

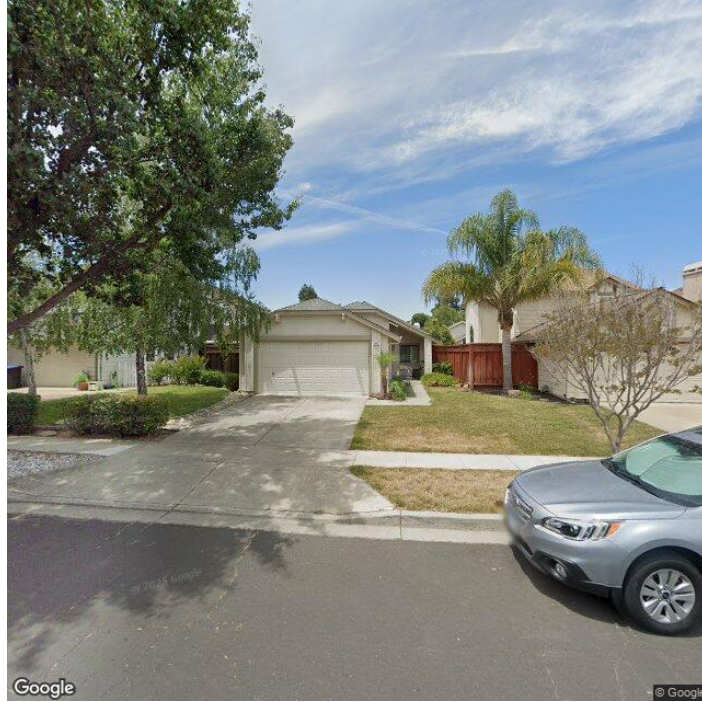


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SUMMARY



RECOMMENDATION

- ⊖ 2.2.1 Roof - Coverings: Organic growth on roof
- ⊖ 2.2.2 Roof - Coverings: Improper Drip Edge Flashing
- ⊖ 2.3.1 Roof - Roof Drainage Systems: Debris
- ⊖ 2.4.1 Roof - Flashings: Loose/Separated
- ⊖ 3.2.1 Exterior - Siding, Flashing & Trim: Rot in multiple locations
- ⊖ 3.3.1 Exterior - Exterior Doors: Weatherstripping Not Present or damaged
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Organic material touching the building
- ⊖ 4.5.1 Basement, Foundation, Crawlspace & Structure - Wall Structure: Cracks - Minor
- ⊖ 6.1.1 Cooling - Cooling Equipment: Dated unit nearing end of life
- ⊖ 7.3.1 Plumbing - Drain, Waste, & Vent Systems: Missing catch at drain
- ⊖ 7.3.2 Plumbing - Drain, Waste, & Vent Systems: Seal all sinks and showers
- ⊖ 7.3.3 Plumbing - Drain, Waste, & Vent Systems: Master shower door handle needs to be secured
- ⊖ 7.3.4 Plumbing - Drain, Waste, & Vent Systems: Shower head needs to be sealed
- ⊖ 8.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 9.2.1 Fireplace - Vents, Flues & Chimneys: Chimney Liner Dirty
- ⊖ 11.1.1 Doors, Windows & Interior - Doors: Door Sticks
- ⊖ 11.2.1 Doors, Windows & Interior - Windows: Failed Seal
- ⊖ 12.1.1 Garage - Ceiling: Split rafter and staining noted in garage

1: INSPECTION DETAILS

1.1	General
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Information

General: In Attendance Client	General: Occupancy Occupied	General: Temperature (approximate) 85 Fahrenheit (F)
General: Type of Building Single Family	General: Weather Conditions Dry, Clear, Hot	

2: ROOF

2.1	General
2.2	Coverings
2.3	Roof Drainage Systems
2.4	Flashings
2.5	Skylights, Chimneys & Other Roof Penetrations

Information

General: Inspection Method Roof	General: Roof Type/Style Gable	Coverings: Material Composition shingle
Roof Drainage Systems: Gutter Material Steel	Flashings: Material Galvanized	

Observations

2.2.1 Coverings

ORGANIC GROWTH ON ROOF

Can cause premature failure of roof coverings. Have cleaned and removed by specialists.

Recommendation

Contact a qualified professional.



