

21st Century Home Inspections LLC.

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A few of the joints at the gutter runs are leaking.



Damages were noted to the front foundation sill. This deteriorated foundation sill should be replaced to ensure it's structural integrity.



Damages were noted to the foundation sill over the 2nd pier on the left. This deteriorated foundation sill should be replaced to ensure it's structural integrity.



Damages were noted to the tops of the floor joists and to the floor boards in front of the first chimney in the crawlspace, which causes the floors to be loose. The tops of the floor joists can be sistered and the floor boards re-nailed to properly secure them.

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Damages were noted to the tops of the floor joists and to the floor boards in front of the first chimney in the crawlspace, which causes the floors to be loose. The tops of the floor joists can be sistered and the floor boards re-nailed to properly secure them.



Wood to ground contact was noted at the lattice panel in the middle of the crawlspace. This condition can promote termite infestations.



A few loose or missing bricks, which should be replaced, were noted at the foundation pier to the left of the 2nd chimney foundation. These bricks should be replaced and secured for proper support of the foundation sills.



Damages were noted to the blocking at the 2nd chimney foundation. This condition has caused a couple of the floor joists to loosen. These joists should be properly secured to ensure their structural integrity.

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Damages were noted to the blocking at the 2nd chimney foundation. This condition has caused a couple of the floor joists to loosen. These joists should be properly secured to ensure their structural integrity.



Damages were noted to the cross sill located by the pier to the left side of the 2nd chimney foundation. This deteriorated foundation sill should be replaced to ensure it's structural integrity.



Debris was noted in the crawlspace. This debris should be removed to prevent possible termite infestations and to safely crawl for inspections and service work.



We noted a broken floor joist behind the 2nd chimney foundation. This broken floor joist should be repaired by sistering another board on side of the broken one to ensure it's structural integrity.

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Damages were noted to the right side and cross sill located behind the 2nd chimney foundation by the T- shaped pier to the right. This deteriorated foundation sill should be replaced to ensure it's structural integrity.



Damages were noted to the right side and cross sill located behind the 2nd chimney foundation by the T- shaped pier to the right. This deteriorated foundation sill should be replaced to ensure it's structural integrity.



Damages were noted to one of the floor joists to the left of the 2nd cross sill behind the 2nd chimney foundation. This deteriorated floor joist should be repaired by sistering another board on side of the deteriorated one to ensure it's structural integrity.



The foundation sill at the left rear porch (which runs from front to back) is hanging, due to a missing foundation pier.

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The wood form boards at the front and rear porches can be removed as they are not structural and can promote termite infestations.



The clothes dryer vents into the crawlspace, which will lead to lint and moisture accumulation. We recommend that the vent pipe be extended to the outside.



A broken cast iron drain line was noted above ground and underground at the right rear. Please see HyTech Plumbing's separate report for additional details.



The newer plastic drain lines are improperly supported and are not sloped properly for drainage.

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The vent pipe at the right rear should extend above the roof line so that sewer gases can safely escape.



Damages were noted to the rear foundation sill. This deteriorated foundation sill should be replaced to ensure it's structural integrity.



The encapsulation is falling off of some of the piers and can be re-encapsulated (wrapped in a thin coat of cement) to reduce further mortar joint loss.



The vines noted on the roof should be removed to minimize damage potential.

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The gutters are falling off of the right side of the house, causing the wood fascia to be exposed.



The gutters are falling off of the right side of the house, causing the wood fascia to be exposed.



A few loose and missing bricks, which should be replaced, were noted at the chimney on the roof.

A missing rain hat, to prevent rain water from entering the chimney, was noted.



Main roof overview

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The satellite dish, antennas and brackets on the roof should be removed and the holes sealed to prevent leaks.



The vines noted on the roof should be removed to minimize damage potential.



Damages were noted to the main roof at the left rear.



Exposed and rusted nail heads were noted on the top course behind the chimney. These nail heads should be sealed to prevent further rust and potential leaks.

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The shingles on the rear of the main roof do not overhang enough, which can cause water to roll back and penetrate the roof sheathing.



The siding is loose and wavy in various areas throughout.



The flashing at the rear of the main house is loose and has exposed and rusted nails.



Exposed decking was noted at the rear by the shed type roof. This area should be properly sealed to prevent further moisture damages.

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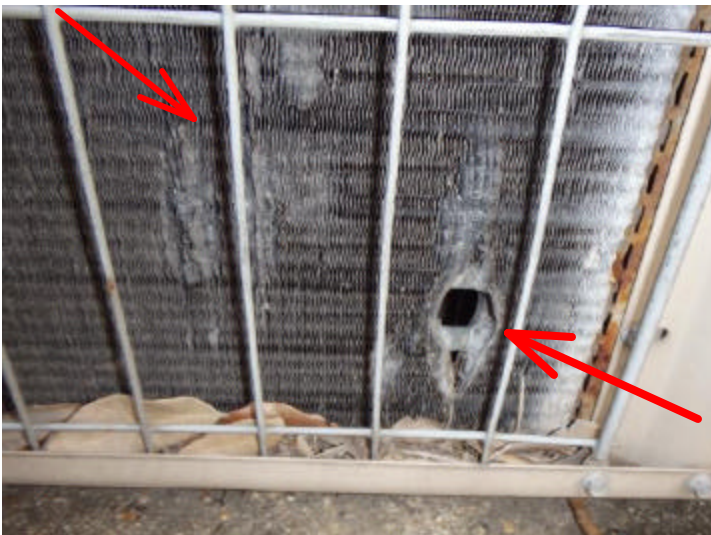
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The siding at the rear should be properly sealed to prevent moisture intrusions.



Some of the metal capping at the window sills is wavy and not caulked, which can cause moisture intrusions.



The fins of the condensing unit are damaged and have holes in them.



Some of the rubber strips, to secure the window panes to the frame, are cracked.

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The siding is loose and wavy in various areas throughout.



The plastic vent pipes should be painted to prevent damages from the sun's ultraviolet rays.



The right rear downspout is missing.



The penetration hole through the exterior siding on the right by the plumbing vent should be sealed to prevent moisture from entering the wall cavities.

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The vine growth on the rear of the house and the fence should be removed to minimize damage potential.



Some of the pane glazing has moderate age cracking and separations, which can cause the window panes to loosen.



Moisture stains were noted on the floor and baseboard and a loose patch with water stains was noted on the right wall in the 4th bedroom. Damages to the underlying wood, if any, could not be evaluated, due to the finished walls. We recommend further evaluation to determine the source of the leak and repairing as necessary.



Water stains were noted on the insides of some of the wood windows from moisture penetrations. This condition could be the result of the heavy pane glaze cracking noted on the exterior. We recommend monitoring these stains and repairing as necessary.