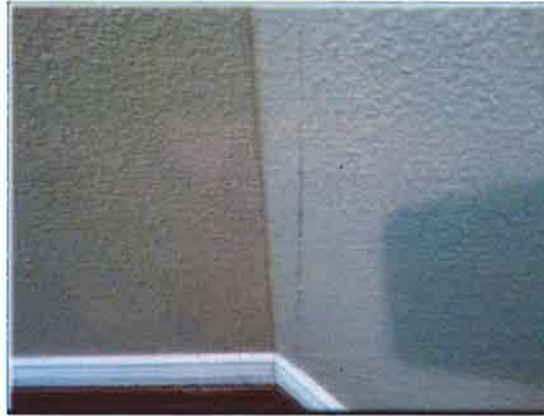


I=Inspected NI=Not Inspected NP=Not Present D=Deficient

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A random spot check with an electronic moisture meter was performed at various rooms of the home. If high moisture readings were observed, they will be noted in the issues section.



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Issues:

There are areas around the home such as, doors, hose bibs, gas lines, A/C refrigerant lines or any voids that penetrate the exterior veneer. Any electrical panel/disconnect should be sealed on the top and both sides. These areas should be sealed/re-sealed to prevent varmint or moisture entry.

Cracked and peeling paint observed. Location: Back and middle. Room: living room, which is caused from high concentration of moisture; recommend repairs. (note: the balcony above appears to have had repairs in the past) This area was not wet at the time of inspection.



4-29-2017 UPDATED MOISTURE READING INFORMATION BELOW. THE SELLERS AGREED TO ALLOW INVASIVE MOISTURE TESTING PERFORMED.

Elevated readings from an electronic moisture meter were observed at the Front and Right of the breakfast room. 4-29-2017 UPDATE: HIGH READINGS FOUND AGAIN WITH THE NON-DESTRUCTIVE METER. A PIN TYPE METER USED TO VERIFY AND DID APPEAR TO HAVE HIGH MOISTURE READINGS IN THIS AREA.

TO GAIN ACCURATE COMPARISON, AN AREA CONSIDERED DRY WAS SAMPLED IN THE LAUNDRY ROOM. THE DRY READING WAS .4 AND WITHIN ACCEPTED MOISTURE CONTENT.



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THE HIGH MOISTURE CONTENT AREA ORIGINALLY NOTED HAD A READING OF 1.2 WITH A RED LIGHT INDICATOR SHOWING ABOVE ACCEPTED MOISTURE READINGS. THE SUSPECTED LEAK SOURCE IS DIRECTLY ABOVE FROM THE BALCONY IN MY OPINION.



ORIGINAL INSPECTION PICTURES BELOW FROM THE AREA ABOVE.



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Elevated readings from an electronic moisture meter were observed at the Left and middle of the dining room. 4-29-2017 UPDATE: HIGH READINGS FOUND AGAIN WITH THE NON-DESTRUCTIVE METER. PIN TYPE METER USED TO VERIFY AND DID APPEAR TO HAVE ELEVATED MOISTURE READINGS IN THIS AREA COMPARED TO THE DRY AREA COMPARISION OF .3.

PIN METER READING WAS .7 AND .8



ORIGINAL INSPECTION PHOTO BELOW OF THIS AREA.



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Elevated readings from an electronic moisture meter were observed at the Left and middle of the master bathroom. 4-29-2017 UPDATE: HIGH READINGS FOUND AGAIN WITH THE NON-DESTRUCTIVE METER. PIN TYPE METER USED TO VERIFY AND DID APPEAR TO HAVE HIGH MOISTURE READINGS IN THIS AREA. .3 DRY REFERENCE FOUND .7 ABOVE THE SHOWER.

