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2.1.1 Coverings, Flashings, & Penetrations

SHINGLE DAMAGE (MINOR)

Minor damages to the shingles were observed in multiple locations. Given the damage was observed in various locations, this may be the result of storm damage.

2.1.2 Coverings, Flashings, & Penetrations

FLASHING BOOT DAMAGED

MULTIPLE ON LEFT SIDE OF ROOF

The flashing boot was damaged at the time of the inspection. Due to the extent of damage, replacement is recommended.

2.1.3 Coverings, Flashings, & Penetrations

FLUE CAP DAMAGED

The flue pipe located on the right side of the roof had a damaged flue cap. Replacement is recommended however there did not appear to be any subsequent damages as a result.

Recommendation

Contact a qualified professional.

2.1.4 Coverings, Flashings, & Penetrations

ROOF DECKING WATER EXPOSURE

FRONT LEFT SIDE OF ROOF EDGE

The roof decking on the front left edge was wet. This could be the result of capillary reaction in which water running off the shingle edge wicks back up into the wood.

2.2.1 Roof Structure,Attic, & Ventilation

ACTIVE LEAK

There was an active leak on the roof decking. The moisture reading recorded higher than normal moisture levels. Evaluation and repairs are recommended.

* The observed leaks were observed at the roof ridge adjacent to the front gable.

Back Left Side Vent Pipe

Left Side of Attic Space (above laundry room area).

2.2.2 Roof Structure,Attic, & Ventilation

INSULATION DEPTH INADEQUATE

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.

2.2.3 Roof Structure,Attic, & Ventilation

SEAL PENETRATIONS

FRONT GABLE VENT, REAR INTERIOR HALLWAY

Penetrations should be sealed to prevent water/moisture intrusion, potential rodent entry into attic space, and loss of conditioned air from the home.

2.3.1 Skylights & Chimneys

EXTERIOR SURFACE CRACKING

The plaster on the exterior of the chimney was cracking in multiple locations.




3.1.1 Siding, Flashing, Fascia, Soffits, & Trim

DAMAGED RAFTER TAILS

BACK LEFT SIDE OF ROOF EDGE

The rafter tails located on the back left side of the home were damaged.

Damaged Fascia board and Corbel were located on the back left corner.

Back Left Corner

3.2.1 Exterior Doors & Windows

HARDWARE MISSING/DAMAGED

FRONT STORM DOOR

The front storm door hardware was missing.

3.4.1 Decks, Balconies, Porches & Patios

GUARD RAIL DETERIORATION

The guard rail exhibited wood rot damages likely due to prolonged water/moisture exposure over time. The damaged areas should be replaced. As part of general maintenance, exterior decking components and the decking surface should be inspected, repainted, and sealed at least every 5 years to ensure the deck structure and all components are in good condition and to prolong the life of the deck.

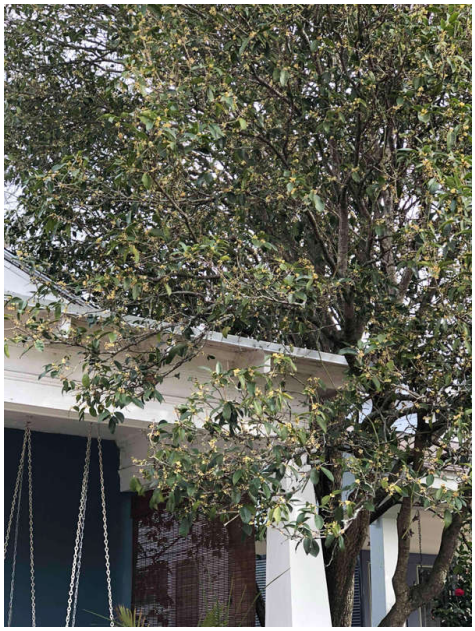
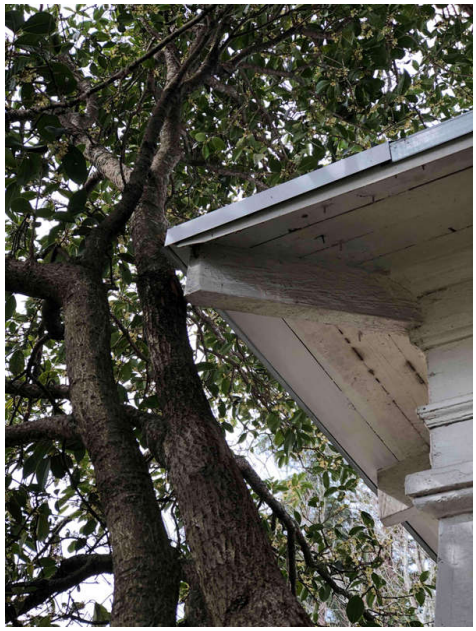
*A portion of the railing system was pulling apart. The specific location is the back left side of the railing system.

