



SUMMARY

700 Hunter Pl, Reno, NV 89519

Dreden Enterprises, LLC
08/27/2026

Matthew Herron
Certified Residential and Commercial
Inspector

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HerronHomeInspections@outlook.com



2.1.1 Walls

MOISTURE DAMAGE/STAINING

GARAGE WALLS NEAR SINK

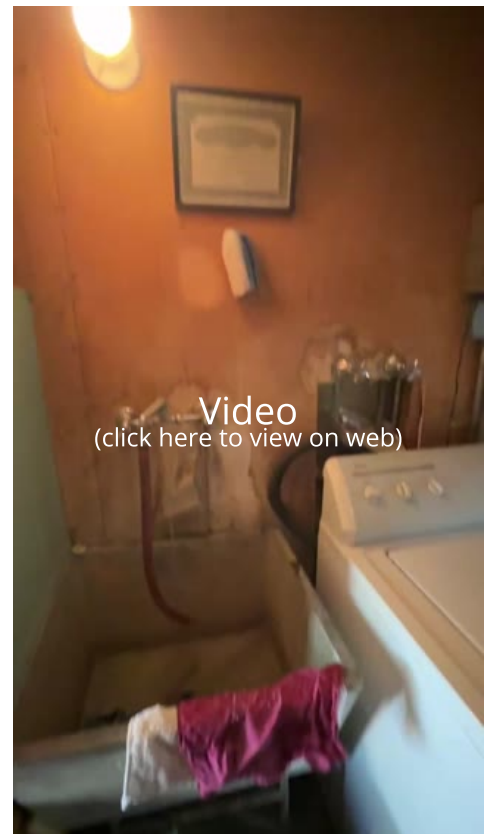
Moisture damage and staining on walls were visible at the time of the inspection and appeared to be the result of moisture intrusion. The source of moisture may or may not have been corrected. Recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



2.2.1 Ceilings

PATCHED CEILING

SOUTH LIVING ROOM

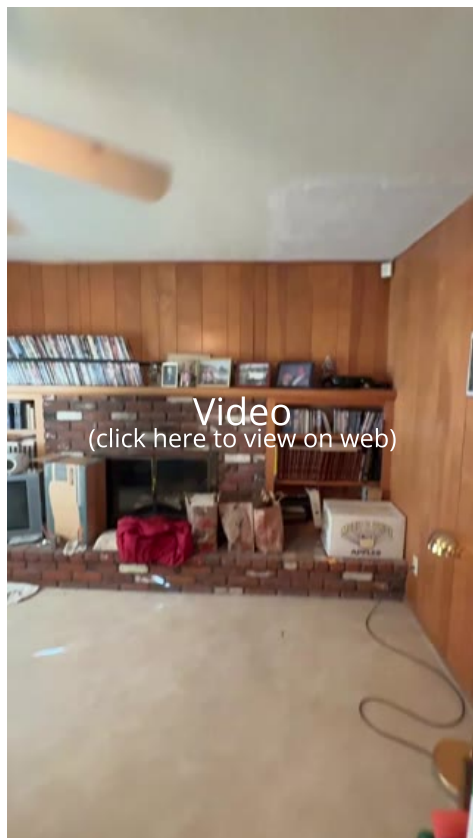
Ceiling patching to the ceiling was visible at the time of the inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



2.3.1 Floors

IMPROPER FLOOR CONNECTIONS

BASEBOARDS IN OFFICE ROOM

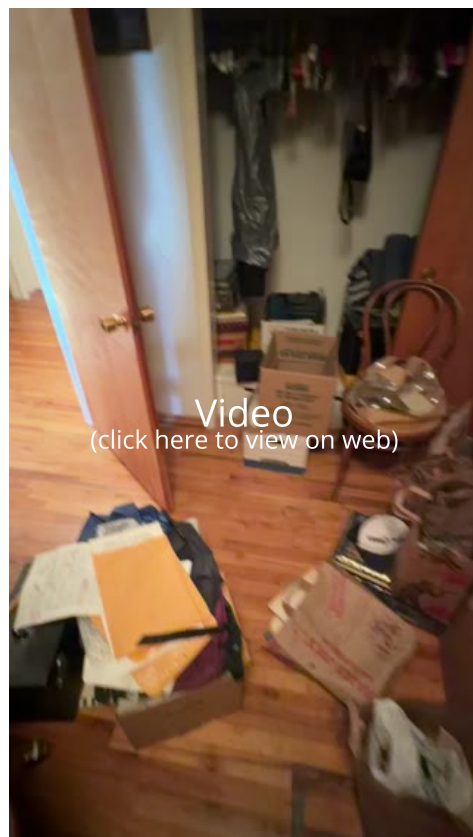
At time of inspection there were improper floor connections between rooms. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



2.3.2 Floors

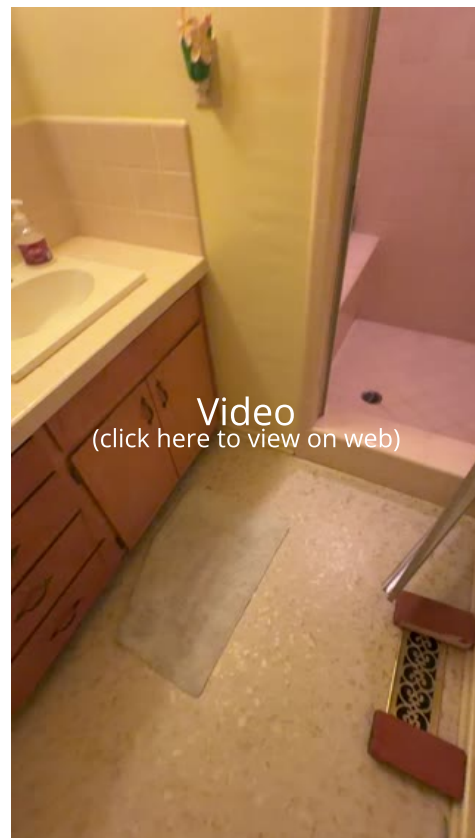
TILE CRACKS

GUEST BATHROOM

Tile cracks were observed at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.

[Recommendation](#)

2.3.3 Floors

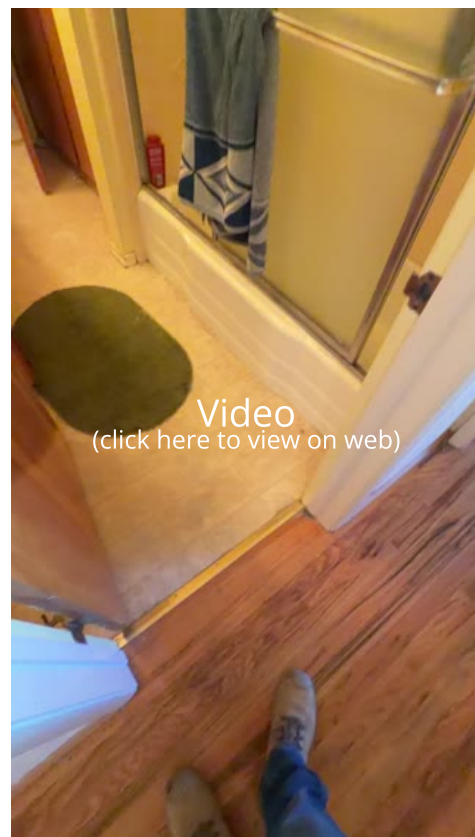
GROUT DETERIORATING

MASTER BATHROOM

Grout in one or more areas was deteriorating at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.

[Recommendation](#)

2.3.4 Floors

SIGNS OF MICE

OFFICE ROOM

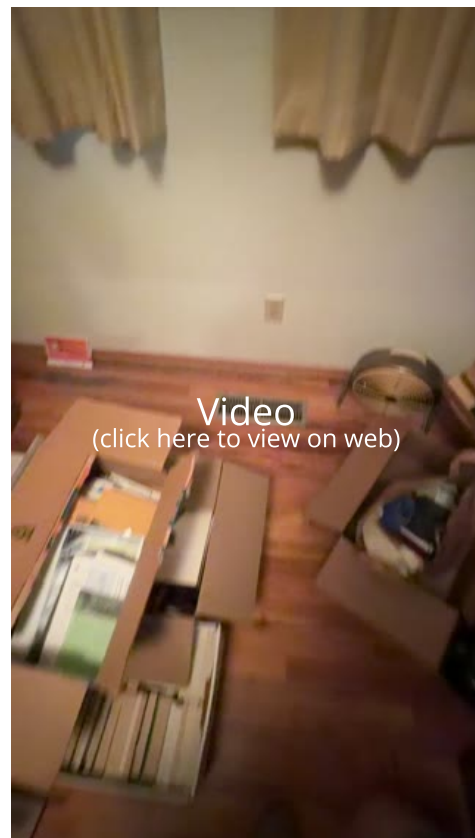
At time of inspection, mouse droppings were evident. We recommend a qualified professional evaluate, and repair.

Recommendation

Contact a qualified professional.



Recommendation



2.4.1 Countertops & Cabinets

GROUT DETERIORATING

BEHIND KITCHEN SINK

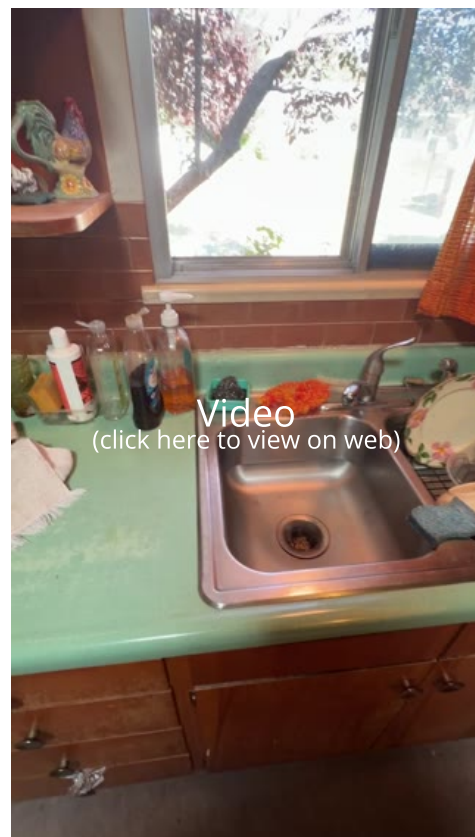
Grout lines were cracked or severely deteriorated at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



2.5.1 Doors

DOOR DOESN'T LATCH

EAST GUEST BEDROOM DOOR - SEE VIDEO

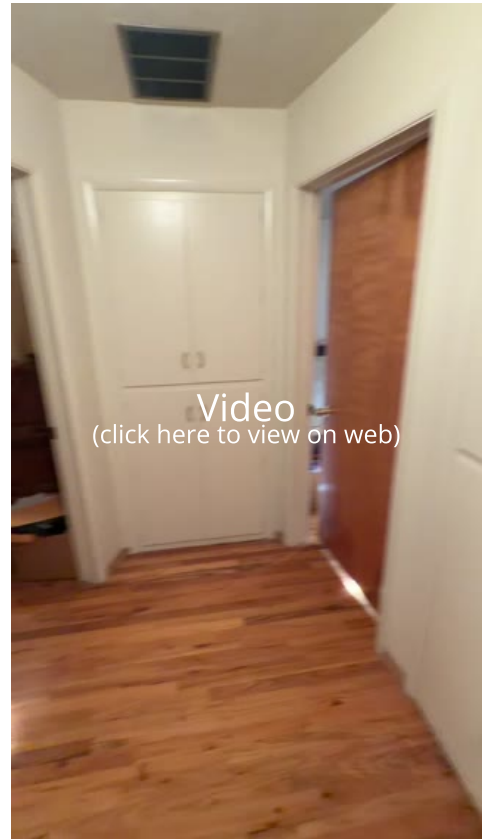
Door doesn't latch properly at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

2.6.1 Windows

WINDOW NOT FUNCTIONING PROPERLY

FRONT WINDOWS - SEE VIDEO

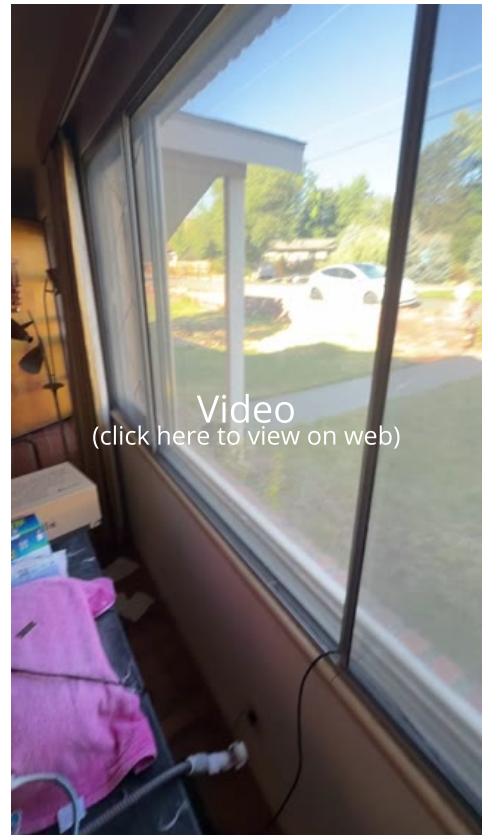
Window not functioning properly at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

2.6.2 Windows

WINDOW CAN'T LOCK

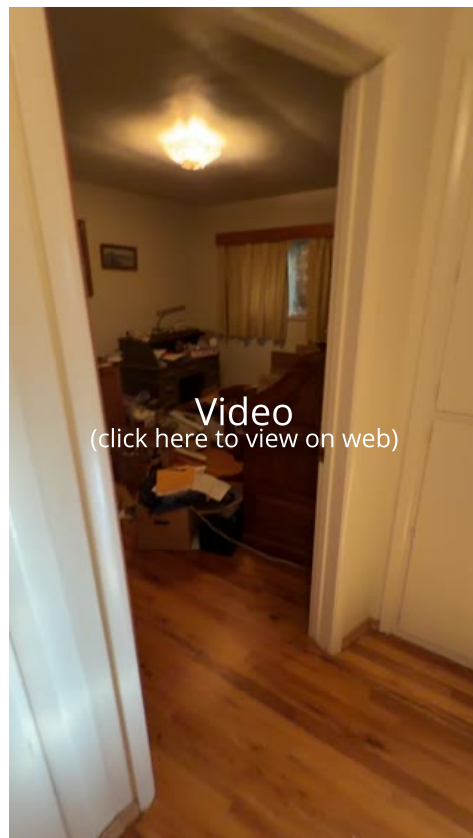
Recommendation

EASTSIDE OFFICE ROOM AND BEDROOM – SEE VIDEO

One or more windows at time of inspection we're unable to lock under normal operating conditions. This can occur due to many reasons. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



2.6.3 Windows

FRAME LOOSE

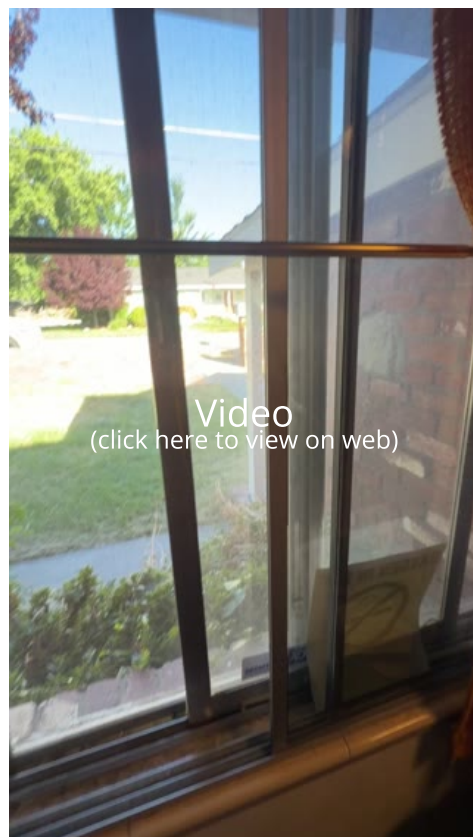
Recommendation

WINDOW IN KITCHEN - SEE VIDEO

Window is visibly loose from glass window frame at time of inspection. This can be due to over usage/unnecessary force or general aging. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



3.3.1 Range/Oven/Cooktop **BURNER NOT HEATING**

FRONT LEFT OVEN BURNER

One or more heating elements did not heat up when turned on. I recommend a qualified professional evaluate and repair as needed.

