

3.5.1 GUTTERS

GROUND DRAIN DOWNSPOUT DISCONNECT

SE CORNER



The ground drain-line has settled and pulled loose from downspout, and needs re-connecting. The drainage may not fully push away from the home in this condition. This should be evaluated and corrected by qualified contractor.

Recommendation
Contact a handyman or DIY project



4.1.1 WALL COVERING

SEAL PENETRATION

REAR OF DETACHED GARAGE



Holes in the exterior wall should be sealed to prevent pest intrusion or water damage. Work should be performed by a qualified contractor.

Recommendation
Contact a handyman or DIY project



4.1.2 WALL COVERING

SIDING IN CONTACT WITH ROOF

ABOVE DECK AND ABOVE FRONT PORCH



The siding over the roof is showing deterioration to the bottom edge in areas. Normally, a 1" to 2" gap should be present between the siding and the shingles, to prevent damage to this bottom edge. It does appear that there is proper side wall flashing behind this siding. It is recommended that a siding professional repair or replace the damaged siding and ensure that a 1" gap is maintained over the roof areas, to prevent further deterioration.

Recommendation
Contact a qualified siding specialist.



4.1.3 WALL COVERING

SIDING IN CONTACT WITH SOIL

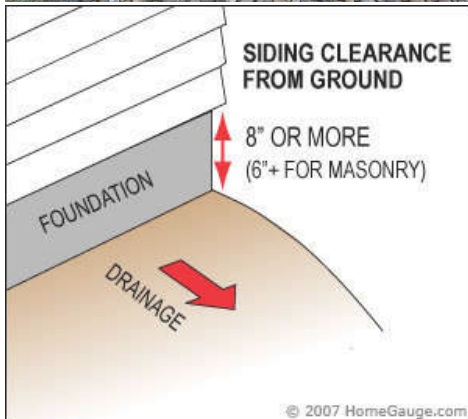
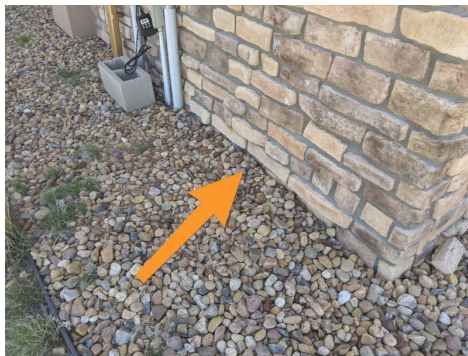
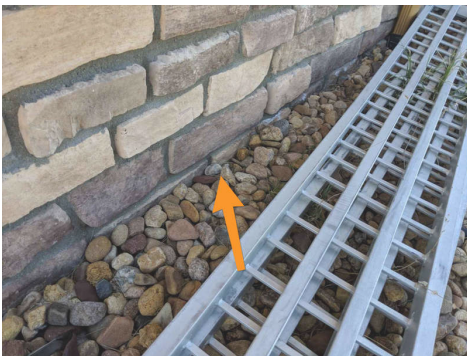
DETACHED GARAGE AND ALL SIDES OF HOME



There is inadequate soil-to-siding clearance. Direct soil contact with siding material can cause damage to the siding and be an area for water intrusion, as well as wood destroying insect intrusion into the home. I recommend the grading be reviewed and corrected in this area, to ensure there is no soil-to-siding contact, and that the drainage slopes away from the home in this area.

