# SUMMARY

1234 Main Street McDonough GA 30252

Buyer Name

11/30/2023 9:00AM

Tanner Hall
ASHI
Avalon Home Inspections
678-782-3497
info@avalonhomeinspections.net

2.3.1 Vinyl Siding

## VINYL SIDING - DAMAGE

Moderate Issue

There was some degree of damage present to areas of the vinyl siding (holes, cracks, etc.). Repairs or replacement of damaged sections is recommended to be conducted as needed by an exterior contractor or other qualified person.

Recommendation

Contact a qualified siding specialist.

Left side of home

Left side of home

Rear of home

Rear of home

Right side of home

2.3.5 Vinyl Siding

## VINYL SIDING - MISSING ACCESSORY BOX(ES)

Moderate Issue

There were wall protrusion(s) present that were missing an accessory box. Accessory boxes or "J" blocks provide flashing around wall protrusions, preventing moisture infiltration. The installation of proper blocks at any areas in need is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified siding specialist.

Left side of home

2.6.3 Window Exteriors

## GLASS - BROKEN OR CRACKED WINDOW

Moderate Issue

Referenced window(s) were broken or cracked. I recommend a qualified contractor repair or replace as needed.

Recommendation
Contact a qualified professional.

Front of home

2.11.1 Exterior Doors

## MISSING THRESHOLD SUPPORT

Moderate Issue

The entry door is missing a threshold support. A small repair is needed. A qualified contractor should inspect and repair as needed.

Recommendation
Contact a qualified professional.


Rear of home

3.2.2 Driveway and Walkway Condition

## TRIP HAZARD(S) PRESENT

Moderate Issue

SFTY - Cracking, heaving, settlement, movement, deterioration, and/or other deficiencies resulting in trip hazards were present on the referenced surface(s). Repairs are recommended to be conducted to these area(s) as needed for safety by a qualified contractor.

Recommendation
Contact a qualified professional.


Front of home

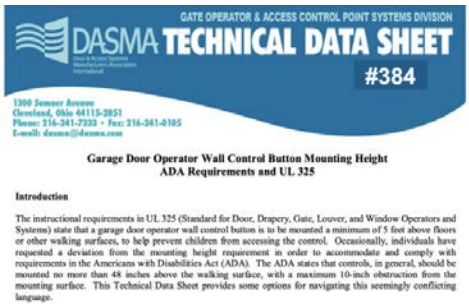
4.4.1 Garage Door Opener(s)

## DOOR CONTROL - WITHIN 5 FEET OF STANDING SURFACE

Moderate Issue

The garage door control(s) were within five feet of a standing or walking surface. Controls are recommended to be elevated at least 60" to prevent a child from operating the door. Raising the control(s) to the proper height is recommended to be conducted by a qualified person for child safety.

Recommendation
Contact a handyman or DIY project


GATE OPERATOR & ACCESS CONTROL POINT SYSTEMS DIVISION

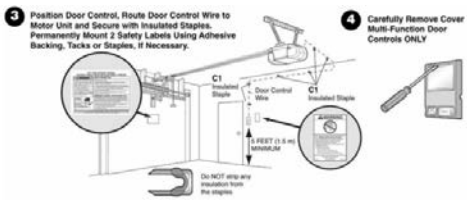
DASMA TECHNICAL DATA SHEET #384

1300 Sumner Avenue
Cleveland, Ohio 44115-2851
Phone: 216-241-7333 • Fax: 216-241-0105
E-mail: dasma@dasma.com

**Garage Door Operator Wall Control Button Mounting Height ADA Requirements and UL 325**

**Introduction**

The instructional requirements in UL 325 (Standard for Door, Drapery, Gate, Louver, and Window Operators and Systems) state that a garage door operator wall control button is to be mounted a minimum of 5 feet above floors or other walking surfaces, to help prevent children from accessing the control. Occasionally, individuals have requested a deviation from the mounting height requirement in order to accommodate and comply with requirements in the Americans with Disabilities Act (ADA). The ADA states that controls, in general, should be mounted no more than 48 inches above the walking surface, with a maximum 10-inch obstruction from the mounting surface. This Technical Data Sheet provides some options for navigating this seemingly conflicting language.




4.7.1 Ceiling / Framing

## SEPARATION - DEFICIENCY (REPAIR)

Moderate Issue

FYI - The ceiling in the garage was "unfinished", finished with an improper material, or had gaps present in the drywall. Current standards require the installation of 5/8" Type X drywall on the ceiling to provide proper separation of garage to living area space, with no holes or gaps allowed in the ceiling without being sealed with an approved material. The installation of proper drywall or repairs made as needed to achieve proper separation is recommended to be performed for safety by a qualified person.

Recommendation
Contact a qualified professional.


4.8.1 Walls

## SEPARATION - UNSEALED WALL PROTRUSIONS

Moderate Issue

There were holes and/or protrusions through the walls that were not sealed. This compromises garage to living space separation. Proper sealing of these areas is recommended to be conducted by a qualified person.

