



Summary Report outlines **Moderate Concerns** and **Significant and/or Safety Concerns**. It does not include **MINOR/Maintenance or Upgrades**.

This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

2.5.1 Chimneys

CHIMNEY TERMINATION CAP

 Moderate Concerns

UPPER ROOF SOUTHWEST

Chimney Termination Cap seal has cracked allowing water penetration. This condition can lead to water or ice penetrating mortar joints damaging the brick veneer. Additionally, water intrusion can lead to structural damage as well as the formation and growth of mold. Recommend repair as necessary by qualified professional.

Recommendation
Contact a qualified professional.





3.1.2 Siding, Flashing & Trim

VEGETATION

NORTHWEST SOUTHEAST

 Moderate Concerns

Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects, retain moisture against the exterior, and wear the finish. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Recommendation

Contact a qualified landscaping contractor



3.2.1 Exterior Doors & Windows

INTERIOR DEADBOLTS - REQUIRE KEYS FOR OPERATION - FIRE HAZARD

 Significant and/or Safety Concerns

Some exterior doors require keys to operate the interior deadbolt from inside the home. Deadbolt keys were not present at the time of inspection. Therefore, their operation could not be inspected and such doors are disclaimed from this inspection.

It is our belief that deadbolts requiring interior keys for operation present a **Safety HAZARD in the event of FIRE** and should be replaced. Recommend replacement prior to occupancy.

Recommendation

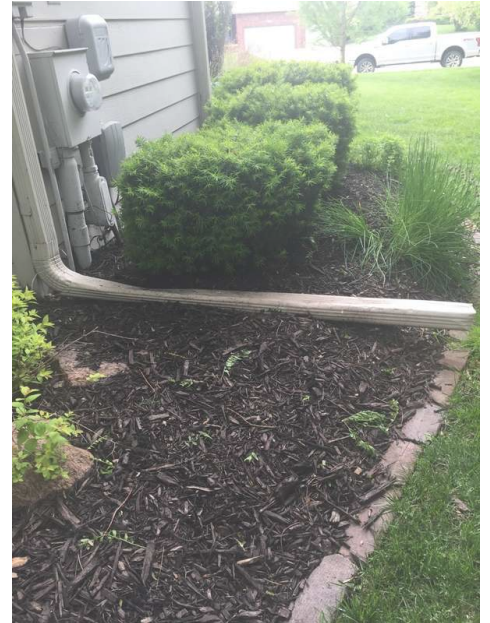
Contact a qualified professional.

3.6.2 Gutters / Downspouts / Extensions

DOWNSPOUT PITCH

 Moderate Concerns

Downspout extension pitch is level or reversed causing water to leak at elbow. Recommend repositioning or replacement.



5.7.1 Range/Cooktop/Oven

VENTILATION FAN

 Moderate Concerns

Range/Cooktop ventilation was inoperable. Recommend repair or replacement.

Recommendation

Contact a qualified professional.



6.4.1 Sinks

SINK DRAIN - LEAK

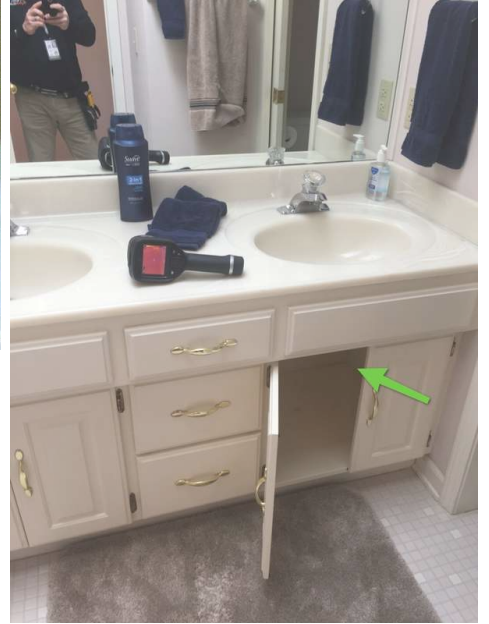
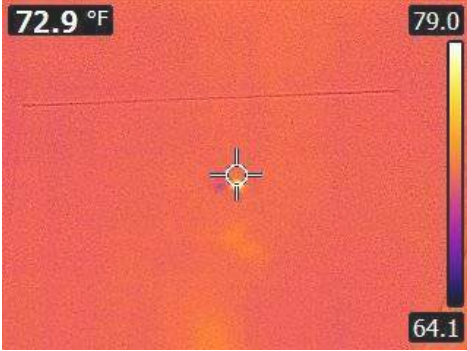
UPSTAIRS MAIN - RIGHT SIDE SINK

Moderate Concerns

The sink drain was leaking at location specified. A qualified person should repair as necessary.

