

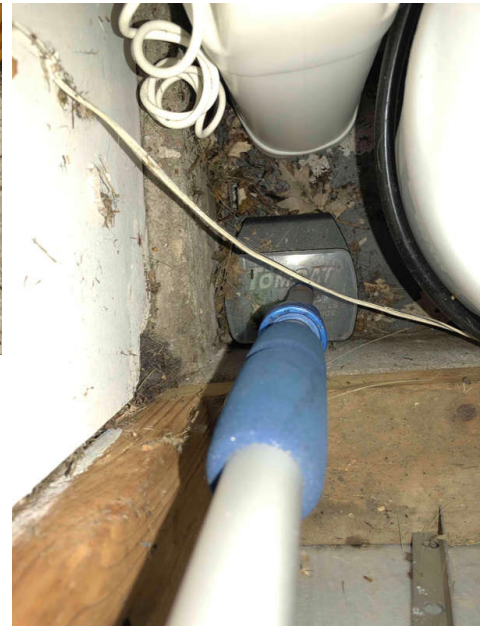
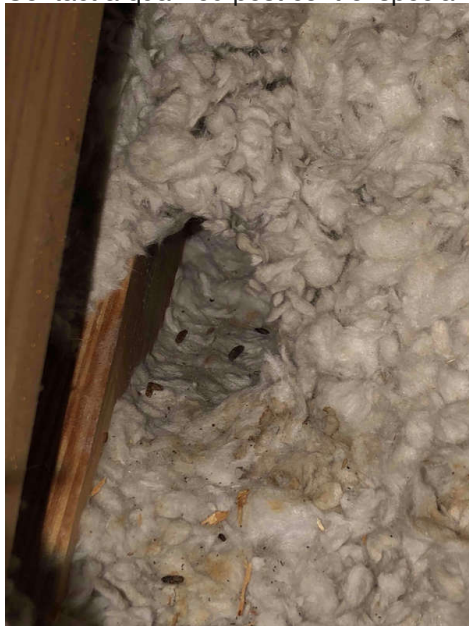


1.1.1 General Concerns
RODENT ACTIVITY



Evidence of rodent activity was observed in and/or around the property. Consult with the property owner about this. A qualified person should make repairs to seal openings in structure, set traps, and clean rodent waste as necessary.

Recommendation
Contact a qualified pest control specialist.



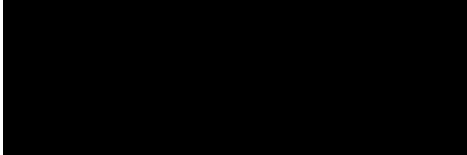
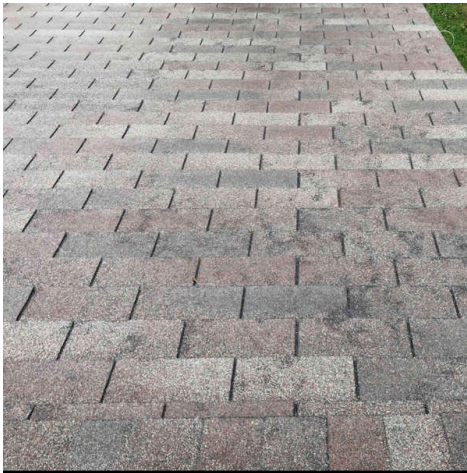
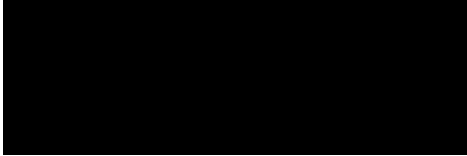
Trap observed in garage.

2.1.1 Coverings
GRANULAR DETERIORATION



There was visible erosion of the granular surface of some asphalt shingles. This can accelerate deterioration of the shingles.

Recommendation
Contact a qualified roofing professional.



2.1.2 Coverings

LOOSE OR LIFTING

Some shingles were loose or lifting. Leaks can occur as a result. This can be a conducive condition for wood-destroying organisms.