2.2.2 Coverings

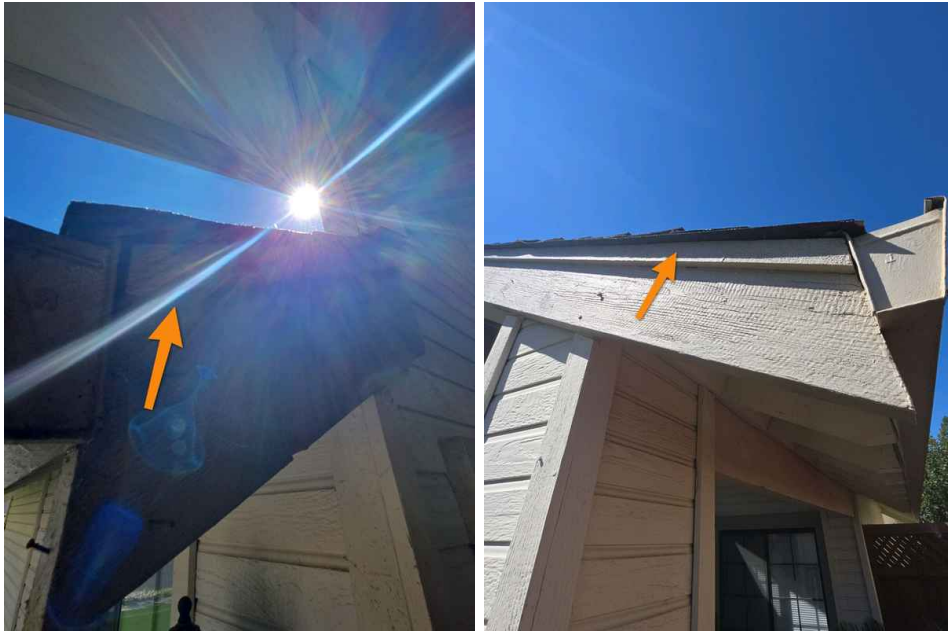
IMPROPER DRIP EDGE FLASHING

ROOF

Drip edge flashing is a critical component of roof protection that directs water away from the roof's edge and prevents moisture intrusion. Improper installation can compromise the roof's water management system. This creates potential risks of water damage to the roof decking, fascia, and underlying structural components. A professional roofing contractor should evaluate and correctly install or repair the drip edge flashing to ensure proper water drainage and protect the home's structural integrity.

Recommendation

Contact a qualified professional.



2.3.1 Roof Drainage Systems**DEBRIS**

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.



2.4.1 Flashings**LOOSE/SEPARATED**

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.



3: EXTERIOR

3.1	General
3.2	Siding, Flashing & Trim
3.3	Exterior Doors
3.4	Walkways, Patios & Driveways
3.5	Eaves, Soffits & Fascia
3.6	Vegetation, Grading, Drainage & Retaining Walls

Information

General: Inspection Method Visual	Siding, Flashing & Trim: Siding Material Engineered Wood, Wood	Siding, Flashing & Trim: Siding Style Panels
Exterior Doors: Exterior Entry Door Glass, Steel	Walkways, Patios & Driveways: Driveway Material Concrete	

