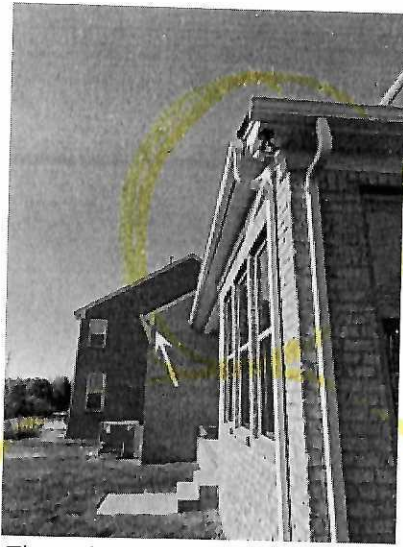




#1

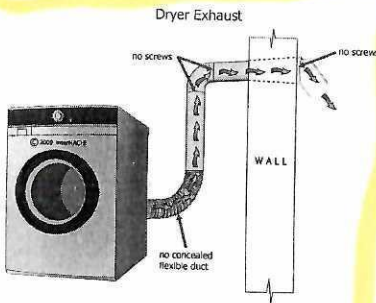
These lights in the back of the home did not respond, possibly on a sensor.

ES-14 **EXTERIOR STRUCTURE:**

The clothes dryer venting requires either improvements, updates or repairs. Repairs or improvement may range from simple to complex and may require a qualified person to correct the item noted:

EXTERIOR

- **Dryer Vent is Improperly Attached** The dryer exhaust damper(cover) is not properly secured to the wall with either fasteners and/or sealant. While it will function it will be much more prone to come loose and fall off.

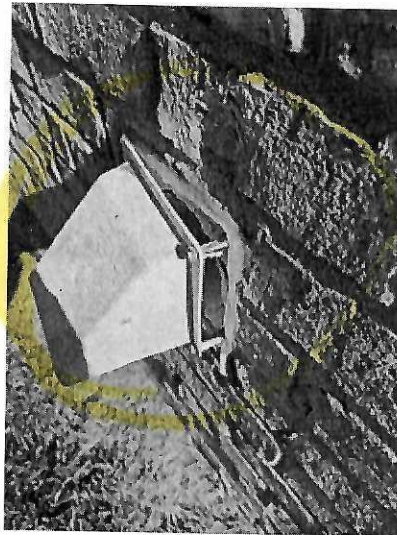
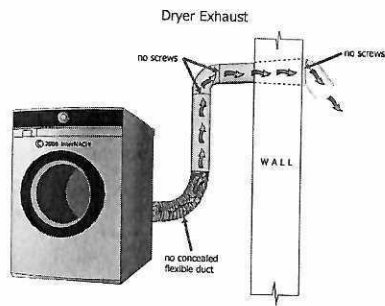


#2

ES-17 **EXTERIOR STRUCTURE:**

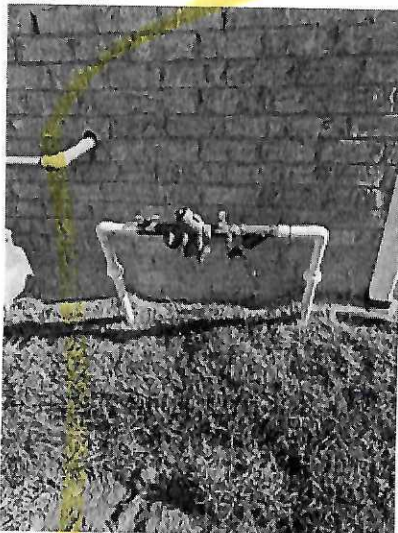
Irrigation system system present

- ✖ **Dryer Vent is Improperly Attached** The dryer exhaust damper(cover) is not properly secured to to the wall with either fasteners and/or sealant. While it will function it will be much more prone to come loose and fall off.



#2

⚠ (ES-17) Normal Improvements: Irrigation system system present



Irrigation system is present on the property this is not something that is verified by the home inspector. Recommend asking for information on the system from the current owner and making yourself familiar with the maintenance requirements of the system.

#3



Irrigation system is present on the property this is not something that is verified by the home inspector. Recommend asking for information on the system from the current owner and making yourself familiar with the maintenance requirements of the system.

P A-7 ATTIC:

Signs of pest activity was noted at the structure. This includes the following
Mice

- *Mouse Tunnels in Insulation*--A notable amount of tunnels generally created by mice were noted in the insulation. Consider methods to have them mitigated.



Several mouse trails and tunnels noted throughout the attic does not appear to be active.