Recommendation

Contact a qualified professional.



6.11.2 Whirlpool Bath

RECEPTACLE - LOSE/NOT SUPPORTED

MASTER BATH

Significant and/or Safety Concerns

The receptacle located within the whirlpool bath enclosure was laying on the floor. Recommend it be permanently fastened to a support member eliminating contact with the floor. v

Recommendation

Contact a qualified electrical contractor.



7.1.1 Interior Doors

DIFFICULT TO OPEN

SLIDING DOOR SOUTHWEST

The sliding door was difficult to open. Recommend repair.

Recommendation

Contact a qualified professional.

Moderate Concerns



7.2.1 Windows & Skylights

**CAULK AND RUBBER LINER - DETERIORATED OR
WARN**

ROOF SOUTH WEST

The surround boot/rubber membrane had irregularities as shown in the photos. The caulk sealing this membrane has deteriorated in some areas creating potential for water penetration and structural damage. Recommend a qualified roofing contractor evaluate further and repair as necessary.

Recommendation

Contact a qualified professional.

Significant and/or Safety Concerns



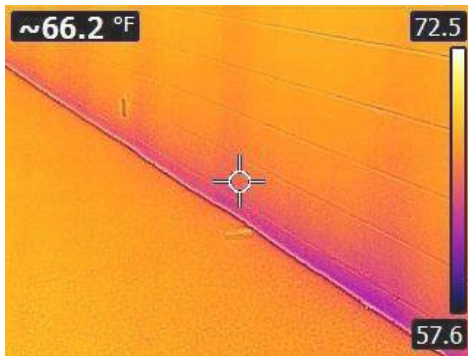
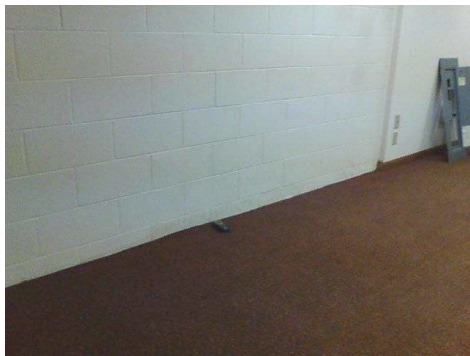


