



The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report. Estimates for repairs are based on national average prices, which can be found at <http://www.improvenet.com/r> and are not to be considered as actual estimates. The inspector assumes no liability for pricing accuracy. It is the duty of the buyer to obtain repair estimates from qualified professional contractors, before the end the inspection deadline. Estimates are based on visible indicators only and further damage may be concealed. No allowance is made for possible concealed damage in estimates given by the inspector.

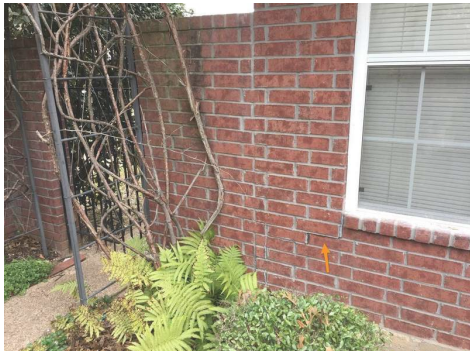
2.1.1 A. Foundations

SIGNS OF SETTLING - SE

REAR OF HOUSE, MIDDLE



The foundation shows signs of settling around the home, evident mainly by cracks in the slab or brick walls, cracks above doors and windows, gaps around exterior trim or lowered areas of the floor. Further evaluation by a structural engineer is recommended to help determine if corrective action is necessary.



Left rear of house. There appears to be rotation of the brick face just below the corner of the window.



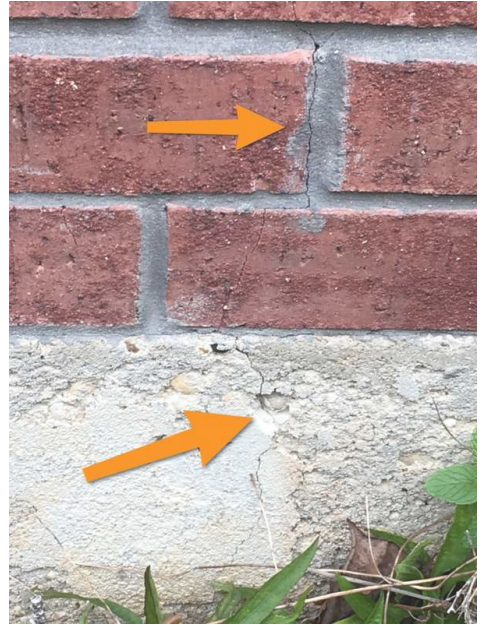
There appears to be rotation of the brick face just below the corner of the window.



A trim piece has been added, presumably to cover a gap between the window and the brick.



Separation of the brick mold from the wall.



Cracks at the foundation wall and brick wall.



Right rear of house.

2.1.2 A. Foundations

EXPOSED REINFORCEMENT

 Recommendation

Post tension cable ends, rebar or nails were found to be exposed at the time of inspection and showing signs of rust. It is recommended to clean the exposed metal of rust and apply a non-shrink grout to help prevent rust which may lead to cracks in the slab.



2.2.1 B. Grading and Drainage

GUTTER DISCHARGES TO ROOF

 Recommendation

One or more gutters around the home was found to be discharging directly to the roof surface. This condition should ideally be corrected to help prevent premature deterioration of the shingles in this area due to high water volumes. This is a common issue for new homes.

2.3.1 C. Roof Covering Materials

FASTENERS-EXPOSED

 Recommendation

Some areas of the roof had fasteners visible. Fasteners have been installed to secure shingles or flashings from being blown loose by wind. Exposed fasteners should be sealed periodically to prevent moisture intrusion into the roof structure.

Recommendation

Contact a qualified roofing professional.



2.3.2 C. Roof Covering Materials

TREE LIMBS

 Recommendation

The tree limbs that are in contact with the roof or hanging near roof can cause abnormal wear and moisture penetration at the roof.

Recommend trimming all tree limbs at least 18" away from the edge of the roof.



