SUMMARY

1234 Main St.Steamboat Springs CO 80487
Buyer Name
01/10/2019 9:00AM

Brian Hickory
InterNACHI Certified Home Inspector
Hickory Property Services LLC
970-367-7255
brian@hickorypropertyservices.com

These summary pages are not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report.

Congratulations on buying your new home and THANK YOU for choosing Hickory Property Services to perform your home inspection!

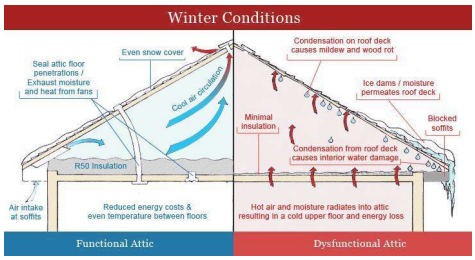
2.1.1 Coverings

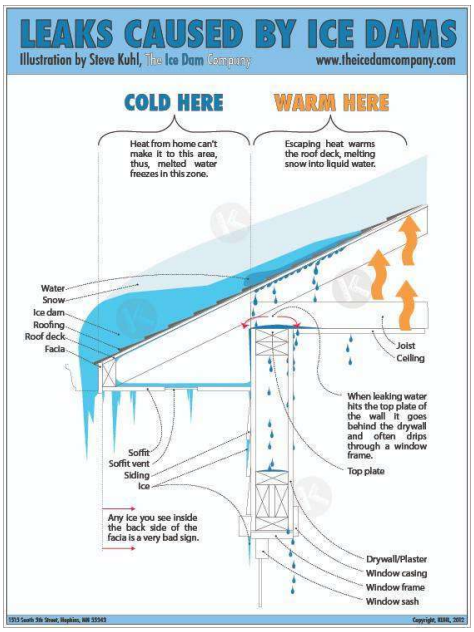
ICE DAMS

Recommendation

Ice dams have formed on the West and East side of the roof. An ice dam is a ridge of ice that forms at the edge of a roof and prevents melting snow from draining. As water backs up behind the dam, it can leak through the roof and cause damage to walls, ceilings, insulation and other areas. Ice dams are formed by an interaction between snow cover, outside temperatures, and heat lost through the roof. Specifically, there must be snow on the roof, warm portions of the upper roof (warmer than 32 F), and cold portions of the lower roof (at freezing or below). Melted snow from the warmer areas will refreeze when it flows down to the colder portions, forming an ice dam. To prevent the ice dams from forming, there are various approaches to take such as adding insulation in the attic, seal air leaks at plumbing pipes & electrical penetrations in attic and adding vents . Recommend a qualified roofing contractor evaluate to determine the best approach to take to prevent this from occurring each winter.

Recommendation
Contact a qualified roofing professional.





2.3.1 Flashings

STEP FLASHING MISSING

Recommendation

Step flashing is not installed at the sidewalls and chimney chase; instead just the underlayment is installed. Anywhere roof sections adjoin wall sections, step flashing should be used to keep water from entering the walls. The step flashing should be extended at least 4 inches up the wall from the roof deck and at least 4 inches out along the roof deck (2015 International Residential Code [IRC]) with the house siding installed over the step flashing, ending at least 1 inch above the roof surface. Recommend a qualified roofing contractor install step flashing to prevent water damage to the structure.

Recommendation

Contact a qualified roofing professional.

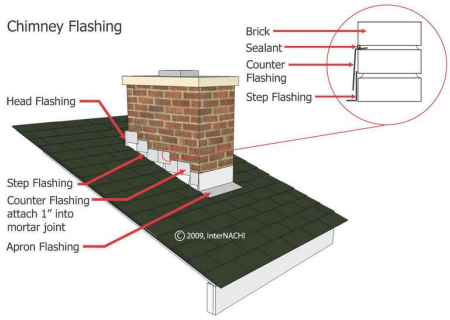
2.4.1 Skylights, Chimneys & Other Roof Penetrations

INPROPER FLASHING AT ROOF PENETRATION

Recommendation

There is no counter flashing installed at the chimney roof penetration. The point at which the chimney penetrates the roof should be sealed with flashing to prevent leaks and moisture damage. Recommend a roofing contractor install counter flashing.

