

2.1.1 Siding, Flashing & Trim

DAMAGED SIDING

 [Inquire With Seller](#)

Siding appears to be damaged numerous locations budget for repairs. I recommend evaluation and repair as needed.

Recommendation
Contact a qualified siding specialist.



Front



Rear

2.3.1 Walkways, Patios & Driveways

DRIVEWAY & LANDSCAPING DRAINING TOWARDS HOME

 [Inquire With Seller](#)

The driveway-landscaping has a negative slope and drains towards the structure. Recommend a driveway-landscaping contractor evaluate and repair as appropriate.

Recommendation
Contact a qualified driveway contractor.

2.3.2 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

 [Safety Hazard](#)

Trip hazards observed. Patch or repair recommended.

Recommendation
Recommended DIY Project



2.4.1 Decks, Balconies, Porches & Steps
NON-STANDARD INSTALLATION

 Safety Hazard

Cantilever decking improper installation with sistered joists this can trap moisture and cause rot. Appears a structure was built on top of a deck. Recommend a 2nd story decking contractor evaluate for repair/replacement.

Recommendation
Contact a qualified deck contractor.





2.6.1 Vegetation, Grading, Drainage & Retaining Walls

ARBORIST



[Inquire With Seller](#)

Evaluation of tree health and expected life is outside the scope of this inspection. Several trees are in the vicinity of this home. All trees touching the house should be cut back.

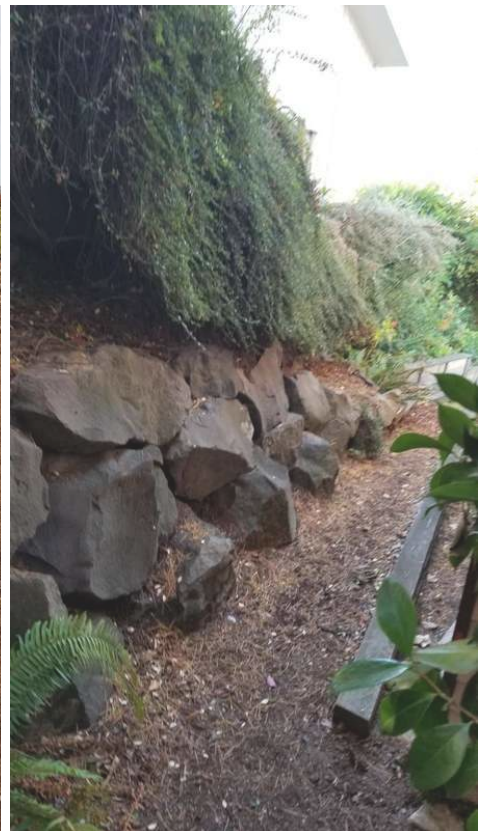
There were a large amount of trees removed at the rear of the property. Unknown if this has compromised the soil stability and/or if these were permitted to be removed. For an accurate evaluation of the trees I recommend contacting a qualified arborist or tree expert. Inquire with seller regarding permits and the proper tree removal process.

Recommendation

Contact a qualified landscaping contractor



Appears to be a dead tree front of house. A lot of trees appear topped.



