# HOME INSPECTION REPORT



EXCELLENT HOME INSPECTION SERVICES

Chris Jacobi HI01200061

123 Happy Hollow Ct, Anytown, IN

Inspection Prepared For: Jack and Jill Johnson

Date of Inspection: 8/27/2022

# I. Important Information

1. This inspection follows Indiana Home Inspector Licensing Board's Standards of Procedure (SOP), which can be found at http://www.in.gov/legislative/iac/T08780/A00010.PDF. Per this SOP, the inspector will report on systems and components that in the inspector's professional opinion are inoperable, unsafe, and or near the end of it's useful life, however there are exclusions to Indiana's SOP.
2. This inspection report is not a compliance inspection or certification of past or present municipal codes or regulations of any kind. Instead, this report reflects the opinion of the home inspector in accordance with Indiana's SOP. It should be noted that just like doctors, other licensed home inspectors may have a different opinion. Furthermore, judging material condition, such as roof shingles and wood, is subjective.
3. The inspector performed a visual, non-technically exhaustive inspection, which is a snap shot in time. Stored items, furniture, drywall, appliances, curtains, window treatments, insulation, paint, and other items will limit the inspector's ability to find or identify defects/deficiencies outlined by Indiana's SOP.
4. This report and inspection is not intended to identify cosmetic flaws.
5. This inspection does not identify adequacy of systems and components and is outside the scope of Indiana's SOP.
6. Repairs are recommended for safety hazards or defects/deficiencies that may further damage the home. Defects that in the home inspector's opinion do not pose a significant hazard to the occupants or cause further damage to the home could be fixed, but that is up to the client.
7. Repair recommendations could turn into complete replacement in some instances. Not every instance of damage or repair is documented, noted, or photographed.
8. BLUE texted comments are found in the summary, but all pages should be read by the client.
9. I recommend all repairs be completed by appropriately licensed and qualified professionals, like plumbers, electricians, HVAC technicians, licensed professional enginners, and other specialized contractors.
10. Environmental hazards such as lead-based paint, radon, asbestos, pests, pesticides, treated lumber, meth production residues, mercury, carbon monoxide, and similar environmental hazards are EXCLUDED from this inspection. Special state license and lab testing is required to identify lead based paint, radon, and asbestos. Lab testing is also required to identify other environmental hazards. a) Mold spores are microscopic and EPA says that it is not practical to eliminate mold from the indoor environment. If any occupants are sensitive to mold, then I recommend testing the air for mold. (www.epa.gov/mold); b) Homes built prior to 1978 may have lead-based paint. (www.epa.gov/lead); c) Because asbestos has serious health consequences, the federal government enacted a series of regulations during the 1970's to restrict it's use. (www.epa.gov/asbestos); d) Well water is more likely to have contaminants (ecoli, pesticides, etc) than municipal water sources which is only identified by lab testing.(www.epa.gov/privatewells)
11. Wood destroying insects (WDI) such as termites, are EXCLUDED from this inspection report. If contracted to perform a WDI inspection, then the results will be provided in a separate report.
12. This inspection EXCLUDES subterranean systems and system components, including but not limited to septic systems, water supply, fuel storage, and fuel pipes. In the event trees are on the property, there is a risk the roots can block the main sewer line.
13. Secondary detached structures, such as barns, sheds, gazebos, docks, and outbuildings, are excluded from this inspection.
14. See Residential Warranty Services, Inc at 90day@rwswarranty.com to make a claim warranty claim.
15. Life expectancy of a system or component is an art. There are a number of factors to consider when estimating life expectancy, such as usage, proper maintenance, weather, installation, manufacturer's designed life expectancy, and manufacturer's defect. Sometimes systems or components will fail sooner than expected, but I make my best effort to identify components and systems near the end of their useful life. Any time I provide a length (for example, 2 to 5 years) this is just an estimate. It may last longer or it may not last nearly as long.
16. Items labeled "Good Condition" means the component is functioning as designed with normal wear and tear. "Marginal Condition" means the item or system is functioning, but may be near the end of it's useful life. Whereas "Poor Condition" means the item was not functioning as designed.
17. This report is not a substitute for the Seller's Disclosure.
18. It is recommended that all evaluations and corrections in the summary be completed before closing, since doing so may uncover concealed defects and allow specialists (electrician, plumber, roofer, engineers, etc) to discover items outside the scope of Indiana's SOP. Also, specialists should further inspect the property beyond the items listed in this report. By not following this report's recommendations, you are accepting responsibility for any and all risks.
19. Excellent Home Inspection Services, LLC (EHIS) shall be the sole owner of the report and all rights to it. EHIS excepts no responsibility for it's use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release EHIS (including employees and business entities) from any liability.
20. This confidential report is prepared by EHIS exclusively for the client's listed on the cover page.