Recommendation
Contact a qualified roofing professional.



3.1.1 Siding, Flashing & Trim

GROUND CLEARANCE

Recommendation

NORTHEAST

Inadequate clearance between siding and ground on the NE corner of the house. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.

3.1.3 Siding, Flashing & Trim

SIDING PAINT/ FINISH FAILING

Recommendation

The paint or finish is failing on the siding at places, primarily on the East side of the home. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation
Contact a qualified painter.

3.4.1 Decks, Balconies, Porches & Steps

WEATHERED DECKING BOARDS

Recommendation

The subflooring on the deck is weathered and showing signs of moisture damage on the East side of the deck. The deck had a membrane installed to keep the underside of the deck waterproof, but these moisture stains indicate the membrane may be compromised and a repair of the membrane could be needed to keep the underside of the deck fully waterproof. I would recommend having a deck contractor evaluate the deck to determine if the membrane needs to be repaired and what the cost would be.

Recommendation
Contact a qualified professional.



3.4.2 Decks, Balconies, Porches & Steps

LEDGER BOARD IMPROPERLY INSTALLED

Recommendation

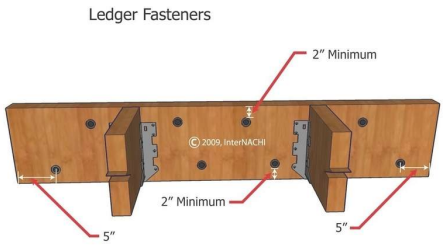
Ledger boards for one or more decks, balconies or porches appeared to be attached with nails only. This method of attachment is substandard and may result in such structures separating from the main building. This is a potential safety hazard. Modern standards call for ledger boards to be installed with 1/2 inch lag screws or bolts into solid backing, and brackets such as Simpson Strong Tie DTT2 brackets and threaded rod, connecting interior and exterior joists. Recommend that a qualified contractor repair per standard building practices. For more information, visit:

Ledger Boards

Safe Decks

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

MISSING POST BEAM TIES

Recommendation

On the a east side of the deck, the rim joist was not positively secured with hangers or supported with a post. Deck beams are commonly connected to support posts by "toenailing," which is inadequate. Decks are subject to movement under live loads and require a positive connection between their support posts and beams. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber to connect posts and beams.

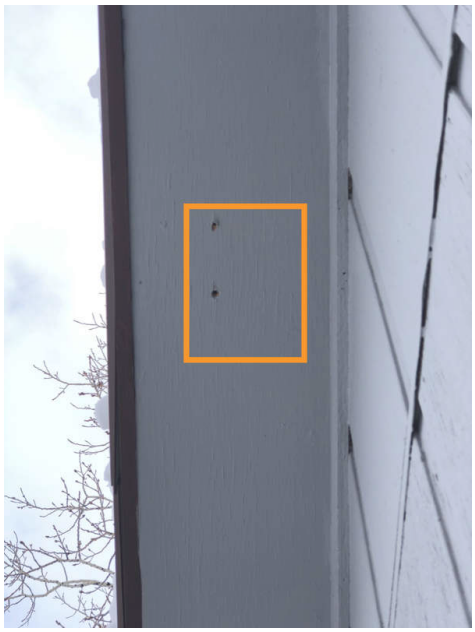
Recommendation
Contact a qualified professional.

3.5.1 Eaves, Soffits & Fascia

HOLES IN SOFFIT

Recommendation

There were a couple of holes in the soffit on the South side of the house which should caulked. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Recommendation

Grading is sloping towards the home in some areas. This can result in water accumulating around building foundations or underneath buildings. At a minimum, monitor these areas, and areas under the structure in the future for accumulated water. If water does accumulate, recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Here is a helpful article discussing negative grading.

