EXTERIOR INSPECTION

SCOPE OF THE EXTERIOR INSPECTION: 266CMR: BOARD OF REGISTRATION OF HOME INSPECTORS
266 CMR 6.00: STANDARDS OF PRACTICE:

6.03 System: Exterior
(1) The ***Home Inspector*** shall ***Observe*** the ***Readily Accessible*** and ***Observable***:
(a) Wall cladding.
(b) Entryway doors and windows.
(c) Garage door operators.
(d) Decks, balconies, stoops/landings, steps, areaways/window wells, and porches including hand and guard railings.
(e) Exposed trim (eaves, soffits, fascias rake and other trim boards).
(f) Flashing.
(g) Vegetation, grading, site drainage, driveways, walkways and retaining walls with respect to their effect on the condition of the ***Dwelling***.
(2) The ***Home Inspector*** shall ***Describe***:
(a) The wall-cladding materials (Cementious siding, asphalt, wood shingles, aluminum and or vinyl siding, wood clapboards, brick, other).
(b) The deck/porch component materials (brick, concrete, concrete block, steel, wood, other)

(3) The ***Home Inspector*** shall ***Report on*** the following exposed ***Readily Accessible*** and ***Observable*** exterior ***Components*** including:
(a) Wall cladding.
(b) Entryway doors and windows.
(c) Deck/porches, balconies, stoops/landings, steps, areaways/window wells, including hand and guard railings.
(d) Exposed trim.
(e) Flashings.
(f) Driveways, walkways, and retaining walls with respect to their effect on the condition of the dwelling and there ability to provide safe egress.
(g) Vegetation, grading, site drainage, driveways, walkways and retaining walls with respect to their effect on the condition of the ***Dwelling***

(4) The ***Home Inspector*** shall:
(a) Operate all entryway doors and a representative number of windows and ***Report on*** the condition and need for repair, if any.
(b) Operate garage doors, if the garage is inspected. The garage doors may be operated manually or by using ***Permanently Installed Controls*** as is appropriate. The ***Home Inspector*** must ***Report on*** whether or not an automatic garage door operator will reverse or stop when it meets reasonable resistance during closing.
(5) The ***Home Inspector*** is not required to ***Observe, Describe*** or ***Report on***:
(a) Storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories
(b) Fences, landscaping, trees, swimming pools, patios, sprinkler systems.
(c) Safety glazing.
(d) Garage door operator remote control transmitters.
(e) Geological conditions (***Engineering services***).
(f) Soil conditions (***Engineering services***).
(g) Recreational facilities.
(h) Outbuildings and detached garages. However, should the ***Home Inspector*** inspect these structures by agreement or as a courtesy, the inspection of said structures must comply with the standards of 266 CMR 6.01 through 6.12.
(i) Underground utilities, pipes, buried wires, or conduits. (***Dig Safe***)

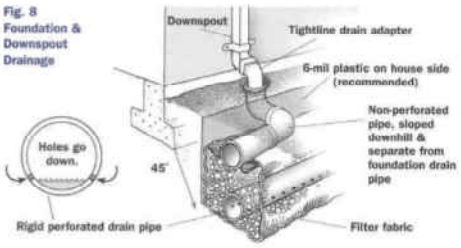
DISCLAIMERS: All items listed in 6.03 system EXTERIOR (5) as listed above plus the following are EXCLUDED from this report: A. Components covered by SNOW. True conditions are undetermined and require further research by

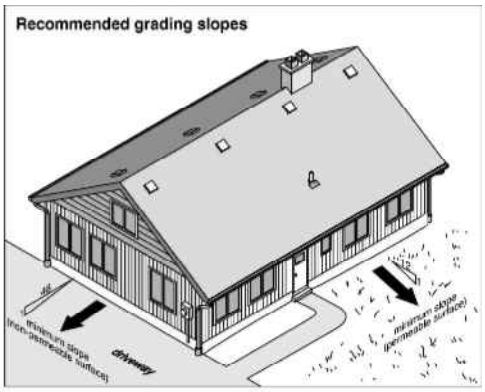
you. B. Paint or stain finishes on siding & trim. C. The condition of unknown underlying siding materials. D. **Detached structures such as sheds, barns, pool house, pump house etc., and all associated plumbing / electrical / heating systems leading to and inside these structures.** E. The location of property lines. F. Swimming pools and equipment. G. Underground oil tanks. H. Lawn sprinkler systems. I. Common elements in multi-unit buildings or condominiums. J. Components & conditions beneath deck and porch crawl spaces that are not *readily accessible*.

