

## Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	<ul style="list-style-type: none"> <li>Minimal damage / deterioration were noted present at the wooden expansion joints between various driveway or walkway sections. Maintaining this seal will help prevent <u>uneven section and excessive sloping.</u></li> </ul>
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> <li>NOTE: all slopes of the roof should be guttered to ensure that water is adequately diverted away from the structure.</li> <li>The grade of the ground around the residence should be improved to promote the flow of water away from the property in one or more locations. This can be achieved by the addition or removal of top soil as well as the installation of a drainage system. The ground should slope away from the home at a rate of no less than 6 inches within the first 10 feet.</li> <li>The gutters are clogged at one or more locations around the perimeter of the home and should be cleaned to allow for adequate performance.</li> <li>Mulch level in flowerbed(s) abutting structure is too high. This is a conducive condition for wood destroying insects. Mulch levels should be low enough to expose a minimum of 6" of slab foundation.</li> </ul>
Page 8 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>Exposed nail heads were observed in multiple locations at the ridge shingles and/or counter-flashings for the roof covering. These should be properly sealed throughout the roof <u>to prevent water intrusion from rust.</u></li> </ul>
Page 10 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>Insufficient insulation was noted in the attic space per today's current standards. Improvements to the insulation may increase energy efficiency.</li> <li>The attic stairway is NOT insulated. This is a point of energy loss.</li> <li>Wood Rot / Deterioration were noted at various areas of the fascia / soffit boards.</li> <li>Missing / Damaged moisture wrap or barrier was noted present at the inside the the attic area. Moisture buildup and intrusion CAN be a factor leading to mold and high humidity.</li> <li>Gap(s) are present where the fascia board meets the roof line due to vermin activity. Ensure all areas are sealed as needed.</li> </ul>
Page 15 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>Seal deterioration / Unsealed areas were noted at one or more exterior siding intersections. Ensure all areas are properly sealed to help prevent issues and water intrusion.</li> <li>Signs of paint deterioration / fading or unpainted areas were noted at one or more spots of the exterior siding.</li> <li>One or more locations on the exterior cladding showed evidence of paint peeling, fading, blistering and/or cracking and repairs should be considered.</li> <li>The exterior siding was found damaged and deteriorated at <u>one or more locations.</u></li> </ul>

Page 18 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• Water leak and staining noted at one or more ceiling spots.</li> <li>• The sub-flooring is noisy/loose at the second story in the residence. This is common deficiency for high traffic areas throughout the home. Repairs are recommended.</li> <li>• Cracks were observed to ceiling drywall in one or more locations.</li> </ul>
Page 20 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• MAINTENANCE: Recommend proper lubrication at the railing and rollers as needed to prevent issues or damage and sticking. CURRENTLY NEEDED</li> <li>• The hardware on one or more doors was found damaged / inoperable or not properly latching.</li> <li>• One or more doors were found rubbing / sticking on its frame thus not properly functioning as intended.</li> <li>• Door stops are missing for one or more interior doors throughout the residence. Recommend addition to prevent damage to walls within range of motion of each fixture.</li> <li>• Signs of fading and deterioration were noted at the front door.</li> </ul>
Page 23 Item: H	Windows	<ul style="list-style-type: none"> <li>• Rust/deterioration present at one or more Lintels or metal braces typically found over large openings such as windows / doors. It is important these braces are maintained to prevent issues such as cracked brick and separation.</li> <li>• Minimal signs of wood rot and deterioration were noted around one or more windows.</li> </ul>
Page 26 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> <li>• Improper signs of support and installation were noted at the back patio / porch. Proper installation utilizes metal hangers.</li> </ul>
Page 27 Item: L	Other	<ul style="list-style-type: none"> <li>• Many large tree roots were noted in close proximity to the home. Roots may cause problems with the plumbing system and foundation issues. Recommend properly cutting all roots within 5 feet of the home as needed to prevent damage.</li> </ul>
<b>ELECTRICAL SYSTEMS</b>		
Page 29 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• Missing antioxidant paste for aluminum service entrance conductors at the exterior service panel.</li> <li>• Service panel not properly sealed to exterior wall. This can allow moisture penetration in to panel enclosure and wall.</li> <li>• Signs of deterioration and rusting noted at the exterior electrical panel.</li> </ul>
Page 32 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Arc faults (AFCI) missing from all branch circuit breakers throughout the home. These were not required when the home was built. Current NEC standards require arc faults at some/all branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms/areas.</li> <li>• The doorbell is not functional at the front entry at the time of the inspection. <b>NOT CONNECTED</b></li> <li>• Loose / Unsecured OR inoperable light fixtures were noted present at one or more locations.</li> <li>• Damaged / Inoperable switches noted at one or more locations.</li> <li>• Smoke detectors are missing at walls or ceiling spaces in the following locations: Sleeping areas. Recommend installation of hardwired, interlinked smoke detectors with battery back-up systems. Required in all bedrooms, hallway outside bedrooms and at least one on every floor.</li> </ul>

## HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 36 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>The thermostat is loose on the wall. The thermostat being securely mounted to the wall will prevent damage to the electrical wiring or thermostat itself.</li> <li>Deteriorated insulation present at refrigerant line located at the exterior condenser. Refrigerant line should be properly insulated to prevent condensation from forming.</li> </ul>
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## PLUMBING SYSTEMS

Page 42 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>The insulation on the main water line and valve to the home was noted damaged / deteriorated or missing. Recommend properly insulating all exterior water pipes as needed to prevent freeze or damage.</li> <li>Rust / Deterioration noted at one or more plumbing connections. Ensure proper repairs and updates as needed to prevent issues and water damage.</li> <li>A backflow preventer is missing at one or more exterior water spigot(s).</li> <li>The flush valve inside the commode tank was noted damaged / leaking.</li> <li>Damaged / Inoperable / Leaking plumbing fixture found at the shower / tub areas.</li> </ul>
Page 46 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> <li>Slow / Clogged drain noted present at one or more plumbing locations. In most cases the drain line merely needs to be cleaned. This can be achieved through chemicals found at your typical store.</li> </ul>
Page 47 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>Current signs of water intrusion and / or unsealed areas was noted around the roof jack that secures the exhaust vent pipe for the heater.</li> </ul>
Page 49 Item: E	Other	<ul style="list-style-type: none"> <li>The white plastic covering for the cabinets were noted peeling or coming loose at multiple areas. Although minor some repairs or securing may be needed.</li> </ul>

## APPLIANCES

Page 50 Item: A	Dishwashers	<ul style="list-style-type: none"> <li>Loose / unsecured or missing rollers were noted present at the tray or drawer. Some repairs or securing may be needed.</li> <li>Unit is not properly fastened or is loose / unsecured. Recommend securing to countertop using the appropriate length screws to prevent tip from exiting top of counter causing damage and preventing issues with the dishwasher and also adjusting the legs as needed to prevent movement when door is loaded or opened / closed.</li> </ul>
Page 52 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> <li>The following gas burners were noted damaged / inoperable or not igniting from the pilot. Some repairs or updates will likely be needed: FRONT RIGHT</li> </ul>
Page 52 Item: E	Microwave Ovens	<ul style="list-style-type: none"> <li>Missing / No microwave present at the time of inspection.</li> </ul>
Page 53 Item: G	Garage Door Operators	<ul style="list-style-type: none"> <li>Minor damage noted at the garage door opener push buttons. Ensure proper repairs as needed.</li> </ul>
Page 54 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> <li>Exterior dryer vent cover flap does not properly seal with exterior wall OR is missing / not present. Possible intrusion point for pests.</li> </ul>
Page 55 Item: I	Other	<ul style="list-style-type: none"> <li>The main gas valve and meter for the home did NOT appear to be bonded. If not bonded recommend proper repairs / updates as needed to prevent issues or shock.</li> <li>Improper transition material / Missing sleeve noted at the wall and gas pipe transition. Ensure proper installation as needed to prevent rust and corrosion.</li> </ul>

OPTIONAL SYSTEMS

Page 56 Item: A

Landscape  
Irrigation  
(Sprinkler)  
Systems

- Irrigation system does not have rain sensor installed. Rain sensors are required under current standards for water conservation.
- Conduit protecting irrigation system wiring damaged. This exposes wiring to mechanical and weather damage.
- Missing / Damaged insulation at backflow device. Ensure all areas are properly protected from freezing