# II. About the Day of Inspection

## A. Outside Temperature

• 80° F

## B. Has it rained in the Last 24 hours?

• No

## C. Electricity

• The power to the structure was ON at the time of inspection.

## D. Water

• The water to the structure was ON at the time of inspection.

## E. Occupancy

• The house was occupied at the time of inspection, which means the house had furniture and storage items that limited my ability to inspect the home.

## F. Approximate Start time

• 8:30 AM

## G. Approximate End Time

• 10:15 AM

## H. HVAC Thermostat

• The hallway thermostat was  71° F in cool mode when we arrived.  And this is how it was when we left.

## I. GFCI were reset

• We checked to make sure all GFCI were reset before we left.

## J. Exterior Door Locks

• All exterior doors were locked when we left

## K. Lights on or off

• Front lights were originally on, so it was left on.

## L. Cooking Appliances

• When we left all cooking appliances were off; range, wall oven, stove, etc.

## M. Photos

• Second Inspector: Ian Gano, License # HI02100078



Garage refrigerator had power

# III. Exterior

## A. Exterior Wall Covering

**Description:**
• Wall covering: Brick Veneer
• Wall covering: Vinyl Siding
• Wall covering: Hardboard Composite Siding
**Observations:**
A.1. Maintenance: Seal wall penetrations caused by faucets and utility entrance points with caulking.
A.2. Caulk between brick and siding or trim.


Caulk between brick and siding.


Weep holes - good


Caulk between brick and siding or trim.


Maintenance: Seal wall penetrations caused by faucets and utility entrance points with caulking.

## B. Weather Resistant Barrier

**Observations:**
B.1. Present


Type: House Wrap



Type: House Wrap

## C. Soffit / Eaves / Facia

**Observations:**
C.1. Functional and safe

## D. Dryer Exhaust Hood

**Observations:**
D.1. Functioning and safe



Dryer Exhaust Hood

## E. Bathroom Fan Hoods

**Observations:**
E.1. Functioning and safe



bathroom fan hood



bathroom fan hood



bathroom fan hood



bathroom fan hood

## F. Driveways

**Description:**
• Concrete driveway
**Observations:**
F.1. Functional and safe

## G. Walkways

**Description:**
• Concrete walkway.
**Observations:**
G.1. Functional and safe

## H. Grading

**Observations:**
H.1. Note: Grading is how the ground/dirt/landscaping slope away or toward the foundation. It is important to keep water flowing away from the foundation to mitigate the risk of damaging the foundation and water intrusion.
H.2. Functional and safe

## I. Vegetation

**Observations:**
I.1. Note: This section is not about the health of trees, but instead to identify trees or shrubs that may be in danger of harming the home. Any trees or shrubs away from house are outside the scope of this home inspection. I am not an arborist, therefore I am unable to diagnose or identify any plant diseases, fungus, or illnesses.
I.2. Functional and safe

## J. Gutter Downspouts

**Observations:**
J.1. Functional and safe

## K. Front Porch

**Observations:**
K.1. Functional and safe

## L. Back Patio

**Observations:**
L.1. Functional and safe

## M. Exterior Electrical Receptacles

**Observations:**
M.1. GFCI was operable. Reset GFCI at garage receptacle.

## N. Exterior Lighting

**Observations:**
N.1. Functional and safe

## O. Grounding Rod

**Observations:**
O.1. Present
O.2. The grounding rod was disconnected. I recommend repair.



The grounding rod was disconnected. I recommend repair.



Grounding rod next to the electric meter

## P. Exterior Water Plumbing

**Observations:**
P.1. Functional and safe

## Q. Misc. Exterior Components

**Observations:**
Q.1. Low voltage wire on top of ground. This should be buried to keep from damage of lawnmower and trip hazard.



Low voltage wire on top of ground. This should be buried to keep from damage of lawnmower and trip hazard.

# IV. Roof System

## A. Roof Covering

**Descriptions:**
• The roof covering was architectural asphalt shingles, which are typically warranted 30 years.
• The roof was inspected from the ladder.
• The roof had one layer of shingles.
**Limitations:**
• Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
• The roof was too steep to walk.
**Observations:**
A.1. Maintenance: Exposed nails on roofing material. I recommend sealing all fastener heads.



Photo of Roof



Photo of Roof



Shingles were in good condition



Maintenance: Exposed nails on roofing material. I recommend sealing all fastener heads.