2.3.3 C. Roof Covering Materials

GRANULES IN GUTTER

 Recommendation

Granules from the asphalt shingles were accumulated in the gutters. This is not a defective condition, but is common and expected. However, the granules trap sediment which hardens and prevents fully functional drainage of the gutters and may hasten rust or corrosion. The Inspector recommends thorough cleaning to help prevent deterioration of the gutters.

2.3.4 C. Roof Covering Materials

MINOR DETERIORATION

 Recommendation

Shingles exhibited signs of minor deterioration commensurate with the age of the roof at the time of inspection. Given the age of the roof (approximately 15 years old), we recommend budgeting to replace the roof within the next few years.



2.3.5 C. Roof Covering Materials **RUSTED FLASHING/VENTS**

 Recommendation

At the time of the inspection, flashing, turtle vents, and lead boots were showing signs of rust or corrosion. These may need to be replaced before it begins to leak to help prevent damage from moisture intrusion to the home materials, the roof structure and to help prevent development of microbial growth.



2.3.6 C. Roof Covering Materials **FLASHING-IMPROPER/MISSING**

 Recommendation

ABOVE AND TO THE LEFT OF FRONT DOOR

Flashing appeared to be missing or improperly installed and may allow moisture intrusion resulting in damage to home contents or materials. It is recommended to have this corrected to help prevent moisture intrusion into the roof structure.



2.3.7 C. Roof Covering Materials **RUSTING LEAD BOOT**

 Recommendation

The lead "boots" on a number of vent pipes are beginning to rust. This leads to pitting, and then leaking, which allows moisture penetration down the outside surface of the vent pipe, into the attic, and possibly the ceiling.

Recommendation
Contact a qualified professional.



2.4.1 D. Roof Structures and Attics **INSULATION MEETS MINIMUM STANDARDS BUT...**

 Recommendation

Insulation meets minimum standards (6" - 9") but adding insulation would increase the home's energy efficiency.

Recommendation

Contact a qualified professional.

2.5.1 E. Walls (Interior and Exterior)

BRICK - CRACKS



Deficiency or Safety Hazard

Exterior brick walls had cracks visible that may be an indication of settling.

2.5.2 E. Walls (Interior and Exterior)

TRIM DECAY



Recommendation

FRONT DOOR

Exterior trim had decay visible in areas. This condition should ideally be corrected to help prevent water penetration into the wall structure and to help prevent further deterioration.



2.5.3 E. Walls (Interior and Exterior)

POSSIBLE WOOD-BORING INSECT DAMAGE



Recommendation

LEFT OF, AND ABOVE, FRONT DOOR

There is evidence of activity by possible wood-boring insects. Recommend an inspection by a licensed pest inspector.

Recommendation

Contact a qualified professional.



2.5.4 E. Walls (Interior and Exterior)

VEGETATION AGAINST HOUSE



Recommendation

Vegetation was observed growing against the house at various locations. This contributes to wear and provides a pathway for insect access, including wood-boring insects. Recommend cutting vegetation away from the house at least 18 inches.

Recommendation

Contact a qualified professional.



2.6.1 F. Ceilings and Floors

CEILING CRACKS

The ceiling has cracks, which may be an indication of settlement.

 Recommendation



Master bedroom, at the outside corner. There is a similar crack on the same outside wall in the opposite corner.

2.6.2 F. Ceilings and Floors

CEILING MOISTURE

A moisture meter indicated the possibility of moisture in the garage ceiling materials. This may be an indication of roof leakage, leaking pipes or condensation in the attic and should ideally be corrected by a qualified professional to help prevent further deterioration.

 Recommendation



2.7.1 G. Doors (Interior and Exterior)

NO SELF-CLOSING HINGES

 Deficiency or Safety Hazard

The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

2.7.2 G. Doors (Interior and Exterior)

MISALIGNED LATCH, DID NOT STAY CLOSED

 Recommendation

MASTER BATHROOM CLOSET

The latch bolt of a door did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly.