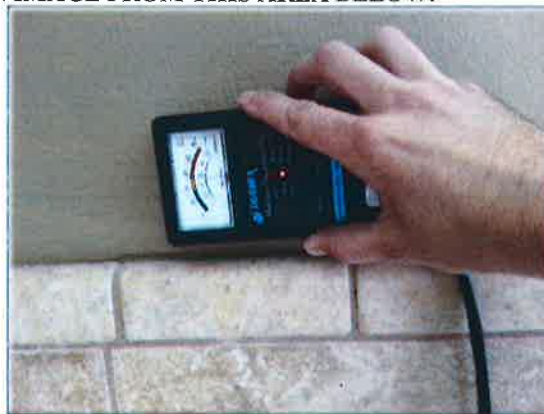
DRY AREA AT THE BOTTOM OUTSIDE AREA OF THE MASTER SHOWER. .3



HIGHER READINGS BELOW ABOVE THE MASTER SHOWER .7 AND .8. (YELLOW INDICATOR LIGHT)



ORIGINAL INSPECTION IMAGE FROM THIS AREA BELOW.



I=Inspected NI=Not Inspected NP=Not Present D=Deficient

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Elevated readings from an electronic moisture meter were observed at the Front and Right of the Master Bathroom Toilet Room. 4-29-2017 UPDATE: HIGH READINGS FOUND AGAIN WITH THE NON-DESTRUCTIVE METER. PIN TYPE METER USED TO VERIFY AND DID APPEAR TO HAVE HIGHER MOISTURE READINGS IN THIS AREA RELATIVE TO THE DRY SAMPLE TAKEN BEHIND THE TOILET AREA.

DRY SAMPLE BELOW.



COMPARITELY HIGHER READINGS AT THE FRONT RIGHT OF THE MASTER TOILET ROOM OF .9 TO 1.0 (YELLOW INDICATOR LIGHT = MODERATE)



ORIGINAL INSPECTION PHOTOS BELOW OF THE ABOVE AREA.

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Elevated readings from an electronic moisture meter were observed at the Right and middle of the stairs window sill.

4-29-2017 UPDATE: HIGH READINGS FOUND AGAIN WITH THE NON-DESTRUCTIVE METER. PIN TYPE METER USED TO VERIFY AND DID APPEAR TO HAVE HIGH MOISTURE READINGS IN THIS AREA.

HIGH MOISTURE READINGS ABOVE 20% (WOOD SETTINGS MODE IN THE WINDOW SILL)



ORIGINAL PHOTO OF THE ABOVE AREA BELOW.

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Elevated readings from an electronic moisture meter were observed at the Front of the upstairs front center bedroom. 4-29-2017 UPDATE: HIGH READINGS FOUND AGAIN WITH THE NON-DESTRUCTIVE METER. PIN TYPE METER USED TO VERIFY AND DID APPEAR TO HAVE HIGH MOISTURE READINGS IN THIS AREA. READINGS OBSERVED OVER 20%. Suspect cause of moisture is leaks around these upstairs windows.



ORIGINAL INSPECTION IMAGE BELOW OF THE ABOVE AREA.



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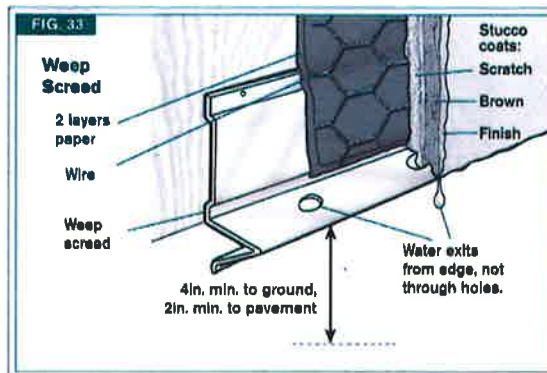
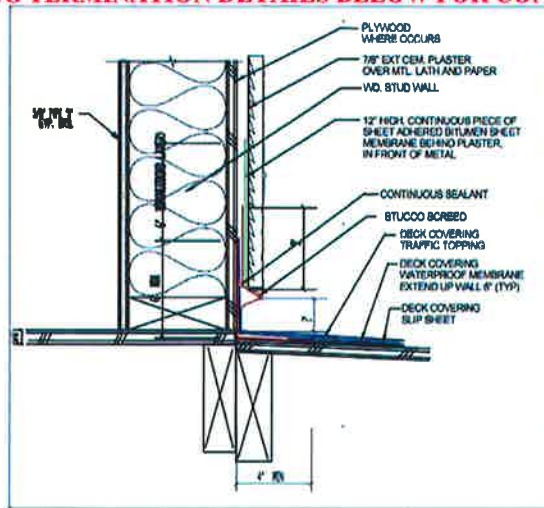
Elevated readings from an electronic moisture meter were observed at the Back and middle of the Upstairs common area near the balcony door. 4-29-2017 UPDATE: HIGH READINGS FOUND AGAIN WITH THE NON-DESTRUCTIVE METER. PIN TYPE METER USED TO VERIFY AND DID APPEAR TO HAVE HIGH MOISTURE READINGS IN THIS AREA.