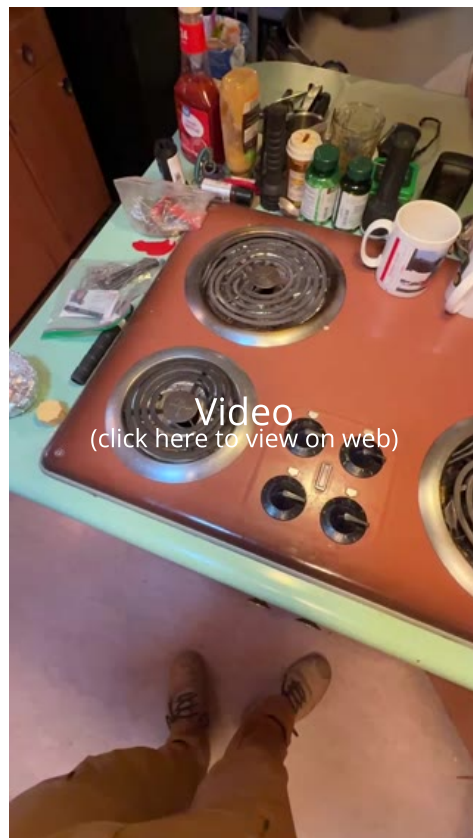
[Here is a DIY resource](#) on possible solutions.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

4.2.1 Exhaust Systems

RECOMMEND DRYER DUCT CLEANING

DRYER DUCT

Dryer vent should be cleaned/serviced and this should be done every year or as manufacturer deems necessary. Lint build up in dryer vents can cause fires and/or severe damage. I recommend a qualified professional clean/service dryer air duct as needed.

Recommendation

Contact a qualified professional.



Recommendation



5.4.1 Hot Water Systems, Controls, Flues & Vents

RECOMMEND PROFESSIONALLY SERVICE WATER HEATER

WATER HEATER

I recommend a qualified professional service your water heater and that they do so on a yearly basis or as the manufacturer deems necessary. The water heater builds up sediment in the water which is collected in the tank. This can make your water heater inefficient as sediment builds and can possibly damage your water heater/hot water lines if not properly maintained frequently. I recommend a professional servicing/cleaning on your water heater by a qualified professional.

Recommendation

Contact a qualified professional.



Recommendation



5.4.2 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN

WATER HEATER

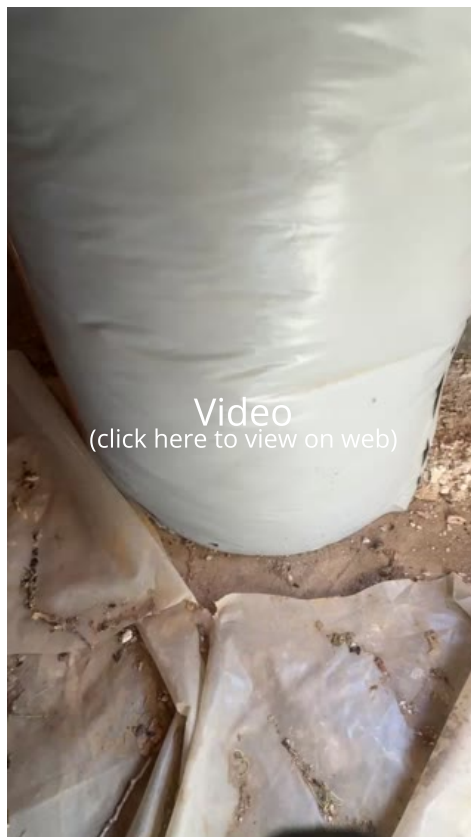
No drip pan was present at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



5.4.3 Hot Water Systems, Controls, Flues & Vents

NO EXPANSION TANK

WATER HEATER

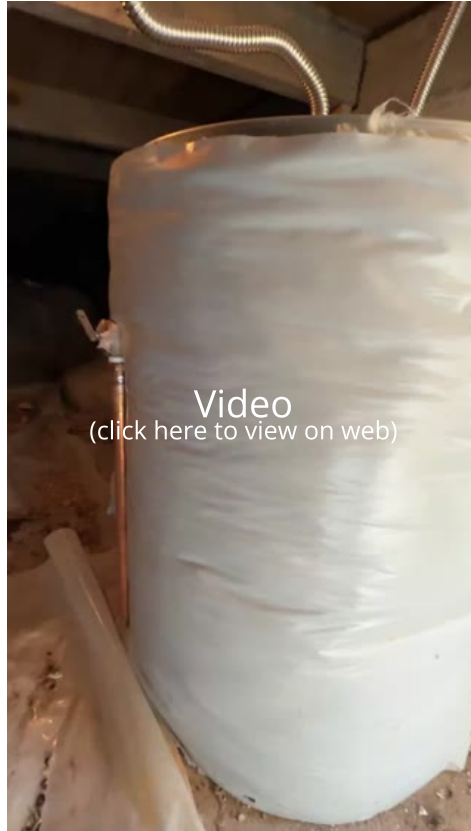
Water heater does not have an expansion tank at time of inspection. I recommend a qualified professional evaluate and repair as needed. Expansion tanks intentionally are empty awaiting water that may need to be relieved from the pipes due to extra stress/pressure.

Recommendation

Contact a qualified professional.



Recommendation



5.4.4 Hot Water Systems, Controls, Flues & Vents

**WATER HEATER MISSING SAFETY
SECURE STRAPS**

WATER HEATER

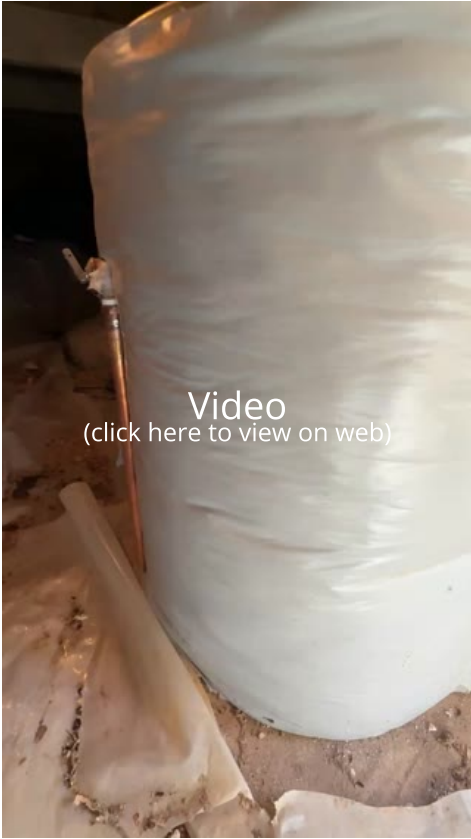
Water heater was missing safety secure straps at time of inspection. Two straps are required, one on the top third of the unit and one on the bottom third. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

5.4.5 Hot Water Systems, Controls, Flues & Vents

 Recommendation

NEAR END OF SERVICE LIFE

WATER HEATER

Water heater is showing signs of wear and tear and is nearing the end of its service life. I recommend a qualified professional evaluate and repair as needed.

Recommendation
Contact a qualified professional.



Video
(click here to view on web)

5.4.6 Hot Water Systems, Controls, Flues & Vents

WATER HEATER DRAIN IN CRAWLSPACE

WATER HEATER DRAIN

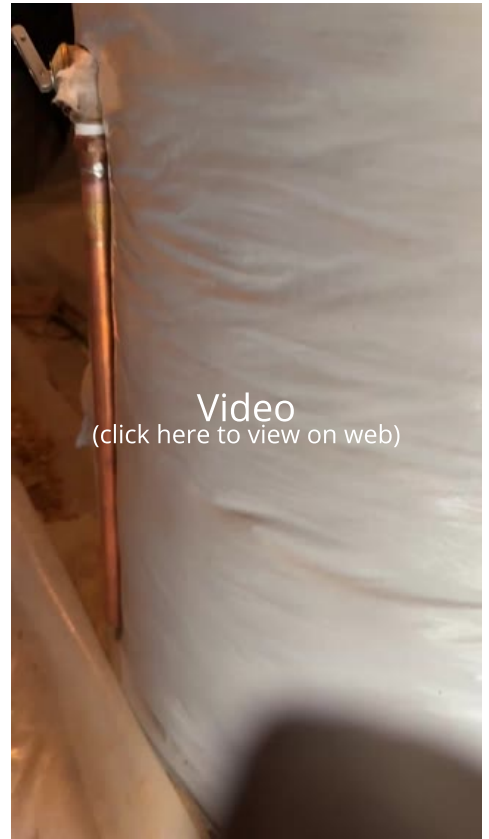
Water heater drain appears to be terminating in crawlspace at time of inspection. Moisture should not intentionally be put into the crawlspace. It should terminate outside the structure. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

5.5.1 Water Supply, Distribution Systems & Fixtures

GALVANIZED WATER LINES VISIBLE

PLUMBING SUPPLY LINES

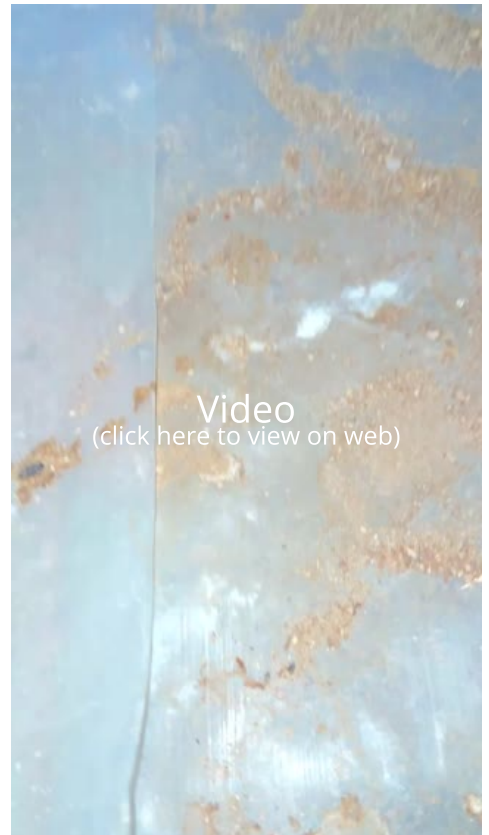
Galvanized water lines are visible at time of inspection. I recommend a qualified professional evaluate and repair as needed. Galvanized waterlines can corrode from the outside in. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

5.6.1 Drain, Waste, & Vent Systems

LEAKING PLUMBING

CRAWLSPACE UNDER MASTER BATH

A drain, waste and/or vent pipe showed signs of a leak at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



5.6.2 Drain, Waste, & Vent Systems

SHOWER HEAD LEAKING

GUEST BATHROOM

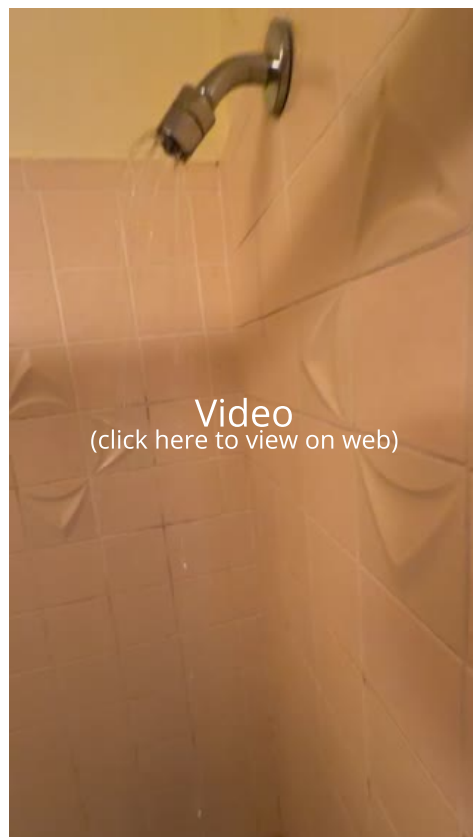
Showerhead was leaking at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



5.6.3 Drain, Waste, & Vent Systems

WATER FIXTURE LEAKING

FRONT YARD WATER SPIGOT

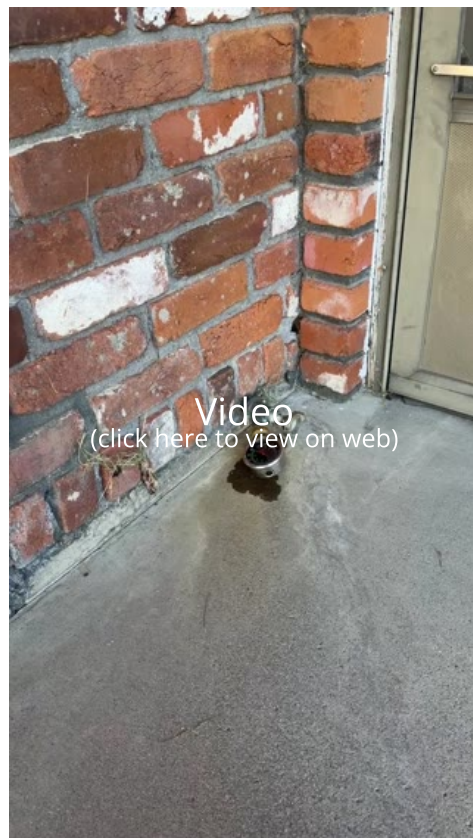
Water fixture was leaking at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