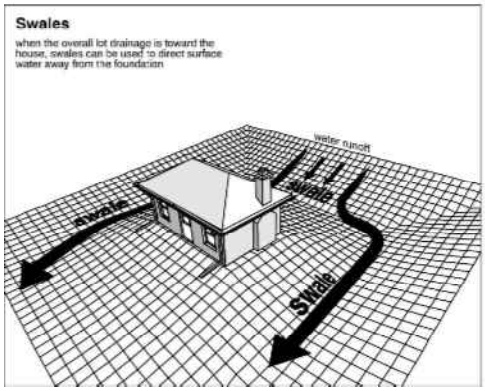
GENERAL COMMENTS: A. For safety and reduction in liability, the owner of a dwelling is responsible for maintaining all means of egress in a safe, operable condition at all times; and is required to keep all exterior stairways, fire escapes, egress balconies and bridges free of ice and snow. B. A safe handrail is recommended for every stairway. C. Be advised that all siding materials require maintenance and that those siding materials with Southern exposure usually age at a faster rate. Northern exposed siding is more prone to decay from moisture. Be advised that any source of water penetration or ventilation imbalance can cause interior damage and / or mold. D. I recommend that the finish on all untreated wood siding materials be restored at 3-5 year intervals, and that wood decks be water sealed at annual intervals. E. Monitor exterior drainage conditions annually to identify and reduce conditions that may cause wet basement problems. Soil along the perimeter of the foundation should direct water away from the home by gravity flow at a pitch of 1"/FT for a distance of ten feet, and perimeter gardens should be at a higher elevation than the lawn. Likewise, downspouts should have base elbows & splashblocks or extensions to discharge roof water far from the home. F. Maintain a 2-foot clearance between all shrubbery & siding for proper ventilation, access and maintenance. G. **WARNING - Be advised that before the installation of new thermal replacement windows, old window sash & trim should be tested for LEAD PAINT. H. Purchase a shed and store gasoline and the lawn mower away from the home. I. Make sure the house number is mounted next to the front door and is visible from the street.**

1. GRADING & SITE DRAINAGE:

CONDITION:







**** FUNCTIONAL with EXCEPTIONS as noted:**
Observation: At the time of inspection, there was snow on the property.
Analysis: The home inspection is limited in scope and nature to only those areas that are *readily accessible* at the time of inspection. Be advised that the snow may conceal exterior defects that the inspector could not view.
DISCLAIMER: The true condition of the following items is undetermined and requires

your research during the first thaw: lot drainage, drainage along the foundation, driveway, walks, patio, deck, foundation above grade level, basement windows, lower siding & trim, steps to building, roof, gutters & chimney.
Recommendation: **You should discuss this problem with your attorney NOW prior to agreement to purchase the property. All snow covered components should be listed in the contract of sale and should be guaranteed by the owner to be serviceable and operative.** All snow covered areas require further investigation during the first thaw. If your research reveals any major concerns, you should contact my office for further consultation or schedule an optional "return visit inspection."

LOT TOPOGRAPHY & DRAINAGE:

Observation: The home was built on hillside or at an elevation below street elevation.
Analysis: When a home is built at a lower elevation than the street, it is necessary to control surface water movement so that all front yard & driveway water is directed around the home to areas of a lower elevation. Be advised that a home built at such a lower elevation will usually have greater ground water pressure directed against the front foundation wall than the other sides of the home, making the basement vulnerable to water infiltration. Be advised that all surface water should be both directed around the home as it flows down the slope and away from the foundation. Water is destructive and can find its way through even the tiniest cracks.
Recommendation: You should carefully monitor the lot drainage and you should follow responsible drainage control measures that direct surface water and roof drainage away from the home to side and rear yard areas of lower elevation. You should ask the owner for disclosure of any prior wet basement,wet crawl space or wet garage problems. If drainage problems are experienced, then you might consult a landscape architect about the installation of a swale or a French drain system in the yard as possible cures.
Web Resource: http://www.ndspro.com/downloads/POED_ShortCourse.pdf

Observation: A "French drain" or buried drain pipe with gravel bed appears to be present along the exterior of the foundation.
Analysis: **Disclaimer: As the system is buried, it's true presence and operational condition are undetermined**. For your understanding, a French drain is often installed to collect water as it soaks into the ground near a foundation. The objective is to collect and redirect the water away from the home by gravity flow before it can infiltrate into the basement. A French drain or a footing drain may have a gravity outlet or may lead to a mechanical pump. Be advised that any source of water penetration or ventilation imbalance can cause interior damage and / or mold.
Recommendation: Ask the owner where the French drain terminates and if there has ever been water in the basement.