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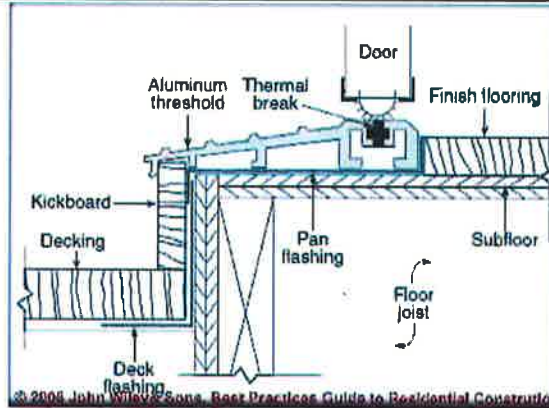
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4-29-2017 CONCLUSION: IT IS MY OPINION THAT THE MAIN AREA OF CONCERN IS REGARDING THE BALCONY. THE CURRENT STUCCO SEALANT AT THE STUCCO WALL/FLOORING IS NOT ALLOWING THE STUCCO TO BREATHE AND DRY, WHICH IS ESSENTIAL FOR THIS TYPE OF WALL CLADDING. VISIBLE OBSERVATION BY CAMERA SNAKE FROM UNDER THE BALCONY DID NOT APPEAR TO SHOW EXCESSIVE DETERIORATION FROM THE 2 PENETRATION LOCATIONS HOWEVER SOME EVIDENCE OF LEAKS WAS PRESENT. REMEDIAL REPAIR IS REQUIRED TO HELP PREVENT FURTHER MOISTURE INTRUSION AND DAMAGE. REPAIR OPTIONS AVAILABLE INCLUDE REMOVING THE STUCCO AND REPLACING WITH A CLADDING SUCH AS FIBER CEMENT BOARD WITH A NEW VAPOR BARRIER THAT WILL ALLOW FULL DRAINAGE AND VENTING. INSTALLING VENTING UNDER THE BALCONY MAY ALSO AIDE IN DRYING. HAVE A COMPETENT SIDING INSTALLER REVIEW TO PROVIDE ADDITIONAL INFORMATION AND PRICING QUOTES. ADDING COVERING OVER THIS AREA MAY HELP PREVENT BACK-SPLASH FROM RAIN WHICH WAS A LIKELY PROBLEM IN THE PAST. ADDITIONALLY, SLOPE ON THE BALCONY FLOORING WAS LACKING NEAR THE BALCONY ENTRY DOOR WHICH APPEARED TO BE HOLDING MOISTURE. A SCUPPER DRAIN SHOULD BE ADDED IN THIS AREA AND ADDITIONAL SLOPE ADDED TO THE FLOOR TO FACILITATE FULL DRIANAGE. SEE THE LOWER SIDING TERMINATION DETAILS BELOW FOR CONSIDERATION.