2.6.2 Vegetation, Grading, Drainage & Retaining Walls

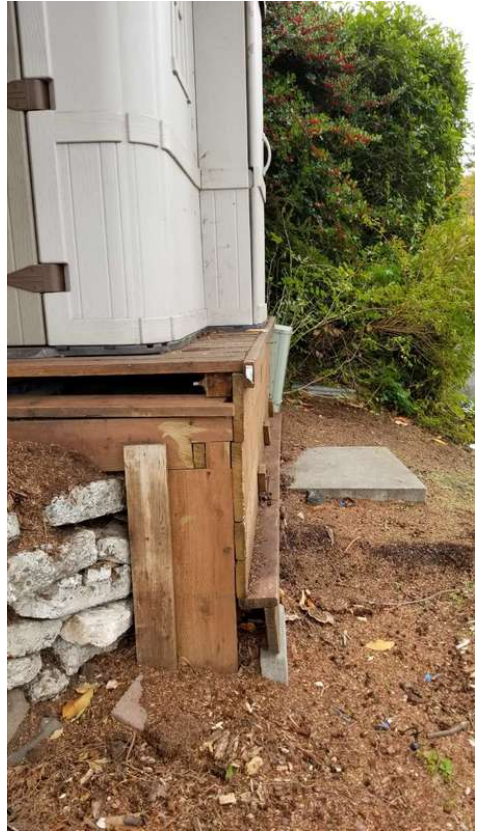
RETAINING WALL CRACKS

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

Recommendation

Contact a qualified landscaping contractor





2.6.3 Vegetation, Grading, Drainage & Retaining Walls

SOIL TO WOOD CONTACT

There appears to be soil to wood contact. This is a conducive condition to potential rot. I recommend a qualified landscape professional to repair or replace as necessary.

Recommendation

Contact a qualified landscaping contractor



2.6.4 Vegetation, Grading, Drainage & Retaining Walls

TREE DEBRIS ON ROOF

 Inquire With Seller

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

Recommendation
Contact a qualified handyman.

2.6.5 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION 12" CLEARANCE

 Inquire With Seller

We recommend maintaining a 12" clearance between vegetation and the structure and a minimum 4" clearance between soil and wood products. These are considered conducive conditions for rodent entry and/or wood destroying organisms and should be remedied to help prevent rot and w.d.o. infestation.

Recommendation
Contact a qualified landscaping contractor

3.1.1 Coverings

INQUIRE TRANSFERABLE WARRANTY

 Inquire With Seller

Roof covering appears to be presidential shingles. Often times this type of roof covering comes with a transferable warranty. Inquire with seller regarding the existence of a transferable warranty. Minimal inspection from ladder at eave.



3.1.2 Coverings

TREE

 Safety Hazard

Trees hanging over roof need to be cut back to prevent damage to the structure.

Recommendation
Contact a qualified professional.



3.2.1 Roof Drainage Systems

IMPROPER FLASHING SYSTEM

 [Inquire With Seller](#)

Poor flashing system installed on rubber boots for plumbing. Signs of inverted flashing system budget for repairs.

Recommendation

Contact a qualified roofing professional.



3.3.1 Flashings

IMPROPER FLASHING SYSTEM

 [Major Concern](#)

Recommendation

Contact a qualified roofing professional.



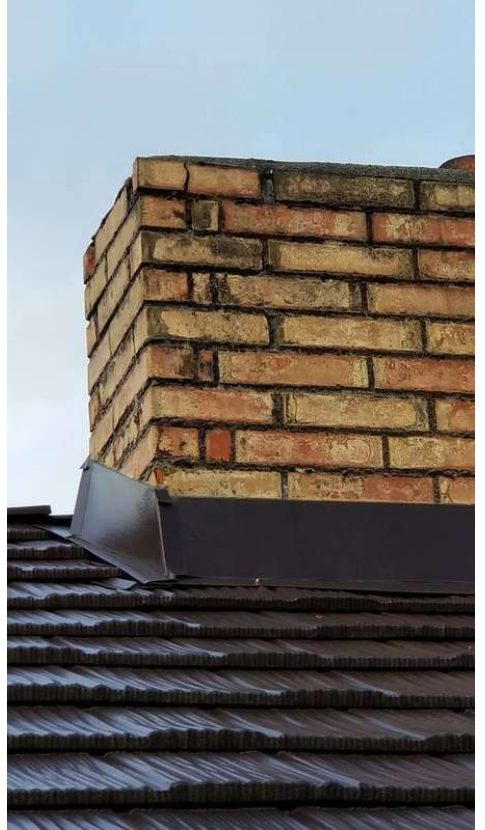
MISSING SPARK ARRESTOR

Missing spark arrestor on top of chimney. A missing spark arrestor can allow pest entry into the chimney, allow water to enter the chimney and freeze, potentially damaging the firebox/damper/chimney/etc., as well as allowing fire embers to exit the home, potentially leading to fire hazards. Recommend a qualified chimney sweep evaluate for cleaning and repairs.

