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<b>Client Name</b>	Mr. and Ms. John Smith
<b>Phone Number</b>	XXX XXX XXXX
<b>Email Address</b>	<a href="mailto:name@provider.com">name@provider.com</a>
<b>Property Address</b>	XXX Main Street
	Anytown, New York XXXXX

<b>House Faces</b>	South
<b>House Style</b>	Contempory 4 bedroom
<b>Square Footage</b>	2046
<b>Year Built</b>	1996
<b>Electric Supply</b>	Public Utility
<b>Water Supply</b>	Public Utility
<b>Gas/Propane Supply</b>	Natural Gas, Public Utility
<b>Waste Disposal</b>	Public Sewer

<b>Conditions:</b>	
Temperature	76 Degrees
Weather	Cloudy
Ground Conditions	Dry
Time Started	2:30 pm
Time Ended	7:00 pm

**Key**

<b>A</b>	Acceptable: Funtional, Normal Wear, No defect
<b>M</b>	Marginal: Marginally Functional, requires repair/service, nearing end of life
<b>D</b>	Deficient: Defective, needs immediate repair/replacement/service
<b>NA</b>	Not Applicable

2 **Grounds**

		A	M	D	NA
1	Drainage Grading, Culverts, Swales	x			
2	Standing Water present	x			
3	Septic Tank and Evaporation Bed water pooling				x
4	Yard, landscaping, trees condition		x		
5	Any branches or bushes touching house or overhanging the roof	x			
6	Exterior structures (fences, sheds, decks, retaining walls, detached garages) in good condition, no evidence of insect/vermin damage or rotted wood	x			
7	Railings on stairs and decks are adequate and secure	x			
8	Driveways, sidewalks, patios, entrance landings in good condition, and pitched away from structure	x			
9	Gutter Downspout drainage - directed away from structure	x			
10	Window Wells are present; covers and/or drains			x	
11	<b>Underground Storage Tanks?</b>				x

**Notes, Comments and Recommendations on the above:**

**Item**

- 4 The landscaping around the house needs to be trimmed back. There are several areas around the house where the shrubbery is in contact with the siding or covering up the basement windows. Those are possible pathways for moisture and insects into the home.**
- 10 There are two basement windows that are in need of window wells and covers. The mulch and ground are covering some of each of the windows and that could allow insects and moisture a pathway into the home.**

3 **Outside Structure**

(Macro View)

		A	M	D	NA
1	Foundation Type: <b>Poured Concrete</b>	x			
2	Structure Type: <b>Wood Framed</b>	x			
3	Ridge and fascia board lines appear straight and level	x			
4	Sides of house appear straight, not bowed or sagging	x			
5	Window and doorframes appear square (especially bowed windows)	x			
6	Visible foundation in good condition - appears straight, plumb, with no significant cracks	x			
7	Hose Bibs present, type: <b>Standard Knobbed</b> quantity: <b>2</b>	x			
8	Utility Entrances: <b>Water - south side, Gas - west side, Electric - east side</b>	x			
9	Meter Locations: <b>Water - south side, Gas - west side, Electric - east side</b>	x			

**Notes, Comments and Recommendations on the above:**

**Item**

- 8 Always monitor the entrance points of the utility services, both inside and out. The entry points should be well sealed to keep moisture and insects from entering the home.**

4 Exterior Surfaces

		A	M	D	NA
1	Wood Siding: any cracking, curling, loose, rot or decay				x
2	Vinyl or aluminum siding: no dents, damage, no bowing or loose siding	x			
3	Masonry veneers: no cracks in joints, no broken, spalling or flaking components, weep holes present?				x
4	<b>Stucco/EIFS:</b> no large cracks, weep screed present? Wood rot present? (discuss all stucco cracks with a professional inspector)				x
5	Brick/Block Structure Exterior: no cracks in joints, no broken, spalling or flaking components				x
6	Adequate clearance between ground and wood siding materials (6" minimum); no wood-to-earth contact			x	
7	No vines on surface of structure	x			
8	Exterior paint or stain: no flaking or blisters <b>Lead Paint?</b>		x		
9	No stains on exterior surfaces		x		
10	Lighting present, surface mounted, pole	x			
11	Exterior electrical outlets, GFCI, Covers		x		
12	Door Present and operating	x			