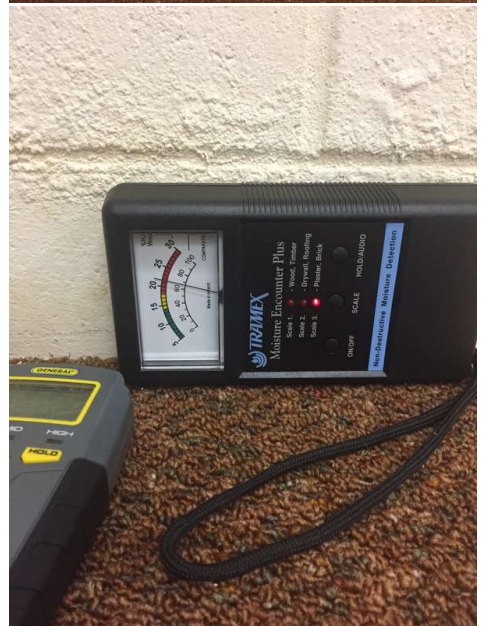
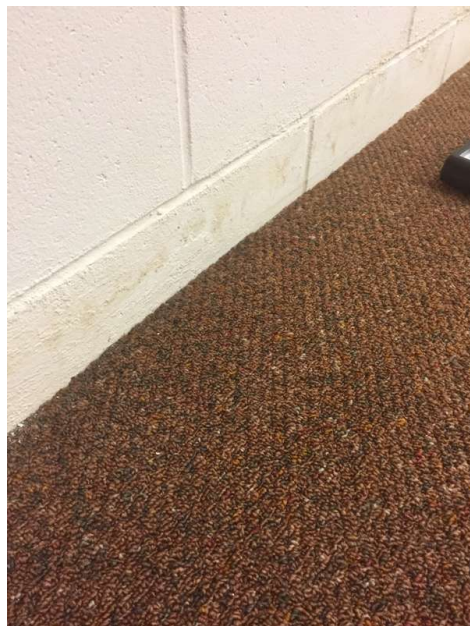
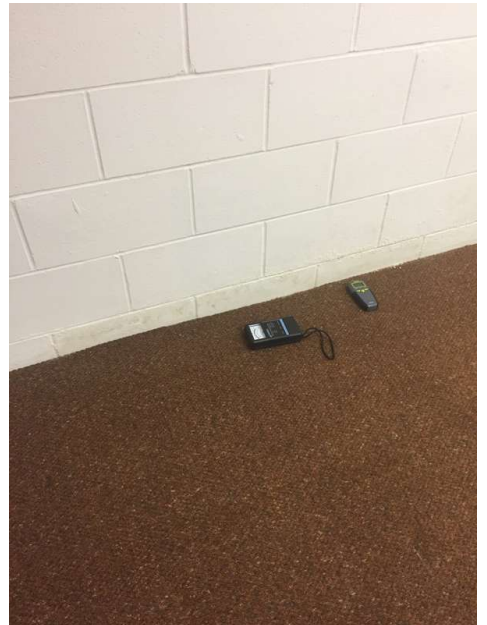
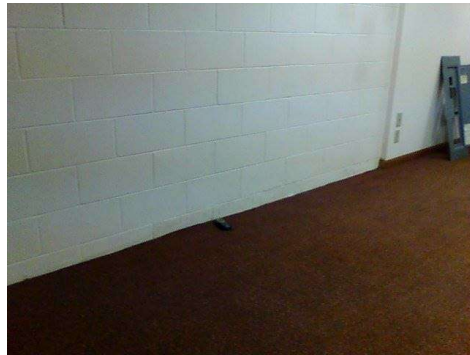
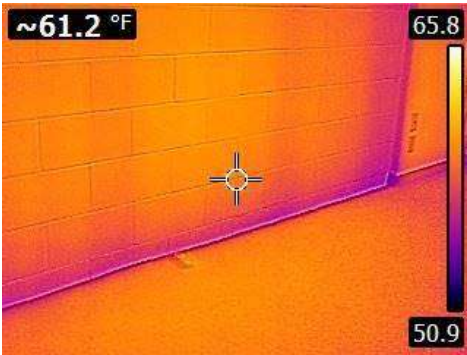
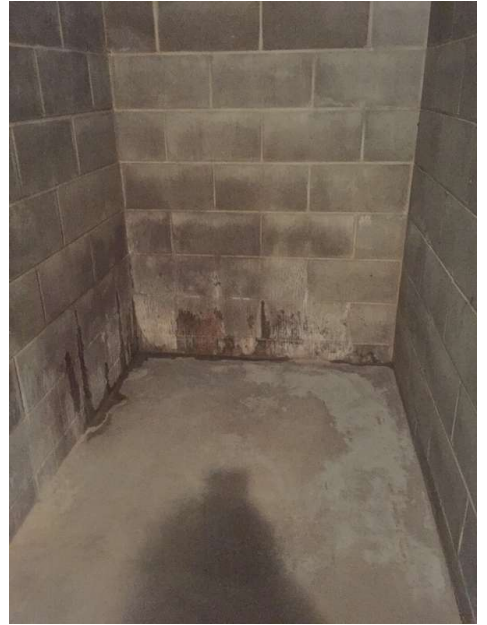
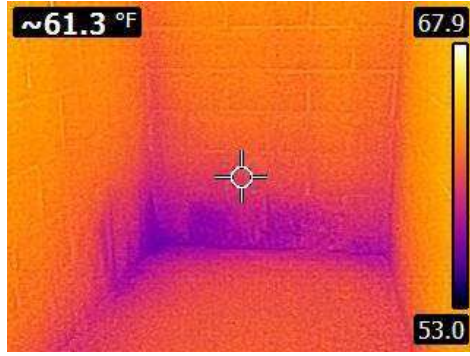
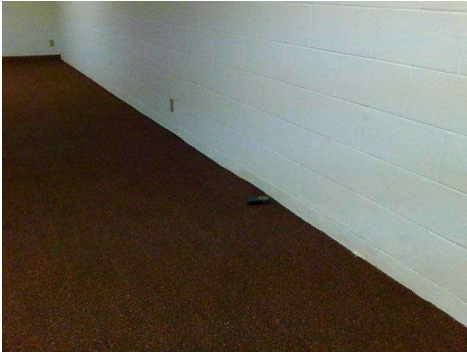
10.2.1 Foundation
WATER INTRUSION
SOUTHEAST SOUTH