## B. Gutters

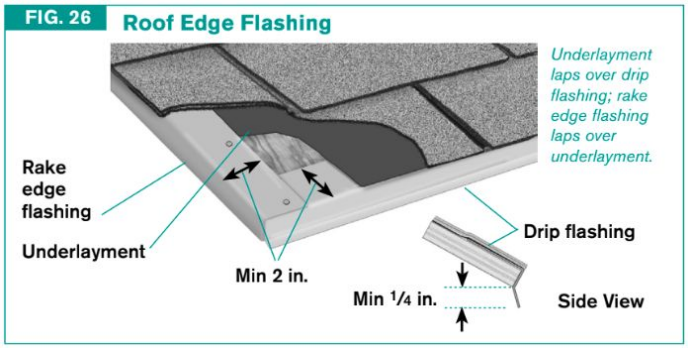
**Description:**
• Metal Gutters
**Observations:**
B.1. Functional and safe

## C. Drip Edge Flashing

**Observations:**
C.1. Drip edge flashing was not installed, which is used to protect the fascia, trim, and roof decking from water damage. I recommend repair.



Missing drip edge flashing




drip edge flashing explained

## D. Kickout Flashing

**Observations:**

D.1. Missing kickout flashing. Kickout flashing is used to divert water away from the wall cladding (Like siding, brick, etc). Without this flashing, water can damage the wall cladding or get in behind the siding and damage inaccessible areas. I recommend installing kickout flashing.



Missing kickout flashing. I recommend repair.



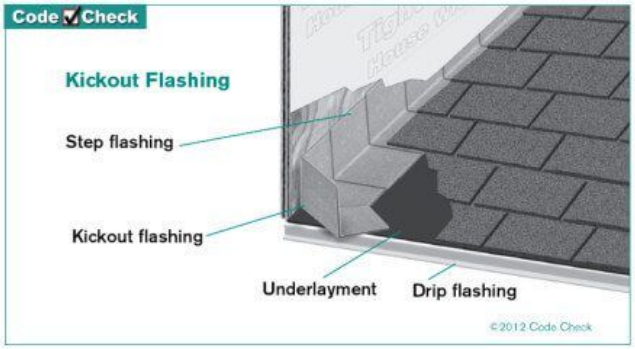
Missing kickout flashing. I recommend repair.



Missing kickout flashing. I recommend repair.



Missing kickout flashing. I recommend repair.




Kickout flashing explained

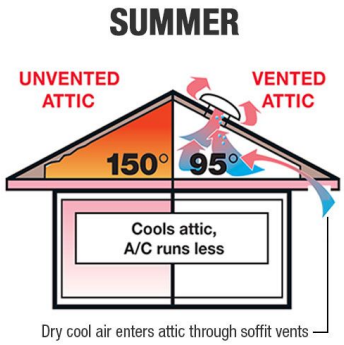
## E. Attic Vents

**Description:**

- Ridge Vents
- Soffit Vents

**Observations:**

E.1. Present




Attic Venting Explained

## F. Plumbing Vent Flashing

**Observations:**
F.1. Functional and safe



Plumbing vent flashing

## G. Head Wall Flashing

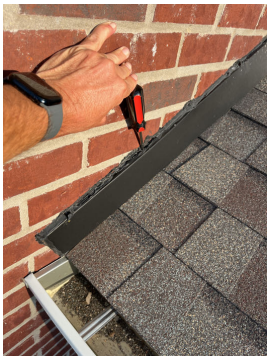
**Limitations:**
• Much of the flashing is hidden under shingles and/or siding.
**Observations:**
G.1. The flashing is incomplete and leaking. I recommend repair.



The flashing is incomplete and leaking. I recommend repair.

## H. Side Wall Flashing

**Limitations:**
• Much of the flashing is hidden under shingles and/or siding.
**Observations:**
H.1. Counter flashing is leaking. I recommend repair.



Counter flashing is leaking. I recommend repair.



Side wall flashing his present

# V. Attached Garage(s) and Carports

## A. Overhead Door

**Observations:**
A.1. Functional and safe

## B. Automatic Overhead Door Opener

**Observations:**
B.1. Automatic garage door opener photo eyes were too high off of the floor. Eyes should be 4 to 6 inches from the floor to the center of the eye. I recommend repair.
**(https://www.cpsc.gov/s3fs-public/garage.pdf)**



Photo eyes too high off the floor



Photo eyes too high off the floor

## C. Visible Electrical

**Observations:**
C.1. The GFCI was operable. Reset GFCI at garage receptacle.

## D. Service Doors to the House

**Observations:**
D.1. Functional and safe

## E. Windows

**Observations:**
E.1. Functional and safe

## F. Other

**Limitations:**
• Storage items limited the inspection.



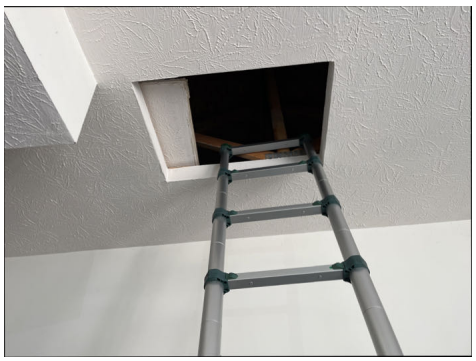
Refrigerators and freezers in garages are outside the scope of this inspection.