Recommendation
Contact a qualified professional.

5.4.1 Shingles

## SHINGLES - DAMAGED

Moderate Issue

There were damaged shingle(s) present on the roof surface. Repairs to the affected shingle(s) is recommended to be conducted as needed by a roofing contractor.

Recommendation

Contact a qualified roofing professional.

Front of home

Front of home

Front of home

Front of home

Right side of home

Right side of home

Rear of home

Rear of home

Rear of home

## KICKOUT - MISSING

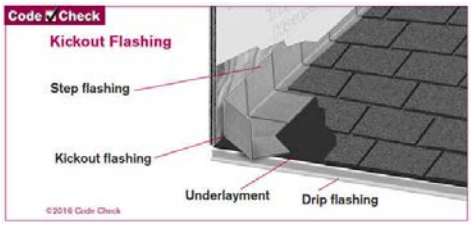
Moderate Issue

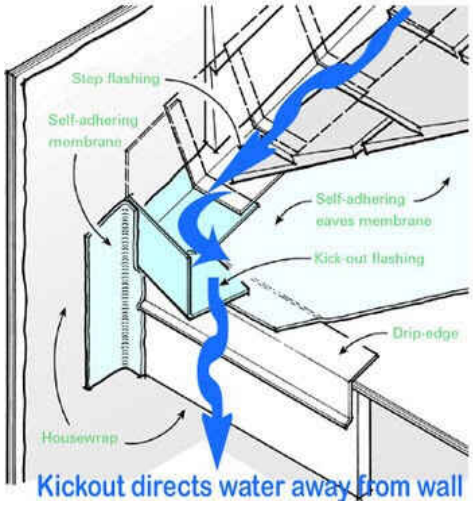
Kickout flashing was not present in area(s) where guttering and/or fascia abutted a sidewall. The installation of kickout flashing is recommended to be performed by a roofing contractor at any areas where gutters or fascia meet a sidewall, preventing rain water from infiltrating between the end of the gutter/fascia and the wall. Hidden damage may exist in areas where kickout flashing is missing and this should be investigated during the installation of kickout flashing. This is a 2015 code and the seller is not obligated to update home to todays standards.

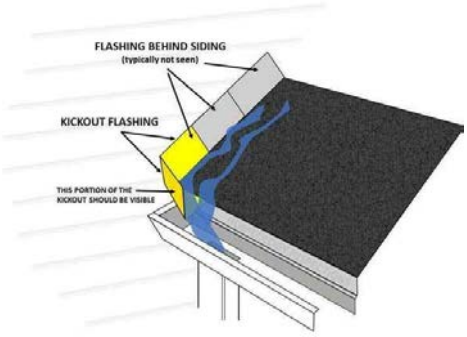
IRC R703.8

R905.2.8.3 Sidewall flashing.

Recommendation
Contact a qualified roofing professional.





Front of home


Rear of home


Rear of home

5.5.2 Roof Flashings

## DRIP EDGE - MISSING

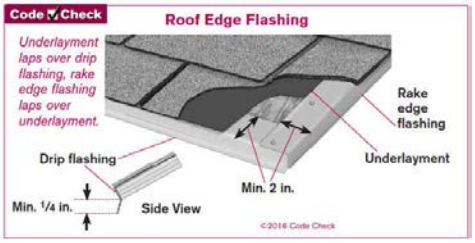
Moderate Issue

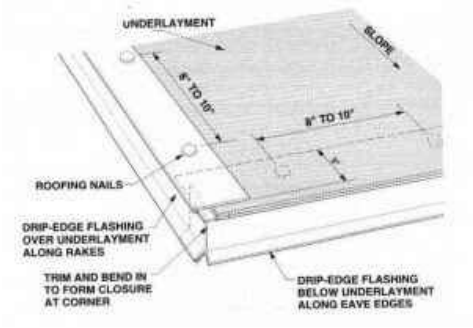
AROUND EXTERIOR OF HOME

Drip edge flashing was not present in areas that were checked. Drip edge flashing is recommended to be installed at the eaves and rakes of the roof (called rake edge at the gables), to protect the edges of the sheathing from sustaining water damage. The installation of proper drip edge flashing is recommended to be conducted by a roofing contractor. This is a 2012 code and the seller is not obligated to update home to todays standards.

Here's a great video showing the repercussions of missing drip edge flashing:
https://www.thisoldhouse.com/how-to/testing-drip-edge-installations-roofing

Recommendation
Contact a qualified roofing professional.




5.5.3 Roof Flashings

## SIDEWALL - MISSING (MASONRY)

Moderate Issue

Proper sidewall flashing was not present where a lower roof abutted a sidewall. Some form of flashing is presumed to be present behind the brick, as no indications of leaks were present at visible/adjacent areas at the time of inspection. In a proper application, step and counter flashing would be visible here. The installation of proper step and counter flashing is recommended to be conducted by a qualified roofing contractor.

Recommendation
Contact a qualified roofing professional.



