



2.1.1 Coverings

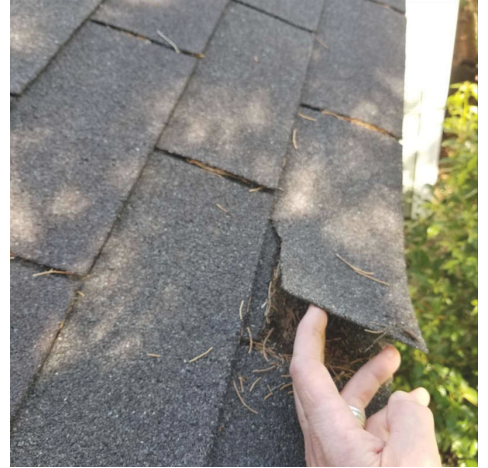
DAMAGED (GENERAL)

Repair/Replace

Roof coverings showed moderate damage. Recommend replacing.

Recommendation

Contact a qualified roofing professional.



Front

2.1.2 Coverings

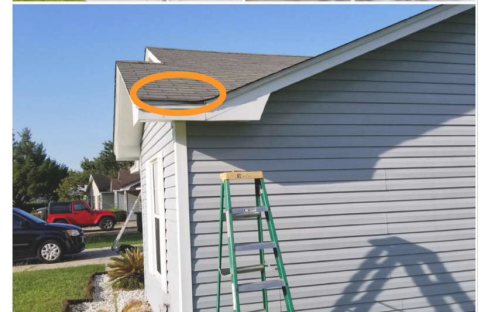
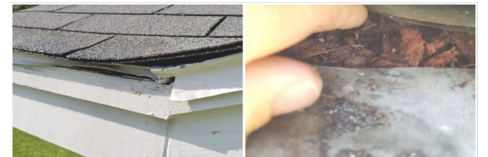
SHEATHING DAMAGE

Immediate Attention

The roof underlayment had areas of moderate damage visible at the time of the inspection. These areas should be repaired by a qualified roofing contractor to help prevent damage from roof leakage. The underlayment was inspected in representative areas only.

Recommendation

Contact a qualified roofing professional.



Front Right

2.1.3 Coverings

NO FELT PAPER/UNDERLAYMENT

Repair/Replace

Roofing underlayment was not properly installed and will allow any water that gets underneath the shingles to penetrate directly into the roof sheathing. A roofer should properly install underlayment to prevent leaks.

Recommendation

Contact a qualified roofing professional.



Front



2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

Repair/Replace

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

Contact a qualified roofing professional.



Back Left Corner

2.2.2 Roof Drainage Systems

DOWNSPOUTS MISSING

Repair/Replace

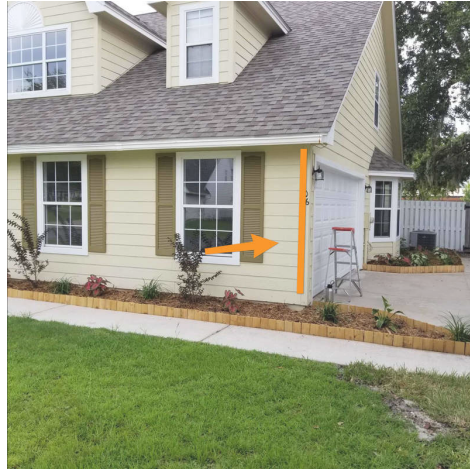
Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation. **Only 1 downspout was installed on each of the gutters (front/back) the gutters will drain better if an additional downspout is installed.**

