



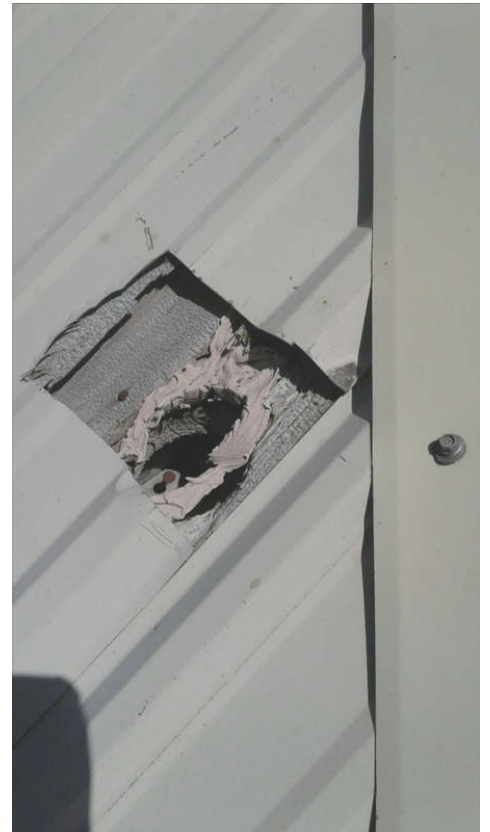
2.1.1 Coverings

DAMAGED AREA



The roof had an area where a penetration had been removed. This uncovered area will allow moisture penetration into the roof structure. I recommend a qualified roofing professional evaluate and repair.

Recommendation
Contact a qualified roofing professional.



2.1.2 Coverings

LOOSE FASTENERS



Some of the roof fasteners were loose, which could allow moisture intrusion. I recommend that a competent person tighten or replace the fasteners.

Recommendation
Contact a qualified roofing professional.



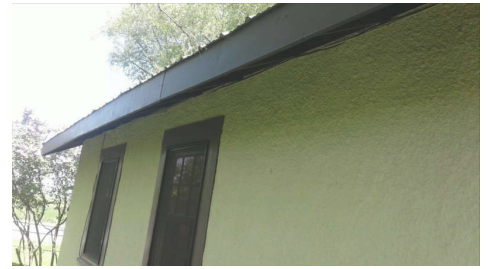
2.2.1 Roof Drainage Systems

GUTTERS MISSING



There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building. I recommend that a competent person install rain gutters.

Recommendation
Contact a qualified handyman.



2.3.1 Flashings

MISSING CLOSURE STRIP

Recommendations

Steel roof sheeting was missing its closure strip. All roof sheeting should have closure to prevent intrusion by moisture and insects. I recommend that a competent person evaluate and remedy.

Recommendation
Contact a qualified professional.



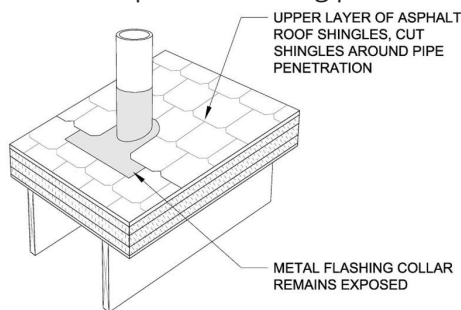
2.4.1 Skylights, Chimneys & Other Roof Penetrations

