



SUMMARY

1234 Main St. Hayden ID 83835

Buyer Name
07/03/2018 9:00AM

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2.1.1 Coverings

MOSS

NORTH, ROOF

While inspecting the roof I found moss growth in multiple areas on the north side of the roof. If left unaddressed this condition will compromise the integrity of the asphalt shingle covering and lead to moisture intrusion. I recommend that a qualified professional evaluate and clean/repair as necessary.

[Here is a helpful article](#) that discusses algae and moss on roof surfaces.

Recommendation

Contact a qualified roofing professional.



Recommendation



2.1.2 Coverings

FASTENERS - EXPOSED

ROOF

While inspecting the roof coverings I noticed exposed fasteners in multiple areas along the ridge, specifically at the ends. Best practices call for application of an appropriate sealant over the fasteners to prevent moisture intrusion.

Recommendation

Contact a qualified roofing professional.



Recommendation



2.3.1 Flashings

FLASHING - EXPOSED FASTENERS

ROOF

While inspecting the roof I noticed exposed fasteners driven into the flashing. I recommend that a qualified roofing contractor apply sealant over the exposed fastener heads to prevent moisture intrusion.

Recommendation

Contact a qualified roofing professional.

 Recommendation



2.4.1 Skylights, Chimneys & Other Roof Penetrations

ROOF PENETRATION FLASHING - EXPOSED FASTENERS

ROOF

 Recommendation

While inspecting the penetration flashing I noticed multiple exposed fasteners. Best practices call for application of an appropriate sealant product over the fastener heads to prevent moisture intrusion.

Recommendation

Contact a qualified roofing professional.



3.1.2 Siding, Flashing & Trim

TRIM - DETERIORATED

NORTH, EXTERIOR

While inspecting the patio area I found that the bottom portion of trim around the exterior entry door is deteriorating. This is common due to the amount of moisture (snow) that sits against the trim for long periods of time during the winter months. A handyman can apply new paint to help protect the existing trim or replacement may be considered.

Recommendation

Contact a qualified handyman.



Recommendation



3.6.1 Eaves, Soffits & Fascia

STINGING INSECT NEST

SOUTH

While inspecting the exterior of the home I noticed active wasp nests affixed to the home. This may pose a safety concern depending on the breed of insect and the personal medical vulnerabilities of a given victim. I recommend that a qualified exterminator evaluate and remove.

Recommendation

Contact a qualified pest control specialist.



Safety Hazard



4.4.1 Garage Door

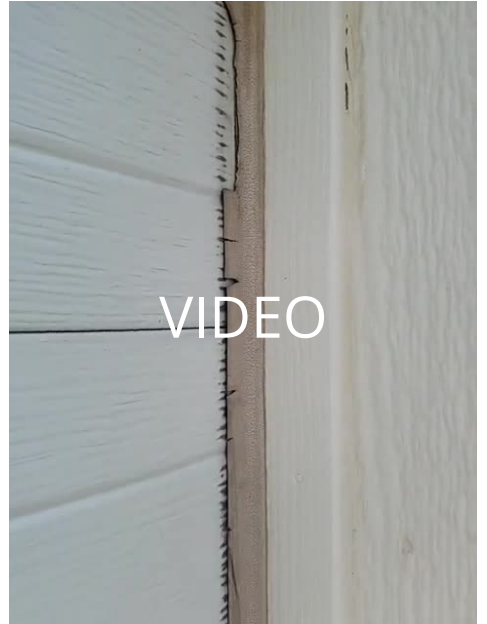
GARAGE DOOR - DETERIORATING THERMOSTOP

SOUTH, GARAGE

While inspecting the garage door I noticed that the thermostop material is deteriorating. This is a common maintenance item as homes age and can be replaced by a garage door contractor.

Recommendation

Contact a qualified garage door contractor.



6.1.2 Foundation

FOUNDATION - HOLE

EAST

While inspecting the foundation I noticed that there is a hole that appears to have been created to make room for an ABS drain pipe. I do not believe this hole is indicative of any major foundation issues, however it is important that moisture is not able to enter this space. I recommend repair by a qualified foundation contractor.



Recommendation
Contact a foundation contractor.

7.5.1 Gas/LP Firelogs & Fireplaces

GAS FIREPLACE - INOPERABLE

LIVING ROOM

 Recommendation

While inspecting the gas fireplace unit, I found it to be inoperable. The unit was disabled during the inspection and returned to a disabled state following the attempted test. Heat damage was noted to the exterior direct vent exhaust flue trim pieces. Vinyl siding above the vent flue was found to be warped due to heat exposure. I recommend service of the entire unit to restore functionality and ensure safe operation.

Recommendation
Contact a qualified HVAC professional.