2. VEGETATION:

Condition: **** FUNCTIONAL with EXCEPTIONS noted:**

-

Observation: There is a dead tree stump(s) on the property.
Analysis: The stump indicates incomplete tree removal. Be advised that a dead tree stump may promote the presence of wood boring insects. Repair is needed.
Recommendation: I advise that you hire a landscape contractor to remove the stump(s) by excavation or mechanical grinding.
Web Resource: http://128.241.193.252/index.aspx (National Arborist Association)

Observation: Tree limbs are overhanging part of the roof.
Analysis: Such conditions pose potential storm hazards. Limbs may damage roof coverings and leaves may clog gutters. Tree limbs also provide easy rodent access. In my opinion, no tree limbs should overhang the roof of any home, repair is needed.
Recommendation: You should ask a certified arborist to examine the tree, and to provide a cost estimate for pruning or removal as determined.
Web Resources: www.ibhs.org/publications/view.asp?id=550 (Institute For Business & Home Safety - Tree Guide)
http://128.241.193.252/index.aspx (National Arborist Association)

Observation: A tree or a large limb is leaning towards the home.
Analysis: **WARNING** - the tree places the home & occupants "at risk" if the tree or large limb should fall. Repair is needed.
Recommendation: You should ask a certified arborist to examine the tree, and to provide a cost estimate for pruning or removal as determined.
Web Resources: www.ibhs.org/publications/view.asp?id=550 (Institute For Business & Home Safety - Tree Guide)
Web Resource: http://128.241.193.252/index.aspx (National Arborist Association)

3. RETAINING WALLS:

Type(s): Dry stacked field stone. (Note: Dry stacked stone walls need seasonal maintenance due to frost movement.)
Textured block.

Condition: **** FUNCTIONAL with EXCEPTIONS noted:**

RETAINING WALL PROBLEMS:

Observation: The retaining wall has failed.
Analysis: When retaining walls fail, the problem is usually caused by problems with "the base preparation, drainage or reinforcement." Significant retaining wall reconstruction expenses are anticipated as the wall has reached the end of its service life or is *fully depreciated.*
Recommendation: Consult a mason or landscaper for demolition and replacement cost estimates.
Note: A retaining wall four feet or higher should be constructed in accordance with the requirements of the building code.
Note: For safety, a guard railing is advised for each retaining wall regardless of height.
Web Resource: http://www.allanblock.com/RetainingWalls/Installation/Landscape/landscape_walls_guide_2006.pdf

4. DRIVEWAY:

MATERIALS: Dirt. (Note: Dirt driveways do NOT conform with modern construction practices and will suffer from seasonal problems such as mud, erosion, drainage problems etc. Updating at to asphalt is suggested at optional significant expense).

CONDITION: **** FUNCTIONAL with EXCEPTIONS NOTED:**

DRIVEWAY PROBLEMS:

Observation: The driveway appears to direct water toward the garage or foundation of the home.
Analysis: Faulty drainage control may cause interior damage or basement infiltration.
Recommendation: Ask a driveway contractor to reappraise the driveway to determine what drainage improvements are feasible and estimated cost. The installation of a "channel drain" may be a solution.
Web Resources: http://www.ndspro.com/downloads/POED_QuickReview.pdf
http://www.pavingexpert.com/aco01.htm

Observation: There was snow cover on the driveway at time of inspection.
Analysis: True conditions are undetermined. Note: There is a potential for concealed damage.
Recommendation: Further research by you is advised when the snow is gone. **All snow covered components should be listed in the contract of sale and should be guaranteed by the owner to be serviceable and operative.** If through your negotiations access becomes possible, components become *readily accessible*, repairs are done or systems are restored, you may desire to schedule a "return visit" inspection with this office, at an additional charge, prior to commitment.

