



SUMMARY

1234 Main Street Riverside CA 92507

Buyer Name

09/29/2022 9:00AM

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3.1.1 Coverings

DAMAGED (GENERAL)



Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



3.1.2 Coverings

DELAMINATION



Recommendation

The asphalt shingle roof showed signs of delamination. Delamination is separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

Recommendation

Contact a qualified roofing professional.



3.1.3 Coverings

DISCOLORATION



Recommendation

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified roofing professional.



3.1.4 Coverings

SPLITTING



Recommendation

The asphalt composition shingle roof had torn or split shingles which could lead to moisture intrusion. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



3.1.5 Coverings

GRANULE DETERIORATION

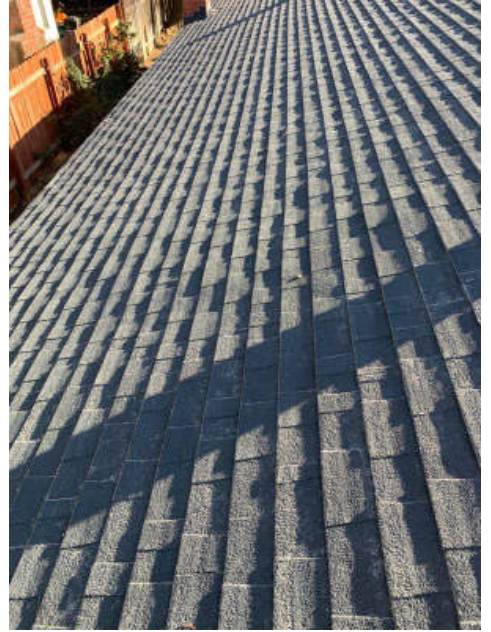


Recommendation

Asphalt shingles are essentially a layer of tar coated with granules of rock that protect the surface. As a roof wears, the granules can come off the surface, weakening the shingle. At the time of the inspection some granules appeared to missing. Recommend a qualified professional come and further assess.

Recommendation

Contact a qualified roofing professional.



3.1.6 Coverings

BUCKLED SHINGLES



Recommendation

One or more sections of the roof were buckled at the time of the inspection. Moisture in the roof sheathing or felt paper can cause shingles to expand and buckle. This typically occurs when the sheathing is installed too tightly so it cannot expand and contract. It could also indicate poor attic ventilation. Recommend a qualified professional's further assessment.

Recommendation

Contact a qualified roofing professional.



3.1.7 Coverings

MAJOR DETERIORATION/DAMAGE

 Safety Hazard

Major deterioration/damage was observed throughout the roof systems at the time of the inspection. Significant repair or replacement might be necessary. Recommend consulting with a qualified roofing professional.

Recommendation

Contact a qualified roofing professional.