#4

P GC1-2 GARAGE | CARPORT:

The structure has an attached garage listed are examples of items that were found during the

inspection but may not be limited too:

SLAB ISSUES

- ~~X~~ *Typical Cracks Noted*--Typical cracks were noted in the concrete garage slab. No control joints were used in the pour here so the concrete will crack. You can fill the cracks with a masonry rated caulking, but no repair is needed at this time; this is a cosmetic defect.

DETAILED LOCATION OF PHOTOS AND ILLUSTRATIONS:



GC1-3 GARAGE | CARPORT:

The **garage walls** had the following observed:

Drywall Condition

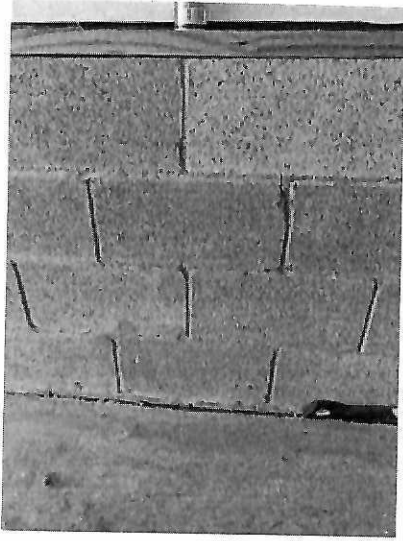
- ~~X~~ *Loose/Missing Tape Seams*--Drywall tape has failed in various areas. It is a safety issue for fire barriers that all joint be sealed with one coat of drywall mud and taped. This is generally a rather simple repair.

CMU Walls

- *Cracks in Wall*--Cracks were noted in the garage cmu walls. Cracking can be due to routine settlement or moderate seasonal expansion and contraction of the home. The seasonal types of cracking can be most problematic as they will tend to re-open after repair.

LOCATION OF PHOTOS:

#5



Typical CMU crack left garage wall

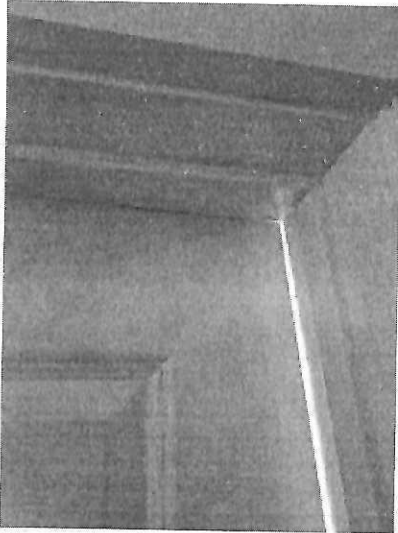


Minor tape seam crack garage ceiling

#5

I-3 INTERIOR:

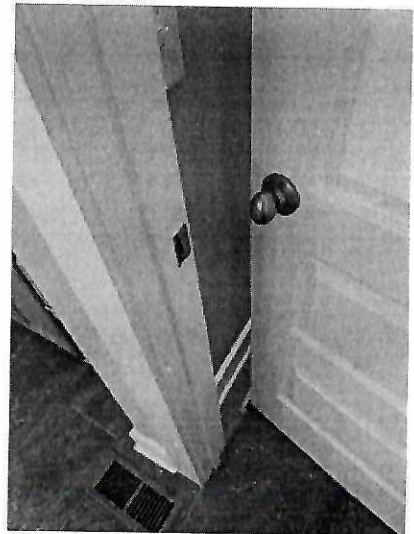
***Latch Not Engaging**--The door latches were not engaging properly or, are easily opened. This can be caused by worn-out parts, a misaligned strike plate, or a warped door.



