

(A1 - 2.1) Main House Right Side



Vertical/Stepping cracks were noted in the perimeter wall. The purpose of the perimeter wall is to support the home, retain the outside soil and prevent water penetration into the structure. When perimeter walls crack, the crack indicates a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer/general contractor should be consulted to determine the significance/cause of the cracks and outline any necessary repairs.

(A6 - 1) Main House

Summary - Structural: Roof Structure (Defects, Comments, and Concerns):

(A6 - 1.2) Main House



From the attic, the wood framing components located on the plywood are discolored and decayed. The level of decay indicates a history of a long term leak that could involve hidden areas of damage, the flashing, and the roof covering systems. A licensed general contractor should be consulted for further evaluation and repair to determine the source of the leak and extent of the damage to ensure the stability of the home and prevent additional damage.

(B1 - 4) Main House Rear

Summary - Exterior: Wall Claddings, Flashing, and Trim (Defects, Comments, and Concerns):

(B1 - 4.2) Main House Rear



Found evidence of wood destroying insects. This could continue to spread and cause damage to property. Consult an exterminator for evaluation and repair.

(B1 - 4.3) Main House Rear

(B2 - 3) Window, Location: Main House Rear

Summary - Exterior: Windows and Doors (Defects, Comments, and Concerns):

(B2 - 3.1) Window



Wood decay was noted behind the aluminum trim of the rear window. Decay in the windows can result in leaking and water penetration and should be repaired as soon as possible. All windows should be evaluated for damage and or decay behind the trim as repairs are made. A licensed general contractor should be consulted to evaluate the extent of the damage and to make necessary repairs.

(C1 - 1.1) Main House



From the exterior of the home, the roof surface has visible sags located between the rafters. The low areas have displaced the roof covering materials and this condition could increase the probability of leaking. A licensed general contractor should be consulted for further evaluation and repair to ensure the weathertightness and stability of the structure.

(E5 - 1.1) Exterior Front



The light fixture is not secure. Loose installations could result in improper operation and electrical hazards. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards. A licensed electrical contractor should be consulted for further evaluation and repair.

(E5 - 2) Exterior Left

Summary - Electrical: Light Fixtures, Receptacles, Smoke Detectors (Defects, Comments, Concerns):

(E5 - 2.1) Exterior Left



The light fixture is not secure. Loose installations could result in improper operation and electrical hazards. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards. A licensed electrical contractor should be consulted for further evaluation and repair.

(H2 - 1.4) Kitchen



The GFCI receptacle(s) did not test/reset correctly to ensure that it was ground fault protected. GFCI protection is needed to reduce shock in hazardous locations.