Estimated Cost

\$6,000 - \$18,000

3.2.1 Roof Drainage Systems

DEBRIS

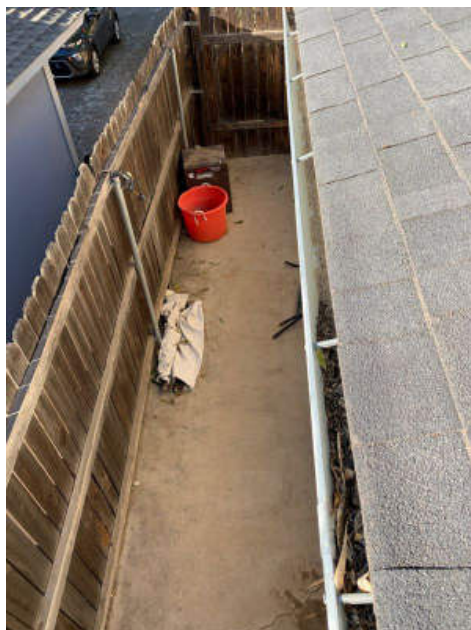
 Maintenance Item

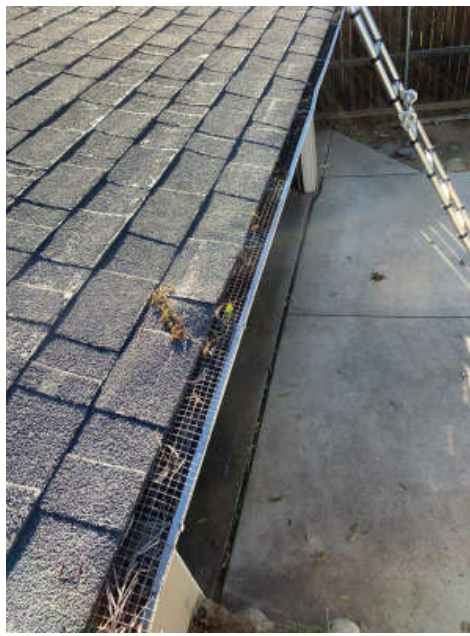
Debris had accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Recommended DIY Project





3.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

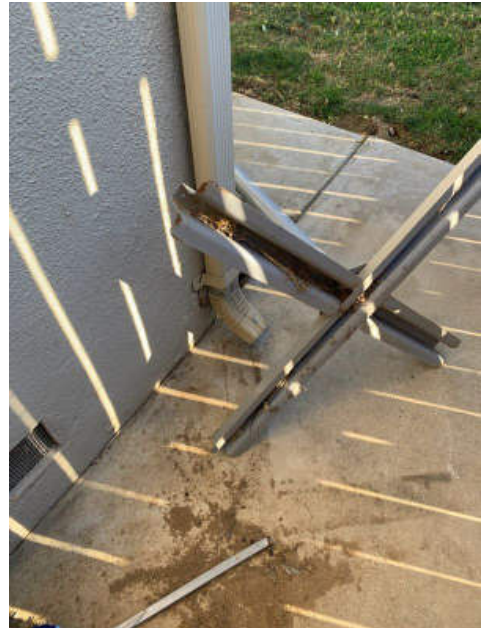


One or more downspouts drained too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



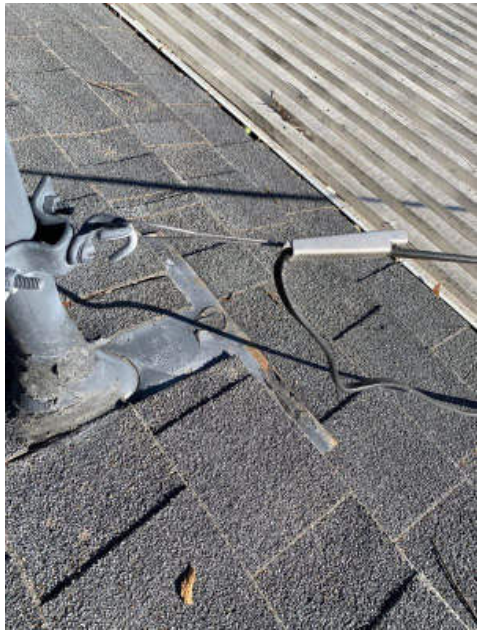


3.3.1 Flashings
CORRODED - MINOR

 Maintenance Item

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.

Recommendation
Recommend monitoring.





3.3.2 Flashings
LOOSE/SEPARATED

 Recommendation

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation
Contact a qualified roofing professional.





3.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend installation.

Recommendation

Contact a handyman or DIY project



Maintenance Item



3.4.2 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY FLUE CRACKED - MINOR

The chimney flue had one or more cracks, which can lead to further damage to the chimney structure. Recommend repair.

Recommendation

Contact a qualified chimney contractor.



Maintenance Item



3.4.3 Skylights, Chimneys & Other Roof Penetrations

FLUE/VENT DAMAGED

One or more of the flues/vents showed signs of damaged at the time of the inspection. Recommend repair.

Recommendation

Contact a qualified professional.



Maintenance Item



4.1.1 Siding, Flashing & Trim

DETERIORATION - MAJOR

Moderate to major deterioration was observed at one or more points on the exterior. Recommend consulting with a stucco expert.

Recommendation

Contact a qualified siding specialist.



Recommendation



4.1.2 Siding, Flashing & Trim

CRACKING - MINOR



Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Recommend monitoring.



