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EXPRESS REPORT

Report ID: 13209 / Underwood

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action.** Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. ROOFING

1.0 ROOF COVERING

Poor

The roof is need of repair/replacement. Roof damage is present and roof leaks are evident in the garage. Recommend repairs by a qualified roofing contractor.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

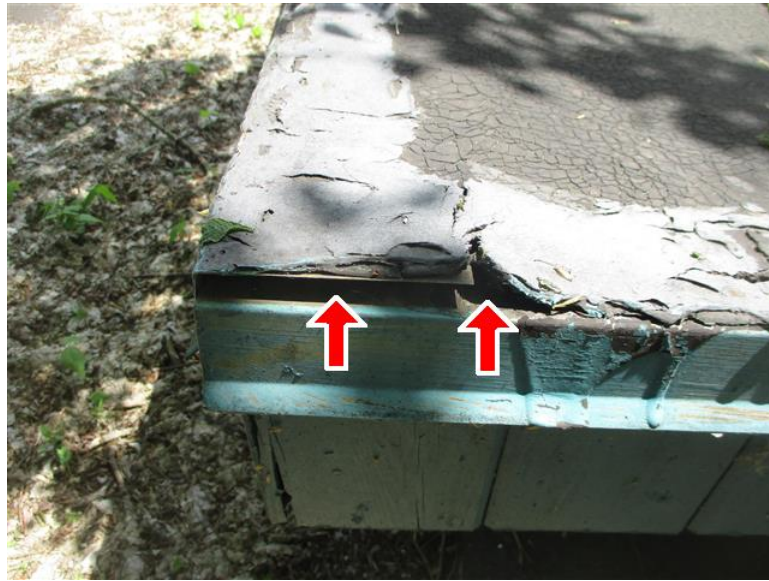
1.1 EXPOSED FLASHING

Poor

Poor flashing detail is noted at the roof; repairs are needed.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)

1.4 RAIN GUTTERS

Poor

Damaged gutter at rear of home and loose gutter at garage; repairs are needed.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

1.5 DOWNSPOUTS / ROOF DRAINS

Poor

Missing downspouts at several areas; add where needed.



1.5 Item 1(Picture)

1.6 FASCIA / SOFFITS

Poor

Moisture rot noted on the wood soffit and fascia at rear of home; repairs are needed.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

2. EXTERIOR ELEMENTS

2.0 SIDING

Poor

2.0 (1) Wood rot present on the wood siding to the left of the garage; recommend repairs.



2.0 (1) Item 1(Picture)

2.0 (2) Cracking noted on the stucco siding at several areas. Small cracking is common with stucco. Recommend sealing all cracks to help prevent moisture intrusion.



2.0 (2) Item 1(Picture)

2.3 PORCH(ES)

Poor

Damage present on the front porch roof; repairs are needed.



2.3 Item 1(Picture)

4. GARAGE

4.0 EXPOSED FRAMING

Poor

Evidence of wood destroying insects is present in the garage. Termite tubes and live activity is noted. Recommend further evaluation by a qualified exterminating company.



4.0 Item 1(Picture)

5. BATHROOM

5.0 SINK(S)

Poor

The sink drain is clogged and will not drain properly in the hall bathroom; recommend repairs by a qualified plumber.

5.1 TOILET

Poor

A moisture meter was used around the base of the toilet and the meter indicated a possible leak around the seal. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.



5.1 Item 1(Picture)

5.3 SURROUND / ENCLOSURE

Poor

Caulking needs improved around the bathtub surround. Caulking work is required to maintain the watertightness of tile and the tub/shower enclosures. Check for substrate damage if surface damage or leakage is present, and when performing regular maintenance.

5.5 ELECTRIC / GFCI

Fair

No GFCI's present in the bathroom. Generally ground fault circuit interrupters should be installed at receptacles within six feet of a water source for protection. Recommend adding GFCI for the safety feature.

6. KITCHEN

6.0 PLUMBING / SINK

Poor

Damage is noted on the plumbing drain under the kitchen sink; repairs are needed.



6.0 Item 1(Picture)

6.3ELECTRIC / GFCI

Fair

No GFCI's (ground fault circuit interrupters) were observed. GFCI's should be installed within six feet of a water source (bathrooms, kitchens, garages, exterior, etc.); recommend receptacles in the kitchen be protected by ground fault circuit interrupters.