5.6.4 Drain, Waste, & Vent Systems

TUB - POOR DRAINAGE

GUEST BATHROOM

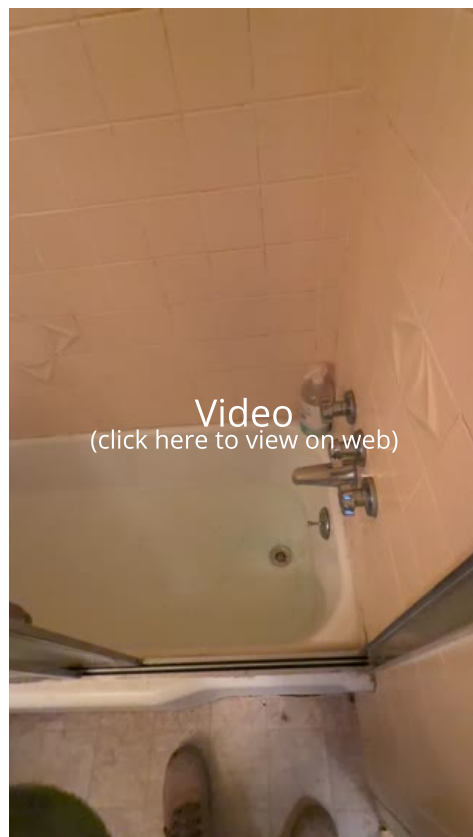
Tub observed to have poor drainage at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



5.6.5 Drain, Waste, & Vent Systems

IMPROPER CONNECTION

UNDER KITCHEN SINK

An improper connection was observed at a drain, waste or vent pipe at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



5.6.6 Drain, Waste, & Vent Systems

WATER FIXTURE IMPROPERLY INSTALLED

FRONT YARD WATER SPIGOT

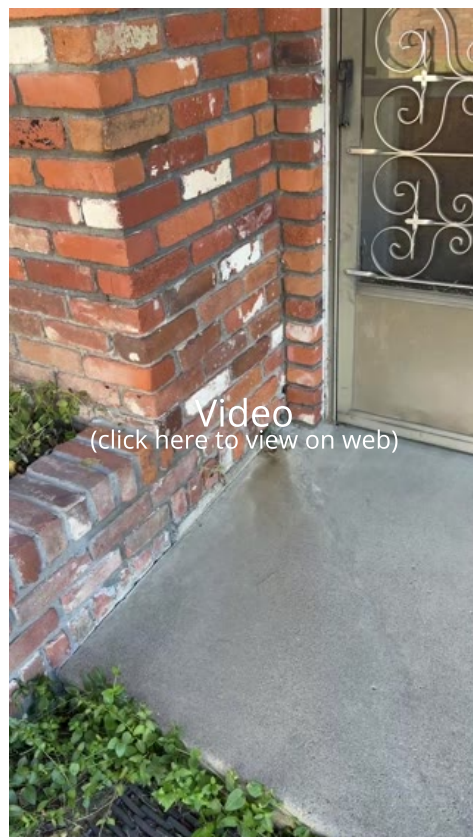
Water fixture is improperly installed at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



5.6.7 Drain, Waste, & Vent Systems

CAST-IRON DRAIN LINE DAMAGED

PRIMARY CAST IRON DRAINAGE LINE

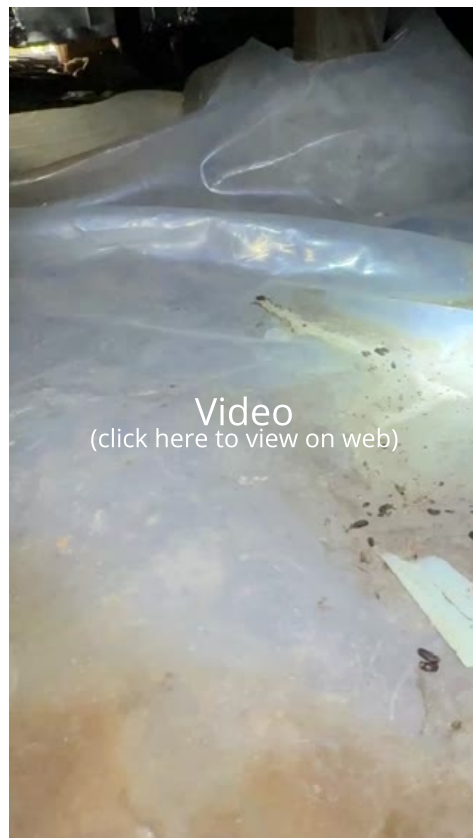
Water fixture was damaged at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



5.6.8 Drain, Waste, & Vent Systems

CAST IRON PLUMBING VISIBLE

CRAWLSPACE DRAINAGE PLUMBING

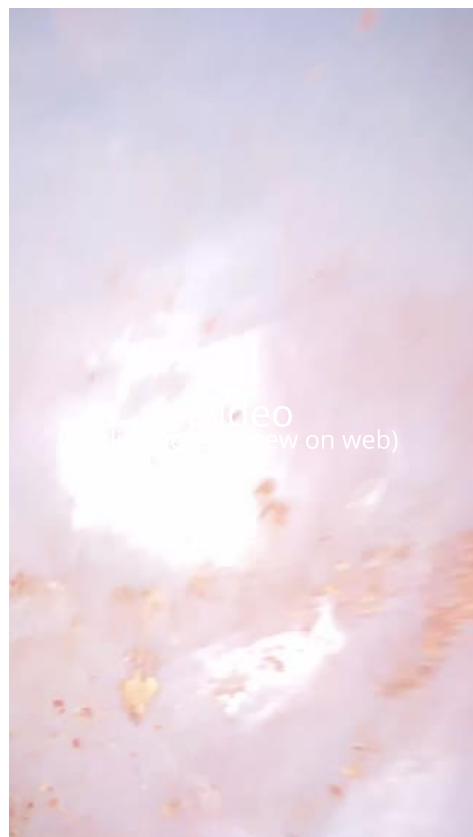
Cast iron plumbing visible at time of inspection. I recommend we have a qualified, professionally evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



5.6.9 Drain, Waste, & Vent Systems

TILE SHOWER CRACKED

MASTER BATHROOM SHOWER

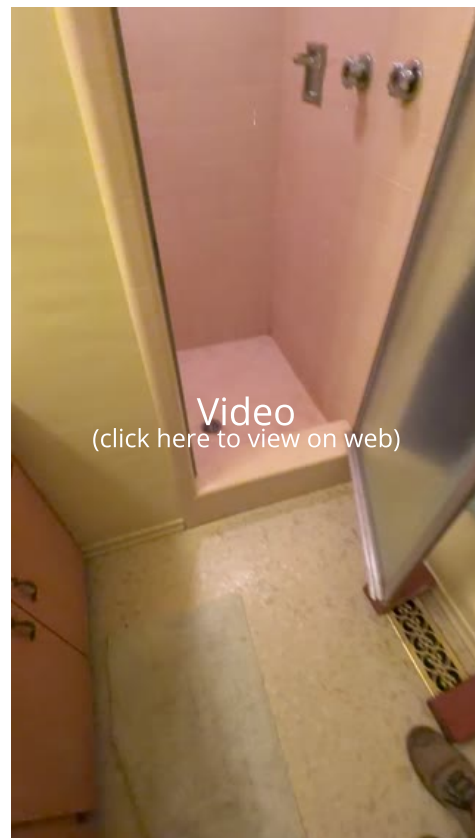
Master bathroom shower tile crack appear to be visible in the shower base at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



5.6.10 Drain, Waste, & Vent Systems

SHOWER POOR DRAINAGE

MASTER SHOWER

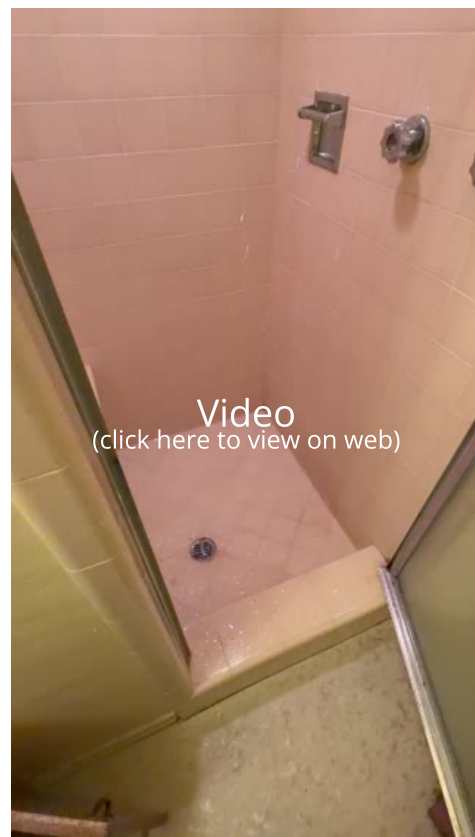
Master shower drain appears to be showing poor drainage at time of inspection. I recommend a qualified professional evaluate and repair needed.

Recommendation

Contact a qualified professional.



Recommendation



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

**Recommendation**

ACCESS INSUFFICIENT

ELECTRICAL PANEL

Access to electrical panel is insufficient at time of inspection. I recommend a qualified professional evaluate and repair as needed. There needs to be adequate access for doors to open up and allow room to use the electrical panel safely. Also, the electrical panel should not be hiding behind any other blockings such as doors, shelves or plants.

Recommendation

Contact a qualified professional.



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

**Recommendation**

ZINSCO OR FEDERAL PACIFIC ELECTRICAL PANEL

ELECTRICAL SUBPANEL

A Zinsco or Federal Pacific Electrical Panel was found at time of inspection. These electrical panels have had a long history of proving time and time again to be defective. Testing by the Consumer Product Safety Commission has shown these breakers to have an unacceptably high rate of failure, which creates a safety hazard. Testing has proven that virtually every panel installed in the United States contains defective breakers. If a breaker fails to trip when it should, the wires in the home that are supposed to be protected can start on fire. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



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



Recommendation

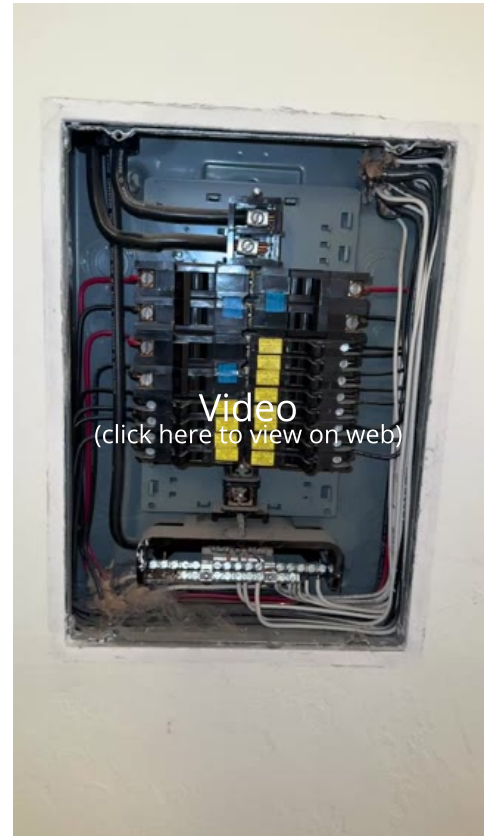
GROUND AND NUETRAL BUS BARS BONDED

SUBPANEL

Ground and neutral bus bars appear to be bonded together in subpanel at time of inspection. I recommend a qualified professional evaluate and repair as needed. Typically, subpanels should not have the ground and neutral bus bars bonded together. This is only a practice that should be observed on the main electrical panel.

Recommendation

Contact a qualified professional.



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



Recommendation

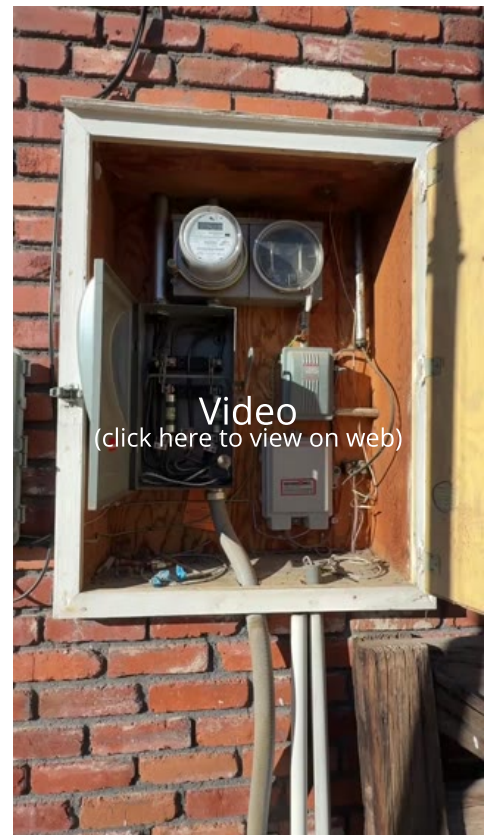
RECOMMEND UPDATING ELECTRICAL EQUIPMENT

MAIN ELECTRICAL PANEL

Main electrical panel appears to have fuses rather than breakers. I recommend a qualified professional further evaluate and update electrical equipment to New standard components such as circuit breakers.

Recommendation

Contact a qualified professional.



