



It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

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2.1.1 General

DISCOLORATION

 Recommendations

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified professional.



3.2.1 Vegetation

VEGETATION TOO CLOSE / IN CONTACT WITH BUILDING

 Maintenance/Monitor

Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior and/or other structures. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Recommendation

Contact a qualified lawn care professional.



3.6.1 Decks/Stairs

DECK IN NEED OF PAINTING / SEALING / MAINTENANCE

 Maintenance/Monitor

Wooden deck or porch surfaces were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Restaining the decking and railing will help preserve the lifespan of the deck.

Recommendation
Recommended DIY Project



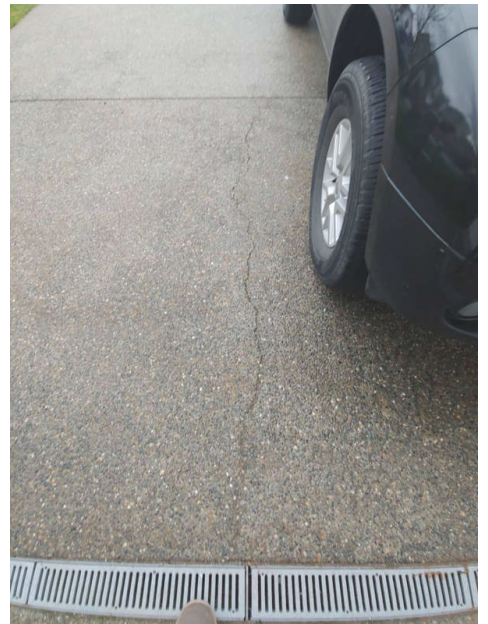
4.2.1 Driveway, Walkway, Patio

MINOR DRIVEWAY DAMAGE

 Maintenance/Monitor

Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation
Contact a qualified professional.



4.2.2 Driveway, Walkway, Patio

**MINOR DAMAGE-
SIDEWALK/PATIO**

 Maintenance/Monitor

To the left of the front door, the concrete patio has had a small amount of settling happen. It has settled down about 1/4" or so. Leaving a little lip that could cause a potential trip hazard. Be aware when using this area to prevent any potential tripping hazards.

Recommendation

Contact a qualified professional.



4.3.1 Exterior issues

LOSE SIDING



Recommendations

The vinyl siding on the right-hand side of the house has come loose in one or more areas. I recommend resecuring the siding so further damage from wind and rain does not occur.

Recommendation

Contact a qualified professional.



4.5.1 Windows and Door

SCREEN DAMAGED



Maintenance/Monitor

The screen on one or more windows has been damaged and patched. I recommend rescreening the window.

Recommendation

Contact a qualified professional.



4.8.1 Wood Siding And Trim

CAULKING AT JOINTS

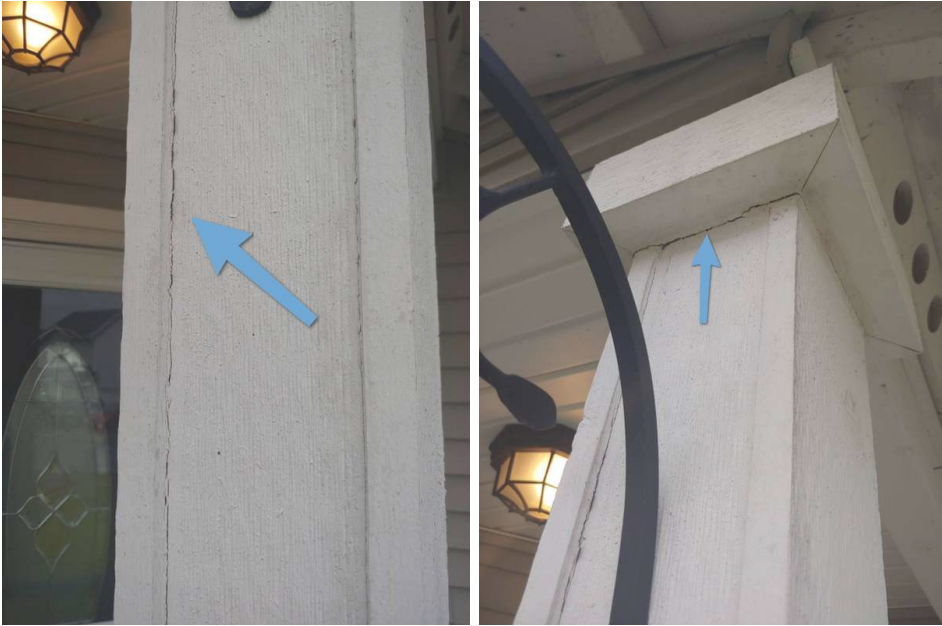


Maintenance/Monitor

Caulk was *missing / deteriorated / substandard* in some areas. For example, *around windows / around doors / at siding butt joints / at siding-trim junctions / at wall penetrations*. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used.