7. INTERIOR ELEMENTS

7.0 CEILINGS

Poor

Moisture stains are noted on the ceilings in several rooms. Roof leaks are probable. Repair as needed after the roof is repaired.



7.0 Item 1(Picture)

7.1 WALLS

Poor

Suspect mold growth is present on the walls in the living room. No testing was conducted the day of the inspection to determine the type of growth. Recommend further evaluation by a qualified company for proper cleaning.



7.1 Item 1(Picture)

7.2 INTERIOR WINDOWS

Poor

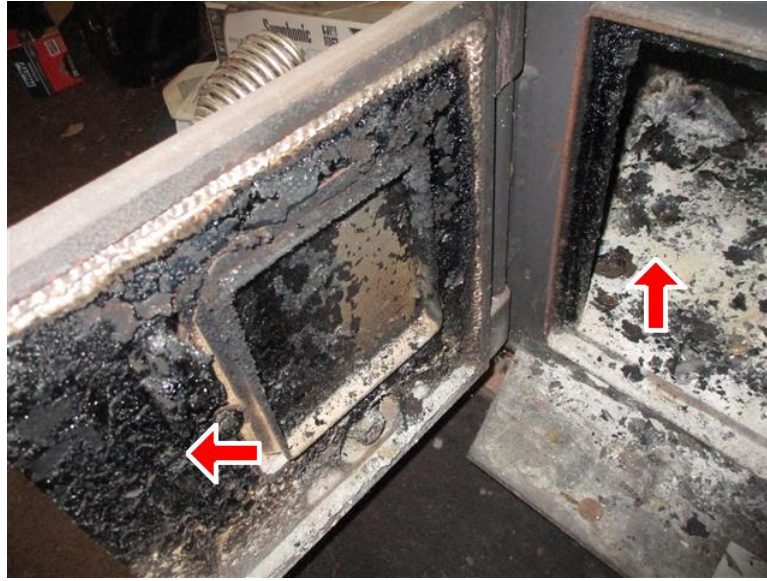
Several windows were seized shut and other windows were covered with insulation and storage

items. All windows should be operable.

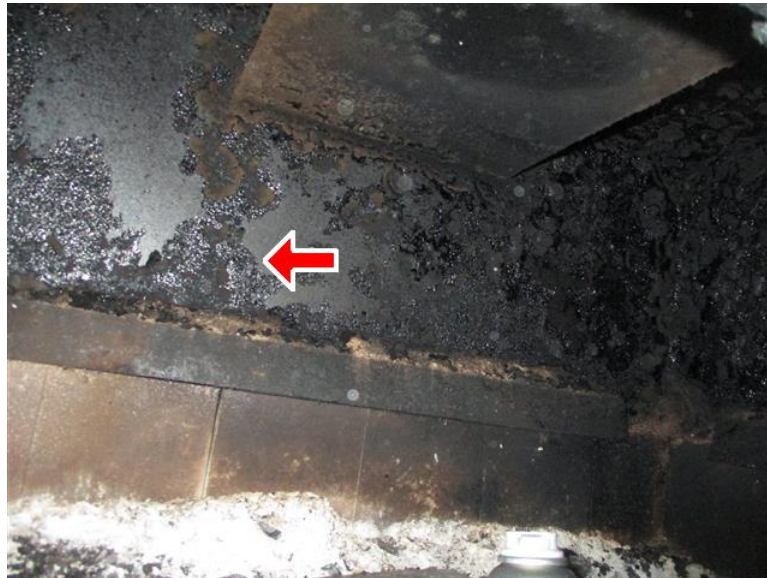
7.4 FIREPLACE

Poor

Wood burning stove present in the living room. The seller stated the unit has not been operated in several years. Creosote buildup is present inside the stove and flue. Unit needs cleaned by a qualified chimney sweep.