3.5.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

RIGHT FRONT CORNER

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage.

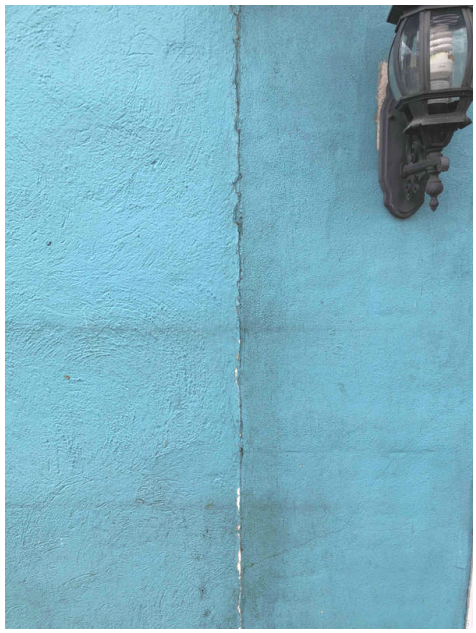
4.1.1 Foundation

DIFFERENTIAL SETTLEMENT CRACKING (SIGNIFICANT)

VARIOUS LOCATIONS

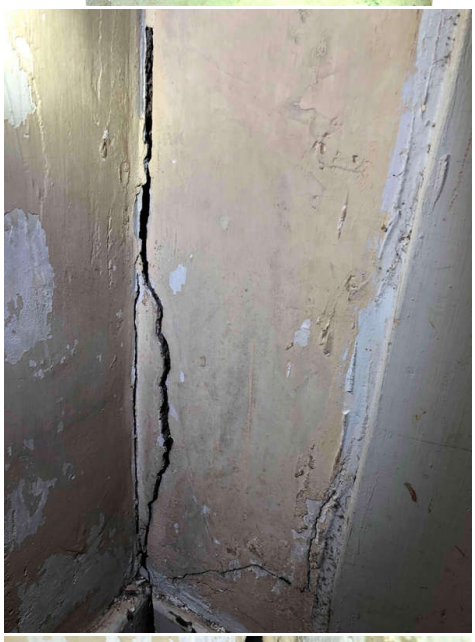
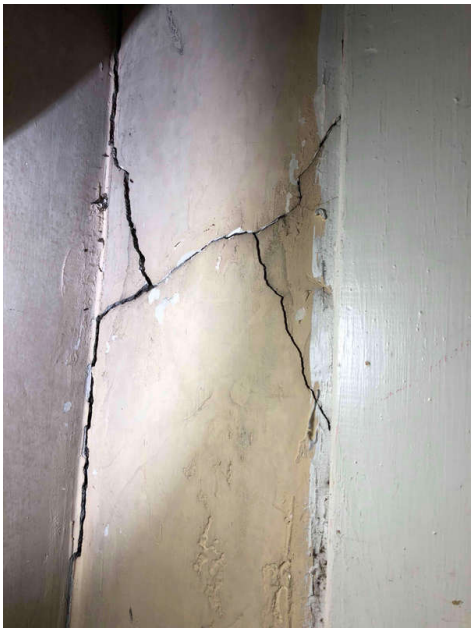
Settlement cracking was observed to have multiple planes of movement in multiple locations both interior and exterior. Generally speaking, the more planes of movement, the more problematic the settlement can be. Further evaluation by a licensed structural engineer is recommended.

