



2.3.1 Gutters/drains

**GUTTER DRAINS ON ROOF**

Observations/Monitor

One or more downspouts terminated above a roof surface, and rainwater from the downspouts washes over the roof surface below. This is a common configuration, but in some cases large quantities of rainwater can damage shingles by removing granules and reduce the life of the roof surface. Consider installing extensions to route the rainwater directly to the closest gutter below to prevent such damage.

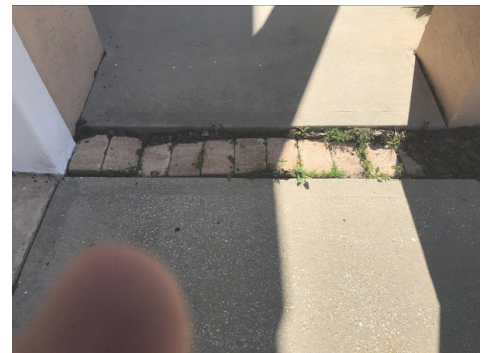


3.1.1 Driveway & Walkway

**PAVERS-UNEVEN**

Observations/Monitor

The pavers in the driveway and rear patio are uneven in several locations. This can cause premature settlement in several areas leaving lips where the pavers meet. The pavers should be evaluated and reset as necessary.

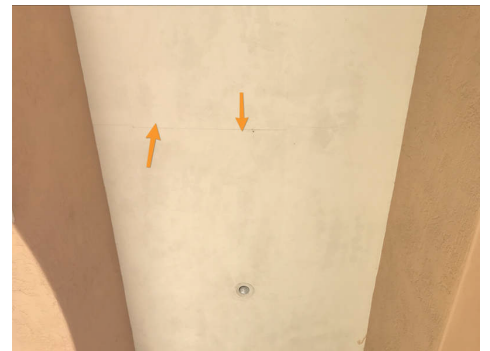


3.2.1 Ceilings

**MINOR CEILING CRACK**

Observations/Monitor

Minor cracks were found in ceilings in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.



3.3.1 Electrical

**WATERPROOF COVER DAMAGED**

Observations/Monitor

Waterproof cover(s) over one or more electric receptacles are damaged or broken. This is a safety hazard due to the risk of shock and fire. Damaged covers should be replaced where necessary.



3.8.1 Wall Structure & Coverings

**STUCCO-CORNER RUST**

Observations/Monitor

Metal corner bead used for stucco was corroded at one or more locations.



3.8.2 Wall Structure & Coverings

**CRACKING-MINOR**

Observations/Monitor

One or more minor cracks were found in the wall areas. It is unknown the age of these cracks. At the time of inspection nothing out of the ordinary of normalized cracking was noticed. Recommend caulking and painting these areas, along with monitoring for future movement/widening. Cracks over framing can allow moisture penetration behind wall areas and can potentially damage sheathing/framing. Note that areas concealed behind walls are not able to be evaluated without invasive testing and cannot be evaluated.



3.8.3 Wall Structure & Coverings

**SIDING/TRIM ISSUES**

Observations/Monitor

Sections of siding and/or trim were *deteriorated / loose / split / warped / missing / damaged / substandard / rotten*. Recommend that a qualified person repair, replace or install siding or trim as necessary.



### 3.9.1 Vegetation and Grading **VEGETATION**

Observations/Monitor

Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



### 3.12.1 Screen Enclosure **SCREEN ENCLOSURE SCREEN TORN/PATCHED**

Maintenance



### 3.12.2 Screen Enclosure **SCREEN DOOR CLOSURE**

Observations/Monitor



4.1.1 Floors, walls, Ceiling

### CEILING/WALL DAMAGE

There is damage to the ceiling/wall. This can allow gases and fumes to enter the homes living spaces. These areas should be properly finished.

Observations/Monitor



4.2.1 Doors/Windows

### EXTERIOR DOOR DIFFICULT

One or more exterior doors were difficult or sticking. Recommend that a qualified person repair as necessary.

Observations/Monitor



5.2.1 Condensing Unit

### LINE INSULATION

Insulation for the outside condensing unit's refrigerant lines is damaged, deteriorated and/or missing in one or more areas. This may result in reduced efficiency and increased energy costs. A qualified heating and cooling contractor should replace insulation as necessary.

Observations/Monitor



8.3.1 Branch Circuit

### RECEPTACLE DAMAGE

One or more receptacles were broken or damaged. This is a potential shock or fire hazard. Recommend that a qualified electrician replace such receptacles as necessary.

Observations/Monitor

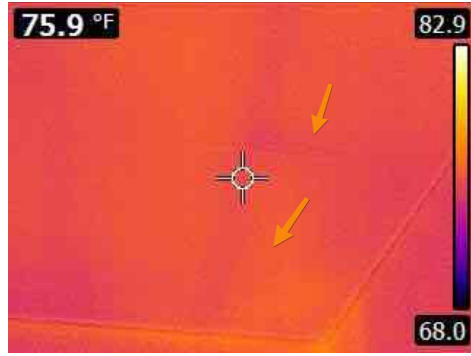


10.2.1 Floors, Walls, Ceilings

### CEILING-DRY STAINS

Observations/Monitor

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Recommend asking the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.