Recommendation

Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

GUTTER IMPROPERLY SLOPED

Gutter are improperly sloped in areas, which could result in runoff drainage around the foundation and possible structural shifting. Recommend qualified roofing or gutters contractor repair.



Recommendation
Contact a qualified roofing professional.



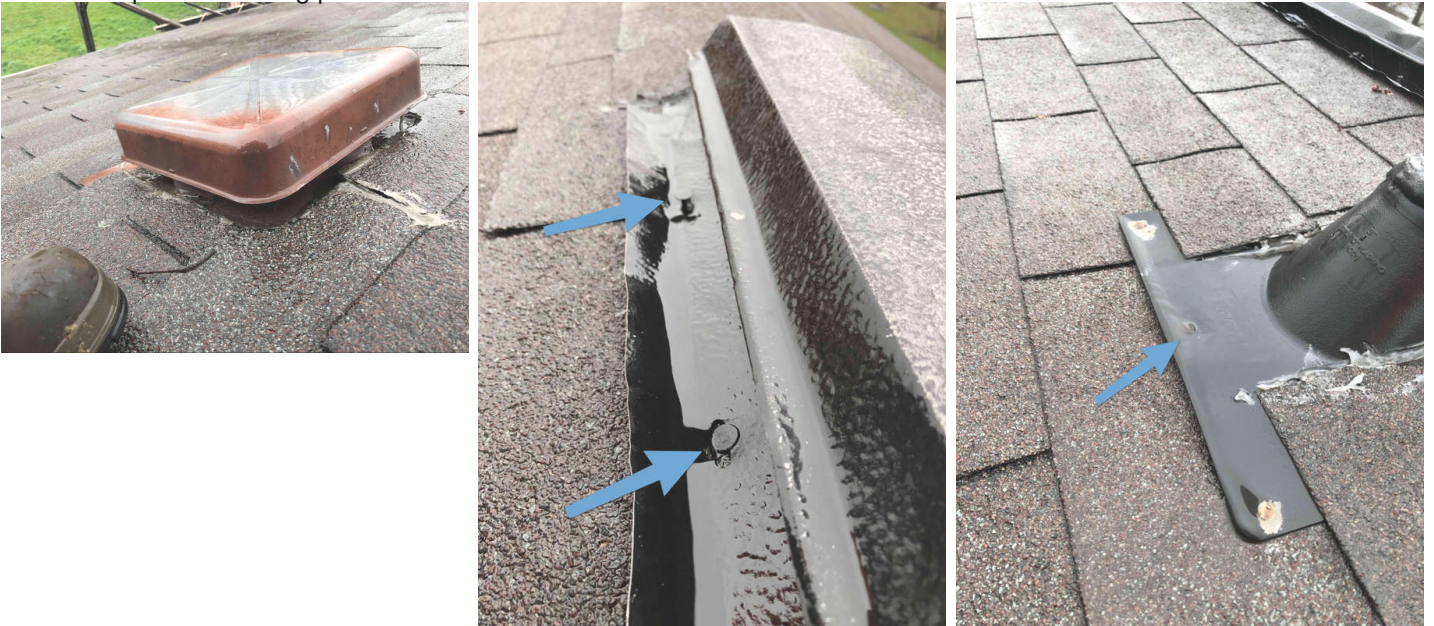
2.3.1 Flashings

SUBSTANDARD INSTALLATION/REPAIRS

 Recommendation

Observed substandard installation or repairs at one or more roof flashings. Leaks can occur as a result.

Recommendation
Contact a qualified roofing professional.



Lifting and exposed fasteners can promote leaking.

2.3.2 Flashings

LOOSE/SEPARATED

 Recommendation

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation
Contact a qualified roofing professional.



3.1.2 Siding, Flashing & Trim

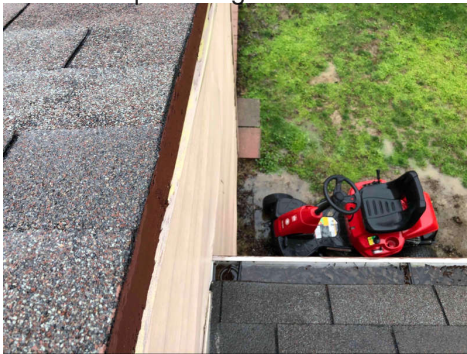
EVIDENCE OF WATER INTRUSION

 Recommendation

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 general contractor.



