



2.1.1 Coverings

**DISCOLORATION**

Roof shingles are somewhat discolored, probably caused by algae and is aesthetic in nature.

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



2.1.2 Coverings

**SHINGLE DISPLACED**

GARAGE, FRONT LEFT NEAR GUTTER

Starter shingle pulled loose of nails and slid down into gutter. This shingle should be replaced to eliminate risk of leak into soffit area.

Recommendation

Contact a qualified roofing professional.



Underlayment exposed at water ways

2.3.1 Flashings

**DRIP EDGE LOOSE**

LEFT REAR OF HOUSE

A short piece of drip edge is loose or out of place near peak.  
Recommend refastening to avoid water entry behind shingles, underlayment, or fascia.

Recommendation

Contact a qualified roofing professional.



### 3.1.1 Siding, Flashing, Trim, Light Fixtures

## SIDING GROUND CLEARANCE

### GARAGE FRONT

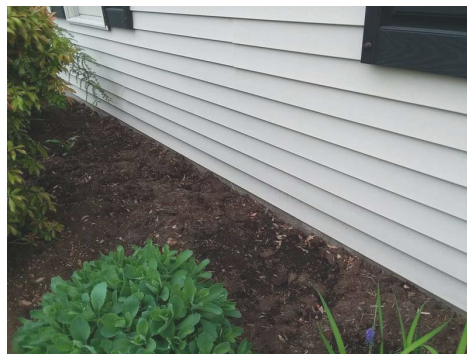
Inadequate clearance between siding and ground. Recommend 6" minimum ground clearance to bottom of siding to deter direct access to wood destroying insects to wood components of house. At basement windows on left end of house, window wells should be installed. Recommend altering conditions to allow minimum clearance.

Recommendation

Contact a handyman or DIY project



Left End of House



Garage Front



Left End of House

### 3.1.2 Siding, Flashing, Trim, Light Fixtures

## WARPING/BUCKLING

### REAR OF GARAGE WALL

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards too tight to the home, but this doesn't seem to be the case here. This is mostly aesthetic, however insects could easily travel behind the siding at the gap. Recommend a qualified siding contractor evaluate and replace these pieces of siding.

Recommendation

Contact a qualified professional.



Two areas



Gap could allow insect intrusion behind siding.

3.1.3 Siding, Flashing, Trim, Light Fixtures

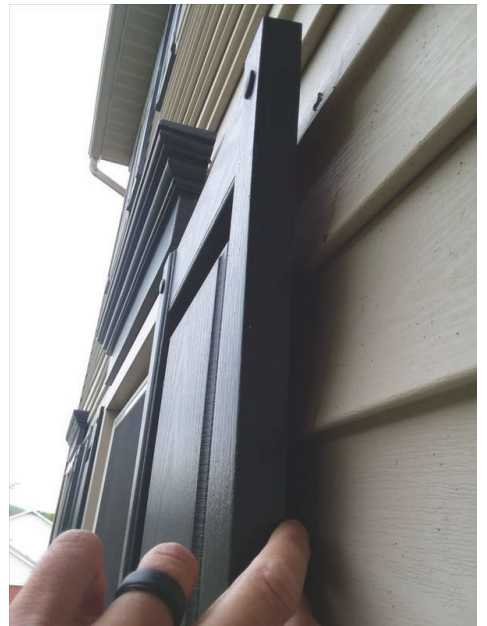
**SHUTTERS PINS**

VARIOUS LOCATIONS

A number of shutter pins, which fasten the shutters to the wall, are broken. Shutters are in danger of falling or being blown off. Recommend replacing broken pins.

Recommendation

Contact a handyman or DIY project



3.1.4 Siding, Flashing, Trim, Light Fixtures

**DRYER VENT HOOD**

REAR

Dryer vent hood is cracked and flapper does not close tightly. Recommend replacing with a new dryer vent hood.

