



2.1.1 Coverings

DAMAGED (GENERAL)



Roof coverings showed moderate damage. Recommend a reputable roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

MOLD/FUNGI GROWTH



ATTIC

Signs of mold on rafter and sheathing within attic. Any possible health effects related to mold growth are beyond the scope of this inspection. This will allow for serious health issues. Recommend a reputable certified mold tester

Recommendation

Contact a qualified mold inspection professional.



2.2.1 Roof Drainage Systems

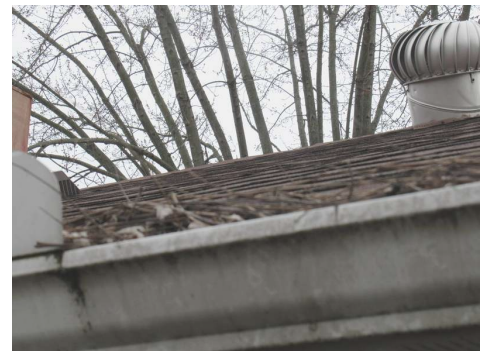
DEBRIS



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

Recommendation

Contact a qualified handyman.



2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

 Recommendation

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 reputable 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 general contractor.



2.2.3 Roof Drainage Systems

DOWNSPOUT ELBOW

 Recommendation

Down spout elbow is missing/not attached. This will allow for water penetration into the foundation area. Recommend a reputable contractor.

Recommendation
Contact a qualified general contractor.



2.2.4 Roof Drainage Systems

WOVEN VALLEY

 Recommendation

Woven valley shows signs of shingle uplift. This will allow for water penetration into the attic. Recommend a reputable roofing contractor.

Recommendation
Contact a qualified roofing professional.



2.3.1 Flashings

CORRODED - SEVERE

 Recommendation

Roof flashing showed signs of severe corrosion, which can lead to moisture intrusion and/or mold. Recommend a reputable roofing contractor.

Recommendation
Contact a qualified roofing professional.



3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MAJOR

 Recommendation

Major cracks observed. Recommend concrete contractor for further evaluation.

Recommendation

Contact a qualified driveway contractor.



3.3.2 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

Signs of settlement present in driveway/walkway. This is a trip hazard and will allow for serious injury or worse. Recommend a reputable concrete contractor.

Recommendation

Contact a qualified concrete contractor.

 Safety Hazard



3.3.3 Walkways, Patios & Driveways

WALKWAY CRACKING - MAJOR

1. Major cracks observed. Recommend a reputable concrete contractor evaluate and correct to prevent trip hazard & preserve appearance.

Recommendation

Contact a qualified concrete contractor.

 Safety Hazard



3.5.1 Eaves, Soffits & Fascia

GAP

There is opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and pest infestation as well as deterioration of the surrounding material. Recommend a reputable roofing contractor.

Recommendation

Contact a qualified roofing professional.

 Recommendation



4.1.2 Foundation

WATER INTRUSION

GARAGE

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 reputable water proofing contractor.

Recommendation

Contact a qualified waterproofing contractor

 Safety Hazard



7.4.1 Hot Water Systems, Controls, Flues & Vents

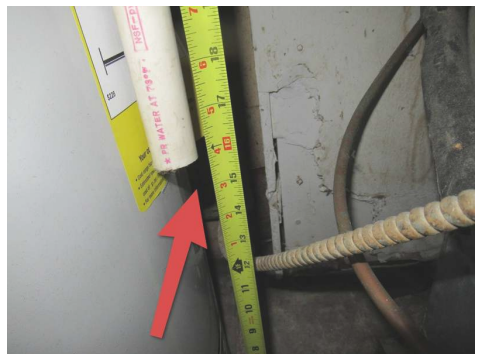
TEMPERATURE PRESSURE RELIEF VALVE

Temperature pressure relief valve is absent or does not extend to the desired length. TPRV extensions should terminate no greater than 6 inches from the floor. This is a safety hazard, especially for children. Recommend a reputable licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

 Safety Hazard



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

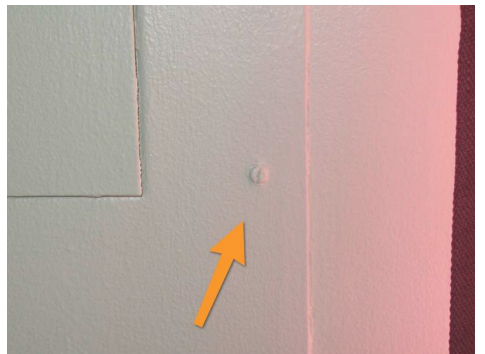
PANEL PAINTED

Main electric panel box is painted over and was unable to visually inspect the inside components of the panel. Wiring methods, frayed or burned wiring, and proper grounds could not be verified. Recommend a reputable licensed electrical contractor

Recommendation

Contact a qualified electrical contractor.

 Recommendation



8.4.1 Lighting Fixtures, Switches & Receptacles

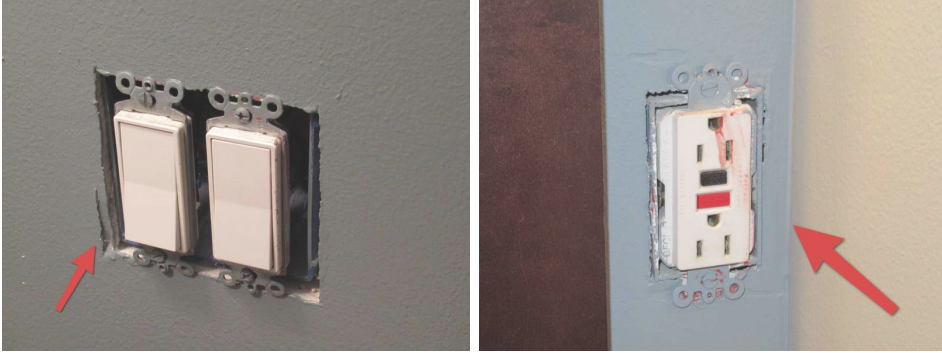
COVER PLATES MISSING

MASTER BATHROOM

 Safety Hazard

One or more receptacles are missing a cover plate. This will allow for electrical shock or worse. Recommend installation of plates.

Recommendation
Recommended DIY Project



8.5.1 GFCI & AFCI

IMPROPER INSTALLATION

BATHROOM MASTER

GFCI outlets present but did not trip when tested. Recommend a reputable licensed electrical contractor.

Recommendation
Contact a qualified electrical contractor.

 Safety Hazard



8.5.2 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

GARAGE KITCHEN EXTERIOR

No GFCI protection present in above locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

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

Recommendation
Contact a qualified electrical contractor.

 Recommendation

12.1.1 Ceiling

DAMAGED

Garage ceiling was damaged. Recommend a reputable contractor to evaluate.

Recommendation
Contact a qualified general contractor.

 Recommendation