Recommendation

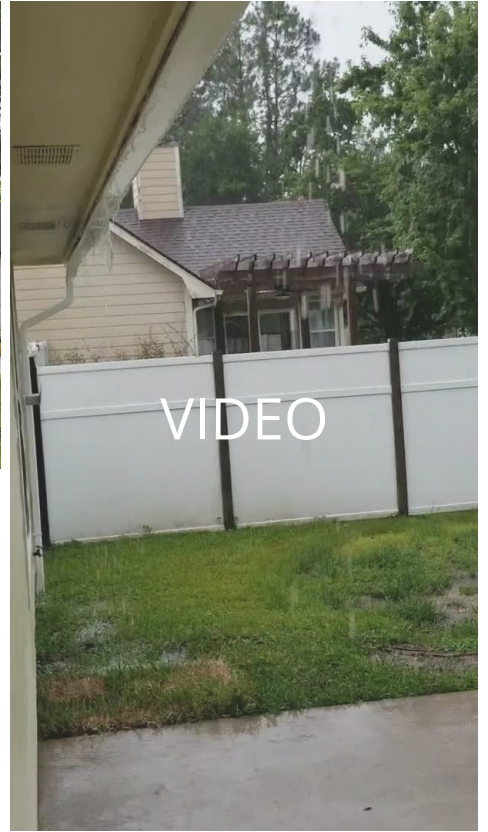
Contact a qualified roofing professional.



Back Right Corner



Front Right Corner



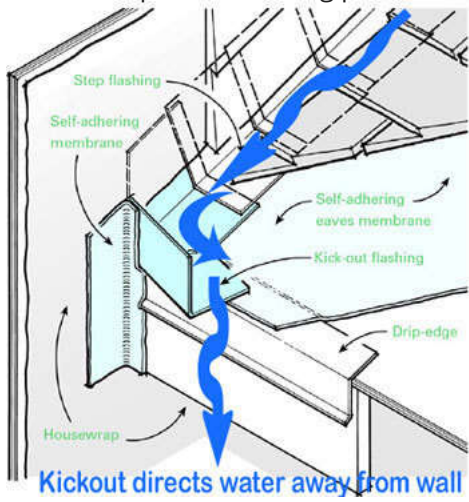
2.3.1 Flashings

KICK OUT FLASHING MISSING

 Repair/Replace

Missing kick out flashing was observed. Kick out diverts water away from the wall and into the gutter. Inadequately flashed roofs can allow water to enter the wall causing sever water damage. Recommend a qualified professional evaluate and properly install a kick out flashing.

Recommendation
Contact a qualified roofing professional.



Right



Right

2.4.1 Vent Pipes & Boots

VENT BOOT

A vent boot was lifted and should be attached to the roof with sealant to prevent leaks and wind uplift.

Recommendation
Contact a qualified roofing professional.

Repair/Replace



Back

2.4.2 Vent Pipes & Boots

SHEATHING DAMAGE

A vent boot has deteriorated and is no longer functional. Water damage has occurred at the base of the boot. Recommend replacing the boot immediately to prevent further damage.

Recommendation
Contact a qualified roofing professional.

Immediate Attention



3.1.2 Siding & Trim

SIDING - LOOSE OR MISSING

Repair/Replace

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation

Contact a qualified siding specialist.



Left

3.1.3 Siding & Trim

SIDING - OPEN PENETRATION

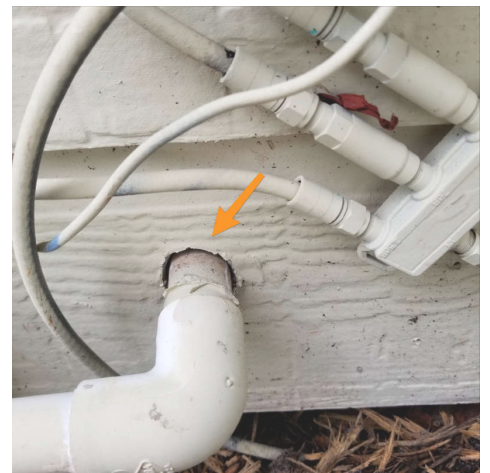


Repair/Replace

Open penetrations were observed and can allow water to get behind the siding material and eventually cause decay and mold problems. It can also allow pests into the home. Penetrations should be sealed using the appropriate methods for your siding material.

