

### 2.1.1 Coverings

## **UNDERLAYMENT DAMAGE**

Recommendation

### ENTRYWAY

The roof underlayment had areas of moderate damage visible at the time of the inspection. These areas should be repaired by a qualified roofing contractor to help prevent damage from roof leakage. The underlayment was inspected in representative areas only.

### 2.2.2 Roof Drainage Systems

## **DOWNSPOUTS DRAIN NEAR HOUSE**

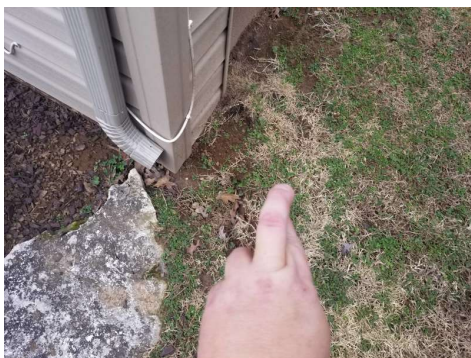
Recommendation

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.

### Recommendation

Contact a qualified gutter contractor



### 3.1.1 Siding, Flashing & Trim

## **CRACKING - MINOR**

Recommendation

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation  
Contact a qualified siding specialist.



### 3.1.3 Siding, Flashing & Trim

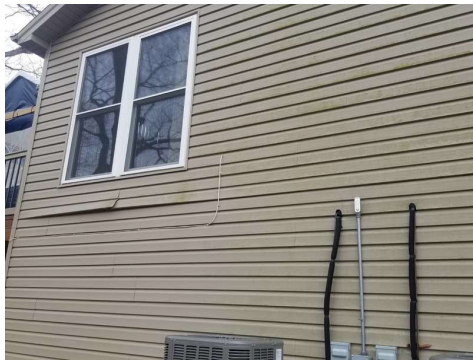
#### **LOOSE SIDING**

NORTH

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation  
Contact a qualified professional.

 Recommendation



### 3.1.4 Siding, Flashing & Trim

#### **MISSING SIDING**

At time of inspection I observed to missing siding pieces. This is a minor defect as this will a loud water penetration.

 Recommendation



Recommendation  
Contact a qualified professional.



3.3.1 Walkways, Patios & Driveways

**DRIVEWAY CRACKING - MINOR**

 Recommendation

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation  
Contact a qualified concrete contractor.



3.3.2 Walkways, Patios & Driveways

**WALKWAY CRACKING - MINOR**

 Recommendation

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation  
Contact a qualified concrete contractor.



### DECK - WATER SEALANT REQUIRED

CORNER SUPPORT UNDERSIDE OF DECK

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Contact a qualified deck contractor.



