



Summary Report outlines **Moderate Concerns** and **Significant and/or Safety Concerns**. It does not include **MINOR/Maintenance or Upgrades**.

This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

#### 2.4.1 Gutters

### **DOWNSPOUT EXTENSIONS OVER ROOF COVERINGS**

 Moderate Concerns

ROOF/REAR OVER DINING ROOM

Downspout extensions are recommended over roof coverings to extend the life of the roof covering and prevent water intrusion. Prolonged periods of concentrated water travel from downspouts can remove granular coatings and if too close to wall structures can cause leaks. Recommend extending the downspout closer to the nearest downstream gutter.

Recommendation

Contact a handyman or DIY project



#### 2.4.2 Gutters

### **GUTTER PITCH ADJUSTMENT NEEDED**

 Moderate Concerns

FRONT OF HOME ABOVE LIVING ROOM WINDOWS

One or more gutters are installed with negative pitch. If left in this condition, gutters with negative pitch will hold water limiting their capacity during storms causing overflow which can lead to moisture intrusion in basements, as well as foundation or structural issues. Recommend it be repaired by a qualified gutter contractor.

Recommendation

Contact a qualified gutter contractor



Approximately two inches of standing water in gutter.

3.4.1 Soils / Drainage / Landscaping

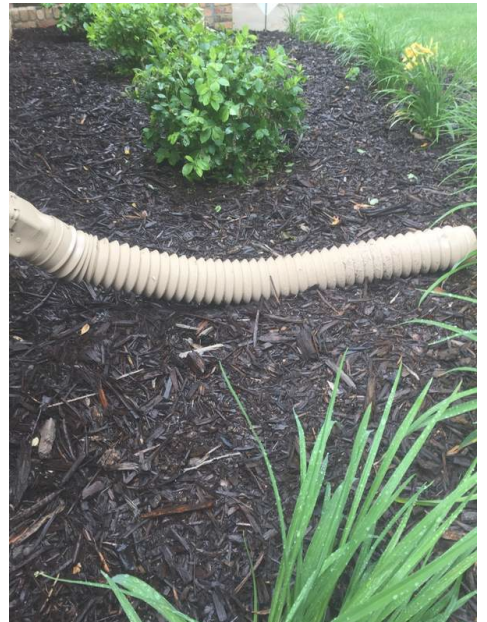
**REVERSE PERIM SLOPE - SOIL, REPAIR**

NORTHWEST CORNER FRONT

The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It can be a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

Recommendation

Contact a qualified professional.





3.4.2 Soils / Drainage / Landscaping

**REVERSE PERIM SLOPE - PAVEMENT, MONITOR**

 Moderate Concerns

REAR PATIO SECTIONS CLOSEST TO HOME

Pavement sloped down towards building perimeters in one or more areas. This may result in water accumulating around building foundations or underneath buildings. Monitor these areas in the future, especially during and after periods of rain. If significant amounts of water are found to accumulate, then recommend that a qualified contractor evaluate and repair as necessary. For example, by installing drain(s) or removing old pavement and installing new.

Recommendation

Contact a qualified professional.



3.6.1 Gutters / Downspouts / Extensions

**DOWNSPOUT EXTENSIONS**

 Moderate Concerns

SOUTHEAST

Extensions such as splash blocks or drain pipes for one or more downspouts were *missing / poorly sloped / misaligned / clogged / substandard / damaged*. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Recommendation

Contact a qualified professional.



### 3.6.2 Gutters / Downspouts / Extensions

#### **DRAINAGE SYSTEM**

 Moderate Concerns

One or more *gutters / downspouts* were *loose / incomplete / missing / leaking / corroded / damaged*. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



### 3.11.1 Out buildings

#### **VEGETATION CONTACT WITH ROOF/SIDING**

 Moderate Concerns

SHED REAR EXTERIOR

Recommendation

Contact a handyman or DIY project



### 3.13.2 Windows Exterior

#### WINDOW TRIM

##### FRONT WINDOWS ABOVE GARAGE

Windows above garage have damaged trim. recommend monitoring or repair if necessary.

Recommendation

Contact a qualified professional.

 Moderate Concerns



### 4.4.1 Automatic Opener

#### PHOTOELECTRIC SENSORS NONE

No photoelectric sensors were installed for one or more garage vehicle doors' automatic opener. These have been required on all automatic door openers since 1993 and improve safety by triggering the door's auto-reverse feature without need for the door to come in contact with the object, person or animal that is preventing the door from closing. Recommend that a qualified contractor install photoelectric sensors where missing for improved safety. For more information on garage door safety issues, visit: [GDPEs](#)

 Moderate Concerns

Recommendation  
Contact a qualified professional.