See next photo.



Bowing siding may be due to water intrusion.

3.1.4 Siding, Flashing & Trim

LOOSE BOARDS

 Recommendation

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation

Contact a qualified general contractor.



3.3.2 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

Trip hazards observed. Patch or repair recommended.

Recommendation

Contact a qualified professional.



3.3.3 Walkways, Patios & Driveways

WALKWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and correct to prevent trip hazard & preserve appearance.

Recommendation

Contact a qualified professional.





3.5.1 Eaves, Soffits & Fascia

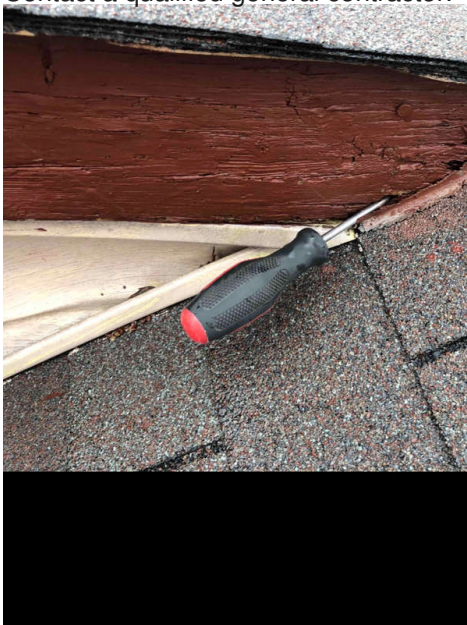
WOOD ROT

 Recommendation

Wood rot or significant water damage was observed at one or more sections of the eaves, soffits, fascia boards and/or rake boards. This may be due to a roof or gutter leak (see other comments in "Roof" sections). **All rotten wood should be replaced.**

Recommendation

Contact a qualified general contractor.





3.6.1 Vegetation, Grading, Drainage & Retaining Walls

— Recommendation

TREE ROOTS

One or more large trees were observed close to the home. Tree roots can cause damage to foundations and plumbing. Recommend having a qualified tree service contractor or certified arborist evaluate further.

Recommendation

Contact a qualified professional.



3.6.3 Vegetation, Grading, Drainage & Retaining Walls

— Recommendation

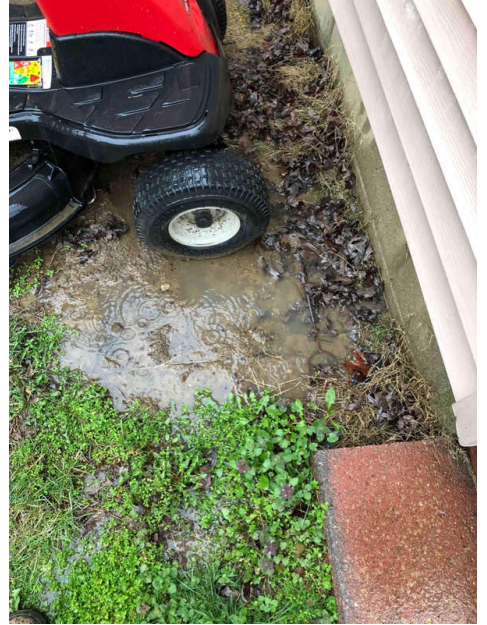
STANDING WATER

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.

