



## SUMMARY

1234 Main St. San Diego CA 92154

Buyer Name  
07/23/2018 9:00AM

Jerry Covarrubias  
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### 2.1.1 Coverings

#### PONDING

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



### 2.3.1 Flashings

#### CORRODED - MINOR

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.



### 3.1.1 Siding, Flashing & Trim

#### CRACKING - MINOR

SOUTH

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.



### 3.3.1 Walkways, Patios & Driveways

#### DRIVEWAY CRACKING - MINOR

SOUTH

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.



Safety Hazard



### 3.3.2 Walkways, Patios & Driveways

#### **DRIVEWAY TRIP HAZARD**

Trip hazards observed. Patch or repair recommended.



### 3.4.1 Decks, Balconies, Porches & Steps

#### **DECK - ROTTED BOARDS**

NORTHWEST

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



### 3.5.1 Eaves, Soffits & Fascia

#### **FASCIA - DAMAGED**

WEST

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.



### 8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

#### **MISSING LABELS ON PANEL**

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.



#### 8.7.1 Carbon Monoxide Detectors

### DEFECTIVE

KITCHEN

Carbon monoxide detector is connected, but not functioning properly. Recommend replacement.



#### 9.1.1 Vents, Flues & Chimneys

### FIREPLACE

Blocked off flue for unknown reason unable to test fireplace.

Recommendation

Contact a qualified professional.



#### 11.1.1 Doors

### DOOR DOESN'T LATCH

BEDROOM

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.



#### 11.2.1 Windows

### MISSING SCREEN

DINING ROOM

Window missing screen. Recommend replacement.



missing screen Dining Room

#### 11.4.1 Walls

### MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified handyman.



#### 11.6.1 Steps, Stairways & Railings

### BALUSTER SPACES TOO WIDE

1ST FLOOR

The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend a qualified handyman or original installer repair and bring up to code.

Recommendation

Contact a qualified handyman.

 Safety Hazard



#### 11.7.1 Countertops & Cabinets

### CABINET SEPARATING FROM WALL

KITCHEN

Cabinets are separating from ceiling or wall. Recommend a qualified cabinet contractor re-fasten cabinets securely.

Recommendation

Contact a qualified cabinet contractor.