4.1.3 Siding, Flashing & Trim

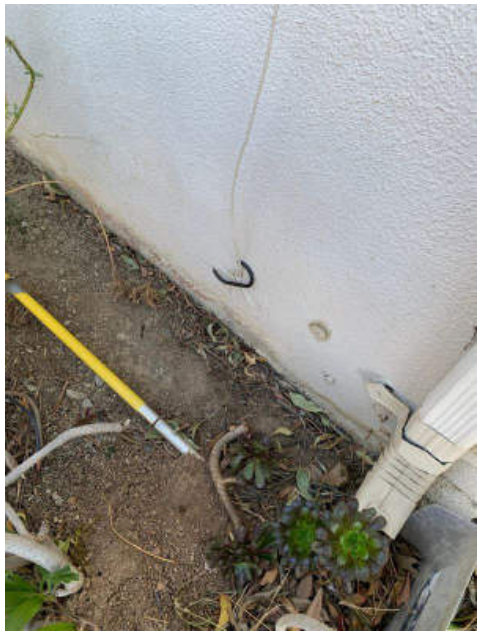
EVIDENCE OF WATER INTRUSION



Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



4.1.4 Siding, Flashing & Trim

GROUND CLEARANCE



Inadequate clearance between siding and ground was observed. Recommend a minimum ground clearance between bottom of siding and ground of 4".

Recommendation

Recommend monitoring.



4.2.1 Exterior Doors

DOOR SILL/TRIM



Door sill and/or trim was loose, deteriorated or worn and repair or replacement should be considered.

Recommendation

Contact a handyman or DIY project



4.2.2 Exterior Doors

HARDWARE DAMAGED



One or more pieces of door hardware were damaged. Recommend repair or replace.

Recommendation
Recommended DIY Project



4.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MAJOR



Recommendation

Major cracks observed. Recommend concrete contractor evaluate and replace.

Recommendation
Contact a qualified concrete contractor.



4.3.2 Walkways, Patios & Driveways

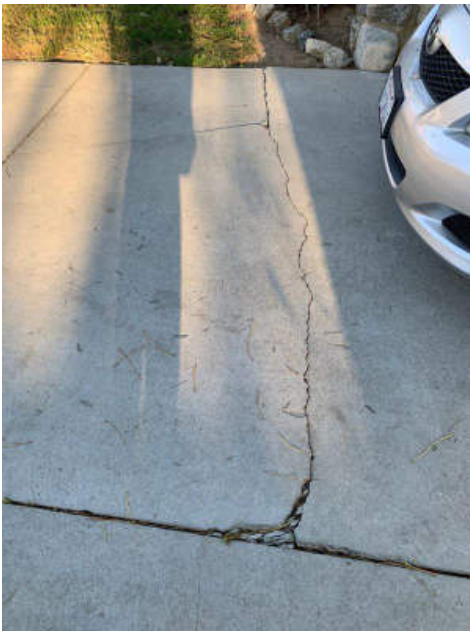
DRIVEWAY CRACKING - MINOR



Maintenance Item

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation
Recommend monitoring.



4.3.3 Walkways, Patios & Driveways

DRIVEWAY DRAINING TOWARDS HOME

 Recommendation

The driveway had a negative slope and drained towards the structure. Recommend a driveway contractor evaluate and repair.

Recommendation

Contact a qualified driveway contractor.



4.3.4 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

 Recommendation

Trip hazards observed. These hazards also pose a liability risk. Patch or repair recommended.

Recommendation

Contact a qualified concrete contractor.



4.3.5 Walkways, Patios & Driveways

PATIO CRACKING - MINOR

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation

Recommend monitoring.





4.4.1 Decks, Balconies, Porches & Steps

PERGOLA - DAMAGED BEAM



Recommendation

One or more of the pergola beams showed signs of damage. Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.