Photos only represent a couple of spots around the house where caulking was noted. I recommend that all caulking is further evaluated and replaced where needed around the house.

Recommendation
Contact a qualified handyman.



6.1.1 Cabinets

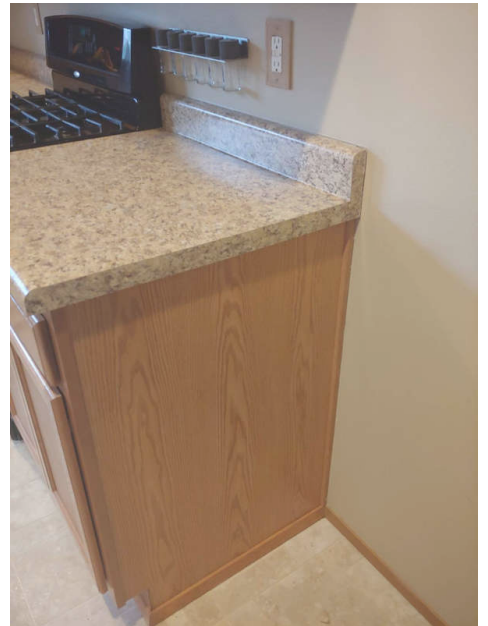
CABINETS LOOSE

 Recommendations

One or more cabinets were loose, or were secured with too few or substandard fasteners. An adequate number of appropriate fasteners should be used. For wall-hung cabinets, inadequate fasteners can pose a safety hazard if cabinets fall. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified cabinet contractor.



6.2.1 Countertops-Backsplash

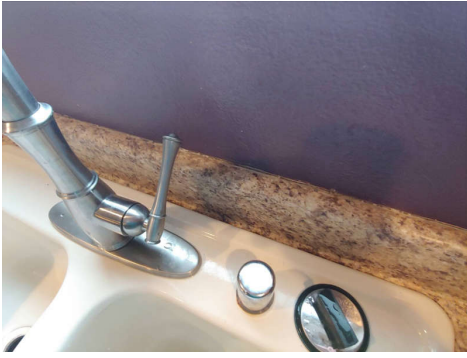
CAULKING

 Maintenance/Monitor

One or more areas of the kitchen counter top(s) are recommended to be re-sealed (caulked) to keep any moisture and or water out and prevent future damage.

Recommendation

Recommended DIY Project



6.3.1 Electrical

COVER PLATE MISSING



Maintenance/Monitor

Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

Recommendation

Contact a qualified electrical contractor.



7.1.1 Bathub

CAULKING AT SURROUND

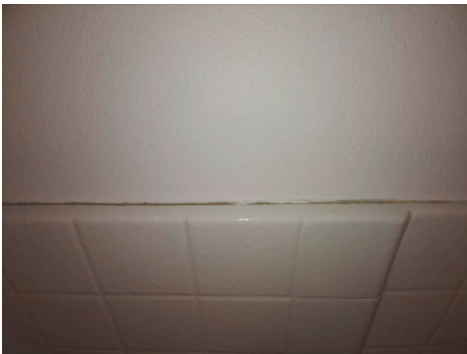


Maintenance/Monitor

Caulk is missing or deteriorated above one or more bathtubs, where the tub surround meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.

Recommendation

Recommended DIY Project



7.1.2 Bathub

CLOGGED OR DRAINS SLOWLY

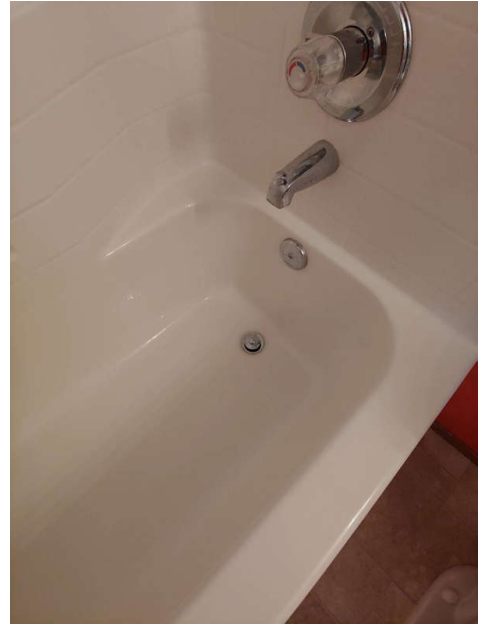


Recommendations

One or more bathtub drains are clogged or drain slowly. Drain(s) should be cleared as necessary, and by a qualified plumber if necessary.

