



## Summary Information

The summary contains items or discoveries indicating that these systems or components do not function as intended or adversely affects the habitability of the dwelling, are safety related, warrants further investigation by a specialist, or requires subsequent observation. Items are placed in the summary at the discretion of the inspector, and are, in the opinion of the inspector, the most important items for this particular property, however, do not take the place of the customer's prioritization of issues. It is up to the customer to read the entire report and decide what the most important items are. This summary does not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. The customer should read the complete report.

### 2.1.1 Roof Coverings

#### MOD - HVY MOSS



There is moderate to heavy moss on the roof covering. Moss can damage the roof covering and potentially promote leaking. I recommend having the moss cleaned off of the roof covering as soon as possible. Never pressure wash shingles as this can damage them and shorten roof cover life.

#### Recommendation

Contact a qualified professional.



### 2.1.2 Roof Coverings

#### DAMAGED SHINGLES

NORTHWEST



There are damaged shingles on the roof which need replacing as necessary by a roofer to prevent potential moisture intrusion and damage to the home's structure. Have a roofer further inspect the roof covering for all necessary repairs.

Recommendation

Contact a qualified roofing professional.



### 2.2.1 Roof Flashing

## NO KICKOUT FLASHING

SOUTHWEST

Kickout flashing directs water away from the wall cladding and into the gutter at roof eave / sidewall intersections to prevent water running down and potentially behind the wall cladding causing damage to the structure. While not required on older homes when built, it is a VERY good item to have installed for preventative maintenance if not currently installed and can help prevent leaks and costly repairs. I recommend having a roofer add kickout flashing to areas not having one.

Recommendation

Contact a qualified roofing professional.

Summary Item



### 3.1.1 Wall Cladding, Flashing, and Trim

## CAULK GAPPING / CRACKING

The caulking is cracking or gapping in some areas. Caulking needs to be well maintained at siding / trim, siding / window, and butt joints if the joint is not flashed. This is a maintenance item and should be periodically inspected and repaired as necessary. I recommend re-caulking in these areas to prevent water intrusion and damage to the structure.

Summary Item



### 3.1.2 Wall Cladding, Flashing, and Trim

## SEAL SIDING PENETRATIONS

NORTH, SOUTH

There are penetrations in the siding where the hole or gap should be caulked or sealed to prevent water and pest intrusion. Even small holes can allow significant amounts of water into a wall cavity over time and cause damage. Repair as soon as possible.

Summary Item



### 3.1.4 Wall Cladding, Flashing, and Trim

## MANUFACTURED STONE VENEER INCORRECT INSTALLATION

Summary Item

No sealant bead at transitions, Insufficient clearance from stone to grade, No weep screed, No flashing at top of stone assembly

The AMSV (Adhered Manufactured Stone Veneer) or cultured stone as many people call it is not properly installed according to published industry guidelines. The MVMA (Masonry Veneer Manufacturers Association) publishes guidelines for proper installation of manufactured stone veneer. These guidelines help to prevent moisture related issues with the veneer. Not all best practices may be required by a jurisdiction. While I do not see any current moisture issues as a result of the installation, however, it has a higher risk of moisture related issues due to the lack of following best practices. Have it further inspected by a manufactured stone veneer inspector if you would like more information on whether repairs are recommended for this particular installation. Please keep in mind, if this is an older installation, it may have been installed prior to some of the current requirements, however, the best practices still apply to older installations, and they may benefit from being repaired to minimize risk of moisture related issues.

For reference, here is the current installation guidelines for manufactured stone from the MVMA: [View Publication](#)

#### Recommendation

Contact a qualified professional.



3.1.5 Wall Cladding, Flashing, and Trim

**WOOD ROT**

 Summary Item

NORTH, EAST, SOUTH, WEST UNDER DECK, AT DECK OFF LIVING ROOM

There is some trim / siding around the home that has some wood decay. Decayed wood can potentially attract pests such as insects. I recommend replacement of any decayed wood. Have a siding contractor further review the siding to find and repair all areas.

Recommendation

Contact a qualified siding specialist.



3.1.7 Wall Cladding, Flashing, and Trim

**LOOSE BUTT JOINTS**

 Summary Item

NORTH

Some siding course butt joints have edges curling up away from the home and needs to be pinned back to prevent moisture intrusion behind the siding. Be sure and follow manufacturer directives for placement and fastener specifics. It is usually indicated to use stainless or galvanized finish nails only.

Recommendation

Contact a qualified siding specialist.



### 3.1.8 Wall Cladding, Flashing, and Trim **HOUSE DUE FOR PAINT**

 Summary Item

The house is due for paint. Some areas appear thin and there are many areas of peeling or missing paint. I recommend having the entire house painted to help protect the structure.

Recommendation  
Contact a qualified painting contractor.