# VI. Attic

## A. Attic Inspection Limitations

**Limitations:**
• Roof structure is trusses which can crack drywall if we walk in the attic.  So we didn't walk the attic.

## B. Attic Access Hatch


Garage hatch


Bedroom closet hatch

## C. Roof Structure

**Description:**
• Attic was inspected from hatch.
• Roof structure was trusses.
**Observations:**
C.1. Functional and safe


Attic space above the garage


Upper attic space


Upper attic space

## D. Attic Insulation

**Description:**
• Blown in fiberglass insulation
• Average Insulation Depth: 10"
**Observations:**
D.1. Insulation was less than 14 inches.  Adding insulation will likely improve your utility bills.
D.2. Some insulation has been removed to accommodate storage. This has affected the insulated value in the attic. Your energy bill will also be impacted negatively.




Some insulation has been removed to accommodate storage. This has affected the insulated value in the attic. Your energy bill will also be impacted negatively.



Missing insulation in front upper attic

## E. Attic Venting

**Observations:**
E.1. The ridge vent is blocked by underlayment. I recommend cutting the underwayment so that the ridge vent can breathe.



The ridge vent is blocked by underlayment. I recommend cutting the underwayment so that the ridge vent can breathe.

# VII. Slab Foundation

## A. Foundation

**Description:**
• Slab on Grade
**Limitations:**
• Finished surfaces (drywall, paneling, etc) covered walls, therefore I was unable to inspect the foundation walls.
**Observations:**
A.1. It is my opinion that at the time of this inspection the foundation appears to be supporting the structure. Future performance of the structure cannot be predicted by the inspector.
A.2. Note: Not all foundation cracks are a concern. I consider the age of the home, the size of the crack, and other factors.



Cracks like this are cosmetic



Cracks like this are cosmetic

# VIII. Heating / Air Conditioning

## A. Cooling #1 System

**Description:**
• Type: Heat Pump - Click the link to learn how a heat pump works: **https://youtu.be/4V-Ou-TiybU**
• Refrigerant Type: R-410A
• Maximum allowable circuit breaker size is 30 amps.
**Observations:**
A.1. The system was functioning.
A.2. This heat pump was manufactured in 2018. It's unusual for me to find outside heat pump compressors units more than 16 years old.
A.3. Maintenance Tip: Clean the condenser fins.



Photo of Data Tag

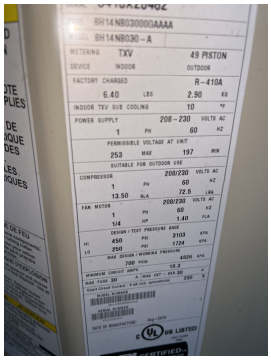
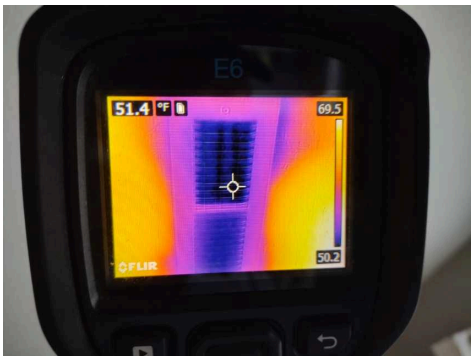


Photo of Data Tag



Maintenance Tip: Clean the condenser fins.




The system was functioning.

## B. Duct Heating System 1

**Description:**
• System Type: Heat Pump with electric resistance auxiliary backup heat
• Energy Source: Electric
• Thermostat Location: hallway
• System Location: Utility Room
**Limitations:**
• The adequacy of heat supply or distribution balance is not inspected.
**Observations:**
B.1. The system was functioning.
B.2. This heat pump was manufactured in 2018. It's unusual for me to find outside heat pump compressors units more than 16 years old.

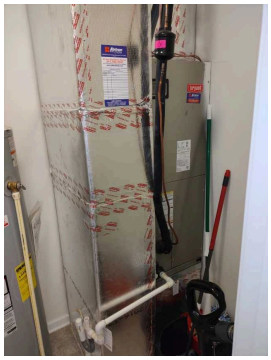
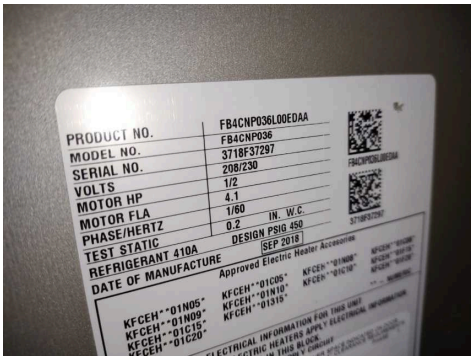
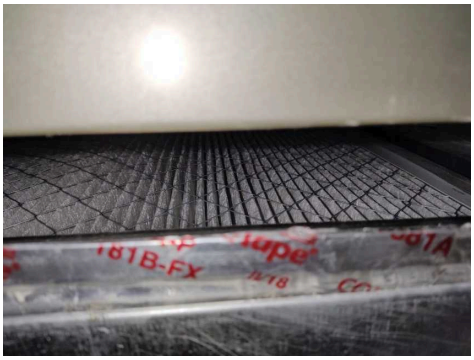