6.4.1 Lighting Fixtures, Switches & Receptacles

OPEN GROUND

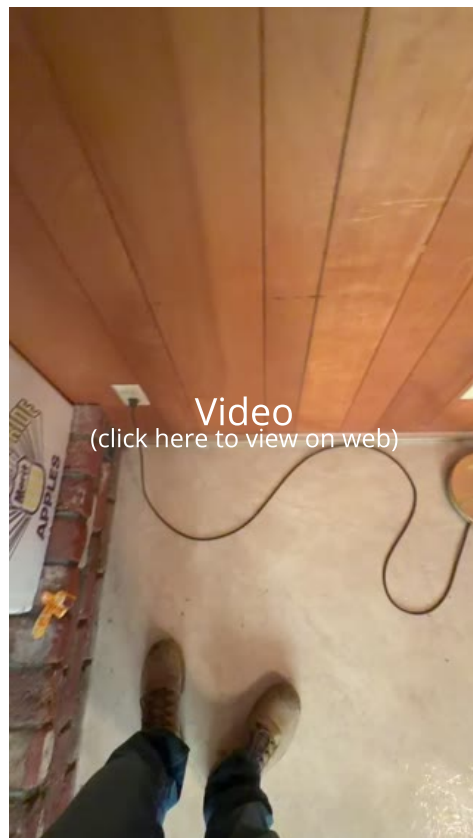
Recommendation

ALL ELECTRICAL OUTLETS

One or more receptacles have an open ground. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



6.4.2 Lighting Fixtures, Switches & Receptacles

EXPOSED ELECTRICAL WORK

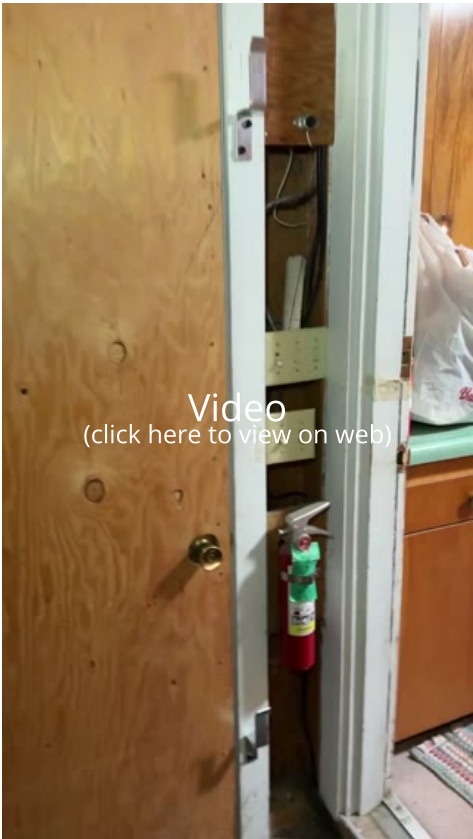
Recommendation

GARAGE ELECTRICAL WORK, FRONT YARD OUTLET

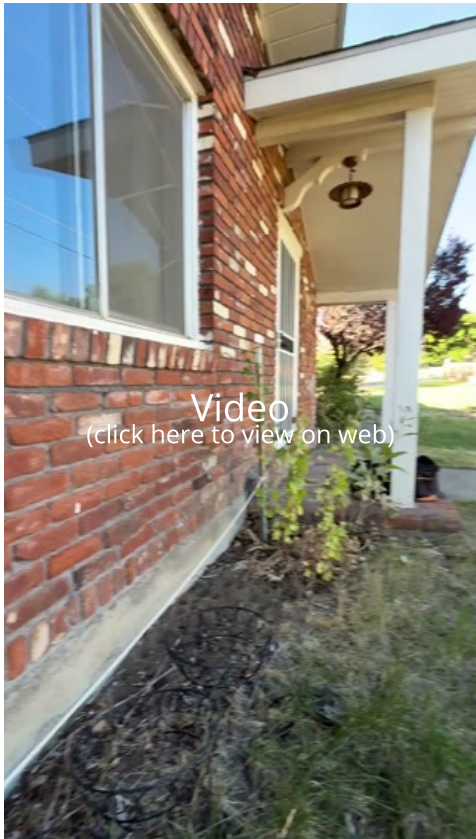
Exposed electrical work was found at time of inspection. I recommend a qualified professional evaluate and repair as needed. Exposed electrical work can cause hazardous conditions for the occupants of the home.

Recommendation

Contact a qualified professional.



Video
(click here to view on web)



Video
(click here to view on web)

6.4.3 Lighting Fixtures, Switches & Receptacles

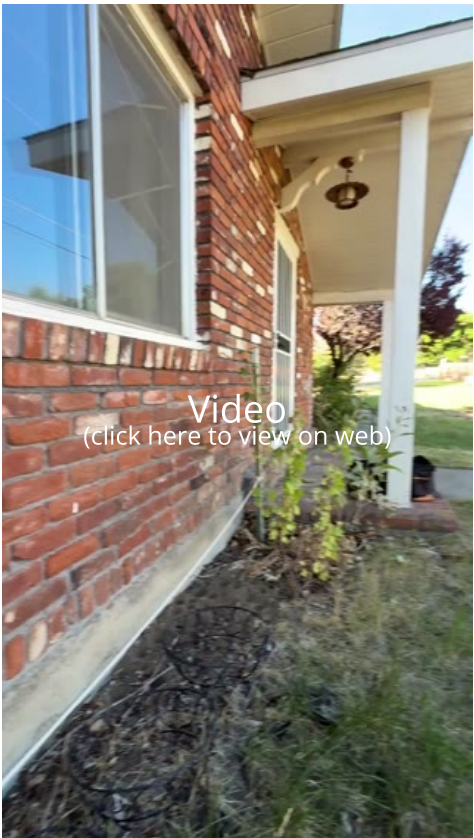
IMPROPER ELECTRICAL WORK

FRONT YARD OUTLET

Electrical work found at time of inspection appeared to be the less than standard form of craftsmanship. I recommend a qualified professional evaluate and repair as needed.

Recommendation
Contact a qualified professional.

 Recommendation



Video
(click here to view on web)

6.4.4 Lighting Fixtures, Switches & Receptacles

DOORBELL INOPERABLE

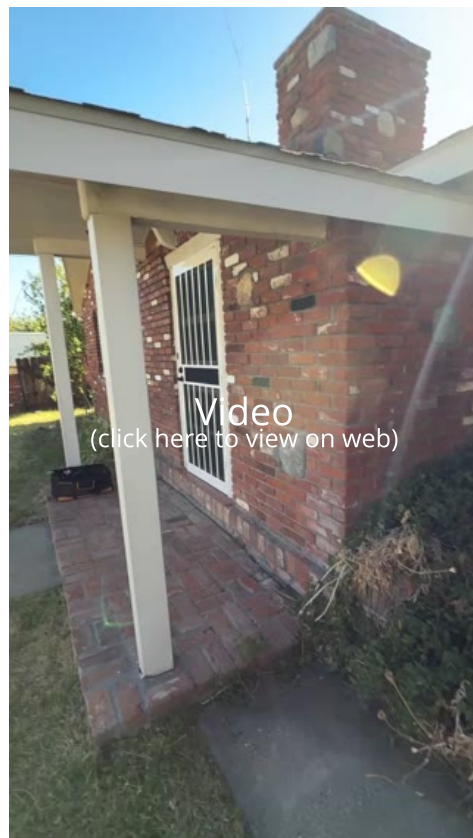
Recommendation

GARAGE DOORBELL

Doorbell is inoperable at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



6.4.5 Lighting Fixtures, Switches & Receptacles

MISSING EXTERIOR OUTLET COVER

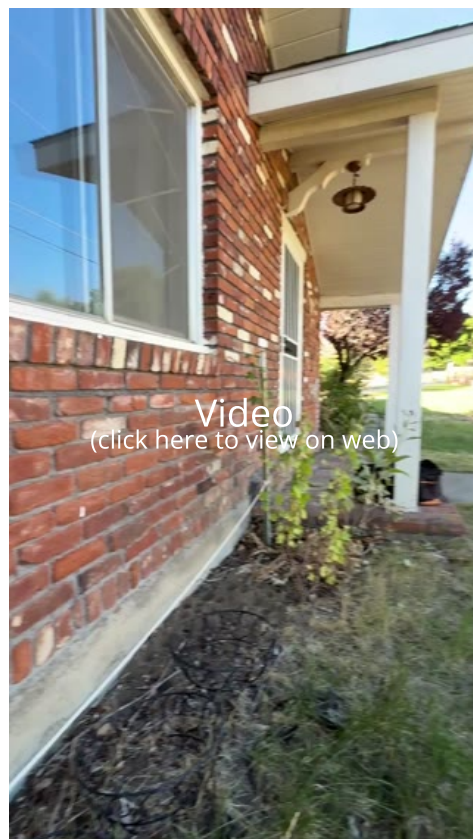
Recommendation

FRONT YARD EXTERIOR OUTLET

Exterior outlet is missing weatherproof exterior cover. I recommend a qualified professional evaluate and repair as needed. Exterior weatherproof covers can protect your exterior outlets from exterior elements.

Recommendation

Contact a qualified professional.



6.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

ALL CURRENTLY REQUIRED LOCATIONS

No GFCI protection present in on or more locations where recommended. I recommend a qualified professional evaluate and repair as needed by installing GFCI protected outlets where recommended by current standards

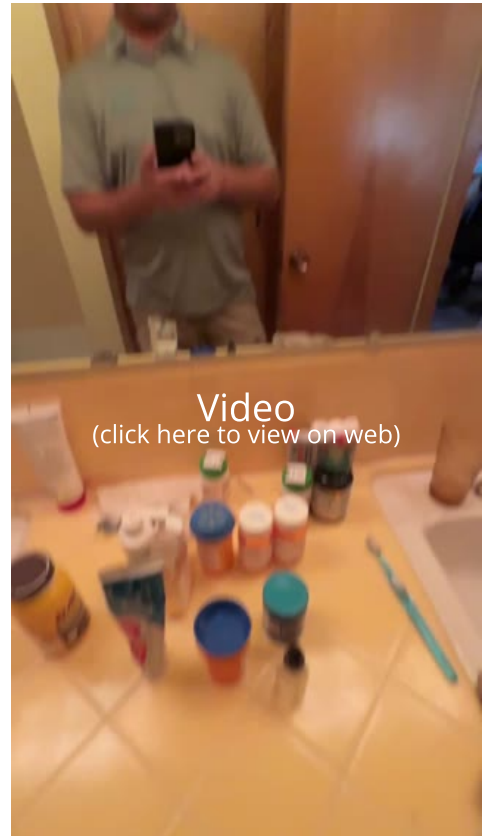
[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified professional.



Recommendation



6.6.1 Smoke Detectors

NO SMOKE DETECTOR

ALL HABITABLE BEDROOMS

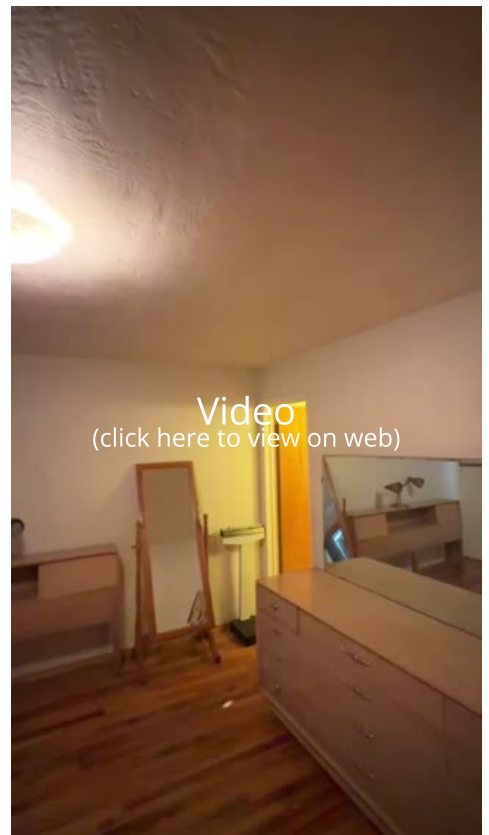
No smoke detector was found in one or more places where recommended at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



6.7.1 Carbon Monoxide Detectors

NO CARBON MONOXIDE ALARM

WHOLE HOUSE

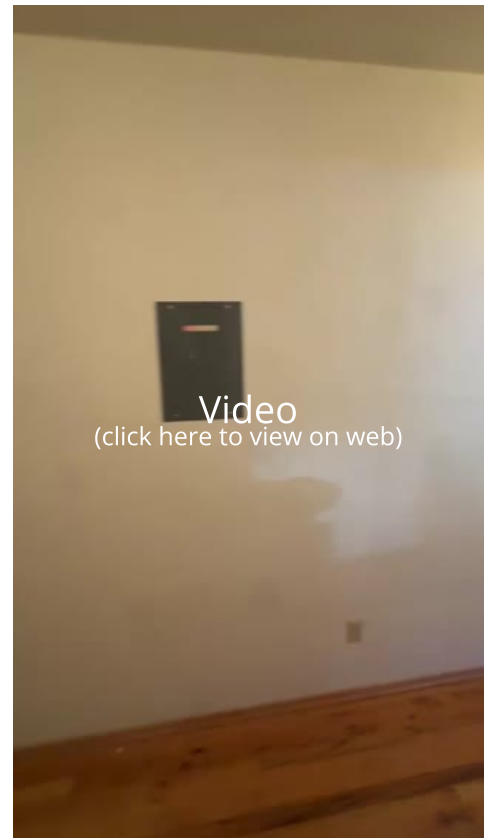
No carbon monoxide alarm was visible at time of inspection within the home. I recommend a qualified professional evaluate and repair as needed. Typically, with gas appliances, it's recommended to install a carbon monoxide alarm within the home.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

7.1.1 Equipment

RECOMMEND SERVICING/CLEANING

HEATING ELEMENT

Heating element should be cleaned and serviced and this should be done annually. Recommend a qualified HVAC contractor clean, service and certify furnace. There should be a filter in return air duct and it should be replaced every couple months or as manufacturer determines necessary.

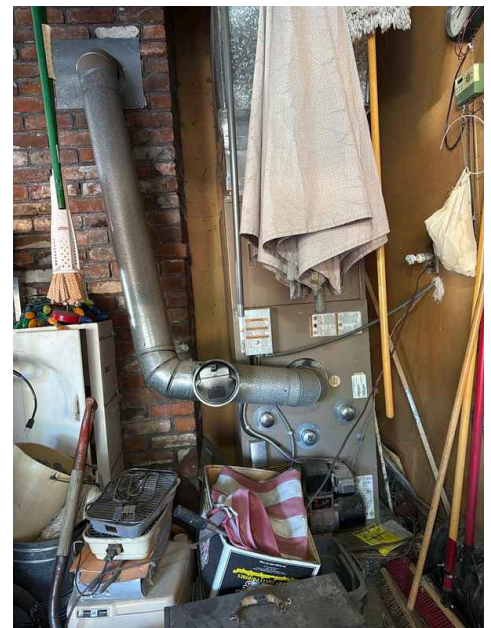
[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified professional.



