



**SUMMARY**  
1234 Main St.Appomattox VA 24522  
Buyer Name  
03/27/2018 9:00AM

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### 2.1.1 Coverings

#### **DISCOLORATION**

 Maintenance Item

Roof shingles were discolored, which can be caused by moisture, algae, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified roofing professional.



### 2.1.2 Coverings

#### **NAIL POPPING**

 Recommendation

Nails have popped up in one or more areas. These areas will eventually allow moisture intrusion which will eventually cause structural damage. Recommend having repaired by a qualified roofer.

Recommendation

Contact a qualified roofing professional.



### 2.1.3 Coverings

#### **GRANULES MISSING**

 Maintenance Item

Asphalt shingles had suffered noticeable uniform granule loss across the roof. Uniform granule loss is not considered by insurance companies or manufacturers to be a defective condition, but a natural result of the aging process. The bond between asphalt and granules deteriorates over time as asphalt loses volatile compounds, dries and shrinks. It does not affect the ability of the shingles to shed water.

Recommendation

Recommend monitoring.



### 2.2.1 Flashings

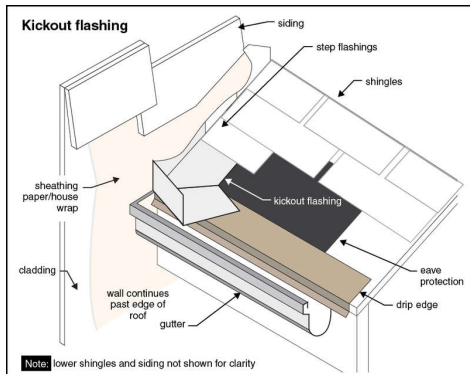
#### **NO KICK OUT FLASHING**

 Recommendation

The home had no kick-out flashing installed where walls extended past roof edges. Kick-out flashing is designed and installed to divert water from behind the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eave. This condition may allow moisture intrusion of the exterior wall covering. Moisture intrusion of the wall structure can damage home materials and encourage the growth of mold. Long term moisture intrusion can cause structural damage from wood decay. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for replacement.

**Recommendation**

Contact a qualified roofing professional.



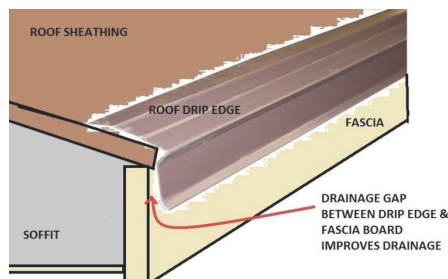
2.3.1 Drip Edge Flashing

**MISSING**

Flashings were missing at time of inspection. Flashings provide protection against moisture intrusion. Drip edge flashing prevents rain runoff from destroying fascia board and roof sheathing. Recommend a qualified contractor evaluate and remedy.

**Recommendation**

Contact a qualified roofing professional.



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Drip Edge Flashing

2.5.1 Plumbing vents and other roof penetrations

**VENT PIPE BOOTS DETERIORATED**

One or more vent pipe boots have deteriorated allowing moisture to enter attic area. I recommend repair/replacement.

**Recommendation**

Contact a qualified roofing professional.





### 2.6.1 Roof Drainage Systems

#### **DEBRIS**

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



### 2.6.2 Roof Drainage Systems

#### **DOWNSPOUTS DRAIN NEAR HOUSE**

##### BACK OF 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 and a wet basement/crawlspace. Recommend adjusting 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







### 3.1.1 Siding, Flashing & Trim

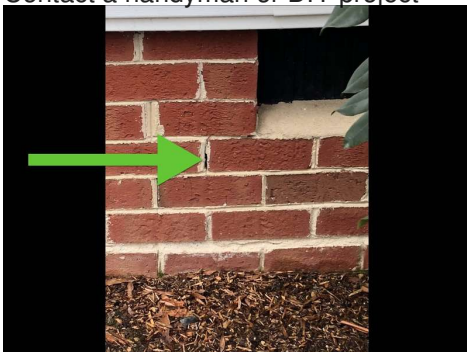
## BRICK MORTAR CRACKING-MINOR

SEVERAL LOCATIONS AROUND HOUSE

Recommend filling brick mortar cracks with mortar (repointing) or a mortar sealant to prevent further damage from moisture intrusion.

Recommendation

Contact a handyman or DIY project



An example of a sealant product

### 3.2.1 Walkways, Patios & Driveways

## CONCRETE DRIVEWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and repair.

Recommendation

Contact a qualified concrete contractor.



3.3.1 Decks, Balconies, Porches & Steps

**DECK - WATER SEALANT REQUIRED**

BACK 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 handyman or DIY project



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

**TREE OVERHANG**

BACK OF HOUSE

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.

Recommendation

Contact a qualified professional.



4.1.1 Interior Doors

**DOOR STICKS**

2ND FLOOR BEDROOM

Door sticks and is tough to open or close. Recommend repair.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a handyman or DIY project



4.2.1 Exterior Doors

**WEATHERSTRIPPING DAMAGED OR NOT PRESENT**

FRONT

Door is missing standard weatherstripping or it is damaged. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)

Recommendation

Contact a handyman or DIY project



#### 4.7.1 Smoke Detectors

### **NOT ENOUGH SMOKE DETECTORS**

Recommendation

There are not enough smoke detectors. Please see note and link under SMOKE DETECTORS in the INFORMATION tab.

