



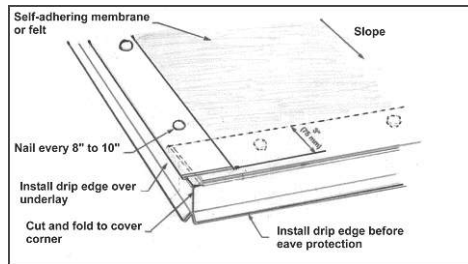
2.1.2 Coverings

SHINGLES - DRIP EDGE NOT INSTALLED

Moderate / Repair or Replace

ROOF

Drip edge flashing was not installed. Lack of roof edge flashing leaves the edges of roof sheathing and underlayment exposed to potential moisture damage from wood decay and/or delamination. Recommend a qualified contractor evaluate and repair as needed.



2.2.1 Roof Drainage Systems

DOWNSPOUTS - DRAIN NEAR HOUSE

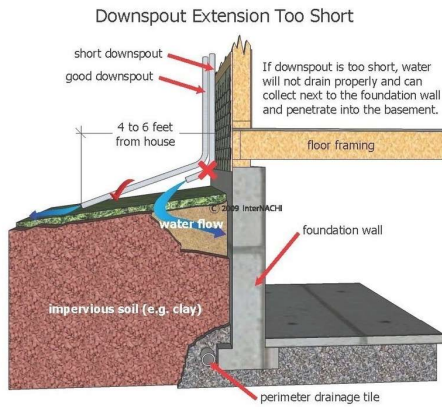
Moderate / Repair or Replace

One or more downspouts drain to 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. Recommend a qualified contractor adjust 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.



Rear Left Side



3.1.1 Siding, Flashing & Trim

STUCCO / EIFS- SEAL PENETRATION

 Moderate / Repair or Replace

A penetration was not properly sealed. There are openings/gaps where water will enter the and get behind the stucco / EIFS causing deterioration. Recommend re-sealing the stucco at all penetrations to keep out moisture.



Front Porch



Front Porch



Rear Porch



3.1.2 Siding, Flashing & Trim

STUCCO / EIFS - DAMAGED

 Moderate / Repair or Replace

Stucco / EIFS covering exterior walls of the home had moderate visible damage that should be repaired to prevent possible moisture intrusion. All work should be performed by a qualified contractor.





Front Porch



Rear



Service Yard

3.1.3 Siding, Flashing & Trim

STUCCO / EIFS - MINOR CRACKING

 Moderate / Repair or Replace

Moderate localized cracking was observed in stucco / EIFS covering exterior walls of the home. This type of cracking, called "thermal cracking" is typically caused by stucco expansion and contraction that occurs with changes in temperature, made worse over time by exposure to freezing moisture. Cracks exceeding 1/16-inch in width should be filled with an appropriate material to minimize future damage.



Right Side



Right Side



Right Side



Front Left Side



Service Yard

3.3.1 Decks, Balconies, Porches & Steps

DECK - JOIST NOT SUPPORTED

One of more areas of the deck support appears unsupported. Joists should be fully resting on their joist hanger. Recommend a qualified deck contractor repair as needed.

Moderate / Repair or Replace



3.3.2 Decks, Balconies, Porches & Steps

HANDRAIL - LOOSE

The garage handrail was loose and needed re-fastening. This condition is a potential fall hazard. All corrections should be made by a qualified contractor.

Moderate / Repair or Replace



Garage

3.6.1 Walkways, Patios & Driveways

DRIVEWAY - UPHEAVAL

 Major / Safety Hazard

Trip hazards in the driveway appeared to be the result of the expansion or contraction (heaving or settling) of underlying soil.



3.6.2 Walkways, Patios & Driveways

DRIVEWAY - SIGNIFICANT CRACKING

 Moderate / Repair or Replace

Significant cracks were observed in the driveway and should be filled with an appropriate material to avoid continued damage to the driveway surface.



4.1.1 Cooling Equipment

SUCTION LINE - INSULATION MISSING/ DAMAGED

 Moderate / Repair or Replace

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas, which can cause energy loss or condensation. Recommend both suction lines be repaired.



