



2.1.1 Coverings

DELAMINATION

The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

Recommendation

Contact a qualified roofing professional.

3.1.1 Foundation

WATER INTRUSION

BASEMENT WEST

Water intrusion was evident on the surface of the floor slab or in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.

Recommendation

Contact a qualified professional.

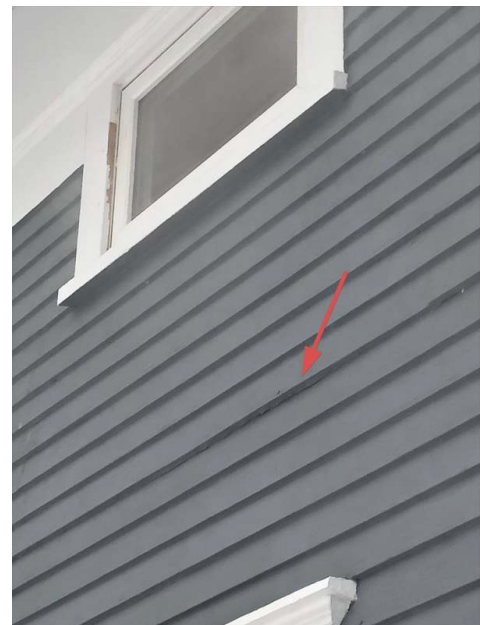
3.2.1 Siding, Flashing & Trim

CRACKING - MINOR

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

Recommendation

Recommended DIY Project



3.2.2 Siding, Flashing & Trim

FLASHING/TRIM IMPROPERLY INSTALLED

BACK ENTRANCE

Flashing & trim pieces were improperly installed or missing, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.



3.9.1 Porch Over Stoop

CRACKING OF FACIA BOARD

Possible entrance for water and decay. Recommend repair.

Recommendation

Contact a qualified carpenter.



6.2.1 Ventilation

ATTIC VENTILATION INSUFFICIENT

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy.

Recommendation

Contact a qualified professional.



9.3.1 Windows

FAILED SEAL

2ND FLOOR

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.

11.4.1 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN

BASEMENT

No drip pan was present. Recommend installation by a qualified plumber. Also, recommend lifting off ground based on season water in basement.

Recommendation

Contact a qualified plumbing contractor.

11.4.2 Hot Water Systems, Controls, Flues & Vents

TPR DISCHARGE INCORRECTLY INSTALLED



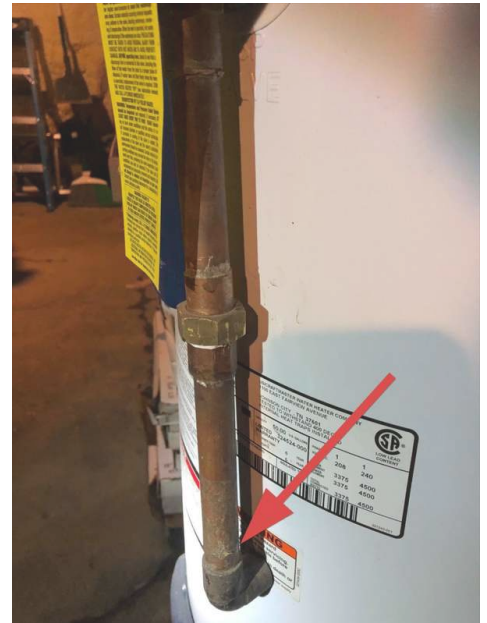
Safety Hazard

BASEMENT

Discharge pipe to the Pressure Temp Relief Valve is installed incorrectly. should be 3/4" ID, non-threaded, 6" above floor surface.

Recommendation

Contact a qualified plumbing contractor.



15.1.1 Service Entrance Conductors

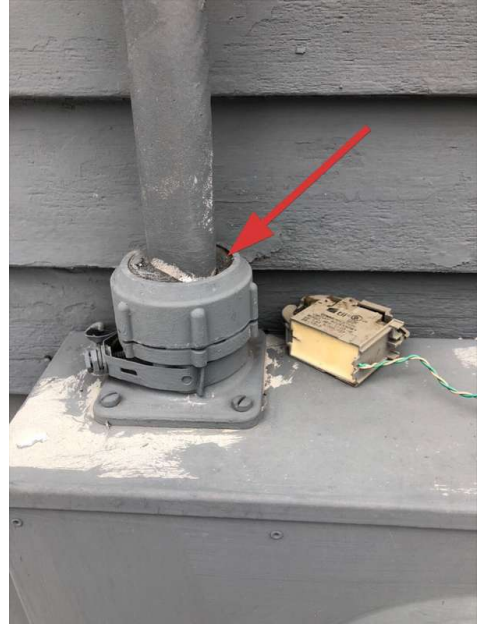
WATER INTRUSION

SOUTH

There is possible water intrusion and the meter / service entrance. Additional chalk recommended. Moisture can deteriorate the electrical equipment. Recommend that a licensed electrician repair / replace as needed.

Recommendation

Contact a qualified electrical contractor.



16.3.1 Windows

FAILED SEAL

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.

16.9.1 Smoke Detectors

MISSING

ATTIC

Recommend installing
