

Photo Attachments



Damaged roof shingles. Improper roof shingle installation; improper overlapping. Improper layout.



Improper flashing at plumbing vent stack. Wrong size jack. No storm collar.



Improper installation of roof underlayment paper; felt paper does not extend out over edges of roof sheathing. This resulted in wood rot.



At underside of roof eave, the fascia board was damaged due to improperly installed underlayment paper



Electrical junction box for Spa was missing cover and was buried in soil.



Auxiliary Gas pipe not elevated at least 6" above grade. Also, inappropriately installed under weep screed of stucco siding. Also, in front of toe kick at patio door.

Photo Attachments



Rear of toilet trap was cracked and patched by "someone" with some type of epoxy. It was leaking at time of inspection.



Wall under bathroom sink was not sealed at plumbing drain pipe penetration.



Moisture/Mold damage at wall under Kitchen sink.



Water damage at under side of plywood roof sheathing due to roof leaks.



Damaged ductwork in attic common to ductwork manufactured at this time, particularly when exposed to sunlight through attic vents.



Failed thermal window has condensation between panes and needs to be replaced.

Photo Attachments



Air conditioner condensate drain hose is kinked under sink. Drainage was blocked.



Open gap at plenum wall, under furnace.



Insulation has fallen down from interior walls in attic.



4 year old house: Missing drip cap flashing at exterior above window. Resulted in water intrusion at interior.



Loose & misaligned Tub overflow plate. Substantial potential for leaks.



Water heater installed against gas pipe. Strained gas pipe. // No overflow pan.

Photo Attachments



Gap between water heater platform and firewall of garage.
Breach in firewall.



Photo-electric sensor for garage door is more than 6" above the floor and is a child-safety hazard.



Rafters are separating from ridge board due to excessive structural movement.



15 year old house: Valley flashing is 16" wide and should fully extend out from under roof tiles. Note resulting water damage at fascia at left side corner.



4 year old house: Example of a slipped roof tile from improper installation. More to come.



Stoop was built up over weep screed. Sprinkler spray on structure. Resulting in corroded weep screed. Eventual replacement will be needed.

Photo Attachments



Improperly installed water heater. No seismic straps. Old brackets screwed to top of tank. No overflow pan. Corroded, leaking tank.



Electrical disconnect box improperly located behind A/C condenser unit. // Excessive wood decay to exterior service door of garage. // Good clearance from weep screed.



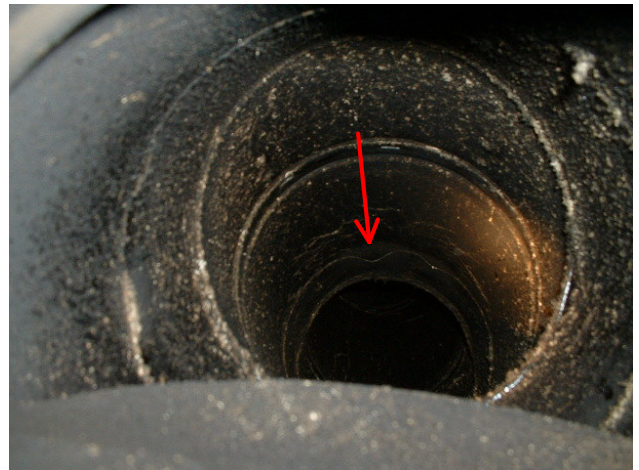
Concrete walk was poured around base pads of A/C units. Units should be elevated 3" above grade. // Units not secured in place. // Right electrical box behind unit.



Cracks and uneven settlement in walkway are trip hazards.



3 year old house. Improper railing construction. 6" sphere should not pass through triangle formed between rail, riser & tread. Child safety concern.



Excessive creosote in fireplace from burning real wood. Fire safety concern. Requires cleaning. // Bent sheet metal at joint seam in flue. Safety concern.

Photo Attachments



Overflow at deck is below primary. Water bypasses main drain and splashes onto walkway 2 stories below. Primary drains to street, but will not function properly.



Improper access/clearance at furnace. Requires 30" deep floor (Screwdriver is 10"). Gas pipe, power cord & Fire sprinkler pipe are in the way & subject to damage.



4 year old house: Improperly installed duct at air handler became nearly detached.



3 year old house: Improper installation and/or fit of the firestop at the fireplace flue as viewed in attic.



3 year old house: No firestop bucket/thimble installed for water heater vent at garage ceiling penetration. Fire safety concern.



No overflow drain. // Short wall provides foothold for small children to climb up. While not a specific violation, common sense would dictate precautions.

Photo Attachments



Excessive water pressure, nearly 130 psi. Valve stem leaks. No backflow preventer.



AC compressor/condenser unit is not elevated 3" above finished grade level and not secured in place. Dented heat dissipating fins. Fins are starting to disintegrate.



Valley flashing is 22" wide. The flashing should extend out from under the tiles and over the edge of the fascia. Only about 6" width is visible. Will lead to water damage at Eave.



Failed thermal window has condensation between panes and needs to be replaced.



Filter inappropriately installed at a ceiling return-air grill where there is no filter provision. Filter is displaced because there is no retention system.



Missing strain relief cable bushing at disposal. Electrical connections can be pulled on.

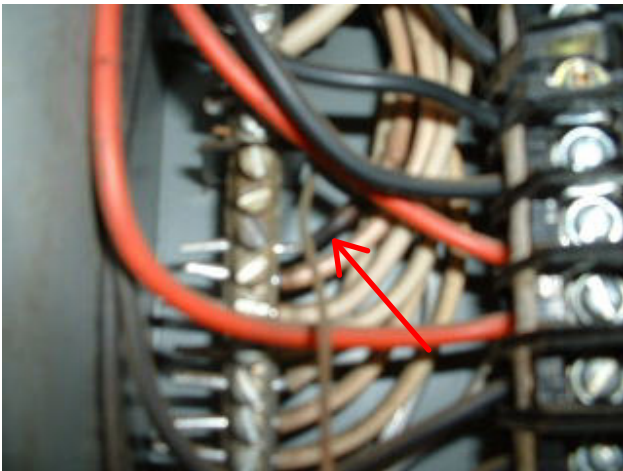
Photo Attachments



Missing fireproof grout at Fireplace wall. This needs to be sealed to prevent gas, fire, smoke & embers from entering wood structure. Minor repair.



Cracked heat exchanger in Furnace. Life safety concern due to carbon monoxide. Furnace requires replacement.



Aluminum wire in 120 volt circuits, used between 1964-1974. The arrow points to an overheated conductor which is a fire and safety hazard.



Broken Sprinkler head, causes "geyser". pressure loss does not allow other heads on the zone to function.



AC Refrigerant line set in attic was routed across and crushed Asbestos air duct.



Furnace vent was nearly corroded through. // Storm collar was off of plumbing vent stack. Heater vents missing storm collars. // Cement Asbestos (Transite) water heater vent in middle.

Common Defects

Photo Attachments



Moisture & mold damage unrepaired under bathroom. Old Galvanized plumbing present. Several Structural floor joists were inappropriately cut away.



Mold damage under bathroom. Joist was cut away. Pest screen at crawlspace vent was damaged where pipe was run through.



No Beam pocket molded into foundation wall. A main beam was left unsupported and not stabilized at this end.