

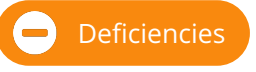


This **Summary Report** is meant to organize any **Moderate Recommendations** and **Significant and/or Safety Concerns** into a shorter, straight to-the-point format. It does not, however, include **Minor/Maintenance/Monitor** issues or Informational data that can be found in the Full Report.

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

2.3.1 Chimney

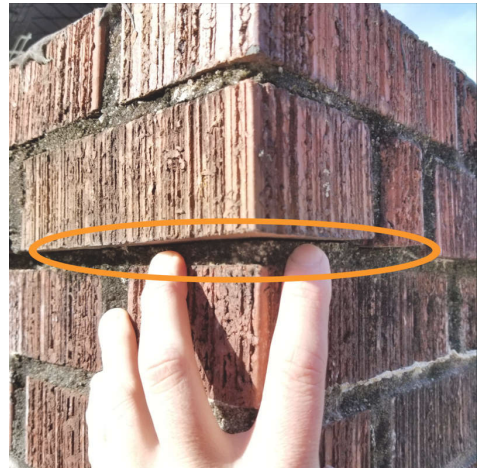
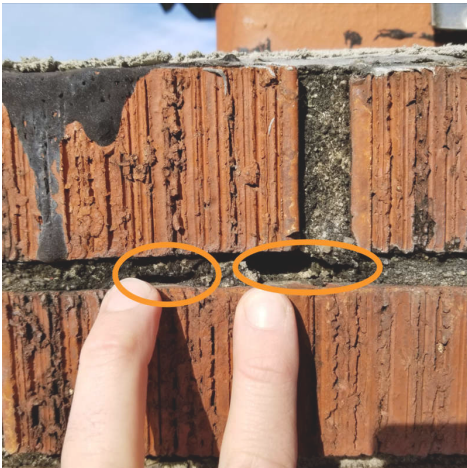
REPOINT MORTAR



The masonry chimney's mortar is deteriorated and should be repaired to prevent further, significant deterioration. Recommend having a qualified chimney service contractor or mason evaluate chimney and repair as necessary. This will likely require repointing the mortar.

Recommendation

Contact a qualified chimney contractor.





2.3.2 Chimney

NEEDS SEALANT



Minor/Maintenance/Monitor

Some of the roofing cement has deteriorated. Recommend applying a roofing sealant to the exposed areas so as water intrusion does not occur.

Recommendation

Contact a qualified professional.



Chimney flashing

2.6.1 Flashing / Vents

IMPROPER FLASHING - METAL COVERINGS

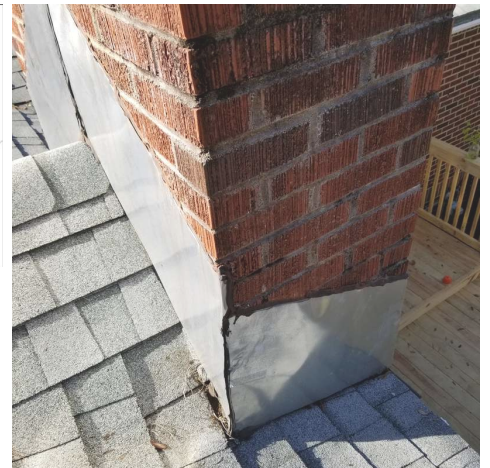
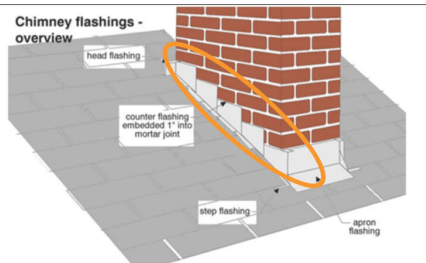


Deficiencies

Inspector could not confirm if counter flashing was installed 1 inch into mortar joints under the newest flashing. Improper metal roof flashing was installed which could allow for water intrusion to attic space. Recommend correction by installing proper metal roof approved vent flashing with boots.

Recommendation

Contact a qualified roofing professional.





2.6.2 Flashing / Vents

PLUMBING VENT TOO LOW

 Deficiencies

One or more plumbing vent pipes terminated less than 6 inches above the roof surface below. Debris can block vent pipe openings with such short pipes. Blocked vent pipes can cause sewer gases to enter living spaces. Recommend that a qualified person repair per standard building practices. For example, by extending pipe(s) to terminate at least 6 inches above the roof surface.