7.4 Item 1(Picture)



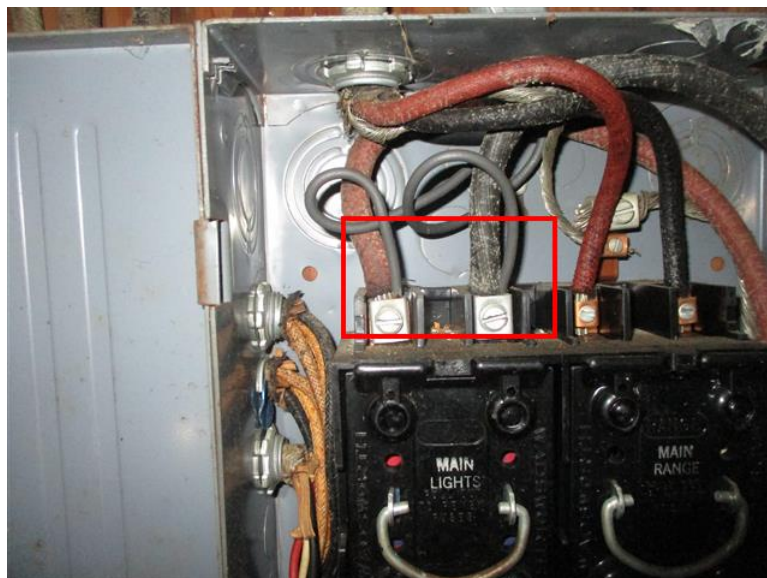
7.4 Item 2(Picture)

8. ELECTRIC SYSTEM

8.2 DISTRIBUTION PANEL

Poor

Doubled-up circuits noted. This is not acceptable unless approved for the specific connected devices. Advise redistribution where warranted. Have an electrician determine need.



8.2 Item 1(Picture)



8.2 Item 2(Picture)

8.3 REPRESENTATIVE DEVICES

Fair

Ungrounded receptacles present throughout the home. Older homes were wired with two wires and no ground. Generally, two prong receptacles were present and over time homeowners would replace the two prong receptacles with the three prong receptacles to accommodate appliances with three prong cords. Please be advised that majority of the receptacles in the home are ungrounded.

9(A). HEATING SYSTEM - UNIT 1

9.0.A HEATING UNIT

Poor

I recommend the furnace be checked/serviced by a qualified HVAC contractor due to the age and condition of the unit.

The "heart" of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of significant deterioration or failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Filters on hot air systems should be checked monthly; replace/clean as needed.

9.1.A

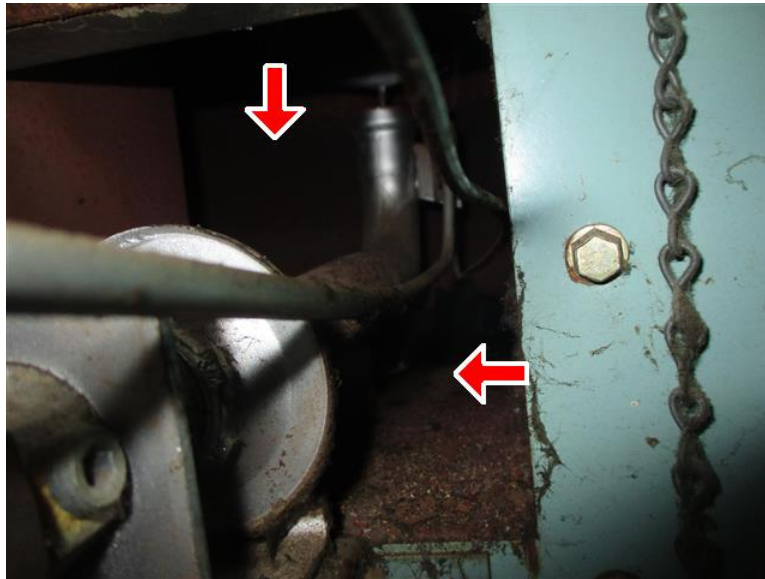
BURNER

Poor

Rust and/or debris noted in the burner compartment indicates deterioration of combustion chamber or heat exchanger; anticipate repair/replacement needs. Further evaluation by a qualified HVAC contractor is needed.



9.1.A Item 1(Picture)



9.1.A Item 2(Picture)

9.4.A VENT CONNECTOR

Poor

Missing cap present at the furnace vent. Debris is noted inside the furnace. Repairs are needed.



10. PLUMBING SYSTEM

10.3 DRYER VENT

Poor

The dryer vent terminates in the laundry room. It is recommended that the vent terminate to the exterior.



10.3 Item 1(Picture)