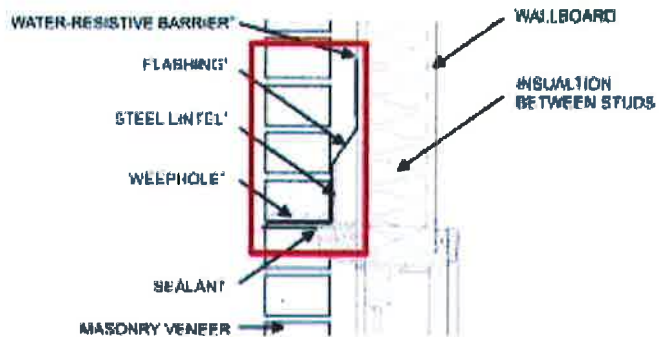


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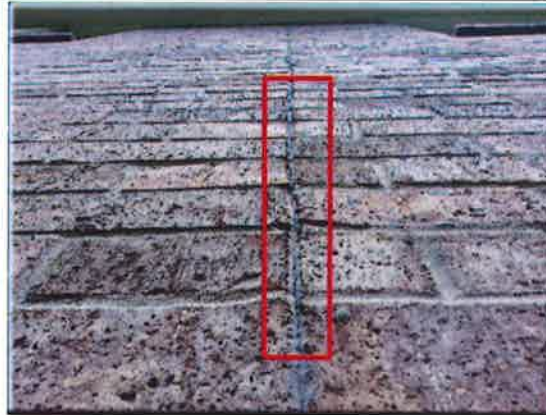
The metal Z-Flashing (also known as head flashing) was installed under the brick lintel instead of on top. Although there is nothing wrong with installing the flashing above the windows and doors, see IRC Figure 703.7 below on properly flashing above the lintel. The absence of proper flashing can allow water to enter into the wall cavity causing moisture damage.



Recommend caulking/re-caulking expansion joints to prevent moisture penetration. Check each joint.

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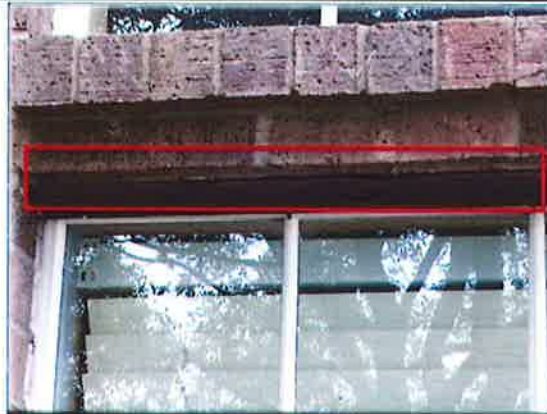
Small cracks were observed in the brick veneer wall on the home - Location: Each Side of the exterior. This is an indication that previous deflection or thermo-expansion has occurred, possibly due to slight framing settling, mortar deficiency or slight foundation movement or other. The cracks did not appear to be structurally significant in the inspectors opinion at the time of inspection; recommend re-pointing (repairing) mortar to prevent moisture intrusion. Example photos below for visual clarification. (note the largest crack was observed at the entry arch-way)



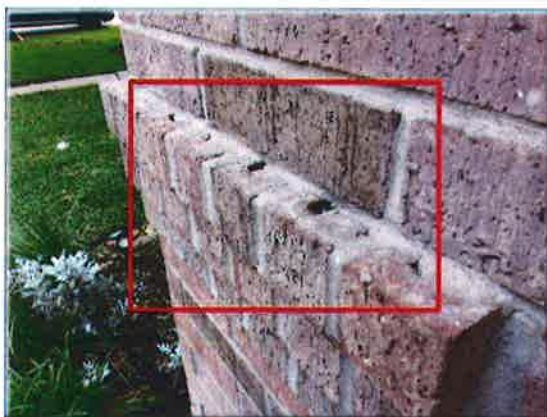
The Lintels, (steel angles above window/doors), are rusting; recommend maintenance to each lintel by a qualified contractor for repair to prevent further rust/deterioration. Example photo below for visual clarification.

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Recommend tuck-pointing (filling) missing areas of mortar around the brick walls of the home. Common example photo below for visual clarity.



The fascia trim on the home is moisture damaged; recommend repairs by a qualified contractor.

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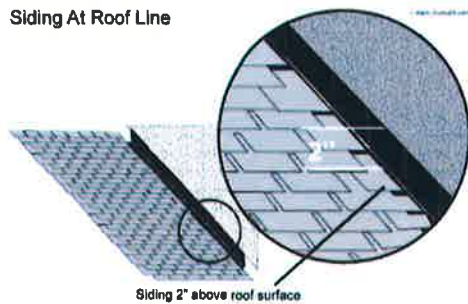
Elevated readings from an electronic moisture meter were observed at the Back and middle of the Balcony.