Front Left Side



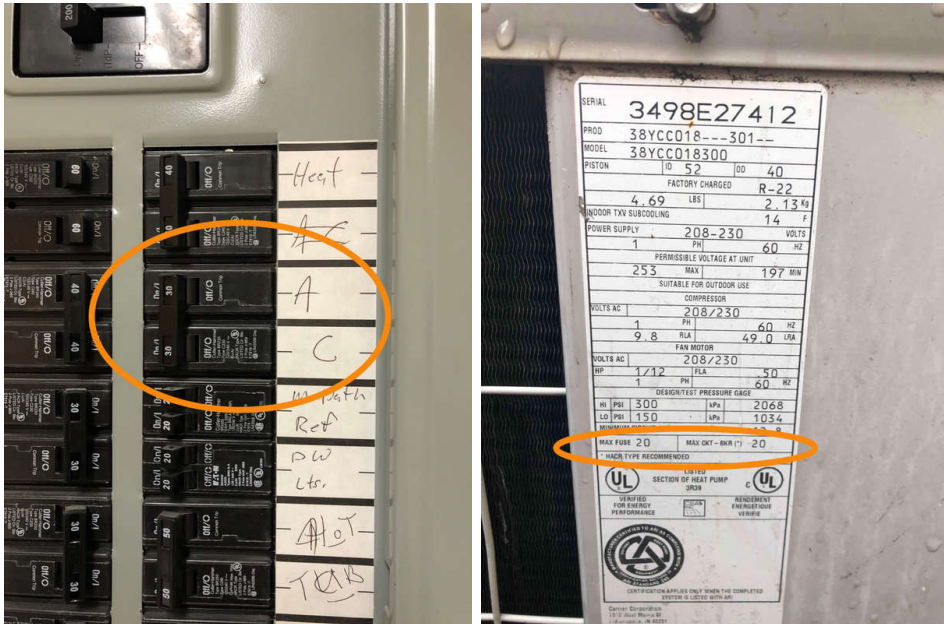
Front Left Side

4.2.2 Cooling Equipment 2

CONDENSING UNIT - OVERSIZED BREAKER

 Moderate / Repair or Replace

The breaker servicing the outdoor unit was oversized. This condition is a potential safety hazard and voids the manufactures warranty. Recommend correction by a qualified contractor.

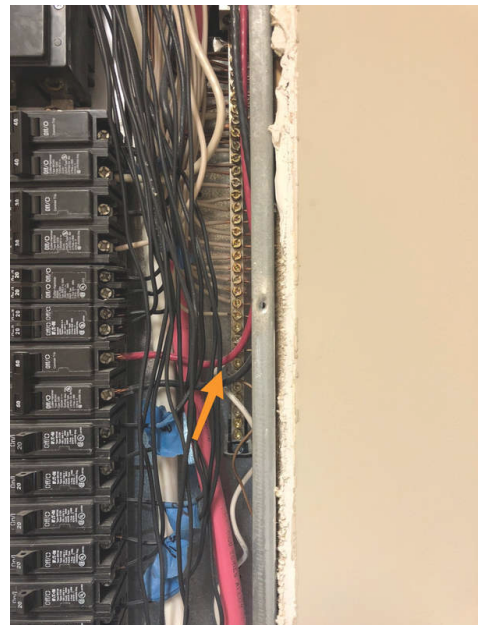


6.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

— Moderate / Repair or Replace

PANEL - BUSBAR NOT BONDED TO PANEL

The grounding bus was not bonded to the distribution panel enclosure. Recommend repair by a qualified contractor.