Photo of air handler




Data tag



Central HVAC air filter

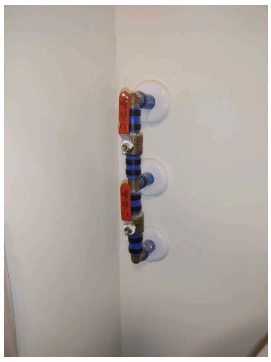



The system was functioning.

# IX. Plumbing

## A. Water Supply Plumbing

**Description:**
• Water supply shutoff valve was located in the next to water heater.
• Unable to determine or locate water supply pipe material.
• Interior water supply pipe was copper and PEX.



Water Shutoff Valve

## B. Water Drain Plumbing

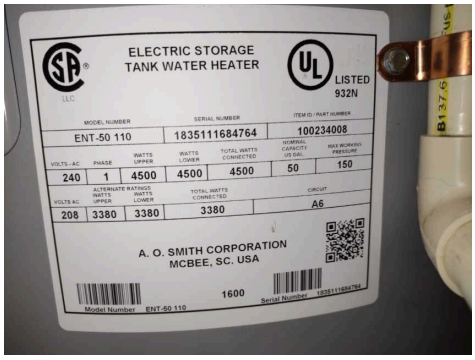
**Description:**
• Drain, Waste, and Vent Pipe: PVC

## C. Water Heater

**Description:**
• Water heater power source was electric.
• Water heater capacity was 50 gallons.
**Observations:**
C.1. The water heater was functioning.
C.2. It's unusual for me to find water heaters more than 14 years old, however I have on rare occasions found 20 year old, functioning water heaters. This water heater was manufactured in 2018.



Water Heater




data tag

## D. Water Softener

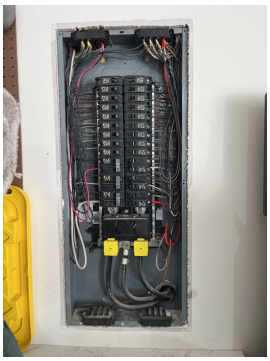
**Observations:**
D.1. I did not find a water softener.
D.2. I did not find a water softener.

# X. Electrical Panels

## A. Main Service Panel

**Description:**
• Underground Service
• 200 Amp and 120/240 volt Service
• Disconnect Breaker Rating was 200 amps
• Panel Rated for 200 amps.
• Main Service Panel located in garage.
• Service Entrance cables were Aluminum.
• Branch wires were copper.
• Aluminum stranded branch wires for 240 volt circuits.
• Branch wiring: Non-metalic sheathed
• Branch wiring: Romex
**Observations:**
A.1. Functional and safe


Photo of Panel


Photo of Panel

# XI. Interior Features

## A. General Interior Notes

**Observations:**
A.1. Some doorstops were missing. I recommend adding doorstops.
A.2. Note: some receptacles were controlled by light switches. Typically, upside down receptacles are powered through light switches.
A.3. A few nail pops were observed around the house. Nail pops are not a structural failure. This is cosmetic only.



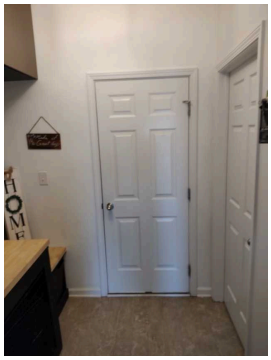
Nail pops

## B. Smoke Alarm/Carbon Monoxide

**Observations:**
B.1. Smoke Alarm(s) were present
B.2. The home did not have any permanently installed carbon monoxide alarms. Carbon monoxide alarms are recommend for homes with gas appliances or attached garages. I recommend adding a carbon monoxide alarm (permanently or plug-in versions) on all levels of the home.

## C. Mud Room

**Observations:**
C.1. Functional and safe



Mud Room

## D. Laundry Room/Closet

**Observations:**
D.1. Cloths washing machines and cloth dryers are outside the scope of an Indiana home inspection.
D.2. Note: This room has a floor drain, which is good. Sometimes the drain trap will dry out, which will allow sewer smells into the house. Therefore, occasionally you will want to pour water down the drain. Adding vegetable oil will slow evaporation.
D.3. A door would not latch closed.


