SUMMARY

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Emil Sarkisians
11/07/2025

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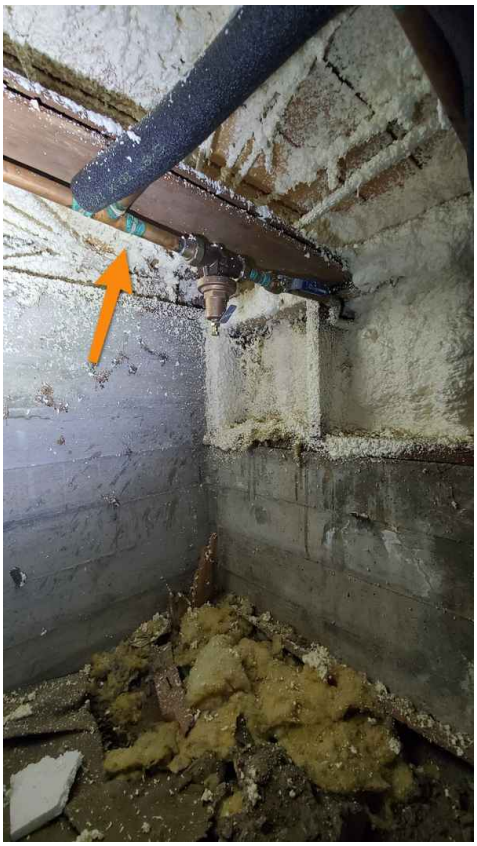
3.2.1 Crawlspace

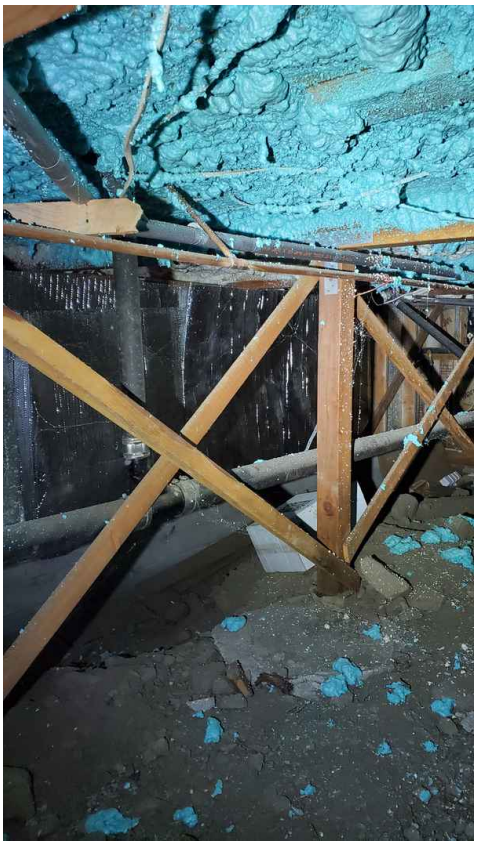
WATER SUPPLY LINES: INSULATION MISSING

Moderate Concern

There are water supply lines in the crawlspace that are uninsulated. These lines are out side the thermal envelope and could freeze in extreme cold.
It is recommended these lines be insulated to prevent a hard freeze and potentially burst.

Recommendation
Contact a qualified professional.





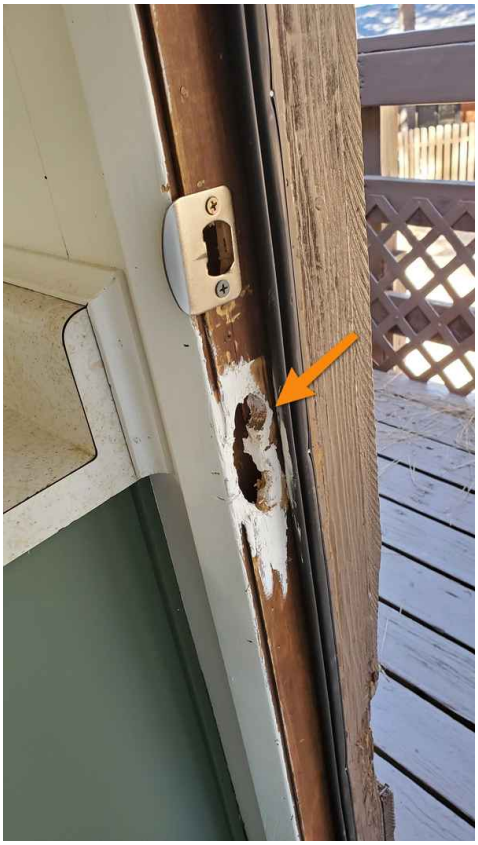
4.4.1 Door/Window Exteriors

DOOR JAMB: DAMAGE/DETERIORATION, SEVERE

Moderate Concern

Door jamb in the kitchen had severe damage or deterioration. You should consult with a qualified contractor to discuss options and costs for repair or replacement.

Recommendation
Contact a qualified professional.



4.4.2 Door/Window Exteriors

FLUSH FIN REPLACEMENT WINDOWS

Minor Concern

The home has newer Flush Fin Replacement windows. These types of windows require installations that very by the type of window they replaced and the style of new window used.

You should be aware that many of the installations performed on homes have been done to the manufactures specifications. However there is no way to determine if they have been done correctly or not in most cases because the old frames are either hidden (proper installation) or have been removed (improper).

