



All components designated for inspecting in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection. The inspection performed is a visual, non intrusive inspection only.

2.1.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

 Maintenance Item

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

Recommendation

Recommended DIY Project



2.2.1 Vegetation, Grading, Drainage & Retaining Walls

RECOMMEND INSTALLING WINDOW WELLS

NORTH

Recommend installing window wells.

Recommendation

Contact a qualified professional.

 Improvement Item



North

2.2.2 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

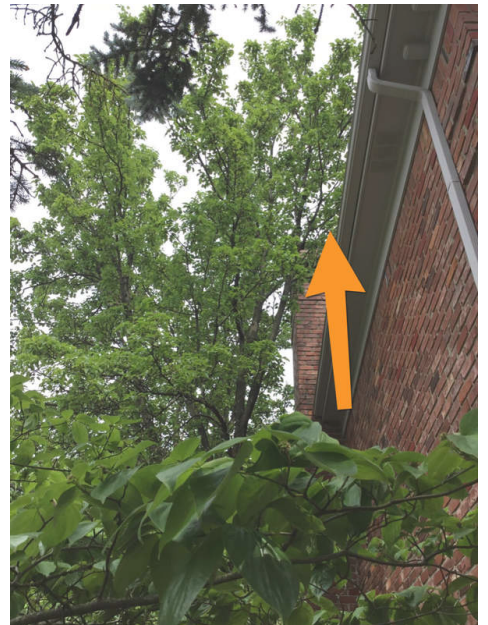
NORTH

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.

 Improvement Item



North

2.3.1 Porches, Stoops & Steps

STEP/STOOP- CRACKED/DAMAGED

Step/Stoop is cracked/damaged. Recommend repair and monitoring.

Recommendation

Contact a qualified concrete contractor.

 Improvement Item



2.3.2 Porches, Stoops & Steps

HANDRAIL MISSING

Recommend installing handrails on stairs with more than 4 steps to platform. This is a potential safety hazard

Recommendation

Contact a qualified professional.



Major Concern/Safety Hazard



2.4.1 Siding, Flashing & Trim

CAULK UTILITY PENETRATIONS

NORTH

Recommend caulking at utility penetrations in siding.

Recommendation

Recommended DIY Project



Maintenance Item



North

2.4.2 Siding, Flashing & Trim
CRACKING - MINOR

NORTH

Siding showed cracking in one or more places. Recommend repair and tuck pointing maintenance of mortar.

Recommendation

Contact a qualified masonry professional.

 Improvement Item



North

2.4.3 Siding, Flashing & Trim
SIDING DAMAGE - MINOR

EAST

Siding showed signs of minor damage. Recommend repairing/monitoring any damaged areas that may allow moisture intrusion.

Recommendation

Contact a qualified siding specialist.

 Improvement Item



East



East

2.4.4 Siding, Flashing & Trim

TRIM DAMAGED

EAST

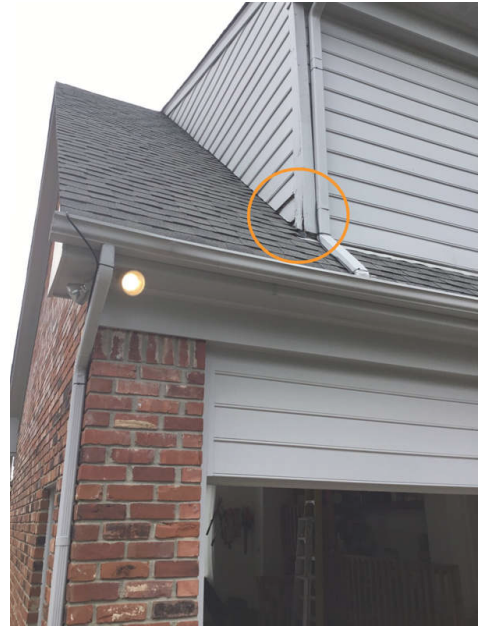
Exterior trim is visibly damaged. Recommend repair/replacement of damaged sections

Recommendation

Contact a qualified carpenter.