Cracked bricks recommend further review.

Recommendation

Contact a qualified chimney contractor.



Cracked bricks

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

Recommendation

Contact a qualified door repair/installation contractor.



4.4.2 Occupant Door (From garage to inside of home)

— Safety Hazard

DOOR OPENS OVER A STEP DOWN

The garage door opens over a step down. This is a potential safety hazard due to the possibility of a person entering without knowing a step is there. I recommend repair for increased safety.

Recommendation

Contact a qualified door repair/installation contractor.



FUNGAL GROWTH

Residue appears fungal in nature on ceiling. I did not inspect, test or determine if this growth is or is not a health hazard. This type of testing is beyond the scope of a standard home inspection. The underlying cause is moisture or dampness. No obvious elevated moisture at time of inspection. Fungus noted numerous locations. Dry at time of inspection.

Recommendation

Contact a qualified environmental contractor



Master closet



Master bathroom



Master bathroom





6.1.1 Drain, Waste, & Vent Systems

DRAIN LEAKS

 Major Concern

Leak noticed in the drain lines in the bathroom sinks. We recommend a qualified plumbing contractor evaluate and repair/replace as needed.

Recommendation
Contact a qualified plumbing contractor.





Master bathroom



Rotting floor master



6.1.2 Drain, Waste, & Vent Systems

UNKNOWN PLUMBING

 Inquire With Seller

Unknown plumbing-venting room in the front right of the basement. This is not a proper living space as there is not proper ingress-egress due to fire safety standards. Inquire with seller for further details on history of repairs.

Recommendation

Contact a qualified professional.



6.2.1 Water Supply, Distribution Systems & Fixtures

DISTRIBUTION PIPE LEAKING

 Major Concern

Distribution pipe appeared to be leaking. Recommend a qualified plumber evaluate and repair. Aged galvanized plumbing with signs of corrosion and leakage throughout the home. Recommend budgeting for complete replacement.

Recommendation

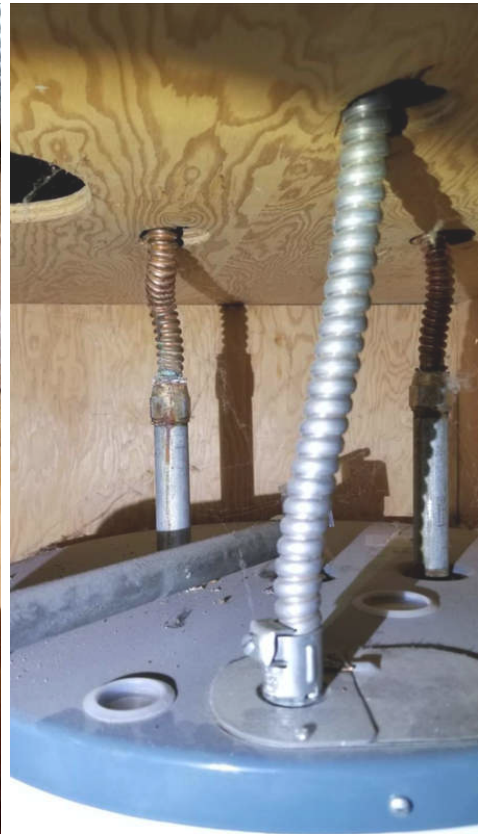
Contact a qualified plumbing contractor.



