



SUMMARY

1234 Main St. Lawton Ok 73505

Buyer Name
01/22/2019 9:00AM

Zack Wing
Lic. #70001952
Wing Brothers Home Inspections
580-284-9332
zackwing2015@gmail.com



Any recommendation for repair/replacement, to install or correction of any component or system should be performed by a licensed/certified or qualified person/professional.

Items in blue are low concern/discretionary items. These are items that we recommend monitoring and/or are usually DIY or handyman tasks.

Items in orange are items that we recommend to repair/replace or have installed/corrected by a licensed/certified or qualified person/professional in a timely manner.

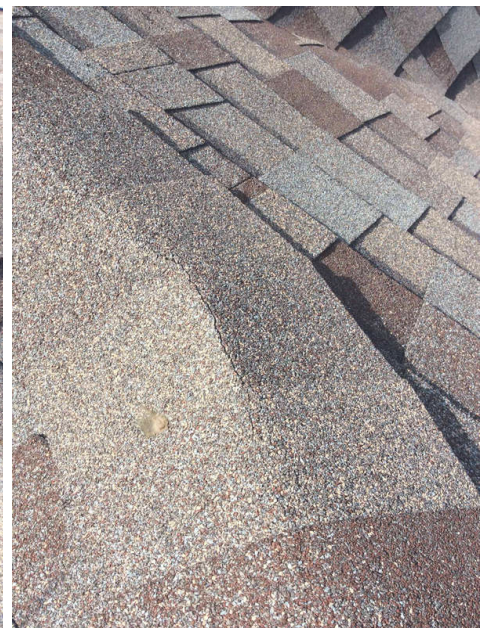
Items in red are safety hazards and immediate attention items that we recommend to repair/replace or have installed/corrected by a licensed/certified or qualified person/professional as soon as possible.

2.1.1 Coverings

CRACKED

 Recommend Repair/Replace or Correction

The asphalt composition shingle roof has cracked ridge shingles. This can lead to moisture intrusion. Recommend Repair/Replace.



2.2.1 Flashings

EXPOSED NAILS

 Recommend Repair/Replace or Correction

Exposed nails were observed in one or more roof flashings. This can lead to moisture intrusion. Recommend Repair: Seal with an approved sealant.



3.2.1 Siding, Flashing & Trim

EFFLORESCENCE

 Low Concern & Discretionary Items

Efflorescence was observed on the wall coverings due to leaking faucets. Faucets did not appear to be currently leaking.



3.3.1 Exterior Doors

**DAMAGED/MISSING
DOOR SWEEP**

 Low Concern & Discretionary Items

Door sweep is damaged or missing. This can effect the energy efficiency of the property. Recommend Replacement/Installation.



3.7.1 Windows

DETERIORATED/MISSING SEALANT



Low Concern & Discretionary Items

One or more windows have deteriorated/missing sealant. This can effect the energy efficiency of the property. Recommend Repair: Seal with an approved sealant.



4.1.1 Roof Structure & Attic



Recommend Repair/Replace or Correction

INSUFFICIENT FLUE AND COMBUSTIBLE CLEARANCE

The type B gas vent serving the water heater has improper clearance. Type B gas vent requires one inch clearance to combustibles. Recommend Repair.

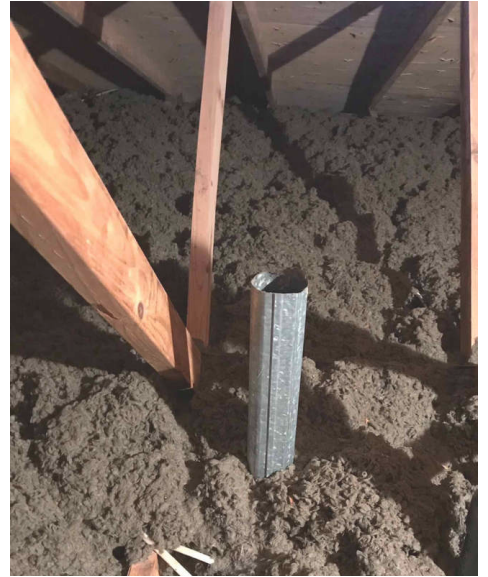


5.3.1 Exhaust Systems

 Recommend Repair/Replace or Correction

**BATHROOM
VENTS INTO ATTIC**

Bathroom fan vents into the attic. This can cause unwanted moisture issues in the attic. Recommend Repair: Route exhaust to the exterior of the property.



8.6.1 Drain, Waste, & Vent Systems

 Recommend Repair/Replace or Correction

LEAKING

GUEST BATHROOM

Plumbing leaks were observed in one or more areas of the property. This can cause damage to interior components and furnishings. Recommend Repair/Replace.



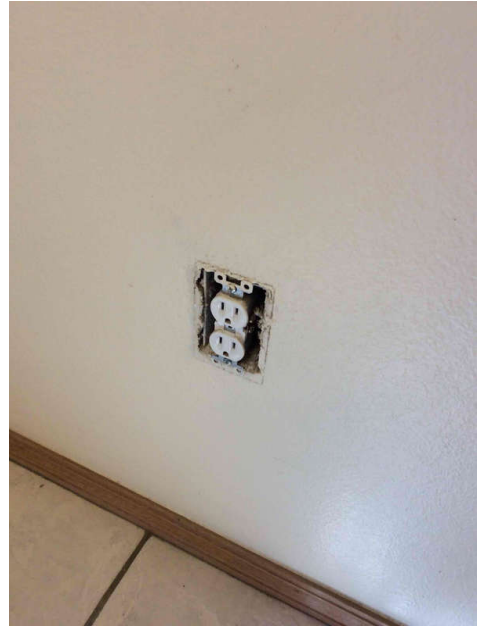
9.5.1 Connected Devices and Fixtures

 Safety & Immediate Attention Items

**COVER PLATES
MISSING**

KITCHEN

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend Repair: Install cover plates.



9.6.1 Polarity and Grounding of Receptacles

 Safety & Immediate Attention Items

REVERSE POLARITY

MASTER BEDROOM, LIVING ROOM

One or more outlets have been wired with reverse polarity (marked with a red dot). Reverse polarity is when the hot and neutral connections at an outlet are wired backwards, which means there is always electricity flowing out of the outlet, even if the appliance is supposed to be off. This causes a shock hazard. Recommend Repair.



11.3.1 Range/Oven/Cooktop

RANGE NOT FASTENED

 Safety & Immediate Attention Items

Range was not fastened to the floor. This poses a safety hazard to children. Recommend Repair: Secure range according to manufacturers specifications.