Observations

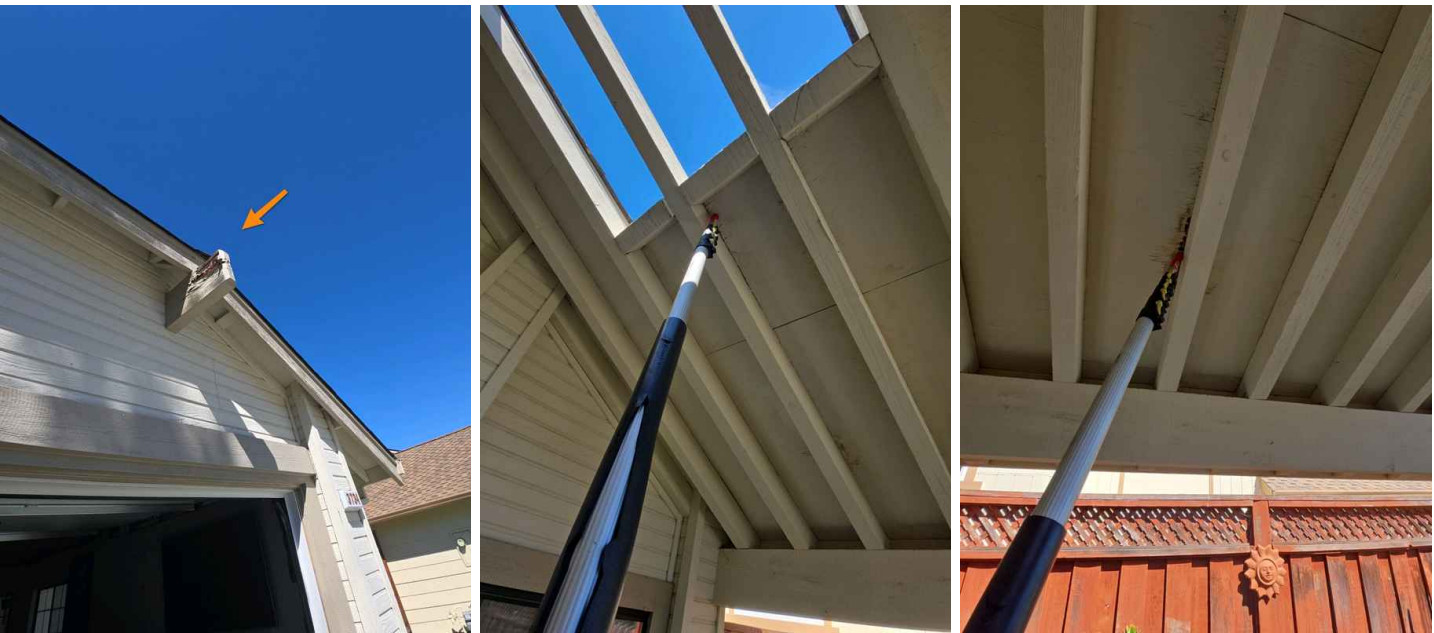
3.2.1 Siding, Flashing & Trim

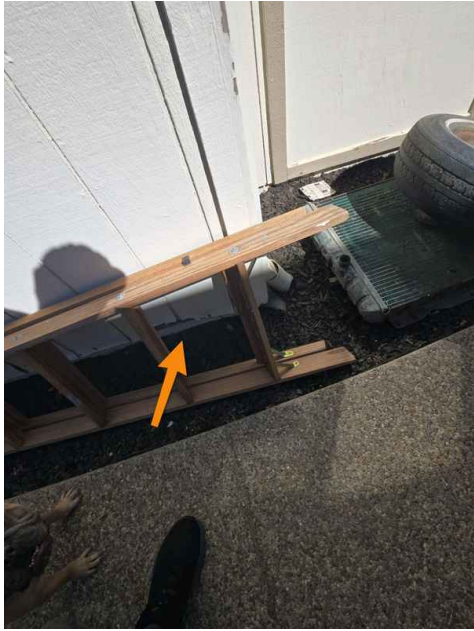
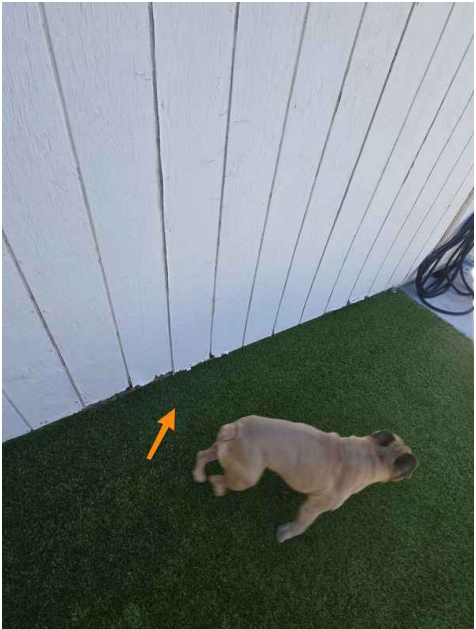
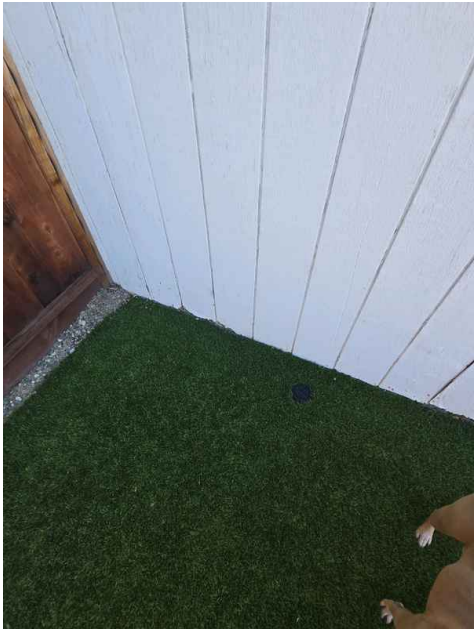
ROT IN MULTIPLE LOCATIONS

What is Wood Rot? It is decay caused by fungal growth in damp wood. When timber becomes damp enough to have 20% or more moisture content, and isn't able to dry out quickly or is repeatedly dampened, it creates the ideal conditions for wood-eating fungi. Repairing the cause of the wood rot first is recommended then repair the rot.