Recommendation



7.1.2 Equipment

AIR REGISTER VENT MISSING

KITCHEN AIR REGISTER

One or more air register vents were missing at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

7.3.1 Distribution Systems

DUCT TAPE ON DUCTWORK

CRAWLSPACE DUCTWORK

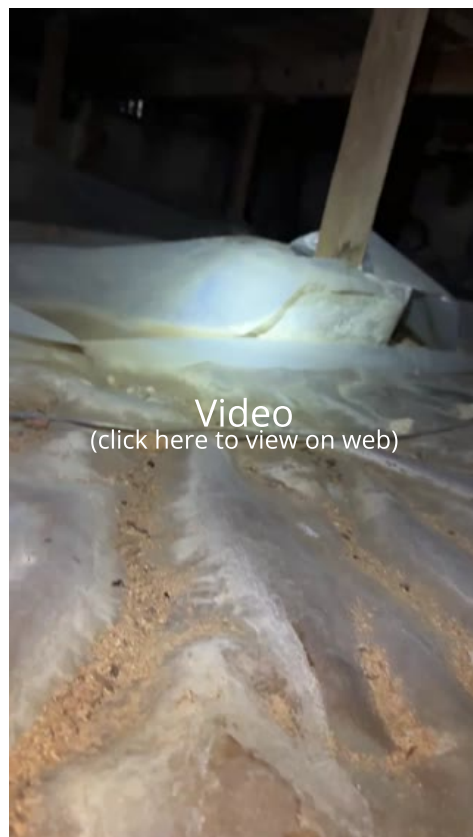
Crawlspace ductwork appears to have duct tape applied to the ductwork at time of inspection. I recommend a qualified professional evaluate repairs needed. Duct tape is not prescribed material for duct repairs.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

7.3.2 Distribution Systems

IMPROPER DUCTWORK

EAST CORNER OF CRAWLSPACE

In one or more locations there appears to be improper ductwork at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

8.1.1 Exterior Wall Components (Siding, Flashing, Molding & Trim)

SIDING CRACKING

ALL AROUND HOME

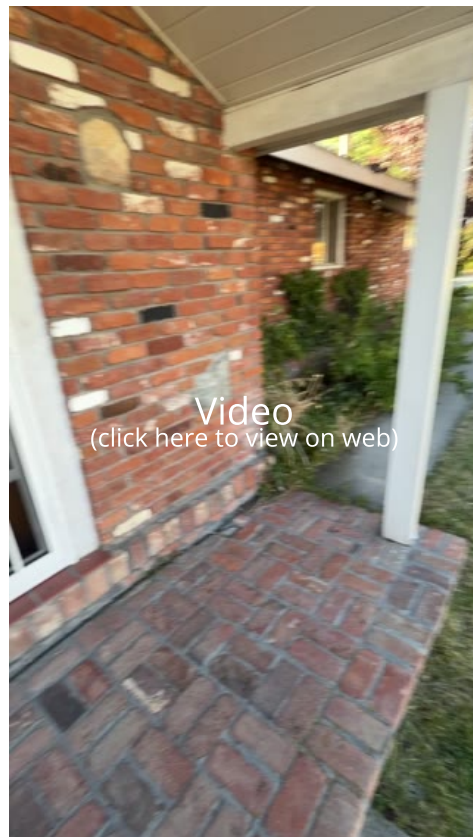
Siding showed cracking in one or more places at time of inspection. This can be a result of temperature changes or other other various reasons. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

8.1.2 Exterior Wall Components (Siding, Flashing, Molding & Trim)

VEGETATION TOO CLOSE TO STRUCTURE

VEGETATION AROUND HOME

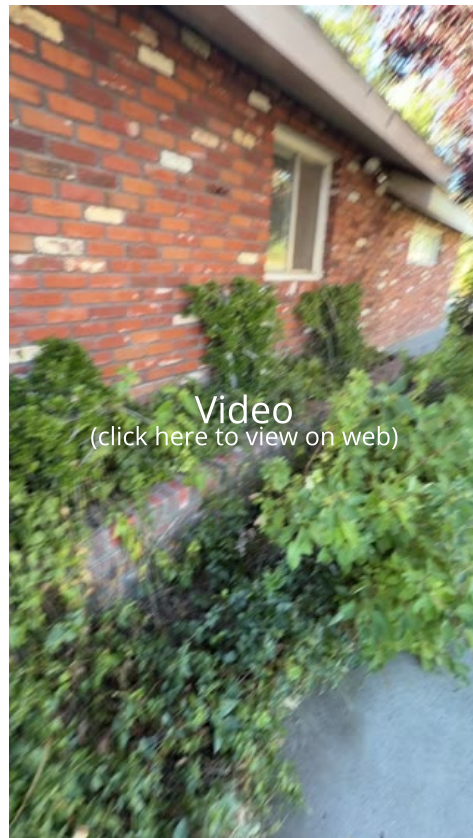
Vegetation was too close to structure at time of inspection. I recommend a qualified professional trim all vegetation back at least 1 foot away from the exterior wall components of the home. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



8.1.3 Exterior Wall Components (Siding, Flashing, Molding & Trim)

HOLES/GAPS IN SIDING

EAST WALL NEAR GARAGE EXIT DOOR

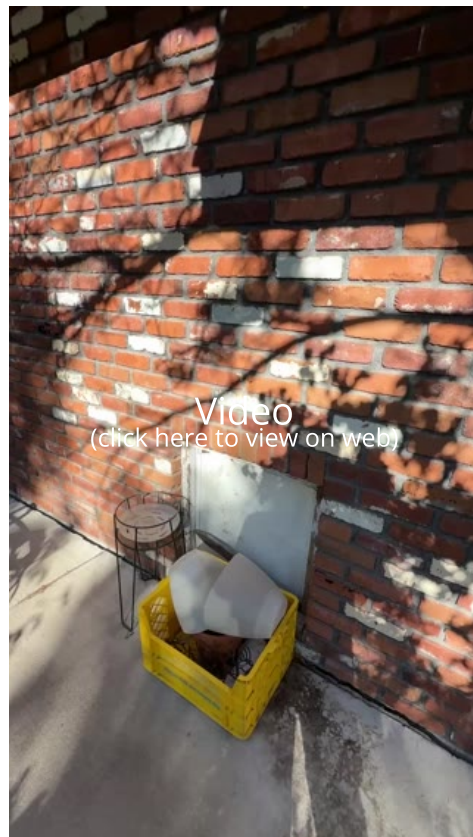
Holes in the siding were visible at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



8.1.4 Exterior Wall Components (Siding, Flashing, Molding & Trim)

MASONRY REPOINTING NEEDED

ALL AROUND HOME

In one or more locations, masonry repointing was needed. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



8.2.1 Eaves, Soffits & Fascia

SOFFIT GAP

ABOVE LEFT FRONT DOOR

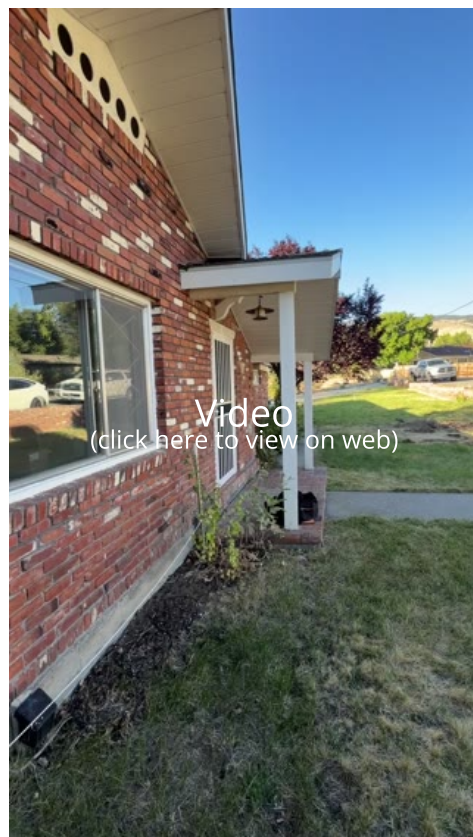
There is an opening, gap or hole in soffit at time of inspection. I recommend a qualified professional evaluate and repair as needed. This can allow moisture/insect/exterior element intrusion as well as deterioration of the surrounding material.

Recommendation

Contact a qualified professional.



Recommendation



8.3.1 Exterior Doors

DOOR DOES NOT LATCH PROPERLY

EXTERIOR GARAGE DOOR

Door does not latch properly at time of inspection. I recommend a qualified professional evaluate and repair as needed.

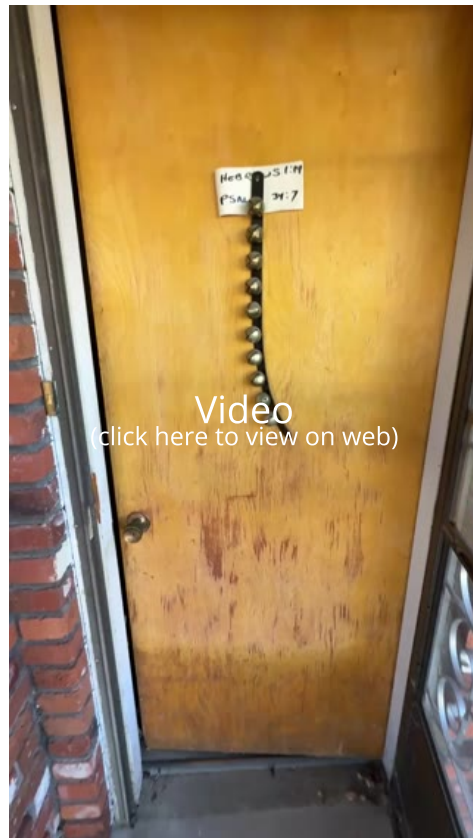
[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation

Contact a qualified professional.



Recommendation



8.3.2 Exterior Doors

TRIM PAINT/REFINISH NEEDED

EXTERIOR DOORS

Paint or finish was worn at time of inspection. I recommend a qualified professional evaluate and repair as needed.

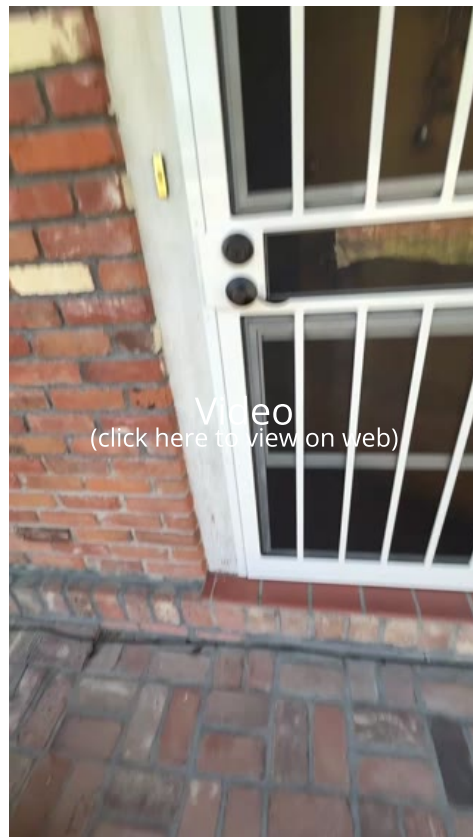
[Here is a DIY article](#) on refinishing a wood door.

Recommendation

Contact a qualified professional.



Recommendation



8.3.3 Exterior Doors

DOOR DOES NOT SEAL

EAST EXTERIOR GARAGE DOOR

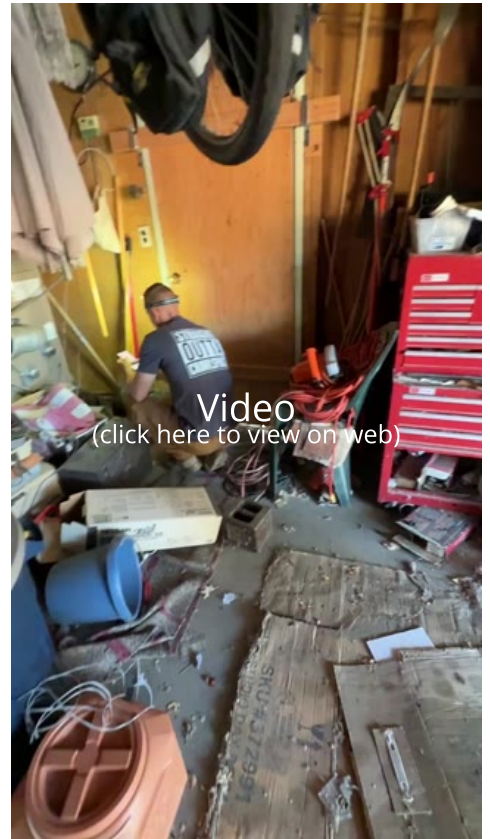
Door does not seal at time of inspection. I recommend a qualified professional evaluate and repair as needed. An open seal will allow exterior elements to enter the home.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

8.4.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING

BEGINNING OF DRIVEWAY

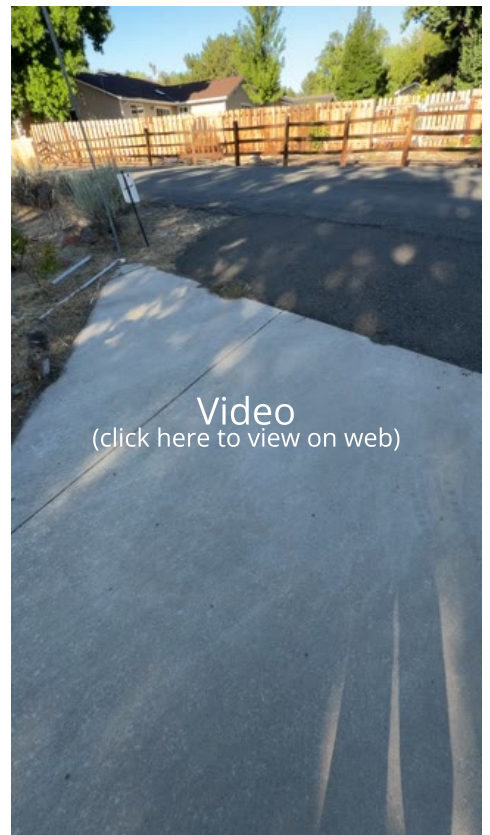
Cracking observed in the driveway was visible at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