Improvement Item



East

2.4.5 Siding, Flashing & Trim

PUMPKIN BRICK

NORTH, EAST, WEST, SOUTH

Pumpkin brick was noted on exterior siding. This is old brick of bad quality and is known to deteriorate. Recommend masonry contractor evaluate and repair/replace damaged bricks

Recommendation

Contact a qualified masonry professional.



Improvement Item



North



North



East



North



West



South



South



South



East

2.5.1 Exterior Doors

EXTERIOR DOOR- CAULKING MAINTENANCE

 Maintenance Item

EAST

Recommend caulking around exterior door(s) where caulking is cracked/separated/missing.

Recommendation

Contact a qualified painter.



East

2.6.1 Exterior Windows

EXTERIOR WINDOWS- CAULKING MAINTENANCE

 Maintenance Item

WEST, EAST

Exterior window caulking is cracked/separated/missing. Recommend caulking maintenance around windows/window trim

Recommendation

Contact a qualified painter.



West



West



East



East

2.6.2 Exterior Windows

WINDOW FRAME DAMAGED

 Improvement Item

WEST

Window frame is damaged. Recommend repair/replacement of damaged frame(s).

Recommendation

Contact a qualified window repair/installation contractor.



West



West

2.7.1 Eaves, Soffits & Fascia

SOFFIT/EAVES - DAMAGED

 Improvement Item

WEST

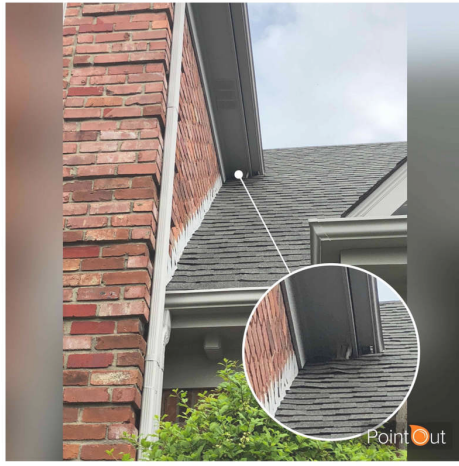
One or more sections of the soffit/eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



West



3.1.1 Deck and Balconies

DECK - LOOSE BOARDS

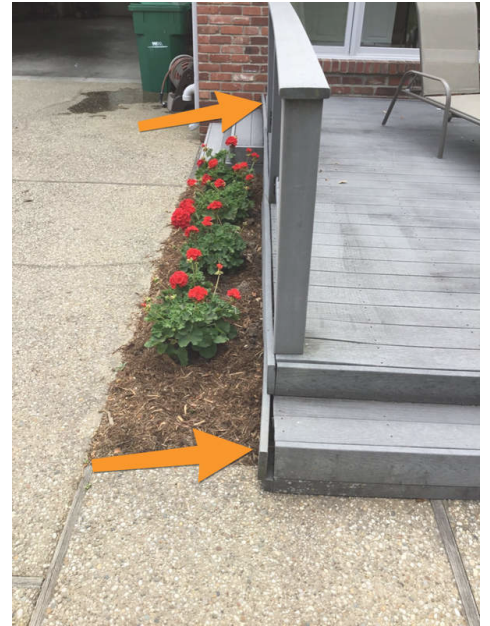
 Improvement Item

One or more deck boards were observed to be loose. Recommend they be refastened.

[Here is a helpful article](#) for minor DIY deck repair.

Recommendation

Contact a qualified deck contractor.