Front of home


Front of home

5.6.1 Vents / Penetrations

## FLUE PIPE(S) - RUSTED

Moderate Issue

The gas flue vent(s) rusted at the referenced area(s). Further deterioration will occur if not corrected resulting in leaking into the attic space. A qualified licensed roofing contractor should evaluate and repair/replace as needed.

Recommendation
Contact a qualified professional.

5.6.2 Vents / Penetrations

## BOOT(S) - RUSTED

Moderate Issue

The metal boot flashing was rusted at the referenced area(s). Further deterioration will occur if not corrected resulting in leaking into the attic space. A qualified licensed roofing contractor should evaluate and repair/replace as needed.

Recommendation

Contact a qualified professional.

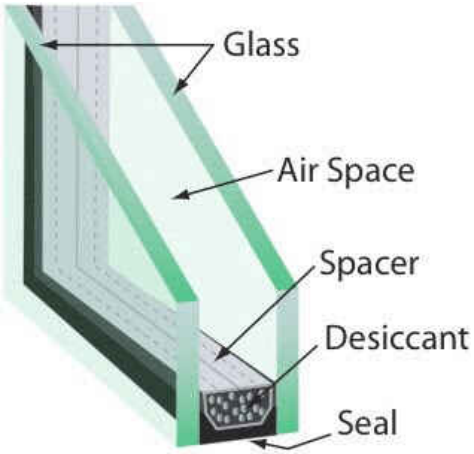
## WINDOWS - CLOUDY (SEAL FAILURE)

Moderate Issue

There were window(s) present with seal failure present. This is where the double pane glass loses its adhesion with the inner spacer, allowing moisture/adebris in between the panes of glass. Seal failure can result in some loss of energy efficiency and can obscure visibility through the glass. Some windows may not show signs of seal failure due to desiccant in the glass spacer absorbing moisture in between the panes, as well weather conditions

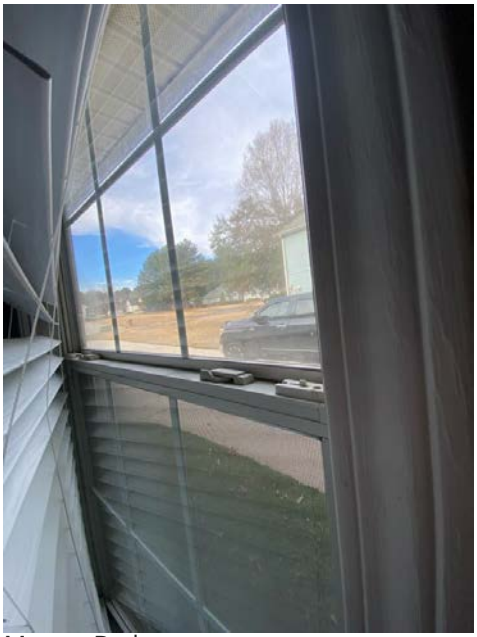
Recommendation

Contact a qualified window repair/installation contractor.




Garage

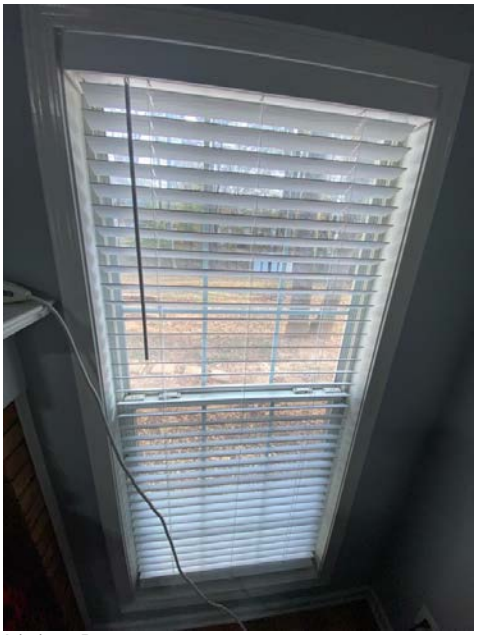
Garage



Master Bedroom

Master Bedroom

Kitchen


Living Room


Dining Room


Bedroom 1


Bedroom 2

## STAIRS - RISER, TREAD, AND/OR NOSING DESIGN DEFICIENCIES

Moderate Issue

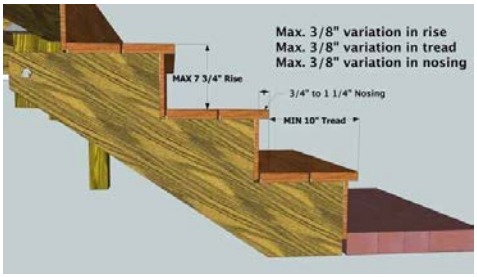
**SFTY** - The stairway contained one or more of the following deficiencies:

- There were riser heights in excess of 7 3/4". *Riser heights should not exceed 7 3/4".*
- There were tread depths present that were less than 10" in depth. *10" is the minimum recommended tread depth.*
- The stair tread nosing projected more than 1 1/4" or less than 3/4". *Current standards call for a 1 1/4" maximum and 3/4" minimum tread nosing.*
- There were non uniform risers, treads, and/or nosings present. *There shouldn't be more than a 3/8" variance between the individual riser heights, stair tread depths, or nosings.*

Any variances from these numbers can result in a potential trip hazard. I recommend consulting a contractor who specializes in stairs to discuss possible modifications or repair options as needed for safety.

