



SUMMARY

1234 Main St. Turlock California 95380

Buyer Name
09/06/2018 9:00AM

Scott Fitzgerald
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Inspector
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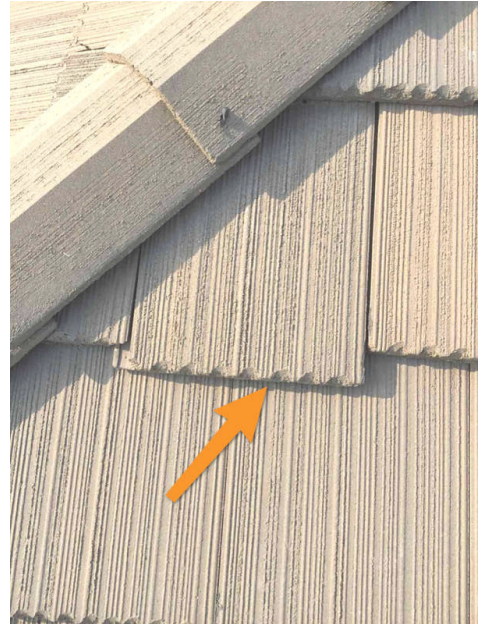
2.1.1 Coverings

IMPROPER/INCOMPLETE NAILING

Roof coverings showed signs of improper fastening. Tile has slipped out of position. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



North side of garage roof.

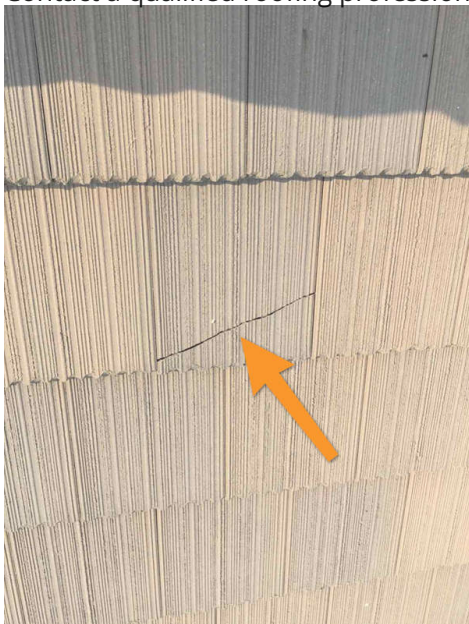
2.1.2 Coverings

TILES CRACKED/BROKEN

Roof had cracked/broken tiles. This can cause potential water intrusion and lead to further damage. Recommend a qualified roof contractor repair or replace broken tiles.

Recommendation

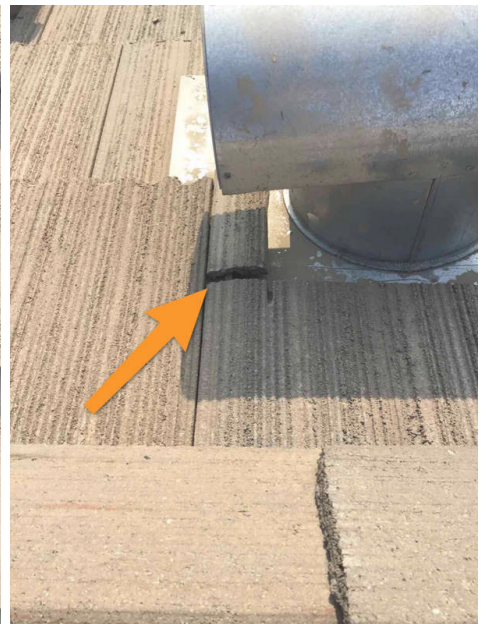
Contact a qualified roofing professional.



North side of garage roof.



West side of garage roof.



East side of garage roof at ridge.



Condition observed at multiple locations.

2.2.1 Roof Drainage Systems

DOWNSPOUT DAMAGED

Downspout extension is damaged. This can lead to water in the soil at the foundation causing movement or damage. Recommend replacing downspout extension.

Recommendation

Contact a handyman or DIY project



Southwest corner of building.

2.4.1 Skylights, Chimneys & Other Roof Penetrations

PLUMBING JACK

Mastic sealant at plumbing jack is worn away. This occurs as the mastic hardens and the plastic plumbing vent pipe expands and contracts with the changing weather. This can lead to potential water intrusion and further damage. Recommend resealing and maintaining these annually.

Recommendation

Contact a handyman or DIY project



Condition observed at multiple locations.

3.1.1 Siding, Flashing & Trim

CRACKING - MINOR

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

Recommendation
Recommend monitoring.



West side of building below window. West side of building above window.

3.1.2 Siding, Flashing & Trim

PAINT/FINISH FAILING

WEST SIDE GARAGE DOOR TRIM.

Paint on wood trim is cracked and peeling. This can lead to deterioration of the underlying surface. Recommend repainting.

Recommendation
Contact a handyman or DIY project



West side garage door trim.

4.5.1 Ceiling Structure

TRUSS DAMAGE

ATTIC

A crack was observed at the end of a jack rafter and another jack rafter appeared to be cut short. This could potentially cause additional damage. Recommend further evaluation and repair by a qualified professional.

Recommendation
Contact a qualified general contractor.



Near end of equipment platform looking Southwest.



Near HVAC equipment looking North.

7.3.1 Water Supply, Distribution Systems & Fixtures

FAUCET LEAKING

Hot water supply to right master bathroom sink was shut off during the inspection. Client stated the faucet leaks. Recommend repair to avoid potential water damage.

Recommendation
Recommended DIY Project

7.3.2 Water Supply, Distribution Systems & Fixtures

SHOWER WALL TILE

Cracked grout at bottom corner of tile shower wall in Master Bathroom. This can cause potential water leaks and damage. Recommend repairing the damaged grout.

Recommendation
Contact a handyman or DIY project



7.5.1 Fuel Storage & Distribution Systems

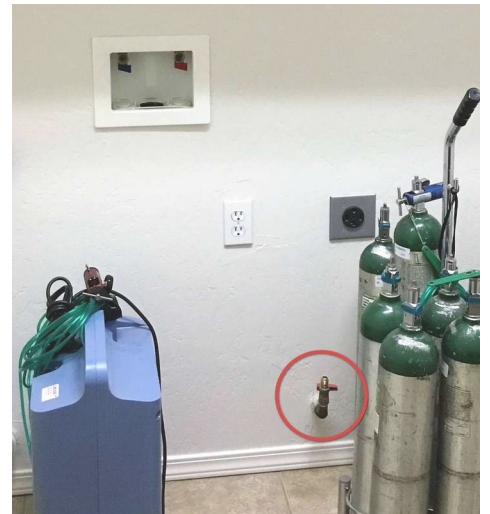
GAS SHUT-OFF

LAUNDRY ROOM, WEST WALL

The shut-off valve is not connected to an appliance. It could be opened, causing a gas leak and explosion hazard. Gas outlets that do not connect to appliances should be capped gas-tight.

Recommendation
Contact a qualified plumbing contractor.

 Safety Hazard



Gas shut-off valve for dryer.

8.5.1 GFCI & AFCI

INOPERATIVE GFCI

IN THE KITCHEN ON THE RIGHT SIDE OF THE SINK.

GFCI outlet did not trip when tested. This is a potential shock hazard. Recommend repair or replacement by a qualified electrician.

Recommendation
Contact a qualified electrical contractor.

 Safety Hazard