It is advised to monitor the sealant around the window frame and any trim that is around or under the new flush frame window that has been installed. Maintenance of the sealant is important to prevent leaks into the wall/home interior.

Recommendation
Contact a qualified professional.

4.4.3 Door/Window Exteriors

Minor Concern

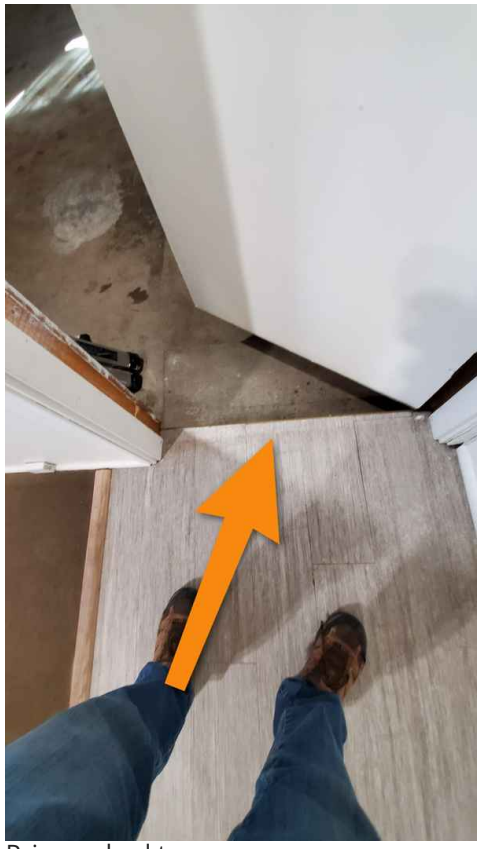
DOOR: THRESHOLD- WEATHER-STRIPPING MISSING

There was thresholds and weather stripping missing on exterior doors.

This can lead to less comfort, insect intrusion and possible water damage.

Recommend installing the appropriate thresholds and weather-stripping in the locations where it is lacking.

Kitchen door


Primary bed to garage

4.5.1 Wood Siding

DETERIORATION: MINOR

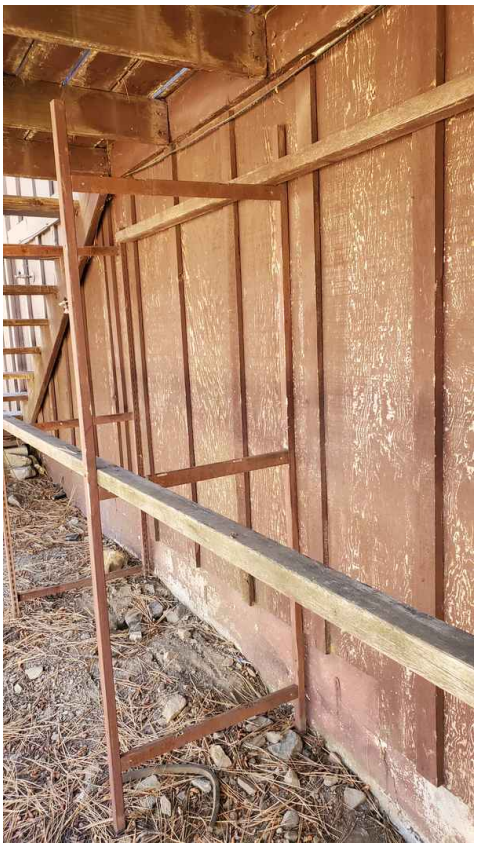
Minor Concern

Wood siding covering the exterior walls of the home exhibited minor general weathering, wear, and deterioration commensurate with its age.

It is need of maintenance- paint or stain.

Recommendation

Contact a qualified professional.



