



2.1.1 Coverings

DAMAGED (GENERAL)



Deficiencies

Roof coverings showed damage. Recommend a qualified roofing professional evaluate and repair. Expect replacement within 0-1 years

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

AGING



Deficiencies

Budget for replacement.



2.1.3 Coverings

NEW LAYER INSTALLED ON OLD SHINGLES



Deficiencies

Reduced life span approx 10 years max

Recommendation

Contact a qualified professional.



2.1.4 Coverings

SHINGLES LIFTING



Deficiencies

FRONT

Repair

Recommendation
Contact a qualified professional.



2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE



Deficiencies

One or more downspouts drain too 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.

Recommendation
Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

DEBRIS



Deficiencies

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation
Contact a qualified roofing professional.



2.3.1 Flashings

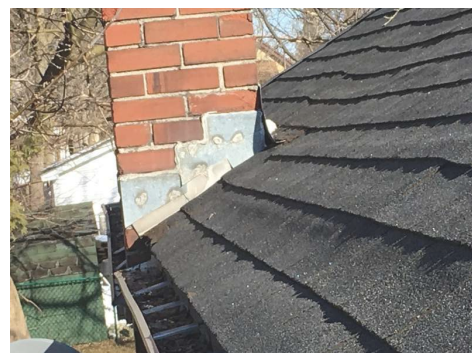
OLD



Deficiencies

Replace

Recommendation
Contact a qualified roofing professional.



2.5.1 Structure

ROOF SUPPORTS MISSING



Deficiencies

Additional roof supports may be required; roof on exterior shows signs of damage; see other roof shingle report.

Recommendation

Contact a qualified roofing professional.



Kneewall supports may be required to support roof and snow loading

2.5.2 Structure

SHEATHING DAMAGED



Deficiencies

Sheathing damaged; repairs required in several locations of roof



6.2.1 Drain, Waste, & Vent Systems

MISSING PLUMBING

Missing plumbing to kitchen and bathroom

Recommendation

Contact a qualified professional.



Deficiencies

6.3.1 Water Supply, Distribution Systems & Fixtures

LEAD PIPING

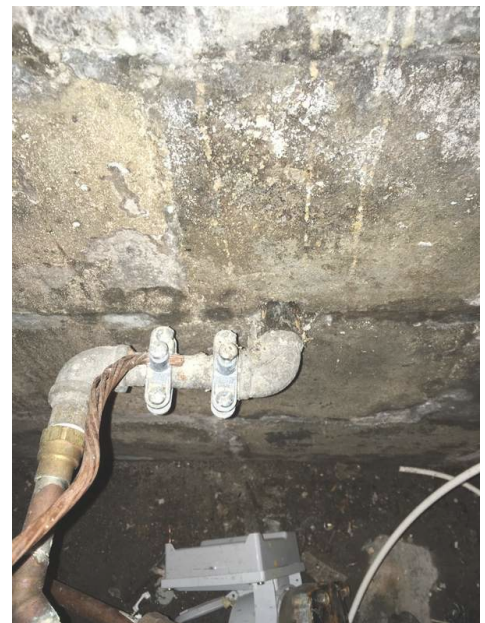
Main water supply lead pipe material. Recommend replacement

Recommendation

Contact a qualified professional.



Deficiencies



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



Safety Hazard

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.1.1 Foundation

FOUNDATION - SEVERE STRUCTURAL ISSUES



Deficiencies

Severe structural issues noted at the foundation. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

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

Recommendation

Contact a qualified structural engineer.



8.1.2 Foundation

IMPROPER STRUCTURAL SUPPORTS



Deficiencies

Improper or sub-standard construction practices were noted at the foundation wall or slabs/piers. Recommend a structural engineer evaluate and advise on how to bring the construction up to standards.

Recommendation

Contact a qualified professional.



8.1.3 Foundation

WALL(S) NEED STRUCTURAL SUPPORT



Deficiencies

Foundation wall requires substantial structural support; expect new concrete foundation to be required in this area.

Recommendation

Contact a qualified structural engineer.



side of stairs; no able to check other side of stairs due to inaccessibility

8.2.1 Basements & Crawlspace

EFFLORESCENCE



Deficiencies

Efflorescence noted on the wall 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 mould growth. This condition results from poor water management on exterior of home. Newer homes have a "weeping tile" system which controls water on the foundation exterior; older homes do not have this system, hence the water penetrates through the concrete or block wall foundation. Water penetration through wall will continue of time with increased damage to foundation wall. Recommend a qualified contractor identify source of moisture and correct.



Recommendation

Contact a qualified professional.

8.3.1 Floor Structure

EVIDENCE OF STRUCTURAL DAMAGE



Deficiencies

Structural damage was observed in the underlying floor structure. Recommend a structural engineer evaluate.

Recommendation

Contact a qualified structural engineer.



8.3.2 Floor Structure

SPONGY ACTION ON FLOOR WHEN STEPPED ON

DINING AREA NEAR SLIDING DOOR

Loose flooring, soft to step on; needs attention, This is the area where in the basement we saw various new wood support at exterior wall rear of home. This area of foundation most probably requires repairs to foundation structure.

Recommendation

Contact a qualified professional.



Deficiencies

8.3.3 Floor Structure

TEMPORARY SUPPORTS

Temporary supports have been installed to support substantial floor section of home. Further assessment required by structural engineer and appropriate building permit raised to monitor upgrades.

Recommendation

Contact a qualified structural engineer.



Deficiencies



8.4.1 Wall Structure

EVIDENCE OF WATER INTRUSION

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified structural engineer.



Deficiencies



9.1.1 Attic Insulation

INSUFFICIENT INSULATION

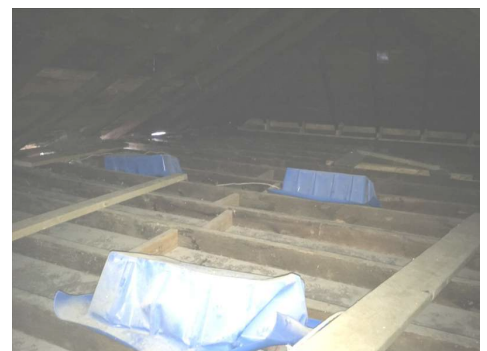
No insulation. Recommend a qualified attic insulation contractor install insulation.

Recommendation

Contact a qualified insulation contractor.



Deficiencies



9.3.1 Ventilation

SOFFIT VENTING LIMITED / MISSING



Deficiencies

Recommend adding or upgrading soffit vents by a qualified contractor. Soffit vents promote attic ventilation and effectively reduces probability of ice damming, mould, premature wearing of shingles and roof structure.

Recommendation
Contact a qualified roofing professional.



9.4.1 Exhaust Systems

DRYER VENT MISSING

Install dryer vent

Deficiencies

10.7.1 Countertops & Cabinets

NONE.

Recommendation
Contact a qualified professional.

Deficiencies