4.5.1 Eaves, Soffits & Fascia

EAVES - DAMAGED



Maintenance Item

One or more sections of the eaves were damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



4.5.2 Eaves, Soffits & Fascia

FASCIA - DAMAGED

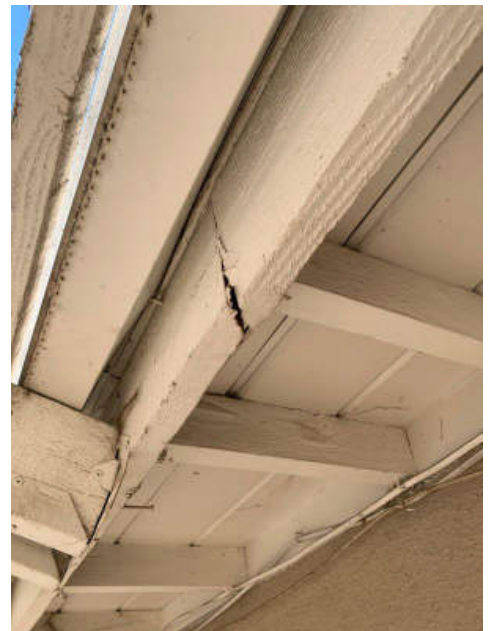
One or more sections of the fascia were damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



Recommendation



4.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Grading was sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified concrete contractor.



Recommendation



4.6.2 Vegetation, Grading, Drainage & Retaining Walls

RETAINING WALL CRACKS

 Maintenance Item

Retaining wall was showing signs of failing. Recommend monitoring or repair.

Recommendation
Recommend monitoring.



4.6.3 Vegetation, Grading, Drainage & Retaining Walls

STANDING WATER

 Maintenance Item

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.

Recommendation
Contact a qualified landscaping contractor



4.6.4 Vegetation, Grading, Drainage & Retaining Walls

TREE DEBRIS ON ROOF

 Maintenance Item

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

Recommendation
Contact a handyman or DIY project



6.1.1 Equipment
NEEDS SERVICING/CLEANING

 Maintenance Item

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation
Contact a qualified HVAC professional.

7.1.1 Cooling Equipment

FAILED TO PRODUCE COLD AIR

Recommendation

The air conditioner was functional but did not produce cold air at the time of the inspection. Recommend licensed HVAC contractor evaluate.

Recommendation

Contact a qualified HVAC professional.

7.1.2 Cooling Equipment

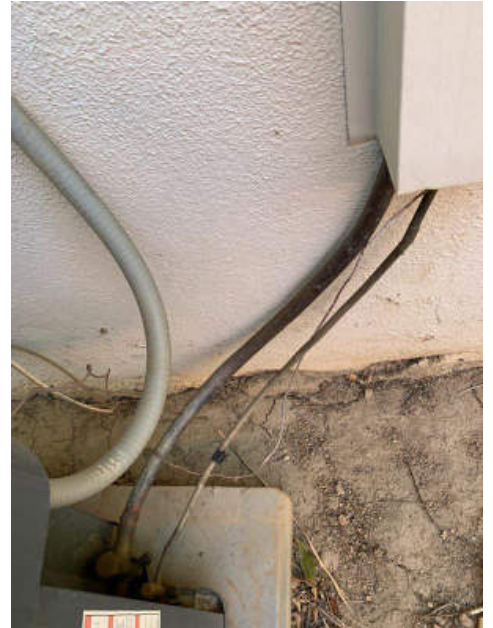
INSULATION MISSING OR DAMAGED

Maintenance Item

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



7.1.3 Cooling Equipment

UNIT NOT LEVEL

Maintenance Item

Concrete pad supporting the outdoor condensing unit was not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation

Contact a qualified HVAC professional.

7.1.4 Cooling Equipment

MAJOR DETERIORATION/DAMAGE

Safety Hazard

Major deterioration/damage was observed at the time of the inspection. Significant repair or replacement might be necessary. Recommend consulting a qualified HVAC technician.

Recommendation

Contact a qualified HVAC professional.

Estimated Cost

\$400 - \$7,500

8.2.1 Floor

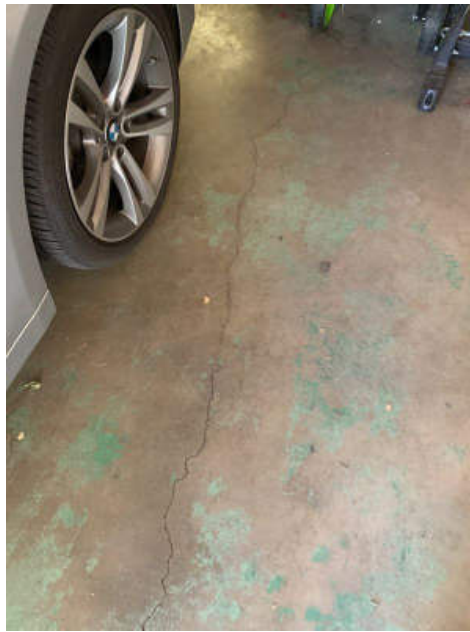
CRACKING

Maintenance Item

Cracking was visible in the garage floor. Recommend monitoring.