4.5.2 Wood Siding

DAMAGE: BIRD

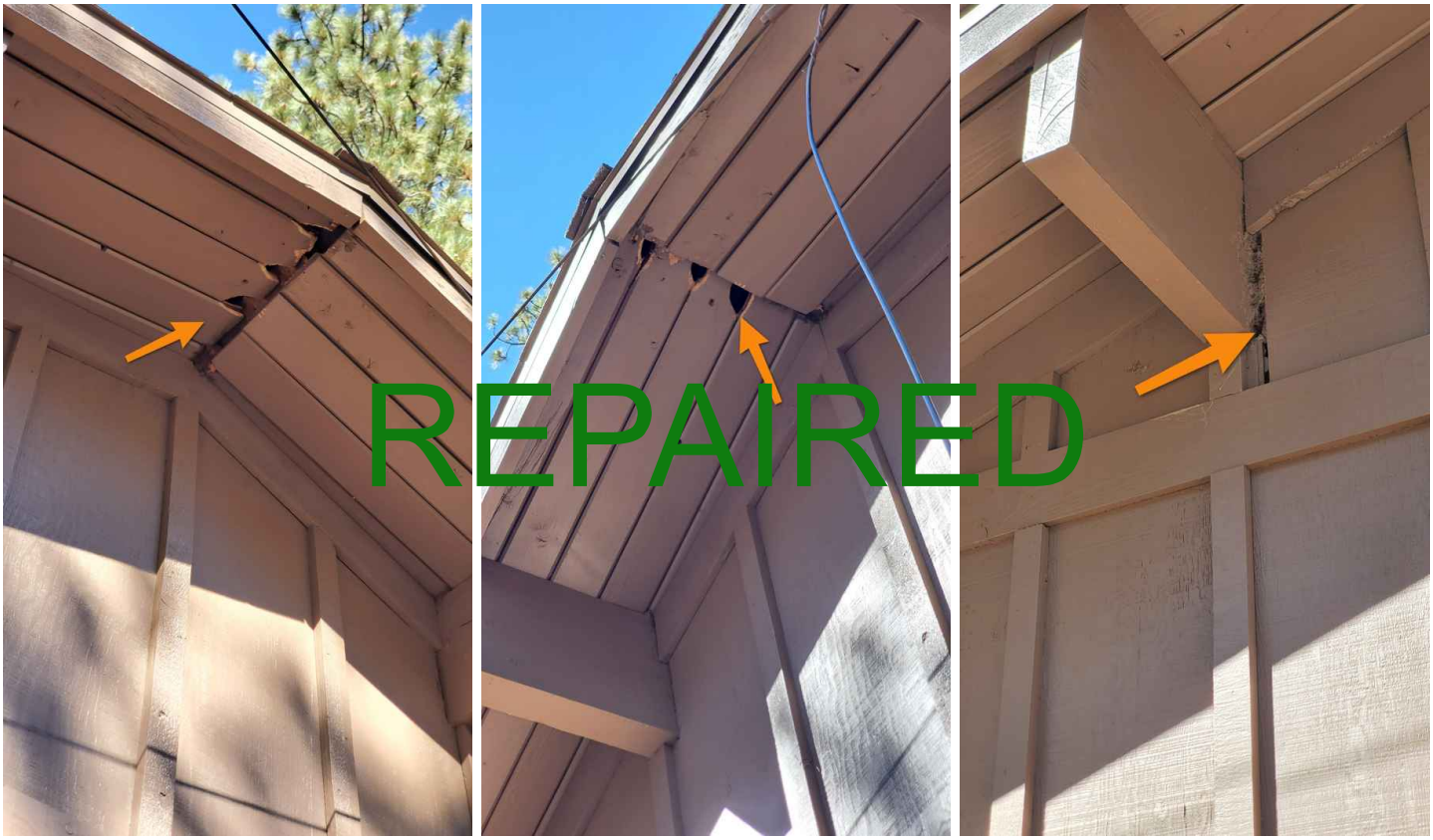
Minor Concern

REPAIRED

Holes in the wood were typical of those made by cavity-nesting species of birds during nesting activities. Birds can be quite persistent in creating new holes once existing holes are repaired. Plastic owls, dangling bright objects like CDs, and recordings of birds in distress are typically not effective long-term deterrents. A good way to help prevent future damage is to attach an appropriately-designed nesting box directly over a repaired hole. Nesting boxes and box designs are bird species-specific and are available online.

It is recommended that repairs be made to prevent pests and water intrusion into the wall cavity creating more damage to the home

Recommendation
Contact a qualified professional.



4.6.1 Exterior Trim/ Eaves/Soffits

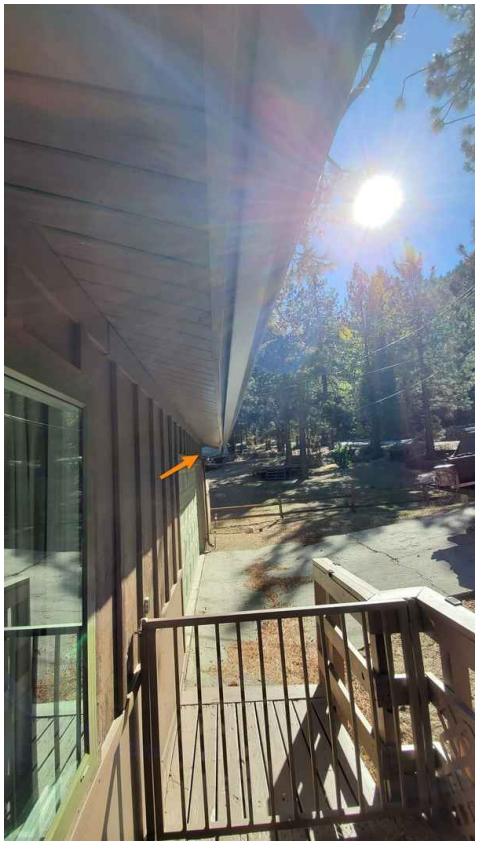
FASCIA: LOOSE/DETACHED

Minor Concern

Fascia was loose or detached in places and needed repair or replacement. All work should be performed by a qualified contractor.

Poor repairs were done on the facia and it is crooked.

Recommendation
Contact a qualified carpenter.



4.6.2 Exterior Trim/ Eaves/Soffits

CORNER TRIM: LOOSE

Minor Concern

Loose corner trim should be made secure by a qualified contractor.

Recommendation
Contact a qualified siding specialist.