Recommendation

Contact a qualified landscaping contractor



3.6.4 Vegetation, Grading, Drainage & Retaining Walls

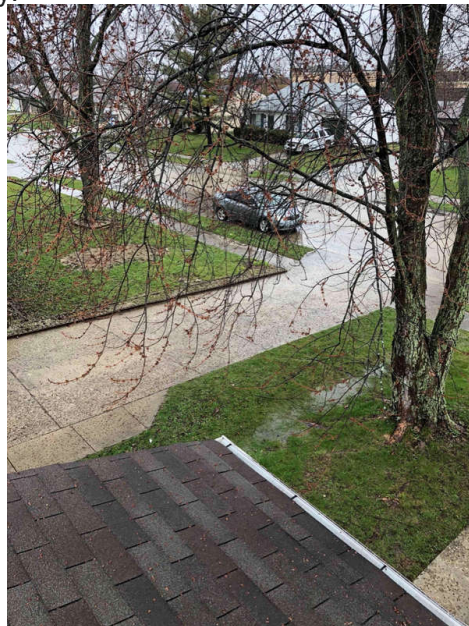
TREE OVERHANG

 Recommendation

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



6.1.1 Cooling Equipment

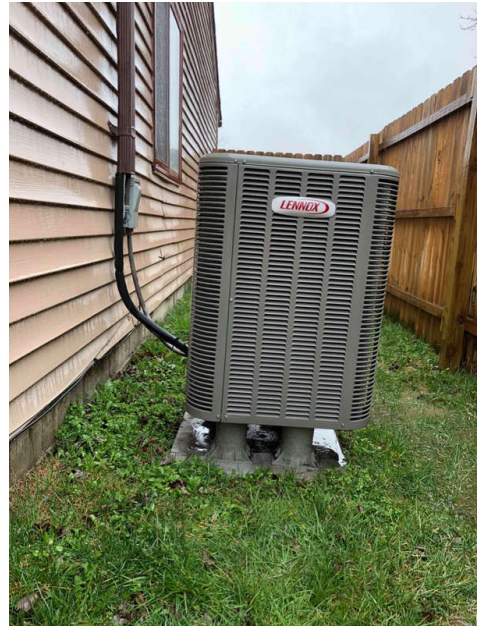
UNIT NOT LEVEL

 Recommendation

Pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation

Contact a qualified HVAC professional.



7.3.1 Water Supply, Distribution Systems & Fixtures

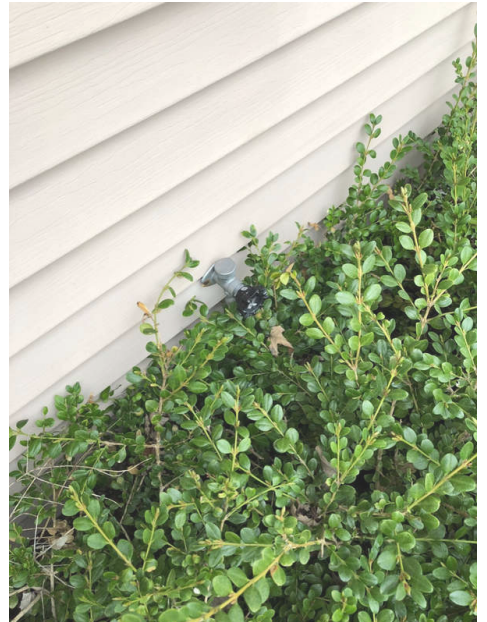
EXTERIOR FAUCET

An exterior hose bib was inoperable.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



7.4.1 Water Heater

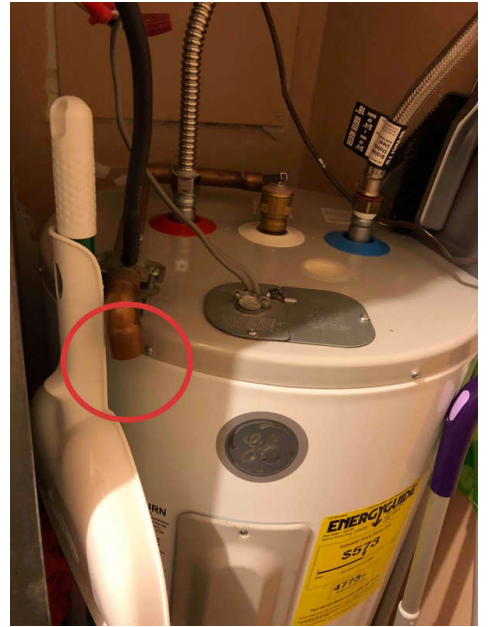
NO DRAIN LINE (TPR)

No drain line was installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens.