Recommendation

Recommend monitoring.



8.2.2 Floor **EFFLORESCENCE**

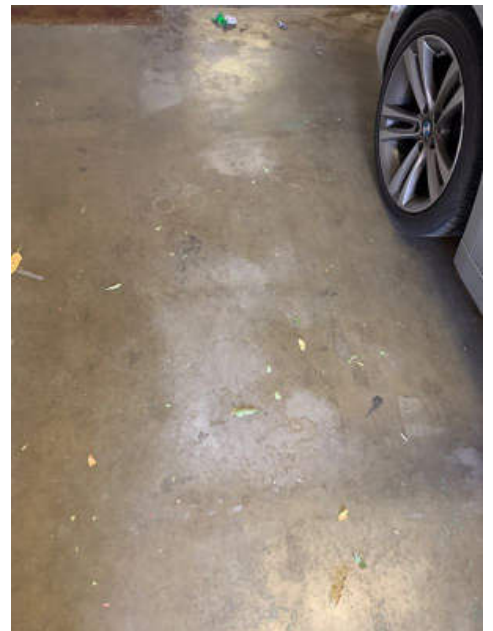


Maintenance Item

Efflorescence is a white, crystalline deposit of salts that are left behind when moisture was present. Recommend scrubbing with a mild detergent.

[Here is a DIY resource to help.](#)

Recommendation
Recommended DIY Project



8.2.3 Floor **STAINING**



Maintenance Item

Garage floor showed visible staining from oil/grease. Recommend scrubbing with a degreaser or cleaning solution.

[Here is a DIY resource to help.](#)

Recommendation
Recommended DIY Project



8.4.1 Garage Door **PANEL DAMAGE**

 Maintenance Item

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.

Recommendation
Contact a qualified garage door contractor.



9.2.1 Drain, Waste, & Vent Systems **SINK - POOR DRAINAGE**

 Recommendation

Sink(s) had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation
Contact a qualified plumbing contractor.



9.4.1 Hot Water Systems, Controls, Flues & Vents



Maintenance Item

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.



9.5.1 Fuel Storage & Distribution Systems

CORROSION



Recommendation

Gas pipes were corroded. This can lead to gas leaks. Recommend contacting local utility company for evaluation and repair.

Recommendation

Contact your local utility company



10.1.1 Service Entrance Conductors

FRAYED SHEATHING

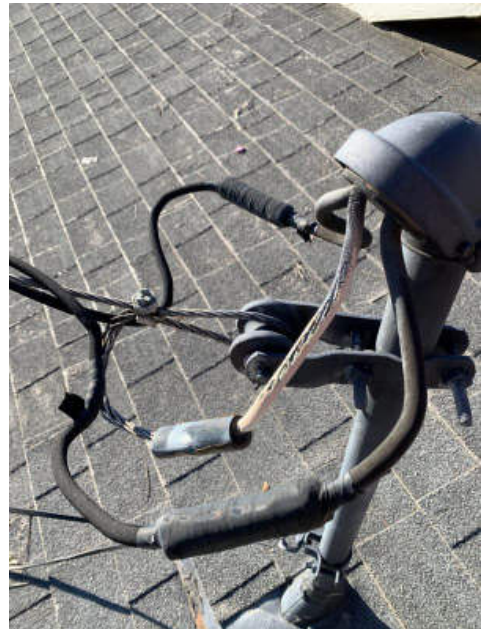
Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation

Contact your local utility company



Recommendation



10.1.2 Service Entrance Conductors

SERVICE DROP VEGETATION CLEARANCE

At the time of the inspection the service drop passed through a hazardous location. It is recommended that power lines maintain 12ft of clearance from vegetation in all directions. Recommend consulting local utility company. **DO NOT ATTEMPT DIY.**