2.7.3 G. Doors (Interior and Exterior)

GARAGE DOOR DOES NOT REVERSE ON OBSTRUCTION

 Deficiency or Safety Hazard

The garage door was tested with a hand hold test to determine if it would reverse upon encountering an obstruction. The garage door did not reverse. Per safety standards, the door is required to reverse if it encounters an obstruction. Failure of this safety feature could endanger a child or pet who (which) could become trapped when the door closes. We recommend having the door closing mechanism analyzed and repaired by a qualified professional.

Recommendation

Contact a qualified professional.

2.8.1 H. Windows

DIFFICULT TO OPERATE

 Recommendation

One or more windows in the home were difficult to operate at the time of inspection and needed maintenance.

2.8.2 H. Windows

INOPERABLE WINDOW

 Deficiency or Safety Hazard

SEVERAL LOCATIONS

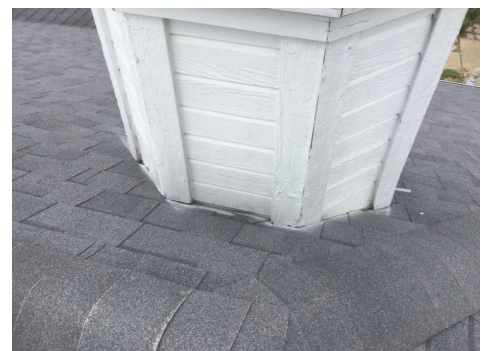
One or more windows were inoperable at the time of inspection. Windows in sleeping rooms should be made operable to facilitate escape in the event of an emergency.

2.10.1 J. Fireplaces and Chimneys

NO CRICKET

 Recommendation

The chimney had no cricket. A cricket is a small roof built on the uphill side of the chimney to prevent roof drainage from pooling and causing damage from roof leakage. Crickets are recommended for chimneys measuring 30 inches or more in width (measured parallel to the eaves). This chimney appeared to measure more than 30 inches in width. Further evaluation by a qualified professional is recommended.



2.10.2 J. Fireplaces and Chimneys

CHIMNEY EXTENSION IN NEED OF REPAIR

 Recommendation

The chimney is showing signs of weather deterioration and should be repaired by a qualified professional.

Recommendation

Contact a qualified professional.



2.12.1 L. Other

CRACKS IN FENCE

 Recommendation

Significant settling cracks exist in the brick fence. Recommend a structural engineer evaluate.

Recommendation

Contact a qualified professional.



3.1.1 A. Service Entrance and Panels

LABEL PANEL

 Recommendation

A Circuit Directory identifying individual electrical circuits was missing, illegible or inaccurate at this panel. The panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off.



3.1.2 A. Service Entrance and Panels

DOUBLE-LUGGED NEUTRALS

Recommendation

Neutral conductors did not terminate individually on a bus bar in the electrical service panel but were double-lugged. This is a defective installation and should be corrected by a qualified electrical contractor.

3.1.3 A. Service Entrance and Panels

GROUNDING ROD

Recommendation

While there was a grounding cable connected to the panel, the inspector was unable to verify the presence of a grounding rod. Recommend a licensed electrician evaluate and repair if necessary.

Recommendation
Contact a qualified professional.



3.2.1 B. Branch Circuits, Connected Devices and Fixtures

POORLY PLACED/MISSNG SMOKE DETECTORS

Deficiency or Safety Hazard

Smoke detectors in this home were missing or poorly placed. The Inspector recommends that smoke detectors be placed in accordance with generally-accepted modern standards to protect sleeping areas. This is a life-safety issue. **Specifically, a smoke alarm was missing in the hallway outside the master bedroom.** [Click here for more information.](#)

3.2.2 B. Branch Circuits, Connected Devices and Fixtures

NO GFCI; EXPOSED WIRING

Deficiency or Safety Hazard

FRONT FLOWER BED, RIGHT OF FRONT DOOR

No ground fault circuit interrupter (GFCI) protection of some of the home electrical receptacles was provided in areas at the time of inspection. Also, wiring was exposed at this location and at the base of the mailbox. These issues should be repaired by a licensed electrician.



