



3.2.1 Tile

CRACKED/BROKEN TILES

ALL AROUND ROOF

There are broken/cracked Roofing tiles. This can expose the underlayment to UV rays causing deterioration. This can lead to leaks if the proper repairs are not made. A licensed roofing contractor should repair or replace any broken tiles.

Recommendation

Contact a qualified roofing professional.



3.4.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

ALL AROUND HOUSE

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.



3.4.2 Roof Drainage Systems

GUTTER DAMAGED

WESTSIDE/BACKYARD

Gutters 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 professional.



4.1.1 Eaves, Soffits & Fascia **FASCIA - WET STAINS**

ALL AROUND HOUSE

Stains were found at one or more fascia boards. The stains appeared to be from a gutter leak and roof joint due to dripping water, high moisture content, etc. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary. For example, by repairing the roof surface or flashing or installing drip-edge flashing.

Recommendation
Contact a qualified roofing professional.

 Recommendation



4.2.1 Exterior Walls

HAIRLINE STUCCO CRACKING

SOUTHSIDE AROUND WINDOWS

One or more minor hairline cracks were found in the stucco or 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. Stucco 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.

Recommendation
Contact a stucco repair contractor

 Recommendation



4.2.2 Exterior Walls **MILDEW/ALGAE**

 Maintenance Item

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.



4.2.3 Exterior Walls **REPAIR STUCCO**

 Recommendation

NORTHWEST SIDE BACKYARD

Cracks, deterioration and/or damage were found in one or more areas of the exterior stucco finish. In damp climates, moisture can enter cracks or damaged areas and further deteriorate the stucco. Also the wall behind the stucco can become damaged from moisture. Note that areas behind the stucco are inaccessible and excluded from this inspection. Recommend that a qualified contractor repair or replace stucco as necessary.

Recommendation
Contact a stucco repair contractor



4.5.1 Driveway, Walkway, Patio

CRACKED TILE-SIDEWALK/PATIO

WERE DRIVEWAY MEETS WALKWAY

One or more of the sidewalk or patio tiles are chipped or cracked. Any paver with a deficiency should be replaced by a certified contractor to help prevent future deterioration.

Recommendation

Contact a qualified professional.



Recommendation



4.8.1 Plumbing

VALVE LEAKING

NORTHSIDE BY ELECTRICAL PANEL

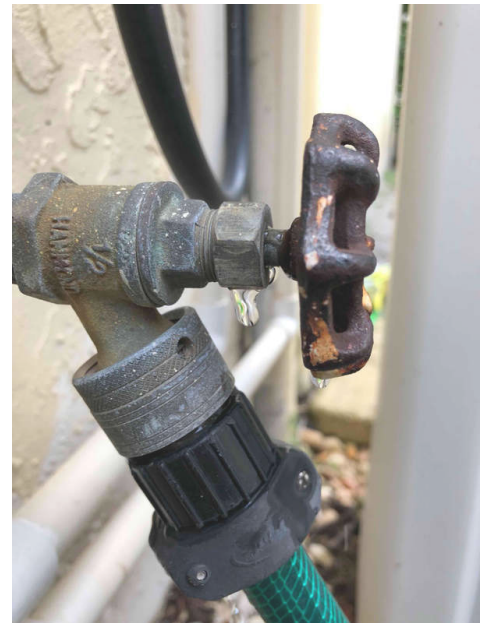
The hose bib valve was leaking on one of the exterior hose bibs. Recommend repair or replace valve as necessary.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



9.3.1 Water Heater

NO EXPANSION TANK 2012

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These have been required in certain areas for new installs or replacement since 2012. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.



Recommendation

11.4.1 Sink/countertop

STOPPER ISSUE

GUEST BATHROOM

One or more sink stopper(s) mechanisms are missing, or need adjustment or repair. Stopper mechanisms should be installed where



Maintenance Item

missing and/or repairs should be made so sink stoppers open and close easily.

Recommendation

Recommended DIY Project



12.2.1 Floors

CRACKED TILES

Tile is damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs as necessary. For example, replacing broken tiles.

Recommendation

Contact a qualified tile contractor



13.3.1 Electrical

NO GFCI BY SINK



The receptacle by the laundry sink that is not GFCI protected. It is recommended to have this receptacle switched to a GFCI for protection, to help prevent possibility of electrical shock.

Recommendation

Contact a qualified electrical contractor.

