



SUMMARY
1234 Main St. Newburgh IN 47630
Buyer Name
11/28/2018 9:00AM

Matt Broerman
InterNACHI Certified Home Inspector
Patriot Home Inspections
812-965-9676
mbroerman13@gmail.com



2.1.1 Coverings

DAMAGED (GENERAL)

Recommendation

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

2.2.1 Roof Drainage Systems

DEBRIS

Recommendation

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.
[Here is a DIY resource](#) for cleaning your gutters.

2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



2.2.3 Roof Drainage Systems

DOWNSPOUTS MISSING

Recommendation

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.



2.2.4 Roof Drainage Systems

GUTTER DAMAGED

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

 Recommendation



2.3.1 Flashings

CORRODED - SEVERE

Roof flashing showed signs of severe corrosion, which can lead to moisture intrusion and/or mold. Recommend a qualified roofing contractor evaluate and repair.

 Recommendation



3.3.1 Exterior Windows
**WINDOW SHOWING
DETERIORATION**

 Recommendation

Window showing signs of deterioration. Recommend repair or replace

Recommendation
Contact a qualified window repair/installation contractor.



3.3.2 Exterior Windows
PAINT/REFINISH NEEDED

 Recommendation

Paint/Finish showing signs of wear. Recommend repair.

Recommendation
Contact a qualified window repair/installation contractor.



3.4.1 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

DRIVEWAY

Trip hazards observed, driveway near road has pot holes. Patch or repair recommended.



3.6.1 Eaves, Soffits & Fascia

EAVES - DAMAGED

One or more sections of the eaves are missing. Recommend qualified roofer replace & repair.



7.3.2 Water Supply, Distribution Systems & Fixtures

 Recommendation

DRAIN STOPPER

BATHROOM

Bathroom sink drain stopper missing. Recommend replace & repair.

Recommendation

Contact a qualified plumbing contractor.



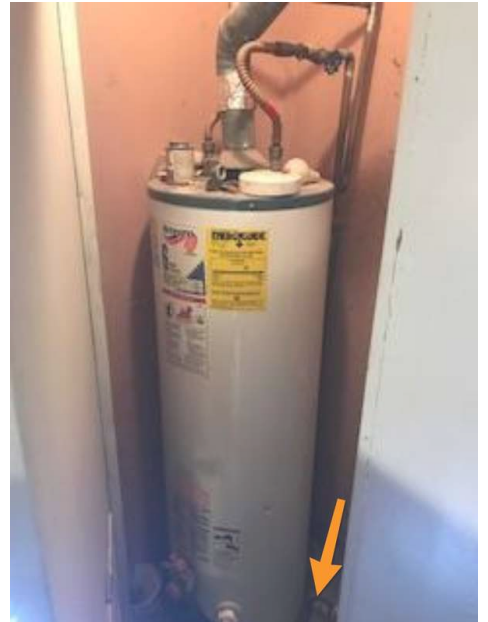
7.4.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation

NO DRIP PAN

UTILITY CLOSET

No drip pan was present. Recommend installation by a qualified plumber.



7.4.2 Hot Water Systems, Controls, Flues & Vents

 Recommendation

VENT CONNECTION INSTALLED IMPROPERLY

UTILITY CLOSET

Vent connection taped, not screwed. Recommend repair & replace.

Recommendation

Contact a qualified professional.



8.4.1 Lighting Fixtures, Switches & Receptacles

REVERSE POLARITY

NW BEDROOM

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



8.4.2 Lighting Fixtures, Switches & Receptacles

UNGROUNDING RECEPTACLE

LIVING ROOM, BEDROOM, KITCHEN

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.

Recommendation

Contact a qualified electrical contractor.



10.3.1 Ventilation

DRYER VENT

UTILITY ROOM/ATTIC

Dryer vent distance exceeds 25ft. Recommend replace with alternate vent route within approved distance



Recommendation
Contact a qualified professional.

11.1.1 Doors

DOOR DOESN'T LATCH

BEDROOM

 Recommendation

Each of the 3 bedroom doors don't latch properly. Recommend handyman repair latch and/or strike plate.



11.1.2 Doors

DOOR STICKS

BEDROOM

 Recommendation

Each of the 3 bedroom doors stick and are tough to open. Recommend repair.

Recommendation
Contact a qualified door repair/installation contractor.



11.2.1 Windows

DAMAGED

LIVING ROOM

One or more windows appears to have general damage, but are operational. Recommend a window professional repair.



Recommendation



11.2.2 Windows

WINDOW INOPERABLE

SW BEDROOM

Window unable to open. Recommend repair.

Recommendation

Contact a qualified window repair/installation contractor.



Recommendation