5. WALKS & PATIO:

WALK OR PATIO MATERIALS:

Observation: **SNOW** prevented access for identification & evaluation of walks & patio.
Analysis: The snow may cover hidden defects.
Recommendation: Further research is advised.

Condition: Undetermined, further investigation needed.

WALK OR PATIO PROBLEMS:

Observation: There was snow cover on the walkways.
Analysis: True conditions are undetermined. Note: There is a potential for concealed damage.
Recommendation: Further research by you is advised when the snow is gone. **All snow covered components should be listed in the contract of sale and should be guaranteed by the owner to be serviceable and operative.** If through your negotiations access becomes possible, components become *readily accessible*, repairs are done or systems are restored, you may desire to schedule a "return visit" inspection with this office, at an additional charge, prior to commitment.

© Seacoast Inspections Confidential - for client use only. Use by any unauthorized persons is prohibited.

6. ENTRANCE STAIRS, STOOPS, LANDINGS & RAILINGS:

STEPS, STOOPS, LANDINGS & HANDRAILS TO BUILDING: Pressure treated front stoop w no handrail
Pressure treated wood steps at deck, plus a handrail.

CONDITION: **** Functional with Exceptions as noted:**

VISIBLE PROBLEMS WITH ENTRANCE COMPONENTS:

Observation: The handrail is not graspable.
Analysis: ****** UNSAFE - there is a risk or personal injury.** Handrails built of dimensional lumber (2 x 4 or 2 x 6) are not graspable. A graspable handrail is required at one side of a staircase. A staircase is part of the means of egress from the dwelling and must be maintained in a safe condition. **Urgent** repair is needed.
Recommendation: Hire a carpenter to install graspable handrails **NOW** for safety.

Observation: The joint between the entrance stoop or landing and the house siding was not flashed.
Analysis: This is conducive for hidden decay or pest infestation as water that falls on the landing will splash back and drain behind the stairs to promote continual moisture. The builder should have installed lead flashing beneath then siding or trip with a bend and lap resting upon the staircase landing to shed water from the joint.
Recommendation: Options include caulking the open joint or hiring a carpenter to remove portions of the siding and trim below the door as needed to install the missing flashing.

7. BASEMENT ENTRANCE:

TYPE: Walk-in entrance to basement.

CONDITION: ***** NOT FUNCTIONAL:**

BASEMENT ENTRANCE PROBLEMS:

Observation: The door jambs at the exterior door are rotted out at the basement entrance.
Analysis: Door jambs at basement entrances are repeatedly wet and suffer from decay and/or pest infestation. Repair is needed. Note: There is a potential for concealed damage.
Recommendation: I advise that the door be replaced with and insulated steel door unit with a dead bolt lock for security and for energy conservation.

Observation: Water is getting in under the sliding doors which are located under the deck.
Analysis: Even though this is not a finished space the doors are not water tight and should be fixed.
Recommendation: When dry I would clean and caulk the exterior edge of the doors to prevent water from getting in under them.

8. DECKS & PORCHES & BALCONIES:

DECK / PORCH COMPONENT MATERIALS:

Pressure treated wood deck. (Note: I recommend that treated wood receive applications of wood preservative **annually** to extend life expectancy. For information on arsenic content, visit the EPA's Web site at: **www.epa.gov/pesticides/citizens/cca_qa.htm**
or **http://www.mass.gov/dep/ors/files/ptwoodqa.htm** Pressure Treated Wood Questions and Answers

CONDITION: **** FUNCTIONAL with EXCEPTIONS NOTED:**

VISIBLE DECK/ BALCONY PROBLEMS:

Observation: Inspection of the front covered entrance revealed the following defects that need repair or upgrading:
Note: The following is a good web resource for proper deck construction:
http://www.fairfaxcounty.gov/gov/dpwes/publications/deckdet.htm
Cracked concrete footings.
**** **UNSAFE**, missing bolts at ledger joist. (Staggered bolts with washers are needed to safely support live & dead loads.)
Probing revealed decayed wood.
Missing Z-shaped flashing at the ledger joist against the house. Without flashing, water may enter between the deck and the home causing decay to the siding, wall frame
and deck. There is a risk of concealed damage. Further investigation is needed.
Appears that roofing nails where used in the joist hangers which are not appropriate because they will corrode and could shear.
Analysis: The above listed problems represent potential or real **UNSAFE** conditions that require **URGENT** safety repairs.
Recommendation: You should hire a carpenter to perform repairs in accordance with the requirements of the building code. (Note: The application of a wood preservative is advised every year to prevent sun damage. Due to current industry trends, metal joist hangers may be subjected to corrosion from the preservatives in treated lumber. All metal joist hangers should be re-inspected by the homeowner every two years. Only stainless steel hangers are advised.)
Web resource: http://deck-lok.com/index.htm