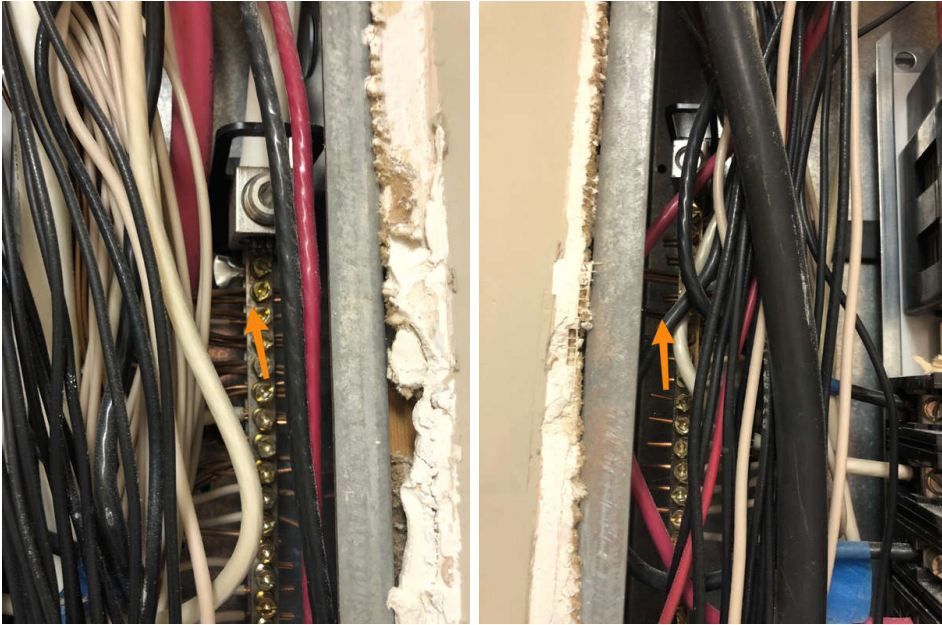


6.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

— Moderate / Repair or Replace

BRANCH CIRCUITS - DOUBLE GROUNDS

Grounding wires were doubled or bundled together on the grounding bus bar. This is unsafe as one of the ground wires could come loose from the lug, allowing the circuit to become ungrounded. A qualified electrician should evaluate and repair as necessary.

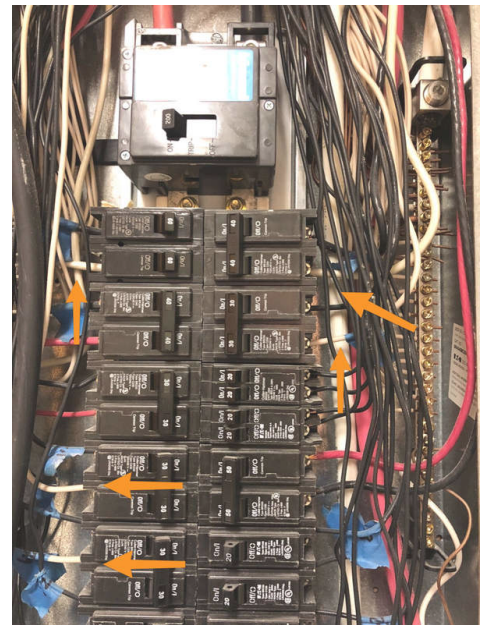


6.3.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

— Moderate / Repair or Replace

BRANCH CIRCUITS - RE-IDENTIFY NEUTRAL

The neutral conductor was on a 240 volt (two-pole) circuit and was not permanently re-identified to indicate its use as an ungrounded "hot" conductor. It should be taped, typically using red or black tape (anything but white, green, or blue). Recommend correction by a qualified contractor.



6.3.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

— Moderate / Repair or Replace

EXTERIOR WIRE(S) - EXPOSED

One or more sections of outdoor wiring were exposed and not rated for exterior use. This is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices (i.e. installing conduit, re-routing wires or replacing wiring).



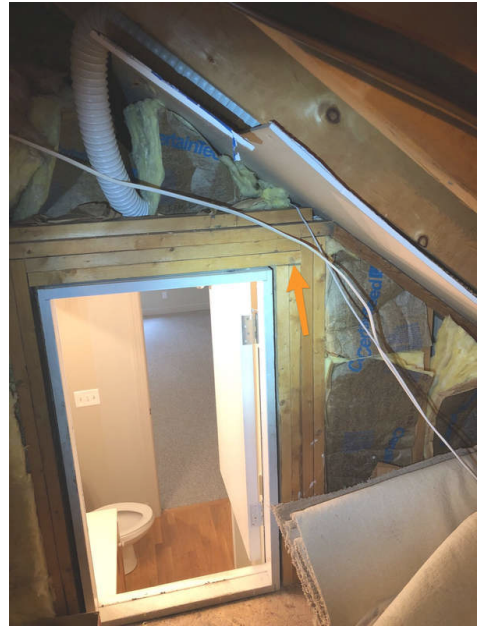
Rear Deck

6.3.4 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

 Moderate / Repair or Replace

WIRE(S) - UNSECURED

Attic wiring was not secured to joists. Recommend a qualified electrician properly secure all loose wiring to floor joists per standard building practices.



