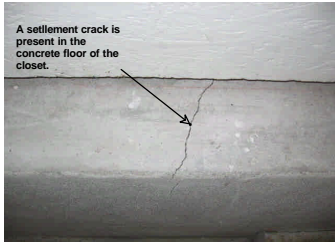


Garage

Closets

Cosmetic Issues

- - A settlement crack is present in the concrete floor of the closet. This crack should be monitored for future movement.



Attic

Drainage System

Comments

Suggestions

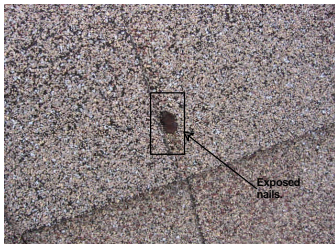
- - Effective roof drainage is a must for two reasons. First, the roofing system needs to drain quickly so that large volumes of water are not trapped on the surface. Second, water run-off from the roof needs to be managed so that it is not being directed towards the foundation. A properly built gutter system helps promote roof drainage and also prevents water from being directed towards the foundation.

Asphalt Composition Shingle

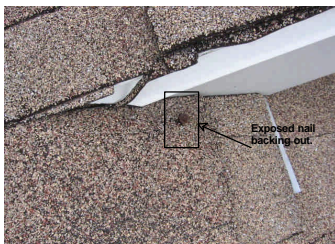
Age and General Evaluation of a Single-layer Roof

Cosmetic Issues

- - Exposed nails are present at the ridge on the north end of the ridge vent for the west dormer. These nails should be sealed to prevent moisture intrusion. A small can of tar and a putty knife is a quick fix.



- - An exposed nail is present at the west rake of the top gable connection to the lower gable. This nail is at the ridge of the lower gable.



Laundry

Waste and Drainage System

Private Waste Disposal System

Suggestions

- ☐ The drainage system on this home utilizes a septic tank and drainfield which I cannot evaluate because it is not visible. I do recommend that the septic tank be pumped out by a qualified contractor and evaluated at that time, if it has not been done in the last few years. I do not comment on drainage pipes that I can not visually see. I also recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid depositing of grease within the system.

Bathrooms

Master Bathroom

Double Pane Windows

Cosmetic Issues

- ⇨ Condensation has formed between the panes of glass at the double pane windows. This condition is caused by solar pumping. This website explains more about solar pumping:
www.defogit.com/why_windows_fail/foggy_windows/

Guest Home

Exterior

Gutters and Drainage

Components and Conditions Needing Service

- ⇨ The gutters on the composition shingle roof should be cleaned and serviced to drain properly.

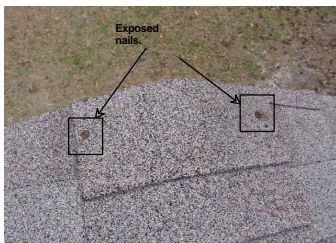


Asphalt Composition Shingle

Age and General Evaluation of a Single-layer Roof

Components and Conditions Needing Service

- ⇨ Exposed nails are present at the north end of the ridge. These nails should be sealed to prevent moisture intrusion.

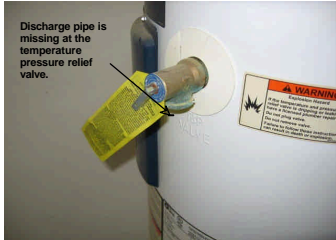


Water Heater 1

Pressure Release Valve and Discharge Pipe

Components and Conditions Needing Service

- → The pressure relief valve on the water heater does not have a discharge pipe. One should be installed by a licensed plumber before the close of escrow that extends to the exterior and terminates no more than twenty-four above grade and no closer than six inches to it.



General Bathrooms

Stall Shower

Cosmetic Issues

- → The stall shower enclosure door sticks and should be adjusted.

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Inspection Date/Time:
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2:00 pm-4:30 pm

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