Recommendation

Contact a handyman or DIY project



Right by condenser

3.1.4 Siding & Trim

PESTS

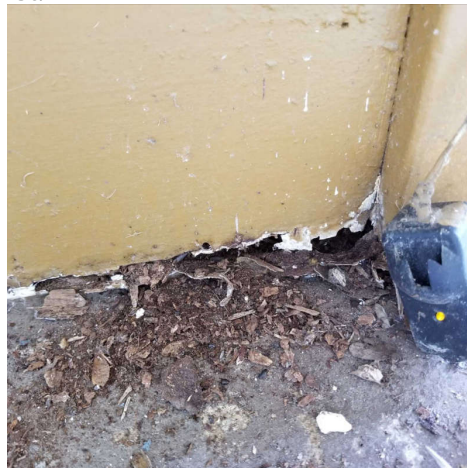


Immediate Attention

At the time of the inspection pests were observed. Recommend contacting a pest control specialist.

Recommendation

Contact a qualified pest control specialist.



Garage

3.3.1 Eaves, Soffits & Fascia

FASCIA - DAMAGED

 Repair/Replace

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

Recommendation

Contact a qualified roofing professional.



Front



Front



Front

3.4.1 Exterior Doors

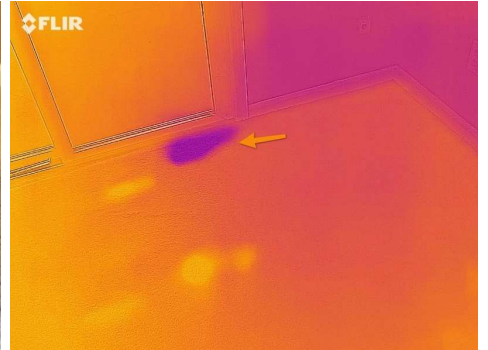
DOOR SILL/TRIM

 Repair/Replace

At the time of inspection moisture was detected inside the sliding glass door. Recommend further evaluation and repair as needed.

Recommendation

Contact a qualified door repair/installation contractor.



3.4.2 Exterior Doors

THRESHOLD LOOSE

 Immediate Attention

Door threshold is not sealed to the slab and has come loose from the jambs. Water was seeping under the threshold at the time of inspection. Recommend installing gutters to channel water away from the door and properly repairing or replacing the jamb and threshold.

Recommendation

Contact a qualified door repair/installation contractor.



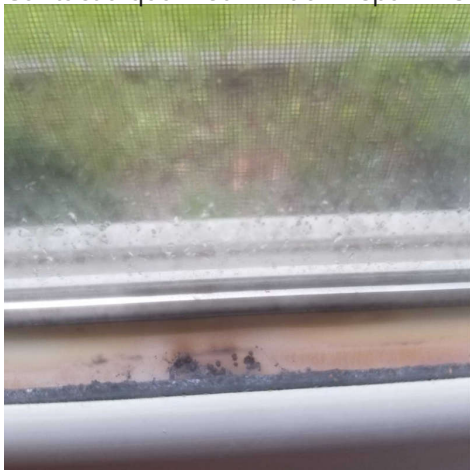
3.5.1 Windows

SEAL FAILURE

 Repair/Replace

A window appeared to have a failed seal and should be replaced.

Recommendation
Contact a qualified window repair/installation contractor.



Left Bedroom



Left Bedroom

DRIVEWAY CRACKING/DAMAGE

Repair/Replace

Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary.

Recommendation

Contact a qualified concrete contractor.



TREE OVERHANG

Repair/Replace

Trees were overhanging the roof which can cause damage to the roof and prevent proper drainage from falling debris. Recommend a qualified tree service trim trees away from the home.

Recommendation

Contact a qualified tree service company.



Right Back

GROUND EROSION

Repair/Replace

Soil erosion has occurred around the foundation of the home. Erosion can cause ruts and/or negative grading that will hold water increasing the moisture around the homes foundation and can also breed insects if the water does not dry quickly. Recommend correcting the source causing the erosion and filling in the eroded areas with soil, sloping the ground away from the home. **Caused by the gutter not draining properly.**

Recommendation

Contact a qualified professional.

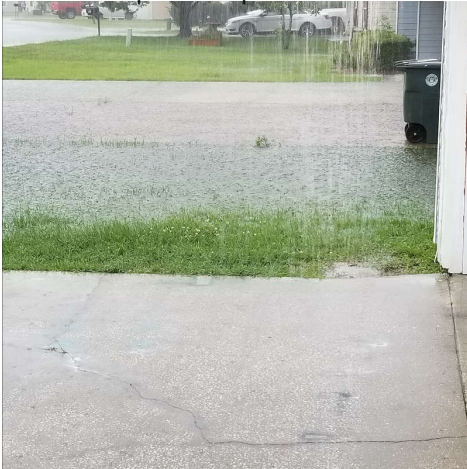


Front

SITE DRAINAGE

At the time of inspection site grading and drainage was inadequate. Recommend further evaluation.

