



SUMMARY
1234 Main St. Truckee Ca 96161
Buyer Name
05/22/2018 9:00AM

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We point you in the right direction.

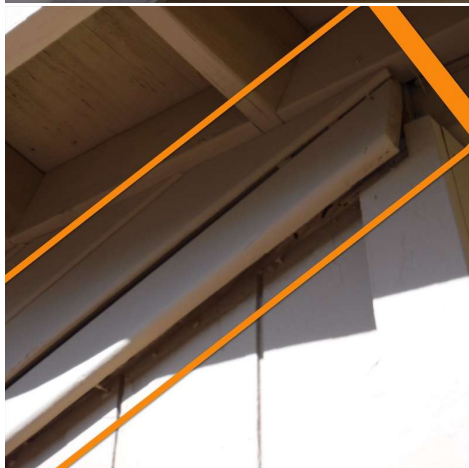
3.1.1 Siding, Flashing & Trim

LOOSE BOARDS

 Recommendation

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

Recommendation
Contact a qualified siding specialist.





3.1.2 Siding, Flashing & Trim

SPLITTING

Trim was splitting in one or more areas, which can lead to moisture intrusion and/or mold. Recommend monitoring for excessive splitting, in which case a qualified siding contractor should evaluate and repair/replace.

Recommendation

Contact a handyman or DIY project



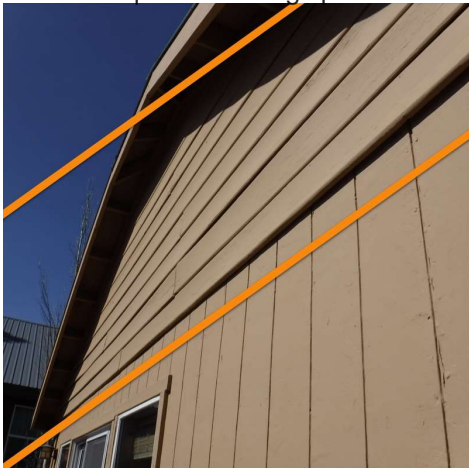
3.1.3 Siding, Flashing & Trim

WARPING/BUCKLING

Siding was warping or buckling in areas. This is often as a result of long periods of full sun exposure that will cause expansion/contraction and buckling of siding. Showed no signs of decay. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



3.1.4 Siding, Flashing & Trim

TRIM MISSING

At time of inspection trim was missing at one or more locations on the home. Recommend replacement.

Recommendation

Contact a handyman or DIY project



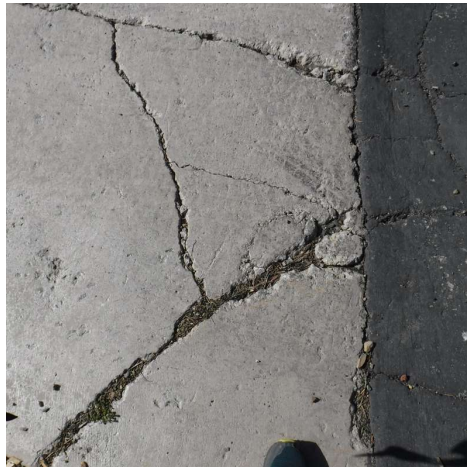
3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and replace.

Recommendation

Contact a qualified concrete contractor.



3.4.2 Decks, Balconies, Porches & Steps

DECK - ROTTED BOARDS

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.



Recommendation
Contact a qualified deck contractor.



3.4.3 Decks, Balconies, Porches & Steps

IMPROPER DECK CONSTRUCTION PRACTICES



"Safety Issue" Poor construction practices were observed at deck inspection. No ledger at connection to house. Deck connections are the number one reasons that decks fail. Recommend qualified deck contractor evaluate and repair.

Recommendation
Contact a qualified deck contractor.



Blocks across the back where hanger nails from deck joists.

3.4.4 Decks, Balconies, Porches & Steps

RAILING UNSAFE



There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped. Also Videos show loose deck railing connections creating an unsafe area. recommend re bolt of railing posts by qualified individual.

Recommendation
Contact a qualified deck contractor.