MISSING/POORLY-INSTALLED RUBBER BOOT

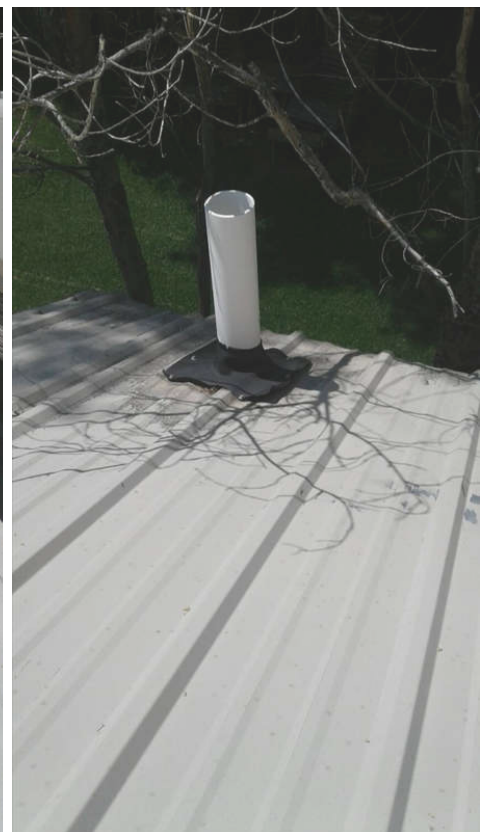
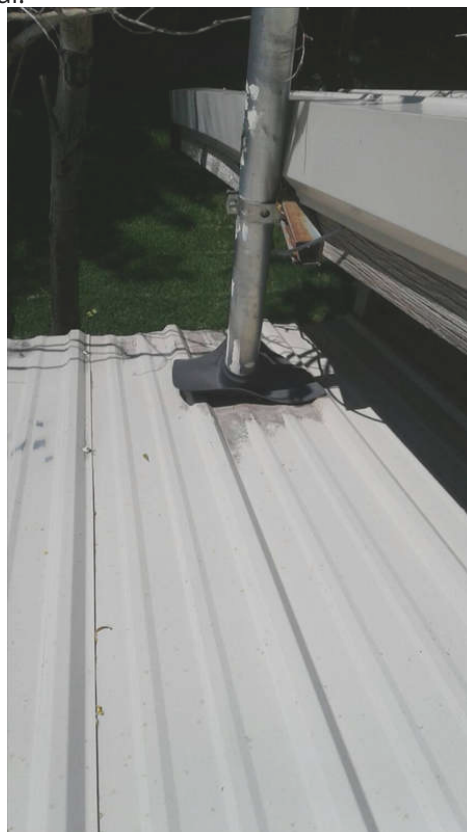
Recommendations

One or more roof penetrations were missing a rubber boot. Caulking sealants are considered to be a temporary fix and are not sufficient to seal around roof penetrations. I recommend that a competent roofing professional evaluate and repair.

Recommendation
Contact a qualified roofing professional.



Roofing Boot



3.1.1 Siding, Flashing & Trim

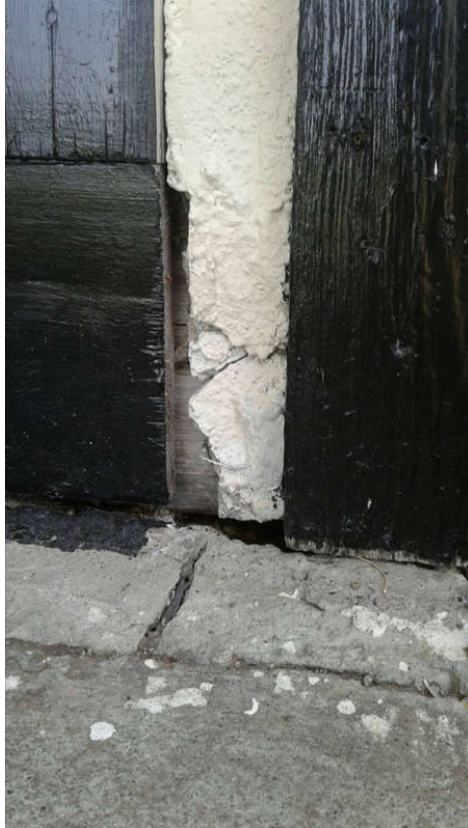
OPEN PENETRATION

NORTH, NORTHWEST

There were one or more open penetrations through the siding. This could allow moisture intrusion. I recommend that a competent person seal these openings.

Recommendation

Contact a qualified professional.



Recommendations

3.1.2 Siding, Flashing & Trim

ROTTING

NORTH

Some areas of the siding showed signs of rotting. This can damage the siding and allow moisture to penetrate the structure. I recommend that a competent person evaluate and repair.

Recommendation

Contact a qualified professional.



Recommendations



3.4.1 Decks, Balconies, Porches & Steps

FRAME IN CONTACT WITH GROUND

 Recommendations

The frame of the deck was in contact with the ground. This can lead to premature deterioration.

