



SUMMARY

1234 Main St. New City NY 10956

Buyer Name

10/23/2017 9:00AM

Dennis Ciallela
InterNACHI Certified Home Inspector

DenCia Inspection Services

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2.1.1 Coverings

SHINGLES MISSING

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

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.

Recommendation

Contact a qualified roofing professional.



2.3.1 Flashings

LOOSE/SEPARATED

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

SKYLIGHT CRACKED

⚠ Safety Hazard and/or Requires Immediate Attention

Skylight was cracked in one or more places. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



Broken skylight presents risk of water entry and glass shards entering house.

3.4.1 Decks, Balconies, Porches & Steps

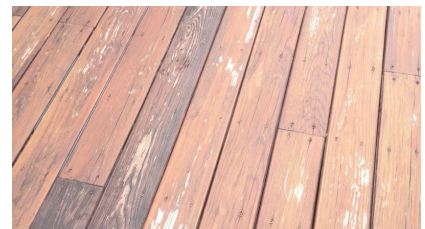
DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Recommended DIY Project



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

STANDING WATER

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.

Recommendation

Contact a qualified landscaper or gardener.



Water pooling in yard; recommend drainage

4.4.1 Wall Structure

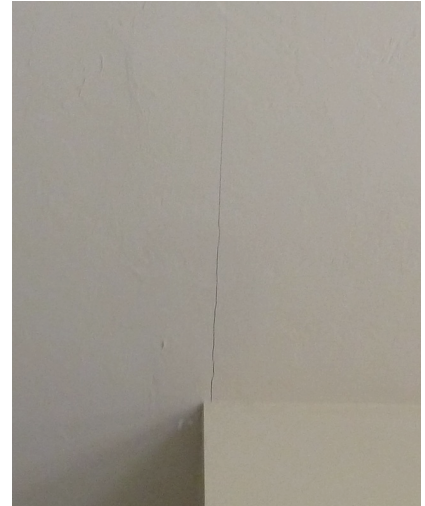
EVIDENCE OF STRUCTURAL DAMAGE

⚠ Safety Hazard and/or Requires Immediate Attention

Evidence of structural damage was found in the wall structure. Recommend a structural engineer evaluate and advise on how to repair.

Recommendation

Contact a qualified structural engineer.



5.1.1 Equipment

FILTER DIRTY

The furnace filter is dirty and needs to be replaced every 6 months.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Equipment

MANIFOLD DIRTY

Manifold was dirty. Cleaning manifolds will result in better air quality.

Recommendation

Contact a qualified HVAC professional.



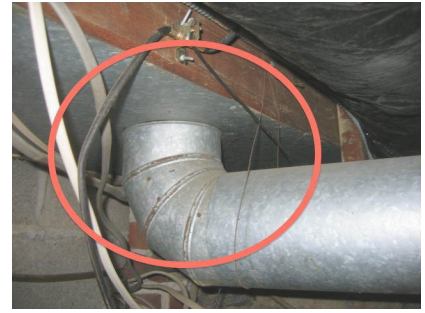
6.3.1 Distribution System

LOOSE CONNECTION

There are loose connections on ducts, resulting in energy loss. Recommend licensed HVAC contractor resecure.

Recommendation

Contact a qualified HVAC professional.



Loose connection; recommend sealing.

7.4.1 Hot Water Systems, Controls, Flues & Vents

IRREGULAR FLAME

Water heater flame is irregular. Recommend qualified plumber evaluate & repair.

Recommendation

Contact a qualified plumber.



8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrician.



Scorch marks on cover plate

8.7.1 Carbon Monoxide Detectors

LOW BATTERY

Carbon monoxide detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project

9.4.1 Exhaust Systems

DUCTS LOOSE

Ductwork in the attic is loose or disconnected. Recommend repair.

Recommendation

Contact a qualified HVAC professional.



10.1.1 Doors

HINGES LOOSE

Loose hinges can cause door to stick or eventually fall out of place. Recommend handyman tighten hinges.

[Here is a DIY article](#) on fixing loose hinges.

Recommendation

Contact a quality handyman.



10.2.1 Windows

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



10.3.1 Floors

TILES LOOSE

Loose tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.

Recommendation

Contact a quality handyman.



COUNTERTOP CRACKED/CHIPPED

Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

[Here is a helpful article](#) on repairing cracks, chips & fissures.

Recommendation

Contact a qualified countertop contractor.