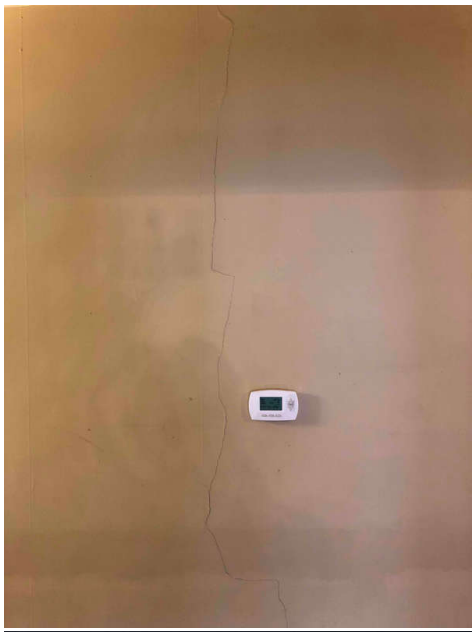
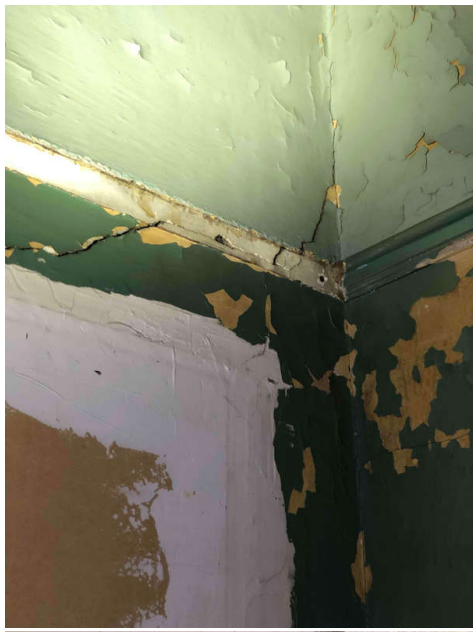


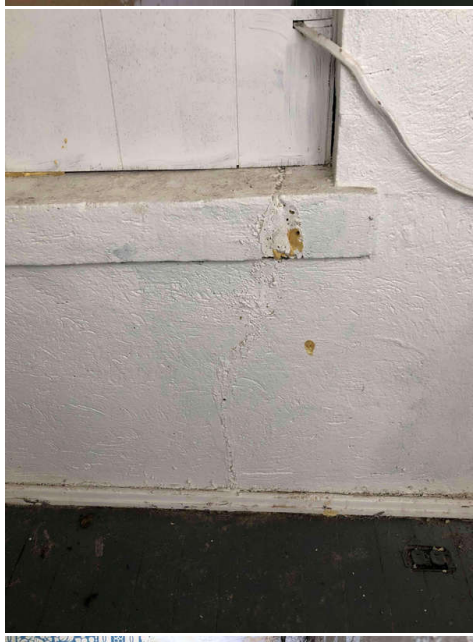


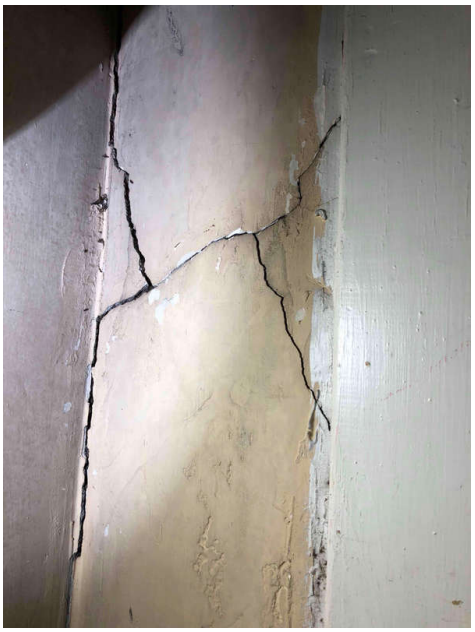
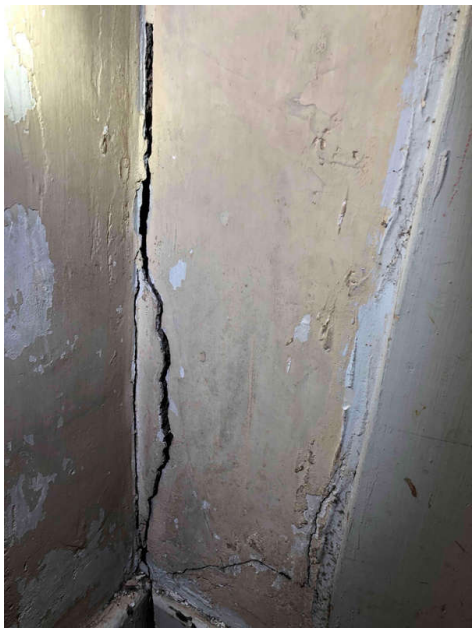