3.2.3 B. Branch Circuits, Connected Devices and Fixtures

EXPOSED WIRING

Deficiency or Safety Hazard

BASE OF MAILBOX, BACK PORCH CEILING, BACK PATIO

Exposed wiring was visible and should be protected from physical damage as a safety precaution. This should ideally be performed by a qualified professional.



4.1.1 A. Heating Equipment

MISSING WORKMAN SHUTOFF

 Recommendation

The inspector was unable to locate a manual shutoff switch for the furnace/air handler, commonly called a "workman shutoff". This is typically located near the unit, in the attic. Recommend a qualified professional repair as needed.

Recommendation

Contact a qualified professional.

4.1.2 A. Heating Equipment

AIR LEAKING AT PLENUM

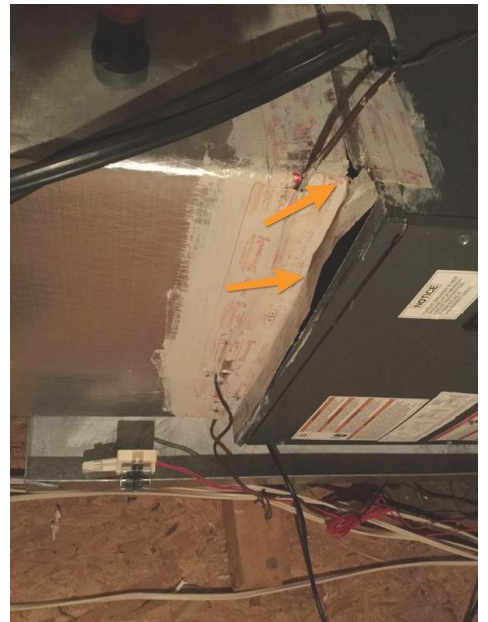
 Recommendation

ATIC

The connection between the plenum and the furnace unit is leaking a significant amount of air. This connection should be retaped and mastic applied to create a strong, airtight seal.

Recommendation

Contact a qualified professional.



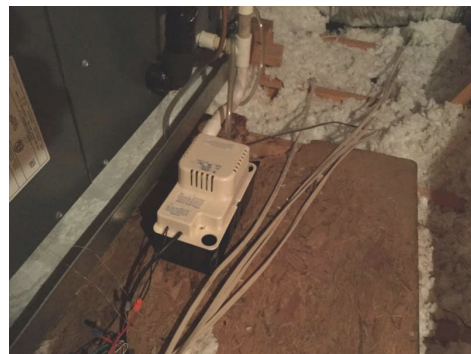
4.2.1 B. Cooling Equipment

UNABLE TO OPERATE CONDENSATE PUMP

 Recommendation

The attic unit uses a condensate pump to remove condensation from the a/c unit. The inspector was unable to test or activate this pump manually. This does not imply that the unit is defective, only that the inspector was not able to observe its function at the time of the inspection.

Recommendation
Contact a qualified professional.



4.3.1 C. Duct Systems, Chases and Vents

DIRTY FILTER

Recommendation

The disposable filter is clogged and is dirty. The filter needs to be replaced.

4.3.2 C. Duct Systems, Chases and Vents

HVAC DUCT(S) NOT SUPPORTED BY STRAPPING

Recommendation

Air conditioning duct work should be suspended by proper strapping material. Allowing ductwork to lay directly on ceiling joists compacts insulation and increases the possibility of condensate buildup.

Recommendation
Contact a qualified professional.



5.1.1 A. Plumbing Supply, Distribution System and Fixtures

CAULK LINE FAILED

Recommendation

MASTER BATH SHOWER

The sealant where the shower floor meets the wall was old and had sections of sealant missing, which may allow damage from moisture intrusion of the wall assembly.



5.1.2 A. Plumbing Supply, Distribution System and Fixtures

SHOWER GLASS NOT TEMPERED

Recommendation

The glass shower enclosure may not have been made from tempered glass or the label was not visible at the time of inspection. Tempered glass is typically required in this area. Further evaluation by a qualified contractor is recommended if this is an area of concern to you.