Kitchen



Basement water heater



Basement water heater

6.2.2 Water Supply, Distribution Systems & Fixtures

GALV REPLACE

Galvanized supply pipe is installed in this house. Over time, mineral and corrosion deposits build up and gradually reduce the flow of water through galvanized steel pipe. Replacement of all remaining galvanized steel supply lines may eventually become necessary as a part of an ongoing program of maintenance and upgrading. I recommend budgeting for repair/replacement over the coming years.

Recommendation

Contact a qualified plumbing contractor.



Inquire With Seller

6.2.3 Water Supply, Distribution Systems & Fixtures

H-C REVERSED

(Master Shower) The hot and cold-water controls on the faucet were reversed in the master bathroom shower. Reversed hot and cold water can result in water burns. The position of the hot and cold-water controls on all plumbing fixtures should be restored to accepted industry standards which dictate that the control for the hot water is always located to the left and that for the cold is located to the right. Likewise, for so-called single handle faucets; turning the handle to the left should increase the flow of hot water, while turning the handle to the right should increase the flow of cold water.

Recommendation

Contact a qualified plumbing contractor.



Safety Hazard

MAIN WATER SUPPLY PIPE CORRODED

Main water supply pipe was heavily corroded. This can lead to shortened lifespan of the pipe. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



SHOWER TILE MOVEMENT

Shower showing signs of moisture intrusion. High likelihood of rot damage behind the wall due to the construction methods of the time period (i.e. sheetrock only). We recommend budget for rebuilding the shower surrounds.

Recommendation

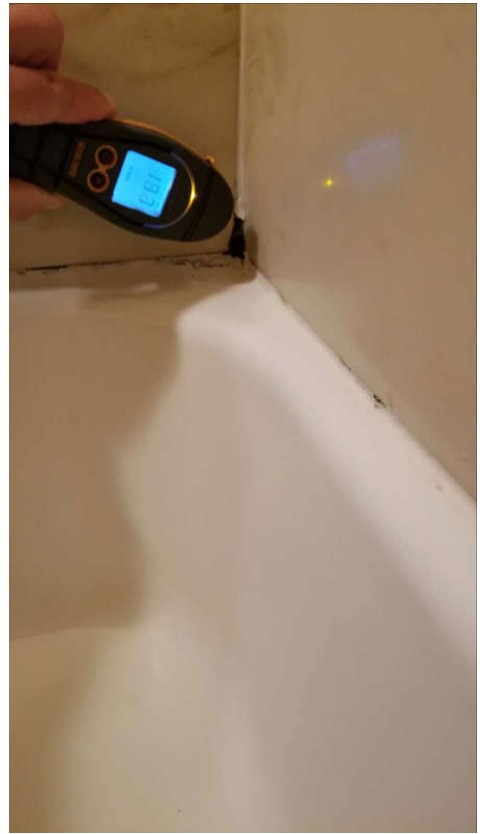
Contact a qualified tile contractor



Guest bath tile movement



Guest bath tile movement



Moisture in master shower

6.3.1 Hot Water Systems, Controls, Flues & Vents

AGED UNIT

 Safety Hazard

The water heater is nearing the end of its design life. Standard life is 8-12 years this water heater appears to be 12 & 19 years old. No obvious leaks or rust at time of inspection. I recommend budgeting for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



6.3.2 Hot Water Systems, Controls, Flues & Vents

SEISMIC STRAPS



Safety Hazard

Missing industry standard seismic straps on top third and bottom third of water tank. I recommend correction by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

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

TWIST OUTS MISSING



Safety Hazard

Twist-outs/knock-outs missing at electrical panel. This has a potential for improper human contact. Generally, a simple fix by a qualified professional but does pose a safety hazard. Immediate correction is recommended.

Recommendation

Contact a qualified electrical contractor.



7.3.1 Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits

2 PRONG UNGROUNDED-UPGRADE



Non-standard outdated electrical system throughout the home. Some light switched did not turn off lights in the room and other turned off other rooms. We recommend budgeting for a significant rewiring due to the outdated wiring system, lack of proper installation and maintenance.