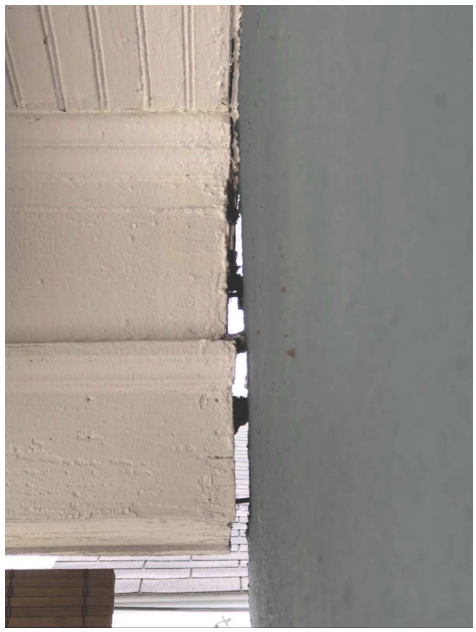





4.1.2 Foundation

SETTLEMENT RELATED MOVEMENT

The front porch as well as the back left Corbel exhibited signs of settlement related activity.





4.2.1 Crawlspace

ACTIVE LEAK IN DRAIN LINE

BELOW HALL BATHROOM

Active leaking was observed at the time of the inspection. The drain pipe was damaged. The damaged portion of pipe should be replaced.


4.2.2 Crawlspace

PAST TERMITE DAMAGE

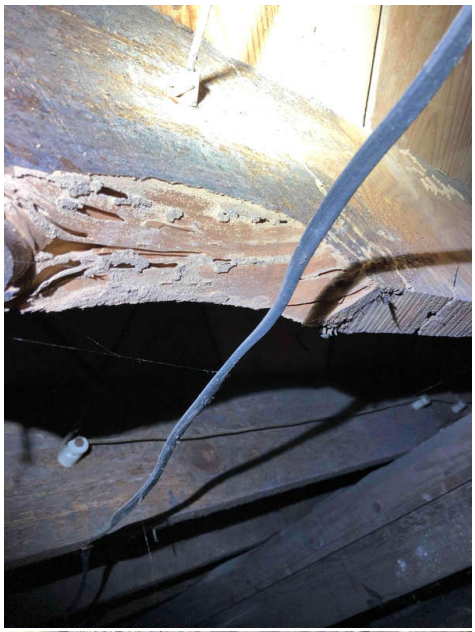
MULTIPLE LOCATIONS

Past termite damage observed in the crawlspace. At the time of the inspection there was no active termite activity observed. A termite letter/inspection is recommended prior to the end of your due diligence period.

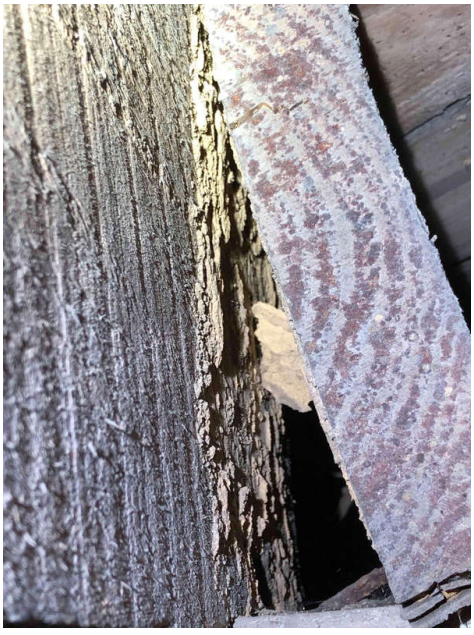
* Termite damage was observed at various locations in the crawlspace. The floor joists and subfloor exhibited damages.