3.1.2 Deck and Balconies

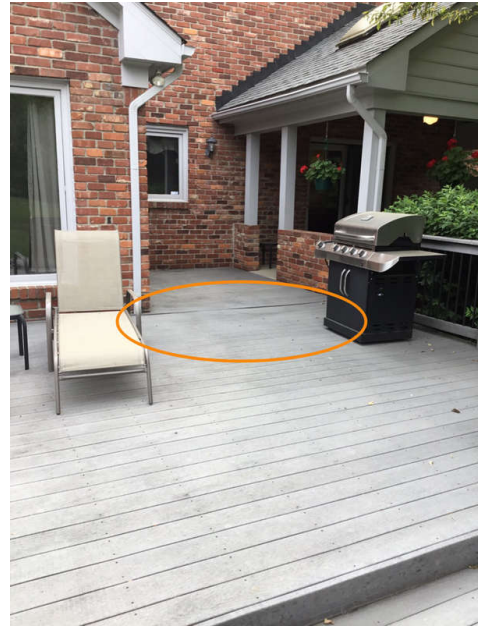
DECK - UNSTABLE SUPPORT

 Improvement Item

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



4.1.1 Coverings

DAMAGED COVERINGS

 Improvement Item

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation

Contact a qualified roofing professional.



4.1.2 Coverings

GRANULES MISSING/EXPOSED FELT

 Improvement Item

Asphalt shingles have missing granules/exposed felt. Recommend a roofing professional evaluate and repair as needed.

Recommendation

Contact a qualified roofing professional.



4.1.3 Coverings

NAIL POPS

 Improvement Item

Visible nail pops in roof coverings. Recommend roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



4.2.1 Roof Drainage Systems

DOWNSPOUT DAMAGED

 Improvement Item

NORTH

Downspouts were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



North

North

4.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

 Maintenance Item

SOUTH, EAST

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation
Recommended DIY Project



South



East

4.3.1 Flashings

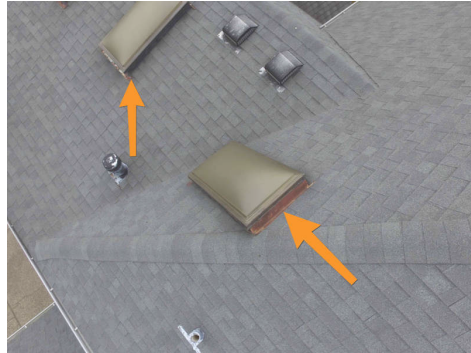
CORRODED - MINOR

Improvement Item

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be evaluated and monitored to prevent severe corrosion leading to moisture intrusion.

Recommendation

Contact a qualified roofing professional.



4.3.2 Flashings

LOOSE/SEPARATED

Improvement Item

EAST

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



East

4.4.1 Skylights, Chimneys & Roof Penetrations

CHIMNEY CAP CRACKED

Chimney cap was visibly cracked. Recommend repair

Recommendation

Contact a qualified chimney contractor.

 Improvement Item



4.4.2 Skylights, Chimneys & Roof Penetrations

FLAKING/SPALLING BRICK

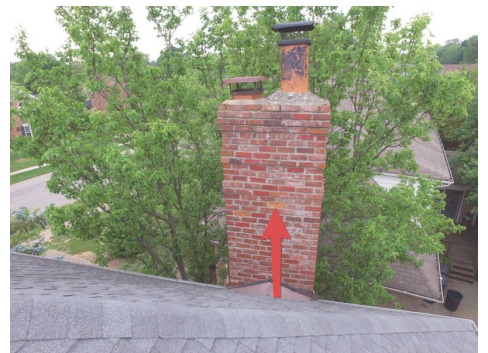
Chimney has visible flaking/spalling brick. Damaged/loose bricks present a potential safety hazard. Recommend repair.

Here is a helpful article on how to DIY repair flaking/spalling brick. <https://www.familyhandyman.com/masonry/how-to-replace-spalling-bricks/view-all/>

Recommendation


Contact a qualified masonry professional.

 Major Concern/Safety Hazard



5.3.1 Floor

LARGE CRACKS/DAMAGE

 Improvement Item

Garage floor has large cracks and damage. Recommend concrete contractor evaluate and repair to preserve concrete slab

Recommendation

Contact a qualified concrete contractor.



5.4.1 Walls & Firewalls

TYPICAL CRACKS/DAMAGE



Garage walls were noted as having typical cracks/damage. Recommend repair of cracked/damaged drywall

Recommendation

Contact a qualified drywall contractor.



5.5.1 Garage Door

WEATHER STRIPPING DAMAGED



Overhead garage door weather stripping was noted as damaged. Recommend repair/replacement of damaged sections

Recommendation

Contact a qualified garage door contractor.