Recommendation

Contact a qualified professional.



3.4.2 Decks, Balconies, Porches & Steps

STAIRS - DETERIORATED

 Recommendations

One or more sections of the exterior stairs are deteriorated. Recommend qualified concrete contractor evaluate & repair.

Recommendation

Contact a qualified concrete contractor.



3.5.1 Eaves, Soffits & Fascia

FASCIA - ROTTED

 Recommendations

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



4.1.1 Foundation

FOUNDATION SPALLING



Recommendations

The foundation walls were observed to have spalling. Spalling is a result of water entering brick, concrete or natural stone and forcing the surface to peel, pop out or flake off. In concrete, spalling happens because there is moisture in the concrete. In basements, especially, moisture and often salt, too, pushes outward from the inside. I recommend further evaluation by a competent foundation contractor.

Recommendation

Contact a qualified professional.



5.4.1 Presence of Installed Heat Source in Each Room

ROOMS WITHOUT HEAT SOURCE

MASTER BEDROOM, MASTER BATHROOM

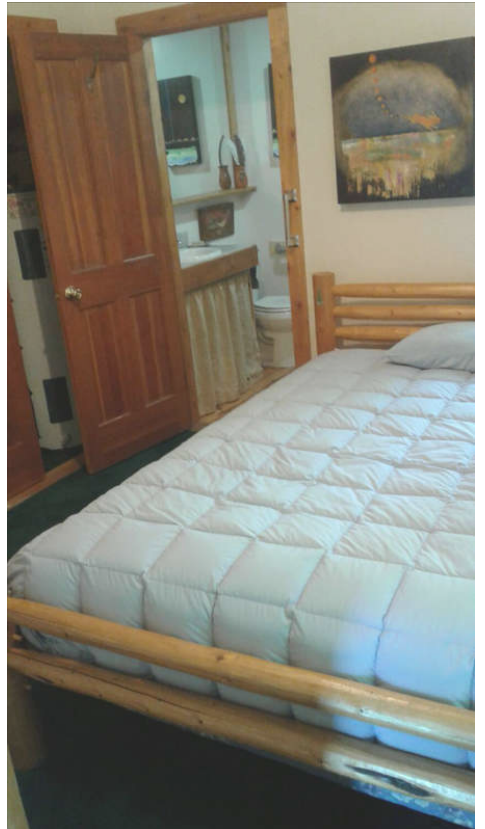


Recommendations

One or more rooms did not have a permanently installed heat source.

Recommendation

Contact a qualified professional.



5.5.1 Solid Fuel Heating Device (Fireplace, Woodstove)

DAMPER MISSING/INOPERABLE

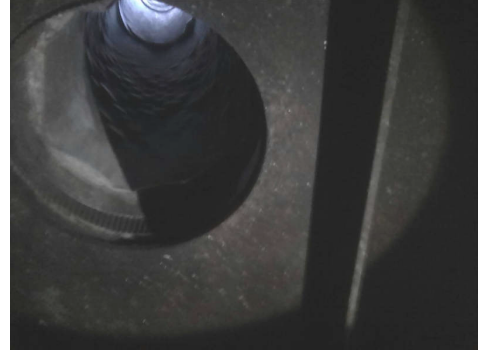


Recommendations

Damper was inoperable, which could allow toxic fumes into the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation

Contact a qualified fireplace contractor.



6.2.1 Water Supply, Distribution Systems & Fixtures

Recommendations

SHOWER STALL- POOR THRESHOLD

The shower was observed to lack a threshold, which may make it difficult to prevent water leakage while the shower is in use.

Recommendation

Contact a qualified professional.