Attic

6.5.1 Polarity and Grounding of Receptacles

 Moderate / Repair or Replace

RECEPTACLE(S) - INOPERABLE

An electrical receptacle was inoperable at the time of the inspection. Recommend that an evaluation and any necessary corrections or repairs be performed by a qualified electrical contractor.



6.6.1 GFCI & AFCI

GFCI PROTECTION - NOT INSTALLED

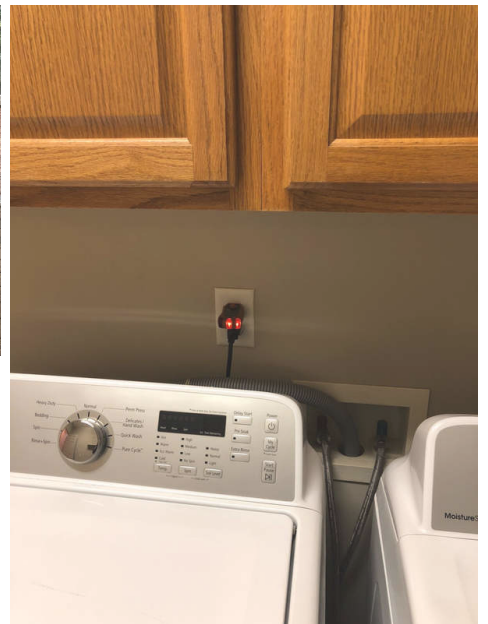
 Moderate / Repair or Replace

No ground fault circuit interrupter (GFCI) was present in one or more areas inside and outside of the home. Recommend a licensed electrician upgrade outlets by installing GFCI receptacles located within 6 feet of a water source or in damp locations.

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



Rear Deck



Laundry Room



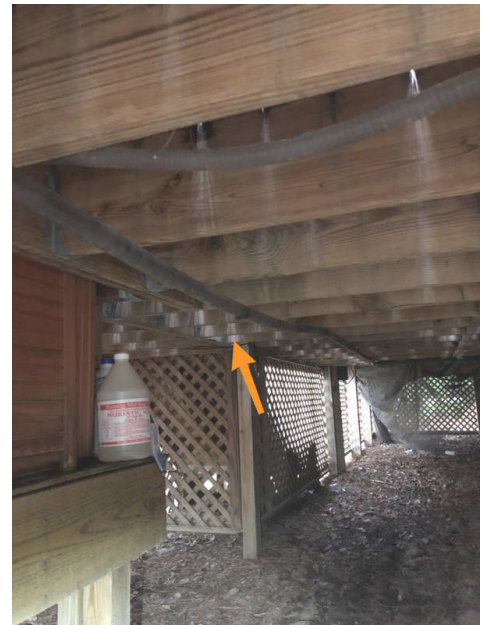
Laundry Room

7.1.1 Fuel Storage & Distribution Systems

SUPPLY LINE(S) - SUPPORT NEEDED (CPVC)

Chlorinated Poly Vinyl Chloride (CPVC) water distribution pipes were poorly supported. This condition puts excessive strain on fittings and may result in premature failure. Horizontally-oriented CPVC supply pipes should be supported at least every 3 feet. Recommend installation of additional supports by a qualified contractor.

 Moderate / Repair or Replace



Rear Deck

7.4.1 Fixtures / Faucets

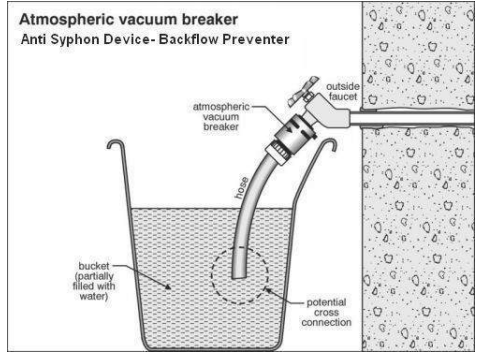
HOSE BIBB - ANTI-SIPHON PROTECTION NOT INSTALLED

Install anti-siphon devices on exterior hose bibbs to prevent cross contamination into the house's drinking water. Recommend installation by a qualified contractor.