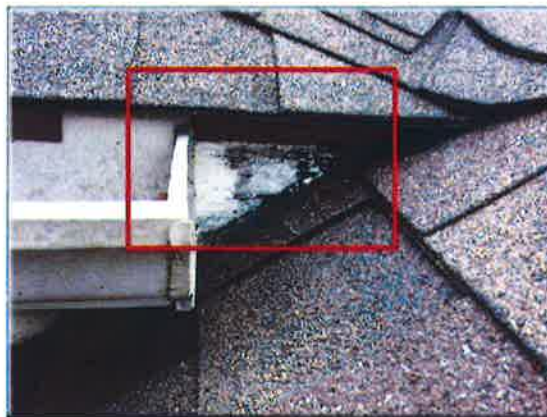
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The siding has inadequate clearance between the lower edges of the siding and roof, where it intersects the roof plane. Normal clearance required is between 1 1/2 and 2 inches. See example below:



Rainwater running down the roof surface can saturate siding that is too close to the roofing. Siding and stucco should start 2" above roof line to help prevent water damage to the siding.



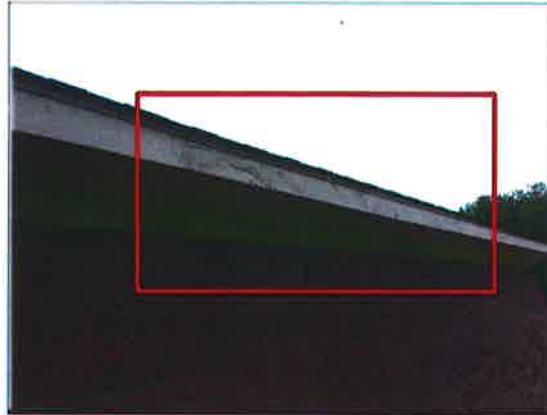
Recommend repair/sealing at the lower garage door trim.

A deflection in the header exists above the garage overhead door. Although the cause of this sag could not be determined, such deficiencies are usually the result of a stress on the header over time. In my opinion the degree of deflection has not been such that repair is a structural necessity at this time. However, if additional dead loads are ever applied further deflection may occur and repair may become a structural necessity. If this is a concern to you, a qualified contractor should be retained for further evaluation.

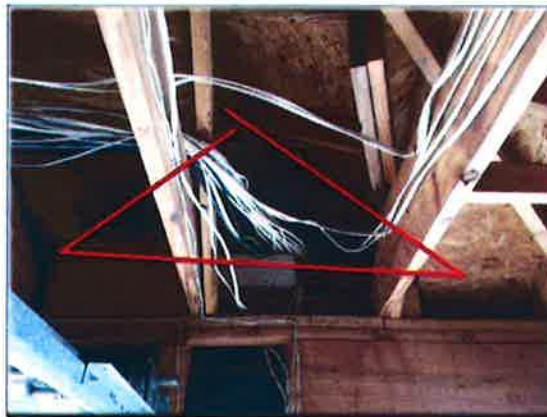
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The fascia trim on the garage is moisture damaged; recommend repairs by a qualified contractor.



The breezeway on the inside of the garage is not fire blocked. If this is a new home it is required. For older homes it may not have been required when the home was built but it is recommended to seal the breezeway to prevent fire from being pulled into the home.



F. Ceilings and Floors

Comments:

Types: Wood Floor, Carpet, Ceramic Tile Floor

Information Notes: Flooring through out the home may be limited to visible inspection due to rugs or furniture covering the floors. It is beyond the scope of this inspection to lift rugs or move furniture to view all areas of flooring; recommend consulting with sellers for additional information.

For any problem noted under issues, a complete evaluation should be performed prior to close.

Furnishings and rugs prevent a full inspection -- do a careful check on your final walk-through.

The caulk is starting to split and separate between the crown molding and baseboards of the ceiling/wall/flooring. This is a common maintenance item; recommend re-caulking.