Recommendation

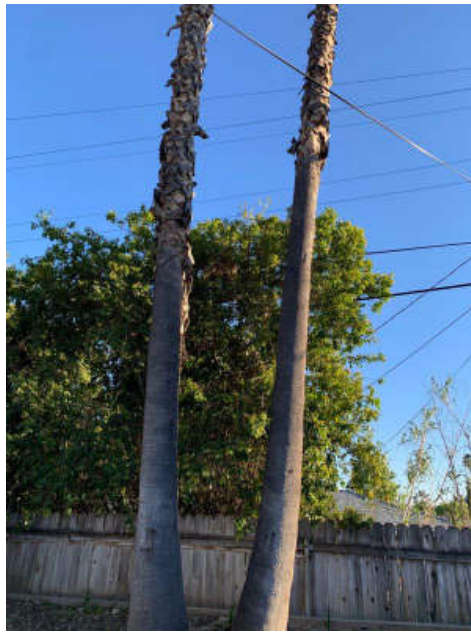
Contact your local utility company

Estimated Cost

\$100 - \$1,000



Safety Hazard



10.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



Maintenance Item



10.4.1 Lighting Fixtures, Switches & Receptacles

UNGROUND RECEPTACLE

One or more receptacles were ungrounded. Recommend receptacles in kitchen, bathrooms, garage & exterior be grounded to minimize risk of electrical fire.

Recommendation

Contact a qualified electrical contractor.



Recommendation





10.5.1 GFCI & AFCI
NO GFCI PROTECTION INSTALLED

 Recommendation

No GFCI protection was observed in some/all key locations. Recommend licensed electrician upgrade by installing ground fault receptacles in any location that has a higher risk of liquid exposure.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation
Contact a qualified electrical contractor.



10.6.1 Smoke Detectors
POSSIBLY DEFECTIVE

 Recommendation

Smoke detector was connected, but not functioning properly. Smoke detectors should be replaced every 10 years. Recommend replacement if defective.

Recommendation
Recommended DIY Project



10.6.2 Smoke Detectors

LOW BATTERY

 Recommendation

Smoke detector failed to respond when tested. Recommend battery be replaced.

Recommendation
Recommended DIY Project

10.6.3 Smoke Detectors

INADEQUATE NUMBER OF SMOKE DETECTORS

 Safety Hazard

The smoke detector(s) present at the time of the inspection (if any) did not cover an adequate area.

[Read this article](#) to learn about proper smoke detector coverage and placement.

Recommendation
Contact a qualified professional.
Estimated Cost
\$10 - \$50

10.7.1 Carbon Monoxide Detectors

POSSIBLY DEFECTIVE

 Recommendation

Carbon monoxide detector is connected, but not functioning properly. Carbon monoxide detectors should be replaced every 5 years. Recommend replacement if defective.

Recommendation
Recommended DIY Project



10.7.2 Carbon Monoxide Detectors

LOW BATTERY



Recommendation

Carbon monoxide detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project

11.1.1 Vents, Flues & Chimneys

CHIMNEY LINER DIRTY



Recommendation

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation

Contact a qualified chimney sweep.



11.3.1 Damper Doors

DAMPER INOPERABLE



Recommendation

Damper was inoperable. Recommend a qualified fireplace contractor repair.

Recommendation

Contact a qualified fireplace contractor.

12.1.1 Attic Insulation

INSUFFICIENT INSULATION

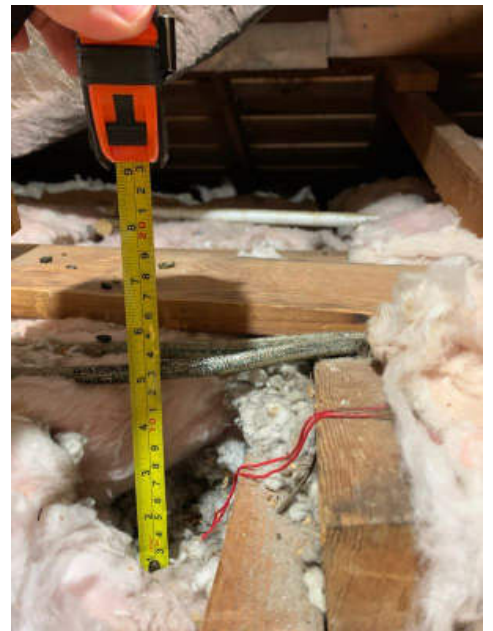


Recommendation

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified professional.