Observation: The angular cut of the wood stringers at the base of the deck stairs do not fully bear on the concrete pavers.They have settled and twisted.
Analysis: This represents poor workmanship and a potentially unsafe condition. The heal cut of the stringers should bear on a solid base for even load transfer. Be advised that the portion of each stringer that extends beyond the stoop is prone to splitting or decay. Repair is needed.
Recommendation: I advise that a stoop be enlarged for safety.
Web Resource: http://deck-lok.com/index.htm

PORCH PROBLEMS:

Mentioned above.

9. FOUNDATION ABOVE GRADE:

TYPE: Concrete (1920's to present)

CONDITION: **** FUNCTIONAL with EXCEPTIONS NOTED:**

FOUNDATION PROBLEMS:

Observation: The exterior foundation is completely cover with an insulation board.
Analysis: The insulation board prevented any inspection of the exterior of the foundation. The insulation board is damaged and was never properly protected. This will break down from exposure to UV rays. Also this type of installation is conducive to pest infestation. Carpenter ants love to next in it and termites can enter the house behind it with out ever being seen.
Recommendation: I would cut it back to ground level and expose the foundation for visual inspection. This way in the future you can monitor and visually see if any pest infestation could be taking place.

10. SIDING:

TYPE(S) OF SIDING / WALL CLADDING:

VINYL SIDING GENERAL EXPLANATION:

The home has vinyl siding. Vinyl siding represents a durable and fairly maintenance free wall cladding when properly installed. Vinyl siding is a water shedding siding as opposed to a waterproof siding. A moisture barrier is required beneath the vinyl as small amounts of water can leak behind the siding at trim areas and joints. Be advised that vinyl siding is not combustible, but will melt. For that reason, you should never place a gas grill near the siding. The vinyl is hung loosely on nails leaving a 1/4 - 3/8 inch gap between the siding and stops to allow for expansion and contraction.

Vinyl siding is very brittle and vulnerable to damage during accidental bumps, especially during freezing temperatures. Damaged components can be replaced, but new parts may not perfectly match the color or pattern of the existing siding.

Vinyl siding needs to be regularly cleaned or it will oxidize, requiring more difficult cleaning. Periodic cleaning with household detergent and bleach and a long handled brush is the best method of cleaning the siding. Use a solution of 2/3 cup of household bleach, 1/3 cup powdered detergent and one quart of bleach per gallon of water to clean the siding.

Power washing is possible, but may force water behind the siding or loosen lap joints. Annual inspection is advised to check for warping, loose components, broken parts or worn caulking. Painting vinyl siding is possible, but will void any warranty. A

commercial cleanser called "Streak Away," may also be purchased at building supply stores.
(DISCLAIMER: The type and condition of underlying siding and sheathing materials are undetermined as they are not readily accessible for inspection).
Web resource: **www.vsi.com** (Vinyl Siding Institute) <http://www.vinylsiding.org/publications/Installation_Manual_english.pdf> Vinyl siding manual.

Observation: The home has areas of textured plywood as siding.
Analysis: Textured plywood siding is a less expensive man made wall cladding with a relatively short design life (15-20 years). Positive features of this material include: less costly to purchase and install, faster coverage and fewer seams. Negative features of plywood siding include: difficulty in flashing joints, susceptible to decay from moisture, warping and de lamination. Plywood siding can provide years of service, but it must be kept clear of the ground to prevent moisture damage and the finish & caulking must be maintained. Also particularly vulnerable are the lap & butt joints between panels and areas cut around window & door openings & trim.
Recommendation: Periodic caulking & paint maintenance represents the best method of extending the life span of plywood siding, because once damaged, replacement is the only feasible repair.

