

HOME INSPECTION REPORT



MARATHON NORTHWEST

HOME INSPECTION SERVICES LLC



Inspector: Daniel Force
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Summary of Items of Concern

On this page you will find a brief summary of any critical concerns of the inspection, as they relate to safety and function. Examples would be bare electrical wires or active drain leaks. The complete list of items noted is found throughout the body of the report, including normal maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments below, there were no critical system or safety concerns with this property at the time of inspection.

Grounds & Exterior		
Page 4 Item: 4	Siding	<ul style="list-style-type: none"> • Touch up caulking where seams are separating. We recommend licensed contractor repair to prevent moisture intrusion. • Cracked siding on left side of the house. We recommend licensed contractor repair. • Secure popped nailing on siding and seal. We recommend licensed contractor repair. • Nail sized holes in siding on right side of the house. We recommend licensed contractor seal to prevent moisture intrusion.
Page 5 Item: 5	Trim	<ul style="list-style-type: none"> • Some trim areas need minor prep and caulking. We recommend licensed contractor repair. • Touch up paint on corner trim throughout. We recommend licensed contractor repair to prevent premature damage to materials.
Page 6 Item: 6	Soffits/Eaves	<ul style="list-style-type: none"> • Caulk soffit seams to prevent moisture intrusion and air leakage. We recommend licensed contractor repair. • Wires running through vent screen has compromised screen and could allow for insect intrusion. We recommend licensed contractor repair screen.
Page 7 Item: 7	Foundation	<ul style="list-style-type: none"> • Foundation vents are partially blocked by debris/soil. We recommend cleaning to ensure proper ventilation of crawlspace. • Hairline cracks in foundation. We recommend licensed contractor seal cracks and seams to prevent moisture intrusion which can lead to premature failure of materials.
Page 8 Item: 8	Exterior Doors	<ul style="list-style-type: none"> • Touch up caulking around sliding door trim to prevent moisture intrusion. We recommend licensed contractor repair.
Page 9 Item: 10	Window	<ul style="list-style-type: none"> • Window trim caulking needs touch up. We recommend licensed contractor repair to ensure proper weather proofing. • Moisture damage at the bottom of the left side window. We recommend licensed contractor repair damaged and seal with caulking. • Window screen on the left side window damaged. Repair may be desired.
Page 10 Item: 12	Gutters, Downspouts & Drains	<ul style="list-style-type: none"> • Clean gutters. Significant amounts of debris evident. • Moss build up at gutters in front entry area likely due to sitting debris in gutters. We recommend cleaning to allow proper drainage of water.
Page 11 Item: 14	Vegetation	<ul style="list-style-type: none"> • Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects. Plants against siding can also hold moisture against the siding, potentially leading to premature failure of materials.

Grounds & Exterior

1. Water Main Shutoff

Information:

- The main shutoff is located near the sidewalk at the end of the driveway.

2. Driveway Condition

Information:

- Driveway type: Concrete

Observations:

- There driveway is in satisfactory condition.



3. Walkway(s)

Information:

- Walkway type: Concrete

Observations:

- The walkways are in satisfactory condition.



4. Siding

Information:

- Siding material: Cement-fiber.

Observations:

- The exterior siding is in satisfactory condition aside from the comment(s) below.
- Touch up caulking where seams are separating. We recommend licensed contractor repair to prevent moisture intrusion.
- Cracked siding on left side of the house. We recommend licensed contractor repair.
- Secure popped nailing on siding and seal. We recommend licensed contractor repair.
- Nail sized holes in siding on right side of the house. We recommend licensed contractor seal to prevent moisture intrusion.



Splitting caulking above garage.



Cracked siding on left side of the house.