Here's a link that discusses stair injuries: https://www.reuters.com/article/us-health-injuries-stairs/injuries-on-stairs-occur-in-all-age-groups-and-abilities-idUSKBN1CE1Z4

Recommendation
Contact a qualified professional.




9.4.2 Stairs, Handrails, & Guardrails

## HANDRAIL - MISSING

Moderate Issue

There was no handrail installed on the stairs. A continuous handrail is recommended to be installed by a qualified person for safety, that extends from a point directly above the top stair tread nosing, to a point directly below the bottom stair tread nosing.

Recommendation
Contact a qualified handyman.

9.7.1 Ceiling Condition

## CEILING(S) - HEIGHT UNDERSIZED

Moderate Issue

**FYI** - The referenced room(s) or area(s) had an inadequate ceiling height by today's standards. Current building standards require a minimum ceiling height of seven feet in height in habitable rooms, or if the ceiling is sloped, 50 percent of the ceiling or more must have a minimum height of seven feet.

Upstairs Bath

9.7.2 Ceiling Condition

## MOISTURE STAINING - VENT CONDENSATION

Moderate Issue

Moisture stain(s) were present on the ceilings in the referenced areas. The moisture appears to be from condensation producing on vent(s). We recommend inquiring with the sellers about the stains as they would have firsthand knowledge of why the stain is present, and what repairs were carried out to address it. If they are unsure of the stains or can not produce repair invoices, a roofing contractor or plumbing contractor (as applicable) should further evaluate and make repairs as needed, if needed.

Recommendation
Contact a qualified professional.

Master Bedroom

9.8.1 Floor Condition

## WOOD FLOORING - DISCOLORED/SCRATCHED

Moderate Issue

The wood floor functions as it was designed, but is badly discolored and/or scratched. Consult a flooring contractor familiar with wood floors for an estimate to refinish or replace the floor during the inspection period. In our experience, it may be expensive to refinish or replace. This is FYI

Recommendation
Contact a qualified professional.


Foyer

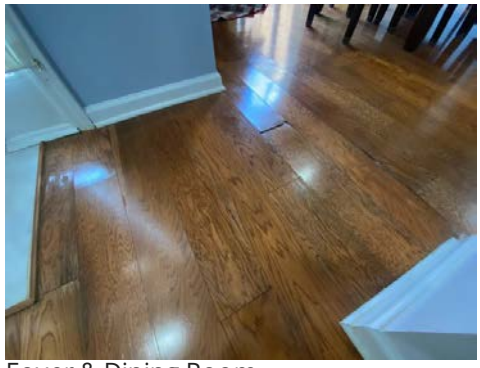
9.8.2 Floor Condition

## FLOOR(S) - MOISTURE DAMAGE PRESENT

Moderate Issue

Moisture staining and related damage was present to the flooring at the referenced area(s). An evaluation of the subfloor, with repairs made as needed is recommended to be performed by a flooring contractor or other qualified person.

Recommendation
Contact a qualified flooring contractor


Foyer & Dining Room

9.9.1 Smoke Alarms / Detectors

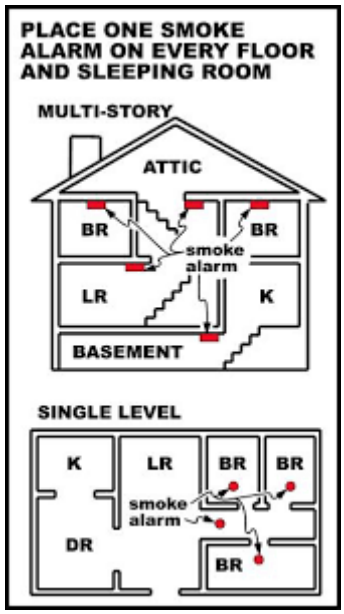
## NOT PRESENT IN EACH BEDROOM

Moderate Issue

Smoke alarms were not present in each bedroom, this is a Safety Hazard. Current safety standards require a smoke alarm in each bedroom (sleeping area) for fire safety. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.

http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU

Recommendation
Contact a handyman or DIY project




9.10.1 CO Detectors

## CO ALARM(S) - NOT PRESENT AT RECOMMENDED LOCATIONS

Moderate Issue

CO alarms were not present at all locations required by today's standards (referenced above). CO alarms are recommended for any homes containing gas appliances or an attached garage. The installation of CO detectors is recommended to be conducted outside of sleeping areas by a qualified person, for safety.