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

Recommendation

A minor diagonal crack was noted at the foundation wall on the South side. The crack is larger on top and reduces to a hairline crack as it continues down the wall of the foundation. This type of crack indicates there is some slight settling or it is a shrinkage crack when the concrete was curring and has grown over time. This part of the foundation wall is the only section that is not backfilled which may be why it has settled. The rest of the concrete foundation did not have any cracks and appears to be in great shape. Recommend monitoring this one diagonal crack for more serious shifting/displacement overtime.

Here is an informational article on foundation cracks.

Recommendation
Recommend monitoring.

4.2.1 Crawlspaces & Basements

NO VAPOR BARRIER

Recommendation

There is no vapor barrier beneath the flooring in places. This can result in unwanted moisture.

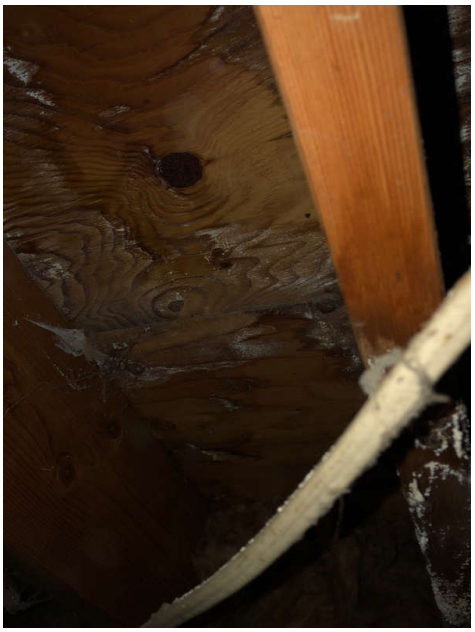
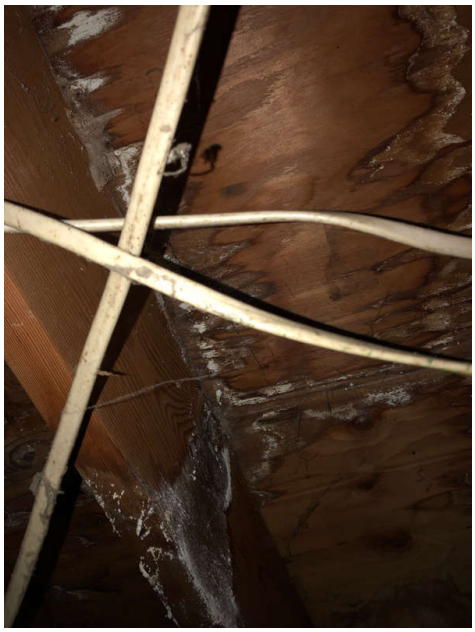
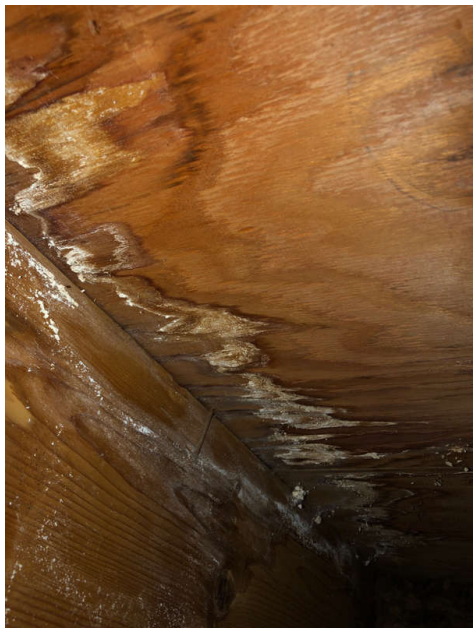
4.3.1 Floor Structure

MOLD

Recommendation

Observed signs of a white powder on the floor joist and subflooring on the west side of the crawl space. The white powder is most likely a mold or fungus growth due to high humidity or condensation in the crawl space. The moisture meter did not indicate any water was present in the joists or subflooring, but overtime the mold/fungus could cause damage to the wood. A vapor barrier has been installed in places in the crawl space, though it does not cover the whole area and is torn in places. A structural engineer could provide repair requirements along with preventive solutions for this problem.