Recommendation

Contact a qualified roofing professional.



3.2.1 Roof Sheathing

DAMAGED SHEATHING

 Deficiencies

The roof had areas of visible damage to the roof sheathing at the time of the inspection. All damaged areas should be repaired for safety reasons, and to prevent potential damage from moisture intrusion to the home materials, the roof structure and to prevent development of microbial growth such as mold. You should consult with a qualified roofing contractor to gain an idea of options and costs for repair. Old plumbing vent holes, where you see roof under layment, should be repaired. As in roof decking should be installed underneath.

Recommendation

Contact a qualified professional.



3.4.1 Attic Hatch

UNINSULATED PULL-DOWN



Minor/Maintenance/Monitor

Pull-down stairs are installed for the attic access. No insulation is installed above the stairs and no weatherstripping is installed around the hatch perimeter. To reduce air leakage, recommend installing weatherstripping and an insulated hatch cover.

Interior air leaking into the attic results in heating and cooling losses, increased energy costs, and a possible increase in moisture levels in the attic due condensation forming on the underside of the roof sheathing during cold weather.

Recommendation

Contact a qualified handyman.



3.5.1 Electrical

COVER PLATE BROKEN



Minor/Maintenance/Monitor

Cover plate is broken at one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. Cover plates should be replaced where necessary.

Recommendation

Recommended DIY Project



4.1.1 General

CARPORT POSTS DAMAGED

 Deficiencies

One or more carport and/or porch support posts were damaged. Recommend qualified contractor repair.

Recommendation

Contact a qualified general contractor.



4.2.1 Exterior issues

A/C DRAIN TO CLOSE TO HOME

 Minor/Maintenance/Monitor

It is recommended to have the evaporator drain for the air handler directed away from the house. The drain is too close the exterior wall and allows moisture at the wall/footing areas. Recommend to have at least 12" from exterior wall.

Recommendation

Contact a qualified HVAC professional.



4.2.2 Exterior issues

BRICK - CRACKS, DETERIORATION

Deficiencies

The masonry (brick) was deteriorated or damaged in some areas. Where cracks or openings are exposed, water can enter the wall structure causing mold, fungal growth and structural damage. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by repointing mortar, or sealing with epoxy, or replacing broken or missing masonry.

Recommendation
Contact a qualified professional.



Top right. Front door



Front porch



Front porch

4.2.3 Exterior issues

FAUCET HANDLE ISSUE

Deficiencies

hose faucet handle was inoperable / broken. Recommend that a qualified person replace handles or make repairs as necessary.

Recommendation
Contact a qualified professional.



4.2.4 Exterior issues

LOOSE HOSE BIBB

Deficiencies

One or more hose bibs weren't anchored securely to the structure's exterior. Water supply pipes can be stressed when hose bibs are turned on and off and when hoses are pulled. Leaks may occur as a result. Recommend that a qualified person install fasteners per standard building practices.

Recommendation
Contact a qualified professional.



4.3.1 Driveway, Walkway, Patio

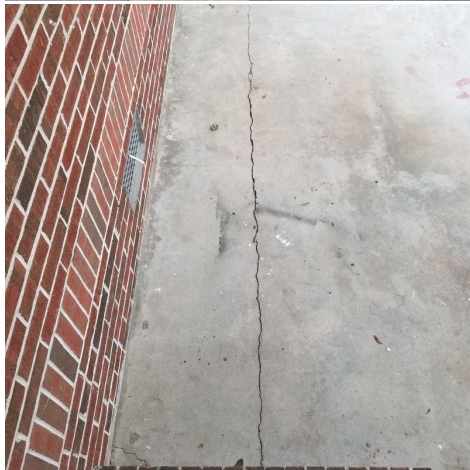
MINOR DRIVEWAY DAMAGE



Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation

Contact a qualified professional.





4.7.1 Gutters and Flashing

DAMAGED DOWNSPOUT

Sections of downspouts are damaged. This can result in water accumulating around the structure's foundation, or crawlspace if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle over time. A licensed contractor should replace or repair downspouts where necessary. A damaged downspout may not allow water to flow freely.

Recommendation

Contact a qualified professional.