6.4.1 Hot Water Systems, Controls, Flues & Vents

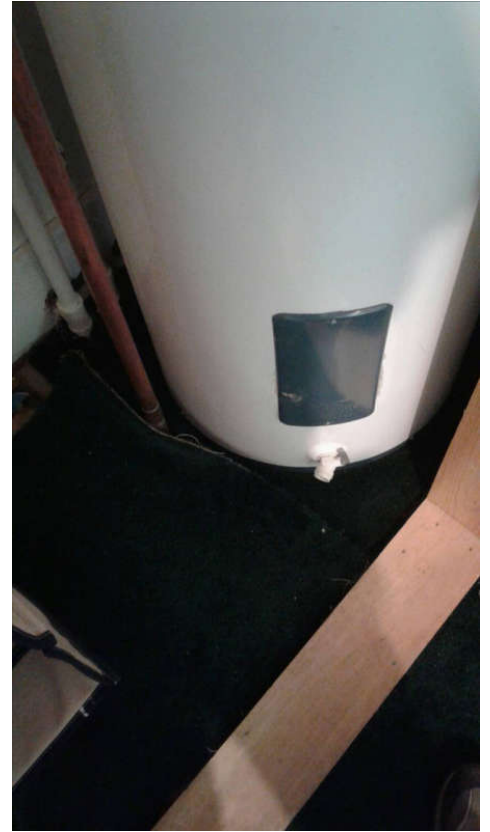
Recommendations

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



7.3.1 Branch Wiring Circuits, Breakers & Fuses

KNOB & TUBE WIRING

Recommendations

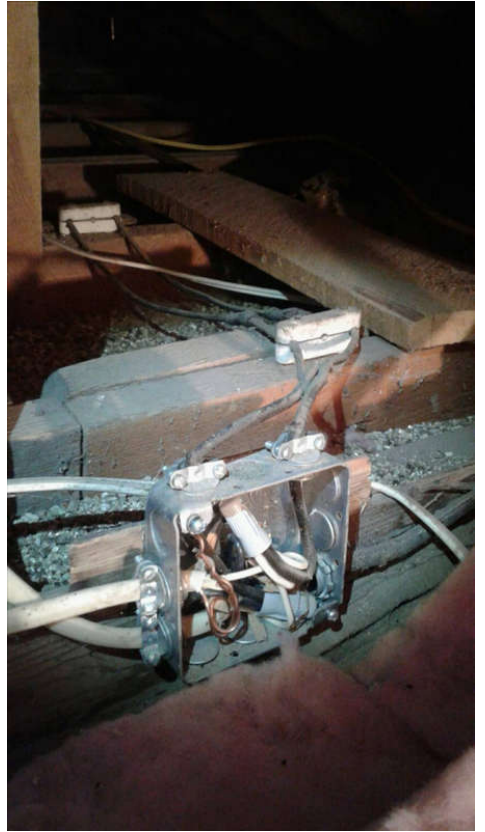
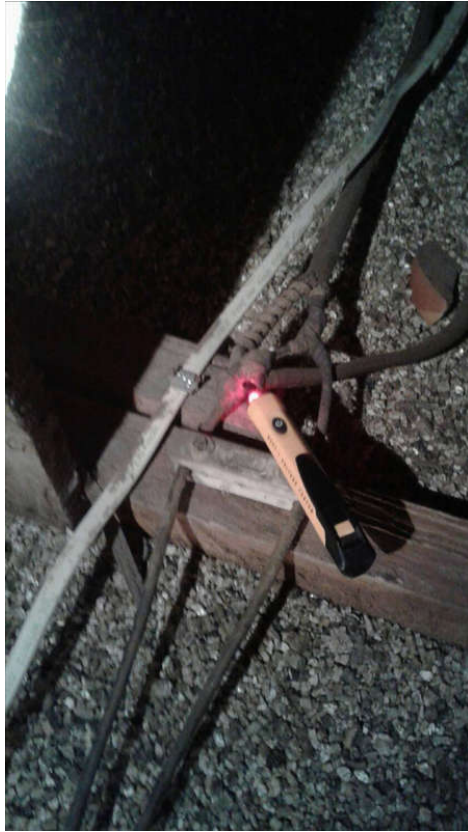
Knob-and-tube (K&T) wiring was an early standardized method of electrical wiring in buildings, in common use in North America from about 1880 to the 1940s. The system is considered obsolete and can be a safety hazard, although some of the fear associated with it is undeserved.