5.3.1 C. Water Heating Equipment

NO OVERFLOW PIPE AT DRIP PAN



Recommendation

The drain pipe serving this water heater drain pan had no overflow. To reduce the potential for damage from a leaking tank or pipe fittings, the drip pan should have an overflow pipe installed that discharges to the home exterior or to a floor drain. Water heaters installed in garages with sloped floors are not typically required to have a drip pan & overflow pipe installed, however it may help prevent potential water damage if the unit leaks.

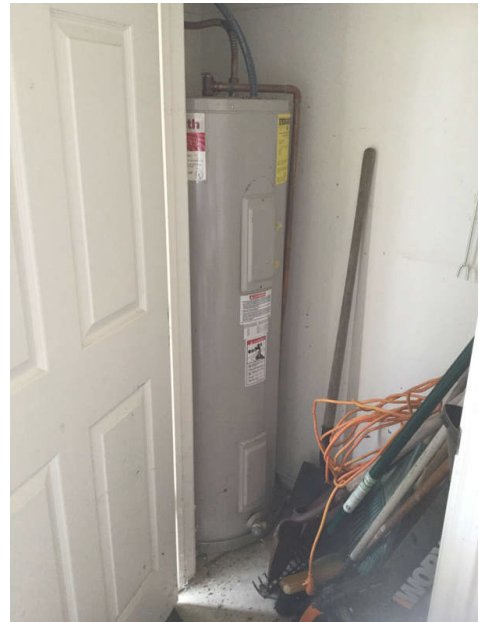
5.3.2 C. Water Heating Equipment

GARAGE, NOT RAISED



Recommendation

Although this gas water heater was installed in the garage, it was not installed on a raised platform a minimum of 18 inches in height as is required by generally-accepted modern safety standards for water heaters that are not a Flammable Vapor Ignition Resistant (FVIR) type. This water heater did not appear to be a FVIR Type. The Inspector recommends correction by a qualified plumbing contractor.



5.3.3 C. Water Heating Equipment

**COLD WATER SHUT OFF LEAKS,
APPEARS NOT TO FUNCTION**

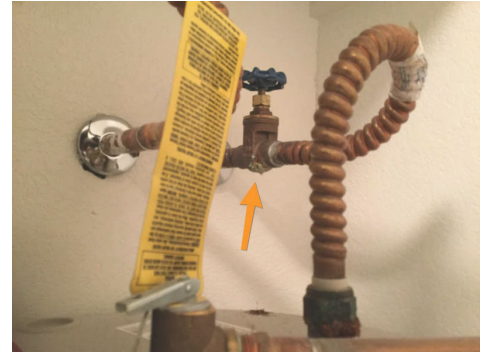
 Recommendation

MASTER BATHROOM WATER HEATER CLOSET

The cold water supply shutoff to this water showed visible evidence of long term leaking. This valve appeared to have failed, cutting off the water supply to the water heater, which allowed no hot water function at the attached hot water faucets. Recommend a qualified plumber evaluate and repair as needed.

Recommendation

Contact a qualified professional.



6.6.1 F. Mechanical Exhaust Vents and bathroom Heaters

EXHAUST FAN INOPERABLE

 Recommendation

GUEST BATHROOM

The exhaust fan was inoperable at the time of the inspection and may need to be serviced soon.

Recommendation

Contact a qualified professional.

6.7.1 G. Garage Door Operator(s)

FAILURE TO REVERSE

 Recommendation

A garage door opener failed to reverse when a reasonable amount of resistance was applied. This is an indication the garage door opener may need to be adjusted by a qualified professional.

6.7.2 G. Garage Door Operator(s)

LOCK/LATCH NOT DISABLED

 Recommendation

The locks or latches for the garage vehicle door should be removed or disabled to help prevent damage from accidentally operating the opener while the door is latched or locked.

6.8.1 H. Dryer Exhaust System

NO DAMPER

 Recommendation

The dryer exhaust vent was not equipped with a backdraft damper or the damper may have been missing. This condition may allow pests to enter the vent, creating a potential fire hazard. The Inspector recommends installation of a proper backdraft damper.