



HomeLogics Inspection Services, Inc

2.1.1 Coverings

ORGANIC MATERIAL

NORTH SIDE OF HOME (PRIMARILY)

By holding moisture against the roof surface, any organic material will speed up the wear of the asphalt shingle surface in freezing climates by increasing frost damage to the mineral granule coating on the shingles. Recommend cleaning of shingles by a qualified roofing contractor.

[Here is a link showing the type of cleaner that is safe for asphalt shingles](#)

Recommendation

Contact a qualified roofing professional.



The source is an algae called *Gloeocapsa magma*. Cleaning may be the most cost-effective solution, since it's a fraction of the price of a roof replacement

Algae-caused marking isn't preventable but can be removed, though not always permanently. The algae survive through photosynthesis and by feeding on limestone filler used in asphalt shingles.



While the dark streaks are unsightly, experts tell our team that the greatest danger to the roof is from moisture retention or root damage that algae and other life forms can cause. Also, algae and fungus can grow together to form lichen, the roots of which can wrap around and feed on the granules covering the shingles. Once established, lichen is not easily removed. Even if it dries out, it can come back to life with the next rain. Scrubbing or power washing lichen will only cause more damage.

2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

RIGHT OF GARAGE DOOR

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 handyman or DIY project



Recommendation



2.2.2 Roof Drainage Systems

GUTTER IMPROPERLY SLOPED

REAR OF HOME

The Gutter is improperly sloped in the rear of the home, which could result in runoff drainage around the foundation and possible structural shifting. Recommend qualified roofing or gutters contractor repair.

[Here is a helpful link pertaining to gutter installation and slope](#)

Recommendation

Contact a qualified roofing professional.



Recommendation



2.2.3 Roof Drainage Systems

GUTTER LOOSE

REAR OF HOME

The gutter(s) is loose and needs to be re-fastened pitched properly.

Recommendation

Contact a qualified gutter contractor



Recommendation



The gutter brackets may be reused. Although the gutter was observed to have twisted the brackets appeared to be intact.

3.1.1 Siding, Flashing & Trim

MINOR NAIL HOLES

THROUGHOUT EXTERIOR (SEE PICTURE DESCRIPTIONS)

 Recommendation

Siding showed minor holes in multiple locations. This is a result of nail pop. Recommend caulking or replacing to avoid moisture intrusion or insect infestation.

[Here is a helpful video on how to caulk siding holes](#)

Recommendation

Contact a handyman or DIY project



This location is to the left of the door on the deck.

This location is to the left of the door on the deck. (this is a close up)



3.1.2 Siding, Flashing & Trim

GENERAL DAMAGE - MINOR

REAR OF HOME

Siding showed signs consistent with landscaping damage. Recommend monitoring for any areas that may allow moisture intrusion.

Recommendation

Contact a handyman or DIY project



3.1.3 Siding, Flashing & Trim

WARPING/BUCKLING

ABOVE GARAGE

Siding was warping or buckling in areas. This is often as a result of nailing siding boards too tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.



Recommendation
Contact a qualified siding specialist.



3.2.1 Exterior Doors

DOOR DOES NOT CLOSE OR LATCH

 Recommendation

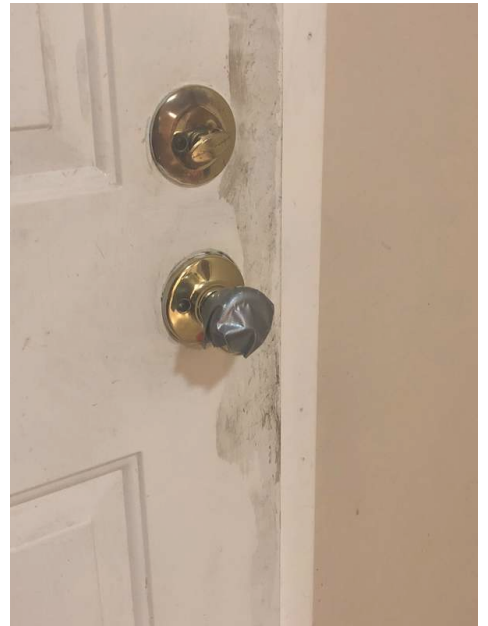
MAIN DOOR

Door does not close or latch properly. Recommend qualified handyman replace the hardware.