Advice for those with K&T wiring:

- Have the system evaluated by a qualified electrician. Only an expert can confirm that the system was installed and modified correctly.
- Do not run an excessive amount of appliances in the home, as this can cause a fire.
- Where the wiring is brittle or cracked, it should be replaced. Proper maintenance is crucial.
- K&T wiring should not be used in kitchens, bathrooms, laundry rooms or outdoors. Wiring must be grounded in order to be used safely in these locations.
- Rewiring a house can take weeks and cost thousands of dollars, but unsafe wiring can cause fires, complicate estate transactions, and make insurers skittish.
- Homeowners should carefully consider their options before deciding whether to rewire their house.
- The homeowner or an electrician should carefully remove any insulation that is found surrounding K&T wires.
- Prospective home buyers should get an estimate of the cost of replacing K&T wiring. They can use this amount to negotiate a cheaper price for the house.

Recommendation

Contact a qualified professional.



7.4.1 Lighting Fixtures, Switches & Receptacles

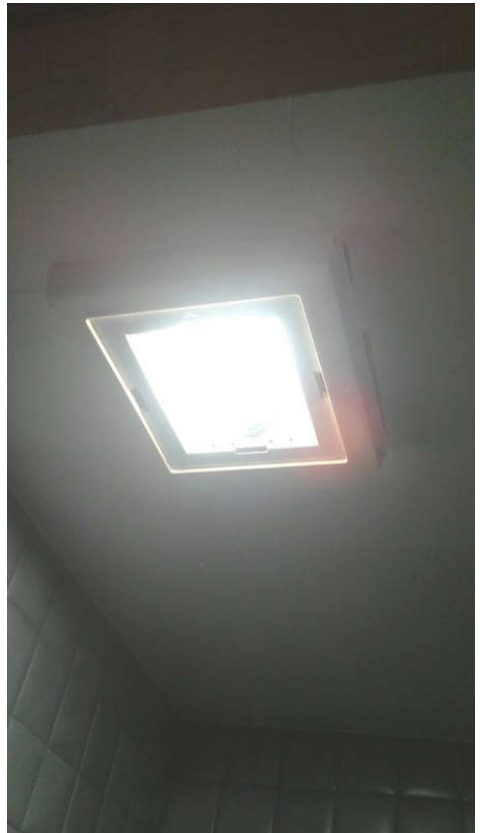
EXHAUST FAN INOPERABLE

 Recommendations

The exhaust fan was inoperable. I recommend further evaluation by a professional electrical contractor.

Recommendation

Contact a qualified electrical contractor.



7.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Recommendations

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

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

Recommendation

Contact a qualified electrical contractor.

7.6.1 Smoke Detectors

INSUFFICIENT NUMBER OF SMOKE DETECTORS



Modern practice requires a smoke detector in each sleeping room, and an additional detector centrally located on each level. Lack of adequate smoke detectors can be a serious safety concern. I recommend the installation of additional detectors. Click [here](#) for recommendations from Amazon.com.

Recommendation

Contact a qualified electrical contractor.

8.1.1 Attic Insulation-

INSUFFICIENT INSULATION



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

Adding insulation may require hiring a professional contractor. If the house is old, the electrical system should be checked by an electrician if the wiring is degraded, overloaded, or uses knob-and-tube wiring. It is hazardous to add insulation when conditions such as these exist. Adding thermal insulation within a closed cavity around wires could cause the wires to overheat. Code does not allow the installation of loose-fill, rolled or foam-in-place insulation around knob-and-tube wiring. Adding insulation in a mobile home is complex and usually requires special expertise. Adding insulation over existing insulation should not include a vapor diffusion retarder between the two layers.

Recommendation

Contact a qualified insulation contractor.

8.1.2 Attic Insulation-

VERMICULITE INSULATION



Vermiculite insulation was present in attic. Vermiculite insulation has been known to contain asbestos, a danger to lung health. This insulation should present minimal health hazards as long as it is left undisturbed. I recommend further evaluation by a competent asbestos remediation firm.