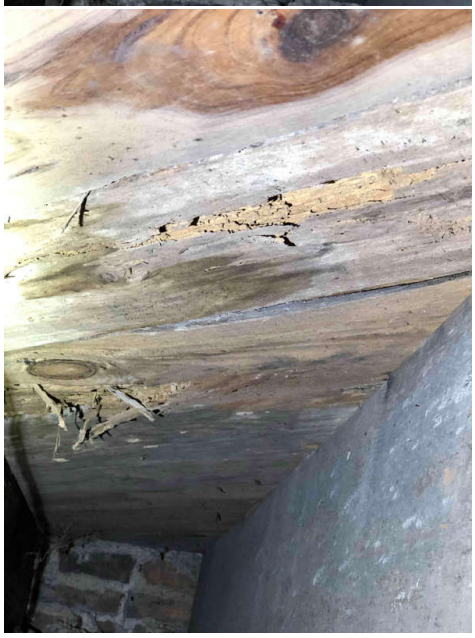
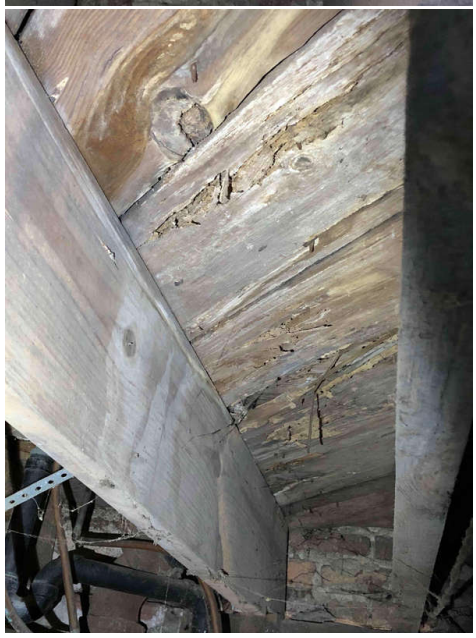








4.2.3 Crawlspace

IMPROPER BUILDING PRACTICE

The column was not in accordance with proper building practice. The column should be built up with the appropriate material. Consult with a General Contractor for further evaluation and repairs. No adverse damages where observed as a result of the improper practice.

* The observed practice was used in multiple locations throughout the crawlspace.


4.3.1 Floor,Wall, & Ceiling Structure

BEAM ROTATING OR TWISTING OBSERVED

CENTER OF CRAWLSPACE

The beam was found to be rotating or twisting. This can result in an unevenness of the floor.


5.1.1 Heating & Cooling Equipment

DRAIN LINE TERMINATION

REAR OF HOME

The condensate drain line terminates in front of the rear crawlspace access. The drain line should be relocated away from the crawlspace entrance and the foundation wall.

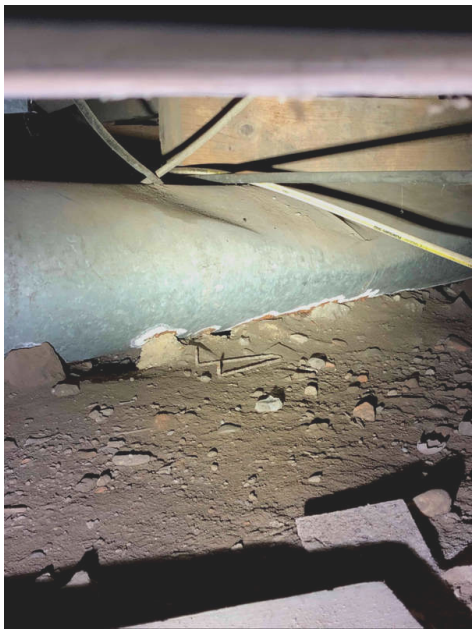
5.1.2 Heating & Cooling Equipment

DUCT DAMAGED

The ductwork in one or more areas was exhibited mechanical damages.

*The return duct showed signs of corrosion and rust in multiple areas.

*The return duct was punctured. The puncture was observed near the rear of the crawlspace.



5.1.3 Heating & Cooling Equipment

EXPOSED ELECTRICAL WIRING

Exposed electrical wiring on the exterior of the home may result in damages over time as a result of exposure to the weather (elements). The wiring should be concealed with conduit.

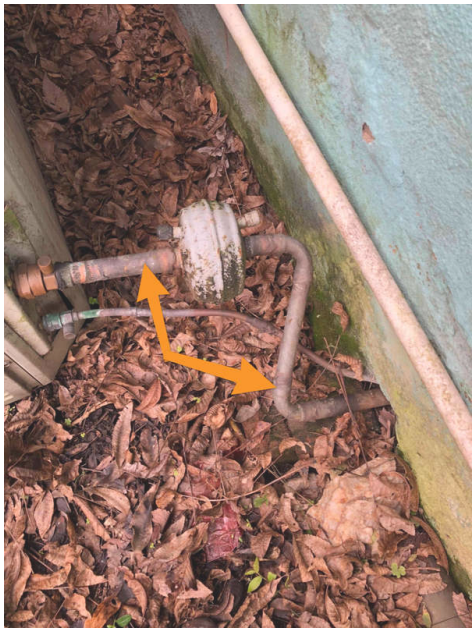
5.1.4 Heating & Cooling Equipment

PIPE INSULATION MISSING

The piping insulation on the refrigerant line was missing.