[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation

Contact a handyman or DIY project



3.4.1 Decks, Balconies, Porches & Steps

DECK - ROTTED BOARDS

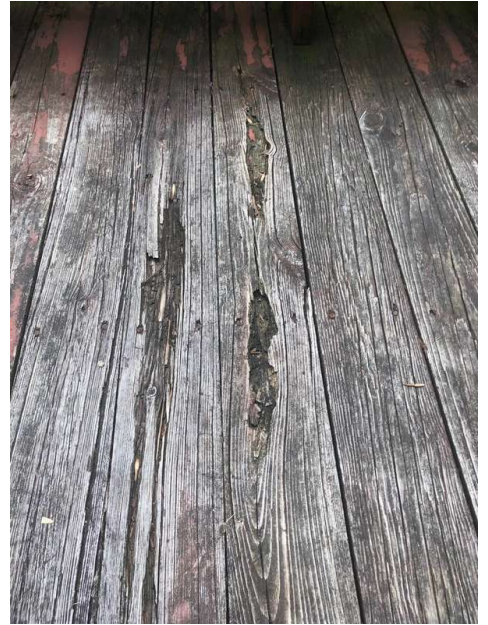
 Recommendation

DECK

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.



3.4.2 Decks, Balconies, Porches & Steps

DECK - UNSTABLE SUPPORT

DECK

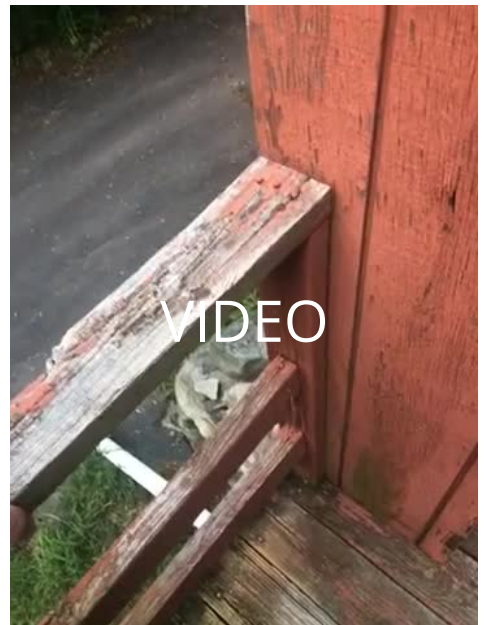
One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.

Recommendation

Contact a qualified deck contractor.



Recommendation



3.4.3 Decks, Balconies, Porches & Steps

DECK - WATER SEALANT REQUIRED

DECK

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Contact a qualified deck contractor.



Recommendation



3.4.4 Decks, Balconies, Porches & Steps

IMPROPER DECK CONSTRUCTION PRACTICES

 Recommendation

DECK
Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate.
Recommendation
Contact a qualified deck contractor.



3.4.5 Decks, Balconies, Porches & Steps

RAILING UNSAFE

 Recommendation

DECK
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.

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

RETAINING WALL CRACKS

Recommendation

BESIDE FOUNDATION

Retaining wall is showing signs of failing. Recommend qualified contractor evaluate and repair.



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.



3.6.3 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

VEGETATION TOO CLOSE/ IN CONTACT WITH HOME

RETAINING WALL AREA

Moisture held against the building by shrubs keeps the exterior wet and is more likely to allow water inside the home's foundation which can damage structural components and/or create an environment conducive for mold growth.

Additionally vegetation touching the home may allow for insects and rodents, to enter the home. Recommend cutting all vegetation back a minimum of 18".

Recommendation

Contact a qualified professional.