Photo of Laundry Room

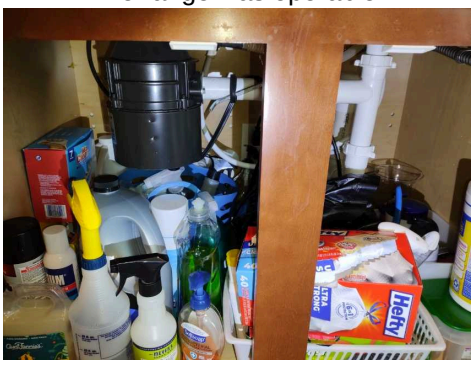
## E. Kitchen

**Observations:**
E.1. Even though Indiana SOP does not require inspecting appliances, this report includes some kitchen appliances. Any appliance not mentioned was not inspected or operated. Scope of the appliance test is very basic. Not every function or setting is tested. There is a possibility that the appliance may work for one setting, but not another. Thermostats, timers, and other specialized features and controls are not tested. The temperature calibration, functionality of timers, effectiveness, efficiency, and overall performance of appliances is outside the scope of this inspection. I will not identify appliance near the end of their useful life.
E.2. The GFCI was operable. Reset GFCI in this room.
E.3. The range was operable.
E.4. The range anti-tip brackets or straps were missing. I recommend repair.
**(http://greathomeinspector.net/blog/freestanding-cooking-ranges-anti-tip-device)**
E.5. The microwave was operable.
E.6. The disposal was operable.
E.7. The dishwasher was operable.
E.8. The refrigerator was operable.


Photo of Kitchen


The range was operable.


Ice in the ice maker.



The disposal was operable.

## F. Dining Room

**Observations:**
F.1. Functional and safe

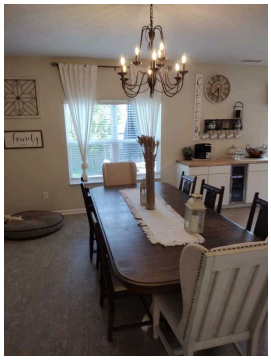
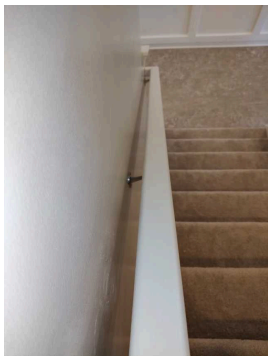


Photo of Dining Room

## G. Stairways

**Observations:**
G.1. I recommend adding a third bracket for each handrail.



I recommend adding a third bracket for each handrail.

## H. Living Room

**Observations:**
H.1. Functional and safe



Living Room

## I. Family Room

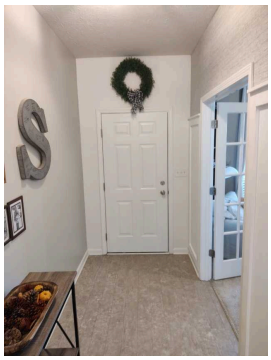
**Observations:**
I.1. Functional and safe



Family Room

## J. Foyer Room

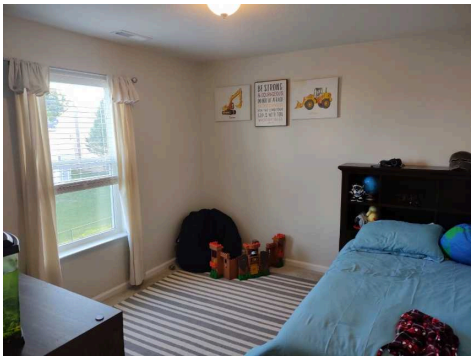
**Observations:**
J.1. Functional and safe