3.5.1 Eaves, Soffits & Fascia

EAVES - WATER STAINS

 Recommendation

Water stains were observed under the roof eaves. This may indicate a previous leak. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



Eave on left side of house

3.7.1 Exterior GFCI

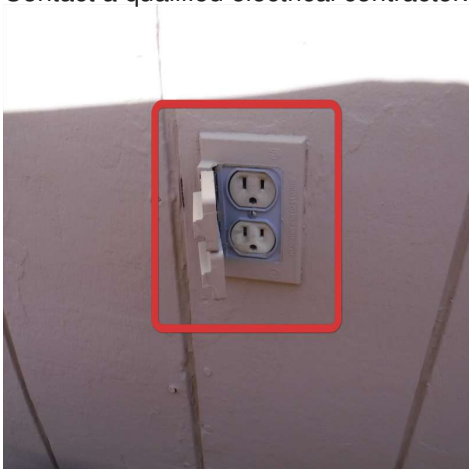
GFCI MISSING

 Safety Hazard

Safety issue -- There as not sufficient GFCI outlets present on the exterior of the house. At least one GFCI receptacle should be present within 78" vertically of a walking surface in the front and rear of the home. A GFCI device protects from receiving electric shocks from electrical devices used in the home. I recommend licensed electrician upgrade by installing a GFCI in the exterior where it is missing.

Recommendation

Contact a qualified electrical contractor.



No GFCI at exterior back of house on deck.

No GFCI at front exterior of house.

4.1.1 Coverings

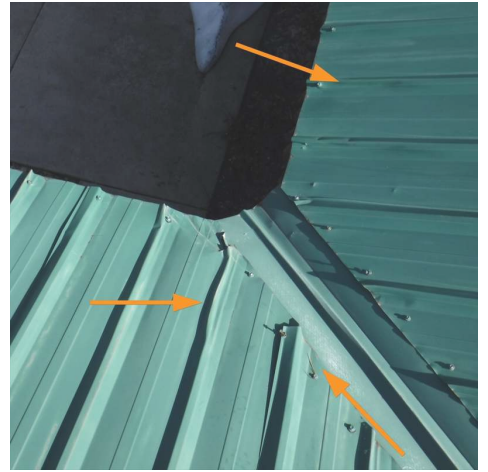
DAMAGED (GENERAL)

Roof coverings showed moderate damage at convergence in valley at front of the house. Most likely caused by large amount of sliding snow. Some screws loose and metal bent. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.

 Recommendation



Damage at bottom of valley in front of house.

4.1.3 Coverings

SCREWS LOOSE

Screws loose on edge of roof. Temperatures in Tahoe and especially in Truckee can cause screws to come loose quicker than other areas. I recommend screws be tightened or replaced where needed once every few years. Keeping up on maintenance will increase the longevity of the roof.

Recommendation

Contact a qualified roofing professional.

 Recommendation



Loose screws

4.4.1 Skylights, Chimneys & Other Roof Penetrations

ROOF PENETRATIONS

Roof penetrations should be covered by a cricket if further than 18" from ridge or waterproofed with a boot when under 18" from ridge. Damage can occur due to sun and element exposure over time.

Recommendation

Contact a qualified roofing professional.

 Recommendation



Gap in waterproofing



Pipe from inside attic. Water stains from gap in boot.



Same vent in garage with ring of water damage.

5.2.1 Windows

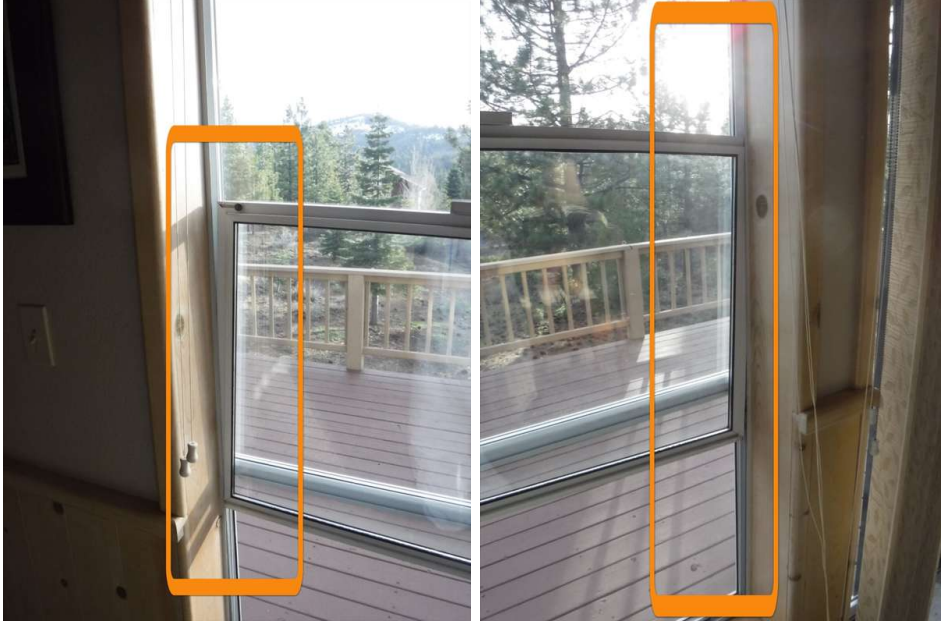
ROUGH OPERATION

 Recommendation

At time of inspection double hung aluminum windows opened and closed with some uneven operation. Slider windows worked well. Did not see manufacture date. Recommend service by qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.



