Inspection Report

LHI # 10762

Michael J. Turner Home Inspections, LLC

504-382-2410

Licensed Contractor | FORTIFIED Evaluator | Environmental Testing

Michael J. Turner Home Inspections LLC

Michael Turner

SAMPLE

Property Address:

[redacted]



2 Executive Summary

System	Priority	Findings
Exteriors - Site Conditions	1	**Repairs** 1. **Exterior - Gaps Between Stucco and Soffits**: Multiple gaps were present where the stucco walls met the soffits, allowing potential pest intrusion and moisture entry. Recommend properly sealing all affected openings with suitable exterior materials. **Priority:** Repair 2. **Roof Dormers - Cracked Stucco and Corroded Flashing at Front Left and Front Right**: Stucco at the front left and front right dormers had cracks, including recurrent cracking on the right side of the front left dormer, with corrosion at the lower edges and adjacent flashing. These conditions increased the potential for water intrusion and further deterioration. Recommend evaluating the cause of recurring cracking, repairing damaged stucco, and repairing or replacing corroded flashing to provide proper drainage and weather protection. **Priority:** Repair 3. Refer to "Moisture Staining - Suspected Microbial Growth" #8 regarding stains/damage on exterior back left wall, visible from the attic. 4. **Vinyl Siding - Loose Panels Below Rear Left Windows**: Vinyl siding beneath the three large rear left windows was unsecured. Loose or damaged panels increased exposure of the wall assembly to wind-driven rain. Recommend repairing the damaged panels and securing the siding properly. **Priority:** Repair 5. **Vinyl Corner Trim - Improper Overlap at Rear Outside Corner**: The rear outside vinyl corner trim was separated and improperly overlapped, leaving an opening for water intrusion behind the siding. Recommend reinstalling the corner trim with the upper section properly overlapping the lower section to shed water. **Priority:** Repair 6. **Roof Surface - Depressions Below Front Right Dormer**: The roof surface below the front right dormer over the garage had depressions. These irregularities could reflect decking or framing movement and affect drainage. Recommend having a qualified roofer evaluate the roof support and repair the underlying cause. **Priority:** Repair 7. **Vinyl Siding - Loose Section Near Rear Eave**: Vinyl siding near the rear eave showed evidence of a prior repair and appears loose where it tucked into the J-channel. The loose section increased susceptibility to wind displacement and water entry behind the siding. Recommend properly securing the siding within the trim. **Priority:** Repair
Exteriors - Site Conditions	3	**Repairs** 1. **Site Drainage - Low Area at Rear Left Foundation**: The rear left area beside the foundation was low and had conditions conducive to

SAMPLE



1. Foundation - Exposed Cable Ends at Rear Slab Edge

Describe - Structure

Wall Structure
Conventional Wood Framing.

Ceiling Structure
Conventional Wood Framing.

Roof Structure
Conventional Wood Framing.

Attic Access Locations
Garage ceiling: Pull-down stairs
Lower attic: 2nd floor walk-through closet door
Upper attic: Ceiling access panel at "jack-and-jill" bathroom closet

Method to Inspect Attic Structure
Each attic was entered; however, not all areas were fully visible or safely traversable due to limited headroom, restricted clearance, missing walk boards or decking, insulation covering components, and-or framing obstructions. Inspection was limited to visible and accessible areas only.

Structure Repairs

6) Structure Repairs

Repairs

1. **Garage - Loose and Improperly Secured Attic Stairs**: Attic stairs had loose or detached hinge and bracket components and were improperly secured to the framing, creating a fall hazard. Recommend repairing damaged components and properly securing the stair assembly using manufacturer-approved fasteners, typically 16d nails or 3-inch lag screws where specified. **Priority**: Repair
2. **Lower Attic - Structural Beam Improperly Bored for Plumbing**: The main structural beam was bored through in two locations for plumbing drain lines, potentially compromising its load-bearing capacity. Recommend evaluation and necessary repairs by a qualified structural engineer. **Priority**: Repair
3. **Lower Attic - Improper and Bowed Roof Brace**: A single 2x4 roof brace was bowed and improperly installed, potentially providing inadequate roof support. Recommend evaluation and correction by a qualified framing contractor or structural

SAMPLE

engineer. **Priority**: Repair



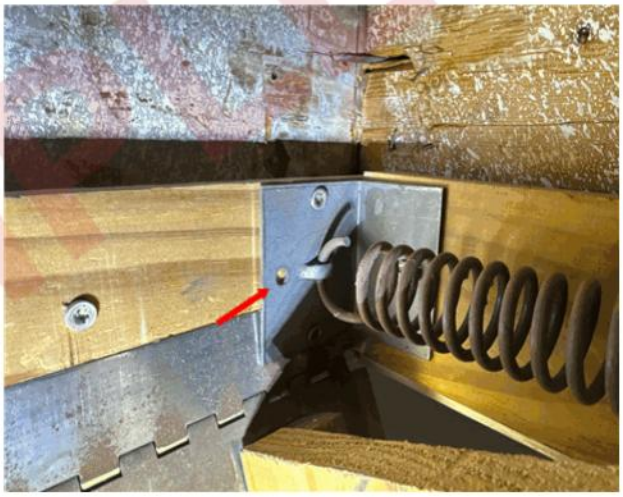
1. Garage - Loose and Improperly Secured Attic Stairs



1. Garage - Loose and Improperly Secured Attic Stairs



1. Garage - Loose and Improperly Secured Attic Stairs



1. Garage - Loose and Improperly Secured Attic Stairs



2. Lower Attic - Structural Beam Improperly Bored for Plumbing



3. Lower Attic - Improper and Bowed Roof Brace