Foyer Room

## K. Bedroom 1

**Observations:**
K.1. Functional and safe



Bedroom 1

## L. Bedroom 2

**Observations:**
L.1. Functional and safe



Bedroom 2

## M. Bedroom 3

**Observations:**
M.1. Functional and safe



Bedroom 3




yellow or white = energy loss

## N. Bedroom 4

**Observations:**
N.1. Functional and safe



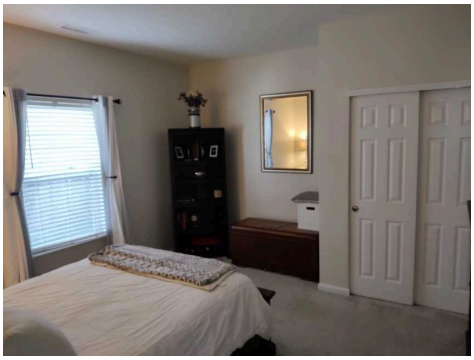
Bedroom 4




yellow or white = energy loss

## O. Bedroom 5

**Observations:**
O.1. Functional and safe



Bedroom 5

## P. Primary or Master Bedroom

**Observations:**
P.1. Functional and safe



Master Bedroom

## Q. Primary or Master Bathroom

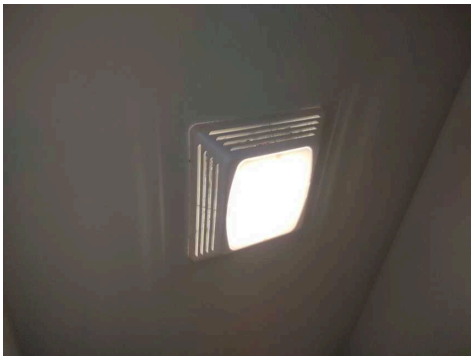
**Observations:**
Q.1. The GFCI was operable. Reset GFCI in hall bathroom.
Q.2. Tub drain plug was inoperable or missing.



Master Bathroom



exhaust fan works

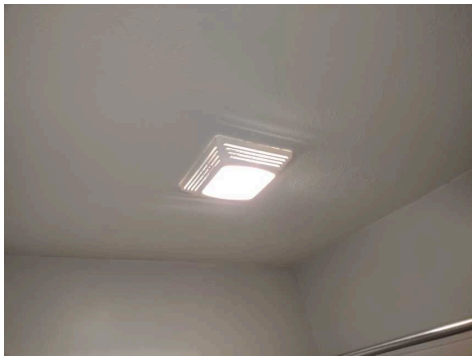


exhaust fan works

## R. Bathroom 1

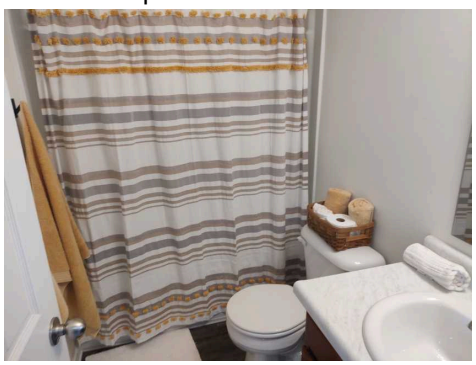
**Observations:**
R.1. The GFCI was operable. Reset GFCI in hall bathroom.
R.2. Tub drain plug was inoperable or missing.


Upstairs Bathroom


exhaust fan works

## S. Bathroom 2

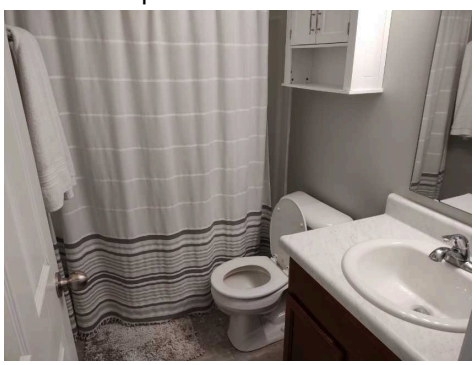
**Observations:**
S.1. Functional and safe
S.2. The GFCI was operable. Reset GFCI in hall bathroom.