Recommendation

Contact a handyman or DIY project

#### 4.8.1 Steps, Stairways & Railings

### **LOOSE BALUSTERS**

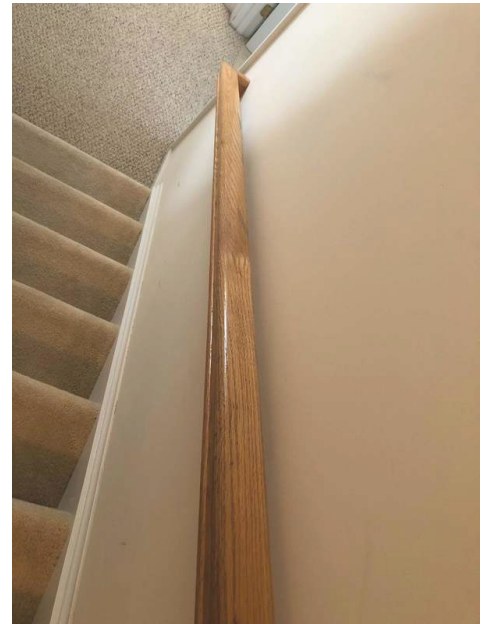
IN STAIRWAY LEADING TO 2ND FLOOR

Handrail balusters were loose. This could pose a safety hazard. Recommend a qualified handyman evaluate and fasten.

Recommendation

Contact a qualified handyman.

Recommendation



#### 4.9.1 Carbon Monoxide Detectors

### **NOT INSTALLED**

Recommendation

CO alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. For the best protection, interconnect all CO alarms so that when one sounds, they all sound.

Recommendation

Contact a handyman or DIY project

#### 5.4.1 Sink

### **DRAIN PIPE LEAK**

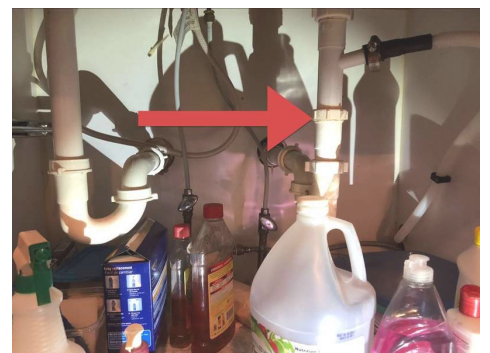
KITCHEN

Drain pipe under the sink is leaking. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.

Recommendation



#### 5.8.1 Garbage Disposal

### **EXCESSIVE NOISE**

Recommendation

Garbage disposal was excessively noisy. Recommend a qualified handyman or plumber evaluate and repair.

Recommendation  
Contact a qualified handyman.



6.3.1 Shower/Bath tub

### **MISSING OR DETERIORATED CAULK/GROUT**

MASTER BATHROOM

Recommend caulking or glazing where needed to prevent water damage to underlying wood materials.

Recommendation  
Contact a handyman or DIY project



6.5.1 Sink And Vanity

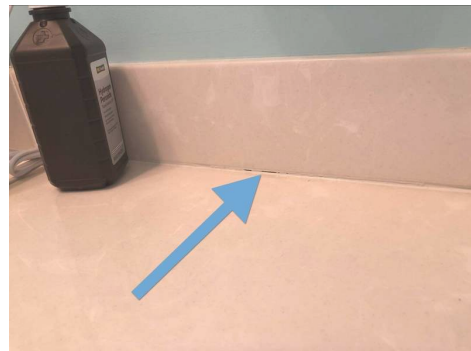
### **POOR/MISSING CAULK**

MASTER BATH

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

[Here is a helpful DIY video on caulking gaps.](#)

Recommendation  
Contact a handyman or DIY project





### 7.4.1 Hot Water Systems, Controls, Flues & Vents

## TPR VALVE EXTENSION IMPROPER/MISSING

 Safety Hazards/Major Concerns

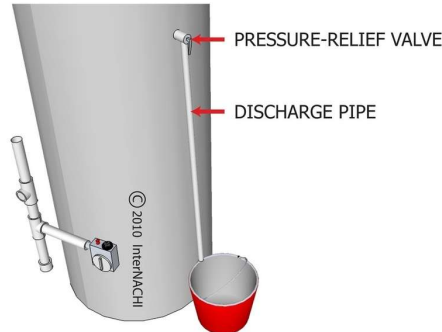
Temperature pressure relief valve extension should extend to 4 to 6 inches off the floor. This is a safety concern.

Recommendation

Contact a qualified plumbing contractor.



DISCHARGE PIPE ON TPR VALVE



### 9.3.1 Distribution System

## DUCTS UNINSULATED

 Recommendation

Ducts are not insulated, resulting in significant energy loss. Recommend licensed HVAC contractor insulate ducts.

Recommendation

Contact a qualified HVAC professional.



### 11.4.1 Lighting Fixtures, Switches & Receptacles

## COVER PLATES MISSING

 Safety Hazards/Major Concerns

One or more receptacles are missing cover plates. This causes a short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.





11.4.2 Lighting Fixtures, Switches & Receptacles

**LIGHTS IN CLOSETS**

Modern standards require that lights in closets have a globe over them. Incandescent lights can become hot, creating a fire hazard. I recommend installing globes or at the least to use cooler bulbs.

Recommendation  
Contact a handyman or DIY project



11.4.3 Lighting Fixtures, Switches & Receptacles

**UNGROUND RECEPTACLE**

1ST FLOOR BEDROOM

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.

Recommendation  
Contact a qualified electrical contractor.



## NO GFCI PROTECTION INSTALLED



Recommendation

### EXTERIOR RECEPTACLES

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in **basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture** be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

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

#### Recommendation

Contact a qualified electrical contractor.

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## MISSING OR INCOMPLETE VAPOR BARRIER



Recommendation

Recommend installing a complete vapor barrier on the crawlspace floor. This will prevent excess moisture in the crawlspace which promotes rust, rot, and mold.

#### Recommendation

Contact a qualified handyman.

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