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2.1.1 Coverings

LICHEN/MOSS/FUNGAL GROWTH ON ROOF SURFACE

Monitor/Upgrade

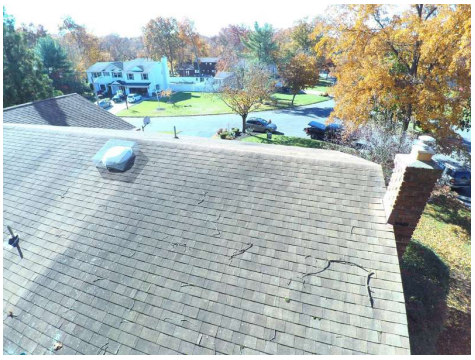
Portions of the asphalt shingles covering the roof of the home had lichens growing on them. Lichens are plant like organisms that may do long term, very mild damage to the shingles. They are generally a cosmetic concern only. Efforts to remove them may result in granule loss where they were attached to the shingles. Recommend removal by a licensed contractor if so desired.

2.1.2 Coverings

ROOF DEBRIS

Monitor/Upgrade

Debris accumulated on the roof at the time of the inspection may damage roof covering materials by retaining moisture. Clearing the roof of debris should be included in annual maintenance.



2.1.3 Coverings

EVIDENCE OF PRIOR REPAIR

Monitor/Upgrade

One or more roof areas showed evidence of prior repair. Recommend monitoring the areas for future issues with repairs made as needed by a licensed roofing contractor.

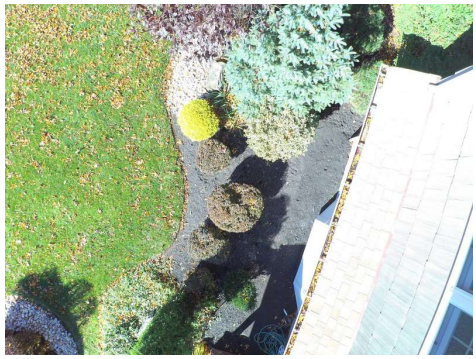
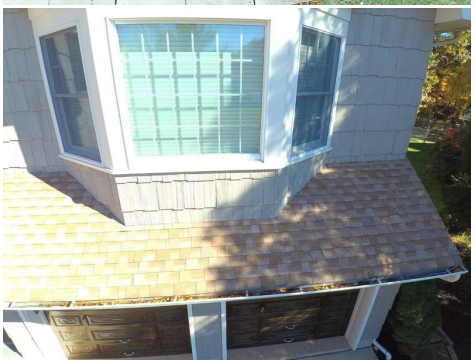
2.2.1 Roof Drainage Systems

DEBRIS IN GUTTERS

Monitor/Upgrade

One or more areas of the gutter system had visible debris. This could result in the gutters not being able to properly carry water away from the house resulting in water damage and possible water intrusion. Recommend cleaning of the gutter system by a licensed contractor.

Here is a DIY resource for cleaning your gutters.

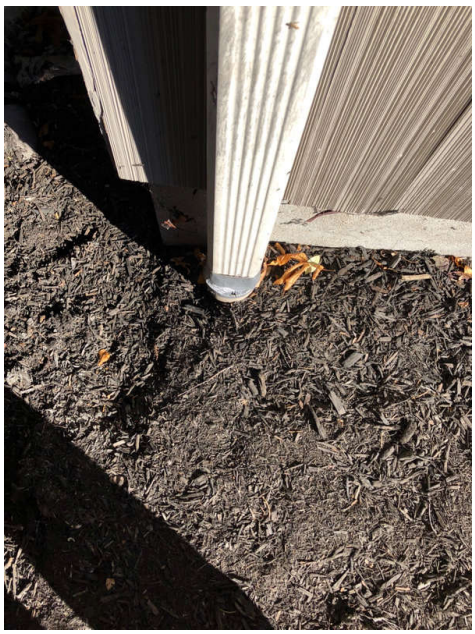



2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN INTO UNDERGROUND SYSTEM

Repair/Replace

One or more downspouts drain into underground piping. The destination of the water after its entry into the ground is unknown. Recommend discussing drainage and piping with the owner. An evaluation of the underground pipes can not be made since the interior of the pipe is not visible.