Recommendation

Contact a qualified plumbing contractor.



7.7.1 Sink/countertop

STOPPER ISSUE

One or more sink stopper(s) mechanisms are missing, or need adjustment or repair. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily.

Recommendation

Contact a qualified plumbing contractor.



11.1.1 Interior-Exterior doors-Windows

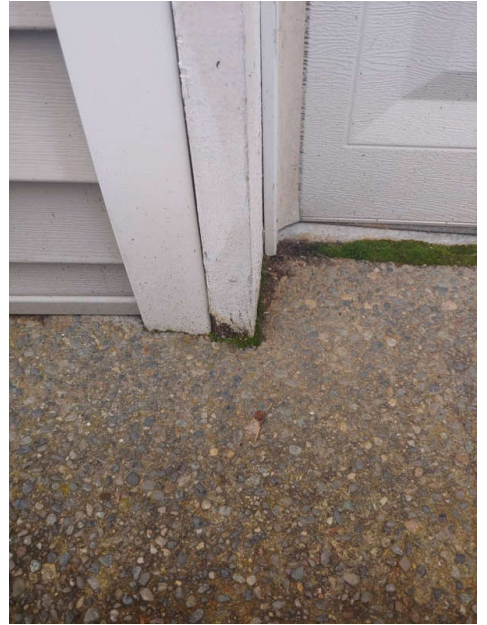
GARAGE DOOR TRIM GROUND CONTACT

The trim on the outside of the garage door is in contact with the concrete. This allows water to wick up on an unfinished end. I recommend touch up painting and keeping these sealed so the trim pieces do not rot.

Recommendation

Contact a qualified professional.





12.1.1 Water Heater

NEAR LIFE EXPECTANCY



Maintenance/Monitor

The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified plumbing contractor.



12.1.2 Water Heater

HOT WATER TEMPERATURE LOW



Maintenance/Monitor

During the inspection the hot water temp was lower than normal. I the highest temperature reading i took was 90 degrees. Recommended water temps are 120 - 125. This is probably a simple adjustment on the water heater itself.

It is also noted in the report, the water heater appears to be original to the house making it 11-12 years old. It was functioning at the time of inspection, but I recommend budgeting for a replacement in the near future. The average lifespan on a gas water heater is 10-12 years.

Recommendation

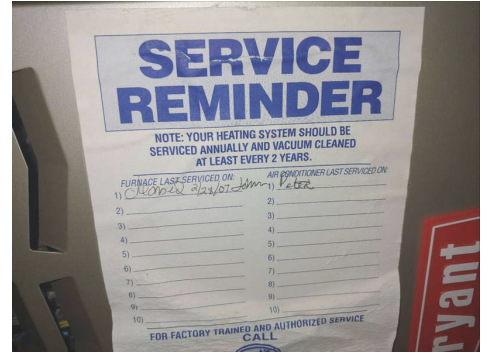
Contact a qualified professional.

13.1.1 General comments

SERVICE HEATING / COOLING SYSTEM



Recommendations



The last service date of the forced air heating / cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

Recommendation

Contact a qualified HVAC professional.

14.1.1 General

PAPER TOWLE HOLDER

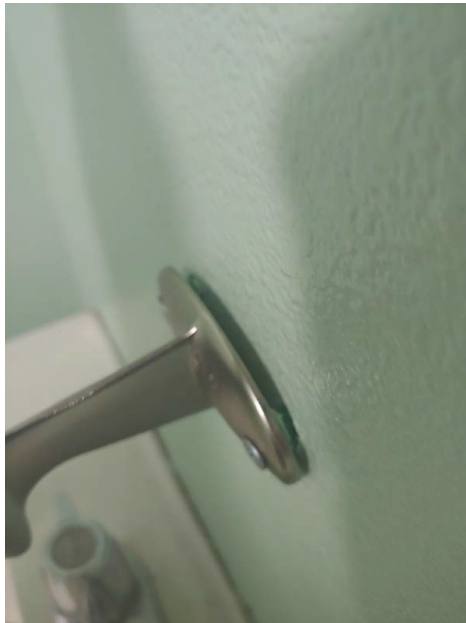


Recommendations

Paper towel holder was loose and coming away from the wall. I recommend securing it before use.

Recommendation

Contact a qualified professional.



17.1.1 General

VAPOR BARRIER



Maintenance/Monitor

The vapor barrier in several places has shifted and needs to be repositioned back over the exposed dirt. I recommend repositioning the the vapor barrier back into its proper place.

Recommendation

Contact a qualified professional.