8.4.2 Walkways, Patios & Driveways

WALKWAY CRACKING

FRONT WALKWAY

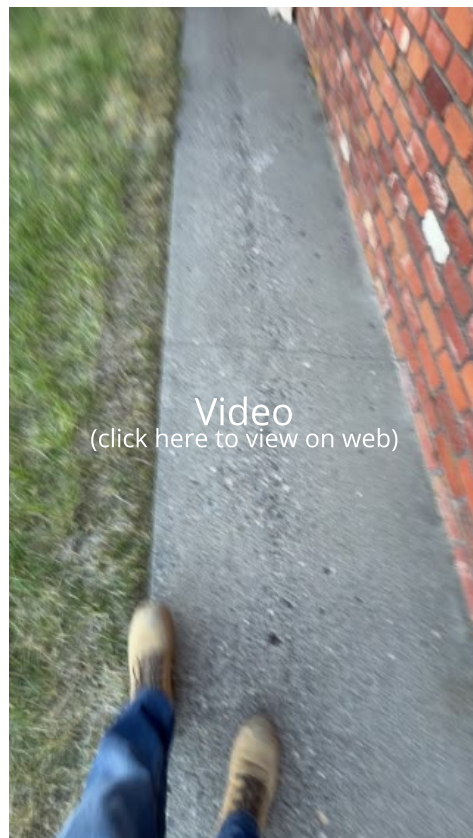
Cracking observed in the walkway was visible at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



8.4.3 Walkways, Patios & Driveways

PATIO CRACKING

BACK PATIO

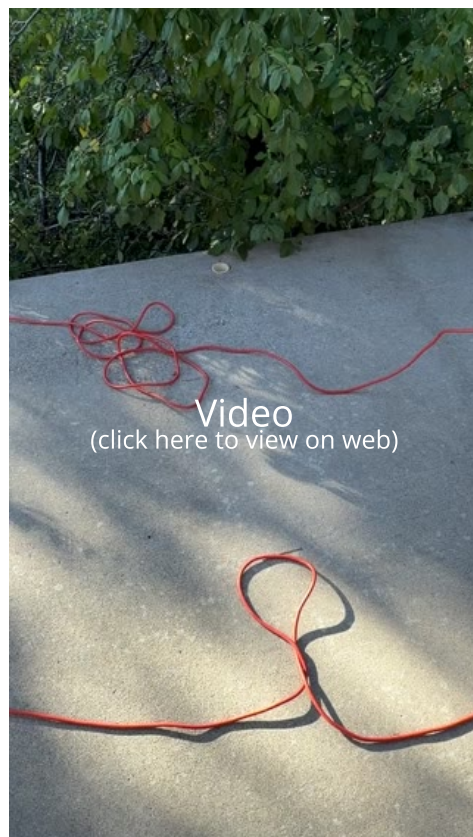
Cracking observed in the patio was visible at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



8.4.4 Walkways, Patios & Driveways

TRIPPING HAZARD

UNEVEN OFFSETS THROUGHOUT FRONT PORCH AND FRONT WALKWAYS

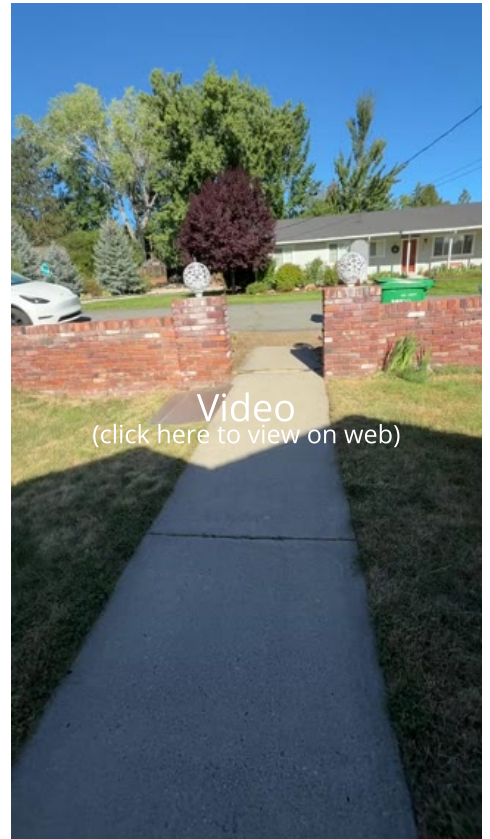
Tripping hazard was observed at time of inspection. I recommend contacting a qualified professional to evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



8.4.5 Walkways, Patios & Driveways

SPALLING

FRONT WALKWAY

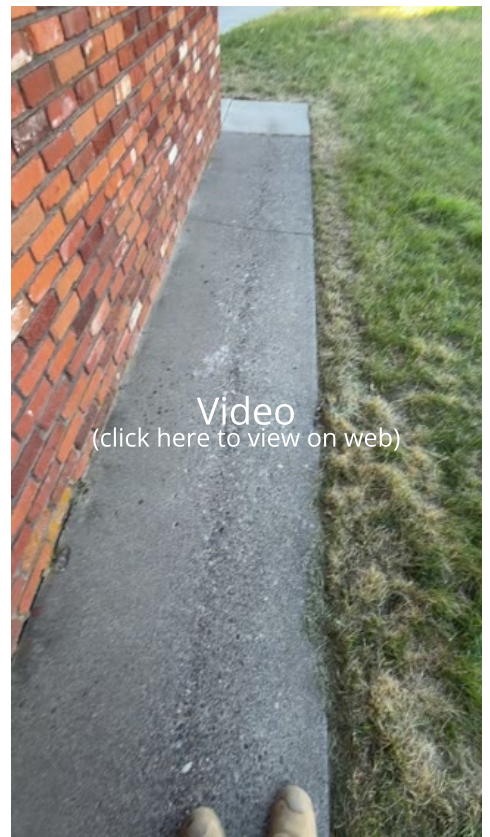
Spalling was visible at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



8.4.6 Walkways, Patios & Driveways

SETTLING

FRONT PORCH

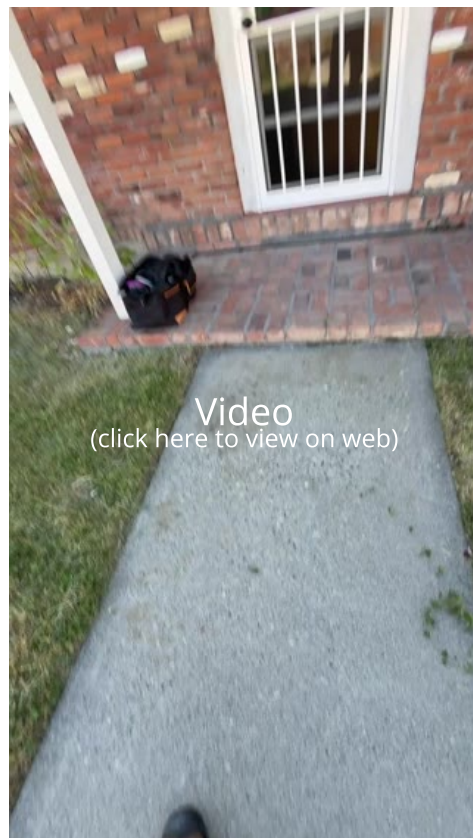
Settling was visible at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



8.5.1 Vegetation

VEGETATION NEAR STRUCTURE

ALL AROUND HOME

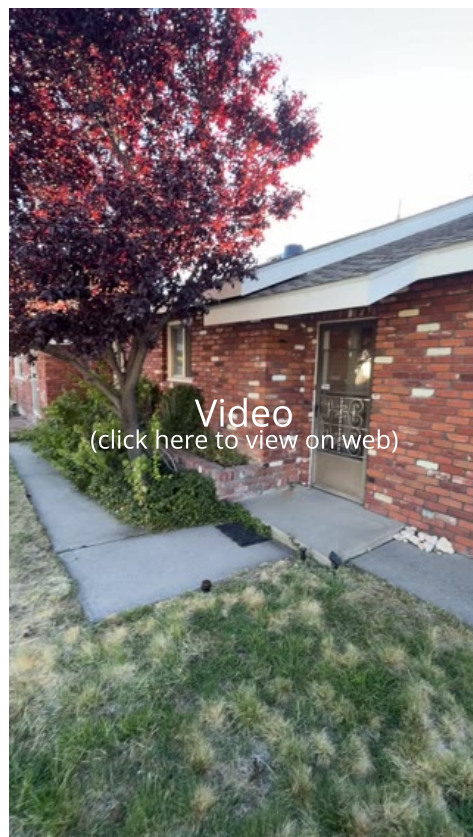
Vegetation was found near structure at time of inspection. Trees hanging over the home will drop debris on the structure. Limbs may break off of large vegetation and fall on the structure. Root systems will grow and affect the structure from below. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



8.6.1 Appurtenance

GUARDRAIL MISSING

BACK PATIO OFF GARAGE

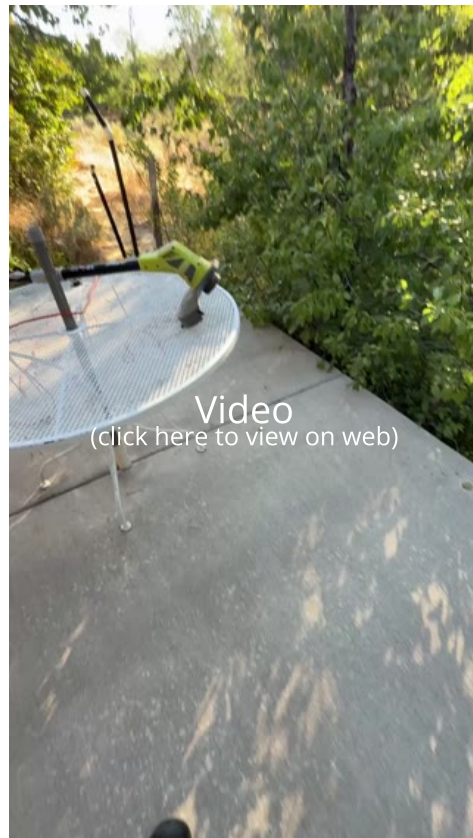
Guardrail missing at time of inspection. Recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

8.6.2 Appurtenance

PORCH SUPPORT LOOSE

FRONT RIGHT PORCH SUPPORT

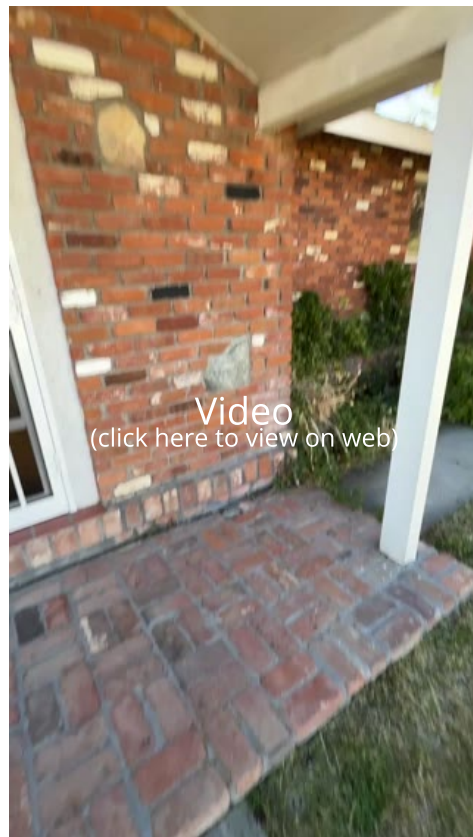
In one or more locations, they appeared to be porch supports that were loose at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

9.1.1 Land Grade/ Water Drainage

**NEGATIVE SLOPE TOWARDS
STRUCTURE**

FRONT OF HOUSE

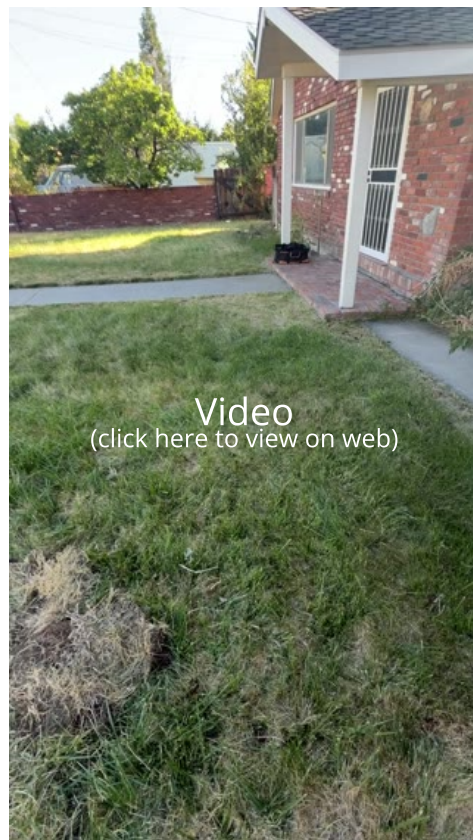
Negative slope towards structure in one or more areas at time of inspection. This slope brings water closer to the structure rather than naturally pushing it away. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

10.1.1 Coverings

DEBRIS ON ROOF

VARIOUS LOCATIONS – SEE VIDEO

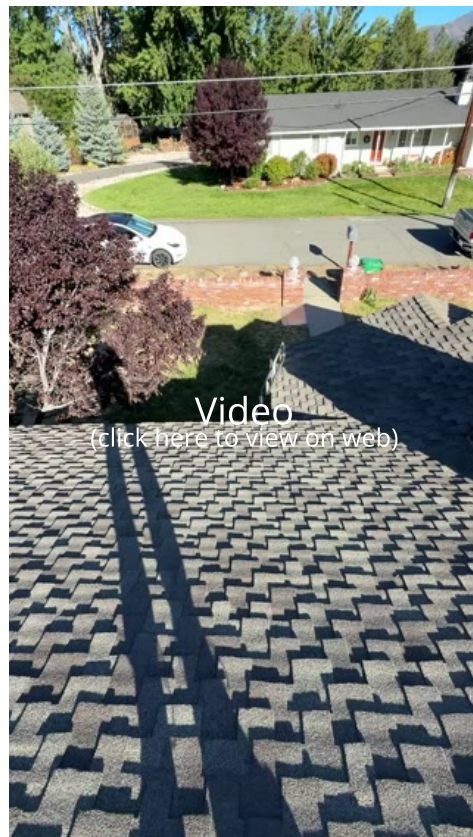
Debris on roof was visible at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