Here is a quick DIY article on Piping Insulation for your Unit.

Recommendation
Contact a handyman or DIY project



5.1.5 Heating & Cooling Equipment

DUCTWORK NOT SEALED PROPERLY

The ductwork was sealed with duck tape in multiple locations. Over time the duck tape will lose its adhesiveness and pull away resulting in ducts to become loose and potentially result in a loss of conditioned air. This was observed in some areas throughout the duct system.

Recommendation
Contact a qualified professional.




5.1.6 Heating & Cooling Equipment

FLUE IMPROPERLY SEALED

The flue was sealed with duck tape. Duct tape should be used. Over time the duck tape will lose its adhesiveness and fail.

5.1.7 Heating & Cooling Equipment

RUST OBSERVED

Rust was observed at the base of the furnace. At the time of the inspection the furnace was functioning properly however further evaluation is recommended to determine the cause of the rust and ensure there is no on-going issue.

5.2.1 Operating Controls & Distribution System

STAINING AROUND VENTS

Staining at the vents may be the result of:

Soot

Dirty/Dusty ducts and insulation

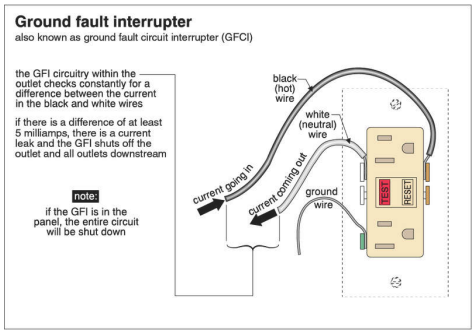
Mold Spores

6.1.1 Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses

Safety Hazard

GFCI RECEPTACLES NOT INSTALLED

ALL OF HOME



GFCI protection should be provided anywhere there is a receptacle installed in an area subject to moisture, as the presence of moisture greatly increases the danger of accidental shock. Recommended locations include:

- Bathrooms
- Garages and accessory buildings
- All Exterior Receptacles
- Unfinished Basements
- Crawlspaces
- Kitchens
- Laundry Rooms
- Utility Rooms
- Wet Bar Sink areas
- Boathouses

Recommendation
Contact a qualified electrical contractor.

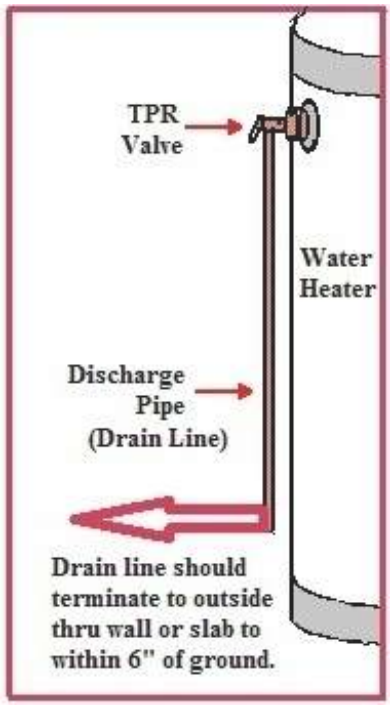
7.2.1 Hot Water Systems, Controls, Flues & Vents

Safety Hazard

TPR VALVE DISCHARGE PIPE INCORRECT SIZE

The TPR valve should have a discharge pipe installed that has a diameter equal to or not less than the diameter of the TPR valve outlet. This discharge pipe should extend to within 6 inches over the floor.

Recommendation
Contact a qualified plumbing contractor.



7.2.2 Hot Water Systems, Controls, Flues & Vents

FLUE IMPROPERLY SEALED

The flue pipe was not sealed properly.

See comment on furnace flue

7.2.3 Hot Water Systems, Controls, Flues & Vents

RUST OBSERVED

Rust was observed below the exhaust flue, at the top of the water heater. Staining on the flue suggests water leaks. There was no active leaks present. Given the age of the unit, budget for future replacement.