6.1.1 Walls

WOOD DESTROYING INSECT DAMAGE

FOYER

Wood Destroying Insect Damage apparent. Recommend further evaluation for damages and repair as needed

Recommendation

Contact a qualified general contractor.



Foyer

6.3.1 Floors

TILES CRACKED/DAMAGED

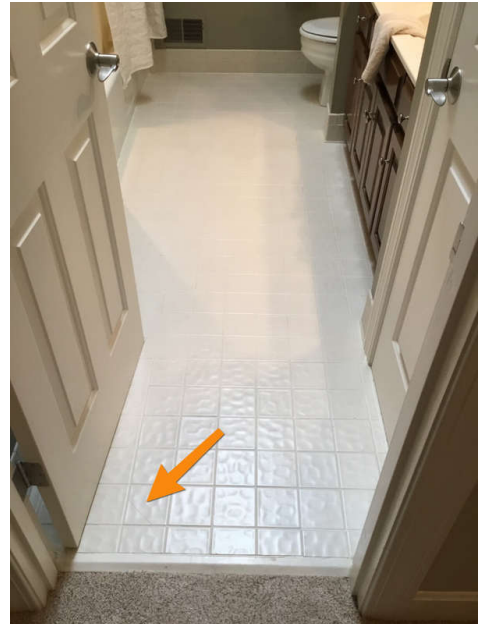
2ND FLOOR BATHROOM

Floor tiles are visibly cracked/damaged. Recommend tile contractor repair/replace damaged tiles.

Recommendation

Contact a qualified tile contractor





2nd Floor Bathroom

6.3.2 Floors

SOFT/BOUNCY FLOORS

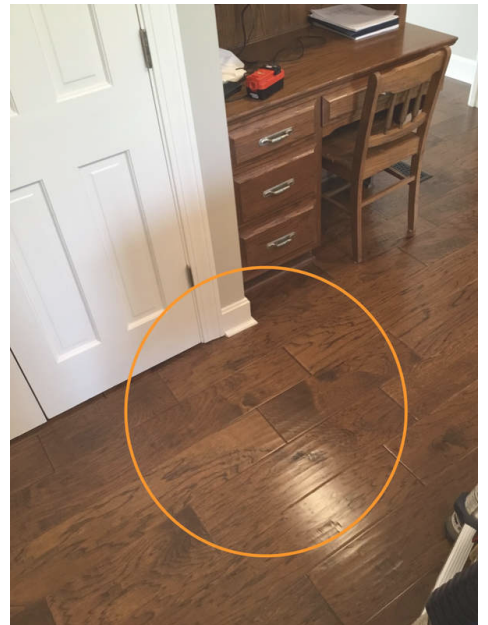
KITCHEN

Soft/Bouncy Floors were noted at time of inspection. Recommend flooring contractor evaluate and repair

Recommendation

Contact a qualified flooring contractor

 Improvement Item



Kitchen

6.6.1 Doors

DOOR DOESN'T LATCH

MASTER BATHROOM

Door doesn't latch properly. Recommend handyman repair to ensure proper operation

Recommendation

Contact a qualified handyman.

 Improvement Item



Master Bathroom

6.6.2 Doors

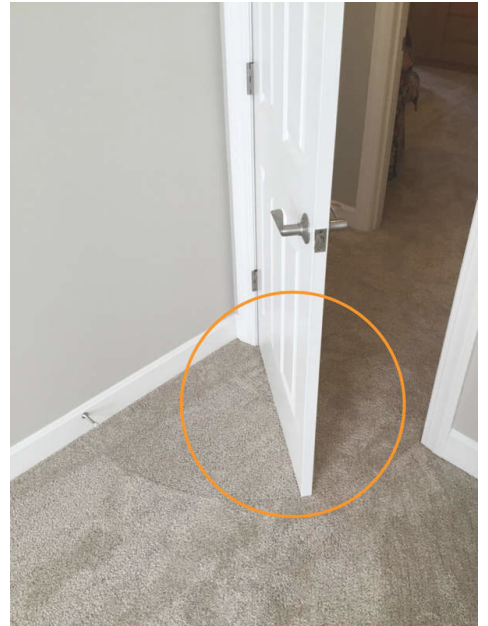
DOOR DRAGGING CARPET

LEFT BEDROOM

Door(s) is dragging carpet when operated. Recommend adjusting to ensure proper operation.