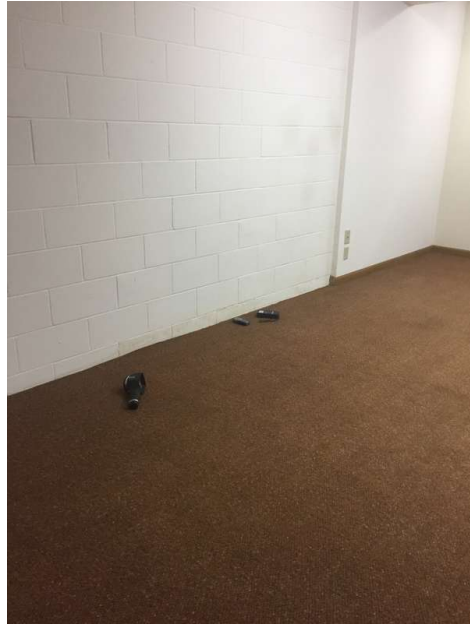
 Significant and/or Safety Concerns

Moisture was both seen and detected in multiple areas of the basement. [North, Southeast, and south walls] Possible sources for the water intrusion include but are not limited to, defective gutter/drainage design and installation, improperly sloped landscaping, patios, sidewalks or walkout concrete landings. Recommend consulting both a qualified water intrusion specialist and landscape professional for further evaluation and repair as necessary.

Recommendation
Contact a qualified professional.







10.2.2 Foundation
EFFLORESCENCE

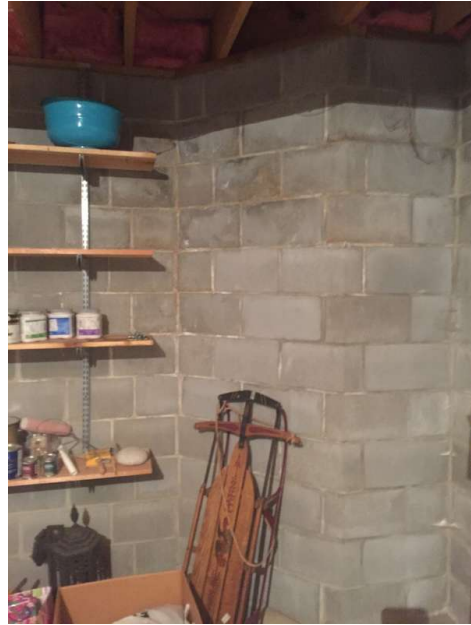
 Moderate Concerns

NORTHWEST NORTHEAST BASEMENT

Efflorescence is the dissolved salts deposited on the surface of a porous material (such as concrete or brick) that are visible after the evaporation of the water in which it was transported. Efflorescence can be a cosmetic issue, or it can be an indication of moisture intrusion that could lead to major structural and indoor air quality issues. Recommend a qualified professional evaluate further.

Recommendation
Contact a qualified professional.





10.3.1 Sump Pump

SUMP - DRAIN TILE ENTRY ELEVATION

 Moderate Concerns

The elevation of the interior perimeter drain tile at the point of entry into the sump containment pit, did not appear to be low enough. Drain tile should slope a min 1/8" per foot in order to move water toward the containment point. Recommend consulting a qualified professional for further evaluation.

Recommendation

Contact a qualified professional.



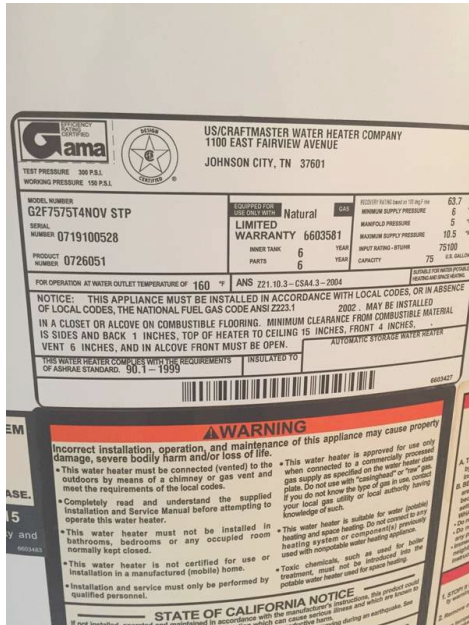
13.1.1 General

LIFESPAN (8-12 YRS)

 Moderate Concerns

The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be *near / at / beyond* this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Recommendation
Contact a qualified plumbing contractor.



14.2.1 Heating LIFESPAN (15-20 YRS)

Moderate Concerns

At the time of inspection, the furnace was functioning as designed, however the estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be *near / at / beyond* this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation
Contact a qualified professional.

