



Summary Text (enter here)

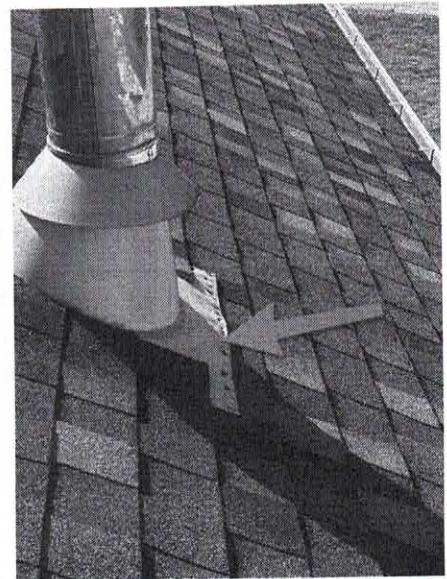
2.1.1 Roof Covering **EXPOSED FASTENERS**

Major Defect

I observed indications of exposed fasteners at the roof-covering materials. Fasteners should not be exposed. Potential water entry points. Roof could leak. Further evaluation and correction is recommended.

While this is normally a pretty easy fix (silicone over the heads of the nails), the roof is steep!

Recommendation
Contact a qualified roofing professional.

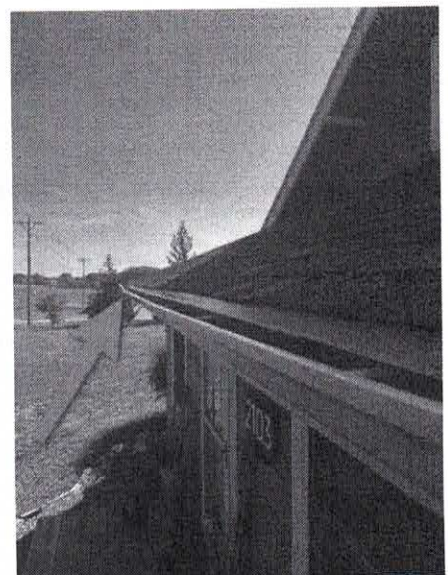


2.4.1 Gutters & Downspouts **GUTTER IMPROPERLY SLOPED** ABOVE THE FRONT DOOR

Major Defect

I observed that the gutter showed indications of improper slope. Gutters are supposed to be sloped down toward the downspout of the gutter. That would be proper drainage of the gutter. This is a defect that should be corrected.

Recommendation
Contact a qualified gutter contractor



North

3.1.1 Masonry Chimney

CHIMNEY RAIN CAP MISSING

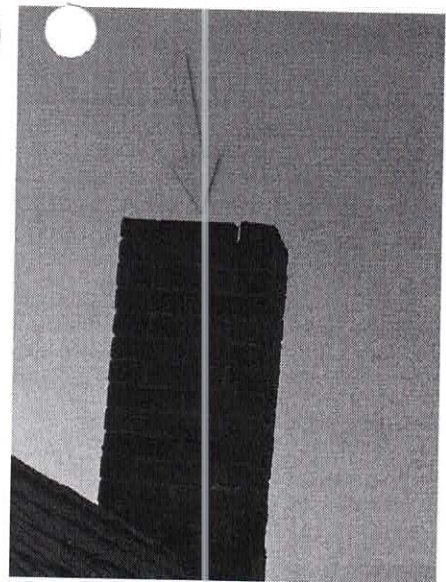
Major Defect

I observed a missing chimney rain cap.

The rain cap covers the top opening of the chimney flue liner.

Recommendation

Contact a qualified chimney contractor.



3.1.2 Masonry Chimney

CROWNED CAP WAS DAMAGED

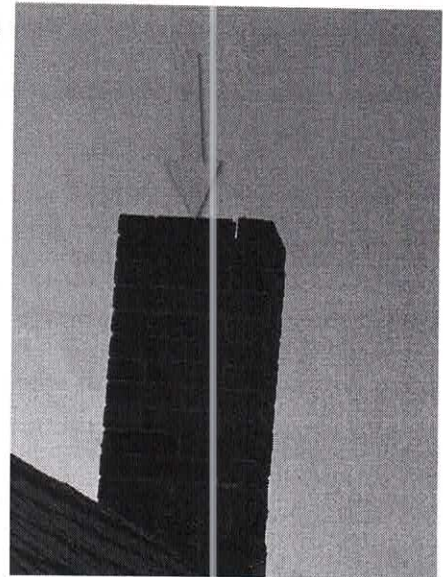
Major Defect

I observed indications of damage at the chimney wash or crowned cap. This is the top of the chimney that is shaped or "crowned" to divert water away from the top of the chimney stack.