4.7.2 Gutters and Flashing

DOWNSPOUT LOOSE

One or more downspouts or elbows were loose or detached. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



4.9.1 Electrical

COVER PLATE ISSUES

 Minor/Maintenance/Monitor

One *cover plate* was *missing*. This is a potential shock and/or fire hazard. Recommend that a qualified professional repair as necessary.

Recommendation

Contact a handyman or DIY project



Utility room

4.9.2 Electrical

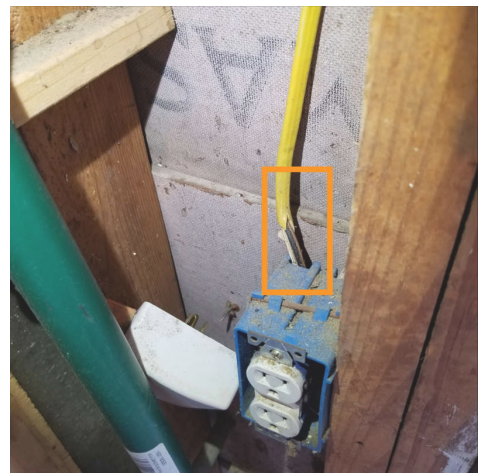
EXPOSED WIRES

 Deficiencies

One or more sections of outdoor wiring were exposed and *subject to damage*. This is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing conduit, re-routing wires or replacing wiring.

Recommendation

Contact a qualified professional.



Utility room

4.9.3 Electrical

LIGHT INOPERABLE

 Minor/Maintenance/Monitor

One or more light fixtures appear to be inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner(s). Repairs or replacement of the light fixture(s) by a qualified electrician may be necessary.

Recommendation

Contact a handyman or DIY project



5.1.1 Water Heater

Deficiencies

CORROSION ON FITTING/LINES

Corrosion was found on fittings and/or water supply lines for the water heater. Leaks may exist. A qualified plumbing contractor should evaluate and repair as necessary.

Monitor these areas.

Recommendation
Recommend monitoring.



5.1.2 Water Heater

Minor/Maintenance/Monitor

TPR DRAIN IN CRAWLSPACE

The temperature-pressure relief valve drain line is routed so as to empty into the crawl space. Water may accumulate in the crawl space if the valve develops a leak. A qualified plumber should re-route the drain line so as to drain outside.

Recommendation
Contact a qualified professional.



6.3.1 Drain and Waste

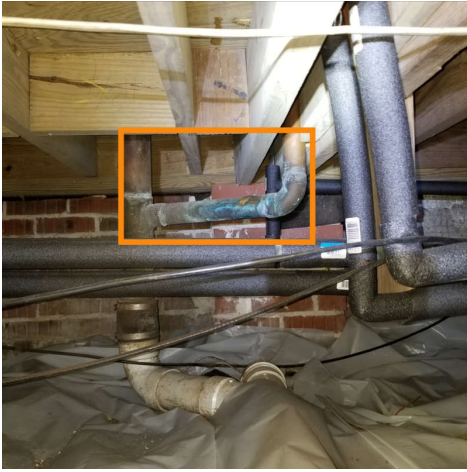
Deficiencies

SIGNIFICANT CORROSION

Significant corrosion was found on drain or waste fittings/pipes. This is an indication of past leaks, or that leaks are likely to occur in the future. A licensed plumber should evaluate the line and repair as needed.

At the least, monitor the plumbing lines of home throughout the years ahead.

Recommendation
Contact a qualified plumbing contractor.



8.2.1 Condensing Unit

DETERIORATED ANCHORS

 Deficiencies

One of the anchors that secure the condensing unit are deteriorated. The proper anchor need to be installed to prevent the condensing unit from move, this can cause damage to the refrigeration line and electric.

Recommendation

Contact a qualified professional.



9.2.1 Range-Cooktop-Oven

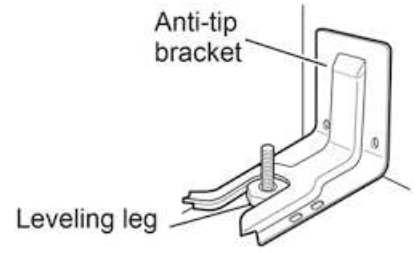
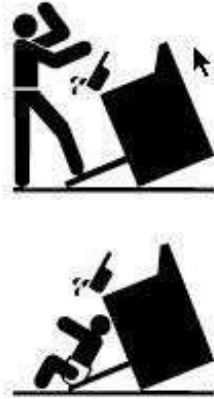
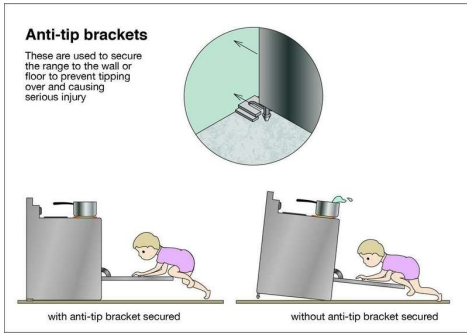
NO ANTI-TIP