4.6.3 Exterior Trim/ Eaves/Soffits

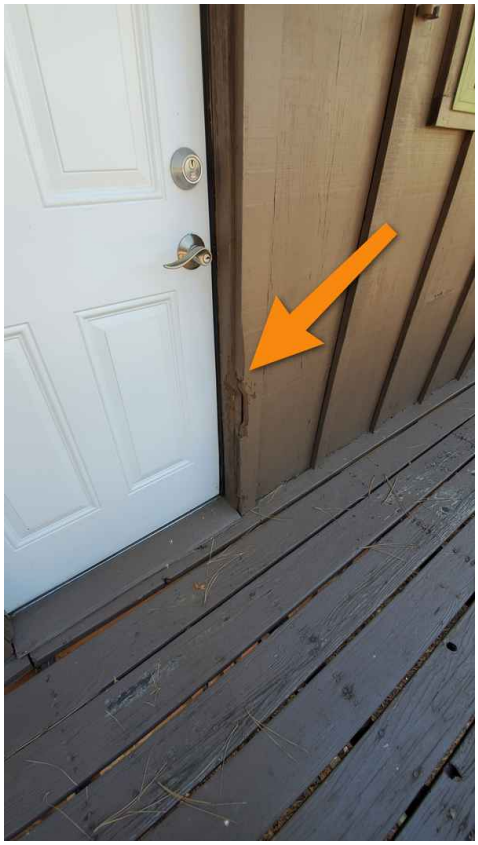
Minor Concern

DOOR TRIM: DAMAGE

Door trim was damaged and needed repair. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



4.7.1 Deck

ATTACHMENT: INADEQUATE

Moderate Concern

The method for attaching the decks in areas to the home appeared to be inadequate. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for correction.

Recommendation

Contact a qualified carpenter.

No fatteners of joists to hangers

wrong type of hanger for purpose.

4.7.2 Deck

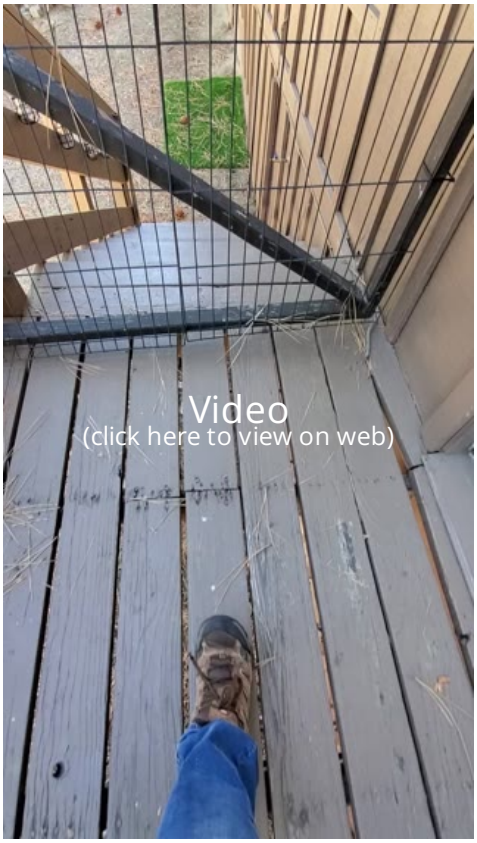
FLOOR: WEAR/DETERIORATION, SEVERE

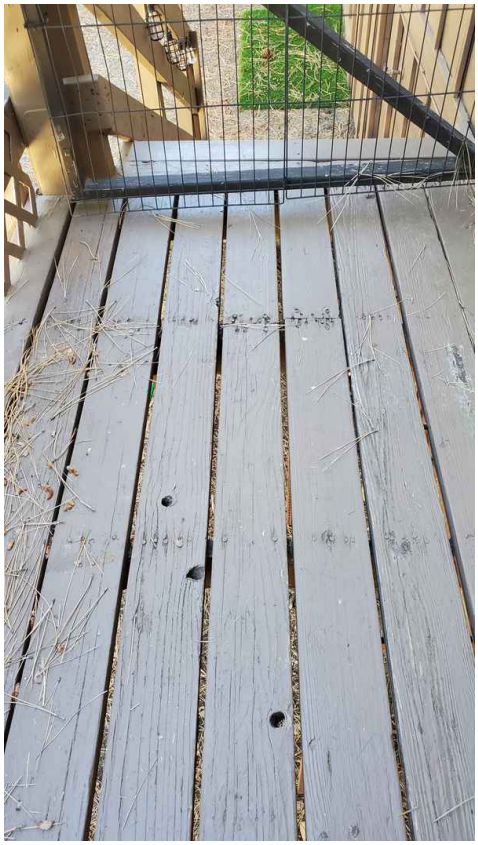
Moderate Concern

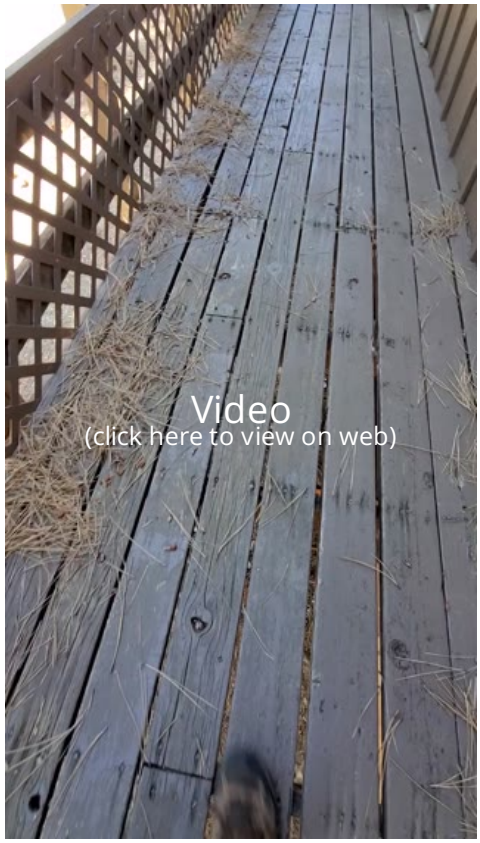
Deck planking (the walking surface) had areas of severe wear or deterioration that require maintenance, repair or replacement. You should consult with a qualified contractor to discuss options and costs.