CONDITION: **** FUNCTIONAL with EXCEPTIONS as noted below: (Disclaimer: The type and condition of underlying siding materials is undetermined.)**

SIDING PROBLEMS:

Observation: Areas of joints where the siding meets windows, trim and doors are not caulked tightly.
Analysis: Missing or aged caulking can allow water infiltration, heat loss and decay.
Recommendation: Restore all caulking as a maintenance repair item as required in new construction.

Observation: There is a lap joint in the vinyl siding that is located in the first row above a window or door opening.
Analysis: There is a risk of leakage. Vinyl siding joints are not supposed to be located directly above a window or door opening. Repair is needed.
Recommendation: I advise that you hire a siding contractor to relocate the joint away from the window or door opening. (Note: The availability of matching replacement parts may be a problem.)

Observation: Inspection of the vinyl siding revealed dented, cracked or damaged components.
Analysis: As the purpose of a siding is to form a watertight skin on a home, damaged siding may allow leakage - repairs are required to restore siding function. A siding installer can provide estimates for repair. (Note: The availability of vinyl with matching

color & texture is undetermined. The condition of underlying siding is undetermined.) Vinyl siding represents a durable and fairly maintenance free wall cladding when properly installed. Periodic cleaning or power washing are all that is needed to restore the finish and the color is consistent through the vinyl. The negative features include: brittleness and expansion & contraction. Annual inspection is advised to check for warping, loose components, broken parts or worn caulking.
Recommendation: You should hire a siding contractor to perform repairs as required to restore function.

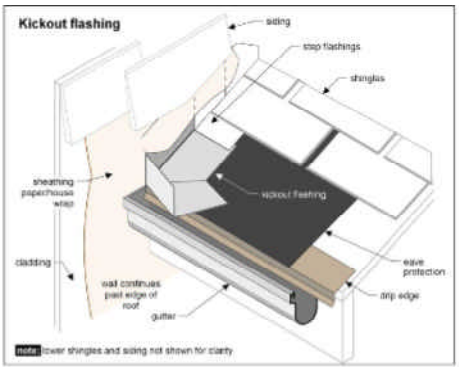
Observation: The plywood siding is delaminated or deformed along its edges.
Analysis: In my opinion, siding of this nature is not as durable as other materials and the vertical joints between panels provide poor water-shedding function. Be advised that there is a potential for leakage where the joints between panels have opened.
Recommendation: Those plywood panels that are deformed or have poor lap joints should be replaced by a carpenter. I further advise that you budget for the optional retirement of the less desirable siding.

11. FLASHING:

Condition:

Inspection of the flashings revealed the following problems:

**** Functional with exceptions** as noted below:



Observation: The joint between the stoop and the house siding does not appear to be flashed.
Analysis: This is conducive for decay or pest infestation as moisture will enter the space behind the staircase. The builder should have installed lead or aluminum flashing beneath then siding with a bend and lap resting upon the landing to shed water from the joint. Repair is needed.
Note: Repairs may reveal concealed damage, decay or pest infestation that was not *readily accessible* at time of inspection.
Recommendation: Options include caulking the open joint or hiring a carpenter to remove portions of the siding and trim as needed to install the missing flashing.

Observation: Kick out flashing is missing at the bottom edge of a roof to wall intersection.
Analysis: Kick out flashings are used at the bottom edge of a roof to wall intersections, where the roof ends and the wall continues on. They are used to direct the water out from below the cladding at the step flashing plane and away from the wall or into the gutter. This prevents water from draining off the roof and into the wall system below. It also helps aesthetically, as it prevents unsightly stains on the wall cladding from roof drainage.

In order for the kick out flashing to be effective, the bottom seam must be properly sealed or folded to ensure that water does not leak through the joint. Improperly folded or sealed kick out flashings will cause a high water concentration to be poured behind the cladding.
Be advised the missing or improperly installed kick out flashing is conducive for water infiltration and concealed decay in the lower wall or inside corner. Repair is needed.
Recommendation: I advise that you hire a contractor to install the missing kick out flashing as required.

12. EXTERIOR FINISH:

CONDITION OF EXTERIOR FINISH:

Observation: The finish on the deck is worn.
Analysis: Maintenance is needed to prevent sun and water damage.
Recommendation: I advise that you prep the deck and apply two coats of suitable wood preservative or exterior stain as required.