If a wash or crown on top of the chimney is not properly sloped or is extensively cracked, defective, spalled, or displays rust stains, it should be replaced. Sheet metal caps/crowns with minor rust or corrosion should be repaired, but if rust or corrosion is extensive, replacement is recommended.

Recommendation

Contact a qualified chimney contractor.



4.8.1 Porches, Patios, Decks, & Balconies

DECK - INADEQUATE STRUCTURAL COMPONENT

Major Defect

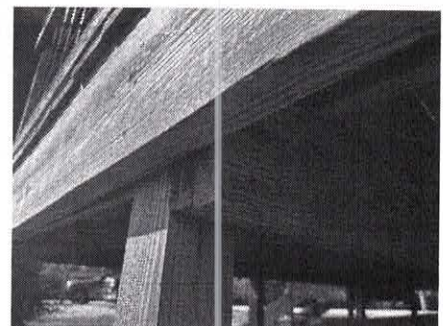
The deck does not appear to be professionally built. Improper connections, missing fasteners.

The attached picture, for example, shows a beam screwed to the side of a post. The post should be notched so the beam is sitting on it. If the screws fail, the deck will experience a catastrophic failure.

Further evaluation of the deck is recommended.

Recommendation

Contact a qualified deck contractor.

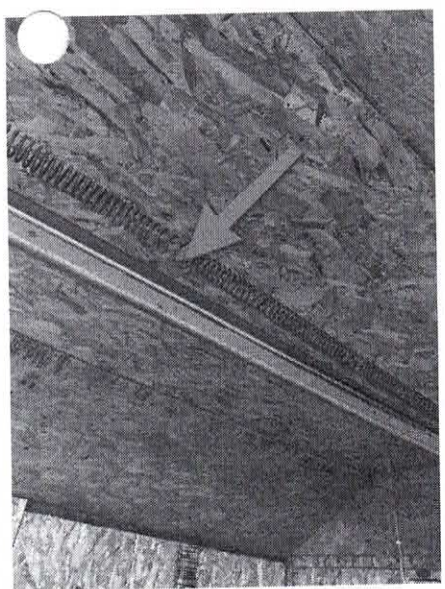


5.10.1 Garage Vehicle Door Operator
SPRING CONTAINMENT MISSING

Major Defect

Extension springs should be contained by a cable that runs through the center of the springs. If a spring breaks, containment helps to prevent broken parts from flying around dangerously in the garage. The springs show signs of age/wear, indicating a failure could happen at any moment.

Recommendation
Contact a handyman or DIY project



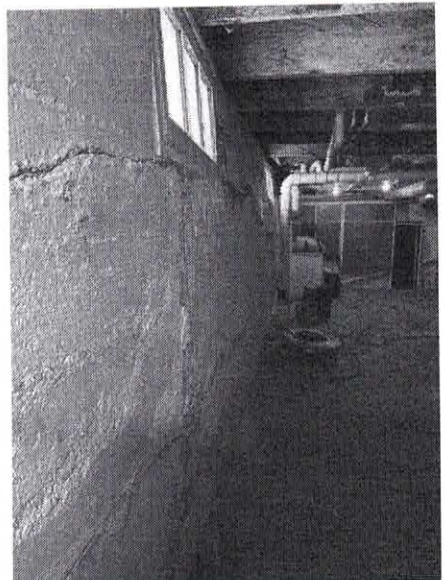
6.1.3 Basement
FOUNDATION WALL LEANING

Major Defect

I observed indications of a leaning foundation wall. This is a major defect.

Correction and further evaluation is recommended.

Recommendation
Contact a qualified structural engineer.



East Wall

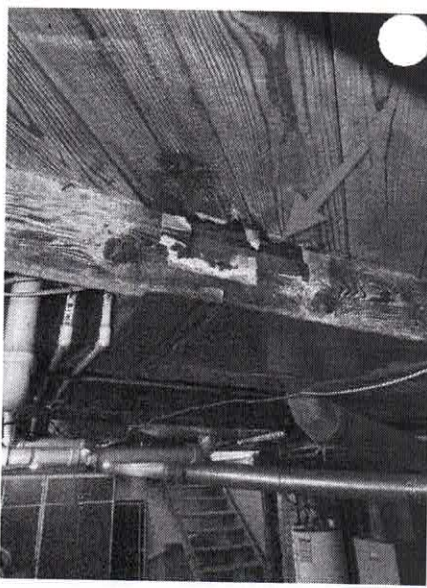
6.1.4 Basement
IMPROPER NOTCH, HOLE, OR CUT

Major Defect

I observed indications of cutting, notching and boring of framing members that may, in my opinion, present a structural or safety concern.