**Notes, Comments and Recommendations on the above:**

**Item**

- 2** There are some areas of minor wear and tear. Make sure to monitor the siding relatively frequently and repair any areas that are in need.
- 6** There are several areas around the home where the landscaping mulch is in contact with the siding or covering parts of the siding. Those are areas that aid as a pathway for insects and moisture to access the house. Those areas should be trimmed back so there is some exposed foundation and the ground does not come in contact with the siding.
- 8** There is some window and door trim areas with some flaking paint. Those areas should be cleaned up, primed and repainted to keep moisture out of the wood structure. The home was built after 1978, there is no concern of lead paint on the premises.
- 9** There are areas of dirt and stain on the siding. This siding on occasion should be cleaned to help keep it from deteriorating prematurely.
- 11** There are 2 electrical receptacles on the outside of the house. One is on a GFCI circuit and one does not appear to be on a GFCI circuit. It is suggested that the second be fitted with a GFCI receptacle.

5 **Windows, Doors and Wood Trim**

		A	M	D	NA
1	Wood frames and trim pieces are secure, no cracks, rot or decay	x			
2	Joints around frames are caulked	x			
3	Any broken glass (window or storm panes) or damaged screens; any broken double-paned, insulated window seals.	x			
4	Safety windows in place in appropriate areas?	x			
5	Muntin and mullion glazing compound in good condition	x			
6	Storm windows or thermal glass used	x			
7	Drip caps installed over windows and doors	x			
8	Exterior paint or stain: no flaking or blisters, <b>Lead Paint?</b>		x		
9	Entry Doors, Metal, Wood, Fire Rated	x			

**Notes, Comments and Recommendations on the above:**

**Item**

- 8 There is some window and door trim areas with some flaking paint. Those areas should be cleaned up, primed and repainted to keep moisture out of the wood structure. The home was built after 1978, there is no concern of lead paint on the premises.**

6 Decks/Patios/Balconies/Porches

		A	M	D	NA
1	Deck:				
2	Overall Condition				x
3	Steps, Step Up, Railing height, Hand rail type, Ballister spacing				x
4	Decking material condition				x
5	Joist and Beam construction; ledger board bolted, joist hangers				x
6	Columns; size, secured				x
7	Patio:				
8	Patio type; <b>Stamped Concrete</b>	x			
9	Cracks, loose/raised brick;			x	
10	Step Condition and step up into house	x			
11	Balcony:				
12	Balcony height				x
13	Balcony Columns and size				x
14	Decking material condition				x
15	Joist and Beam construction; ledger board bolted, joist hangers				x
16	Balcony railing type and proper height				x
17	Porch:				
18	Porch; open, enclosed, heated	x			
19	Porch lighting and electric	x			
20	Porch doors and windows				x
21	Porch Step Condition	x			
22	Railing height, Hand rail type, Ballister spacing				x
23	Decking material condition	x			
24	Joist and Beam construction; ledger board bolted, joist hangers				x
25	Columns; size, secured		x		

Notes, Comments and Recommendations on the above:

Item

- 9 There is a stamped concrete patio on the north side of the house. There is a large section that has settled along the house foundation and as a result there is a large crack along the entire patio. It appears that the backfill area around the foundation has settled (as expected) and the patio was installed with little time for the settling to occur or without an adequate foundation in place. This area has to be monitored to make sure water is not entering the basement.
- 25 There is a small south side porch at the main entrance to the home. There is a column that is showing signs of deterioration at the base. This area should be cleaned up, repaired if necessary, and repainted to keep the moisture out

7 *Air Conditioner Condenser Unit / Heat Pump Condenser Unit*

Outside Temperature	75 degrees
Name	Unitary Products Group
Model Number	HBBF060SD
Serial Number	WDHP227969
Year Manufactured	Approximately 1996
Capacity	4.8 ton
Refrigerant lines (Suction <insulated>, Liquid)	Satisfactory
Electrical Disconnect	Satisfactory
Coil and fin condition	Satisfactory
Fan clean and clear	Satisfactory
Is the unit Level?	Satisfactory
Filter/Dryer Present?	Yes

**Notes:**

**The capacity of the unit seems excessive for the home size. This may cause a short cycling. Monitor the unit and when the heating/cooling system is serviced next year, you may want to consider a new unit. Mainly because of its age but more importantly because it is showing signs of deterioration in areas around the unit.**