Recommendation
Contact a handyman or DIY project

10.7.3 Bathtub(s)

## HYDROMASSAGE TUB - MOTOR NOT FUNCTIONAL

Moderate Issue

The hydromassage tub motor was not functional at time of inspection. Repairs are recommended to be performed as needed by a licensed electrician or other qualified person for proper operation.

Recommendation
Contact a qualified electrical contractor.


Master Bath

10.7.4 Bathtub(s)

## HYDROMASSAGE TUB - NO ACCESS PANEL PRESENT

Moderate Issue

No motor/plumbing access panel was present for the hydromassage tub. An access panel is recommended to be installed for future servicing of the motor as well as electrical and plumbing components by a qualified person, with an evaluation of these components made at that time.

Recommendation
Contact a qualified professional.


Master Bath

10.8.1 Shower(s)

## WATER SUPPLY - NOT FUNCTIONAL

Moderate Issue

The water supply to the referenced shower was not functional at the time of inspection. Repairs are recommended as needed by a licensed plumber for proper operation.

Recommendation
Contact a qualified plumbing contractor.


Upstairs Bath

## GROUT/SEALANT - CRACKED GROUT

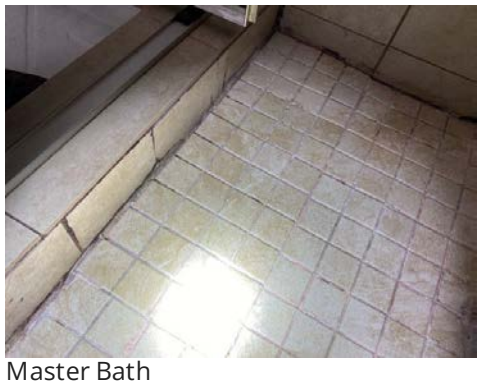
Moderate Issue

Areas of cracked grout were present. This can possibly allow for water infiltration behind the tile shower walls. Repairs are recommended to be performed as needed to prevent any moisture infiltration by a qualified person.

Recommendation
Contact a qualified professional.


Master Bath


Master Bath


Master Bath


Upstairs Bath


Master Bath


Upstairs Bath


Upstairs Bath

10.11.1 Toilet(s)

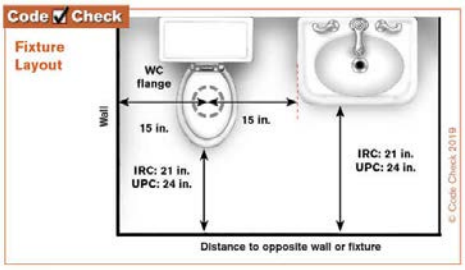
## TOILET - IMPROPER CLEARANCE

Moderate Issue

The toilet had inadequate clearance from a wall, vanity, or other surface. Current standards require 15" of clearance to the sides of a toilet, with 21" - 24" of clearance in front of a toilet.

Recommendation

Contact a qualified plumbing contractor.




Master Bath

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12.1.1 Water Heater Condition

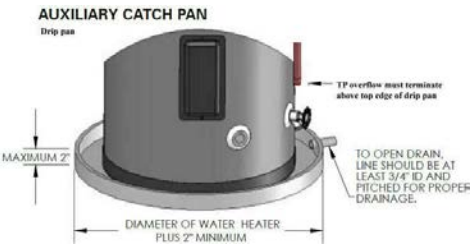
## DRAIN PAN - MISSING

Moderate Issue

A water heater drain pan was not present. Drain pans also called "Smitty pans'" are recommended when the water heater is installed in an area where leaks from the unit could cause damage to framing components and/or interior areas. The installation of a drain pan is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified plumbing contractor.




12.1.2 Water Heater Condition

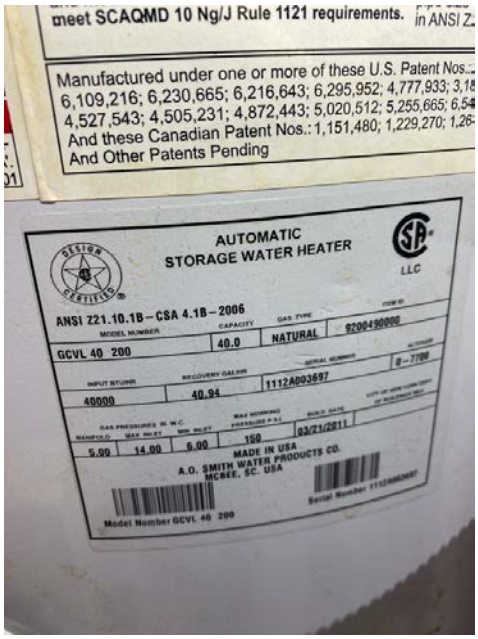
## WATER HEATER - AGED

Moderate Issue

**AGED** - The unit near or past its typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit alone. Depending on prior maintenance and other factors the unit could last anywhere from days to years, the remaining life is undeterminable.