Recommendation

Contact a qualified professional.







4.7.3 Deck

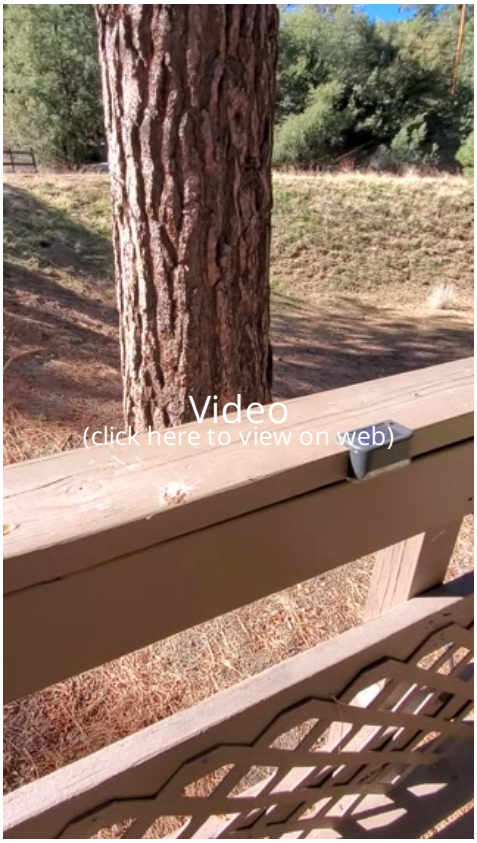
GUARDRAILS: LOOSE

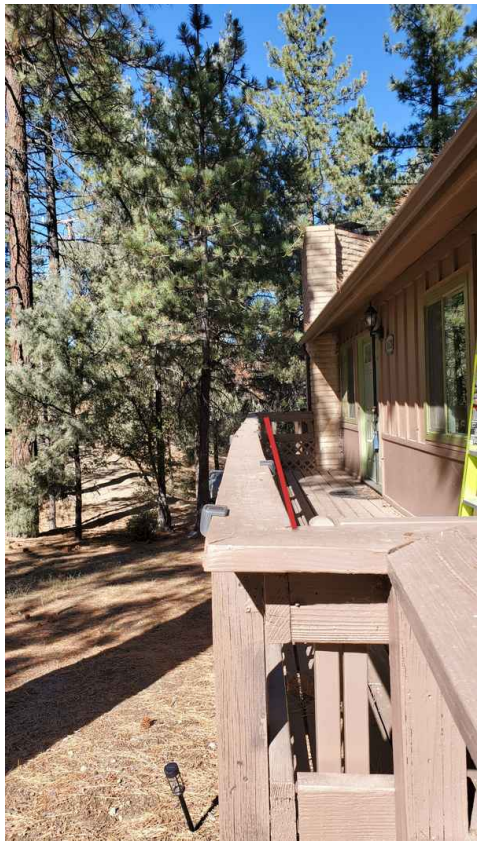
Major Concern

Deck guardrail assemblies were loose and should be made secure by a qualified contractor.

Recommendation

Contact a qualified carpenter.





4.7.4 Deck

GUARDRAILS: DAMAGE, SEVERE

Moderate Concern

At the time of the inspection, the deck guardrail assemblies exhibited severe damage. You should consult with a qualified contractor to gain an idea of options and costs for repair or replacement.

Recommendation

Contact a qualified carpenter.

4.8.1 Chimney

CHIMNEY CROWN: END OF USEFUL LIFE

Major Concern

REPAIRED

The chimney crown was severely deteriorated and appeared to be at the end of its useful life. Failure of the crown can allow moisture intrusion of the chimney structure that can damage the structure and create unhealthy conditions. An evaluation should be performed by a qualified contractor to provide an estimate for work as necessary.

Recommendation
Contact a qualified masonry professional.