Recommendation

Contact a qualified door repair/installation contractor.



Left Bedroom

6.6.3 Doors

DOOR WARPED/TWISTED

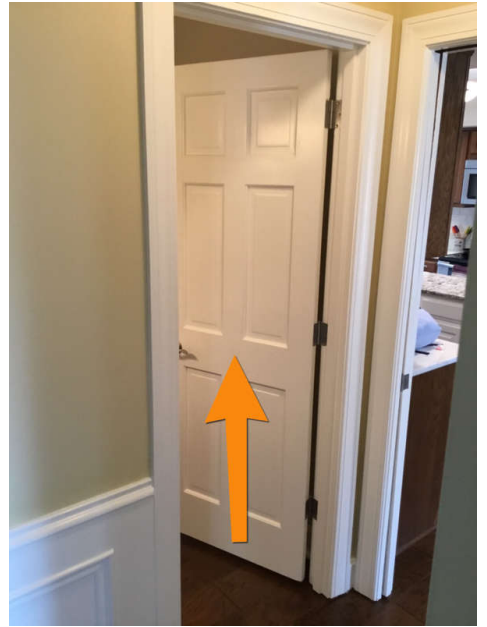
1/2 BATHROOM

Door is noticeably Warped/Twisted. Recommend repair/replacement as needed

Recommendation

Contact a qualified door repair/installation contractor.





6.7.1 Windows

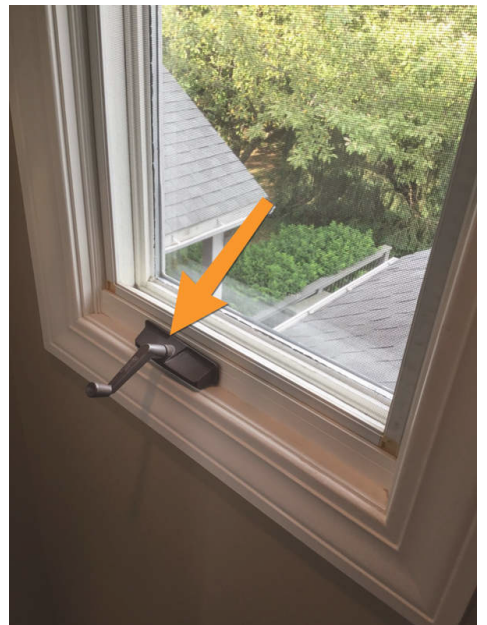
DAMAGED/MISSING HARDWARE

MASTER BATHROOM

Some windows have damaged/missing hardware. Recommend repairing to ensure proper operation.

Recommendation

Contact a qualified window repair/installation contractor.



6.7.2 Windows

WINDOW WONT OPEN

FAMILY ROOM, LEFT BEDROOM, MIDDLE BEDROOM

Window will not open under normal operating procedures. Recommemd repair.

Recommendation

Contact a qualified window repair/installation contractor.

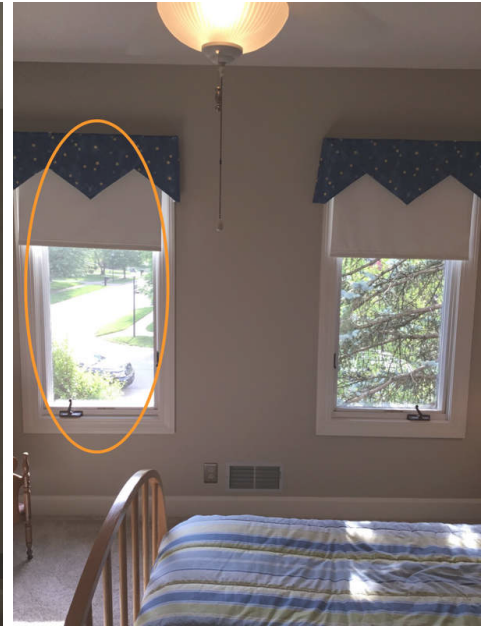




Family Room



Left Bedroom



Middle Bedroom

7.3.1 Chimney & Vent Systems

CHIMNEY LINER DIRTY



Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation

Contact a qualified chimney contractor.