Recommendation

Contact a qualified professional.





3.3.1 Exterior Doors

WEATHERSTRIPPING NOT PRESENT OR DAMAGED

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

[Here is a DIY guide on weatherstripping.](#)

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

ORGANIC MATERIAL TOUCHING THE BUILDING

Organic materials touching the exterior of the building can cause moisture buildup. Recommend cutting plants away from the building

Recommendation

Contact a qualified professional.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

4.1	General
4.2	Foundation
4.3	Basements & Crawlspaces
4.4	Floor Structure
4.5	Wall Structure
4.6	Ceiling Structure
4.7	Roof Structure & Attic

Information

General: Inspection Method Visual	Foundation: Material Slab on Grade	Floor Structure: Basement/Crawlspace Floor Concrete
Floor Structure: Material Slab	Floor Structure: Sub-floor Plywood	Roof Structure & Attic: Material Wood
Roof Structure & Attic: Type Gable		

Observations

4.5.1 Wall Structure

CRACKS - MINOR

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.

5: HEATING

5.1	General
5.2	Equipment
5.3	Normal Operating Controls
5.4	Distribution Systems

Information

Equipment: Brand
Amana



Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

Normal Operating Controls:
Mounted on wall

Distribution Systems: Ductwork
Insulated

6: COOLING

6.1	Cooling Equipment
6.2	Normal Operating Controls
6.3	Distribution System

Information

Cooling Equipment: Energy Source/Type Electric	Cooling Equipment: Location Patio Area	Normal Operating Controls: Mounted on wall
Distribution System: Configuration Split		
Cooling Equipment: Brand Trane		



Observations

6.1.1 Cooling Equipment

DATED UNIT NEARING END OF LIFE

Should be replaced

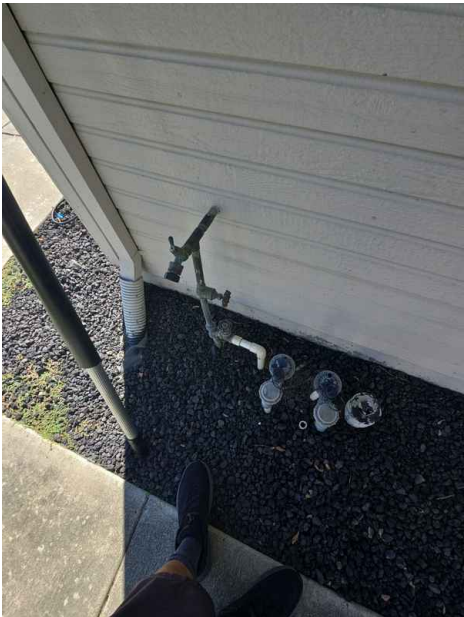
Recommendation

Contact a qualified professional.

7: PLUMBING

7.1	General
7.2	Main Water Shut-off Device
7.3	Drain, Waste, & Vent Systems
7.4	Water Supply, Distribution Systems & Fixtures
7.5	Hot Water Systems, Controls, Flues & Vents
7.6	Fuel Storage & Distribution Systems
7.7	Sump Pump

Information

General: Filters None	General: Water Source Public	Main Water Shut-off Device: Location Front
		
Drain, Waste, & Vent Systems: Drain Size 3"	Drain, Waste, & Vent Systems: Material ABS	Water Supply, Distribution Systems & Fixtures: Distribution Material Copper
Water Supply, Distribution Systems & Fixtures: Water Supply Material Copper	Hot Water Systems, Controls, Flues & Vents: Capacity 40 gallons	

Hot Water Systems, Controls,
Flues & Vents: Location
Garage



Hot Water Systems, Controls,
Flues & Vents: Power
Source/Type
Gas

Fuel Storage & Distribution
Systems: Main Gas Shut-off
Location
Gas Meter

Sump Pump: Location
None

Hot Water Systems, Controls, Flues & Vents: Manufacturer
AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.
[Here is a nice maintenance guide from Lowe's to help.](#)



Observations

7.3.1 Drain, Waste, & Vent Systems

MISSING CATCH AT DRAIN

Have installed

Recommendation

Contact a qualified professional.