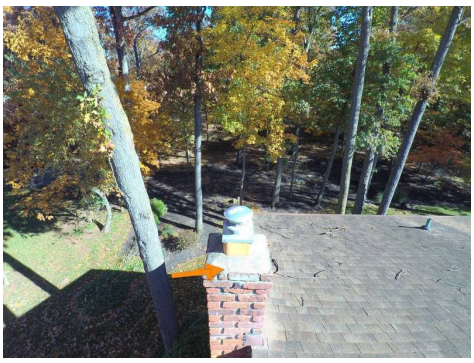


2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CROWN CRACKING

Repair/Replace

The left front chimney had minor crown cracking. The cracking could lead to moisture damage of the chimney. Recommend further evaluation by a licensed mason contractor with repairs made based on those findings.

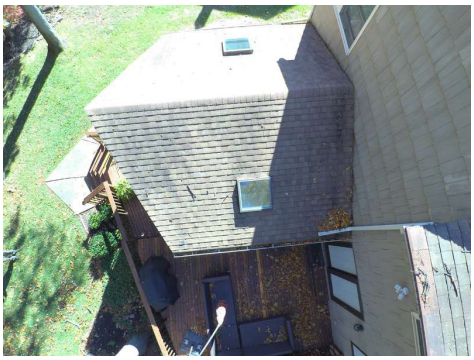


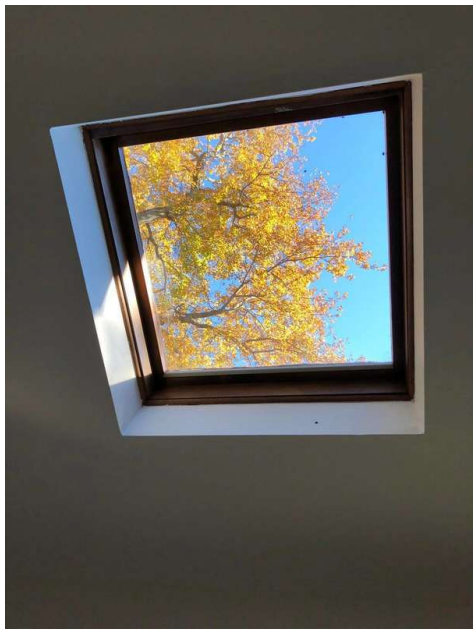
2.4.2 Skylights, Chimneys & Other Roof Penetrations

PRESENCE OF SKYLIGHTS

Repair/Replace

Several skylights are installed in the home. They should be monitored for future leaks and rectified if leaks do occur in the future. Evidence of current leaks was not found during the inspection. Skylights are common roofing leak areas.



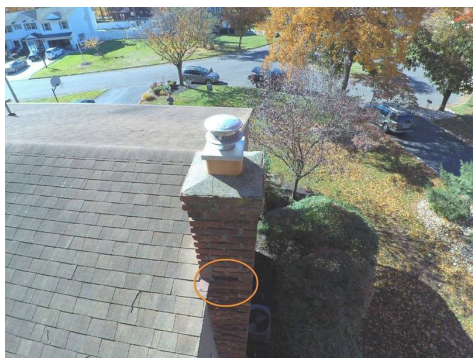


2.4.3 Skylights, Chimneys & Other Roof Penetrations

MISSING BRICK(S)

Repair/Replace

One or more bricks was/were missing from the chimney. This could lead to moisture damage of the chimney and it also affects the structural integrity.. The inspector recommends repair by a licensed mason..



3.1.1 Siding, Flashing & Trim

PAINT CRACKING AND/OR PEELING ON SIDING & EXTERIOR TRIM

Repair/Replace

The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a licensed contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices.

3.1.2 Siding, Flashing & Trim

SIDING/WALL PENETRATION(S) NOT SEALED

Repair/Replace

One of more siding penetrations were not sealed properly. This could lead to moisture intrusion and damage to the underlayment and interior finishes of the home. Recommend having the hole repaired by a licensed contractor.

3.1.3 Siding, Flashing & Trim

VEGETATION TOO CLOSE TO HOME

Repair/Replace

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 and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior.

3.1.4 Siding, Flashing & Trim

SIDING-LOCALIZED ROT

Repair/Replace

LEFT SIDE

Siding has localized rot. Following repair of the damaged areas (which should be combined with exterior painting/maintenance), proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.

3.1.5 Siding, Flashing & Trim

UNIDENTIFIABLE WALL PENETRATION

Monitor/Upgrade

What appeared to be a metal box or vent was protruding from the left side of the house just below the gable vent. That area of the attic was inaccessible so the inspector was not able to identify it from the other side of the wall. The inspector recommends inquiring about the function of the box with the homeowner prior to closing.