8 *Electrical Service*

		A	M	D	NA
1	<b>Service Entrance</b>				
2	Overhead				x
3	Service Wire Size				x
4	Splice Location				x
5	Service Loop				x
6	Weather Head Condition				x
7	Side Mount or Roof Mount				x
8	Mast Condition/Secured				x
9	Sheathing Condition				x
10	Entrance to home condition				x
11					
12	Underground				
13	Meter Location and Condition	x			
14	Entrance to home condition	x			
15					
16					

**Notes, Comments and Recommendations on the above:**

**Item**

- 14 Always monitor the home entrance condition and maintain a good seal to keep insects and moisture out of the home.**



9 *Garages*

	A	M	D	NA
1 Garage Doors; overhead, service(s), entry to home, Metal, Wood, Fire Rated	x			
2 Overhead Door Operation; manual, automatic (extension cord?)	x			
3 Overhead Door Tracks and Springs	x			
4 Roof Covering and Structure, moisture?	x			
5 Walls, fire walls, damage?	x			
6 Floor/Foundation type, cracks, spalling	x			
7 Electrical Supply, GFCI	x			
8 Hose bibs present, type: _____ quantity: _____				x
9 Windows; openable, condition, breaks/leaks				x
10 Heating?				x

**Notes, Comments and Recommendations on the above:**

**Item**

**7 The GFCI test button did not operate. You may need to replace the GFCI recepticle.**

10 Attic

		A	M	D	NA
1	No stains on underside of roofing, especially around roof penetrations, moisture penetration	x			
2	Roof Framing in sound condition. No evidence of decay or damage.	x			
3	Sufficient insulation and properly installed insulation (moisture barrier installed closest to the heated area of the house), <b>UFFI</b>	x			
4	Adequate ventilation, clear path into attic for air entering through soffit vents, adequately sized gable end louvers, all mechanical ventilation operational	x			
5	No plumbing, exhaust or appliance vents terminating in attic		x		
6	No open electrical splices or junction boxes	x			
7					
8					
9					

**Notes, Comments and Recommendations on the above:**

**Attic access is through a hatch in a south side bedroom closet. The attic was only viewed from the hatch. There is another section of attic that was not accessible. A hatch could be installed from the garage area should you desire access to that attic section.**

**Item**

- 4 There may be some concern that the soffit vents in some areas are blocked by insulation. It is recommended that baffles be added to each soffit vent area so that the vents remain clear of any insulation that may cover the vent.**
- 5 It appears that the bathroom vent ducting is under the insulation and may or may not vent out through a soffit vent. These areas will need to be inspected more closely and any repairs should be performed as soon as possible.**

11 **Interior Rooms**

		A	M	D	NA
1	Floors, walls and ceilings appear straight and plumb and level	x			
2	No stains on floors, walls or ceilings ( <b>Moisture Evidence?</b> )	x			
3	Flooring materials in good condition (damage, squeeks, soft spots, <b>Asbestos</b> )	x			
4	No significant cracks in walls or ceilings	x			
5	Windows and exterior doors operate easily and latch properly, no broken glass, no sashes painted shut, no decay; windows and doors have weather-stripping, "weep holes" installed		x		
6	Interior doors operate easily and latch properly, no damage or decay, no broken hardware	x			
7	Paint, wall covering, and paneling in good condition	x			
8	Wood trim installed well and in good condition	x			
9	Lights and switches operate properly	x			
10	Adequate number of three pronged electrical outlets in each room	x			
11	Electrical outlets test properly (spot check)	x			
12	Heating/cooling source in each habitable room	x			
13	Smoke Detector / Carbon Monoxide Detector	See Note Below			

**Notes, Comments and Recommendations on the above:**

**Item**

- 5** There were 2 windows (2nd floor master bedroom, dining room) where the counter balance springs were broken. This did not allow the windows to remain up when opened. The springs should be repaired/replaced.
- 9** There are 2 switches in the kitchen dining area that did not appear to operate anything. Contact the previous owner and try and get some guidance regarding those switches.
- 13** I always recommend new smoke and CO detectors be added. At a minimum there should be one of each on each floor of the home including the basement.

**Special Note**

The fan in the south side upstairs bedroom appeared to be slightly out of balance and was somewhat noisy. It may simply need adjusting or possibly replacement.

