



2.4.1 Skylights, Chimneys & Other Roof Penetrations

 Recommendation

MINOR DAMAGE

Minor damage to one or more vents was observed. Possible hail damage. Recommend monitoring.

Recommendation
Contact a qualified professional.

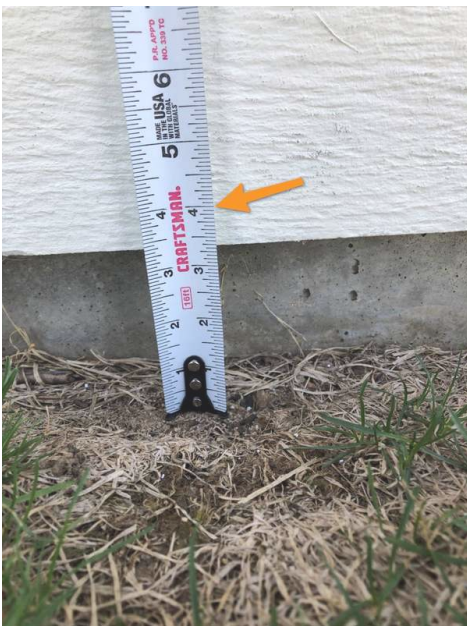


3.1.2 Siding, Flashing & Trim
GROUND CLEARANCE

 Recommendation

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil can lead to deterioration of the siding material caused by moisture and/or wood destroying organisms.

Recommendation
Contact a qualified siding specialist.



3.1.3 Siding, Flashing & Trim

LOOSE SIDING BRACKETS

 Recommendation

One or more siding brackets are loose. This could lead to moisture intrusion and further deterioration of the siding material. Recommend repair or replacement of the brackets.

Recommendation

Contact a qualified siding specialist.



3.4.1 Decks, Balconies, Porches & Steps

JOIST HANGERS

 Recommendation

Multiple nails are missing on Joist hanger(s). Recommend further review by a qualified deck contractor.

Recommendation

Contact a qualified deck contractor.



3.4.2 Decks, Balconies, Porches & Steps

LEDGER BOARD IMPROPERLY INSTALLED

 Recommendation

Insufficiently sized ledger screws. The ledger screws should be 1/2 inch diameter. Recommend further review by a qualified deck contractor. ONE EXCEPTION, "Simpson Strong-Tie Strong-Drive Sds Ledger Deck Screws" are acceptable at 1/4 inch diameter.

Recommendation

Contact a qualified deck contractor.



3.4.3 Decks, Balconies, Porches & Steps

RAILING UNSAFE

 Recommendation

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped.

Recommendation

Contact a qualified deck contractor.



3.4.4 Decks, Balconies, Porches & Steps

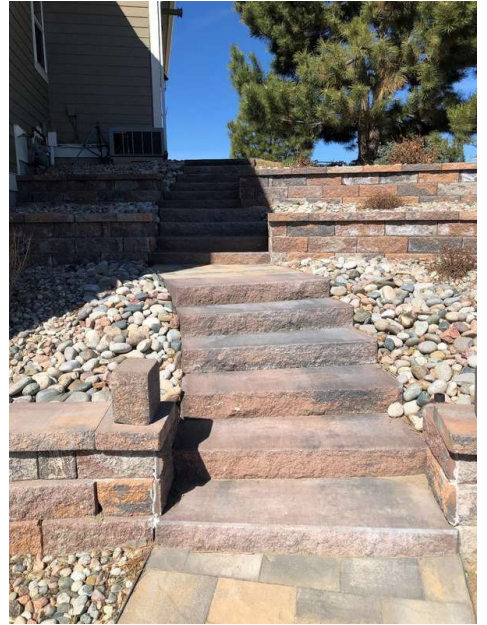
NO RAILING

 Safety Hazard

No safety railing on concrete steps. Recommend adding.

Recommendation

Contact a qualified professional.