A typical life expectancy chart can be found here:

Life Expectancies




12.1.3 Water Heater Condition

## WATER TEMP - IN EXCESS OF 130 DEGREES

Moderate Issue

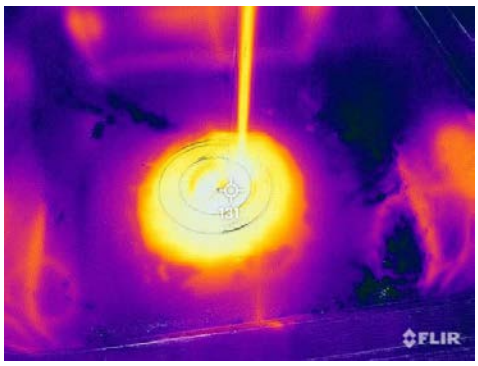
**SFTY** - The hot water temperature was over 130 degrees at the time of inspection.

The maximum recommended water temperature produced at faucets in the home should be 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water as faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. We recommend consulting with a licensed plumber regarding the installation of a tempering valve.

Recommendation
Contact a handyman or DIY project

| Water Scalding Chart | |
|---|---|
| Set water heater to 120 degrees or less for safety! | |
| Temperature | Time to Produce Serious Burn |
| 120 degrees (hot) | More than 5 minutes |
| 130 degrees | About 30 seconds |
| 140 degrees | About 5 seconds |
| 150 degrees | About 1 1/2 seconds |
| 160 degrees (very hot) | About 1/2 second |



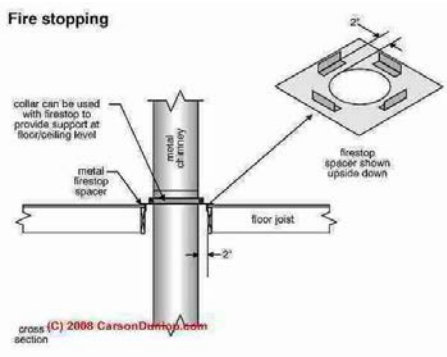
12.2.1 Venting

## FLUE COLLAR - MISSING

Moderate Issue

The water heater flue pipe is missing the "flue collar/firestop" where pipe penetrates through combustible material. This is a safety issue. A qualified contactor should install as needed.

Recommendation
Contact a qualified plumbing contractor.




12.2.2 Venting

## FLUE - LOOSE CONNECTION

Moderate Issue

The water heater flue has a loose connection. A repair is needed to prevent carbon monoxide spillage. A qualified licensed plumber should correct as needed.

Recommendation
Contact a qualified professional.

12.2.3 Venting

## FLUE VENT - CONNECTIONS TAPED

Moderate Issue

The flue vent connections for the water heater were taped. Tape should not be used on single or double wall vents as the connections are UL listed to be locked in without the use of tape. Evaluation to determine why tape was used is recommended by a licensed plumber or other qualified person.

Recommendation
Contact a qualified plumbing contractor.

12.3.1 TPR Valve

## TPRV - GROMMET MISSING

Moderate Issue

The grommet for the water heater TPRV was missing. Recommend replacing as needed.

Recommendation
Contact a qualified professional.

12.4.1 TPRV Discharge Pipe

## TPRV - SLOPED UP

Moderate Issue

The TPRV for the water heater was sloped up without a clean out valve installed below the joint. A repair is needed as this is not allowed. A qualified licensed plumber should repair as needed.

Recommendation
Contact a qualified plumbing contractor.

13.1.1 General Info

## SEWER SCOPE RECOMMENDED

Moderate Issue

A home inspection is limited to visual portions of the plumbing waste and drain pipes, and therefore I can not see or report on the integrity of underground pipes and the condition of the inner walls of the pipes. A sewer scope is recommended to rule out damage, inner corrosion, or partial blockages that would not be visible on the exterior portions of the waste pipes. This is much more highly recommended if trees are believed to be in the area of the underground pipes, as their roots can crush or crack the pipes, leading to expensive repairs or replacement.

Recommendation
Contact a qualified plumbing contractor.

13.4.1 Water Pressure

## ELEVATED WATER PRESSURE

Moderate Issue

The water pressure tested greater than 80psi at the time of inspection. 80 psi is the maximum pressure recommended to protect water distribution pipes from leaking due to pressure (60-70psi is preferred). Pressure regulators are only adjustable from 25-75psi, and any pressure readings over 75psi are typically from a defective regulator (if present). Repairs are recommended to be conducted as needed by a licensed plumber to bring the water pressure under 80psi.

Recommendation
Contact a qualified plumbing contractor.