### 7.2.1 Windows & Skylights

#### CRANKS

DINING ROOM

 Moderate Concerns

Crank handles at *some / many* windows were *missing / stripped / loose / broken*. Recommend that a qualified person replace handles or make repairs as necessary.

Recommendation  
Contact a qualified professional.



### 7.2.2 Windows & Skylights

#### FOGGING, CONDENSATION BETWEEN GLASS

DINING ROOM

 Moderate Concerns

Condensation or staining was visible between multi-pane glass in *one or more / many* windows / skylights. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

Recommendation  
Contact a qualified professional.



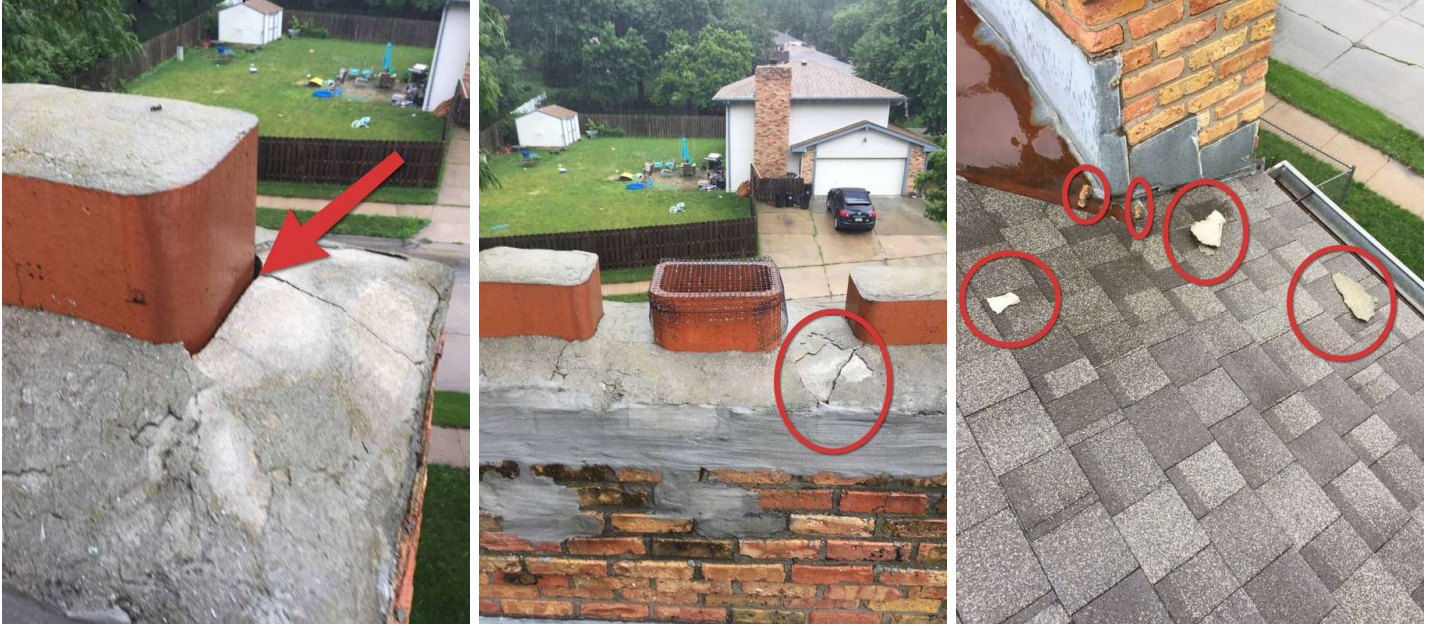
### 8.1.1 General

#### CHIMNEY CROWN

 Significant and/or Safety Concerns

Chimney Crown/Mortar Cap appears defective allowing water penetration. This condition can lead to water or ice penetrating mortar joints damaging the brick veneer. Additionally, water intrusion can lead to structural damage as well as the formation and growth of mold. Recommend repair as necessary by qualified professional.

Recommendation  
Contact a qualified professional.