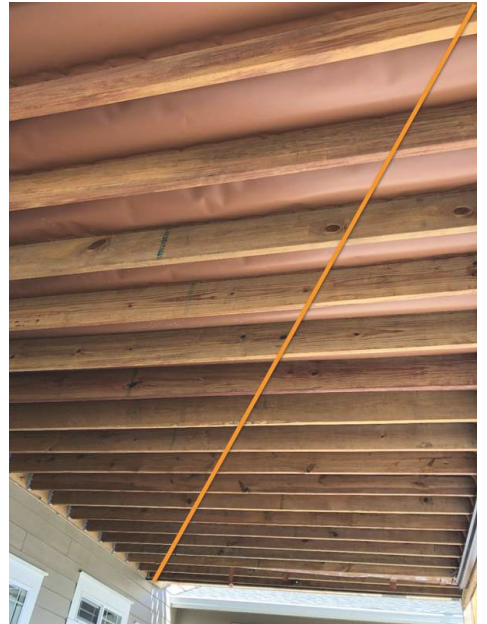
3.4.5 Decks, Balconies, Porches & Steps

INSUFFICIENT BRACING

Decks greater than 6 feet above grade should have diagonal bracing across the bottoms of the joists to keep the deck square. A deck that is not held square could permit the outer posts to lean to the right or left, parallel to the ledger board, and thus twist the ledger away from the home or building. Recommend further review by a qualified deck contractor.

Recommendation

Contact a qualified deck contractor.



3.5.1 Eaves, Soffits & Fascia

WASPS NEST

Wasp nests were visible under the soffits. Recommend a qualified exterminator evaluate and remove.

Recommendation

Contact a qualified pest control specialist.





6.1.1 Cooling Equipment

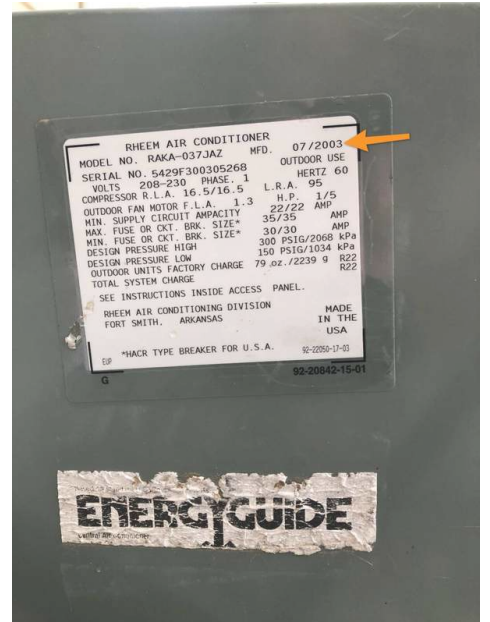
BEYOND EXPECTED SERVICE LIFE

 Recommendation

The exterior condenser/compressor unit is beyond its expected service life. Recommend further review by a qualified heating and cooling contractor. The national average service life for exterior condenser/compressor units is 15 years.

Recommendation

Contact a qualified heating and cooling contractor



7.4.1 Hot Water Systems, Controls, Flues & Vents

BEYOND EXPECTED SERVICE LIFE

 Recommendation

Water heater is beyond its expected service life. Recommend further evaluation by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

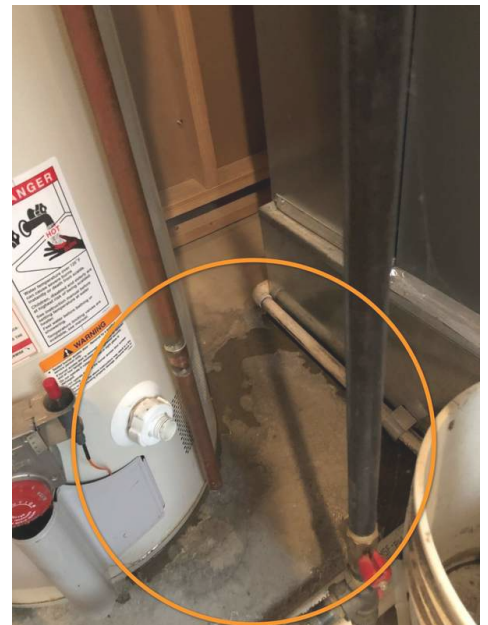


7.4.2 Hot Water Systems, Controls, Flues & Vents

 Recommendation

WATER STAINS - LEAKAGE

Water stains were observed beneath water heater, indicating a past or present leak. Recommend further evaluation and repair by a qualified plumber.