14.5.1 Service Equipment / Electrical Panel

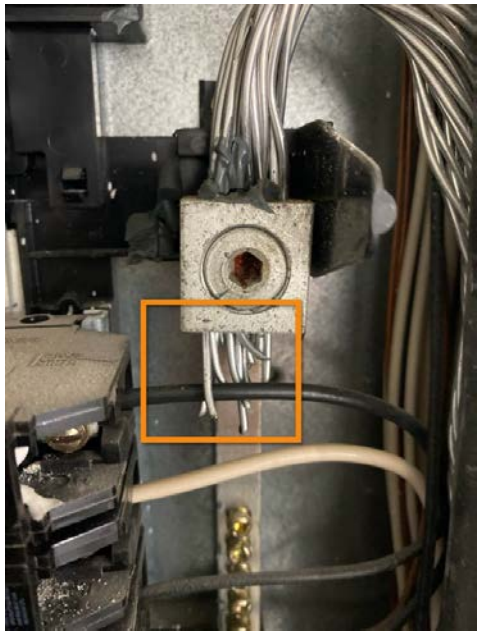
## CONDUCTOR - IMPROPERLY TRIMMED

Moderate Issue

The conductor is improperly trimmed and is in context with other conductors. Repairs are needed. A qualified electrician should correct as needed.

Recommendation

Contact a qualified electrical contractor.



14.8.1 Service Grounding / Bonding

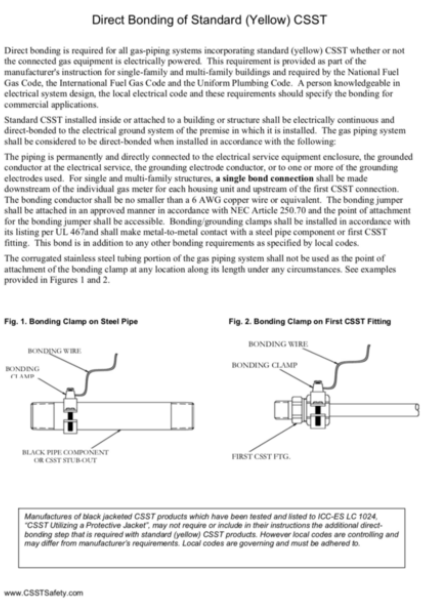
## CSST - NOT BONDED

Moderate Issue

The CSST (corrugated stainless steel tubing) gas pipes were not bonded to the electrical service. CSST can be a fire or explosion hazard if lightning was to strike the home. Typically bonding is conducted by clamping a solid #6 conductor to the first fitting on the CSST piping which is then connected to a terminal bar in the service equipment, but the exact bonding method will need to be determined by a licensed electrician. Evaluation and proper bonding of the CSST is recommended to be conducted by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Direct Bonding of Standard (Yellow) CSST

Direct bonding is required for all gas-piping systems incorporating standard (yellow) CSST whether or not the connected gas equipment is electrically powered. This requirement is provided as part of the manufacturer's instruction for single-family and multi-family buildings and required by the National Fuel Gas Code, the International Fuel Gas Code and the Uniform Plumbing Code. A person knowledgeable in electrical system design, the local electrical code and these requirements should specify the bonding for commercial applications.

Standard CSST installed inside or attached to a building or structure shall be electrically continuous and direct-bonded to the electrical ground system of the premise in which it is installed. The gas piping system shall be considered to be direct-bonded when installed in accordance with the following:

The piping is permanently and directly connected to the electrical service equipment enclosure, the grounded conductor at the electrical service, the grounding electrode conductor, or to one or more of the grounding electrodes used. For single and multi-family structures, **a single bond connection** shall be made downstream of the individual gas meter for each housing unit and upstream of the first CSST connection. The bonding conductor shall be no smaller than a 6 AWG copper wire or equivalent. The bonding jumper shall be attached in an approved manner in accordance with NEC Article 250.70 and the point of attachment for the bonding jumper shall be accessible. Bonding/grounding clamps shall be installed in accordance with its listing per UL 467and shall make metal-to-metal contact with a steel pipe component or first CSST fitting. This bond is in addition to any other bonding requirements as specified by local codes.

The corrugated stainless steel tubing portion of the gas piping system shall not be used as the point of attachment of the bonding clamp at any location along its length under any circumstances. See examples provided in Figures 1 and 2.

Fig. 1. Bonding Clamp on Steel Pipe




Fig. 2. Bonding Clamp on First CSST Fitting




*Manufactures of black jacketed CSST products which have been tested and listed to ICC-ES LC 1024, "CSST Utilizing a Protective Jacket", may not require or include in their instructions the additional direct-bonding step that is required with standard (yellow) CSST products. However local codes are controlling and may differ from manufacturer's requirements. Local codes are governing and must be adhered to.*

www.CSSTSafety.com

Garage

14.10.1 Receptacles

## RECEPTACLE(S) - LOOSE AT WALL

Moderate Issue

There were receptacle(s) present that were loose at the wall. Proper securement of any loose receptacles is recommended to be conducted by a licensed electrician.

Recommendation
Contact a qualified electrical contractor.

Rear of home

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15.2.1 HVAC Disconnect(s)

## WIRING - CONDUIT MISSING

Moderate Issue

The service wiring for HVAC unit is missing. This is a safety issue that should be corrected due to susceptibility of damage to wiring. A qualified contractor should correct as needed.

Recommendation
Contact a qualified professional.

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15.3.1 Air Conditioning Equipment

## AGED - A/C CONDENSER

Moderate Issue

The condenser outside (AC unit) is aged and may last a few more years, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your A/C will last before a replacement is necessary. Typical A/C life expectancy is around 15 years.