9.1.1 Foundation, Basement & Crawlspaces

INTERIOR FOUNDATION CRACKS - MINOR



BASEMENT WEST

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend repairing/sealing cracks and monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a foundation contractor.



9.1.2 Foundation, Basement & Crawlspace

WATER INTRUSION

BASEMENT WEST

Water intrusion was evident in the basement/crawlspace. This can compromise the basement/crawlspace and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.

Recommendation

Contact a foundation contractor.



Major Concern/Safety Hazard



9.1.3 Foundation, Basement & Crawlspace

REPAIRED/WATERPROOFED FOUNDATION CRACKS

BASEMENT WEST

Visible Repaired/Waterproofed Foundation Cracks were noted at time of inspection. Recommend obtaining any warranty information from owner and monitoring

Recommendation

Contact a qualified professional.



Improvement Item



11.2.1 Drain, Waste, & Vent Systems

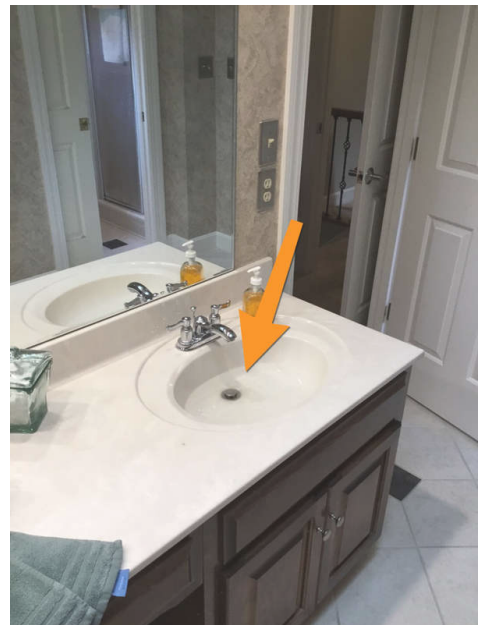
POOR/SLOW DRAINAGE

MASTER BATHROOM

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

11.3.1 Fixtures / Faucets

CAULK/GROUT SHOWER SURROUND

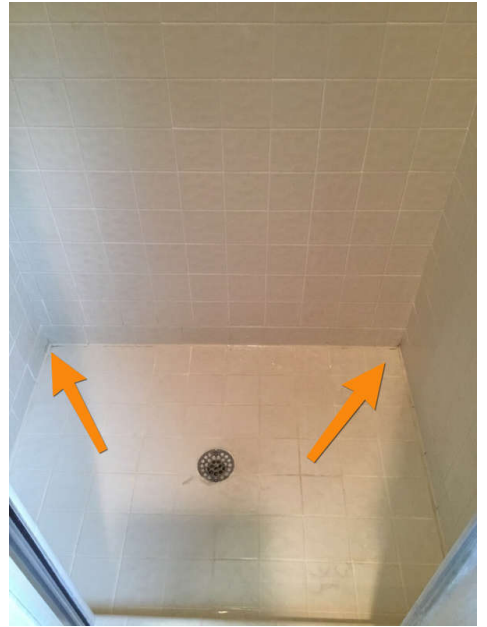
MASTER BATHROOM

Recommend caulking/grouting shower surround where caulk/grout is cracked/separated/missing. This will help prevent moisture damages from occurring.

Recommendation

Contact a qualified professional.





Master Bathroom

11.3.2 Fixtures / Faucets

HOSE BIB LEAKING/DRIPPING

Improvement Item

WEST

Hose bib is leaking/dripping. Recommend plumber evaluate and repair

Recommendation

Contact a qualified plumbing contractor.