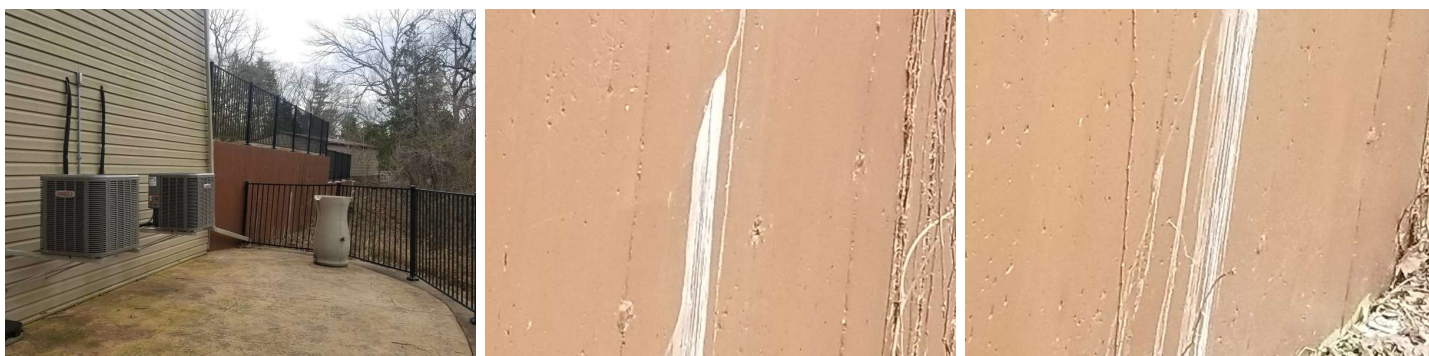
### RETAINING WALL LEANING

NORTH WEST

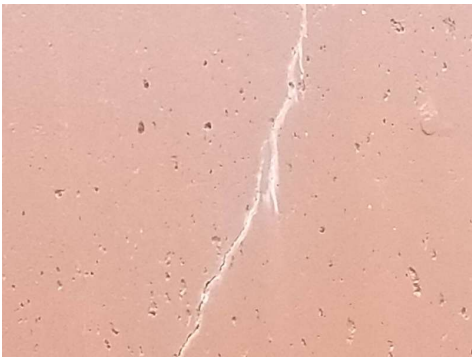
I observed that the retaining wall is pulling away from house foundation. This is causing soils erosion in the garden bed. The retaining wall is cracking vertically and is pulling siding way from house. This is a serious hazardous condition. And should be address immediately.

Recommendation

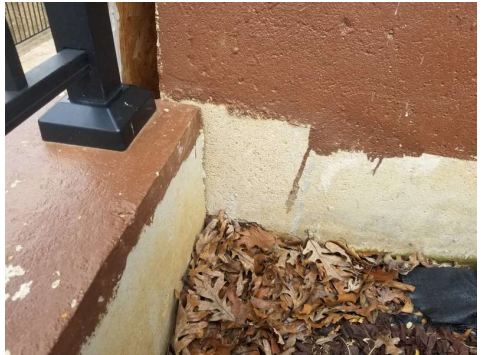
Contact a qualified professional.















#### 4.3.1 Floor Structure

### **PAINT PEELING**

 Recommendation

Paint peeling was evident on the surface of the concrete floor. This is a cosmetic defect

Recommendation

Contact a qualified professional.



#### 8.1.1 Service Entrance Conductors

### **SERVICE WIRES TOUCHING DOWNSPOUT**

 Recommendation

I observed Service entrance wire resting on downspout. This could lead to fraying the sheathing of the wires.

Recommendation

Contact a qualified professional.



#### 8.6.1 Smoke Detectors

### **LOW BATTERY**

#### MASTER BEDROOM

Smoke detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project

 Recommendation



#### 10.4.1 Exhaust Systems

### **BATHROOM VENTS INTO ATTIC**

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified professional.

 Recommendation

#### 11.5.1 Ceilings

### **MINOR DAMAGE**

#### LIVING ROOM

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified professional.

 Recommendation





11.5.2 Ceilings

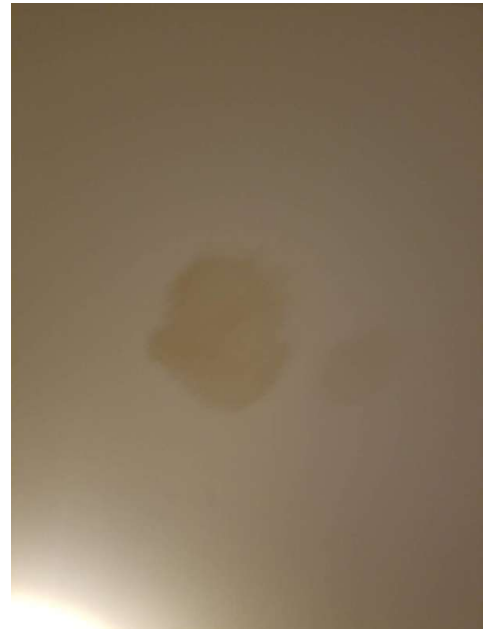
**STAIN(S) ON CEILING**

FOYER

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.



11.7.1 Countertops & Cabinets

**CABINET HINGE LOOSE**

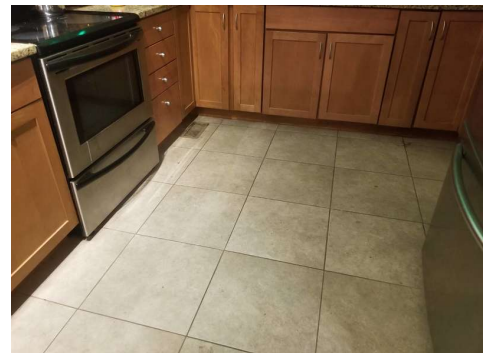
KITCHEN

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a qualified professional.



11.7.2 Countertops & Cabinets

**GROUT DETERIORATING**

KITCHEN





Grout lines were cracked or severely deteriorated. Recommend a qualified contractor repair or replace grout.

Recommendation  
Contact a qualified professional.

