



Here is a summary of the complete report. These are the recommended fixes and safety issues that were noted in the report.

### 2.1.1 Coverings

#### **REPLACEMENT**

Roof is at or beyond expected life span. Shingles are cracked, warped, and delaminating. Multiple repairs have been made. Recommend replacement of the roof by a licensed/qualified roofer.

Recommendation

Contact a qualified professional.



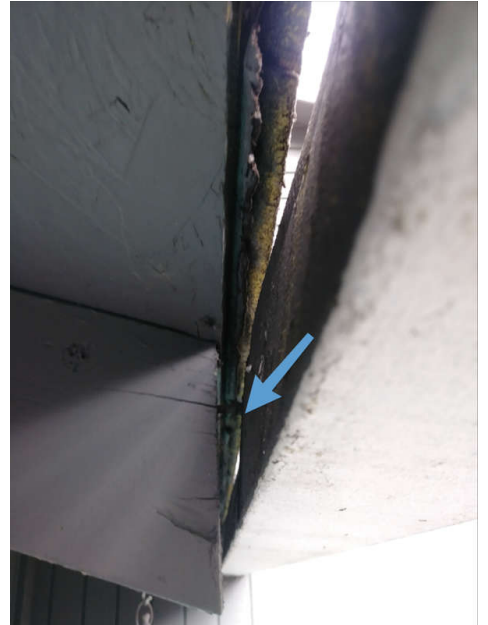
### 2.2.1 Roof Drainage Systems

#### **GUTTERS INSTALLATION IS LOOSE**

In one or more places the gutters were coming away from the house. I recommend having gutters re-installed and secured to the house.

When the new roof is installed, make sure there is proper overhang into the gutters.

Recommendation  
Contact a qualified roofing professional.





### 3.1.1 Siding, Flashing & Trim

#### **LOOSE BOARDS**

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation

Contact a qualified professional.



### 3.1.2 Siding, Flashing & Trim

#### **ROT - MINOR**

Signs of rot in the siding was noted in several locations around the house. Gutter end appears to be leaking, causing water damage and rot to the siding. Recommend further evaluation and repairs as needed to prevent further damage.

Recommendation

Contact a qualified professional.



### 3.1.3 Siding, Flashing & Trim

#### **CAULKING CRACKING**

Caulking around one or more windows was cracking. I recommend cleaning out old caulking, and sealing with new caulking to prevent any potential moisture intrusion issues.

Recommendation

Recommended DIY Project



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#### 3.4.1 Decks, Balconies, Porches & Steps

##### **DECK - ROTTED BOARDS**

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.



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#### 4.2.1 Basements & Crawlspaces

##### **BEAM CONNECTIONS**

Under the house in the crawl space, the post and beam connections are only made on one side of each post/beam. I recommend installing positive connections on each side of every post/beam.

Recommendation

Contact a qualified general contractor.