 Minor/Maintenance/Monitor

The range can tip forward, and no anti-tip bracket appears to be installed. This is a safety hazard since the range may tip forward when weight is applied to the open door, such as when a small child climbs on it, or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free standing ranges since 1985. An anti-tip bracket should be installed to eliminate this safety hazard. For more information, visit <https://www.nachi.org/anti-tip.htm>

Recommendation

Contact a qualified appliance repair professional.

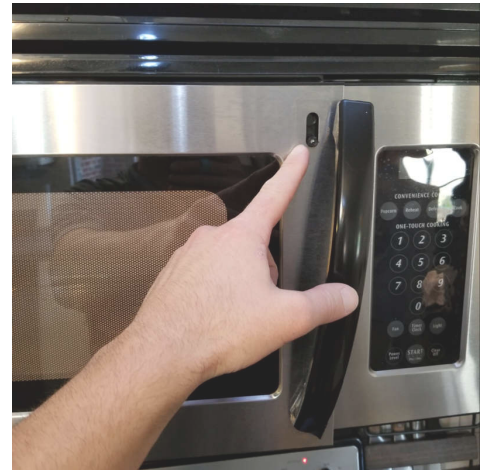


9.3.1 Microwave
HANDLE BROKEN

Deficiencies

The microwaves handle is damaged. Recommend a qualified professional make corrections.

Recommendation
 Contact a qualified professional.



9.6.1 Dishwasher
DISHWASHER NO HIGH LOOP

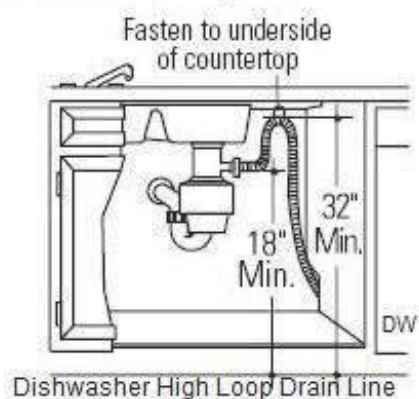
Minor/Maintenance/Monitor

The dishwasher drain line is not configured with a "high loop" or "air gap". A high loop is created by routing the drain line up to the bottom surface of the countertop above, and securely fastening it to that surface. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Some dishwashers have a built-in high loop where one is not required to be configured in the drain line. The clients should try to determine if a high loop is required for this brand and model of dishwasher (review installation instructions, etc.). If one is required, or it cannot be determined if one is not required, then a qualified contractor should install a high loop as per standard building practices.

Also, no "air gap" is installed. Air gaps are another device meant to prevent water from the sink drain or food disposal from entering the dishwasher. These are required in some municipalities for new construction and when remodeling. The client(s) should consult with a qualified contractor to determine if an air gap should be installed.

Recommendation

Contact a qualified appliance repair professional.



9.6.2 Dishwasher

DISHWASHER WATER BELOW



Water was found beneath the dishwasher, indicating an active leak. A qualified plumber or appliance technician should evaluate and repair as necessary.

Recommendation

Contact a qualified appliance repair professional.



10.1.1 Cabinets

ADJUSTMENT

One or more kitchen cabinet doors and or drawers are in need of adjustment.

Recommendation

Contact a qualified professional.



Deficiencies

11.3.1 Floors, Walls, Ceilings

FLOORS-REFINISH WOOD

Wood flooring is damaged from what appears a past leak.