Recommendation

Contact a qualified plumbing contractor.

 Safety Hazard



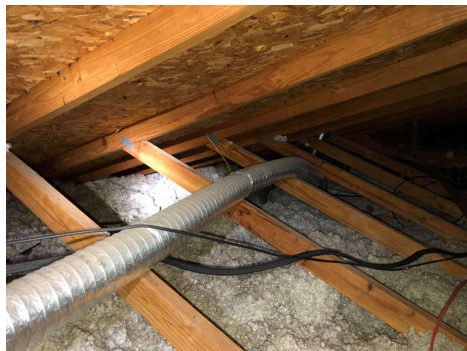
7.8.1 Laundry

VINYL OR MYLAR FLEX-DUCT



The clothes dryer was equipped with a mylar (material) duct. Flexible ducts are acceptable between the dryer and wall, however mylar is flammable. This is a potential fire hazard. Recommend replacing with a rigid or semi-rigid metal duct.

Recommendation
Contact a qualified handyman.



Mylar dryer duct also observed in attic.

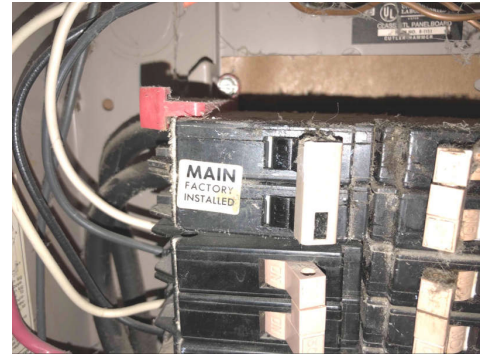
8.1.1 Service

SUB-200 AMP SERVICE



The electric service to this property appeared to be rated less than 200 amps and may be inadequate depending on the client's needs. Recommend consulting with a qualified electrician about upgrading to a 200 amp service.

Recommendation
Contact a qualified electrical contractor.



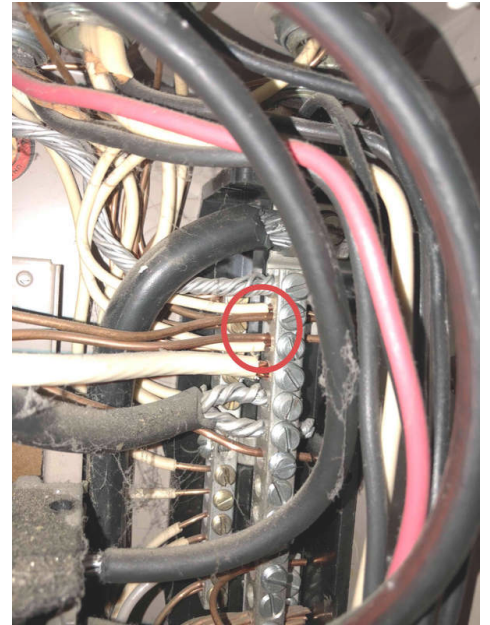
8.2.1 Panels

DOUBLE TAP

 Safety Hazard

Some wires (hot or neutral) were doubled together under the same lug. This can be a fire hazard.

Recommendation
Contact a qualified electrical contractor.



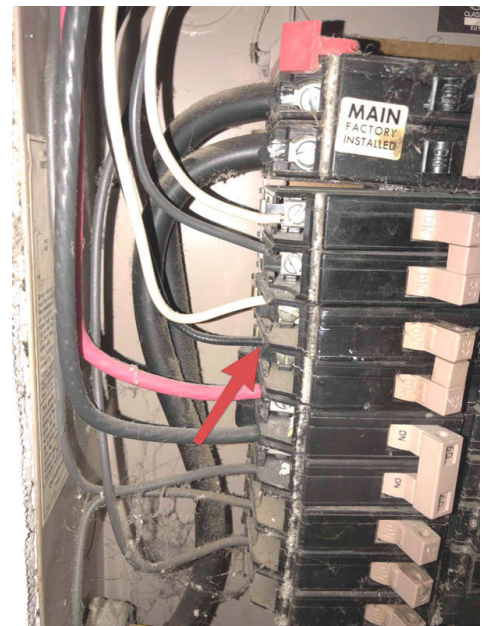
8.2.2 Panels

UNDERSIZED WIRE

 Safety Hazard

One or more branch circuit wires in main service panel appeared to be undersized for their circuit breaker or fuse. This is a potential fire hazard.