12 *Hallways/Stairwells*

		A	M	D	NA
1	Floors, walls and ceilings appear straight and plumb and level	x			
2	No stains on floors, walls or ceilings ( <b>Moisture Evidence?</b> )	x			
3	Flooring materials in good condition	x			
4	No significant cracks in walls or ceilings	x			
5	Windows and exterior doors operate easily and latch properly, no broken glass, no sashes painted shut, no decay; windows and doors have weather-stripping, "weep holes" installed				x
6	Interior doors operate easily and latch properly, no damage or decay, no broken hardware	x			
7	Paint, wall covering, and paneling in good condition	x			
8	Wood trim installed well and in good condition	x			
9	Lights and switches operate properly	x			
10	Adequate number of three pronged electrical outlets	x			
11	Electrical outlets test properly (spot check)	x			
12	Heating/cooling source present				x
13	Smoke Detector / Carbon Monoxide Detector	See Note Below			
14	Stairwell width and handrails	x			

**Notes, Comments and Recommendations on the above:**

**Item**

- 13 I always recommend new smoke and CO detectors be added. At a minimum there should be one of each on each floor of the home including the basement.**

13 **Bathrooms**

	A	M	D	NA
1 Working exhaust fan that terminates outdoors		x		
2 Adequate flow and pressure at all fixtures	x			
3 Sink, tub and shower drain properly/ leaks/ moisture evident	x			
4 Plumbing and cabinet floor under sink in good condition	x			
5 If sink is metal, it shows no signs of rust, overflow drain doesn't leak	x			
6 Toilet operates properly	x			
7 Toilet stable, no rocking, no stains around base	x			
8 Caulking in good condition inside and outside of the tub and shower area	x			
9 Tub or shower tiles secure, wall surface solid	x			
10 No stains or evidence of past leaking around base of bath or shower	x			

**Notes, Comments and Recommendations on the above:**

**Item**

- 1 It appears that the bathroom vent ducting is under the insulation and may or may not vent out through a soffit vent. These areas will need to be inspected more closely and any repairs should be performed as soon as possible.**
- 8 Always monitor and maintain a good seal around the tub surround at both the wall and floor interface to avoid moisture migration into the walls and floor.**

14 **Fireplace/Stoves**

	A	M	D	NA
1 Fireplace: no cracking or damaged masonry, no evidence of back-drafting (staining on fireplace façade), damper operates properly, flue has been cleaned, flue is lined	x			
2 Proper hearth size	x			
3 Insert Present	x			
4 Stove				x
5 Stove hearth or flooring size adequate				x
6 Stove vent through ceiling/wall condition				x
7 Gas Fireplace Present	x			
8 Corrugated Stainless Steel Tubing				x
9 Gas Shut-off Valve(s)	x			

**Notes, Comments and Recommendations on the above:**

**Item**

15 **Kitchen**

		A	M	D	NA
1	Working exhaust fan that is vented to the exterior of the building	x			
2	Ground Fault Circuit Interrupter ("GFCI") protection for electrical outlets within 6 feet of the sink(s)	x			
3	Undersink Inspection: Traps, Plumbing slope, Disposal, DW drain loop	x			
4	No leaks in pipes under sinks	x			
5	No excessive rust or deterioration on garbage disposal or waste pipes	x			
6	Floor in cabinet under sink solid, no stains or decay	x			
7	Water flow (faucet and drain) in sink adequate	x			
8	Cabinets in good condition: doors and drawers operate properly	x			
9	Lighting/Fans		x		
10	Electrical Outlets in island	x			

**Notes, Comments and Recommendations on the above:**

**Item**

- 1 The exhaust fan filter should be cleaned and the light bulb needs to be replaced.**
- 3 The kitchen sink faucet should probably be replaced, it is showing signs of age and the beginning signs of calcification and corrosion.**
- 9 The fan in the dining area is somewhat noisy and may need repair or replacement.**

16 ***Kitchen Appliances***

***Oven/Range***

Name	<b>Whirlpool Electric Oven and Range</b>
Model Number	<b>Not visible - on back of unit</b>
Serial Number	<b>Not visible - on back of unit</b>
Electric/Gas	<b>220V Electric Unit</b>
Gas shut off valve	<b>Not applicable</b>
Gas Line type	<b>Not applicable</b>
Gas Drip Leg	<b>Not applicable</b>

***Refrigerator***

Name	<b>Whirlpool</b>
Model Number	<b>ED2FHAXS005</b>
Serial Number	<b>SW1126207</b>
Ice Maker/Water	<b>Yes</b>