10.1.2 Coverings

DAMAGED ROOFING

NEAR SOUTH CHIMNEY

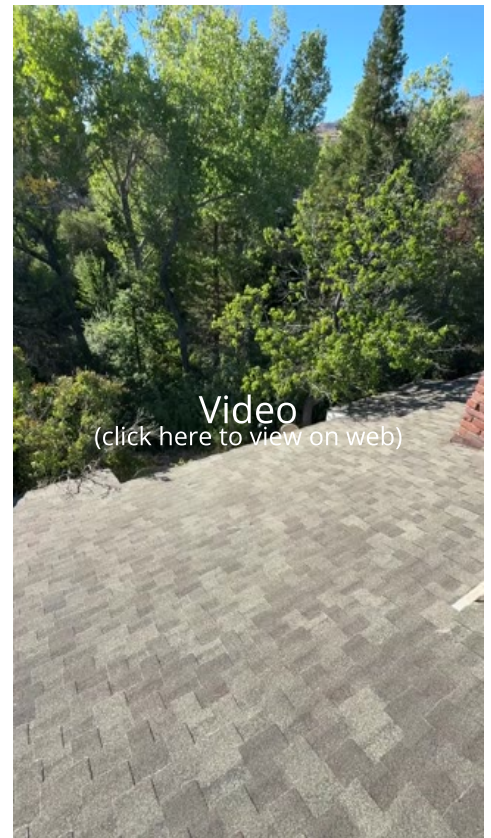
Roofing material showed damage at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



10.1.3 Coverings

MINOR DELAMINATION

MULTIPLE LOCATIONS, SEE VIDEO

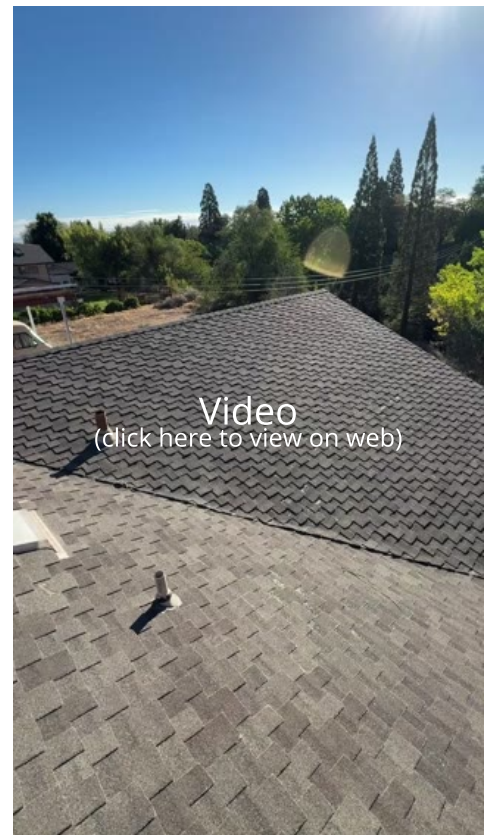
The asphalt shingle roof shows signs of delamination at time of inspection. Delamination is the process by which the surface layer of asphalt separates from the shingle. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



10.1.4 Coverings

EXPOSED FASTENERS

RIDGE SHINGLE CONNECTIONS

Exposed fasteners were visible at time of inspection. I recommended qualified professional evaluate and repair as needed. Fasteners should not be exposed as they will provide a point of entry for water intrusion and premature aging of the roofing materials.

Recommendation

Contact a qualified professional.



Recommendation



10.3.1 Roof Drainage Systems

GUTTERS MISSING

WHOLE ROOF

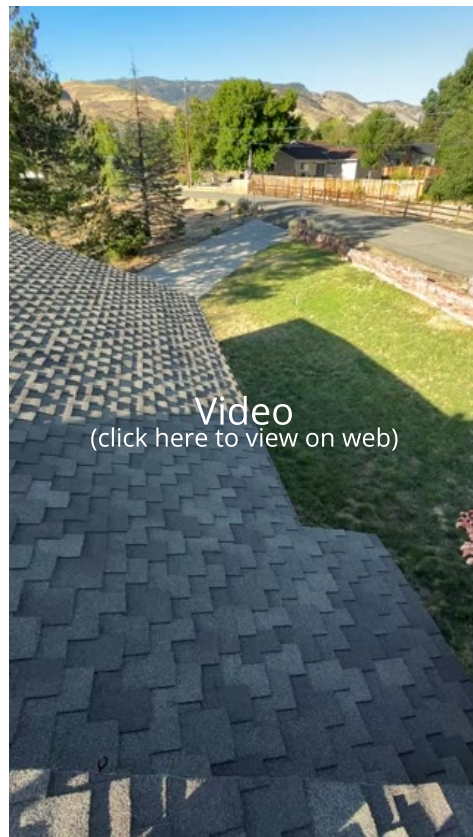
There are no gutters present on the structure in various locations at time of inspection. A drainage system is recommended to collect rain water from the roof and direct it away from the structure of the building. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



10.4.1 Skylights, Chimneys & Other Roof Penetrations

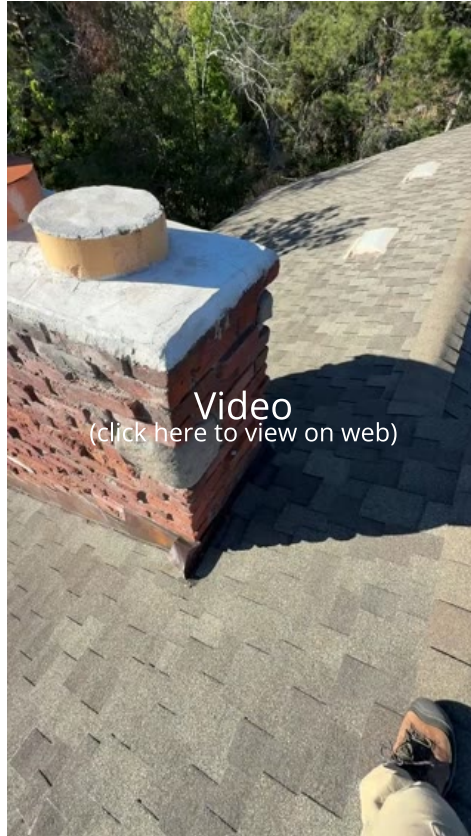
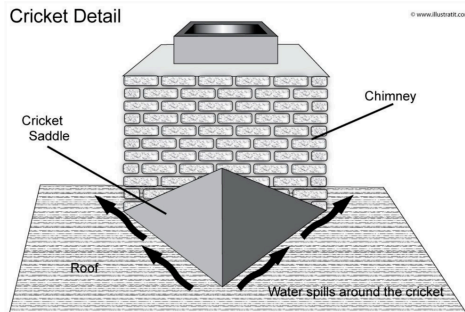
NO CRICKET

HIGH SIDE OF SOUTH CHIMNEY

No cricket was observed at time of inspection. I recommend a qualified professional evaluate and repair as needed. Moisture and debris can build up on the high side of the chimney.

Recommendation

Contact a qualified professional.



10.4.2 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CEMENT CAP CRACKED

CHIMNEY CEMENT CAP

Chimney cement cap is cracked in one or more locations. I recommend a qualified professional evaluate and repair as needed. Moisture may be able to intrude within the chimney without proper sealant.

Recommendation

Contact a qualified professional.

 Recommendation



10.4.3 Skylights, Chimneys & Other Roof Penetrations

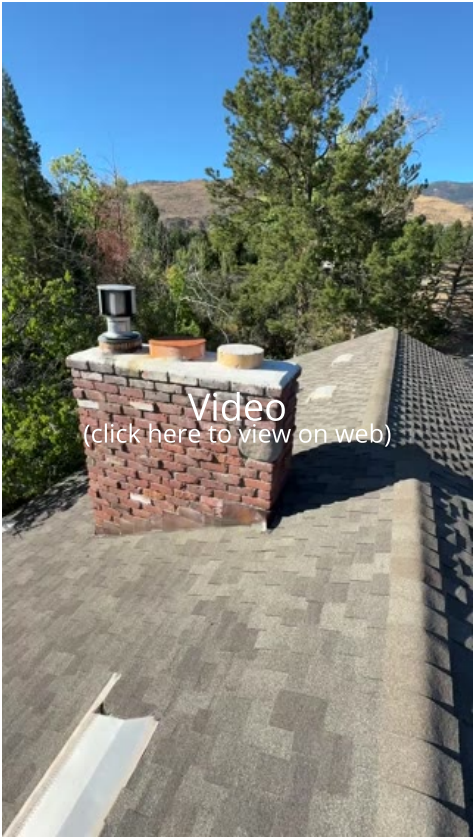
 Recommendation

SEALED CHIMNEYS

MOST ROOF CHIMNEYS

Fireplace appear to be sealed up on the roof at time of inspection. I recommend recommended qualified professional evaluate and repair as needed. If the fireplaces are used, this will vent all of the smoke and debris into the house.

Recommendation
Contact a qualified professional.



11.2.1 Attic Insulation

INSUFFICIENT INSULATION

ATTIC INSULATION

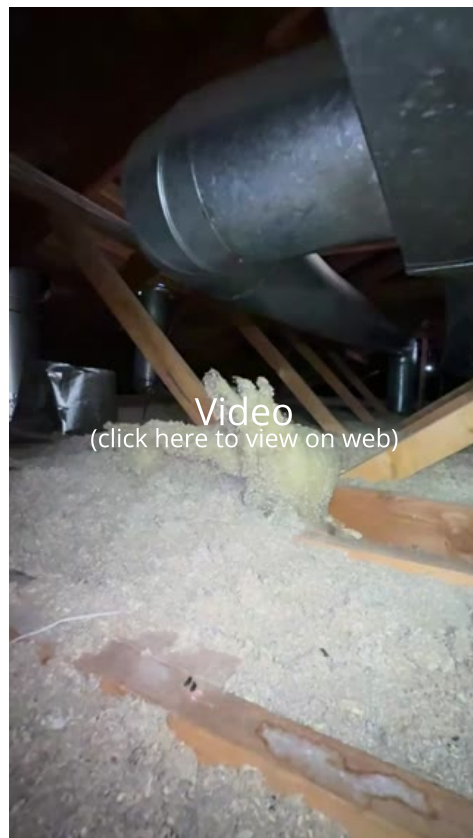
Insulation depth was inadequate at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

11.4.1 Ceiling Structure

ATTIC VENTILATION INSUFFICIENT

ATTIC VENTILATION

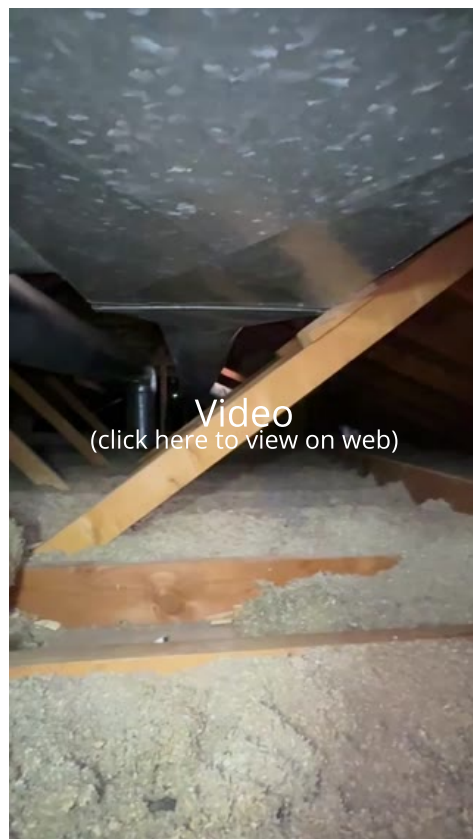
Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

11.4.2 Ceiling Structure

SIGNS OF MICE

ATTIC ENTRYWAY

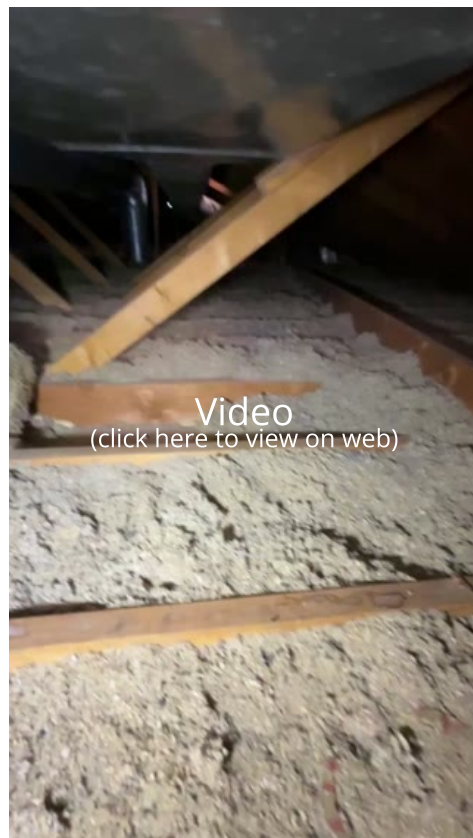
Signs of mice were visible in the attic at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

11.7.1 Vapor Retarders - In Unfinished Spaces
(Crawlspace or Basement)**VAPOR BARRIER DISPLACED**

VARIOUS LOCATIONS IN CRAWLSPACE

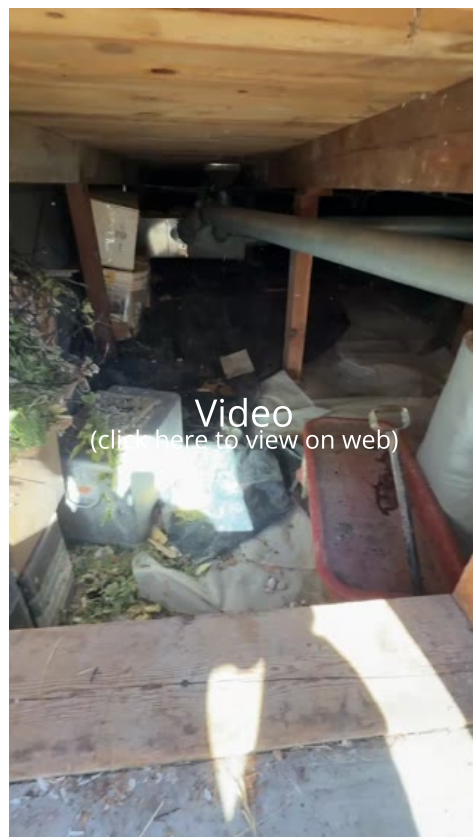
Vapor barrier is damaged in one or more areas at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

11.7.2 Vapor Retarders - In Unfinished Spaces (Crawlspace or Basement)

**Recommendation**

CLEAR VAPOR BARRIER

VAPOR BARRIER

Vapor barrier was clear at time of inspection. I recommend a qualified professional evaluate and repair as needed. Typically, vapor barriers are best suited to be black or dark. Not always, but sometimes clear vapor barriers will allow for sunlight to shine in through crawlspace vents and create organic growth beneath the vapor barrier. Often times, this can be avoided with a dark colored vapor barrier such as black.