Failed caulking, inappropriate repair

4.8.2 Chimney

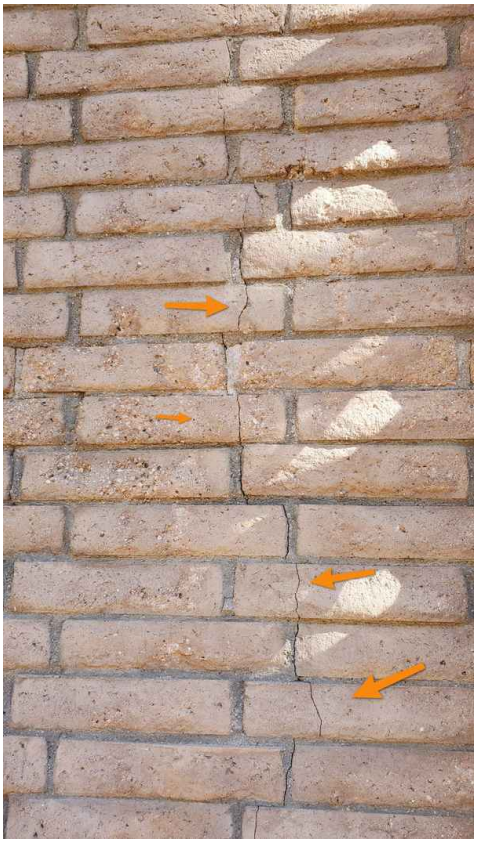
BRICK: CRACKING THROUGH BRICK

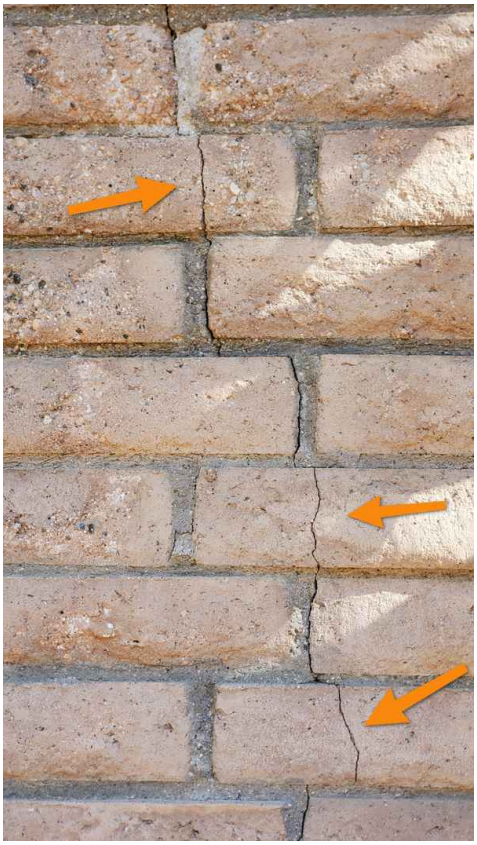
Moderate Concern

The chimney had cracking through the brick. This condition appeared to be consistent with cracking caused by soil movement or seismic activity. If this condition was caused by inadequate compaction at the time of original construction, soil will have stabilized by now. If it was caused by expansive soil, or excessive amounts of moisture in the soil supporting the chimney, movement and cracking may continue. The Inspector recommends evaluation by a foundation repair contractor and crack repair by a qualified masonry contractor to help prevent future damage from freezing moisture.

Recommendation

Contact a qualified professional.





4.8.3 Chimney

BRICK: MORTAR DETERIORATED, REPOINT

Moderate Concern

Mortar was missing or badly deteriorated at portions of the brick chimney. This condition will eventually cause bricks to loosen and fall. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified masonry contractor to gain an idea of options and costs for re-pointing the chimney as necessary.

Recommendation
Contact a qualified masonry professional.

4.8.4 Chimney

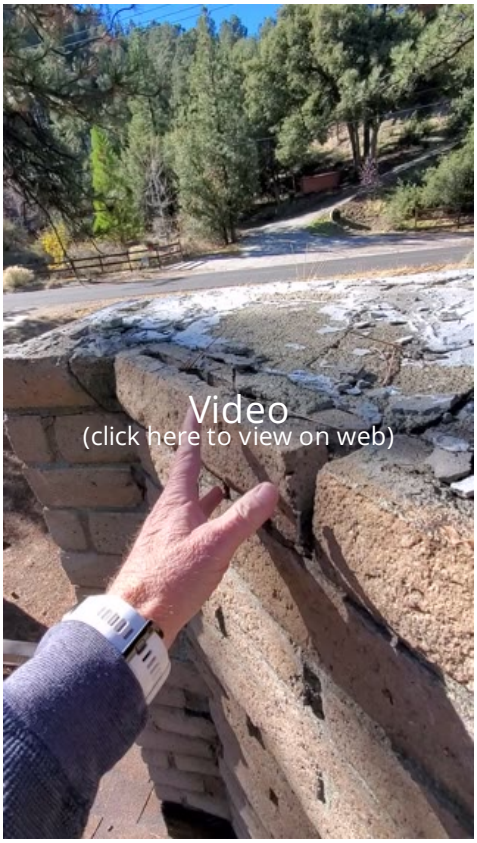
BRICKS LOOSE

Major Concern

The chimney had bricks that were visibly loose at the time of the inspection. Falling bricks may cause injury or death. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified masonry contractor to gain an idea of options and costs for repair.

Recommendation

Contact a qualified masonry professional.