Recommendation
Contact a qualified professional.



Back Left



Front Right



5.1.1 Service Entrance Conductors GROUNDING NOT PRESENT

Immediate Attention

I did not observe an electrical grounding rod at the electrical meter. Electrical grounding systems divert potentially dangerous electrical currents by providing a path between a buildings service box and the earth. Lightning and static electricity are the most common sources of dangerous or damaging charges that can be dissipated through a grounding system. I would recommend contacting a qualified electrician to further evaluate and repair.

Recommendation
Contact a qualified electrical contractor.



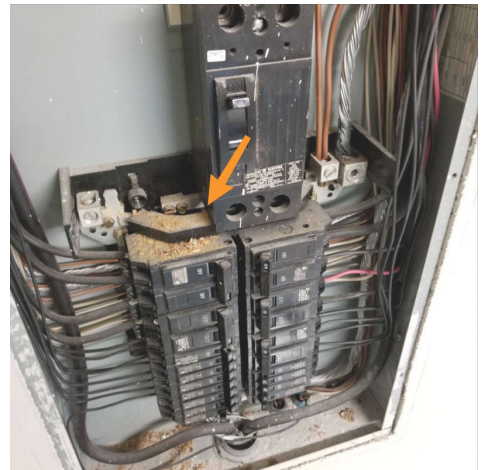
Right

5.2.1 Main & Subpanels COMBUSTIBLE MATERIAL IN PANEL

Immediate Attention

Observed a combustible material in the panel. Combustible materials can ignite if there is a spark in the panel. Recommend an electrician remove all combustibles and clean the panel's interior.

Recommendation
Contact a qualified electrical contractor.



Garage

5.4.1 Lighting Fixtures, Switches & Receptacles

 Immediate Attention

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of cover plates.

Recommendation
Contact a qualified electrical contractor.



5.4.2 Lighting Fixtures, Switches & Receptacles

 Immediate Attention

RECEPTACLE - OPEN GROUND

An electrical receptacle had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.

Recommendation
Contact a qualified electrical contractor.



5.5.1 GFCI & AFCI

 Immediate Attention

GFCI FAILURE

Observed a ground fault circuit interrupter (GFCI) electrical receptacle did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. The Inspector recommends replacement of the receptacle to ensure that it works correctly when required. All work should be performed by a qualified contractor.

Recommendation
Contact a qualified electrical contractor.



Garage

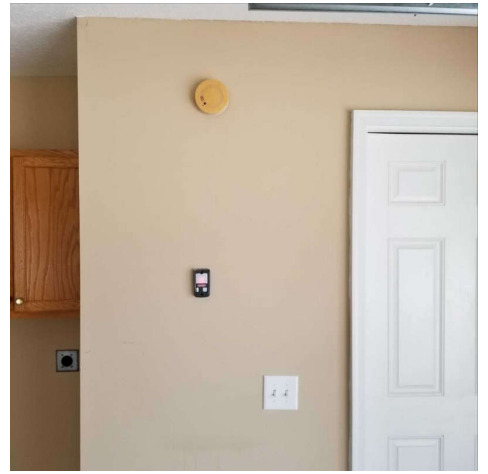
5.6.1 Smoke Detectors

 Immediate Attention

DEFECTIVE

Smoke detector is connected, but not functioning properly. Recommend replacement.

Recommendation
Recommended DIY Project



Garage

6.1.2 Water Heater

WATER TEMPERATURE/SCALDING



Immediate Attention

Water temperature exceeded 120 degrees which can scald. Recommend reducing water temperature at the water heater or adjust tempering valves at fixtures if installed, if not it is recommended that anti-scald fixtures are installed.

Water Heater Temperature Safety

Recommendation

Contact a qualified plumbing contractor.