13.1.1 Doors

NOTICEABLE GAP



Maintenance Item

Recommend handyman or door contractor evaluate.

Recommendation

Contact a qualified handyman.



13.1.2 Doors

WATER STAINING

Door shows noticeable water staining, which could lead to further deterioration. Monitor for future repair or replacement.

Recommendation

Contact a qualified handyman.



Maintenance Item



13.2.1 Windows

MISSING SCREEN



Maintenance Item

Window missing screen. Recommend replacement.

Recommendation

Contact a handyman or DIY project



13.3.1 Floors

DAMAGED (GENERAL)



Maintenance Item

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Recommendation

Contact a qualified professional.



13.3.2 Floors

MODERATE WEAR



Maintenance Item

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified professional.

13.3.3 Floors

MOISTURE DAMAGE



Floors had areas of visible moisture damage. Recommend a qualified flooring contractor evaluate & repair areas of moisture.

Recommendation

Contact a qualified professional.

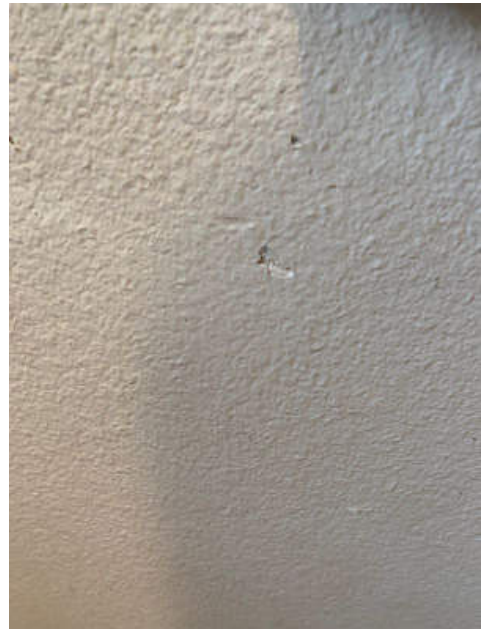


13.4.1 Walls

DOORKNOB HOLE



Wall had damage from doorknob. Recommend a qualified handyman or drywall contractor repair.



Recommendation

Contact a handyman or DIY project

13.4.2 Walls

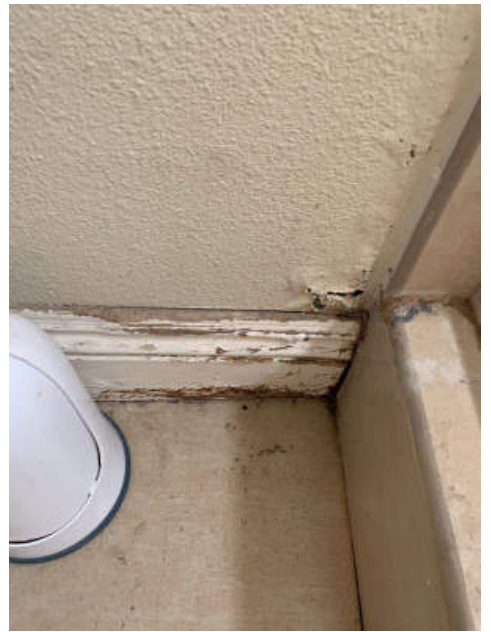
MOISTURE DAMAGE



Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

Recommendation

Contact a qualified professional.



