

3.2.1 Asphalt Shingles

**SHINGLES BUCKLED/CURLED**

 Maintenance/Monitor

Asphalt shingles were buckled and curled in multiple locations. This is an indication that the roof covering is at or near the end of its life recommend monitoring roof covering for loose or damaged shingles in the near future.



### DISCOLORATION

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.



### 3.4.1 Gutters

#### DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



### 4.3.1 Porches, Steps and Stoops

#### STEPS/ STOOPS ARE CRACKED/ DETERIORATED -REPAIR

The steps and/or stoop were loose/ deteriorated at the rear sliding glass door. Recommend repairs be made by a qualified licensed contractor.

Recommendation  
Contact a qualified professional.



#### 4.6.1 Grade

### GRADE NEGATIVE SLOPE TOWARDS THE HOME

 Maintenance/Monitor

The grade of the ground was a negative slope towards the home. Recommend installing a drainage system such as a catch basin or yard drain to remove excess water away from the foundation.

#### Recommendation

Contact a qualified professional.



#### 4.8.1 Retaining Wall

### RETAINING WALL DAMAGED

 Maintenance/Monitor

Retaining wall is showing signs of failing. Damaged materials and shifting was observed. Recommend qualified contractor evaluate and repair.



#### 5.5.1 Eaves, Soffits & Fascia

### WASPS NEST

 Maintenance/Monitor

Wasp nests were visible under the soffits. Recommend a qualified exterminator evaluate and remove.



### 5.6.1 Plumbing **HOSE BIB LEAKING**

Deferred Maintenance/Damage

The hose bib was leaking at the time of the inspection. The bib on the front of the house is leaking from the frost resistant air valve likely due a faulty gasket. Bib on rear of house has a leaking handle. Recomend a qualified professional evaluate and repair as necessary.

Recommendation  
Contact a qualified professional.





## 5.6.2 Plumbing

### HOSE BIB LOOSE

Deferred Maintenance/Damage

The hose bib was not secured properly at the time of the inspection. This type of plumbing is not designed to be able to be moved this may cause leaks in the future. Recommend a qualified plumber secure hose bib to the side of the house.

#### Recommendation

Contact a qualified professional.



## 6.9.1 Stairway

### KNEE WALL LOOSE

Deferred Maintenance/Damage

At the time of inspection the knee wall on the left-hand side of the stairs leading to the basement appeared loose and moved under lightweight. These new walls aid in protecting persons from Miss stepping and falling downstairs. Knee walls and Railings should be capable of supporting 500 pounds of lateral movement. Recommend a qualified contractor evaluate and repair knee wall as needed.

#### Recommendation

Contact a qualified professional.



#### 7.4.1 Windows

### SCREENS DAMAGED



screen door were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

#### Recommendation

Contact a qualified window repair/installation contractor.



#### 7.12.1 Range/Oven/Cooktop

### OVEN DOOR MALFUNCTIONED - FALLS OPEN AND/OR DOES NOT FULLY CLOSE



The oven door springs and/or stops malfunctioned. The door should not fall open quickly, and it should stop securely in a horizontal position and it should fully close. Recommend that a qualified appliance repair person repair as necessary.

#### Recommendation

Contact a qualified appliance repair professional.



### 16.2.1 Appliance Connections

#### **NO CATCH PAN**



A clothes washer was or can be installed over a finished space or in an area where leaking can cause damage, and no catch pan or drain was installed. Catch pans and drains prevent water damage to finished interior spaces below if or when the washing machine leaks, overflows or is drained. If concerned, consult with a qualified contractor about installing a catch pan. Note that installing a drain line for a catch pan routed to the outdoors may not be feasible. As an alternative, a water alarm can be installed in the catch pan.



#### Recommendation

Contact a qualified professional.

### 17.1.1 General comments

#### **SERVICE HEATING / COOLING SYSTEM**



The last service date of the forced air heating / cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

#### Recommendation

Contact a qualified HVAC professional.

### 18.2.1 Basements & Crawlspace

#### **NO BASEMENT EGRESS**



Beds were set up in the basement. No egress was present in the basement area. This can be a safety hazard in case of fire. If rooms in the basement are going to be used for bedrooms. An outside egress should be installed.

#### Recommendation

Contact a qualified professional.

**CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS**

**Note:** If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Recommendation

Contact a qualified professional.

## 20.4.1 Hot Water Systems, Controls, Flues &amp; Vents

**CRACKING AND POPPING NOISE IN WATER HEATER**

Cracking and popping noise was heard in the hot water heater while the hot water heater was Heating. This is common in areas with hard water. This noise is caused from calcium buildup and other debris inside the water tank. Water heaters should be drained on a yearly basis to prevent the buildup of debris inside the tank. This is a sign of the hot water heater getting close to the end of its useful lifespan. Recommend budgeting for replacement in the near future.

Recommendation

Contact a qualified professional.



## 22.10.1 Garage Door Opener

**GARAGE DOOR PRESSURE SENSOR MISSING/FAULTY**

The garage door pressure sensor/auto reverse was inoperable at the time of inspection. This sensor ensures the garage door does not close on and injure persons or belongings. Newer garage door openers often have the sensor built-in and may simply be out of adjustment. Recommend a qualified handyman or garage door installer evaluate and repair as needed.

Recommendation

Contact a qualified professional.