Master bedroom rubs top right corner

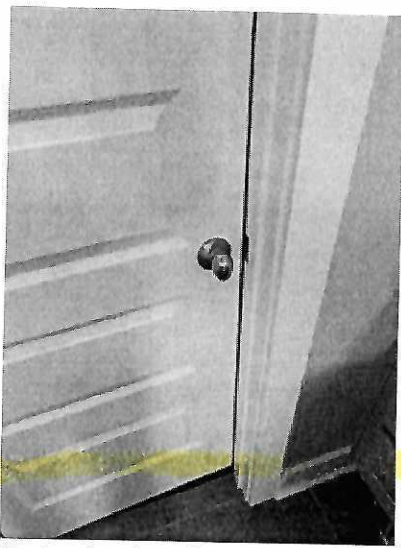


Master bath closet does not latch



Master bath toilet does not latch

#6



#6

Master bath to large closet does not latch

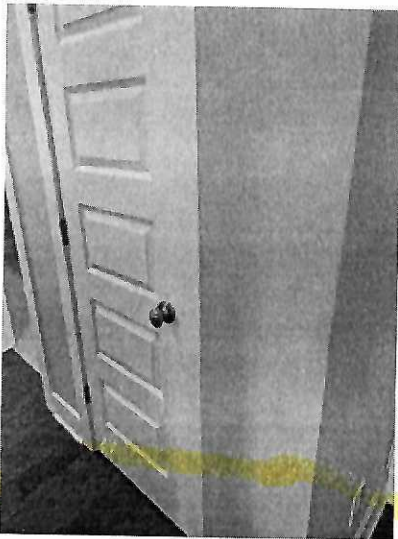
P 1-4 INTERIOR:

The **interior door hardware** will require a fine tune up or replacement for proper operation:

Hardware - Interior Door

- ~~X~~ **Loose Knobs**--Door knobs or levers are loose or difficult to turn. This can be caused by worn-out screws, improperly installed hardware, or a damaged door latch mechanism.

Detailed Location of Photos and Illustrations Provided:



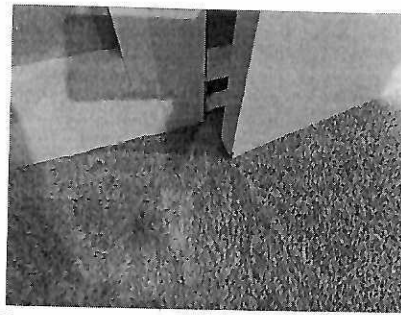
#7

Closet door knob loose across from bathroom 2

P 1-5 INTERIOR:

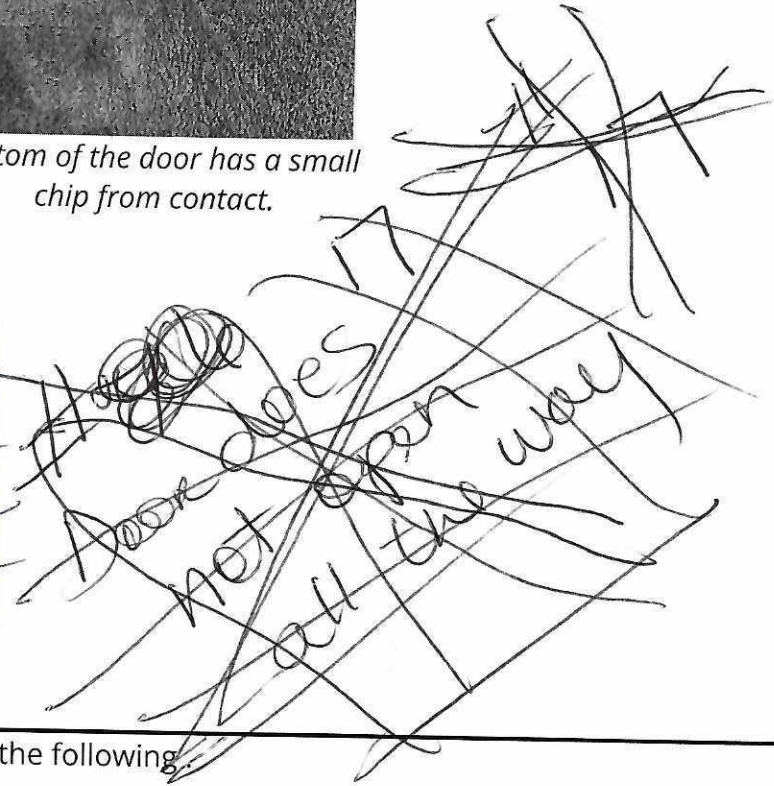
An **interior door** will require a fine tune up or replacement for proper operation:

Detailed Location of Photos and Illustrations Provided:



Bottom of the door has a small chip from contact.

Door to the upstairs HVAC cannot be opened all the way due to contact with the carpet. If the bottom of the door is trimmed ensure that there is not a large air gap below the door as this is an unconditioned space.



I-8 INTERIOR:

The **wood flooring** displayed showed the following.

Wood Laminate

- ✱ **Areas of Minor Damage**--Flooring showed areas with minor damage such as dents or scratches. While in some cases this can be repaired, it is largely a cosmetic issue.