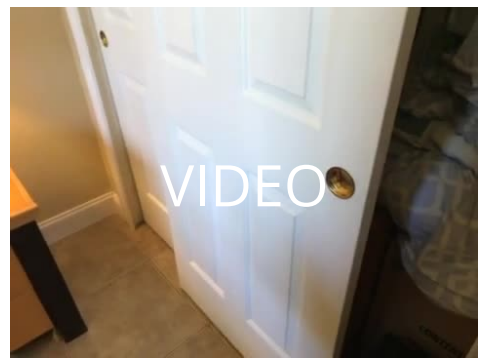


### 12.3.1 Windows and Door

#### CLOSET DOORS



One or more closet doors are missing, damaged or need repairs. It is recommended to have the necessary repairs or replacement of the closet door (s).



### 15.8.1 Bathub

#### MIXING VALVE



The mixing valve in one or bathrooms is not properly operating. The mixing valve allows the hot and cold water to mix so the temperature can be controlled by any person. The mixing valve is not properly mixing hot and cold water at the valve. There is only hot or cold water coming out of the mixing valve. It is recommended to have a Certified Plumbing Contractor make the necessary repairs.

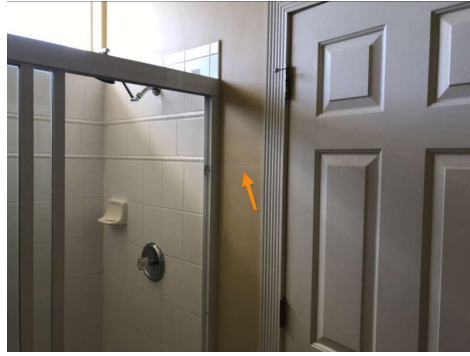
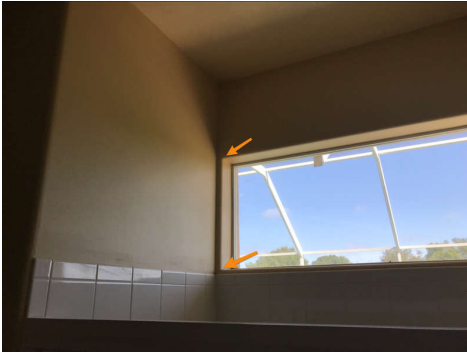


### 16.2.1 Floors, Walls, Ceilings

#### WALLS-CRACKS



Minor cracks are common in most homes. These cracks do not appear to be structural concerns, would recommend caulking and sealing the cracks to prevent moisture from entering the wall structure and causing further damage. Continue to monitor these areas to ensure the cracks do not increase in size, if they do, I recommend consulting with a qualified professional.



17.8.1 Bathub

**FAUCET LEAKS ON**

 Observations/Monitor

One or more faucets leak by handle(s) or at their base when turned on. A qualified plumber should evaluate and repair as necessary.



17.8.2 Bathub

**JETTED TUB INOPERABLE**

 Observations/Monitor

The jetted tub was inoperable. The tub should be evaluated and repaired as needed.



17.8.3 Bathub

**STOPPER ISSUE**

 Observations/Monitor

The bath tub stopper mechanisms are missing, or need adjustment or repair. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily.



17.9.1 Shower

**SHOWER DOOR**

 Observations/Monitor

The shower door does not properly close on the rail. The shower door should be repaired or replaced to prevent damage to the door.



### 21.1.1 Pool Equipment

#### **BONDING**

Observations/Monitor

The bonding wire is missing or not properly connected to the pool circulation pump and or other pool equipment. It is highly recommended to have the wire properly installed for safety.

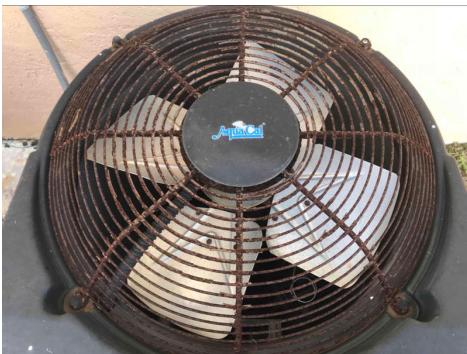


### 21.1.2 Pool Equipment

#### **EQUIPMENT EVALUATION**

Observations/Monitor

Because of the age and condition of the equipment, It is recommended that the pool pump and filter system be evaluated. It's also advised to seek guidance for the proper operation and maintance of the pool equipment as many systems differ.

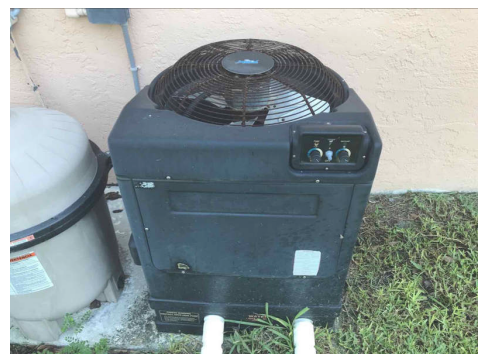


### 21.1.3 Pool Equipment

#### **INOPERATABLE EQUIPMENT**

Observations/Monitor

One or more pool equipment items were not functioning as designed at time of inspection.



Pool Heater

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21.4.1 Pool and decking

**DECK CRACKING MINOR**

Observations/Monitor

The pool deck has some minor deck cracking. It does not appear to be structural at this time, but it is recommended to monitor the area(s) in concern in the future.