 Moderate / Repair or Replace



Rear Left Side

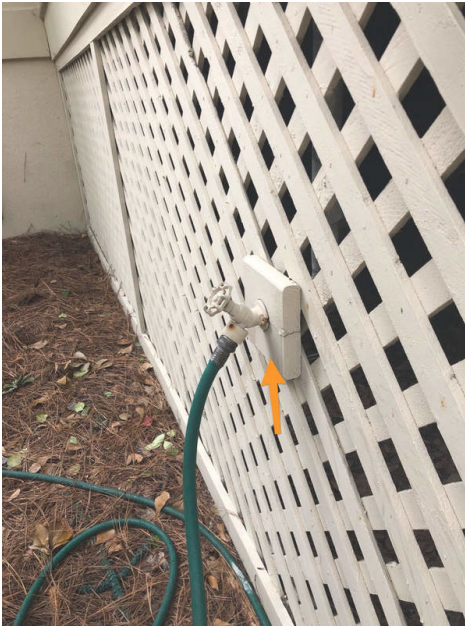


7.4.2 Fixtures / Faucets

HOSE BIBB - NOT SECURE

Hose bibb was not secured with mounting screws.

 Moderate / Repair or Replace



Rear



Rear Left Side

8.1.1 Walls and Ceilings

PAINT TOUCH-UP

A few areas of the home was in need of paint touch-ups- not all areas shown and are marked with blue tape.

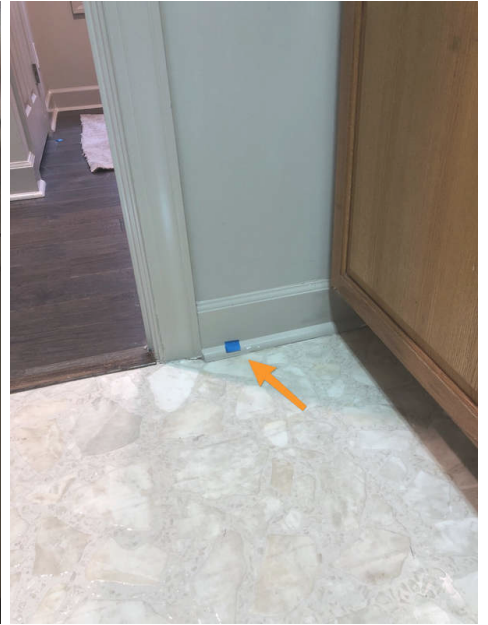
 Moderate / Repair or Replace



Front



Garage



Laundry Room



8.1.2 Walls and Ceilings

CLOSET SHELF - MISSING

Recommend reinstalling closet shelves.

 Moderate / Repair or Replace



2nd Floor Bathroom

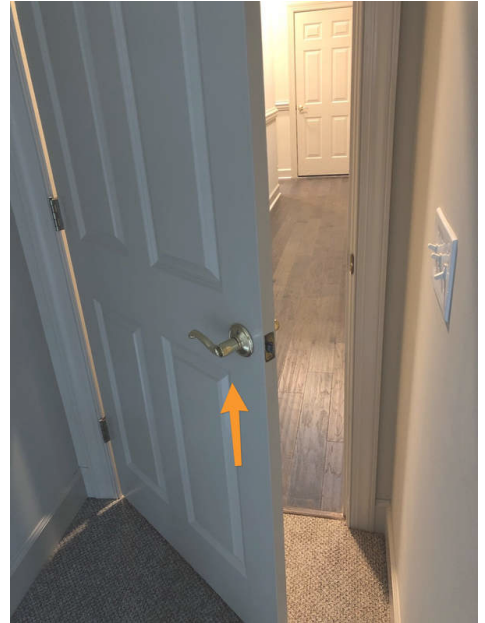


8.5.1 Doors

LOCKSETS - ADJUST

 Moderate / Repair or Replace

Lockset was not operating properly and should be adjusted or replaced as need.