Recommendation
Contact a qualified electrical contractor.



8.3.1 Wiring

EXPOSED WIRING

 Safety Hazard

Exposed wiring was observed at one or more locations or wire ends had a substandard termination. This is a potential shock and/or fire hazard.

Recommendation

Contact a qualified electrical contractor.



8.3.2 Wiring

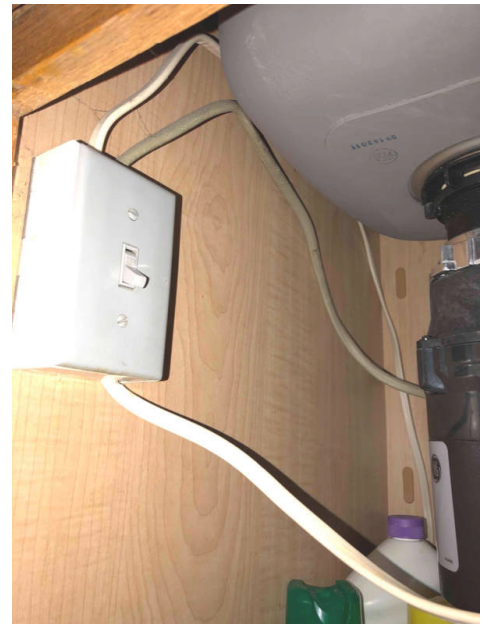
NM SHEATHED USED, CONDUIT NEEDED

 Safety Hazard

Non-metallic sheathed wiring was exposed and subject to damage. Wiring can be damaged by repeated bending or contact with sharp objects. This is a potential shock hazard. BX-armored conduit should be installed to protect wiring.

Recommendation

Contact a qualified electrical contractor.



8.3.3 Wiring

SPLICES NOT IN BOX

 Safety Hazard

Wire splices were exposed and were not contained in a covered junction box. This is a potential shock or fire hazard.

Recommendation

Contact a qualified electrical contractor.

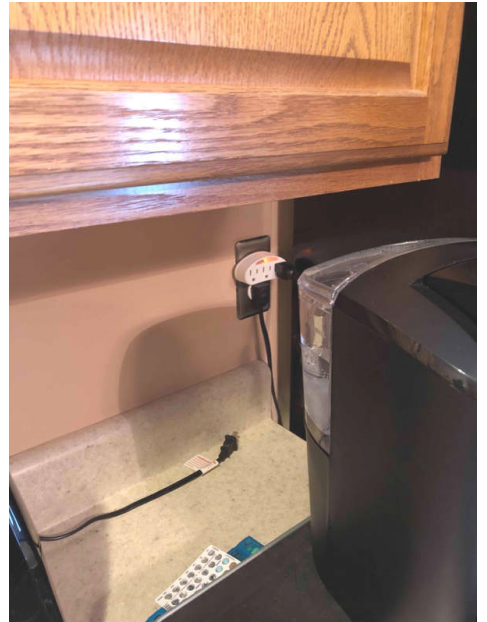


8.4.1 Receptacles
GFCI MISSING

 Safety Hazard

One or more applicable receptacles was missing necessary GFCI protection, or inspector was unable to verify GFCI protection was present. This is a shock hazard.

Recommendation
Contact a qualified electrical contractor.



8.4.2 Receptacles
LOOSE

 Safety Hazard

One or more electric receptacles were loose. Wire conductors can be damaged due to repeated movement and/or tension. This is a shock and forensic hazard.

Recommendation
Contact a qualified electrical contractor.