Recommendation
Contact a qualified structural engineer.

4.3.2 Floor Structure

SILL PLATE NOT SECURED TO FOUNDATION

Recommendation

The sill plate is not secured to the foundation. I checked along the perimeter in various locations and could not find an anchor bolt or nuts. Recommend repair for proper attachment to the foundation.

Recommendation
Contact your builder.

7.2.1 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN

Recommendation

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

7.4.2 Drain, Waste, & Vent Systems

IMPROPER P-TRAP INSTALLATION

Recommendation

In the crawl space, a "running trap" has been installed which is considered an improper p-trap. A running trap is when a drain line from a fixture runs horizontal then makes a u-shape trap and continues horizontal. It lowers the velocity and turbulence needed to wash (clean/scour) the trap, and causes slow running drains, among other things. The p-trap should be installed at the vertical tailpiece of the fixture.

In the bathrooms, a flexible drain transition pipe is installed. This is not approved by plumbing code because the inside walls are not smooth and will hold gunk. This kind of pipe is thinner and prone to leakage.

Recommendation

Contact a qualified plumbing contractor.

7.6.1 Fixtures

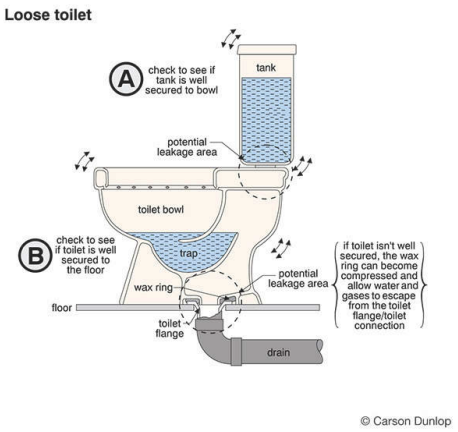
TOILET LOOSE

Recommendation

BATHROOM, SOUTH BATHROOM

The toilet is not well secured to the floor. Recommend repair to help prevent (further) leaks around the wax ring.

Recommendation
Contact a qualified professional.



7.6.2 Fixtures

LEAKING SUPPLY LINES

Recommendation

MASTER BATHROOM

The water shut-off valve at the toilet leaks. It has to be turned a quarter of the way open for it to not leak. Otherwise it leaks fully opened or any one it is turned. A qualified plumber should repair as necessary.

Recommendation
Contact a qualified plumbing contractor.

7.7.1 Tubs, Shower and Tile

CAULKING DETERIORATED/ MISSING

Recommendation

MASTER BATHROOM

The caulking around the tub is missing or worn. Water can penetrate these areas and cause damage. Recommend repair to help protect from moisture damage.

Recommendation
Contact a handyman or DIY project



7.7.3 Tubs, Shower and Tile

GROUT - GAPS AND CRACKS

Recommendation

There are cracks and gaps in the grout. Recommend repair to help prevent water damage.

Recommendation
Contact a qualified tile contractor


8.2.1 Attic Insulation

IMPROPER INSTALLATION

Recommendation

Attic insulation was too close to the roof sheathing in places along the perimeter of the roof. There should be a minimum of a 1 - 2" gap between the insulation and roof sheathing to allow for proper ventilation. This could be one of the causes for the ice dam build up on the roof. Recommend a qualified insulation contractor evaluate and correct.

Recommendation
Contact a qualified insulation contractor.



8.3.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Recommendation

The flex duct for the vent from the bathroom is disconnected in the attic and vents into the attic, which can cause moisture and mold. Recommend the vent be repaired so it can property exhaust to the exterior.

Recommendation
Contact a qualified HVAC professional.