### 3.2.1 Doors (Exterior)

#### **DECK SLIDING DOOR NOT PROPERLY FLASHED**

 Summary Item

Exterior doors should be wrapped at the bottom sill and properly flashed to prevent water intrusion. This door does not appear to be properly flashed to prevent water intrusion. There is a lot of sealant at the bottom of the door in the attempt to seal this area. There are gaps in the sealant. I recommend having a contractor with knowledge of proper door flashing review this door to make appropriate repairs and prevent potential water damage.

Recommendation  
Contact a qualified door repair/installation contractor.



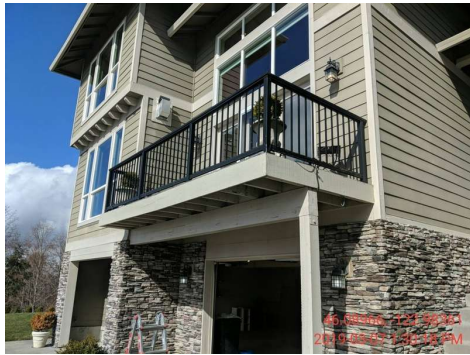
### 3.4.1 Decks, Balconies, Stoops, Steps, Areaways, Porches, Covers and Railings **MULTIPLE DECK ISSUES**

 Summary Item

Wood decay in structure, No metal hold downs from rim joist to floor joists, Cantilevered more than 1/4 supported span

Over the years, deck construction standards have changed significantly. A deck built to standards at the time of construction may not meet current standards today. Decks, like other systems, have a lifespan, typically 10-15 years on average. The current deck building standards are outlined in the DCA 6 - Prescriptive Residential Wood Deck Construction Guide. I note multiple issues with the deck and recommend a deck contractor familiar with current standards review and correct the deck as necessary including any additional deficiencies discovered.

Recommendation  
Contact a qualified deck contractor.



3.4.2 Decks, Balconies, Stoops, Steps, Areaways, Porches, Covers and Railings

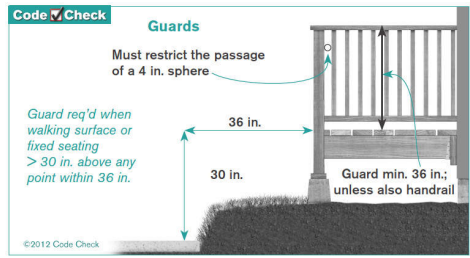
**NO RAILING / GUARD**



NORTH

There is no railing installed in an area in which current safety standards require a railing or guard. I recommend installation of a railing / guard in this area for safety. Stairways with 4 or more risers should have an approved graspable profile railing and balusters spaced no more than 4 inches apart if the side of the stairs is exposed to falls. Walking surfaces greater than 30 inches above the ground within 3 feet of the walking surface should have a railing installed for safety. Areas noted:

Recommendation  
Contact a qualified deck contractor.



Rails / guards

3.5.2 Vegetation, Grading, Drainage, Driveways, Patios, Walkways and Retaining Walls

**NEGATIVE GRADIENT**



SOUTHEAST, SOUTH

There is a negative slope or drainage towards the home in one or more areas. This area does not drain water away from home and needs landscaping and / or drainage corrected. Recommend any areas that slope toward the home be corrected to maintain positive drainage of water away from the home. Proper slope away from the home is 5% or 6 inches for the first ten feet of ground cover, and 1/4 inch per foot on other surfaces such as patios. If proper drainage cannot be met by landscaping, additional drainage may be necessary, and a drainage contractor should review the premises for further advice.



#### 4.7.1 Occupant Door (garage to inside of home)

### SELF CLOSE HINGES



I recommend adding self-closing hinges to the garage occupant door for fire safety. Current safety standards require them. It may not have been a requirement when this home was built, however, it is a recommended fire safety upgrade.

Recommendation

Contact a qualified professional.

#### 4.8.1 Garage Door Operators

### CONTROLLER TOO LOW



The garage door opener control is installed less than 5 feet tall above the walking surface. Manufacturers recommend installation at least 5 feet above the walking surface to avoid small children from operating the door. Have the controller raised to be at least 5 feet above walking surface.

Recommendation

Contact a qualified garage door contractor.



#### 5.4.1 Windows (representative number)

### FOGGED WINDOW



MASTER BEDROOM

Some windows around the home have a broken seal and there is some haziness between the panes. These windows still function fine as insulated windows, however, aesthetically they are not appealing and do not provide a clear view. Have them repaired or replaced by a glass contractor.

Recommendation

Contact a qualified window repair/installation contractor.



#### 5.4.2 Windows (representative number)

### BLIND CORDS CONTAIN LOOP



Some window blind cords contain loops. This is a potential strangle hazard for small children. I recommend cords that do not contain loops.



5.4.3 Windows (representative number)

### WINDOW GUARDS - CHILD SAFETY

 Safety Item

For your information, there are no window guards on some windows in the home on the upper floors which restrict how far the window can be opened. I recommend consider adding window guards on the windows to restrict how far they can be opened for additional child safety if small children will be present in the home.



5.6.1 Steps, Stairways, Balconies and Railings

### RAILING LOOSE

 Summary Item

2ND FLOOR

The railing is loose in one or more areas. I recommend repair as necessary.