13.4.3 Walls

PAINT CRACKING



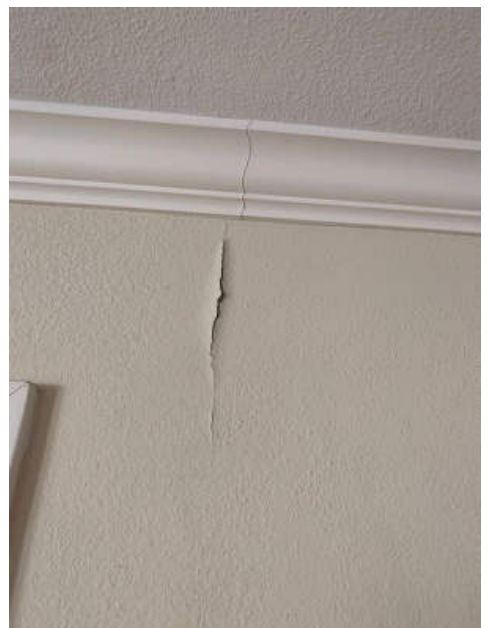
Maintenance Item

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on [treating cracking paint](#).

Recommendation

Recommended DIY Project



13.4.4 Walls

POOR PATCHING

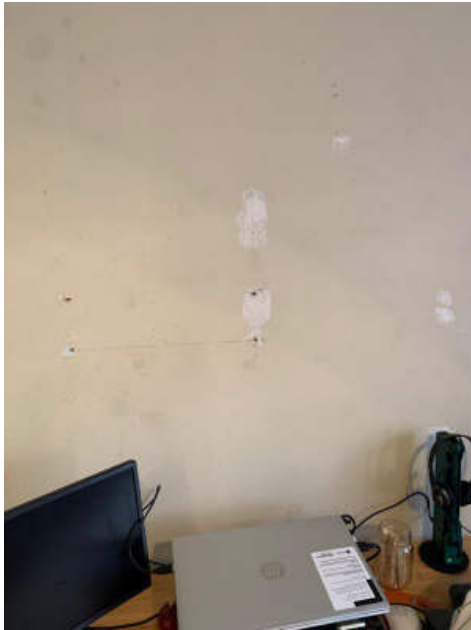
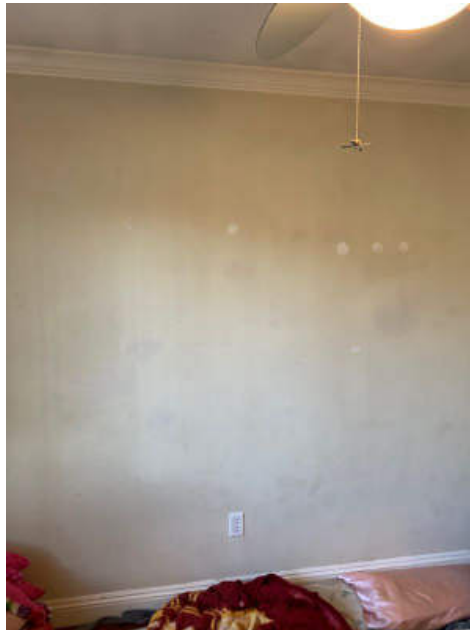


Maintenance Item

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a handyman or DIY project



13.5.1 Ceilings

MINOR DAMAGE



Maintenance Item

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a handyman or DIY project



13.5.2 Ceilings
POSSIBLE MOLD

 Recommendation

There are possible signs of fungi growth on ceiling. It is unknown if this is a safety hazard. Recommend a qualified mold inspector evaluate.

Recommendation
Contact a qualified mold inspection professional.



13.5.3 Ceilings
FIRE DAMAGE - MINOR

 Recommendation

Minor fire damage observed at the time of the inspection.
Recommend a qualified professional further assess the damage and repair.

Recommendation
Contact a qualified professional.



13.6.1 Countertops & Cabinets

CABINET HANDLE MISSING



Maintenance Item

One or more cabinet handles were missing.

Recommendation

Recommended DIY Project



14.3.1 Range/Oven/Cooktop

BURNER NOT LIGHTING



Maintenance Item

One or more heating elements did not heat up when turned on. Recommend qualified professional evaluate & repair.

[Here is a DIY resource](#) on possible solutions.

Recommendation

Contact a qualified appliance repair professional.

14.5.1 Built-in Microwave

INOPERABLE



Maintenance Item

Microwave could not be operated using its standard controls. Recommend appliance repair professional assess it's malfunction.

Recommendation

Contact a qualified appliance repair professional.