Life Expectancies

Recommendation
Contact a qualified heating and cooling contractor


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15.3.3 Air Conditioning Equipment

## COOLING FINS DETERIORATED OR DAMAGED

Moderate Issue


The cooling fins on compressor are deteriorated or damaged. This can shorten the units life span. I recommend further inspection by a licensed HVAC contractor.

Recommendation
Contact a qualified professional.

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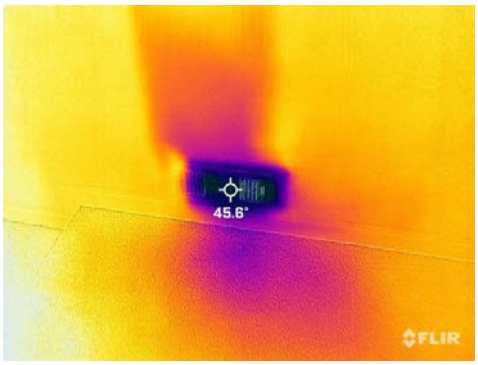
15.5.1 Cooling Air Supply (2nd Level)

## RETURN DUCT - MISSING

Moderate Issue




A return duct is not present in referenced area(s). I cannot accurately test for proper temperature differences between supply and return. The efficiency of HVAC cooling in this area is excluded from this report.

Recommendation
Contact a qualified professional.

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15.6.1 Furnace Equipment

## FURNACE - CSST ENTERING CABINET

Moderate Issue

CSST gas piping entered the furnace enclosure. This is prohibited as vibration from the unit could cause mechanical damage to the simi-rigid line where it enters through the sharp edges of the knockout at the furnace enclosure. The installation of a bushing around the knockout, or a hard pipe that extends outside the enclosure of the furnace is recommended by an HVAC contractor.

Recommendation
Contact a qualified professional.

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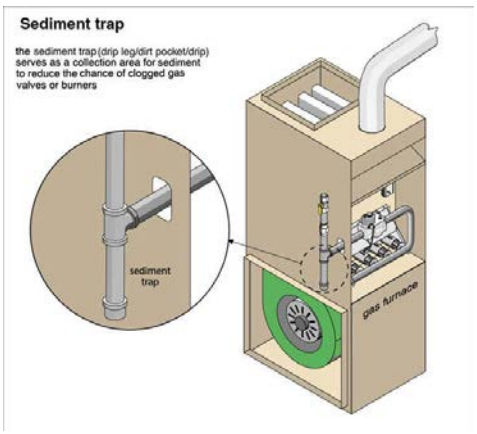
15.6.2 Furnace Equipment

## SEDIMENT TRAP - MISSING

Moderate Issue

A sediment trap was not present on the gas pipe supplying the furnace. Furnaces and water heaters are recommended to have a sediment trap as close to the appliance as possible, to prevent particulates from entering the appliance, possibly causing damage to the heat exchanger. The installation of a sediment trap is recommended to be conducted by an HVAC contractor or other qualified person.

Recommendation
Contact a qualified heating and cooling contractor




15.6.3 Furnace Equipment

## DRAIN PAN - FULL OF DEBRIS

Moderate Issue

The drain pan for air handler has debris present in the pan. This should be cleaned to prevent obstruction of overflow drain line. A qualified contractor should correct as needed.

Recommendation
Contact a qualified professional.

15.7.1 Furnace Venting

## FLUE PIPE - TAPED CONNECTIONS

Moderate Issue

The flue vent connections for the furnace were taped. Tape should not be used on single or double wall vents as the connections are UL listed to be locked in without the use of tape. Evaluation to determine why tape was used is recommended by a licensed plumber or other qualified person.

Recommendation
Contact a qualified professional.

15.7.2 Furnace Venting

## FLUE PIPE - EVIDENCE OF POOR VENTING

Moderate Issue

The vent pipe for gas furnace shows evidence of poor venting (white deposits, rust on piping). A more thorough inspection by a qualified contractor is needed. I recommend a qualified licensed heat contractor inspect further and repair as needed.

Recommendation
Contact a qualified heating and cooling contractor

16.2.1 Pest/Insect/Wildlife Concerns

## PRESUMED WDI ACTIVITY - DAMAGE PRESENT

Significant Issue

Presumed wood destroying insect activity was present at the referenced area(s). An evaluation of the activity is recommended to be conducted by a licensed pest control company. An invasive evaluation of the area(s) of damage is recommended to be conducted by a qualified contractor with repairs made as deemed necessary to any damage found.

Recommendation
Contact a qualified All South Pest Control


Garage


Garage


Garage


Dining Room


Foyer

16.4.1 Rodent/Vermin Concerns

## PRESUMED RODENT FECES

Moderate Issue

Presumed rodent feces was present in the referenced area(s). An evaluation by a pest control contractor is recommended, as well as cleaning as needed by a qualified person.

Recommendation

Contact a qualified All South Pest Control

Attic