This plank is slightly bowed up this is where the front hallway opens into the living room



This is in the dining room near the back door see next photo



#8

I-10 INTERIOR:

The **glass panes** within the window framing had the following items noted:

Summary Look

Repairs

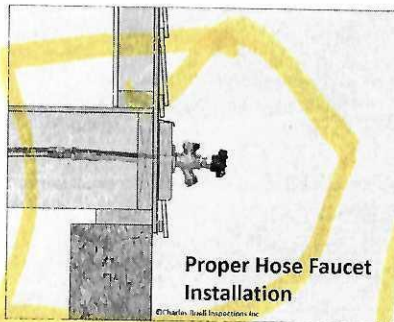
ES-13 **EXTERIOR STRUCTURE:**

The **exterior hose bib** located at the right side is damaged and will require repairs such as

OPERATION

-  *Leaking (When Operated)*--The hose bib(faucet) be repaired to avoid wasting water and to prevent moisture from accumulating next to the foundation. Even leaks which appear inconsequential can add significant quantities of moisture to the soil over time.

DETAILED LOCATION AND ILLUSTRATION OF PHOTOS:

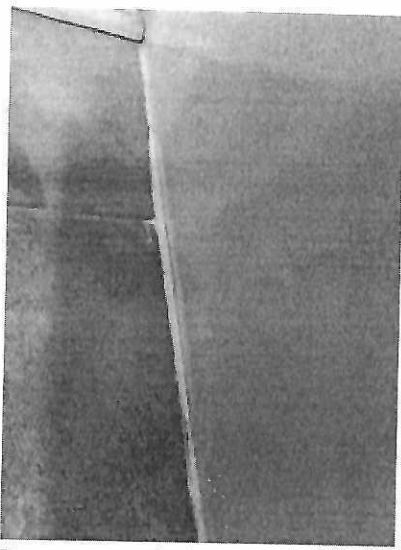


Hose bib on the right side has an internal leak when turned on it starts leaking from the weep holes.

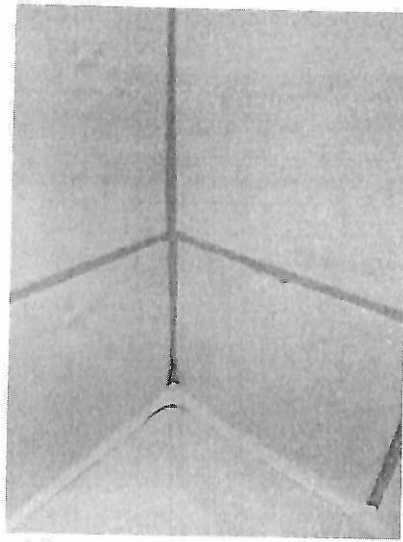
#9

A-8 **ATTIC:**

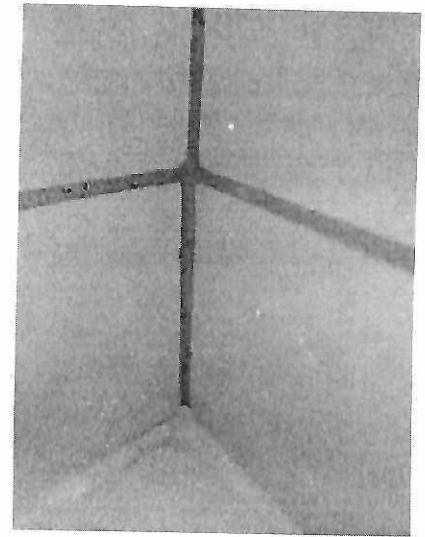
HVAC ductwork



Recommended resealing along front of tub



Minor cracks in grout in the corners, recommend using sealant

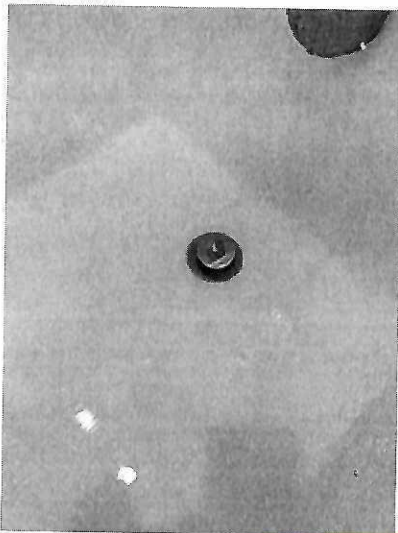


B-22 BATHROOMS:

The **bathtub** had the **following noted** during the inspection:

Drainage

- ✖ *Slow drain* - The bathroom bathtub has a drain that is slow and appears to be obstructed.

