

2.2.1 Floor Structure

EVIDENCE OF WATER INTRUSION

There were signs of water intrusion in the underlying floor structure. Recommend identifying source of moisture and repairing.

Recommendation
Contact a foundation contractor.

2.2.2 Floor Structure

JOISTS NEED REPAIR

One or more floor joists were damaged or improperly installed. This can cause damage to the structural integrity of the home. Recommend a qualified Contractor evaluate and advise on how to correct.

Recommendation
Contact a qualified general contractor.

2.2.3 Floor Structure

SILL PLATE

Sill plate is deteriorated from moisture absorption or water intrusion under the home. Repairs are needed. I recommend a qualified contractor repair or replace as needed.

Recommendation
Contact a qualified general contractor.



3.1.1 Siding, Flashing & Trim

EVIDENCE OF WATER INTRUSION

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.

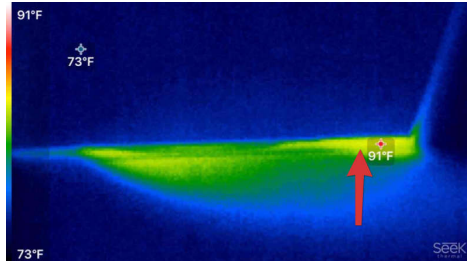


3.2.1 Exterior Doors

DOOR ADJUSTMENT/ SEALS MISSING OR DEFECTIVE

Front door needs adjustment and seals replaced. The door is dragging on tile entry. Using thermal camera I detected heat loss around door seal.

Recommendation
Contact a qualified professional.



3.3.1 Decks, Balconies, Porches & Steps

NO HANDRAIL



Deck in many areas was over 30" from ground. Recommend hand railing be installed by a qualified contractor.

Recommendation
Contact a qualified deck contractor.



3.4.1 Eaves, Soffits & Fascia

FASCIA - DAMAGED

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.

Recommendation
Contact a qualified roofing professional.



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaper or gardener.



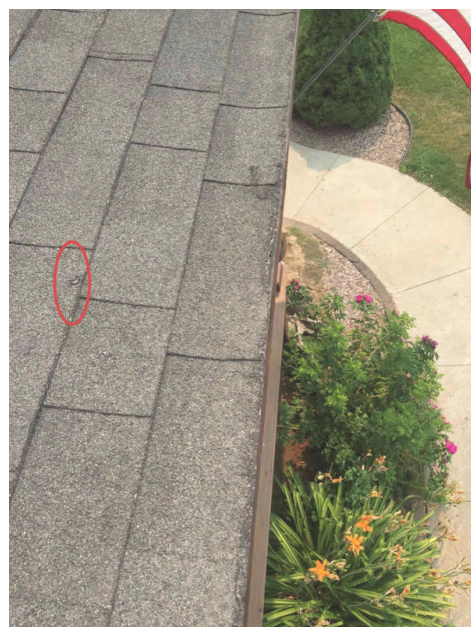
4.1.1 Coverings

EXPOSED NAILS

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.

Recommendation

Contact a qualified roofing professional.



4.1.2 Coverings

END OF USEFUL LIFE

At the time of the inspection, asphalt composition shingles covering the roof of this home appeared to be at or near the end of their useful lives. The Inspector recommends that before the expiration of your Inspection Contingency Period, you consult with a qualified roofing contractor to discuss options and costs for replacement.. There were a few torn roof shingles, and several areas where the shingles were not adhered to the layer beneath. The inspector recommends an evaluation by a licensed roofing contractor to determine the cost of repair or replacement.

Recommendation

Contact a qualified roofing professional.



4.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



5.1.1 Fixtures / Faucets

FAUCET DRIP

2ND FLOOR BATHROOM

A faucet is dripping. Recommend qualified handyman or plumber evaluate and repair.

[Here is a helpful article](#) in case you DIY.

Recommendation

Contact a qualified plumbing contractor.

5.3.1 Water Heater

ANNUAL MAINTENANCE FLUSH NEEDED

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency.

Recommend a qualified plumber service and flush.

[Here is a DIY link to help.](#)

Recommendation

Contact a qualified plumbing contractor.

5.3.2 Water Heater

GURGLING/POPPING

When in operation, a "gurgling" or "popping" sound emanates from the water heater tank. This is consistent with sediment accumulations at the bottom of the tank. The sediment may be sand and/or flakes of rust and suggests that maintenance (partial draining of the tank) has not been accomplished.

Recommendation

Contact a qualified professional.

6.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels



ZINSCO PANEL

Zinsco panels may overheat and portions of it melt. If a breaker melts to the bus bar of the panel and can no longer adequately trip in case of an overcurrent or short circuit, an extreme amount of power from the outside electrical supply surges into a homes panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or the wires melt. The panel could overheat and catch fire, causing serious harm to a home and its occupants. Recommend immediate replacing of panel by qualified electrician.

Recommendation

Contact a qualified electrical contractor.



9.1.1 Walls

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified structural engineer.

10.4.1 Garbage Disposal

INOPERABLE

Garbage disposal was inoperable at the time of inspection. Recommend qualified handyman repair.

[Here is a DIY resource for troubleshooting.](#)

Recommendation

Contact a qualified handyman.

12.1.1 Fireplaces, Stoves & Inserts

HEARTH INSUFFICIENT LENGTH

Fireplace hearth should extend a minimum of 20 inches from the front and 12 inches to both sides of fireplace. Recommend a qualified fireplace contractor evaluate and remedy.

Recommendation

Contact a qualified fireplace contractor.