5.3.1 Distribution Systems

BASEBOARD COVER MISSING

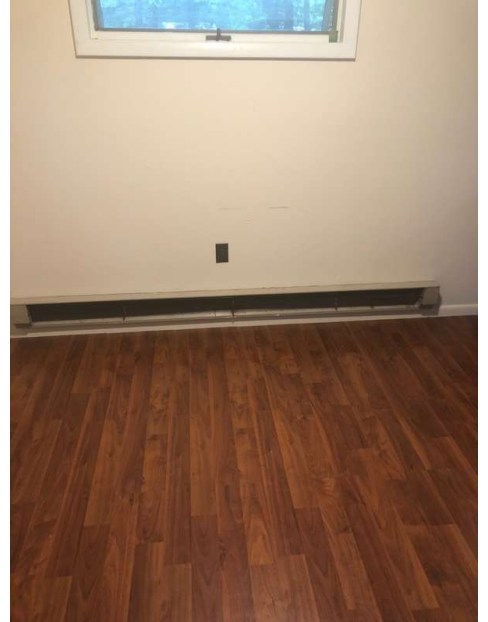
DINING ROOM



Recommendation

The baseboard cover was observed to be missing at the time of inspection. Recommend installation of a new one.

[Here is a link representing an example product \(please note this may not be the correct fit or measurement, just a reference\)](#)



7.3.1 Water Supply, Distribution Systems & Fixtures

PRESENCE OF MOLD

UPSTAIRS BATHROOM

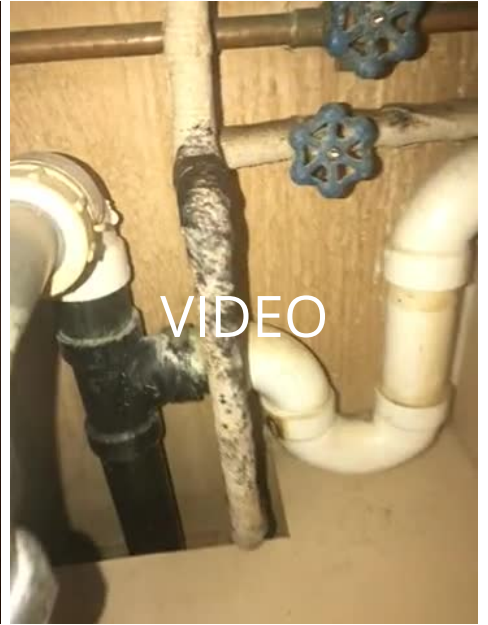
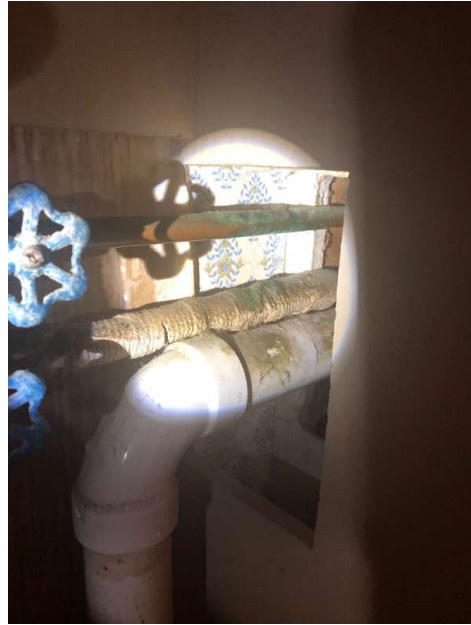


Safety Hazard

Distribution pipes were observed to be wrapped with a cloth-like material that has grown mold. Avoid using any organic based material in areas of the home prone to moisture as they are more likely to hold moisture. The conditions observed in this location are ideal for mold growth. Recommend removal of the material, cleaning of the area and possible testing by a qualified individual. Mold can be potentially very harmful to certain individuals so this is a safety concern.