Recommendation  
Contact a handyman or DIY project



Flapper does not close



Cracked at top

### 3.1.5 Siding, Flashing, Trim, Light Fixtures

#### **SIDING GAP**

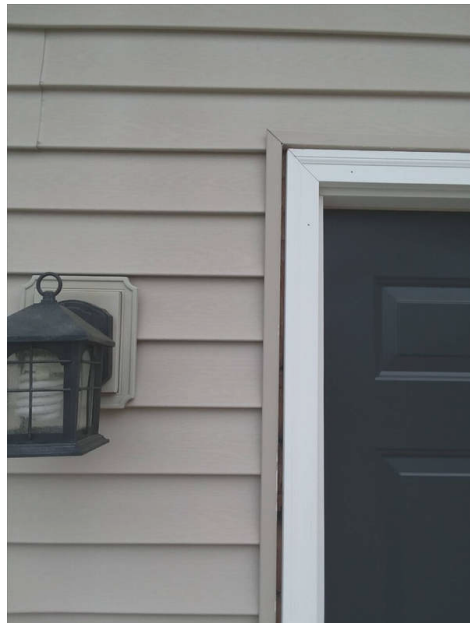
##### GARAGE WALK THRU DOOR

A gap exists between the siding j-channel and the door molding and also rear garage wall at top. This could allow water entry, leading to damage to the wall sheathing and/or molding. Recommend applying a high grade exterior caulking to seal the gap at door molding. The siding may be able to be slid back together and overlapped, assuming the siding panels slid apart over the years.

Recommendation  
Contact a handyman or DIY project



Sheathing visible



Caulk perimeter of door molding



3.1.6 Siding, Flashing, Trim, Light Fixtures

**SIDING MINOR DAMAGE**

A few areas of minor siding damage are present. Recommend sealing, by a qualified handyman, with a color-matched caulking to avoid water/insect intrusion.

Recommendation

Contact a handyman or DIY project



3.4.1 Walkways, Patios & Driveways

**DRIVEWAY CRACKING - MINOR**

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a handyman or DIY project



3.4.2 Walkways, Patios & Driveways

**ASPHALT SETTLING AT GARAGE**

**GARAGE OVERHEAD DOORS**

Gap between driveway asphalt and garage concrete allows water to drain to ground, causing erosion and allowing asphalt to settle. The settling has resulted in a negative pitch of the asphalt towards the garage, and directing more water towards the gap. Recommend sealing the gap and monitoring the asphalt for further settling.

Recommendation

Contact a qualified professional.



Driveway at garage



Driveway at garage

3.6.1 Exposed Foundation Walls, Window Wells

**MINOR PARGE FLAKING**

VARIOUS LOCATIONS

The parging at the foundation wall exhibits areas of flaking. Parging a CMU wall is mainly aesthetic but can offer a barrier to insect entry at minor cracks. Recommend monitoring the parging for further degradation and repair if desired.

Recommendation

Contact a qualified masonry professional.



3.6.2 Exposed Foundation Walls, Window Wells

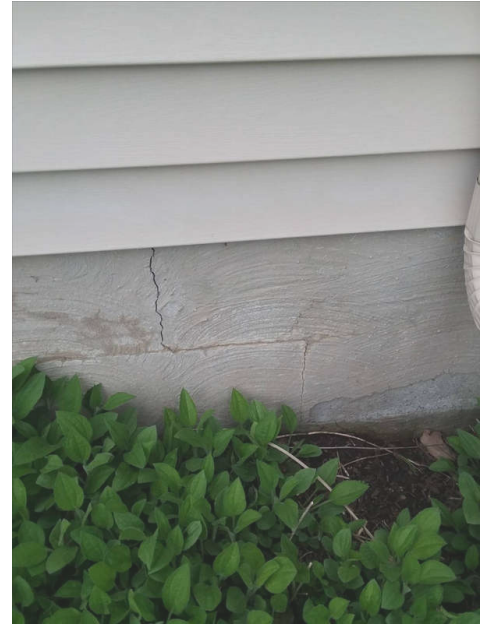
**MINOR CRACKING**

LEFT END OF HOUSE

Some minor cracking is evident at the basement wall. This is a common occurrence with CMU walls and does not pose a structural issue. Recommend monitoring for worsening of or additional major basement wall cracks.