8.4.3 Receptacles

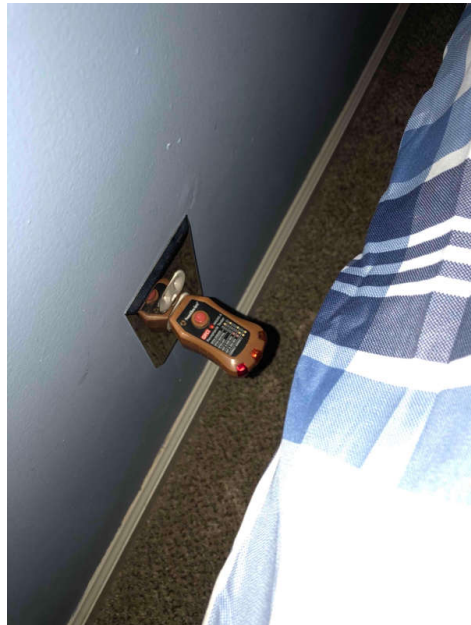
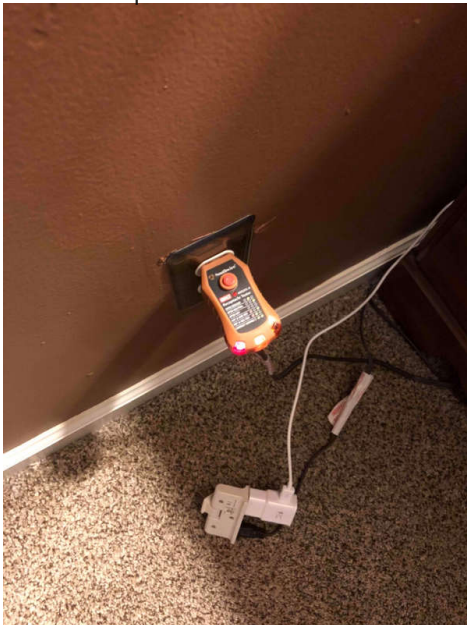
REVERSE POLARITY



One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



8.4.4 Receptacles

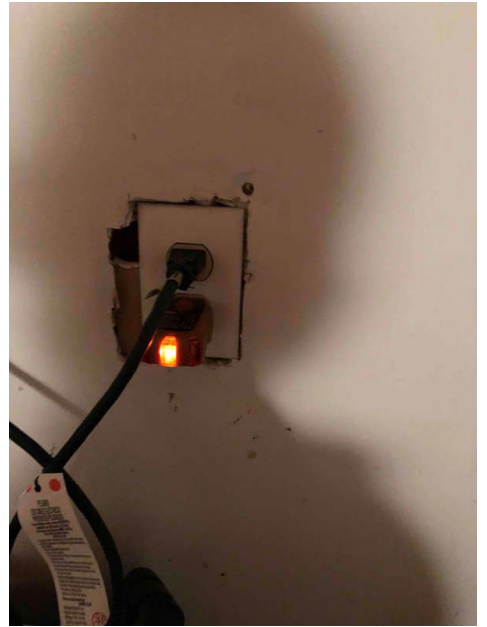
UNGROUND RECEPTACLE



One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.

Recommendation

Contact a qualified electrical contractor.



8.8.1 Lighting

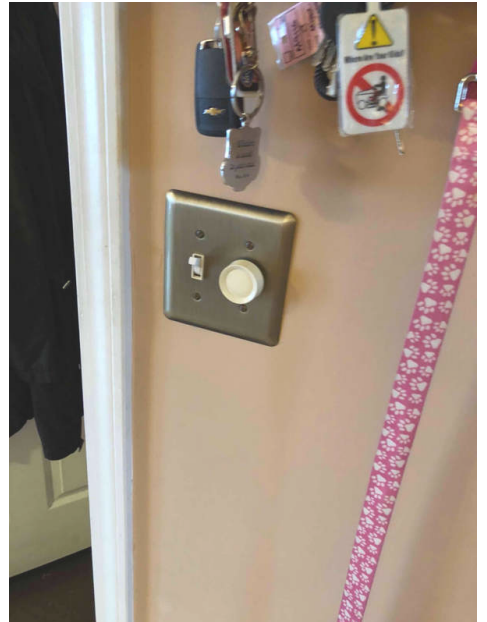
DIMMER/NON DIMMABLE LIGHTING

 Safety Hazard

A dimmer switch was wired to what appeared to be a non-dimmable light fixture, or a fixture with non-dimmable bulbs. This can be a fire hazard. Recommend further evaluation.