3.3.1 Walkways, Patios & Driveways

GAP-DRIVEWAY TO GARAGE APRON

Repair/Replace

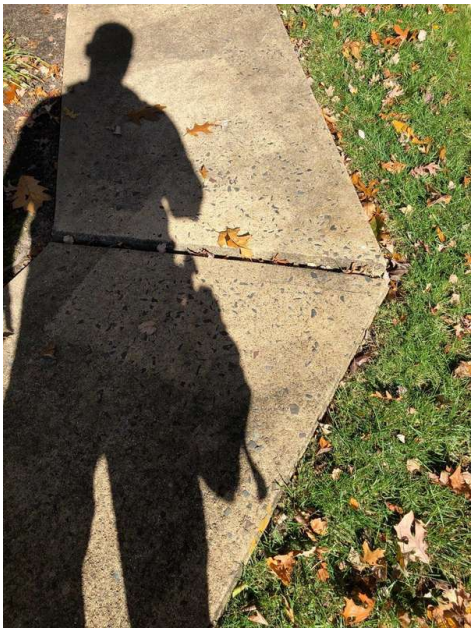
A large gap was noted where the driveway meets the concrete saddle for the garage. Water can travel into this gap, seeping down into and under the foundation and leading to foundation problems in the future. Recommend repair by a licensed contractor.

3.3.2 Walkways, Patios & Driveways

WALKWAY SETTLED

Monitor/Upgrade

One or more walkway areas have settled or heaved . This is a trip/fall hazard. It is recommended to have a licensed contractor repair the walkway.



3.4.1 Decks, Balconies, Porches & Steps

DECK BOARDS/POST SPLITTING

Monitor/Upgrade

One or more deck boards and/or posts was splitting but appeared to be stable. Recommend monitoring the cracks and if they grow larger in the future, the boards should be replaced by a licensed contractor.

4.1.1 Foundation

PARGE COAT CRACKING

Monitor/Upgrade

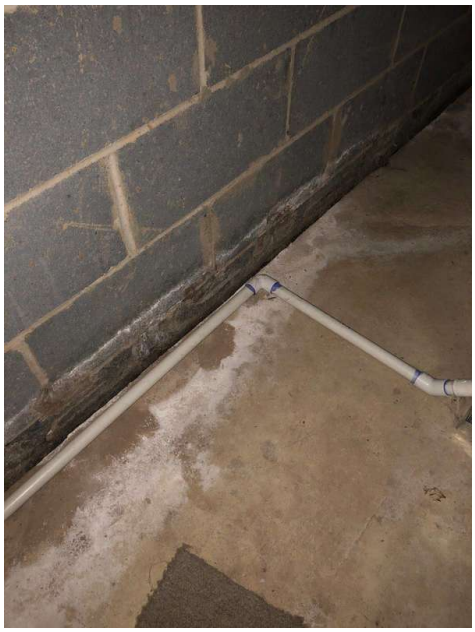
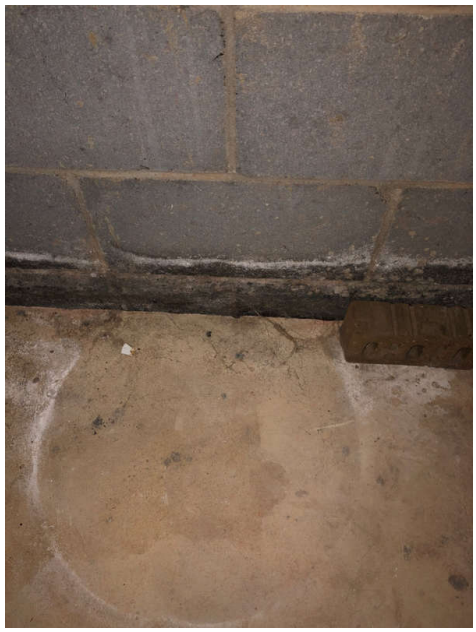
One or more cracks were observed in the masonry parge coating. Recommend monitoring the cracks for future expansion and repairs made as necessary by a licensed masonry contractor if the cracks become larger.

4.2.1 Basements & Crawlspaces

EFFLORESCENCE

Repair/Replace

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

6.1.1 Cooling Equipment

UNIT NOT LEVEL

Repair/Replace

The pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

7.6.1 Sump Pump

SUMP PUMP DRAINS INTO UNDERGROUND SYSTEM

Repair/Replace

The sump pump discharged into underground piping. The destination of the water after its entry into the ground is unknown. Recommend discussing drainage and piping with the owner. An evaluation of the underground pipes can not be made since the interior of the pipe is not visible.

8.3.1 Branch Wiring Circuits, Breakers & Fuses

EXPOSED TERMINATION-EXTERIOR

Monitor/Upgrade

Two wire nuts were observed on the upper left side of the front porch where the siding meets the brick veneer. The wires were not live at the time of inspection and could be low voltage. The inspector recommends finding out from the homeowner what the wires were previously used for.