Recommendation

Contact a qualified landscaping contractor



4.1.4 WALL COVERING

EIFS STUCCO, EVALUATION NEEDED

 Immediate Action/Evaluation Recommendation

ALL SIDES

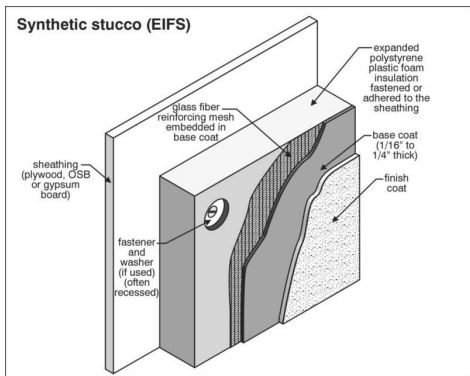
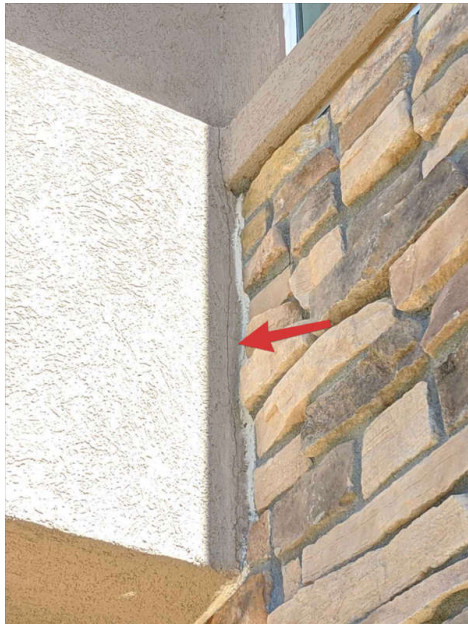
The house appears to be clad with a product known as Exterior Insulation Finish Systems (EIFS), also referred to as "Synthetic Stucco." Many EIFS clad houses have revealed moisture related problems such as deteriorated wood framing and mold issues. The house has some cracks present in areas around the home, representing potential moisture penetration issues. Testing of this cladding is beyond the scope of this inspection, and requires a specialist who can probe the siding and determine if moisture issues are present, and if repair is needed. I recommend a siding specialist familiar with EIFS inspect the home completely, and advise you on any repair needed.

Recommendation

Contact a stucco repair contractor



No clear drainage plane



Moisture staining under west window

4.1.5 WALL COVERING
STONE VENEER MINOR CRACKING
 NEAR MAIN GARAGE DOORS

 Maintenance Item

The stone veneer is cracked at some locations around the home. This appears to be minor and no moisture concerns are noted. A siding contractor should repair as needed.

Recommendation
 Contact a qualified siding specialist.



4.1.6 WALL COVERING

STONE VENEER IN CONTACT WITH HARDGRADE

ALL SIDES

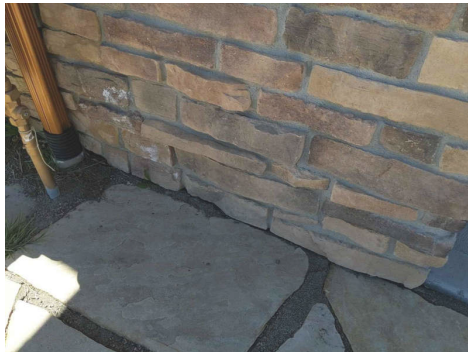
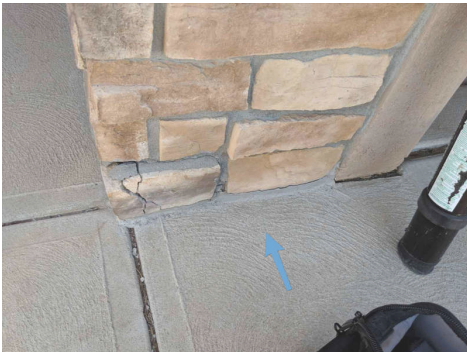
The stone veneer is in contact with the concrete around the home in the above locations. No moisture concerns are noted at this time.

Recommendation

Contact a qualified professional.



Maintenance Item



4.1.7 WALL COVERING

NO FLASHING BETWEEN MATERIALS

There's no flashing between the stucco and the stone veneer. It is unclear if this was required during the time of construction. No obvious moisture concerns present.

Recommendation

Contact a qualified professional.



Maintenance Item



4.1.8 WALL COVERING

GRASS AGAINST FOUNDATION WALL

REAR YARD

There is grass against the west foundation wall. If this area is watered by a sprinkler, the siding and foundation will be exposed to excessive water.

Recommendation

Contact a qualified professional.

 Repair Recommendation



4.5.1 WINDOWS

WORN SCREENS

The screens on several windows throughout are aging, and the screen material appears to be brittle. Consider rescreening in the near future, as a minor maintenance item.

Recommendation

Contact a handyman or DIY project

 Maintenance Item



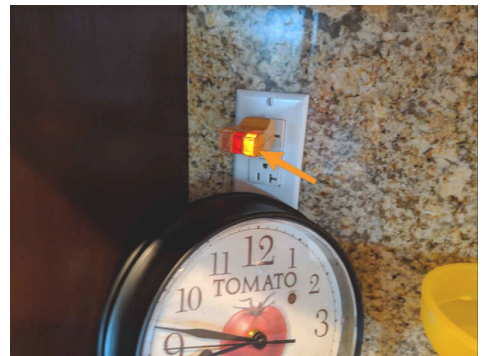
10.6.1 RECEPTACLE OPERATION (POLARITY AND GROUNDING) **UNGROUNDING OUTLET(S)**

BASEMENT KITCHENETTE

An ungrounded "three-prong" outlet(s) is present, even though 3 wire circuits with ground wires appear to be present elsewhere. This is a safety issue that needs to be corrected. An electrician should investigate and repair this item.

