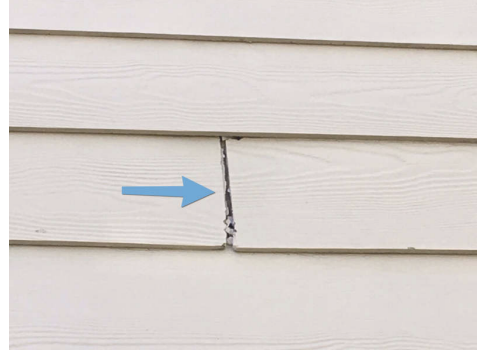
Contact a handyman or DIY project



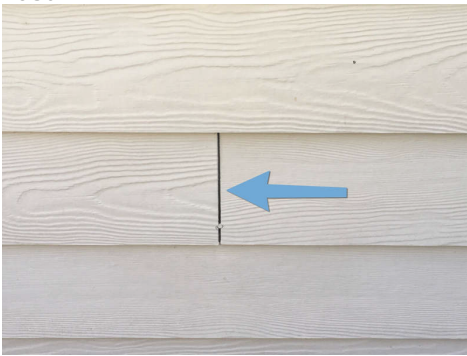
East



East



East



East

3.6.2 Siding

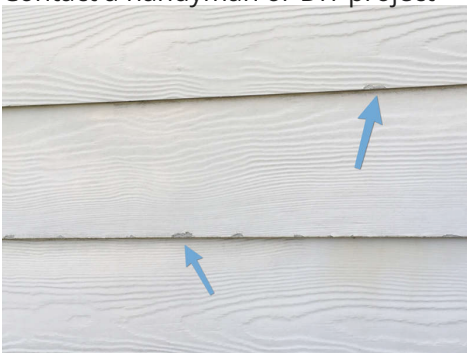
MINOR DAMAGE AND/OR HOLES

 Maintenance Item

Area(s) of damage, and/or holes, to the siding material was observed. When siding is damaged or holes are present, the siding material is more vulnerable to water damage and deterioration, even fiber-cement material. Recommend these areas be painted, or sealed to prevent further deterioration.

Recommendation

Contact a handyman or DIY project



East



East

3.7.1 Trim

PAINT OR SEAL

 Maintenance Item

Trim was observed to have slightly deteriorated/peeling/missing paint, or seal. Wood trim that is unsealed and open to weathering will deteriorate and be vulnerable to wood rot (dry rot) conditions. Recommend painting all trim after moving into the house.

Recommendation
Contact a handyman or DIY project



South East

3.9.1 Eave, Soffit, & Fascia

FASCIA PAINT OR SEAL

 Maintenance Item

The fascia was observed to have peeling/missing paint. Wood exposed to moisture and weather becomes vulnerable to deterioration and dry rot conditions. Recommend painting, as necessary.

Recommendation
Contact a handyman or DIY project



East



East



East



North

3.9.2 Eave, Soffit, & Fascia

FASCIA - MOISTURE DAMAGED

 Deficiency Observed



Northwest

One or more sections of the fascia were observed to have moisture damage with wood rot (dry rot) conditions. Recommend qualified contractor evaluate and make recommendation for 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/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.

3.10.1 Deck & Balcony

GROUND CONTACT



Wood structures were observed to be in contact with the ground. This will cause moisture damage and encourage wood destroying pests. All soil should be pulled away from wood structures.

Recommendation
Recommended DIY Project



West

5.11.1 Smoke Detectors

SMOKE DETECTORS



All smoke detectors should be checked for adequate number and placement, and should be tested for proper operation upon moving into the house.

[See Additional Documents for more information about smoke detectors/alarms .](#)

Recommendation
Contact a qualified professional.

5.12.1 Carbon Monoxide Detectors

CARBON MONOXIDE DETECTORS



Carbon monoxide detectors are required when any liquid (gas, diesel, kerosene, etc.) or solid fuel (wood, wood pellets, etc.) appliances, fireplaces, or stoves are used for the house. Existing carbon monoxide detectors, if any, should be tested for proper operation upon moving into the house.

[See Additional Documents for more information about carbon monoxide detectors/alarms .](#)

Recommendation
Contact a qualified professional.

CEMENT CRACKS

Cement cracks were observed in garage floor. These cracks are likely from normal concrete shrinkage. These do not impact the foundation, nor do they represent failure of the concrete. Shrinkage and minor settling cracks causes the cement to become vulnerable to further deterioration. Sealing cracks with the proper sealant can help prevent deterioration at these cracks and prolong service life. Otherwise, monitor for further, or widening of the cracks and repair as necessary.

[See Attachments for additional information on concrete cracks and deterioration .](#)

Recommendation

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