8.4.1 Lighting Fixtures, Switches & Receptacles

INCORRECT WIRING-REVERSE POLARITY

Repair/Replace

One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Recommend that a licensed electrician repair as necessary.

8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

Safety Hazard

BASEMENT GARAGE LAUNDRY ROOM

No Ground Fault Circuit Interrupter (GFCI) outlet protection provided for listed areas. Although GFCI protection of bathroom outlets may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time,building standards have changed to reflect current understanding.

General guidelines for GFCI - protected receptacles include the following locations:
Outdoors (since 1973)
Bathrooms (since 1975)
Garages (since 1978)
Kitchens (since 1987)
Crawl spaces and unfinished basements (since 1990)
Wet bar sinks (since 1993)
Laundry and utility sinks (since 2005)

The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection by a licensed electrician.
This can be achieved by:
1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the electrical circuit outlet located closest to the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

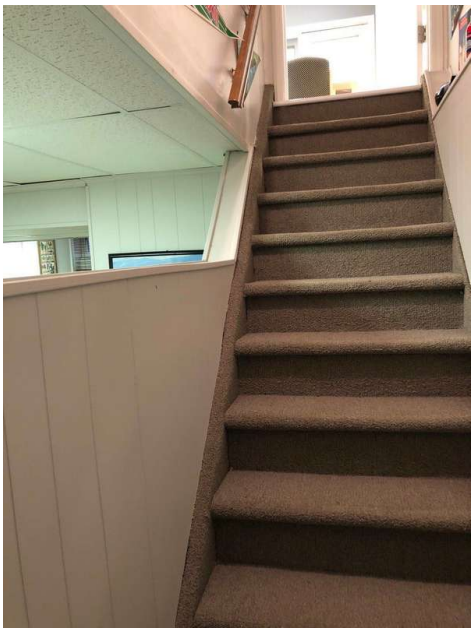
10.6.1 Steps, Stairways & Railings

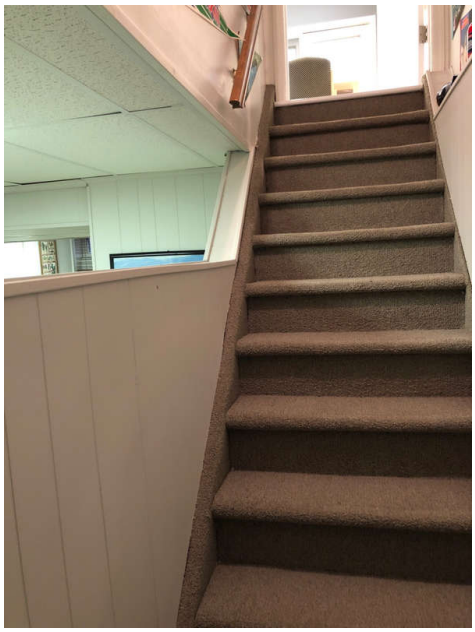
HANDRAIL NOT CONTINUOUS

Repair/Replace

BASEMENT

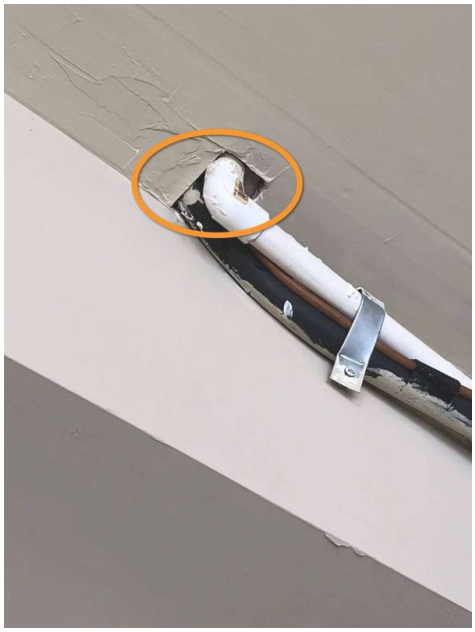
The handrail to the basement was not continuous for the entire length of the stairway. This is a fall hazard. Recommend installation of a continuous handrail to the top of the stairway by a licensed contractor





12.1.1 Ceiling

UNSEALED HOLES IN CEILING

Repair/Replace

One or more holes were observed in the garage ceiling. This could lead to carbon monoxide entering the attic or living areas of the home. The inspector recommends repair and sealing of the holes by a licensed contractor.