Recommendation

Contact a qualified environmental contractor

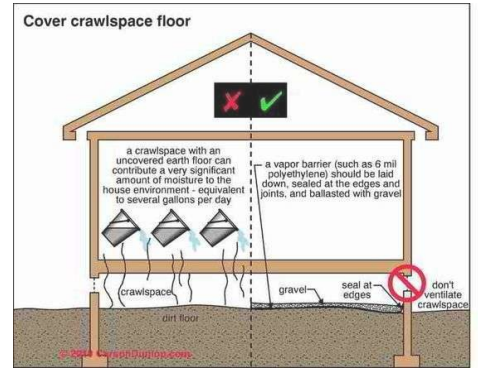
8.3.1 Vapor Retarders (Crawlspace or Basement)

NO VAPOR BARRIER



There were no vapor barriers installed in the attic or crawlspace. Vapor barriers can limit the amount of moisture that enters the house through the ground into the crawlspace or condenses in the attic. I recommend further evaluation by a competent insulation contractor.

Recommendation
Contact a qualified insulation contractor.



Crawlspace Vapor Barrier

8.4.1 Attic Ventilation

ATTIC VENTILATION INSUFFICIENT

Recommendations

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy.

Recommendation
Contact a qualified professional.

8.5.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Recommendations

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior.

Recommendation
Contact a qualified HVAC professional.



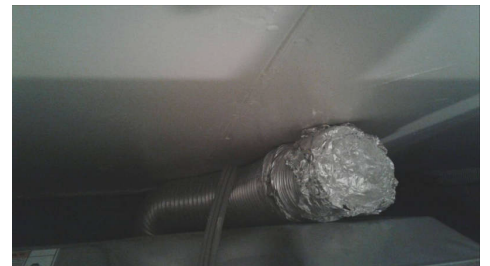
8.6.1 Dryer Vent

FLEXIBLE VENT

Recommendations

Flexible dryer vent pipe was observed. Modern building standards call for exhaust ducts to be constructed of minimum 0.016-inch-thick (0.4 mm) rigid metal ducts, having smooth interior surfaces, with joints running in the direction of air flow. Flexible duct can allow lint buildup, which is a fire hazard. I recommend that a competent person replace the duct.

Recommendation
Contact a qualified professional.



10.2.1 Range/Oven/Cooktop

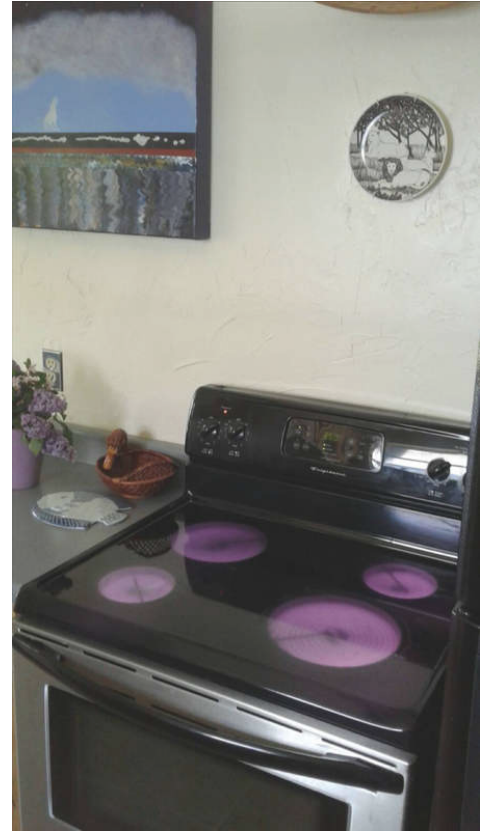
EXHAUST SYSTEM MISSING

Recommendations

No exhaust system present to prevent moisture and grease in kitchen area. Recommend qualified contractor install range hood or exhaust system.

[Here is a resource on choosing a range hood .](#)

Recommendation
Contact a qualified professional.




10.2.2 Range/Oven/Cooktop
RANGE NOT FASTENED

 Safety/Immediate Attention

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation
Contact a qualified professional.

⚠️ WARNING	
	
Tip Over Hazard	
A child or adult can tip the range and be killed. Install anti-tip bracket to floor or wall per installation instructions.	
Slide range back so rear range foot is engaged in the slot of the anti-tip bracket.	
Re-engage anti-tip bracket if range is moved.	
Do not operate range without anti-tip bracket installed and engaged.	
Failure to follow these instructions can result in death or serious burns to children and adults.	