Recommendation

Contact a qualified professional.



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### 3.10.1 Swimming Pools, Hot Tubs

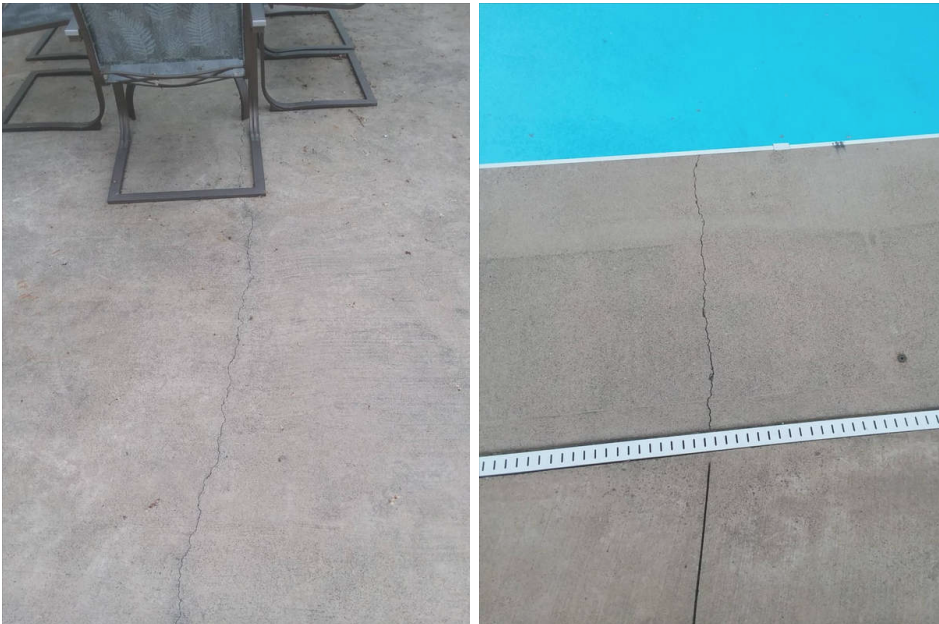
## **POOL PATIO MINOR CRACKING**

### POOL AREA SLABS

Minor cracking is evident at various locations around pool area. Recommend monitoring for future cracking, widening of cracks or crack settling to different heights.

Recommendation

Contact a qualified professional.



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### 3.10.2 Swimming Pools, Hot Tubs

## **CONCRETE SLAB SETTLEMENT**

### POOL AREA

Settling has occurred at two areas at the concrete slab closest to swimming pool and has created a trip hazard. Recommend a qualified concrete contractor evaluate and repair/replace.



Recommendation  
Contact a qualified concrete contractor.



Approx. 3/4" height difference between slabs



Approx. 1-1/4" difference in height between slabs.

### 3.10.3 Swimming Pools, Hot Tubs

#### **POOL FENCE GATE**

##### NEAR GARAGE

The Pool fence gate near the garage is difficult to open. The post leans towards the gate and causes the latch screws to catch on the bracket. Recommend reinstalling the post next to the gate.

Recommendation  
Contact a handyman or DIY project



Re-set the post to widen the gap between the post and gate.

### 4.1.1 Basements & Crawlspaces

#### **EFFLORESCENCE**

Minor Efflorescence noted on the basement wall surface. This a white, powdery deposit that is consistent with moisture. Recommend maintaining low humidity in basement area.