8.1.1 General

ACTIVE LEAK

There was an active leak below the kitchen sink. The leak was coming from the sink spray nozzle.

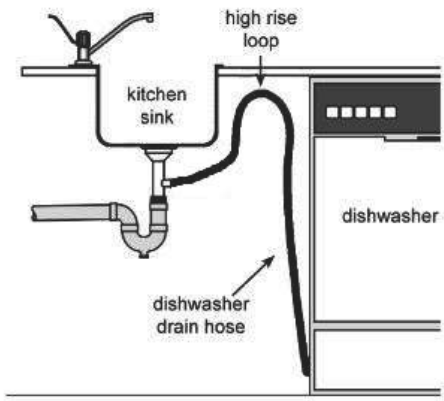
8.2.1 Dishwasher

HIGH LOOP NEEDED

The dishwasher drain hose should have a high loop from the floor to prevent the backflow of water into the dishwasher or water siphoning out during operation.

Recommendation

Recommended DIY Project



8.3.1 Range/Oven/Cooktop

OVEN NOT FUNCTIONAL

The ovens would not operate at the time of the inspection. The control panel was not functional which permitted oven use.

9.1.1 Living Spaces

SEALED/PAINTED SHUT

Safety Hazard

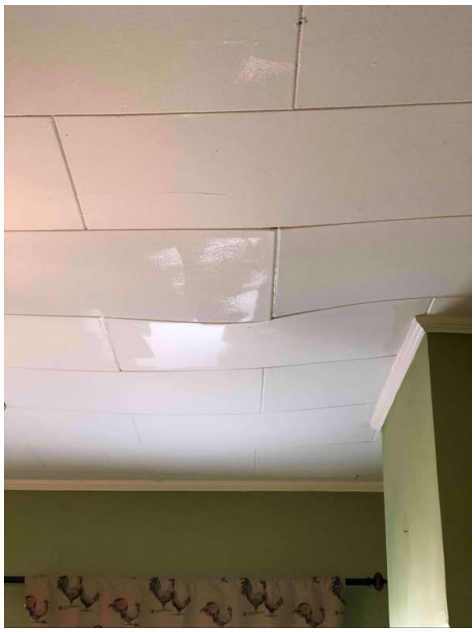
One or more windows are painted or sealed shut. At least 1 window per room should be accessible for safety egress in the event of a fire or emergency.

9.1.2 Living Spaces

CEILING TILES SAGGING

The ceiling tiles were sagging in various locations throughout the home. The most notable area of sagging was above the front door entrance.

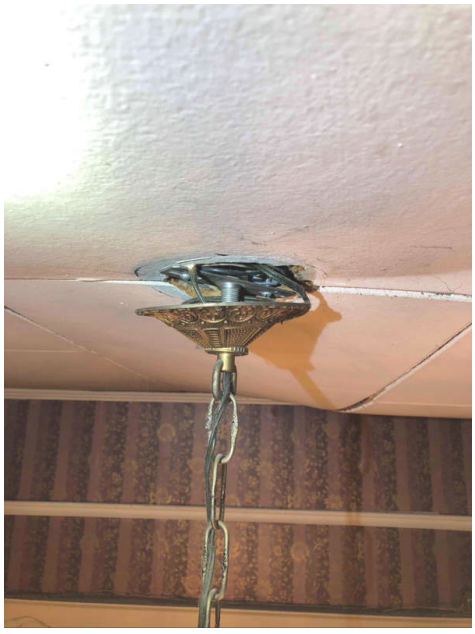
The sagging did not appear to be the result of subsequent damage from leaks in the roof. Tiles appeared to have detached from the plaster ceiling. This may be the result of settlement, moisture, or quite possibly detachment overtime.



9.1.3 Living Spaces

LIGHT FIXTURE LOOSE

The light fixture located at the front door entrance was loose.



9.2.1 Bathrooms

WATER DAMAGE

The left side bathroom window sill exhibited water damage. Although painted, the damaged portion was rotted as a result of excessive water exposure over time.

9.2.2 Bathrooms

EVIDENCE OF RODENT ACTIVITY

There was evidence of rodent activity below the bathtub in the right side hall bathroom. The evidence was only observed once the bathtub access panel was removed.

9.4.1 Fireplace

MORTAR JOINTS NEED MAINTENANCE

Cracking on the interior left side of the firebox needs repair. Repair the mortar with an approved fire rated compound.