7.3.2 Drain, Waste, & Vent Systems

SEAL ALL SINKS AND SHOWERS

Recommendation

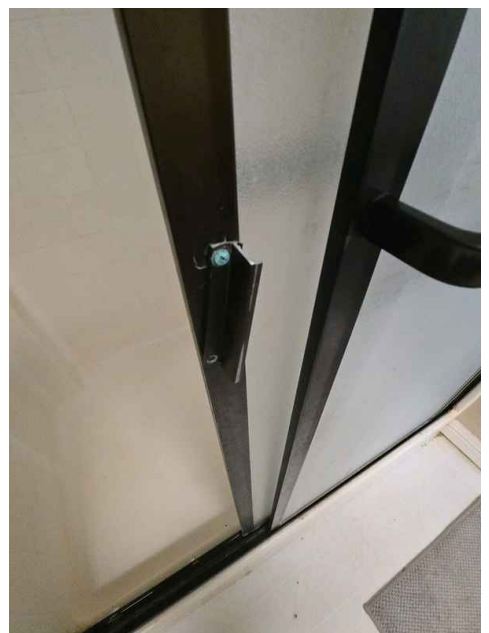
Contact a qualified professional.

7.3.3 Drain, Waste, & Vent Systems

MASTER SHOWER DOOR HANDLE NEEDS TO BE SECURED

Recommendation

Contact a qualified professional.

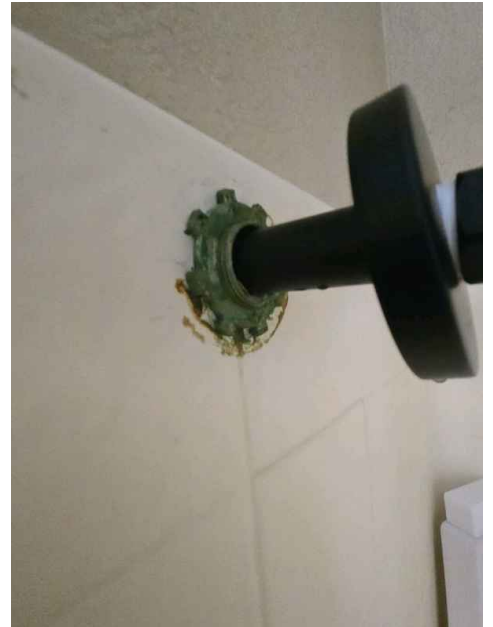


7.3.4 Drain, Waste, & Vent Systems

SHOWER HEAD NEEDS TO BE SEALED

Recommendation

Contact a qualified professional.



8: ELECTRICAL

8.1	Service Entrance Conductors
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device
8.3	Branch Wiring Circuits, Breakers & Fuses
8.4	Lighting Fixtures, Switches & Receptacles
8.5	GFCI & AFCI
8.6	Smoke Detectors
8.7	Carbon Monoxide Detectors

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Front

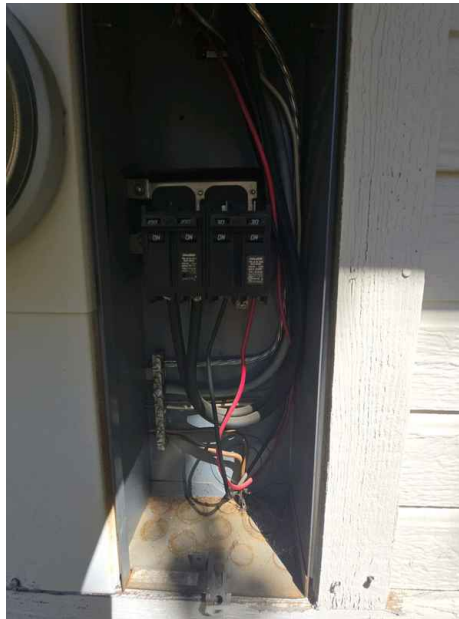
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
125 AMP



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Challenger



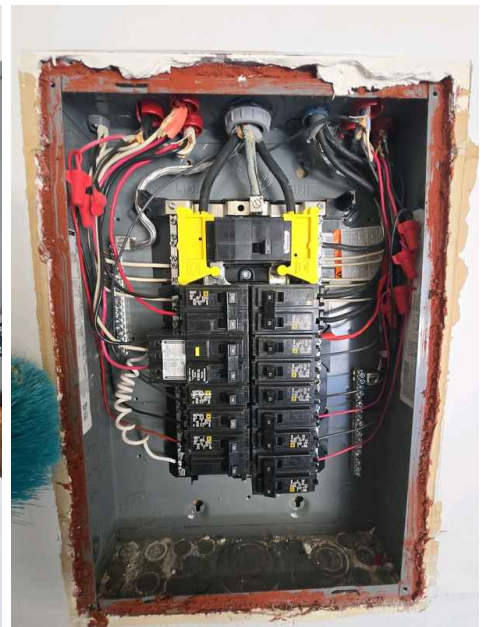
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker



Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location Garage



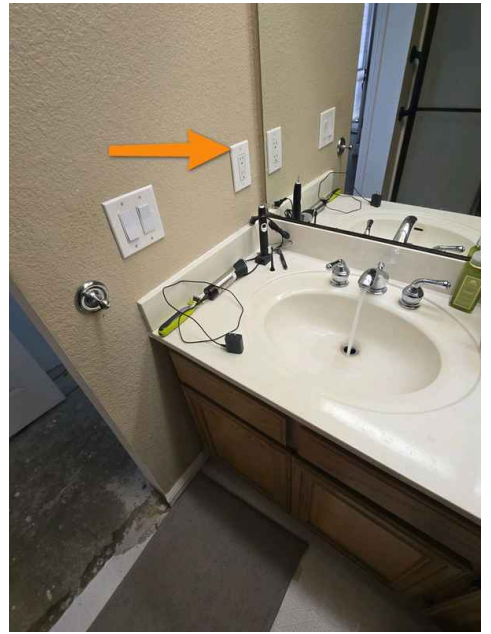
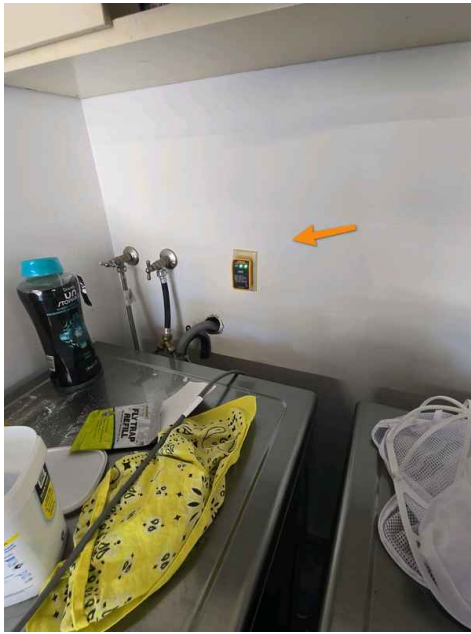
Observations

8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

No GFCI protection present in some locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.



9: FIREPLACE

9.1	General
9.2	Vents, Flues & Chimneys
9.3	Lintels
9.4	Damper Doors
9.5	Cleanout Doors & Frames

Information

General: Type
Gas

Observations

9.2.1 Vents, Flues & Chimneys

CHIMNEY LINER DIRTY

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

10: ATTIC, INSULATION & VENTILATION

10.1	General
10.2	Attic Insulation
10.3	Vapor Retarders (Crawlspace or Basement)
10.4	Ventilation
10.5	Exhaust Systems

Information

General: Dryer Power Source 220 Electric	General: Dryer Vent Metal	General: Flooring Insulation None
Attic Insulation: Insulation Type Fiberglass	Ventilation: Ventilation Type Gable Vents, Passive	Exhaust Systems: Exhaust Fans Fan Only

11: DOORS, WINDOWS & INTERIOR

11.1	Doors
11.2	Windows
11.3	Walls
11.4	Ceilings
11.5	Steps, Stairways & Railings
11.6	Countertops & Cabinets

Information

Windows: Window Manufacturer Unknown	Windows: Window Type Sliders	Walls: Wall Material Drywall
Ceilings: Ceiling Material Gypsum Board	Countertops & Cabinets: Cabinetry Wood	Countertops & Cabinets: Countertop Material Stone, Corian

Observations

11.1.1 Doors

DOOR STICKS

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

11.2.1 Windows

FAILED SEAL

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.



12: GARAGE

12.1	Ceiling
12.2	Floor
12.3	Walls & Firewalls
12.4	Garage Door
12.5	Garage Door Opener
12.6	Occupant Door (From garage to inside of home)

Information

Garage Door: Material	Garage Door: Type
Metal	Automatic, Sectional

Observations

12.1.1 Ceiling

SPLIT RAFTER AND STAINING NOTED IN GARAGE

Rafter sistered as a repair and the stain appears to be old non structural issue

Recommendation
Contact a qualified professional.



STANDARDS OF PRACTICE