7.1.1 Condenser

CONDENSATE DRAINING TOO CLOSE TO HOUSE



Repair/Replace

The condensate was draining too close to the house. Drains should be moved away from the home. Constant water drainage can increase the chances of moisture wicking into the foundation and walls and it attracts pests.

Recommendation

Contact a qualified professional.



Right

7.1.2 Condenser

COIL DIRTY



Repair/Replace

The coil on the condenser unit was dirty and needs to be cleaned to operate efficiently. Recommend an HVAC technician clean the coil to optimize performance.

Recommendation
Contact a qualified HVAC professional.



Right

7.2.1 Air Handler

DUCT WORK - CONNECTION

 Repair/Replace

The air handler duct work needs to be properly sealed, air was leaking at the supply and return sides. Recommend and HVAC contractor properly seal the duct work at the air handler.

Recommendation
Contact a qualified HVAC professional.



7.4.1 Duct Work

DUCTS DETERIORATED

 Repair/Replace

Deteriorated ducts were observed. Recommend licensed HVAC contractor repair or replace.

Recommendation
Contact a qualified HVAC professional.



2nd Floor Attic



2nd Floor Attic



2nd Floor Attic

8.1.1 Doors

DOOR ADJUSTMENT

A door did not close properly, adjustment is required. Was dragging on the carpet.

Recommendation

Contact a handyman or DIY project

 Repair/Replace



2nd Floor Bedroom

8.4.1 Walls

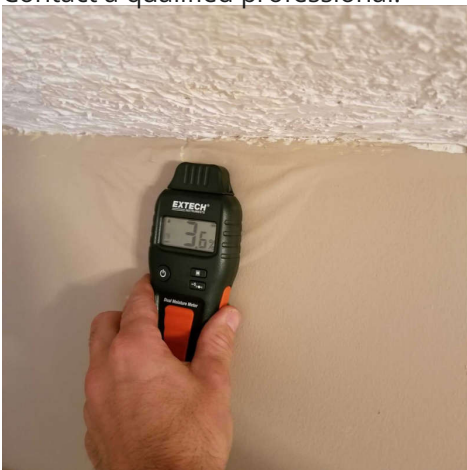
WATER - DAMAGE

Water damage was observed from what appears to be a past water leak. No moisture was detected at the time of the inspection. Recommend a painter repair and paint. Monitor for future leaks.

Recommendation

Contact a qualified professional.

 Repair/Replace



1st Floor Bedroom



1st Floor Bedroom



1st Floor Bedroom

9.2.1 Sink

DRAIN SLOPE

 Immediate Attention

The drain had an up hill slope that will restrict or prevent water from draining properly. Recommend a plumber properly install the drain.

Recommendation

Contact a qualified plumbing contractor.



9.3.1 Dishwasher

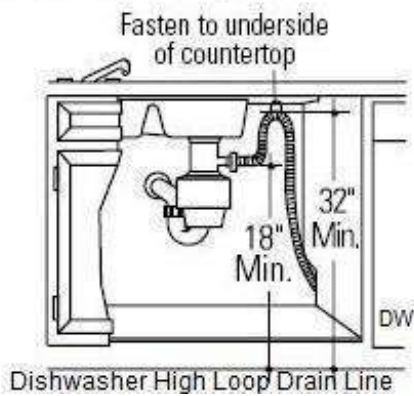
NO HIGH LOOP

 Repair/Replace

The dishwasher installed without a high loop in the drain line. It is required by most jurisdictions and manufacturers that the dishwashers drain line be installed with a high loop. This prevents the dirty water that is being drained in the sink from inadvertently getting pulled back into the dishwasher or even siphoned back into the water system. Recommend an appliance repair technician properly install the drain line.

Recommendation

Contact a qualified appliance repair professional.



9.6.1 Garbage Disposal

WIRE CLAMP MISSING

 Immediate Attention

The wire clamp that connects the romex to the motor housing was not installed. Recommend installing the wire clamp to prevent the wire from inadvertently being pulled out and to prevent electrical shock and fire.

Recommendation

Contact a qualified electrical contractor.



