# SUMMARY

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Vernon Tate
10/13/2026

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2.2.1 Eaves, Soffits & Fascia

## WOOD ROT AT FASCIA

Repair or Replace

I observed that there was wood rot at the rear corner side of the house (screened in porch) at the fascia board.

I recommend a qualified carpenter evaluate and repair, this could include evaluation and correction of proper flashing (z-flashing and kickout flashing).

Recommendation
Contact a qualified carpenter.





2.3.1 Wall-Covering, Flashing & Trim

## DAMAGED VINYL SIDING

Monitor

Small cracks, holes and a missing piece were observed in the vinyl siding during exterior inspection, caused by a low mower/weed eater (small rocks) or wind. These openings can allow water infiltration behind the siding, potentially leading to moisture damage. The damaged sections should be repaired or replaced by a siding contractor to restore the protective barrier and prevent water-related issues.

Recommendation
Contact a qualified siding specialist.




2.3.2 Wall-Covering, Flashing & Trim

## CRACKING - MINOR

Monitor

Siding showed cracking in one or more places. Recommend monitoring.

Recommendation
Recommended DIY Project




2.10.1 Windows

## WORN PAINTED SURFACES

Repair or Replace

I observed worn painted wooden surfaces at the window trim. I recommend all wood surfaces being annually maintained and evaluate all areas that need to be painted and caulked and sure that gets done on either spring or fall maintenance.

Recommendation
Recommended DIY Project





2.11.1 Exterior Doors

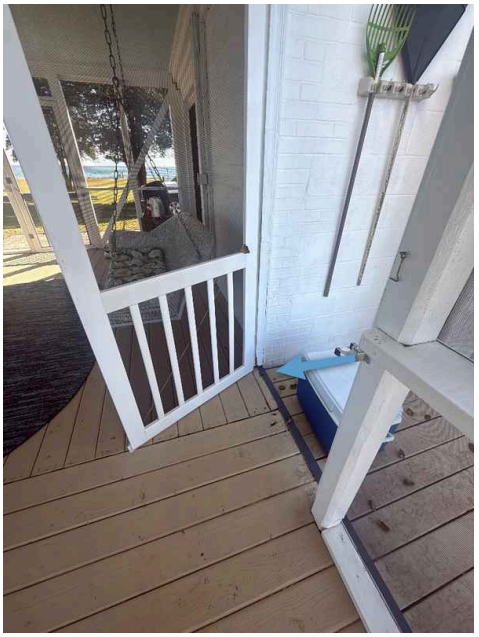
## WOOD ROT AT DOOR

Monitor

I observed wood rot at the exterior door on the hinge side of the door trim at the rear deck.

Correction of the wood rot and further evaluation to prevent water being trapped in the door frame is recommended.

Recommendation
Contact a qualified professional.



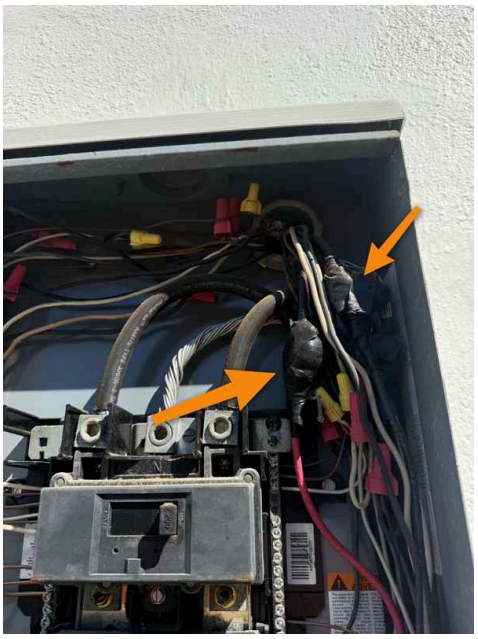
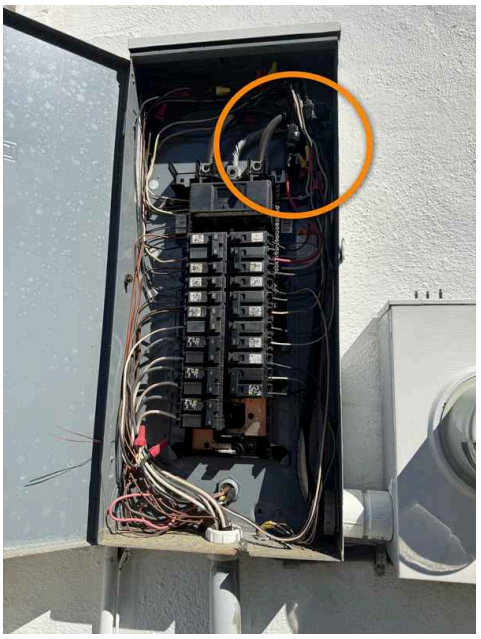
3.4.1 Electrical Wiring

