

Report Summary

STRUCTURAL SYSTEMS		
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • I observed moderate to poor grading and drainage at the time of the inspection. There should be a minimum of 6 inches of fall within the first 10 feet away from the foundation. The water shall be directed to drains or swales to ensure drainage is away from the structure and off of the property. This will help prevent water from collecting around the foundation which could result in water penetration and/or foundation issues over time. This was noted on the left side of the house near the electrical panel when facing the property from the street.
Page 8 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • I observed the gutter downspout seemed too short for this application. I recommend extending the downspout further out and away from the foundation to not allow water to pool next to the structure. This was noted on the sides of the home in the front yard areas. • I observed flashing needed to be reset on the roof covering material at the time of the inspection. This was noted over the garage area and over the back porch. • I observed loss of granules on the edge of the roof shingles at the time of the inspection. • I recommend all repairs/replacement be made by a qualified roofing specialist.
Page 14 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • I observed an exposed interior junction box opening and I recommend it is sealed to prevent moisture and pest intrusion. This was noted at the exterior side wall in the living room.
Page 16 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • I recommend coating the wood with an appropriate paint. A painted surface slows down the penetration of exterior moisture, blocks out damaging ultraviolet rays, can help prevent pest intrusion and seals into the wood the natural resins and other oils that can otherwise be weathered out. This was noted on the sides of the garage door jambs. • REPAIR ITEM: The lintels above the exterior doors were beginning to show signs of rusting. Eventually the rust will result in expansion and cause the mortar and/or brick to crack. I recommend cleaning off the rust, sealing with a rust resistant paint, and sealing brick/mortar cracks with hydraulic cement. Lintels are additional supporting structures, which are found above doors, windows and headers. They are essentially load-bearing structures made from timber, steel, concrete or other types of stone. They can also be decorative; however, they must support any heavy loads above the door, header or window. This was noted above the front door.
ELECTRICAL SYSTEMS		
Page 20 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • I observed debris located in the service panel I recommend it is cleaned out as this could be a fire hazard.
Page 21 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • I observed a loose or improperly secured outlet at the time of the inspection. Outlets should be securely installed to prevent fire, shock and/or electrocution. I recommend having the outlet improved. This was noted in the master bathroom.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 24 Item: B	Cooling Equipment	<ul style="list-style-type: none"> ✓ I observed damaged and/or missing insulation on the outdoor AC line(s) at the condenser unit(s). I am recommending they be replaced/ repaired for increased efficiency of the suction line (gas). This insulation prevents the suction line from sweating and dripping water inside the house. The insulation also prevents the suction line attracting heat from the outdoors on its way to the condenser coil. We are trying to take heat out of the house and dump it outside. We don't want to gather outside heat and dump it into the suction line before it goes into the compressor. ✓ I observed the secondary drain pan was showing signs of rust at the unit in the attic. I am recommending replacement of the auxiliary drain pan to prevent water leaking into the attic in the case of an emergency.
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PLUMBING SYSTEMS

Page 27 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> ✓ I observed the toilet was loose at the time of the inspection. I recommend repair/ replacement by a qualified licensed plumber. This was noted in the master bathroom. ✓ I observed the water pipe was loose inside the wall near the toilet. This was noted in the master bathroom on the outside wall. ✓ I observed the water line wall plate was not flush with the wall and sealed properly at the time of the inspection. I recommend it is sealed appropriately to prevent moisture and pest intrusion. This was noted in the master bathroom on the outside wall. ✓ I observed the bathtub spout needs to be sealed to prevent moisture intrusion. This was noted in the master bathroom. ✓ I observed a leak at an exterior plumbing fixture when in use. This was noted at the exterior plumbing fixture on the right side of the house near the garage area when facing the property from the street and in the backyard along the back wall. ✓ REPAIR ITEM: There was a loose shower head at the wall intersection. I recommend it is fastened properly and sealed to prevent moisture intrusion and hidden damage behind the wall cavity. This was noted in the secondary bathroom upstairs. ✓ I observed a loose bathtub plumbing fixture at the time of the inspection. I recommend it is fastened properly and sealed to prevent moisture intrusion and hidden damage behind the wall cavity. This was noted in the secondary bathroom upstairs. ✓ I observed the plumbing fixtures and/or the soap holder was lacking a proper seal. I am recommending sealing around the penetrations to avoid moisture intrusion into the wall cavity. This was noted under the soap holder in the shower assembly of the secondary bathroom upstairs.
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APPLIANCES

Page 33 Item: A	Dishwashers	<ul style="list-style-type: none"> ✓ I observed some rust on the dish trays at the time of the inspection. ✓ REPAIR ITEM: I observed there was no <u>air gap</u> or "high loop" present on the dishwasher drain hose. An air gap or "high loop" prevents backflow of water into the dishwasher from the sink and/or water siphoning out of the dishwasher during operation. I recommend repair by a licensed plumber.
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Page 33 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> • I observed there was no range hood vent to the outside for the gas appliance. Most vent-hood appliances, especially ones that use gas, will have a flue which is terminated to the outside of the house to remove combustion products, moisture, grease, and heat. The installation of a flue will also lower your electric bill during the hot months.
Page 34 Item: D	Ranges, Cooktops, and Ovens ✓	<ul style="list-style-type: none"> • I observed the gas range burner was high. • I observed the oven light was not working at the time of the inspection. • I observed the oven door handle was loose at the time of the inspection.
Page 35 Item: E	Microwave Ovens ✓	<ul style="list-style-type: none"> • I observed the microwave/range hood light was inoperative at the time of the inspection.
Page 35 Item: G	Garage Door Operators ✓	<ul style="list-style-type: none"> • I observed the garage door was unusually noisy at the time of the inspection. • I observed the photo sensor to the garage door was installed at a height greater than 6 inches. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors at 6 inches. I recommend correction by a qualified contractor.