4.8.5 Chimney

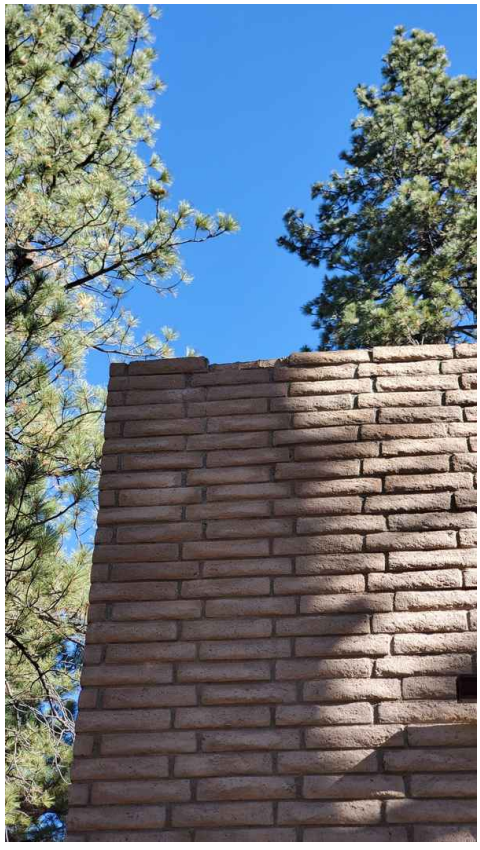
BRICKS MISSING

Moderate Concern

The chimney had bricks missing at the time of the inspection. This condition indicated a failure of the bond between mortar and brick and may cause other bricks to fall if not corrected. Falling bricks may cause injury or death. The Inspector recommends that before the expiration of your Inspection Objection Deadline an evaluation be performed by a qualified contractor.

Recommendation

Contact a qualified masonry professional.



5.2.1 Roof Structure Exterior

LOW SPOTS: SAGGING SHEATHING

Minor Concern

Localized depressions (low areas) visible in the roof appeared to be the result of sagging roof sheathing.

This could be from thin sheeting. The inspector was unable to access the attic space to determine the cause

Looks to be a failure of the facia and roof deck

Poor workman ship, splice in the wrong place

5.3.1 Roof Configuration

BEAMS- SPLICES: KITCHEN AREA

Major Concern

The beams in the kitchen area have splices that are strapped by T brackets.

The beams are being supported by less then 4X4 material to carry a roof load.

This condition is questionable and should be evaluated by an engineer to determine.

1. Are the posts adequate for the load.
2. Are the T straps and fastening sufficient to connect the beam together for the lateral shear.

5.5.1 Roof Drainage

GUTTERS: DEBRIS

Moderate Concern

Debris accumulated in the gutters should be removed by a qualified contractor to encourage proper drainage.

REPAIRED

Recommendation
Contact a qualified professional.

REPAIRED

6.3.1 Floors, Walls, & Ceiling

Moderate Concern

WALLS: DRYWALL DAMAGE, SEVERE

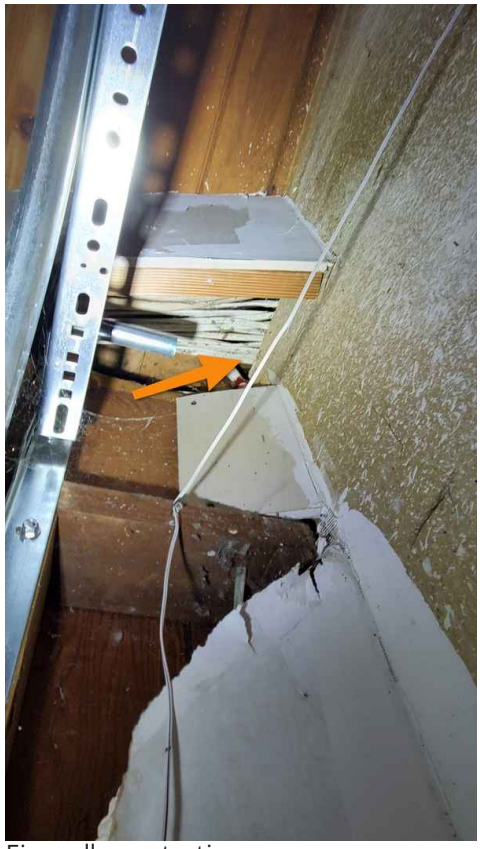
The garage walls exhibited severe drywall damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair.

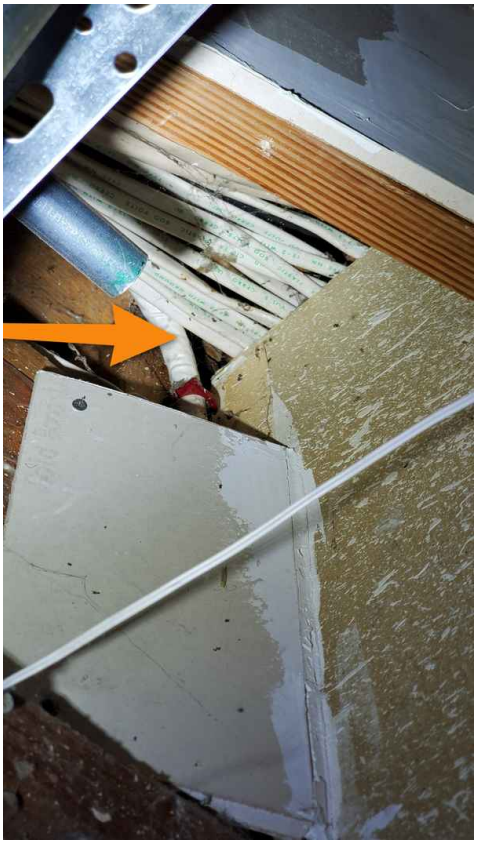
Recommendation

Contact a qualified drywall contractor.

Behind washer and dryer

This is the fire wall and it needs to be complete.