8.3.2 Exhaust Systems

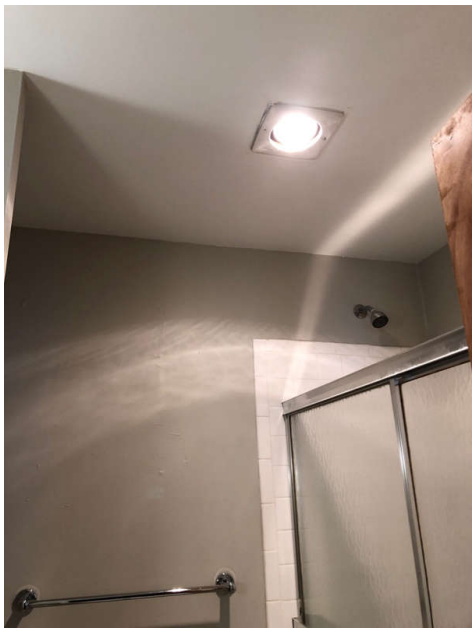
NO EXHAUST FAN IN BATHROOM

Recommendation

HALLWAY BATHROOM

The bathroom does not have an exhaust fan installed. An exhaust fan is recommended to prevent moisture and humidity buildup in the bathroom that will cause damage to walls and ceiling over time.

Recommendation
Contact a qualified HVAC professional.



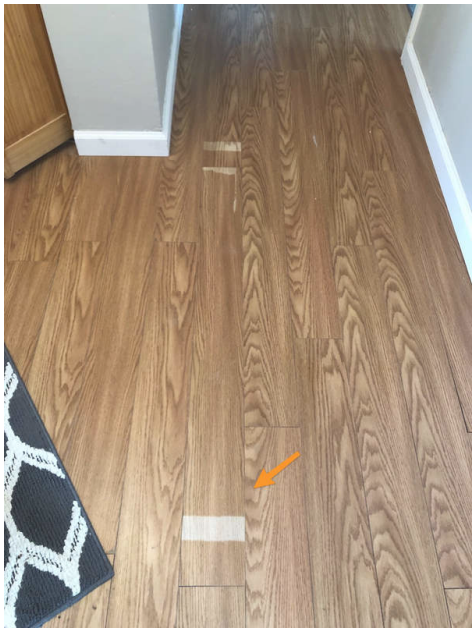
9.3.1 Floors

DAMAGED (GENERAL)

Recommendation

The vinyl wood floors in the hallway had general moderate damage visible at the time of the inspection. Recommend repair by a qualified contractor.

Recommendation
Contact a qualified flooring contractor



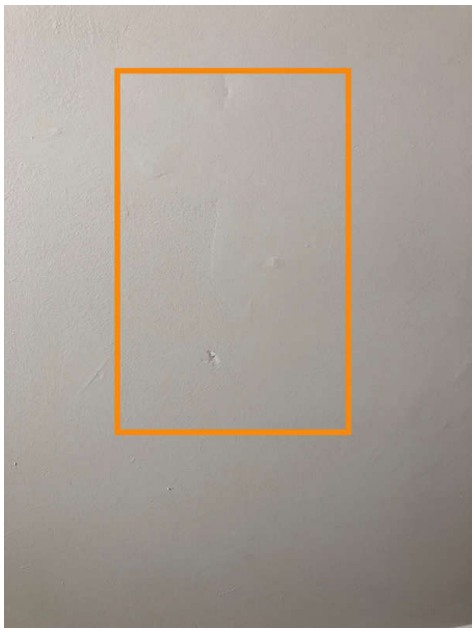
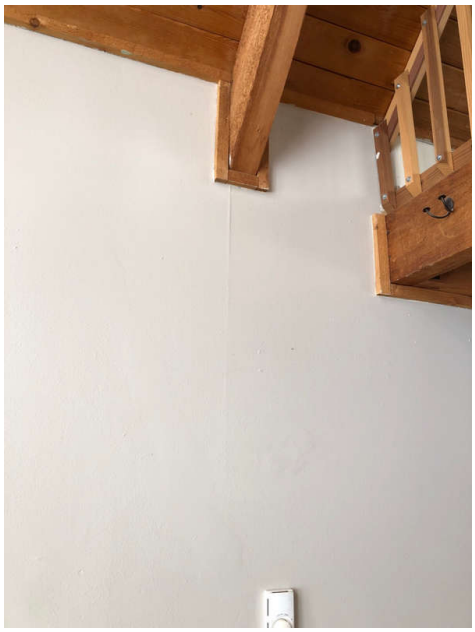
9.4.1 Walls