***Dishwasher***

Model Name	<b>Whirlpool</b>
Model Number	<b>GU2300XTVQ2</b>
Serial Number	<b>F20302734</b>
Drain High Loop present?	<b>No - needs to be added</b>
Evidence of Leaks?	<b>No</b>
Door Springs intact?	<b>Yes</b>
Secured to cabinet/counter?	<b>Yes</b>

***Microwave***

Model Name	<b>General Electric</b>
Model Number	<b>JES1139WL03</b>
Serial Number	<b>MS900567B</b>
Manufactured Date	<b>2009</b>



17 **Basement or Mechanical Room**

		A	M	D	NA
1	Evidence of moisture on walls	x			
2	Exposed foundation; no stains no major cracks, no flaking, no efflorescence	x			
3	Visible structural wood: no sagging, no damage, no decay, no stains, no damage from insects, sills attached to foundation with anchor bolts	x			
4	Steel or Wooden Beam in good condition	x			
5	Columns secured to the beam and anchored in floor	x			
6	Insulation at rim/band joists	x			
7	Finshed/Partially Finished				x
8	Floor; cracks, moisture, floating	x			
9	Sump Crock, Pump Operational	x			
10	Sewage Ejector Pump Present/Operational (Chk. & Gate Valves, Union, Vent)				x
11	Stairs; Closed Back, Railing		x		
12	Smoke Detector / Carbon Monoxide Detector	See Note Below			
13	Radon Vent Present?				x

**Notes, Comments and Recommendations on the above:**

**Item**

- 11 The stairs do not have close back risers. They should be added to help prevent any tripping.**
- 12 I always recommend new smoke and CO detectors be added. At a minimum there should be one of each on each floor of the home including the basement.**

18 *Crawl Space*

	A	M	D	NA
1 Adequately vented to exterior				x
2 Insulation on exposed water supply, waste and vent pipes				x
3 Insulation between crawl space and heated areas, installed with vapor barrier towards heated area				x
4 No evidence of insect/varmet damage				x
5 No evidence of moisture damage				x
6 Vapor Barrier Present on ground				x
7 Sump Crock and Pump				x
8				
9				

**Notes, Comments and Recommendations on the above:**  
**Item**

19 **Plumbing**

		A	M	D	NA
1	Water Service; Public, Private, Water Shutoff, Entrance Size	x			
2	Water Meter Bonded	x			
3	Pressure Tank and Condition				x
4	Pressure reading and cut in/out differential PSI (~20psi)				x
5	Water Softening System present?				x
6	Water pump: does not short cycle				x
7	Sewer/Septic	x			
8	Visible pipes: no damage, no evidence of leaks, no signs of stains on materials near pipes; drain pipes slope slightly down towards outlet to septic/sewage system	x			
9	Galvanized pipes do not restrict water flow				x
10	Clean out caps visible	x			
11	Gas Service: Public, Private, Shut off valves, Entrance Size	x			
12	Corrugated Stainless Steel Tubing (CSST) Present				x
13	Gas Line Drip Legs Present	x			

**Notes, Comments and Recommendations on the above:**

**Item**

20 **Water Systems**

***Hot Water Tank***

Model Name

**General Electric**

Model Number

**PG40S09AVJ00**

Model Serial Number

**GEL9011A08332**

Year Manufactured

**2011**

Size/ Capacity

**40 gallons**

Temperature Pressure Relief Valve and Piping

**Satisfactory**

Water/Gas Shut offs, Gas Drip Leg

**Satisfactory**

Temperature Setting

**"B" setting - Satisfactory**

Water heater: no signs of rust, vented properly.

**Satisfactory**

21 *Electrical*

		A	M	D	NA
1	<b>Service Panel</b>				
2	Service Size: <b>150 Amps</b>	x			
3	Grounded; Rod and Plumbing	x			
4	GFCI/AFCI				x
5	Visible wiring: in good condition, no "knob-and-tube" wiring, no exposed splices, cables secured and protected	x			
6	Service panel: adequate capacity, all cables attached to panel with cable connectors; fuses or breakers are not overheating, bonded		x		
7	No aluminum cable for branch circuits	x			
8	<b>Sub Panel</b>				
9	Service Size Amps				x
10	Grounded; Rod and Plumbing				x
11	GFCI/AFCI				x
12	Visible wiring: in good condition, no "knob-and-tube" wiring, no exposed splices, cables secured and protected				x
13	Service panel: adequate capacity, all cables attached to panel with cable connectors; fuses or breakers are not overheating, bonded				x
14	No aluminum cable for branch circuits				x
15	<b>Generator Type:</b>				
16	Transfer Switch; Manual/Automatic				x