Observation: Suspected mildew is present on the vinyl siding.
Analysis: Cleaning maintenance is needed.
Recommendation: See reference below:
HOW TO CARE FOR VINYL SIDING:

Moderate Atmospheric Dirt - We recommend an occasional washing with clear water using a garden hose and soft-bristled brush (a long-handled, car-washing brush is ideal for this purpose).

Heavy Industrial Atmospheric Dirt - Wash in the manner indicated above, but use the following solution:

1/3 cup detergent (Tide®, for example)
2/3 cup trisodium phosphate (Soilax®, for example)
1 gallon water

Mildew Accumulation - Mildew can collect on surfaces of all types of building products and is often evident on surfaces that have not been properly cared for and maintained. Normally, mildew will appear as black spots. Mildew is easy to remove by using the basic cleaning solution above with the addition of sodium hypochlorite as follows:

1/3 cup detergent (Tide®, for example)
2/3 cup trisodium phosphate (Soilax®, for example)
1 quart sodium hypochlorite 5% solution (Clorox®, for example)
3 quarts water

Caulking Compounds, Tar and Similar Substances - Use mineral spirits in reasonable amounts and apply directly to the foreign substance. Immediately after cleaning, rinse the area thoroughly with water.

Web source: <http://www.alcoahomexteriors.com/Site/LearningCenter/ArticleCaringVinyl.aspx>

13. WINDOWS:

TYPE(S) OF PRIMARY WINDOWS:

Casement windows present. (Be advised that these types of windows are highly prone

to opening & closing problems do to expansion and contraction, paint obstructions and hardware failures.)
Double hung
Insulated, double-glaze windows are present: "Double-paned windows reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window, depending on the climatic conditions. We cannot assure the seal on each and every window, but we will note in the report the presence of visible condensation at the time of inspection. Unless otherwise noted in the report, no condensation or fogging was present when inspected."
DISCLAIMER: The integrity of self-flashing windows to prevent leakage is undetermined as the flashings are not *readily accessible* for inspection. Only a representative sample of windows (1/room) are inspected. Windows blocked by furniture or interior ornaments are not operated by the home inspector.

CONDITION: * **FUNCTIONAL.** (A representative sample of windows were examined, 1 per room.)

WAS AT LEAST ONE WINDOW PER ROOM OPERATED? YES.

PRIMARY WINDOW PROBLEMS: Observation: A representative sample (1 window / room) of the primary windows were inspected and no visible problems were observed at time of inspection. (Note: Not every window was examined.)

14. BASEMENT WINDOW CONDITIONS:

BASEMENT WINDOW / AREAWAY PROBLEMS: Observation: The basement window or areaways are clogged with debris.
Analysis: Due to the elevation of the foundation, window wells constructed of masonry or metal shields were installed to protect the basement windows. The wells are presently full of debris that restricted access for inspection - hidden decay or pest infestation could exist in this location. Seasonal maintenance has been neglected. Be advised that defective window wells may collect surface water and cause wet basement problems. Repair is needed. Note: There is a potential for concealed damage.
Recommendation: The window wells should be cleaned out and examined for potential hidden decay or drainage problems. The wells should be cleaned annually and should have several inches of gravel at an elevation lower than the wood window sill.
Web Resource: www.windowbubble.com

15. ENTRANCE DOORS:

Were all entry doors operated by the home inspector? Yes

CONDITION - PROBLEMS:

Observation: Inspection of the exterior doors revealed the following problems:

An exterior door jamb is damaged, cracked or broken - repair is needed. Constant wetting has decayed the jamb and trim.

Analysis: In my opinion, the exterior door is at END OF SERVICE LIFE or is *fully depreciated*. Replacement is advised for safety.
Recommendation: Contact a tradesman relative to this area of concern and request reappraisal and cost estimation for replacement.

Observation: The sliding glass doors below the deck are not water tight.
Analysis: Water that is running off the deck is splashing up on the siding and sliding doors. It is getting in under the doors and into the basement.
Recommendation: You could install a gutter below the deck and above the doors to cut back on the amount of water hit that area below. Once everything is dry, I would clean and caulk the frame of the slider to prevent any moisture intrusion underneath. If it is leaking through the doors then replacement might be the only option.

16. EXPOSED TRIM (eaves, soffits, fascias, rakes & other trim boards):

CONDITION:

* **FUNCTIONAL** as viewed from the ground. No visible problems observed where exposed and *readily accessible*. Conditions behind finish materials are undetermined.