Recommendation

Contact a qualified professional.



11.8.1 Basements & Crawlspaces

**Recommendation**

CELLULOSE DEBRIS

ENTIRE CRAWLSPACE

Cellulose debris was visible at time of inspection in the crawlspace. I recommend a qualified professional evaluate and repair as needed. Cellulose debris is an invitation for wood destroying pests to be attracted towards the structure of the home.

Recommendation

Contact a qualified professional.



11.8.2 Basements & Crawlspaces

SIGNS OF MICE

CRAWLSPACE

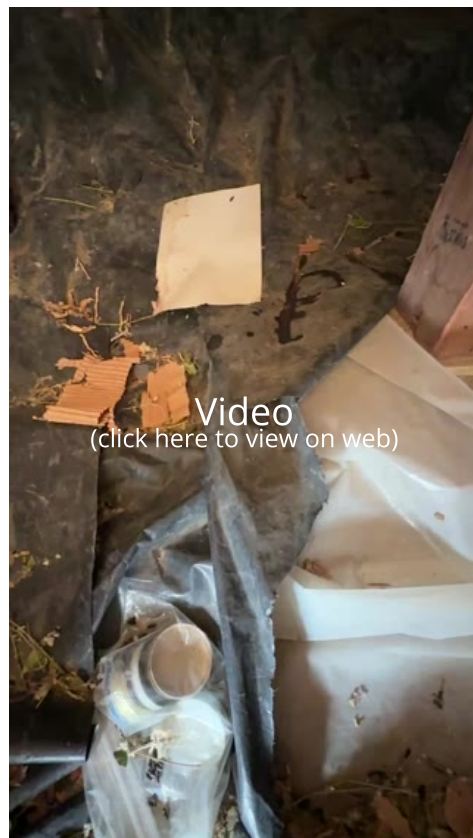
Signs of mice were visible at time of inspection in the crawlspace. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

11.8.3 Basements & Crawlspaces

MISSING FOUNDATION WALL INSULATION

ALL FOUNDATION WALLS

Missing foundation wall insulation was visible at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

12.3.1 Damper Doors

DAMPER INOPERABLE

BOTH FIREPLACES

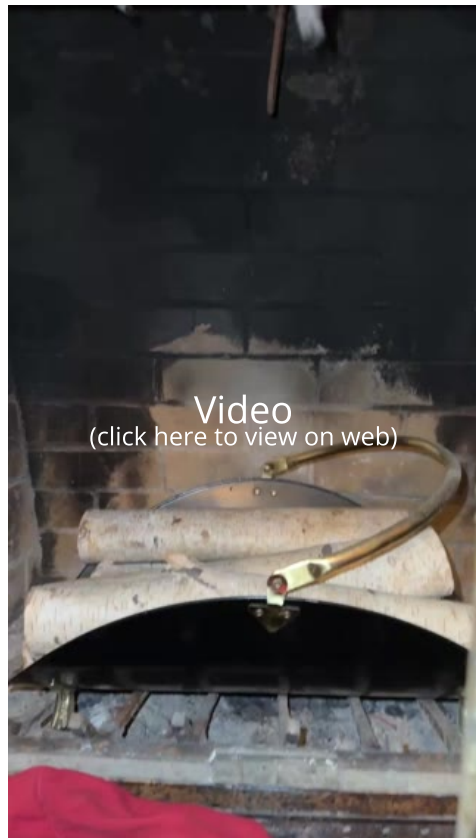
Damper was inoperable at time of inspection. This could allow toxic fumes into the home. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



12.4.1 Cleanout Doors & Frames

CREOSOTE BUILDUP

BOTH FIREPLACES

There was a notable amount of creosote buildup in the flue at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



13.2.1 Floor

FLOOR SPALLING/CRACKING

FRONT OF GARAGE DOOR

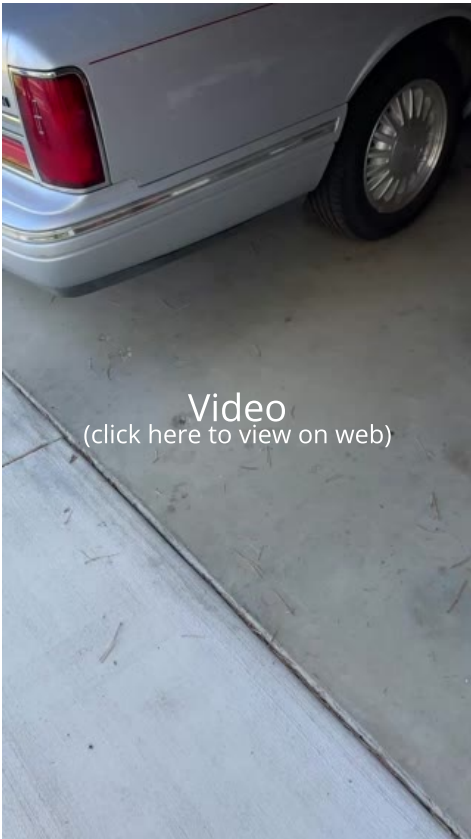
Spalling/cracking was visible in one or more areas in the garage floor at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

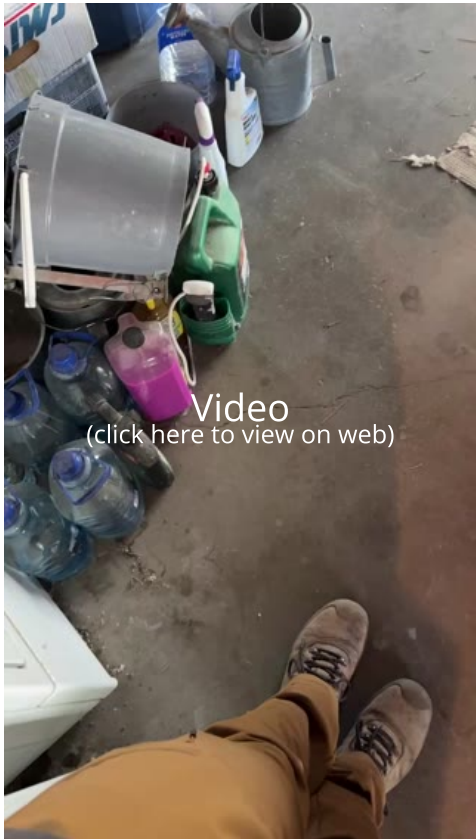
Contact a qualified professional.



Recommendation



Video
(click here to view on web)



Video
(click here to view on web)

13.2.2 Floor
SIGNS OF MICE
GARAGE FLOOR

 Recommendation

In one or more locations in the garage, there were signs of mice at time of inspection. I recommend they qualified professional evaluate and repair as needed.

Recommendation
Contact a qualified professional.



Video
(click here to view on web)

13.3.1 Walls & Firewalls

DAMAGED DRYWALL

GARAGE WALLS

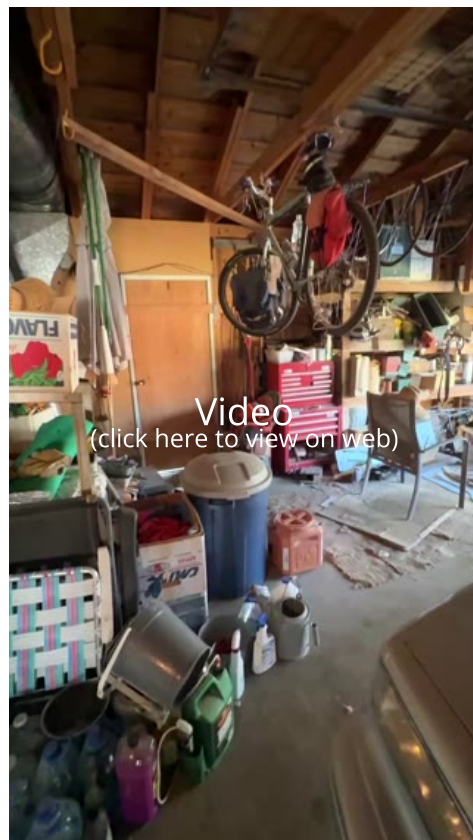
Garage wall had damaged drywall in one or more areas at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

13.4.1 Garage Door

NO AUTO REVERSE SENSORS

GARAGE DOOR

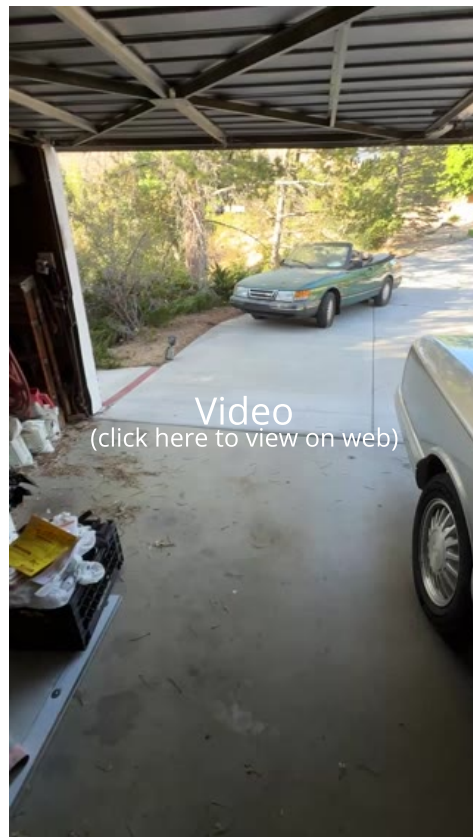
No auto reverse sensors were installed at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Recommendation



Video
(click here to view on web)

13.4.2 Garage Door

DOOR DOES NOT CLOSE COMPLETELY

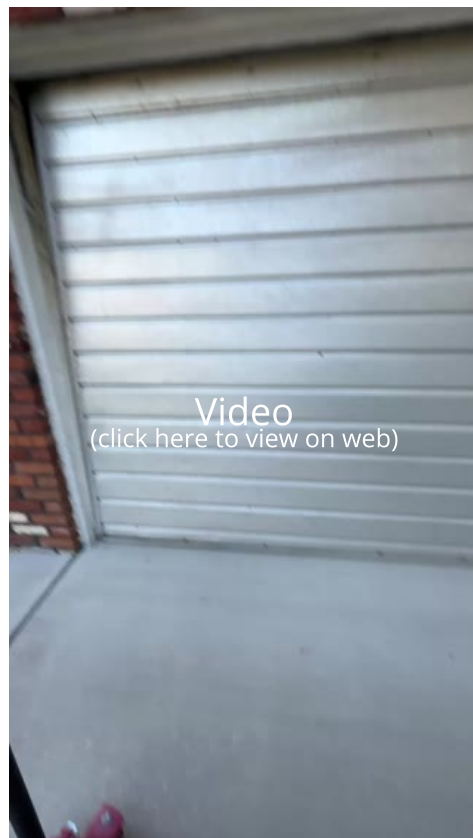
Recommendation

MAIN GARAGE DOOR

Garage door does not completely close at time of inspection.
Recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



13.4.3 Garage Door

DOOR DOES NOT SEAL

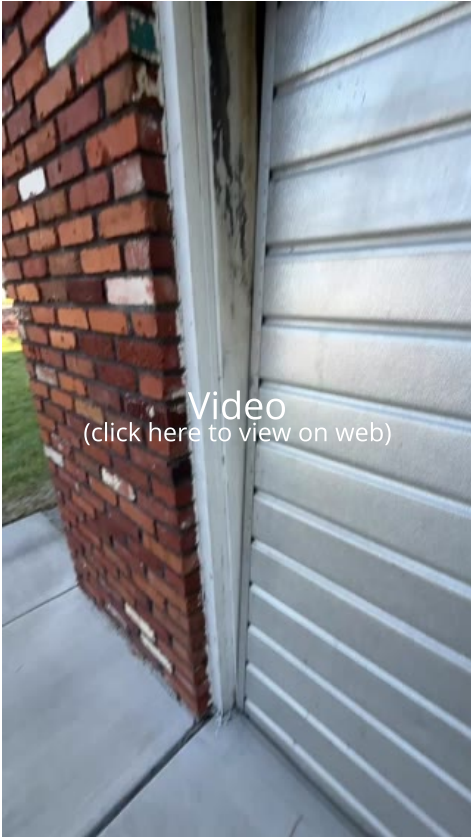
Recommendation

MAIN GARAGE DOOR

Garage door does not seal at time of inspection. Recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



13.4.4 Garage Door
EXTERIOR SEAL MISSING
GARAGE DOOR EXTERIOR SEAL

 Recommendation

Garage door exterior seal was missing at time of inspection. I recommend a qualified professional evaluate and repair as needed.

Recommendation
Contact a qualified professional.



13.6.1 Occupant Door (From garage to inside of home)



Recommendation

DOOR NOT SELF CLOSING

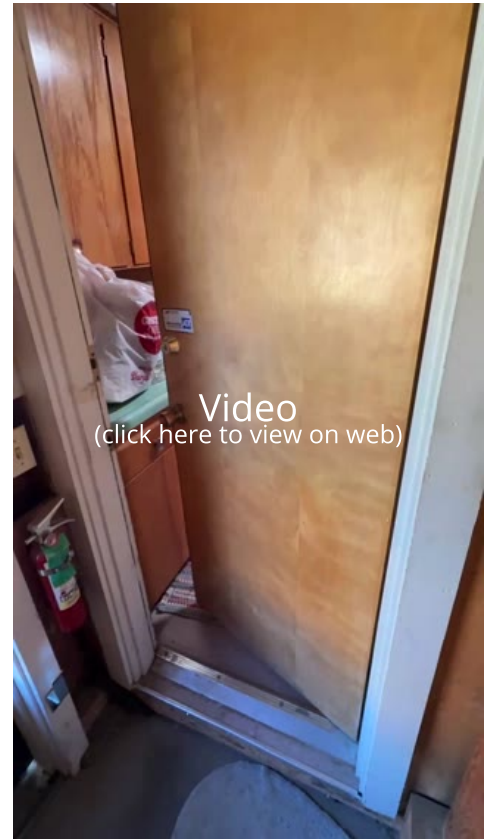
GARAGE DOOR

Door from garage to home was not self closing at time of inspection. It should have self-closing hinges to help prevent spread of a fire to living space. I recommend a qualified professional evaluate and repair as needed.

[DIY Resource Link.](#)

Recommendation

Contact a qualified professional.



13.6.2 Occupant Door (From garage to inside of home)



Recommendation

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

GARAGE DOOR

Door separating garage and home does not meet safety standards at time of inspection. Doors and firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door. It cannot have any dog doors or penetrations in the door itself. I recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.