Recommendation

Contact a qualified electrical contractor.



8.8.2 Lighting

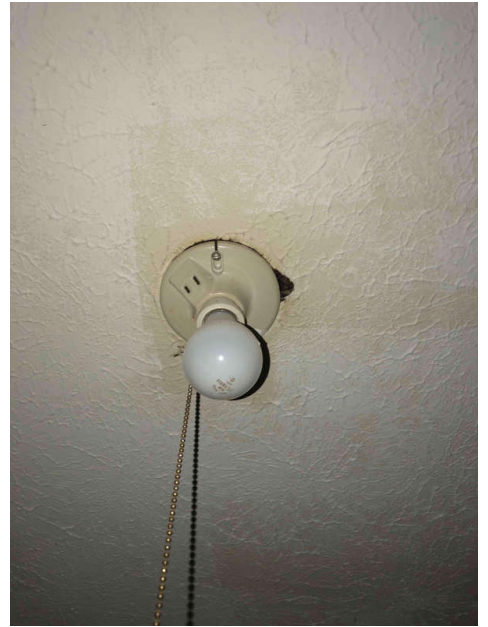
EVALUATE LIGHTING

 Recommendation

A gap and discoloration was observed at a light fixture in the master bedroom closet. Recommend further evaluation by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



9.1.1 Attic Insulation

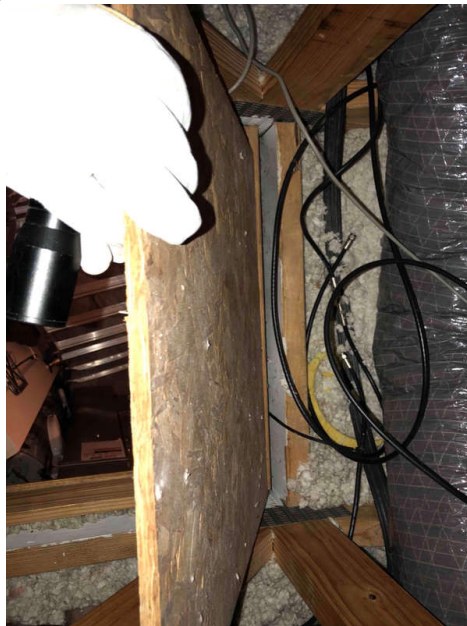
INSUFFICIENT INSULATION

 Recommendation

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation in attic and at hatch to improve energy efficiency of home.

Recommendation

Contact a qualified insulation contractor.



Attic access hatch was uninsulated.

9.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

 Recommendation

Bathroom fan vents into the attic. Also observed gaps at dryer exhaust duct in attic. These can cause moisture to accumulate in attic space and result in mold.

Recommendation

Contact a qualified handyman.



9.5.1 Roof Structure

ROOF LEAK

 Recommendation

Inspector observed evidence of active past roof leaking in the attic space. This can cause water damage and/or wood rot, and is a conducive condition for wood-destroying organisms.

Recommendation

Contact a qualified roofing professional.



At raised living room ceiling.



NE corner of attic.

12.3.1 Walls & Firewalls

FIREWALL NOT UP TO CODE

 Recommendation

Firewall separating the home and garage is not compliant with modern building standards. Firewalls should be built with materials to prevent the spreading of a fire into the home living space. Recommend a qualified contractor evaluate and bring firewall up to standards.

[Link for more info.](#)

Recommendation

Contact a qualified handyman.



12.6.1 Occupant Door (From garage to inside of home)

DOOR DOES NOT MEET SEPARATION REQUIREMENTS



Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door. This appeared to be an interior door (hollow, wood panel).

Recommendation

Contact a qualified handyman.

