

Home Inspector Report Summary

THE HOUSE IN PERSPECTIVE – This is an average quality home, built with typical materials for a home of this location and age. The estimated age of the house is 18 years.

General Repairs

1. **Repair/Safety Issue:** The front porch concrete surface has settled. This condition has caused a trip hazard to develop at the front edge of the porch. Resurfacing the porch by removing the settled concrete, preparing the underside to provide proper support and re-pouring new concrete is the proper repair. Adding material to the existing settled concrete will not guarantee further settling and will likely defer replacement of the porch surface for a short time only.
2. **Repair/Safety Issue:** A window in the dining room (left wall rear window top sash) is loose in the frame and will not stay in open position. Injury to occupants can be caused by falling sashes. Typically minor repairs are sufficient to correct this condition. At least one operable window should be maintained in each room, especially sleeping areas. In the event of an emergency, windows may need to be used as an exit.
3. **Repair:** Broken/damaged shingles at the front right (lower roof) and at the left ridge cap shingles should be replaced to prevent damage to roof decking (wood sheathing below shingles) and/or interior components. Prior repairs to the roofing are evident as some shingles have been replaced. This would suggest that problems or damage has been experienced in the past. A qualified roofing contractor should be engaged to repair as necessary. It would also be wise to obtain estimates for replacement of the roof materials as the life expectancy is 3 (+/-) years.
4. **Repair:** The clothes dryer exterior exhaust vent hood at the rear exterior wall needs to have the screen removed and the dryer exhaust pipe cleaned if necessary. Lint will build up on the screen blocking the discharge of dryer exhaust. The efficiency of the dryer will be reduced and the lint could create a fire hazard. Repair as necessary.
5. **Repair:** Evidence of roof leaking was observed in the attic at the plumbing vent pipe penetration at the rear roof slope. Stains are visible on the structure and on personal storage items in the attic. Roof flashing at this location is deteriorated and in need of replacement to prevent further leaks and potential damage to the structure and/or interior components. At the time of roof shingle replacement it is recommended that all flashings be replaced as well.
6. **Repair:** Roofing nails that are backing out, at the rear roof slope, should be repaired. The nails are pushing up the shingles from below. The nails should be removed and replaced beside the old location to prevent the nails from damaging shingles and possibly causing leaks.
7. **Repair:** Tree limbs that hang over roofing material at the right roof should be carefully trimmed/pruned. They are close enough to come in contact with or are in danger of falling on the roof and could cause damage to roofing materials or the structure. Repair as necessary.
8. **Repair:** The downspouts at the front wall are disconnected at the underground drainpipes. Storm water should be encouraged to flow away from the foundation or into a functional drain at the point of discharge. Storm water allowed to discharge at the foundation wall is a common source of basement leakage and damage to interior components. Repair as necessary.
9. **Repair:** The railing is loose at the rear deck stairs (outer railing). There are also nails backing out of some of the deck boards, loose split stair treads and several deteriorated boards on the deck floor and railings. It is recommended that these conditions be repaired for better safety and to help protect occupants from an injury.
10. **Repair:** Localized evidence of rot was observed in the wood trim in various locations and noted below.
 - a) Right exterior wall, front window on the sill and sash trim.
 - b) Right exterior wall, rear window on the sill and sash trim.
 - c) Rear exterior wall on both dining room window sills.
 - d) Front exterior wall, right living room window sash trim near the sill.
 - e) Left exterior wall upper rake board (near roof ridge). *Trim only*

Though most of these are minor in scope repairs should be undertaken by replacing all rotted wood (including any that may be discovered in concealed areas) in conjunction with painting/caulking. Proper repair and maintenance will prevent the rot from spreading.

11. **Repair:** The hardboard siding shows evidence of minor typical deterioration in various locations. Minor deterioration/damage should be repaired at the rear exterior wall (near bottom) and at the left exterior wall (near bottom and rear corner). This type of siding requires routine maintenance at the end joints as well as terminations of window and trim connections. Moisture intrusion is the cause of such deterioration and can spread causing significant and costly repairs. Painting and caulking at proper intervals will prevent moisture intrusion and reduce chances of rot developing.
12. **Repair:** The paint on the wood window trim was noted to be peeling in various locations. Exposed wood will be subjected to rot/decay if not protected with an exterior grade finish. Repair as necessary.

Electrical Repairs

13. **Repair:** The light fixture (exhaust fan) in the powder room is inoperative. If replacing the bulb does not correct this condition, then the circuit should be investigated and repaired as necessary.

HVAC Repairs

14. **Repair:** The temperature drop (6 degrees) measured across the evaporator coil of the second floor heat pump system is lower than the considered typical 15 degrees. A qualified heating and cooling technician should be consulted to determine the cause of this condition and repair as necessary. If the system is found to be low on refrigerant there is likely a leak in the system that needs repair in addition to re-charging. As the systems (both) are older and inefficient, it will require a higher level of maintenance, repairs and eventual replacement.
15. **Repair:** The second floor heat pump would not function in the emergency (electric strip heat) mode. Emergency heat should be available in the event the heat pump fails in the heating season to provide supplemental heat until the unit could be repaired. A qualified HVAC technician should be engaged to repair as necessary.

Plumbing Repairs

16. **Repair:** The cold water supply piping is leaking at the water heater. Evidence is visible this condition has been ongoing for a period of time. Repair as necessary.
17. **Repair:** The toilet in the second floor hall bath is loose and leaking at the floor. Water leaking through non-sealed areas can cause structural damage. Repair as necessary.