Recommendation
Contact a qualified electrical contractor.

 Repair Recommendation



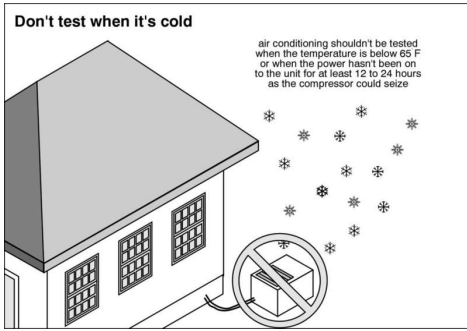
12.1.1 COOLING AND AIR HANDLER EQUIPMENT **AC TOO COLD TO TEST**

 Maintenance Item

The A/C system(s) was not tested for proper operation because the outside air temperature is 65 degrees or less. Damage to the unit can occur if operated below this temperature. Liquid can be in the compressor unit, and can damage the compressor if run. A limited visual inspection of the system and electrical service was conducted with no concerns noted.

Recommendation
Contact a qualified professional.





13.13.1 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS
OLDER UNITS - CONSIDER REPLACING

Repair Recommendation

The water heater is older, and is over the age of average life expectancy (10-12 years). Based upon the age and condition of the unit, leaks could develop at any time, and replacement is recommended.

Recommendation
 Contact a qualified plumbing contractor.



13.14.1 GAS DISTRIBUTION SYSTEMS
CSST NOT BONDED

Repair Recommendation

ATTIC

There is a type of flexible gas piping called CSST installed in the home. This gas piping is not properly supported & does not appear to be properly bonded. This type of piping is required by the manufacturer to be bonded to the electrical grounding system of the home for safety. This requirement reduces the likelihood of damage to the piping from an electrical surge or lightning strike, which could result in gas leaks or a fire. A professional electrical contractor should evaluate and properly bond the CSST gas piping to the electrical grounding system as required. For more information, visit <https://scotthomeinspection.com/csst-direct-bonding-tech-bulletin/>



Recommendation
 Contact a qualified plumbing contractor.

13.15.1 JETTED TUBS

NO ACCESS

MASTER BATHROOM

There is no access panel installed or the panel was sealed at the time of inspection for the jetted tub and I was not able to inspect the motor and connections. I recommend that a removable panel be installed to give access to the jetted motor and piping that run under and around the tub. Contact a qualified contractor for advice and necessary corrections.

Recommendation

Contact a qualified professional.



Repair Recommendation



17.6.1 BACKFLOW PREVENTER

CAP DAMAGED

The backflow preventer cap at the lawn sprinkling supply outside is missing or damaged. This cap is needed, to protect interior components from damage and weathering. A qualified person should repair or replace as needed.

Recommendation

Contact a qualified landscaping contractor



Repair Recommendation



22.1.1 WALLS

MINOR CRACKING

BASEMENT WINDOWS

Minor cracking was noted near the basement windows in the home. These cracks are typical of minor settling, and should be monitored for further movement, and patched and repaired as desired.

Recommendation

Recommend monitoring.



Maintenance Item



22.4.1 DOORS

DOOR(S) NOT LATCHING

BASEMENT HALL

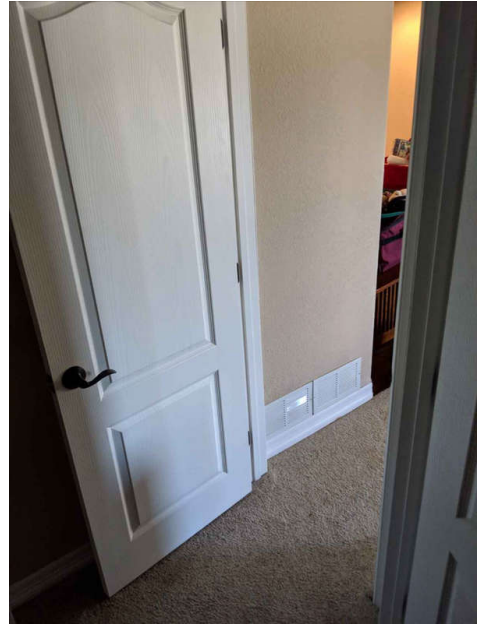
The door(s) will not latch properly when closed. This door needs to be adjusted or repaired, to properly close and latch. This should be evaluated and corrected by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Maintenance Item



22.4.2 DOORS

DOOR MISSING HANDLE

BOTH BASEMENT BEDROOMS

Basement bedroom closet doors missing handles. Replacement needed.

Recommendation

Contact a qualified professional.

 Repair Recommendation