Upstairs Hall Bathroom


exhaust fan works

## T. Bathroom 3

**Observations:**
T.1. Functional and safe
T.2. The GFCI was operable. Reset GFCI in this room.


Hall Bathroom

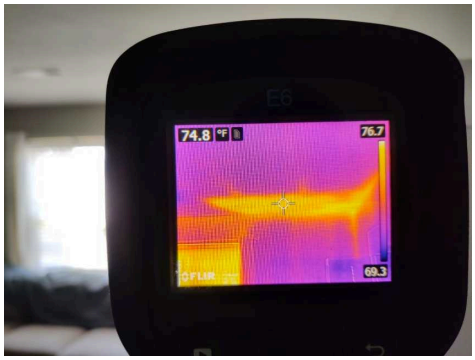

exhaust fan works

## U. Bonus Room

**Observations:**
U.1. Functional and safe



Bonus Room




yellow or white = energy loss

## V. Utility Room/Closet

**Observations:**
V.1. Functional and safe



Utility Room/Closet

# XII. General Maintenance Tips

1. Dryer lint is combustible and causes hundreds of fires each year. I recommend cleaning your dryer ducts twice per year.
2. Test your smoke alarms every month.
3. The National Fire Protection Association recommends replacing smoke alarms once every ten years.
4. Test your GFCI receptacles/breakers every month.
5. Monitor any wood that is in close contact with dirt/soil for termites, carpenter ants, and wood decay.
6. Automatic garage door openers have an auto reverse mechanism that should be tested monthly.
7. Paint any exterior wood siding, trim, and decking, as needed.
8. Drain tanked water heaters annually to reduce sediment and increase service life. (**Instructional Video**: https://youtu.be/TCFCwldQHAs)
9. In tanked water heaters, replace the annode rod every 3 to 5 years to extend the service life of the tank. (**Instructional Video**: https://youtu.be/2IUNIUZz4Os)
10. Most central forced air furnaces/air conditioner filters need to be replaced monthly.
11. It is a good idea to have an ABC fire extinguisher in the kitchen.
12. Any and all solid fuel stoves and fireplaces and their flues should be cleaned and inspected annually.
13. Do not block access to the electrical panel, nor store combustible items within 36 inches of the electrical panel.
14. Any boiler, central furnace, or air conditioner should be serviced annually by an HVAC technician to extend it's service life.
15. Clean gutters of debris (leaves, maple seeds, etc) every fall and spring to allow water to flow.
16. In the kitchen and bathrooms, I recommend keeping the area between the wall and countertop/splash block caulked.
17. In tiled showers, the corners should be caulked to keep water from penetrating behind the tile.
18. Decks and wood porches should be inspected annually for wood decay and wood destroying insect damage.
19. When you move in, all light bulbs should be checked to make sure their sum does not exceed the wattage limit for their light fixture.
20. The battery for a battery backup sump pump will need to be tested annually, which can be done at an auto parts store.
21. Do not store items in a truss attic, since roof trusses are not designed to carry loads in the attic space.
22. Relative humidity inside the house should be held under 60% to reduce the chance for mold. To that extent, bathroom vent fans should be used during and at least 10 minutes after showers. Dehumidifiers may be necessary in basements and crawlspaces. In most instances, surface mold can be cleaned up with Concrobium Mold Control or removal of drywall/wood. However, water sources (humidity, roof leak, water intrusion, etc) must be identified and controlled otherwise the mold will return. (https://www.epa.gov/mold)
23. Use steel braided hoses for the washing machine instead of rubber hoses because steel braided hoses are less likely to fail as fast.
24. Use water alarms like the Honeywell RWD21 in areas like the washing machine, water heater, and near the sump pit to alert you of water intrusion.
25. I recommend a licensed Wood Destroying Insect Inspector inspect your house at least every other year.
26. Disinfect the air conditioner condensate pump twice per year. (**Instructional Video:** https://youtu.be/rmR3vrKJlwI)
27. Clean your central air conditioner evaporator coil (inside the central air handler) annually with a no rinse coil cleaner like Nu-Calgon 417175 Evap Foam. (**Instructional Video:** https://youtu.be/zVX6U87hLmc)
28. Storing gas, lawn mowers, solvents, propane tanks, engine oil, and spray paint in the garage or basement increases your likelihood of a house fire.
29. On water softeners, use a resin cleaner like ResCare All-Purpose Water Softener Cleaner.
30. Garage doors need lubricated. (**Instructional Video**: https://youtu.be/Y1lUm7koF2A?t=22)
31. Refrigerator coil needs cleaned annually. (**Instructional Video**: https://youtu.be/3VnW5nlhyhA)
32. This note is for homes with private septic systems:
- Have the septic tank pumped once every 3 to 5 years (https://www.epa.gov/septic/how-care-your-septic-system)
- Avoid septic additives.
- Minimize kitchen disposal usage.
- Avoid planting trees and shrubs on or near the septic system (tank, leach field, etc).
- Do not use liquid fabric softener.
- Do not flush baby wipes nor flushable wet wipes.
- Avoid flushing any object or substance that does not easily decompose.
- Divert run-off water from your lawn, roof, and basement drain away from the absorption field.
- Avoid vehicular traffic and construction activity on the absorption field.
- Visit this page for more information: https://drive.google.com/open?id=1FpUdMp3S_EcW_CkaqYfAOgYsqCiqfnDr

## Summary of Items of Most Significant Concerns

**Home Inspectors do not have authority to mandate anyone make repairs.** The summary below includes defects, deficiencies, and findings that I want to call special attention to. The summary is **not** a complete listing of all the findings or recommendations in the report. Please review **ALL** pages of the report as the summary alone does not explain all of the observed defects. Repairs may turn into replacement. Finally, I recommend obtaining a copy of all receipts and warranties for the work done.

| **Roof System** | | |
|---|---|---|
| Page 8 Item: D | Kickout Flashing | D.1. Missing kickout flashing. Kickout flashing is used to divert water away from the wall cladding (Like siding, brick, etc). Without this flashing, water can damage the wall cladding or get in behind the siding and damage inaccessible areas. I recommend installing kickout flashing. |
| Page 9 Item: G | Head Wall Flashing | G.1. The flashing is incomplete and leaking. I recommend repair. |
| Page 9 Item: H | Side Wall Flashing | H.1. Counter flashing is leaking. I recommend repair. |