POOR PATCHING

Recommendation

LIVING ROOM

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

9.4.2 Walls

POOR PAINT APPLICATION

Recommendation

BEDROOMS, BACK DECK ENTRY AREA

The wall does not have an even coat of paint in their spots where the paint is thin or was not applied properly. Recommend repainting the wall.

Recommendation
Contact a qualified painter.



9.5.1 Ceilings

POOR PAINT APPLICATION

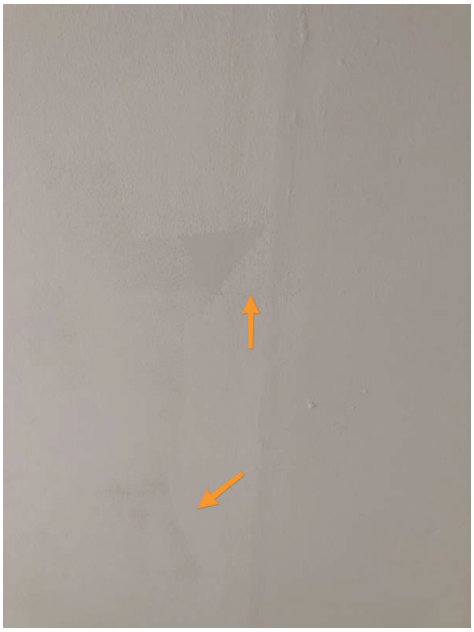
Recommendation

MASTER BEDROOM

The ceiling does not have an even coat of paint in their spots where the paint is then or was not applied. Recommend repainting ceiling.

Recommendation

Contact a qualified painter.



9.5.2 Ceilings

POOR TAPING

Recommendation

BEDROOMS

The drywall joints on the ceiling were not taped properly and can be seen. If desired to repair recommend a drywall contractor to re-tape and finish.

Recommendation
Contact a qualified drywall contractor.



9.7.1 Countertops & Cabinets

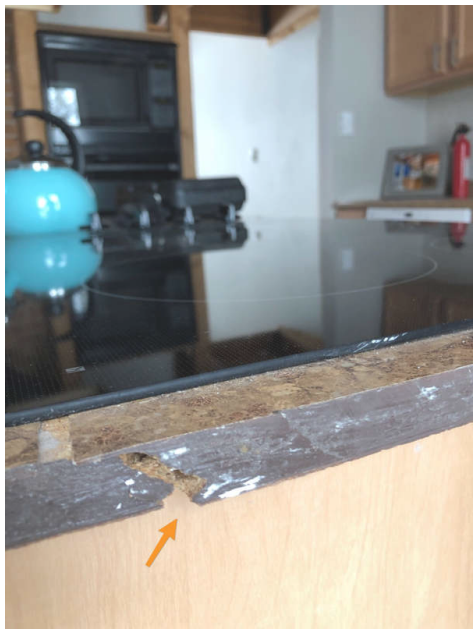
COUNTERTOP CRACKED/CHIPPED

Recommendation

Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

Here is a helpful article on repairing cracks, chips & fissures.

Recommendation
Contact a qualified countertop contractor.