7.6.1 GFCI / AFCI Outlets and Breakers

### NO GFCI REQUIRED AREA

EXTERIOR (ALL), GARAGE (ALL)

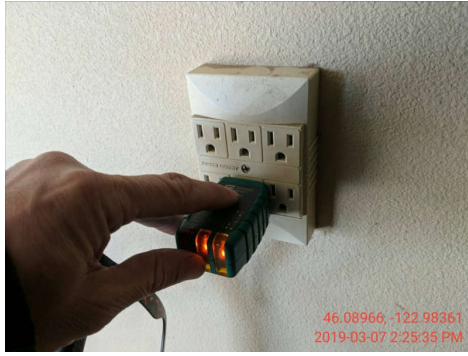
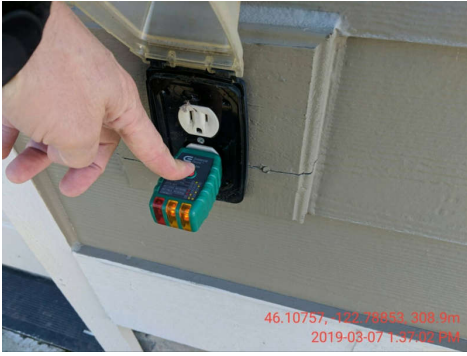
 Safety Item

There is no GFI (Ground Fault Interrupt) protection at electrical outlets in some areas currently required to prevent shock hazards. Current standards require GFCI protected outlets at kitchen countertops and islands, garages, exterior outlets, bathroom outlets, outlets within 6 feet of a water source or that are in potentially damp areas such as crawlspaces as a safety feature. I recommend adding GFI protection to these areas not having it as a safety upgrade.

Recommendation

Contact a qualified electrical contractor.





### 7.8.1 Carbon Monoxide Detectors

## NO CO DETECTOR IN REQUIRED AREA

1ST FLOOR, 2ND FLOOR



There were no carbon monoxide detectors observed in one or more required locations. Carbon monoxide detectors are required in a common area on each level of the home, in the immediate vicinity of sleeping rooms, in basements and habitable attics. Recommend installing carbon monoxide detectors per manufacturer instructions in these areas.

### 8.1.1 Plumbing Drain, Waste and Vent Systems

## SEPTIC COVERS NOT FASTENED



One or more septic tank covers are loose and / or not fastened down. This could allow an animal or child to fall in. Recommend fastening down covers and keeping them fastened at all times. This is a potential safety hazard. Areas noted:

Recommendation

Contact a qualified professional.



### 8.2.1 Plumbing Water Supply, Distribution System and Fixtures

## CAULK / GROUT MAINTENANCE



KITCHEN, BATHROOMS 2ND FLOOR

There is some gapping / cracking of the caulk or grout around one or more plumbing fixtures.

Recommend keeping these areas well maintained to prevent potential moisture intrusion and damage to the structure. Recommend caulking/grout maintenance as necessary.

Recommendation

Contact a handyman or DIY project



8.2.2 Plumbing Water Supply, Distribution System and Fixtures

**LEAK AT FIXTURE**

MASTER BATHROOM UNDER JACUZZI, EXTERIOR HOSE BIB WHEN IN USE

There is a leak at one or more plumbing fixtures. I recommend repair by a plumber.

Recommendation

Contact a qualified professional.



8.2.3 Plumbing Water Supply, Distribution System and Fixtures

**TOILET LOOSE**

1ST FLOOR

The toilet is loose at the base. This could allow leaking around the base / wax ring and damage to the flooring below. I recommend replacement of the wax ring, and tightening securely to the floor.

Recommendation

Contact a qualified professional.



8.2.4 Plumbing Water Supply, Distribution System and Fixtures

**HIGH WATER PRESSURE**

90 PSI P

The water pressure to the home exceeds 80 psi. Recommended maximum pressure is 80 psi to prevent potential damage to internal plumbing and appliances. Recommend a qualified plumber add a pressure regulator for you to maintain water pressure at or below 80 psi. Current pressure approximately:

Recommendation

Contact a qualified plumbing contractor.



8.3.1 Hot Water Systems, Controls, Chimneys, Flues and Vents

**WH NOT TIGHTLY SECURED**

Water heaters should be tightly secured to prevent rocking and breaking straps loose during seismic activity. The heater is not tightly secured. I recommend adding blocking behind the heater to secure it to the wall and prevent rocking.

Recommendation

Contact a qualified professional.



8.5.2 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

 Safety Item

### **MORE THAN 120 GALLONS OF PROPANE NEXT TO HOME**

It is only allowed to store up to 120 gallons of propane next to the home. Do not exceed this amount 4 recommended safety guidelines.



10.5.1 Venting Systems (Kitchens, Baths and Laundry)

### **DRYER VENT LINT**

 Safety Item

There is lint buildup in the dryer exhaust duct work. I recommend having the dryer duct cleaned. Too much lint buildup is a fire hazard.

Recommendation

Contact a qualified professional.