Recommendation

Contact a qualified mold remediation contractor



7.3.2 Water Supply, Distribution Systems & Fixtures

LOW WATER TEMPERATURE

KITCHEN SINK/BATHROOM SINK



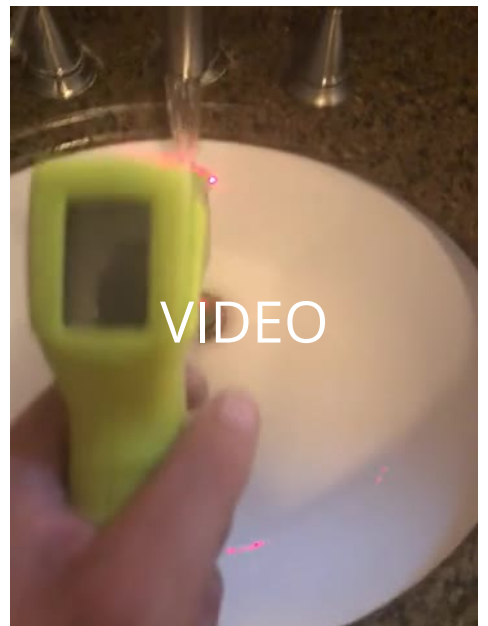
The water temperature was observed to be too low. Water temperature in a home should be 120 degrees to ensure safety regarding various bacteria while not exceeding 130 degrees to avoid scalding.

[Here is an article pertaining to water temperature safety](#)

[Here is a video showing how the temperature should be adjusted](#)

Recommendation

Contact a qualified plumbing contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

EXTERIOR BESIDE DECK



The exterior outlet was observed to be missing a self closing cover plate. The box should be self closing to prevent moisture intrusion in addition to preventing shock hazards.

[Here is a link to an example outlet cover](#)

Recommendation

Contact a qualified electrical contractor.



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

6' WITHIN ALL WATER SOURCES

No GFCI protection present in all locations 6' within a water source. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



8.6.1 Smoke Detectors

NOT PRESENT

ALL FLOORS

Recommend a functioning smoke detector be installed on all floors of the home.



[Here is a link pertaining to the purchase of a smoke detector](#)

Recommendation

Contact a handyman or DIY project

8.7.1 Carbon Monoxide Detectors

NOT PRESENT

ALL FLOORS

Recommend installation of CO detectors that meet the requirements of Underwriters Laboratories (UL) standard 2034 on all floors.



[Here is a link from OSHA regarding the dangers of Carbon Monoxide](#)

Recommendation

Contact a handyman or DIY project

10.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior.



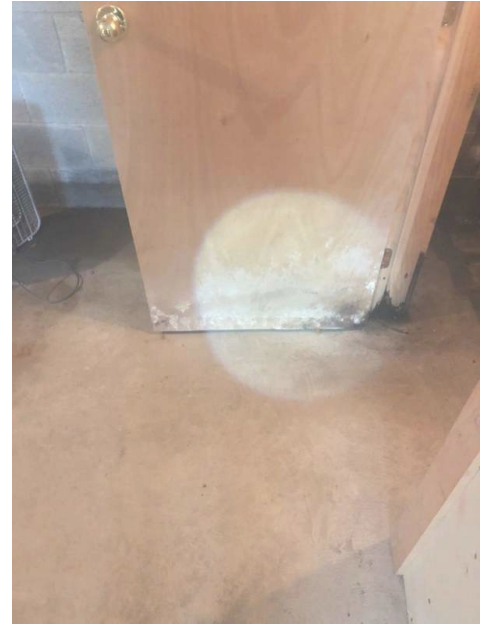
11.1.1 Doors

WATER STAINING

GARAGE



Door shows noticeable water staining, which could lead to further deterioration. Monitor for future repair or replacement.



11.2.1 Windows

FAILED SEAL



Recommendation

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.



11.4.1 Walls

MOISTURE DAMAGE

GARAGE



Recommendation

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture appears to be the result of the retaining wall located on the other side of the foundation. Recommend further examination by a qualified contractor to provide confirmation.



11.5.1 Ceilings

STAIN(S) ON CEILING

LIVING ROOM

 Recommendation

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined however it appears to have been a single occurrence and minor in nature as no structural damage has occurred to the ceiling.

Recommendation

Contact a handyman or DIY project



12.4.1 Garage Door

AUTO REVERSE SENSOR NOT PRESENT

GARAGE

 Safety Hazard

The auto reverse sensor was not present at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

12.4.2 Garage Door
PANEL DAMAGE

 Recommendation

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.



The shadow line should be straight, in this photo the line is highlighting the condition of the door by the visible waviness.