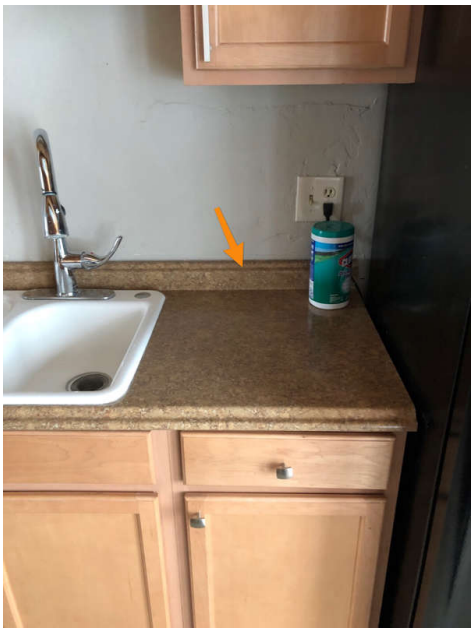
9.7.2 Countertops & Cabinets

COUNTERTOP NOT SECURED

Recommendation

Kitchen countertop was not secured to the wall or cabinet. Recommend qualified countertop contractor secure countertop properly.

Recommendation
Contact a qualified countertop contractor.



9.7.3 Countertops & Cabinets

GROUT DETERIORATING

Recommendation

MASTER BATHROOM

Grout lines were cracked or severely deteriorated. Recommend a qualified contractor repair or replace grout.

Recommendation
Contact a qualified countertop contractor.

12.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

POINTED SCREWS IN ELECTRICAL PANEL

Recommendation

The panel cover was removed in order to inspect and test the internal components. Two pointed screws were removed from the panel cover. This is a potentially dangerous condition. If one of the screws penetrates the insulation of a wire, a direct short will occur at a minimum popping a breaker or possibly electrocuting someone. Recommend replacing with a flat head tip screw rated for electrical panels.

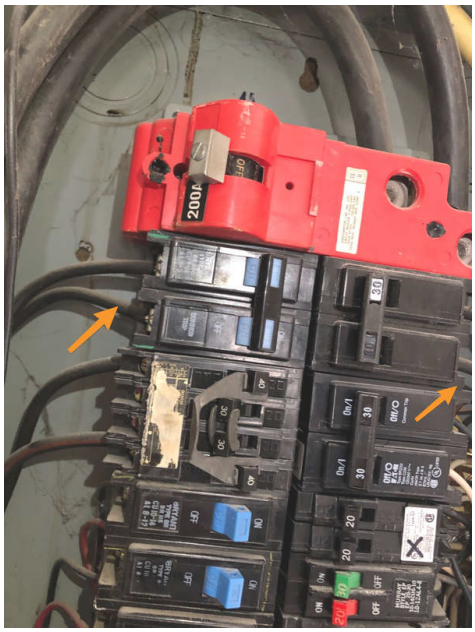
Recommendation
Contact a qualified electrical contractor.

12.3.1 Branch Wiring Circuits, Breakers & Fuses

Recommendation

ALUMINUM BRANCH CIRCUITS

Aluminum wire appears to be installed on a couple of the branch electrical circuits. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at http://www.cpsc.gov/ . It is recommended that the electrical system be evaluated by a licensed electrician.



12.3.2 Branch Wiring Circuits, Breakers & Fuses

Recommendation

BARE WIRE NOT TERMINATED

CRAWLSPACE

Bare wire ends, or wires with a substandard termination, were found at one or more locations. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.

Recommendation
Contact a qualified professional.

12.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT INOPERABLE

BACK DECK ENTRY

One or more lights are not operating. New light bulb possibly needed.

12.4.2 Lighting Fixtures, Switches & Receptacles

SWITCHES INSTALLED IMPROPERLY

Recommendation

MASTER BEDROOM, NORTHEAST BEDROOM, LOFT

One or more receptacles are loose and not well secured. Recommend licensed electrician repair or replace.

12.6.1 Smoke Detectors

NO SMOKE DETECTORS INSTALLED

Immediate Action Recommended

Safety Inspector recommends installing a smoke detector to provide improved fire protection for home.

Generally-accepted current safety standards recommend smoke detectors be installed in the following locations:

- In the immediate vicinity of the bedrooms
- In all bedrooms
- In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
- In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.
- Any smoke detector located within 20 feet of a kitchen or bedroom containing a tub or shower must be a photoelectric type.

Recommendation
Contact a handyman or DIY project