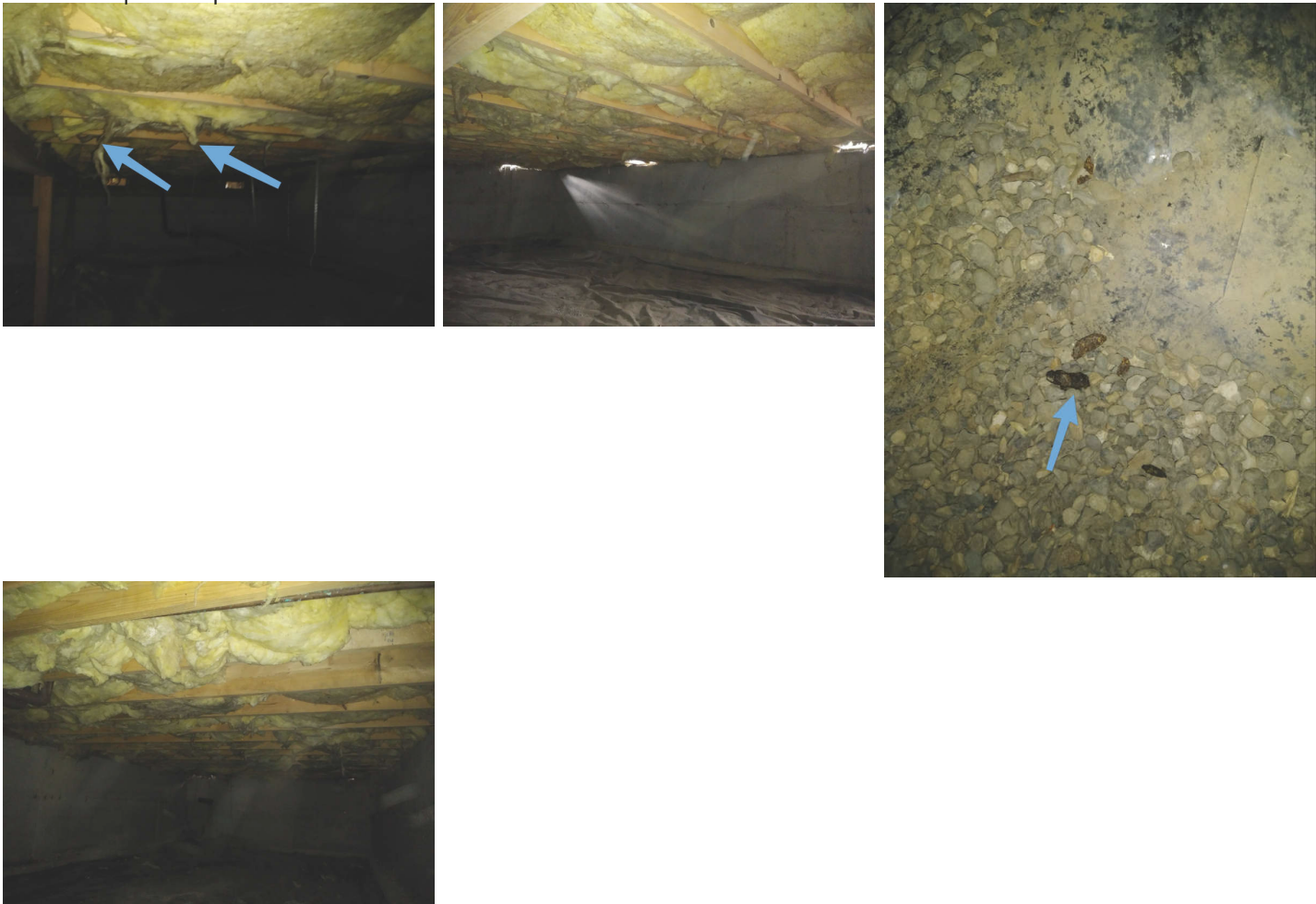


I recommend duplicating this on the opposite side of each post.

4.2.2 Basements & Crawlspace  
**RODENT**

Rodent evidence was present in the crawl space. Droppings on the vapor barrier and one dead carcass found. Reccommend monitoring and having pest control contractor evaluate if necessary.

Recommendation  
Contact a qualified professional.





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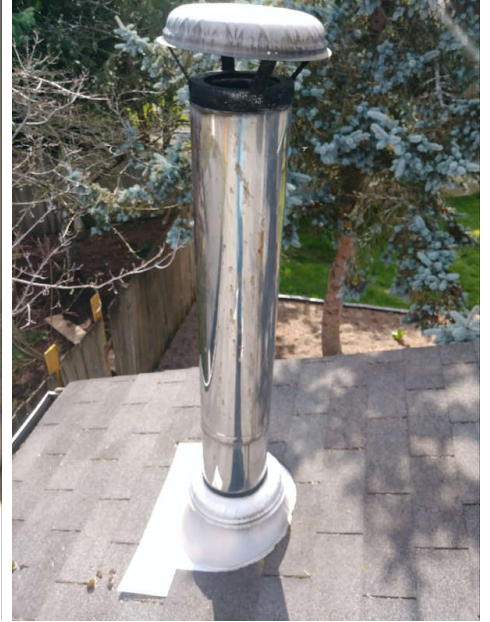
#### 5.3.1 Vents, Flues & Chimneys

### **FIREPLACED REMOVE**

It was observed that the fireplace was removed. The is just a observation. If there are no plans to re-install then the chimney can be removed from the roof.

Recommendation

Contact a qualified professional.



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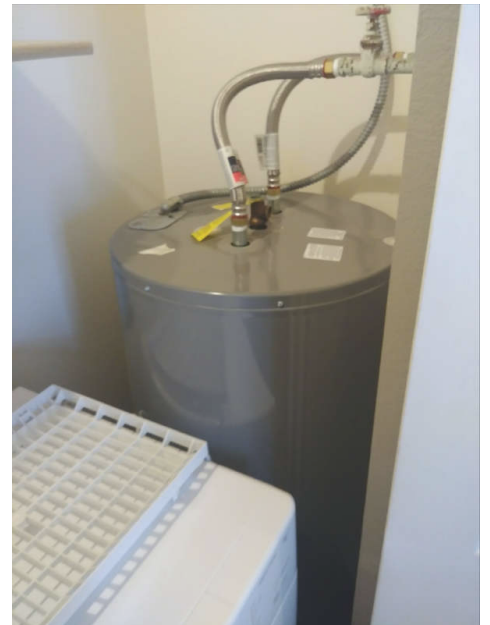
#### 6.4.1 Hot Water Systems, Controls, Flues & Vents

### **NO EXPANSION TANK**

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.



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#### 6.4.2 Hot Water Systems, Controls, Flues & Vents

### **EARTHQUAKE STRAPS MISSING**

At the time of inspection no earthquake straps were installed. The home owner showed me the straps and said they plan on installing.

Recommend verifying installation of straps.

Recommendation  
Contact a qualified professional.



#### 6.4.3 Hot Water Systems, Controls, Flues & Vents

##### **TPR VALVE NOT CONNECTED**

TPR valve was not connected. It is important that these are connected properly. I recommend licensed plumber connects the TPR properly.

Recommendation  
Contact a qualified professional.



#### 8.1.1 Attic Insulation

##### **INSUFFICIENT INSULATION**

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation. Approximately 12" thick will achieve a R38 value in the attic.

Recommendation  
Contact a qualified insulation contractor.



#### 9.2.1 Windows

### **IMPROPER INSTALLATION**

Windows was installed directly over the siding with no window trim installed. The flange is nailed and caulked to the siding. Exterior window trim should be installed, and sealed to prevent any potential water intrusion issues.

#### Recommendation

Contact a qualified window repair/installation contractor.







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#### 11.1.1 Fence Condition

### **FENCE WORN OUT**

In one or more places the fence showed signs of wear and in need of repairs/replacement. I recommend a licensed contractor evaluates and repairs/replaces as needed.