### 10.7.1 Water Intrusion **WATER INTRUSION**

BASEMENT NORTHWEST CORNER

 Significant and/or Safety Concerns

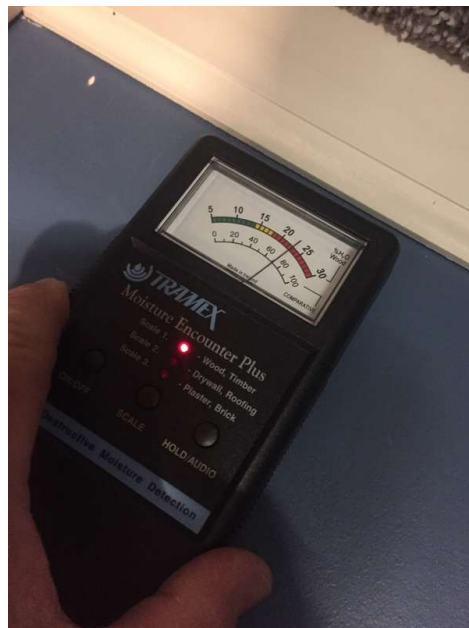
Evidence of water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.

Recommendation  
Contact a qualified professional.





### 13.12.1 Gas Line

## GAS LINE SUPPORT

### BASEMENT LAUNDRY ROOM

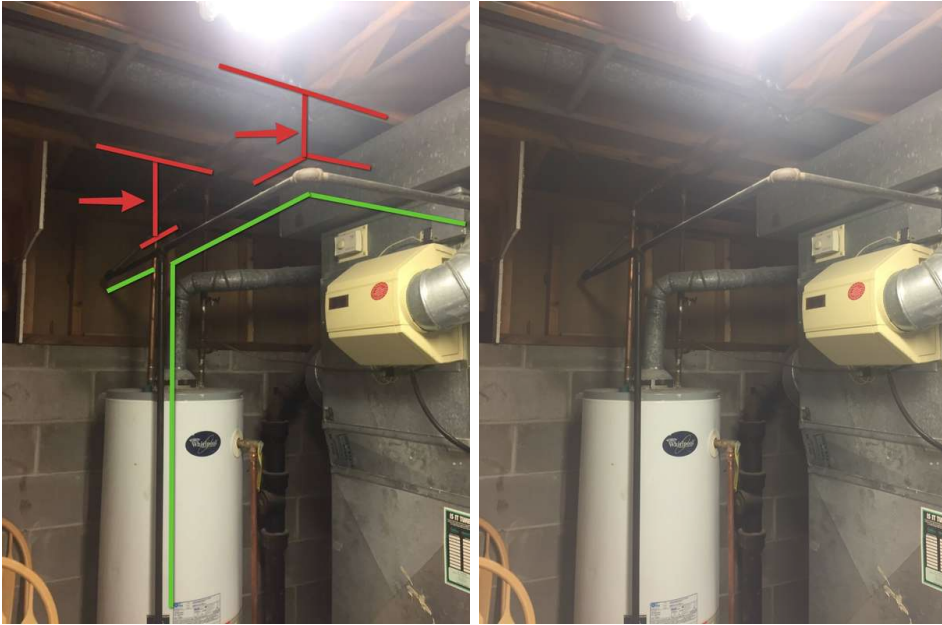
The gas line above the water heater is installed without support and is vulnerable to being disturbed based on its position relative to open space. This is a potential safety concern and should be addressed by a qualified professional.

#### Recommendation

Contact a qualified professional.

 Significant and/or Safety Concerns





Gas line - Green Supports are need in the areas in Red Gas line joint should be protected by supports when suspended.

#### 14.2.1 Heating

### LIFESPAN (15-20 YRS)

 Moderate Concerns

At the time of inspection, the furnace was functioning as designed, however the estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be *near / at / beyond* this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Recommendation  
Contact a qualified professional.

#### 14.4.1 Filters

### WRONG FILTER - INCORRECTLY INSTALLED

 Moderate Concerns

This filter was sitting inside furnace cabinet blocking the fan. It should be removed and the correct filter installed in correct location, properly secured to insure sufficient air flow mechanics.

Recommendation  
Contact a qualified professional.



### **FURNACE FLUE NEGATIVE PITCH**

Furnace Flue was installed with a negative pitch. This could lead to leakage of combustion gasses. There were also signs of inadequate repairs to previous leaks as evidenced by caulking of the furnace flue joints with window & door caulk as well as silicone caulk indicating two prior repair attempts. This is a hazardous condition and should be repaired immediately by a qualified HVAC professional.

Recommendation

Contact a qualified professional.

---