



*This summary of recommendations and observations is provided for those wanting a brief synopsis of the inspector's findings. This summary only lists observations made at the time of the inspection and is a great tool for assisting you in creating a "to-do" list as a homeowner or in preparing repair list for negotiations during the purchase process. We encourage all of our clients to hire licensed professionals or qualified contractors for any items that are to be addressed from this inspection report. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.*

2.3.1 C. Roof Covering Materials

**FLASHING: LIFTED**

FRONT SLOPE

Flashing sections are lifted. Remedy as needed.

Recommendation

Contact a qualified roofing professional.



Recommendation



2.4.1 D. Roof Structure and Attic

**PULLDOWN STAIRS/LADDER: MISSING/LOOSE NUTS AND BOLTS**

Pulldown stairs/ladder was missing or had loose nuts or bolts. All missing/loose nuts and bolts on the attic access ladder should be tightened or replaced.

Recommendation

Contact a qualified professional.



Recommendation

2.5.2 E. Walls (Interior and Exterior)

**INTERIOR: ACTIVE WATER DAMAGE**

GARAGE AND FRONT ENTRY

Active moisture was identified on the drywall at the time of inspection. The exact cause could not be determined.

Recommendation

Contact a qualified professional.



Recommendation



#### 2.6.1 F. Ceilings and Floors

### CEILING: EVIDENCE OF WATER INTRUSION

MASTER BEDROOM

Discolored drywall ceiling indicates water contact. Active moisture was detected at the time of inspection using a surface moisture meter. The cause could not be determined.

Recommendation

Contact a qualified professional.



Recommendation



#### 2.7.1 G. Doors (Interior and Exterior)

### DOOR DOESN'T LATCH

MASTER BEDROOM, AND HALLWAY CLOSET

Door did not latch properly. Handyman repair of latch and/or strike plate is recommended.

Recommendation

Contact a qualified handyman.



Recommendation

#### 2.7.2 G. Doors (Interior and Exterior)

### WEATHERSTRIPPING INSUFFICIENT

BACK DOOR

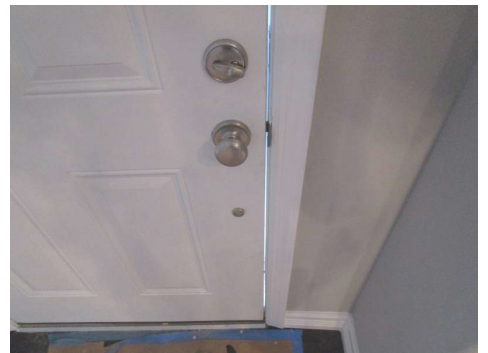
Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Recommendation

Recommended DIY Project



Recommendation



#### 2.8.1 H. Windows

### WINDOW BALLASTS/SPRINGS ARE BROKEN

LIVING ROOM



Recommendation

Window ballasts (or guidesprings depending on the window style) were detached or damaged. These mechanisms serve to hold the window sash up, and if they are damaged the window may not stay open. Remedy as needed.

Recommendation

Contact a qualified window repair/installation contractor.



### 2.10.1 J. Fireplaces and Chimneys

#### **DAMPER: NO CLIP**



No apparent safety clip on the damper. Typically when gas logs are present, a safety clip must be installed on the damper to keep it from closing fully. Remedy as needed.

Recommendation

Contact a handyman or DIY project

### 3.1.1 A. Service Entrance and Panels

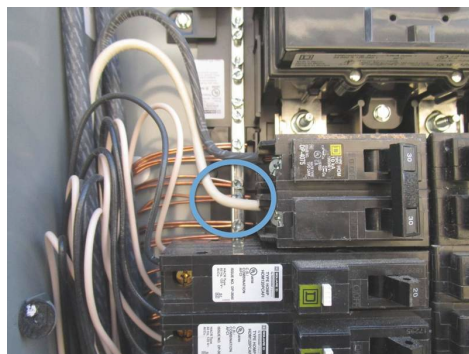
#### **WHITE WIRES NOT MARKED**



White wires connected to breakers are not marked with black or red electrical tape to indicate that they are "hot". Remedy as needed.