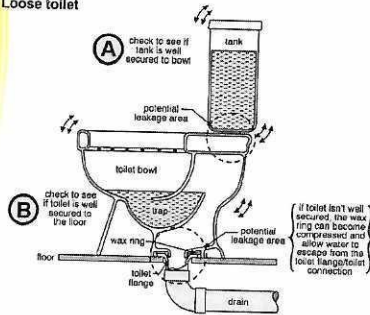


#10

B-29 BATHROOMS:

✖ *Loose Toilet Bolts* - The loose bathroom toilet needs to be reset and the wax ring and flange should be replaced to prevent hidden plumbing leaks if needed. Repairs can be simple or more complex depending on the problem with the wax ring and flange, how the bolts are set and if any water damage exists below the floor.

Loose toilet



Loose Toilet



#11

HF-2 HVAC | FIREPLACES:

The **exterior portion of the HVAC unit or cabinet flashing** had the following observed that may require correction:

Flashing/Shroud

- ✖ **Gaps in Flashing Shroud**--The exterior flashing shroud connecting the unit to the home had gaps at the connection point. 1/2 inch is enough to become an entry point for pests seeking warmth during the winter. Have these properly sealed to help reduce entry points.



Recommend resealing this area
on the flashing

#16

HF-13 HVAC | FIREPLACES:

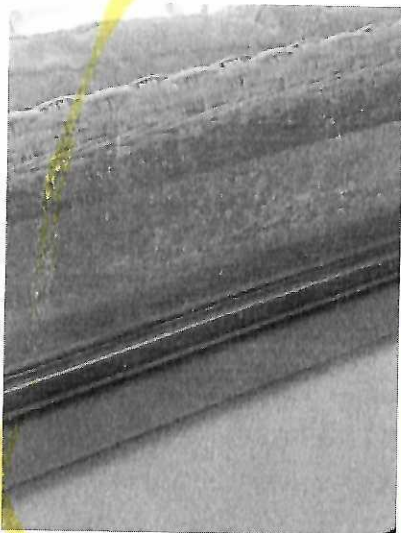
Heat pump cooling pins



Bedroom 3 window upper pane showing signs of delamination, this is a cosmetic concern and does not affect the performance of the window.



Back center living room window appears to be compromised



Water stains between the glass



The right rear dining room window upper pane, has delaminating film.



#12

KITCHEN

KITCHEN

KITCHEN: Pictured

(K-1) Reference Picture: Picture of Kitchen for reference



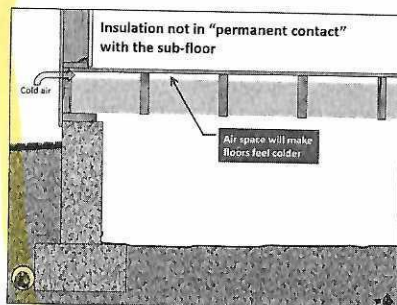
#13

Upstairs heat pump unit has grass blocking some of the cooling fins. This is hard on the unit and reduces performance

CSFB-6 CRAWL SPACE | FOUNDATION | BASEMENT:

Insulation in Crawlspace Issue

- ✖ **Tune-Up [Falling/Sagging]**--The sub-floor insulation in the crawl space requires tune-up repair. Secure all loose and sagging insulation. Be sure the entire sub-floor is insulated. When making repairs it is best to seal any noticeable air leaks between the crawl space and the living space. Check all penetrations through the floor.



#14

Insulation on the left front corner of the home has fallen down on the wall.

WSDWH-13 WATER SUPPLY | DRAINAGE | WATER HEATER:

OVERFLOW PAN

- ✖ **No Overflow Pan**--An overflow pan for the water heater was not present. These are recommended when the unit is located inside the home to collect water that may be leaked from the unit and prevent it from ruining interior fixtures. Consider having one added.



This section of ductwork does not have any insulation. This is above bedroom 1 several feet from the attic steps.

#15



On the back side someone has used duct tape, a foil backed tape is recommended for any repairs.

HF-10 **HVAC | FIREPLACES:**

 *Service is recommended--* The HVAC unit **does not appear to be adequately functioning**. The temperature difference from the intake to the output was less than recommended. Service or repairs of the unit are likely warranted. For older units this may require additional work or replacement.



*Upstairs 62.9°
Upstairs room temperature is 70° this equals a 7° differential
minimum is 14° recommend servicing.*

Improvements and Projects

RSGC-6 **ROOF SYSTEM / GUTTERS & CHIMNEYS:**

Downspouts are vertical pipes that are part of a building's gutter system, designed to direct rainwater from the roof's gutters down to the ground and away from the foundation. They play a