11.7.1 Toilet

LOOSE AT BASE

 Repair/Replace

Observed a loose toilet fixture. The toilet fixture should be tighten to prevent movement, caution should be taken not to over tighten. Replacing the wax ring may be necessary to prevent leaking.

Recommendation

Contact a qualified plumbing contractor.



12.5.1 Exhaust Fan

MISSING EXHAUST FAN

OVER SHOWER

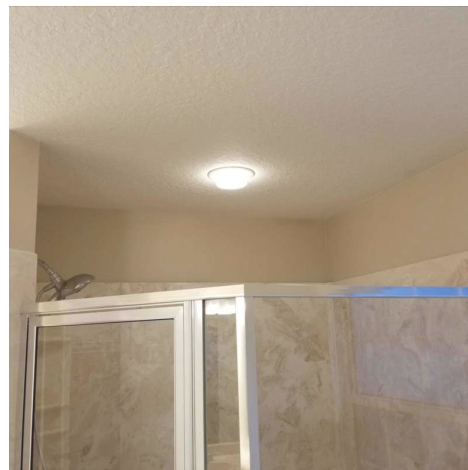
 Repair/Replace

Observed a missing exhaust fan. During a bath or shower, humidity levels rise significantly creating the perfect breeding ground for mold, mildew and microorganisms that can negatively impact health. In addition, long-term exposure to excess moisture and humidity can crack and peel paint and wallpaper, ruin wallboard, warp doors and rust cabinets and fixtures. Without control, it can even cause deterioration of joists and framing above the bathroom. Recommend contacting an electrician to properly install an exhaust fan. The fan should exhaust to the homes exterior (not the attic).

Guide to consumer exhaust fans

Recommendation

Contact a qualified professional.



12.10.1 Spa Tub

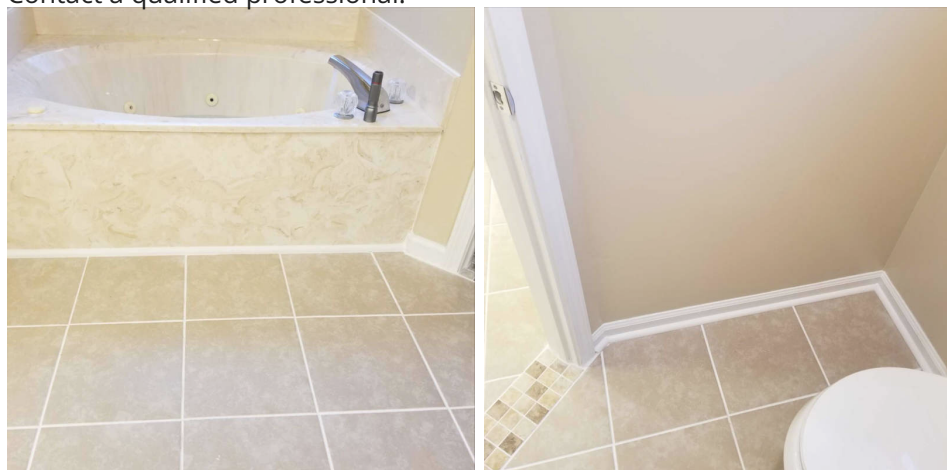
NO ACCESS PANEL

 Repair/Replace

There wasn't an access panel installed to maintain or repair the spa tub components. Also, these tubs are typically plugged into a GFCI receptacle if the receptacle trips there is no way to reset it with out cutting into the wall.

Recommendation

Contact a qualified professional.



12.10.2 Spa Tub

FIXTURE LOOSE

 Immediate Attention

A fixture was loose and should be properly fastened. There is not an access panel to maintain the fixtures.

Recommendation

Contact a qualified plumbing contractor.



14.5.1 Garage Door Opener **INADEQUATE MOUNTING**

 Immediate Attention

Garage door opener needs to be securely mounted with adequate brackets to prevent movement and falling hazard.

Recommendation

Contact a qualified garage door contractor.



15.1.1 Attic Insulation **MISSING INSULATION**

 Repair/Replace

Areas in the attic were missing insulation which will make heating and cooling difficult and costly. It can also cause moisture that can lead to mold growth.

Recommendation

Contact a qualified insulation contractor.