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

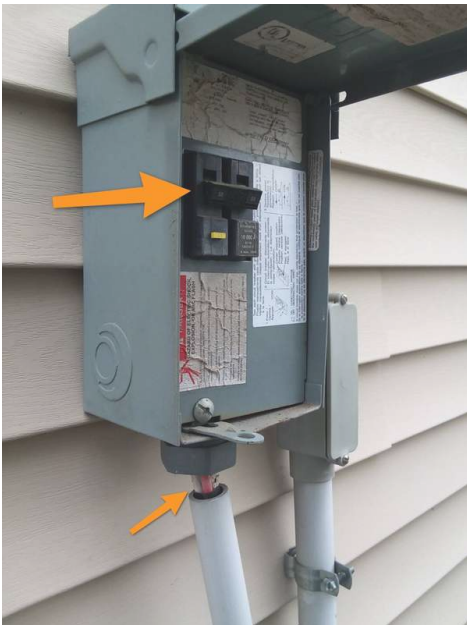
**UNUSED ELECTRICAL DISCONNECT**

REAR LEFT CORNER

There is an unused electrical disconnect that may have powered a hot tub or other electrical equipment. The breaker is shut off at the main panel and the disconnect, the wire has been taped over, the conduit has been pulled partially out of the disconnect box and there is an opening into the box. Recommend a qualified electrician remove the wiring, conduit and disconnect box for safety purposes.

Recommendation

Contact a qualified electrical contractor.



Breaker turned off, wiring exposed



Wire taped but no adequate weather or human protection.

7.3.1 Water Supply Piping

**EXTERIOR FAUCET NOT ANTI-SIPHON**

FRONT LEFT

The exterior faucets do not have an anti-siphon device to eliminate the possibility of siphoning contaminated water into the home's fresh water supply system. Recommend a qualified plumbing contractor replace existing exterior faucet with an anti-siphon exterior faucet or add a screw-on vacuum breaker.

Recommendation

Contact a qualified plumbing contractor.



Add anti-siphon device or change to hose bib with integral anti-siphon Rear

#### 7.4.1 Gas and LP Piping

### **CURRENTLY UNUSED.**

Piping is present but unused and uncapped. It may be difficult to clean out the piping for future use.

Recommendation

Contact a qualified professional.

#### 10.9.1 Smoke Detectors

### **NOT PRESENT**



Each bedroom should have a properly placed and operating smoke detector located in each bedroom. Recommend installing a smoke detector according to manufacturer's installation instructions.

Recommendation

Contact a handyman or DIY project

#### 11.9.1 Smoke Detectors

### **NOT PRESENT**



Each bedroom should have a properly placed and operating smoke detector located in each bedroom. Recommend installing a smoke detector according to manufacturer's installation instructions.

Recommendation

Contact a handyman or DIY project

#### 12.9.1 Smoke Detectors

### **NOT PRESENT**



Each bedroom should have a properly placed and operating smoke detector located in each bedroom. Recommend installing a smoke detector according to manufacturer's installation instructions.

Recommendation

Contact a handyman or DIY project

13.9.1 Smoke Detectors

**NOT PRESENT**



Each bedroom should have a properly placed and operating smoke detector located in each bedroom. Recommend installing a smoke detector according to manufacturer's installation instructions.

Recommendation

Contact a handyman or DIY project

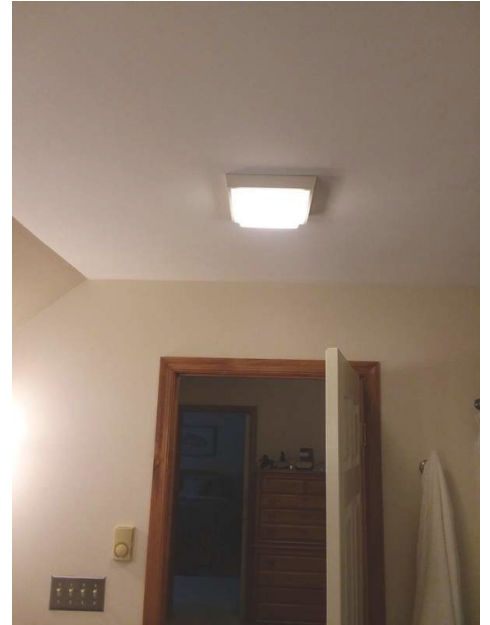
14.8.1 Light Fixtures, Vent Fans

**BATH FAN**

Bath fan is noisy and may need a new fan motor. Recommend evaluation by handyman and parts replacement if necessary.