Correction and further evaluation is recommended.

Recommendation
Contact a qualified professional.



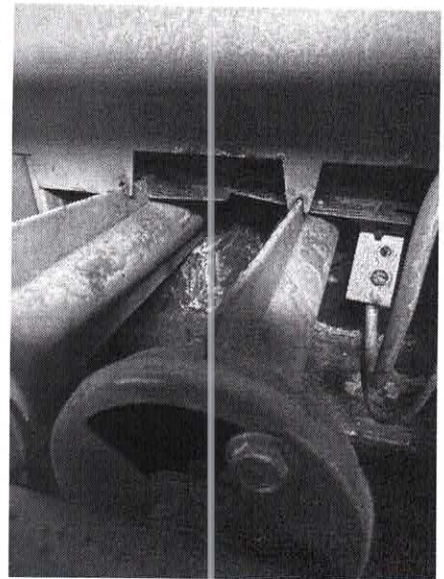
7.1.1 Heating System Information

CORROSION & RUST

Major Defect

I observed areas of corrosion and rust at the heating system.
Recommend servicing by an HVAC professional before using.

Recommendation
Contact a qualified HVAC professional.



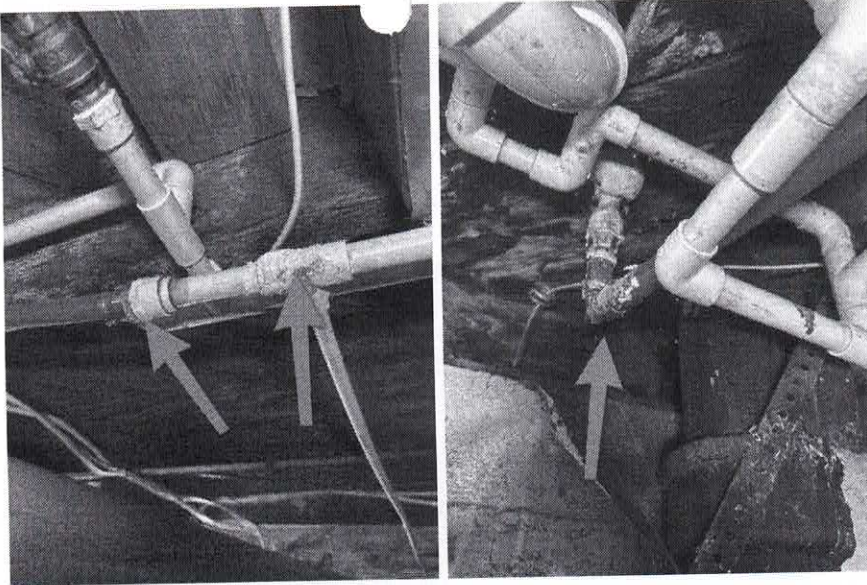
9.5.1 Water Supply & Distribution Systems

ACTIVE PLUMBING WATER LEAK OBSERVED

Major Defect

I observed indications of an active plumbing water leak. Correction and further evaluation is recommended.

Recommendation
Contact a qualified plumbing contractor.



12.3.1 Switches, Fixtures & Receptacles
REVERSED POLARITY

Major Defect

I observed indications of one or more wall receptacles that have been wired with reversed polarity. This could create an electrical shock hazard.

Recommendation
Contact a qualified electrical contractor.



Kitchen



Living Room

12.7.1 Presence of Smoke and CO Detectors
MISSING SMOKE DETECTOR

Major Defect

I observed indications of missing smoke detectors (all bedrooms and living areas).

Recommendation
Contact a handyman or DIY project

MISSING CO DETECTOR

Major Defect

I observed indications of a missing carbon monoxide detector (living room with fireplace).

Recommendation
Contact a handyman or DIY project

14.4.1 GFCI & Electric in Bathroom

GFCI NOT TESTING AS FUNCTIONAL

Major Defect

I observed a defect at the GFCI in the bathroom. It was not testing properly. Not functioning.

Recommendation
Contact a qualified electrical contractor.