**Notes, Comments and Recommendations on the above:**

**Item**

- 6 There is a double tap circuit breaker condition in the panel. This should be corrected by a qualified electrician with the addition of a circuit breaker and the rewiring of the double tap condition. Also there appears to be 2 multi-wire branch circuits in the panel. These should be corrected by a qualified electrician by a simple toggle pole bar across each of the 2 respective circuit breakers.**

22 *Heating/Cooling System*

*Natural Gas Furnace*

Model Name	Lenix Elite
Model Number	EL296UH090XV48C-04
Serial Number	5913A21712
Year Manufactured	Approximately 2013
Type: Conventional, Mid Efficiency, High Efficiency	High Efficiency
Capacity/Size	88000/57000
No. of Burners	Sealed unit unable to determine
Electrical and Gas Shutoffs	Satisfactory
Gas Drip Leg	Satisfactory
Appears to operate well throughout (good air flow on forced hot air systems)	Satisfactory
Flues: no open seams, slopes up to chimney connection	Satisfactory
No rust around unit	Satisfactory
No combustion gas odor	Satisfactory
Air filter(s) clean	Electronic - get advice from service rep.
Ductwork in good condition	Satisfactory
No asbestos on heating pipes, water pipes or air ducts	Not Applicable
Separate flues for gas/oil/propane and wood/coal	Not Applicable
Humidifier Present	No
Thermosat Type and where located	Honeywell, first floor hallway

23 **Laundry Room/Area**

		A	M	D	NA
1	Washer Area				
2	Electric Service (120V or 240V)	x			
3	Water service	x			
4	Washer Drain (standing pipe, floor drain, laundry tub)	x			
5	Washer pan present?				x
6	Dryer Area				
7	Gas Shut off valve present?				x
8	Gas Drip Leg present?				x
9	Dryer Vent type (plastic flex, metal flex, rigid metal)	x			
10	Electric Service (120V or 240V)	x			
11	Laundry Tub Present?				x
12	Laundry Tub secured to wall or floor				x
13	Laundry Tub plumbing and drainage properly set up?				x
14	Floor drain present?				x

**Notes, Comments and Recommendations on the above:**  
**Item**

***Clothes Washer***

Model Name  
 Model Number  
 Model Serial Number

**Whirlpool Cabria**  
**WTW5640XW1**  
**C12031628**

***Clothes Dryer***

Model Name  
 Model Number  
 Model Serial Number

**Whirlpool Cabria**  
**WGD5600XW0**  
**M11003753**

24 **Roof**

		A	M	D	NA
1	Composition shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of roofing		x		
2	Wood shingles or shakes: no mold, rot or decay, no cracked/broken/missing shingles, no curling				x
3	Metal Roofs: no rust, fasteners secured/sealed, ridge cap in place				x
4	Flat roofs: no obvious patches, no cracks or splits, minimal blisters/"alligatoring" and wrinkles, no silt deposits (indicates improper drainage), sealed tar at flashings				x
5	Flashing around roof penetrations	x			
6	No evidence of excess roofing cement/tar/caulk	x			
7	Soffits and fascia: no decay, no stains	x			
8	Exterior venting for eave areas: vents are clean and not painted over	x			
9	Gutters: no decay or rust, joints sealed, attached securely to structure, no bending or sagging, no sections of gutter or downspout missing, gutters clean, no mud deposits, downspout leaders/drains	x			
10	Chimneys: straight, properly flashed, no evidence of damaged bricks or cracked joints, mortar/cement cap in good condition	x			
11	Skylights and flashing, also check interior for moisture/leaks/condensation				x
12	Dormers; roofing, flashing, siding, also check interior for moisture				x

**Notes, Comments and Recommendations on the above:**

**Item**

- 1** There are some areas of the roof that are showing signs of deterioration. These areas as a minimum should be repaired by a qualified roofing contractor. The areas are located in the roof line valleys and next to the downspouts that egress onto the roof.
- 9** There are a few conditions where the downspouts egress onto a lower roof. The downspouts should have leaders added so that they egress into a lower section of gutter and not onto the roof. This fore mentioned condition prematurely deteriorates the roofing shingles.  
Also there are some areas of moss growing on the north side section of the roof. This should be cleaned off so as not to provide moisture access into the roof and prevent premature deterioration of the roofing shingles.