Recommendation

Contact a qualified professional.



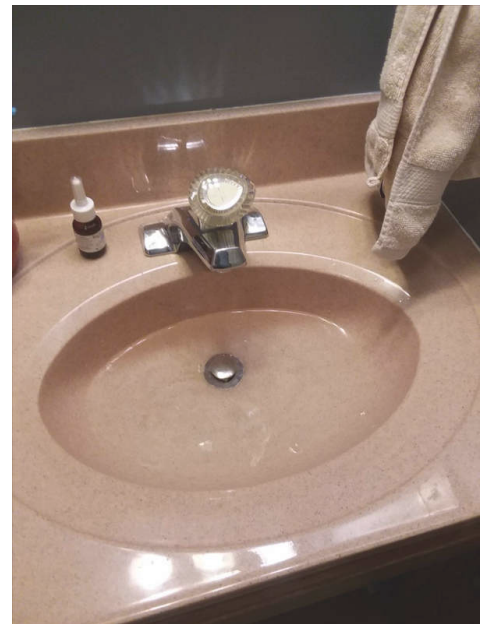
15.5.1 Vanity, Pedestal Sink, Tops and Fixtures

**VANITY DRAIN**

Vanity is draining very slowly. Recommend evaluating the clog and clearing the obstruction.

Recommendation

Contact a handyman or DIY project



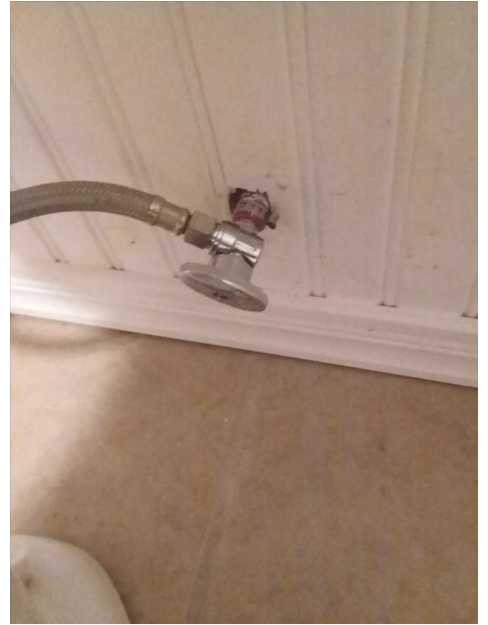
Slow Drain

16.3.1 Toilet

**TOILET FILL**

Toilet fills very slowly. Valve is on and hose is not kinked. Recommend qualified plumber evaluate and remedy.

Recommendation  
Contact a qualified professional.



19.1.1 Bifold Doors

### **BIFOLD DOOR INSTALLATION**

LAUNDRY AREA

Bifold doors not properly installed. Recommend remove the doors, raise floor brackets up to top of floor surface, reinstall doors