Numerous two prong outlets throughout home. This is typical for the age of home. I recommend upgrading to grounded outlets and/or installing properly wired GFCI outlets to increase safety to electrically sensitive equipment (i.e. radio, TV, computer).

Recommendation

Contact a qualified electrical contractor.



Entryway non-operable



Broken driveway safety hazard



Front reverse polarity



Unknown in solarium



Non-operable guest bathroom



Basement



Basement



Basement non-operable



Attic



Aged heater smelled when operated.

7.3.2 Lighting Fixtures, GFCI, AFCI, Switches & Receptacles, Branch Wiring Circuits

EXPOSED WIRE IN CABINET

 Safety Hazard

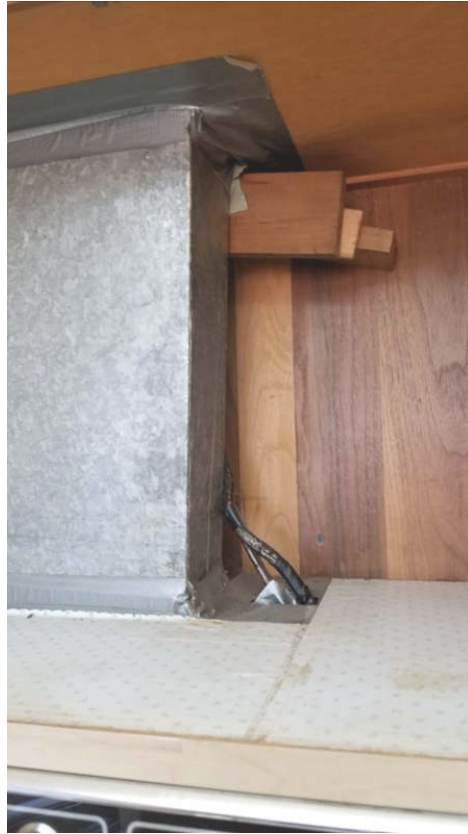
All exposed wiring for the lights in the cabinets should be properly protected with conduit. I recommend a qualified electrical contractor repair/replace as needed for increased safety.

Recommendation

Contact a qualified electrical contractor.



Kitchen



Hood

7.4.1 Smoke Detectors/Carbon Monoxide Detectors

NO SMOKE ALARMS IN BEDROOMS

— Safety Hazard

There appears to be no smoke alarms found in bedrooms. Recommend installing smoke alarms in all bedrooms for increased safety in conformance with modern standards.

Recommendation

Contact a qualified professional.

8.1.1 Equipment

NO HEAT

— Safety Hazard

The room appears to be missing any heat source at the time of inspection. I recommend a qualified electrician to repair replace as necessary. Unable to verify operation of electric heat, in ceiling, floors or walls. The aged baseboard heating system was detached from the wall numerous location and not tested due to safety hazard potential. Recommend a qualified HVAC contractor reevaluate the entire heating system for repair/replacement. Hydronic heating may be a great upgrade.

Recommendation

Contact a qualified electrical contractor.





8.3.1 Vents, Flues & Chimneys

NONSTANDARD LOCATION

Unknown venting for basement wine cellar. Inquire with seller for further details.

Recommendation

Contact a qualified professional.



8.4.1 Gas/LP Firelogs & Fireplaces

CRACKED WARPED BRICKS IN FIREBOX

Bricks in Fire box appear to be cracked/warped. I recommend evaluation and repair as needed by a qualified chimney sweep prior to use.

Recommendation

Contact a qualified chimney contractor.





Basement

9.1.1 Attic Insulation

RODENT ACTIVITY ATTIC



Rodent activity noted in the attic area. I recommend contacting a qualified Pest Control Operator to remedy the situation and re-inspect the area. This will include but not limited to removing all rodents, rodent droppings, repairing/replacing, all damaged materials <i.e. insulation, electrical, etc.>, inquiring with the sellers on the history of rodent activity/infestation. Followed by taking the proper steps to ensure no future infestation will occur. Due to the common nature of rodent accessing different areas of the home I recommend these steps also be taken in any other areas where pest activity/infestation has occurred.