5.4.1 Walls

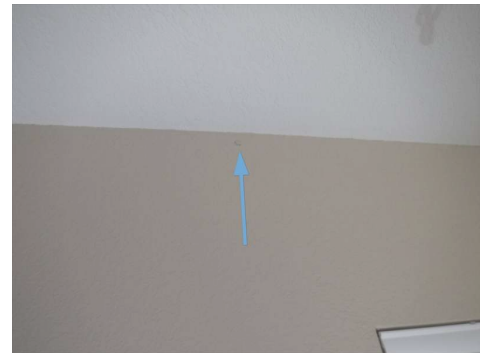
NAIL POPS

 Recommendation

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

Recommendation

Recommended DIY Project



6.1.1 Equipment

CORROSION

 Recommendation

Furnace showed minor water damage in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate as well as recommended repair on through roof penetration

Recommendation

Contact a qualified roofing professional.



Water entering from gap in roof vent.

6.1.2 Equipment

FOIL TAPE ON PIPE CONNECTIONS

 Safety Hazard

"Safety issue" At time of inspection foil tape was observed on the single wall vent pipe for the furnace. Tape is not recommended on single wall vent pipes due to possible fire danger. Recommend removal of tape and adding of 3 screws per connection.

Recommendation

Contact a handyman or DIY project



8.2.1 Drain, Waste, & Vent Systems

IMPROPER CONNECTION

 Recommendation

An improper connection under kitchen sink was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a handyman or DIY project



Flex line style drain.

9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

SUB PANEL

 Safety Hazard

Double tap on neutral conductors is not permitted. One neutral per hole. Recommend licensed electrician to evaluate and correct.

Recommendation

Contact a qualified electrical contractor.



9.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Safety Hazard

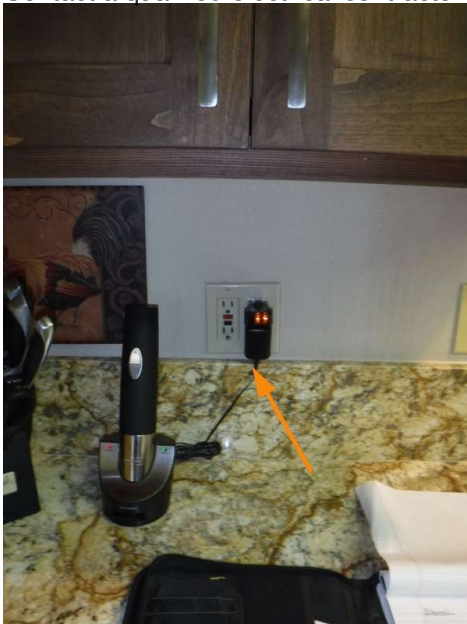
KITCHEN

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations. Kitchen outlets have one GFCI and outlet in the same plug. GFCI needs to connect through all outlets on each separate side of kitchen.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



No GFCI



NO GFCI

9.8.1 GFCI & AFCI

IMPROPER INSTALLATION

 Recommendation

Master bath vanity area is protected by GFCI but it is wired to trip the GFCI outlet in guest bath. Recommend evaluation by licensed electrician.

Recommendation

Contact a qualified electrical contractor.

12.2.1 Vapor Retarders (Crawlspace or Basement)

NO VAPOR BARRIER

 Recommendation

There is no vapor barrier on crawl floor. This can result in unwanted moisture in unconditioned space. Recommend installation of proper vapor barrier.

Recommendation

Contact a handyman or DIY project



12.3.1 Ventilation

ATTIC VENTILATION INSUFFICIENT

 Recommendation

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy. Soffit vents were only venting present at time of inspection. Gable vents will increase circulation of air in unconditioned space.

Recommendation

Contact a qualified general contractor.



13.2.1 Garage door

GARAGE DOOR PRESSURE

 Safety Hazard

At time of inspection the garage door closing pressure was set high. Higher settings can be dangerous for children and pets getting caught under door as it comes down. Recommend evaluation and adjustment by a qualified individual.

Recommendation

Contact a handyman or DIY project



Adjust closing pressure.

13.3.1 GFCI not present

NO GFCI

 Safety Hazard

No GFCI at time of inspection. Recommend instal of GFCI in garage to protect against water penetration hazard.

Recommendation

Contact a qualified electrical contractor.