Recommendation

Contact a handyman or DIY project



20.1.1 Steps, Stairways & Railings

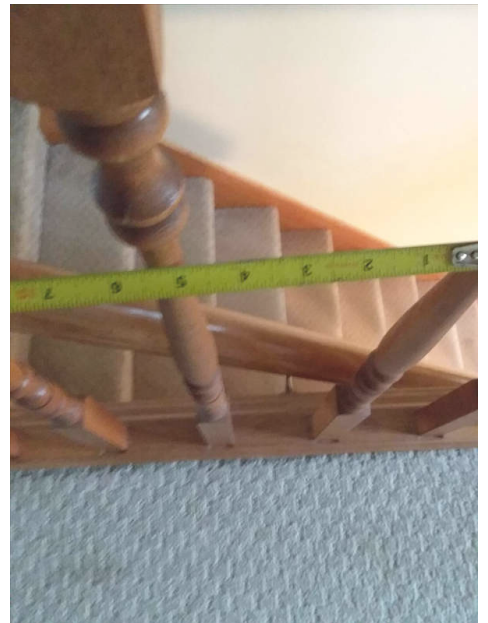
### **BALUSTER SPACES TOO WIDE**

GUARD RAIL AROUND STAIR OPENING, 2ND FLOOR

The baluster space is not up to modern building codes and safety standards. The space between balusters should not allow passage of a 4 inch sphere for child safety. Recommend a qualified handyman or original installer repair and bring up to code.

Recommendation

Contact a qualified handyman.



### 21.1.1 Attic Insulation

## BATH FAN VENTS MAY TERMINATE IN ATTIC

Master and hall bath fan vents may terminate in attic space as there is no exposed termination at the exterior, on the roof or wall. Recommend vent is extended to the exterior to eliminate moisture buildup and allow more complete bath ventilation.

Recommendation

Contact a qualified professional.

### 22.3.1 Walls & Firewalls

## FIREWALL NOT UP TO CODE

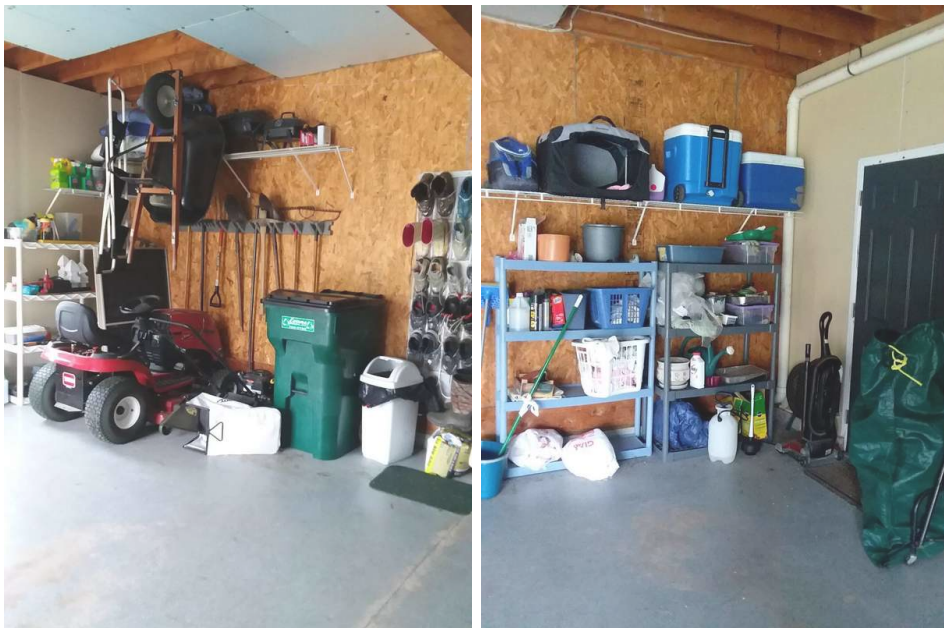
### GARAGE FIREWALL

Firewall separating the home and garage is not compliant with modern building codes and standards. Firewalls should be built with materials to delay fire spreading into the living space. This is mainly fire-code drywall and a fire-resistant door. The drywall is not present. The door is acceptable with the addition of self-closing hinges or closer. Recommend a qualified contractor evaluate and bring firewall up to standards.

[Link for more info.](#)

Recommendation

Contact a qualified professional.



### 22.5.1 Overhead Garage Door Opener

## REMOTE CONTROL NOT PRESENT

The garage door opener remote controls are not present to attempt operation. Recommend requesting home owner to provide.

### 22.5.2 Overhead Garage Door Opener

## EXTERIOR KEY PAD

Code not available at inspection to attempt operation. Recommend you get code from current owner prior to closing.