Recommendation

Contact a qualified pest control specialist.



9.3.1 Ventilation

NON-OPERABLE FAN

 [Inquire With Seller](#)

The fan appeared to be non-operable at the time of Inspection. I recommend a qualified HVAC technician to repair/replace.

Soffit vents not installed. Non-standard electrical installation in attic. Refer to electrician for repair/replacement.

Recommendation

Contact a qualified HVAC professional.



9.4.1 Exhaust Systems

STRANGE VENTS

 Inquire With Seller

Unknown vents in storage area. Inquire with seller for further details.

Recommendation
Contact a qualified professional.



10.1.1 Foundation, Basements and crawlspace.

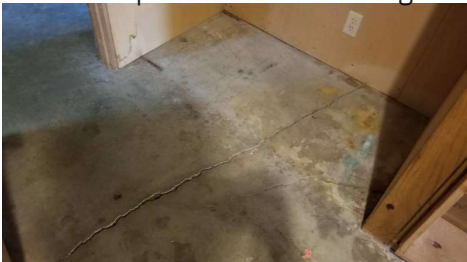
FOUNDATION CRACKS - MINOR

 Major Concern

Larger than normal cracks in the basement floor. Common for the age of the home budget for additional repairs when completing construction on the basement area.

[Here is an informational article](#) on foundation cracks.

Recommendation
Contact a qualified structural engineer.





10.1.2 Foundation, Basements and crawlspace.

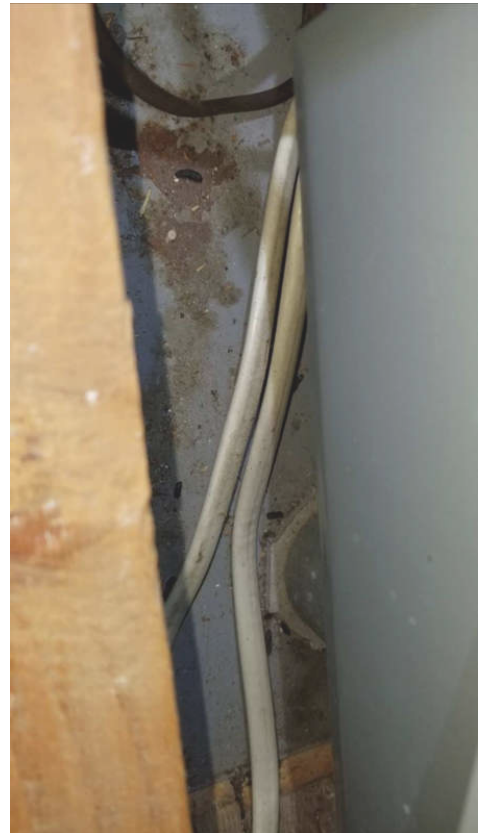
RODENT ACTIVITY

 Safety Hazard

Rodent activity noted next to electrical panels in basement. Refer to a pest control operator for remediation.

Recommendation

Contact a qualified pest control specialist.



Near electrical panels

10.4.1 Structural System (Walls-Ceilings-Floors)

FLOOR JOIST NOTCHED

 Major Concern

A floor joist in the basement has been notched. The notch appears large enough that reinforcement is recommended. I recommend a qualified contractor proficient in structural framing evaluate and repair/replace as needed.

Recommendation
Contact a qualified general contractor.



11.1.1 Dishwasher

AGED UNIT-BUDGET FOR REPLACEMENT

 Inquire With Seller

The appliances are aged and in need of replacement. Although operable at time of inspection they have exceeded their design and have an unknown failure date in the future.

Recommendation
Contact a qualified appliance repair professional.