Firewall penetrations



7.4.1 Service Panel

LABEL: CIRCUIT DIRECTORY, MISSING

Major Concern

The service panel circuit directory label was missing. A properly-marked circuit directory should be installed by a qualified electrical contractor so that individual circuits can be quickly identified and shut off during an emergency.

Recommendation
Contact a qualified electrical contractor.

7.4.2 Service Panel

MANUFACTURER: ZINSCO

Major Concern

The service panel brand was Zinsco. Although there is no definitive study stating that these panels are a potential safety hazard, wide concern about their safety exists. Zinsco panels are widely reputed to have a significant rate of circuit breaker failure that can result in fire or electric shock hazard.
This panel appears to have has been servicing the home for quite some time with out apparent issue. However for safety reasons, you should consult with a qualified electrical contractor to discuss the necessity, options, and costs for replacement.
You should contact your insurance company to confirm that this panel will not be a barrier to obtaining a policy. Information about Zinsco panels is widely available on the internet.

Recommendation
Contact a qualified electrical contractor.

7.4.3 Service Panel

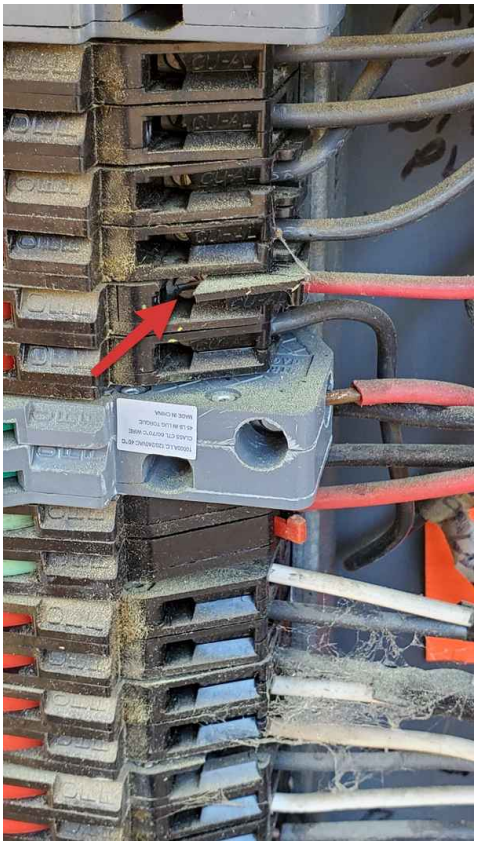
BREAKERS: DAMAGED

Moderate Concern

Damaged breakers in the electrical service panel should be replaced by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

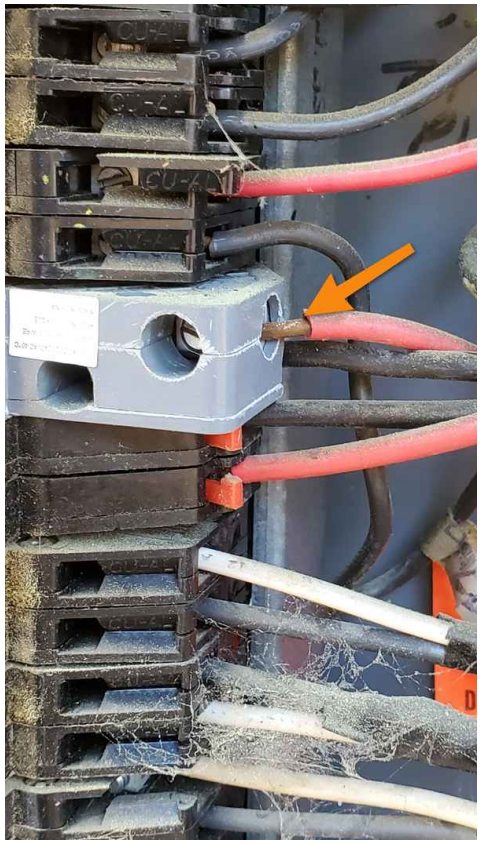


7.4.4 Service Panel

WIRE: OVEREXPOSED- LOOSE WIRE

Moderate Concern

There appeared to be a loose or overexposed conductor in the main panel. This condition should be evaluated by an electrical contractor to endure a tight connection and a safe condition.



7.10.1 Smoke Carbon Monoxide detectors

SMOKE ALARM: MISSING, NOT FUNCTIONING

Moderate Concern

There are smoke alarms missing or not functioning in the bedrooms and common aress.

Recommendation
Contact a qualified professional.

8.8.1 Windows

GLAZING: BROKEN PANES

Minor Concern

Some windows had broken panes.

Recommendation
Contact a qualified window repair/installation contractor.

9.2.1 Cabinets

DAMAGE, MINOR

Minor Concern

The kitchen cabinets had minor damage.

Recommendation
Contact a qualified professional.

9.3.1 Countertops

DAMAGE: MINOR

Minor Concern

The kitchen countertops had minor damage.

Recommendation
Contact a qualified professional.

9.12.1 Electrical

ELECTRICAL FUTURE: MICROWAVE- UNFINISHED

Major Concern

There appeared to be an electrical service for the microwave started but not completed. The exposed wires are not terminated and have wire nuts on hot wires.

REPAIRED

11.5.1 Cleanouts

CLEANOUT LOCATION: UNKNOWN ASK SELLER

Minor Concern

The Cleanout location is Unknown please consult seller for location.

Recommendation
Contact a qualified professional.