West

11.3.3 Fixtures / Faucets

SECURE HOSE BIB

Improvement Item

EAST

Hose bib is not properly secured to exterior of home. Recommend anchoring hose bib to home.

Here is a helpful DIY link on securing hose bibs. <http://homeguides.sfgate.com/secure-faucet-foundation-21363.html>

Recommendation

Recommended DIY Project



East

11.4.1 Water Heater

ANNUAL MAINTENANCE FLUSH NEEDED



Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help .](#)

Recommendation

Contact a qualified plumbing contractor.

11.4.2 Water Heater

MARGINAL AND AGING



Hot water heater is marginal and aging and nearing it's useful life expectancy. Recommend budgeting to replace hot water heater.

Recommendation

Contact a qualified plumbing contractor.

11.6.1 Sump Pumps / Sewage Ejectors

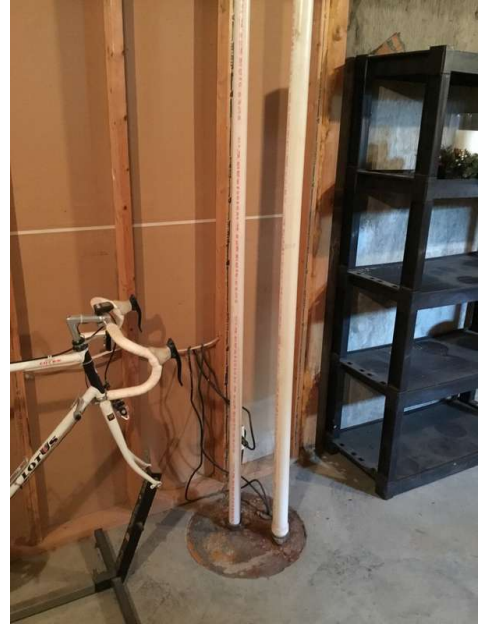
INSTALL CHECK VALVE



Recommend installing check valve on sump pump discharge line

Recommendation

Contact a qualified plumbing contractor.



13.1.1 Cooling Equipment
AIR FLOW RESTRICTED

Improvement Item

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit.

Recommendation
Contact a qualified HVAC professional.



13.1.2 Cooling Equipment
FAILED TO PRODUCE COLD AIR

Improvement Item

The air conditioner was functional but did not produce cold air. Recommend licensed HVAC contractor evaluate.

Recommendation
Contact a qualified HVAC professional.



14.4.1 Connected Devices and Fixtures

LIGHT INOPERABLE

MASTER BEDROOM

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



Improvement Item



Master Bedroom

14.6.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

LIVING ROOM, MASTER BATHROOM

No GFCI protection present in noted locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all noted locations.

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

Recommendation

Contact a qualified electrical contractor.



Major Concern/Safety Hazard



Living Room



Master Bathroom

14.6.2 GFCI & AFCI

OUTLET(S) WON'T TRIP

2ND FLOOR BATHROOM

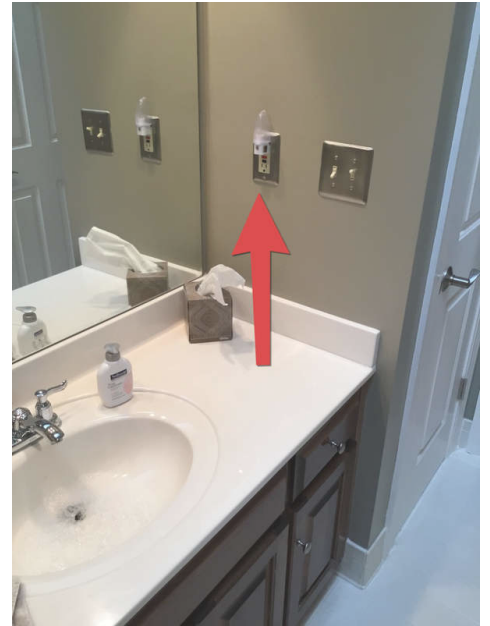
One or more outlets won't "trip" when tested. Recommend a qualified electrician evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



Major Concern/Safety Hazard



2nd Floor Bathroom