Recommendation

Contact a qualified professional.



### 3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

#### **CARBON MONOXIDE DETECTOR MISSING**

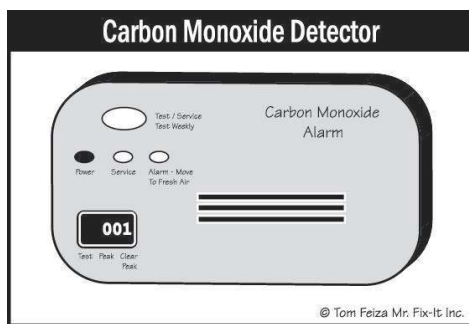


BEDROOMS

A carbon monoxide detector was not present. As gas appliance(s) were installed in the living portion of the home, installation of carbon monoxide detectors is recommended for safety. Remedy as needed.

Recommendation

Recommended DIY Project



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### 3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

#### **LIGHT INOPERABLE**



FRONT EXTERIOR

One or more lights were not operating. New light bulb possibly needed. Remedy as needed.

Recommendation

Contact a qualified electrical contractor.

3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

### OPEN JUNCTION BOX

ATTIC

An open junction box was present. Remedy as needed.

Recommendation  
Recommended DIY Project



4.2.1 B. Cooling Equipment

Recommendation

### REFRIGERANT LINES: INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Remedy as needed.

Recommendation  
Contact a qualified HVAC professional.



5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

Recommendation

### FAUCET: STEM LEAKING

HALF BATHROOM

The faucet stem leaked when operated. Remedy as needed.

Recommendation  
Contact a qualified professional.



5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures

Recommendation

### GAS PIPING: UN-CAPPED GAS SUPPLY

UTILITY ROOM

An uncapped gas supply pipe was present. Gas supply pipes should be capped for safety when not in use. Remedy as needed

Recommendation  
Contact a qualified professional.





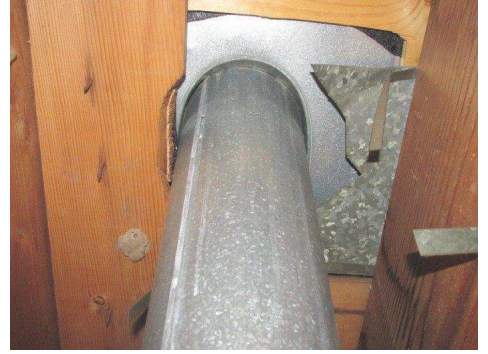
5.3.1 C. Water Heating Equipment

**VENTING SYSTEM: COMBUSTIBLE CLEARANCE**

 Safety Hazard

The vent pipe (flue) is in direct contact with combustible materials. The required clearance should be 1" at minimum. This is a safety hazard, and should be further evaluated.

Recommendation  
Contact a qualified professional.



6.1.1 A. Dishwashers

**NO ANTI-SIPHON LOOP**

 Recommendation

An anti-siphon loop was not installed at the drain hose under the sink. Most manufacturers specifications suggest that in the absence of an air gap, the drain be looped to prevent back washing from the sink.

Recommendation  
Contact a qualified professional.

6.4.1 D. Ranges, Cooktops, and Ovens

**MISSING ANTI-TIP DEVICE**

 Recommendation

There was no anti-tipping device installed on the oven/range to prevent tipping if the door is climbed on while opened. This is a possible safety hazard. Evaluate and remedy as needed.

Recommendation  
Contact a qualified professional.

7.1.2 A. Landscape Irrigation (Sprinkler) Systems

**NO VISIBLE RAIN SENSOR**

 Recommendation

Rain/moisture sensor is not visible/could not be located. These are water-conservation devices. Remedy as needed.

Recommendation  
Contact a qualified professional.