7.4.3 Hot Water Systems, Controls, Flues & Vents

 Safety Hazard

HIGH WATER TEMPERATURE

Water temperature measured higher than the recommended 125 degrees Fahrenheit. Recommend lowering temperature.

Recommendation

Contact a qualified plumbing contractor.

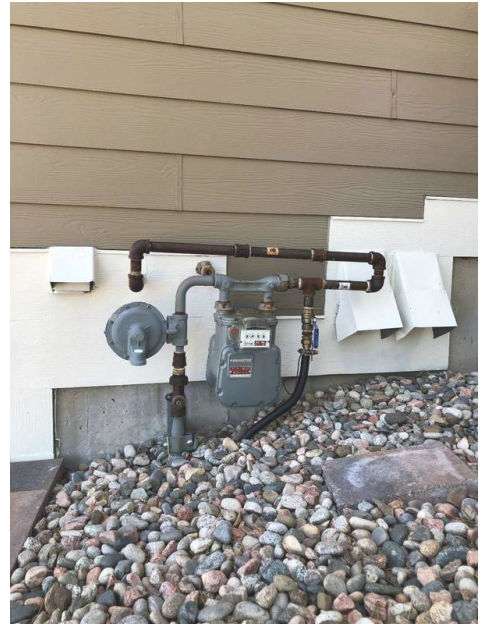


7.5.1 Fuel Storage & Distribution Systems

GAS ODOR

 Safety Hazard

Excessive gas odor was present around meter. Recommend consulting with your local utility company or qualified gas company to evaluate for potential leaks.



8.3.1 Branch Wiring Circuits, Breakers & Fuses

IMPROPER WIRING

 Safety Hazard

A/C UNIT, MAIN SERVICE PANEL

Neutral branch circuit wire appears loose and not properly connected inside the main service panel. Recommend further review by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



8.3.2 Branch Wiring Circuits, Breakers & Fuses

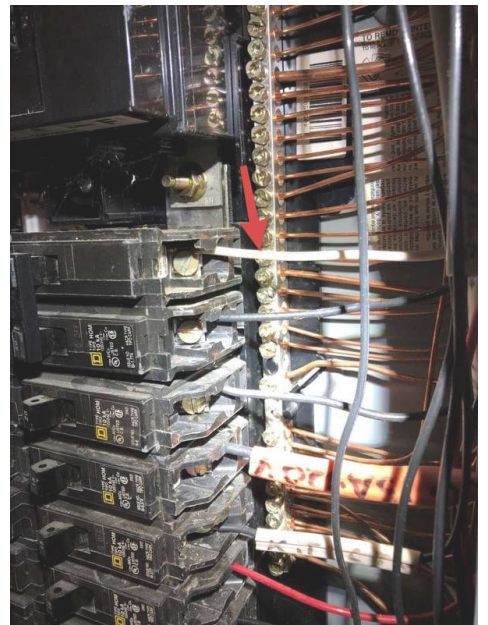
IMPROPER WIRING

MAIN SERVICE PANEL

Conductor not identified. Should be taped, typically with red tape. Recommend further review by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



8.4.2 Lighting Fixtures, Switches & Receptacles

BROKEN/MISSING WEATHER PROOF COVER ON EXTERIOR OUTLETS

EXTERIOR

One or more exterior outlets are missing or have broken weather proof covers. Recommend review and replacement by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.





8.7.1 Carbon Monoxide Detectors

NONE PRESENT

No carbon monoxide detectors present. Recommend installing.

Recommendation

Contact a qualified professional.



11.1.1 Doors

TORN SCREEN

Screen is torn on exterior sliding door. Recommend replacement.



Recommendation
Contact a qualified professional.



11.2.1 Windows

DAMAGED

BEDROOM, GARAGE

 Recommendation

One or more windows appears to have general damage. Recommend a window professional repair or if necessary replace the windows in question.



Garage



Bedroom

11.2.2 Windows

BROKEN GLASS

GARAGE

 Safety Hazard

Window glass is broken. This is a safety hazard. Recommend immediate replacement by a qualified window repair and installation contractor.

Recommendation
Contact a qualified window repair/installation contractor.



11.4.1 Walls

HOLES

MASTER BEDROOM

One or more holes were found in the interior walls. Recommend repair by a qualified drywall contractor.

Recommendation
Contact a qualified drywall contractor.