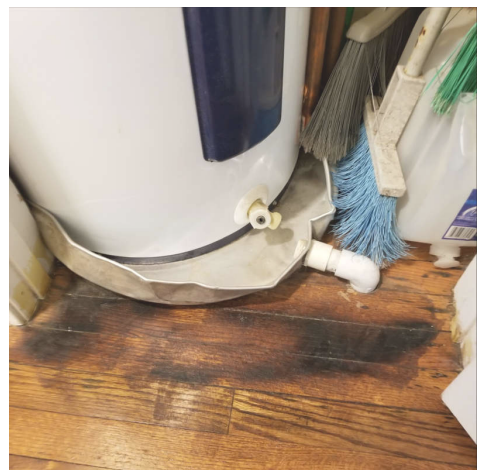
Recommend having a qualified contractor evaluate and refinish wood flooring as necessary.

Recommendation

Contact a qualified professional.



Deficiencies



11.4.1 Smoke and CO alarms

SMOKE ALARMS MISSING



Deficiencies

Smoke alarms were missing from one or more bedrooms / from one or more hallways leading to bedrooms. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage.

Recommendation
Contact a qualified handyman.



Living Room

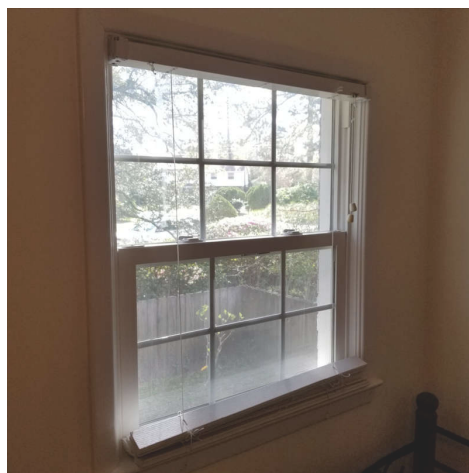
11.6.1 Windows and Door

BLINDS

 Minor/Maintenance/Monitor

One or more blinds were damaged or not working properly.

Recommendation
Contact a qualified professional.



Bedroom

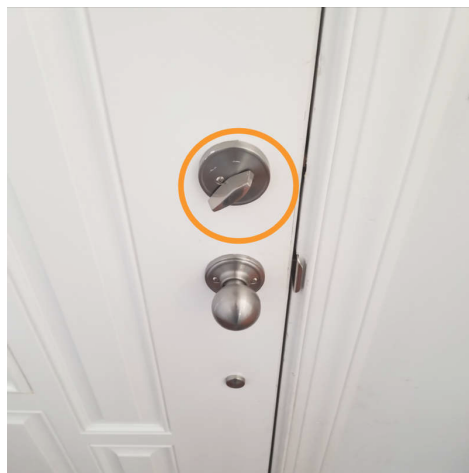
11.6.2 Windows and Door

LOCKSET/DEADBOLT-INOP/DIFFICULT

 Deficiencies

Door lock / deadbolt mechanisms are difficult to operate. A qualified contractor should evaluate and repair as necessary.

Recommendation
Contact a qualified handyman.



Front door

12.1.1 Bathub

CAULK AT FLOOR

 Minor/Maintenance/Monitor

Caulk is missing or deteriorated along the base of one or more bathtubs, where flooring meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.

Recommendation
Recommended DIY Project



Hallway Bathroom

12.8.1 Toilets

LOOSE

Deficiencies

One or more toilets are loose. A qualified contractor should remove the toilet(s) for further evaluation and repairs if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation
Contact a qualified professional.



Bathroom

14.4.1 Liner, Firebricks, Panels

GAPS IN HEARTH OF FIREPLACE

Minor/Maintenance/Monitor

Small cracks, pitting and/or deterioration were found in some fireplace firebrick. The clients should monitor the condition of the firebricks in the fireplace's firebox in the future. If significant deterioration occurs or if bricks become loose, then a qualified chimney service contractor should evaluate and make repairs as necessary. These areas should be repointed.

Recommendation
Contact a qualified professional.



16.2.1 Plumbing-Electrical
COVER PLATE MISSING

 Minor/Maintenance/Monitor

There are open junction boxes in the crawlspace. The proper cover needs to be installed to prevent damage to the wires or possible un-contained sparking.

Recommendation

Contact a qualified electrical contractor.



16.3.1 Substructure
DETERIORATED WOOD.

 Deficiencies

CRAWLSPACE

Fungal rot was found at one or more *joists / sections of floor sheathing*. Some past water strains. The wood is dry. No elevated levels of moisture at these areas. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be repaired or replaced.

Recommendation

Contact a qualified professional.