9.1.1 Fireplaces, Stoves & Inserts

FIREPLACE - INOPERABLE

 Moderate / Repair or Replace

The gas fireplace was not functioning at the time of the inspection and should be serviced by a qualified contractor.



10.1.1 Dishwasher

DISHWASHER - DOOR ADJUSTMENT

KITCHEN

 Moderate / Repair or Replace

The dishwasher door was difficult to open and close, and is need of adjustment.



Kitchen

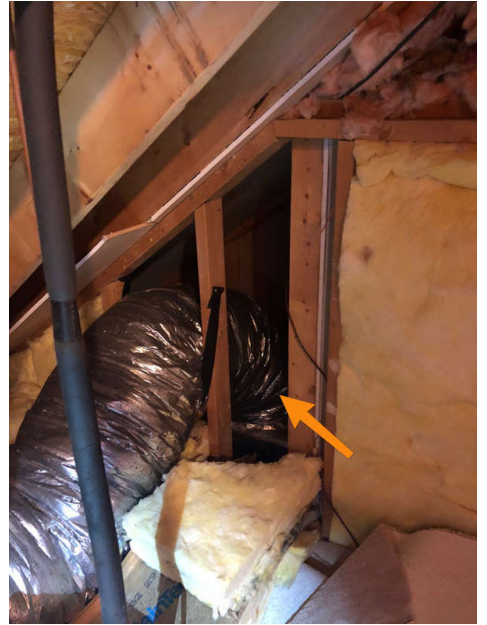
12.1.1 Attic Insulation

INSULATION - MISSING

ATTIC

 Moderate / Repair or Replace

Insulation was not installed in several places. This condition will result in higher heating and cooling costs and lower comfort levels than would be the case if the walls were insulated. Recommend a qualified contractor install insulation were missing.



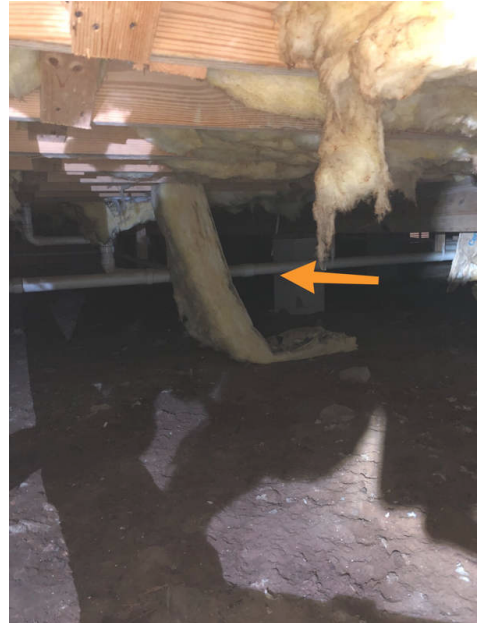
Attic

12.3.1 Crawlspace Insulation

CRAWLSPACE INSULATION - MISSING / LOOSE

 Moderate / Repair or Replace

Insulation was loose or missing in the crawlspace. Insulation should be secured properly to help reduce heating costs. Recommend repair by a qualified contractor.





12.4.1 Crawlspace Ventilation
TPR VALVE - IMPROPER DISCHARGE

 Moderate / Repair or Replace

The temperature-pressure relief valve was routed to empty into the crawl space. Water may accumulate in the crawlspace if the valve develops a leak. A qualified plumber should re-route the drain to the outside.



12.5.1 Exhaust Systems
DRYER VENT - NEEDS CLEANED

 Moderate / Repair or Replace

The clothes dryer exhaust duct appears to need cleaning. Significant amounts of lint build up was found. This is a safety hazard due to the risk of fire from decreased air flow. This duct should be cleaned now and at least annually in the future.



Front Left Side

12.5.2 Exhaust Systems

PLUMBING VENT - EXHAUST INTO ATTIC

 Moderate / Repair or Replace

A bathroom plumbing vent terminated in the attic instead of at the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mildew develop. Recommend correction by a qualified contractor.



Attic