## INADAQUATE COPPER TO ALUMINUM CONNECTION

Repair or Replace

I observed that on the undersized wire leading to the range in oven, there was what appeared to be an inappropriate connection between copper and aluminum. In addition to upgrading the correct wire size, I recommend having the electrician wether or not the transition is correct if going from copper to aluminum.

Recommendation
Contact a qualified electrical contractor.

5.1.1 Roof Covering

## EXPOSED FASTENERS

Monitor

I observed indications of exposed fasteners at the roof-covering materials. Fasteners should not be exposed. Potential water entry - nails that are either popped up or completely exposed should be either nailed down or removed. After correction these nails should be covered with roof sealant.

I recommend further evaluation and correction by a qualified roofer.

Recommendation
Contact a qualified roofing professional.







5.1.2 Roof Covering

## LOW SLOPE ROOF

Monitor

I observed a low slope roof. A low slope roof is between a 4/12 and 2/12 slope roof. These roofs require additional installation requirements from the manufacturer. These include two layers of ice and water membrane overlapping under the shingles. Once the roof is installed this is not possible to verify, however no leaks were found likely indicating correct installation.










5.4.1 Gutters & Downspouts

## MISSING GUTTERS

Monitor

Gutters are absent from the roofline. Without gutters, rainwater runs directly off the roof edge onto the ground and foundation perimeter, potentially causing water infiltration, foundation damage, and erosion. Install gutters and downspouts to direct water away from the foundation.

Recommendation
Contact a qualified gutter contractor

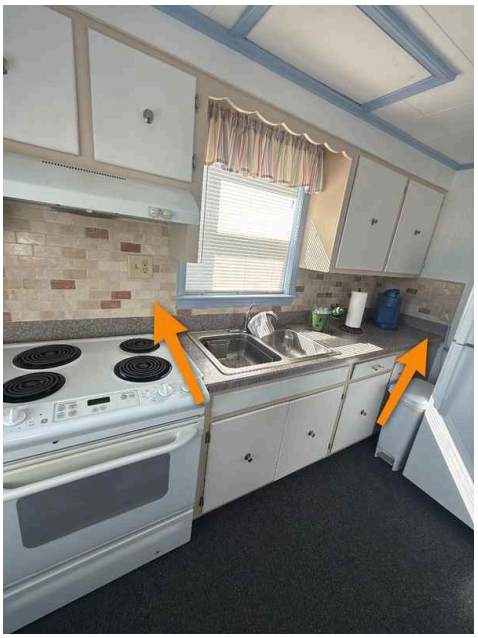
7.4.1 GFCI

## MISSING GFCI PROTECTION

Repair or Replace

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

Recommendation
Contact a qualified electrical contractor.



8.2.1 Sinks, Tubs & Showers

## DEFECT AT S-TRAP - MISSING VENT

Monitor

I observed indications of a defect at the sink drain trap. It is an S-trap (unvented) which are not permitted by modern standards. It should be a P-trap (that is vented often with an Air Admittance Valve or vent loop). Please see illustration for details.

I recommend changing this out if you have issues with poor drainage (gurgling), sewer gas smells, or evidence of sewer flies).

Recommendation
Contact a qualified plumbing contractor.




9.2.1 Windows

## WINDOW SEAL DETERIORATION

Monitor

The rubber/butyl seal around the window is showing signs of failure, with evidence of inward movement observed during inspection. Although the seal remains intact and has not shifted since the last inspection.

Monitor the seal regularly for further movement or moisture infiltration.

Recommendation
Contact a qualified window repair/installation contractor.







