

SUMMARY

1234 Main St. Summerside PE C1N 4J9

Buyer Name
01/19/2019 9:00AM

Robert Dunn
interNACHI Certified Home...
Dunn Right Inspections
902 432 4776
rob@dunnrightinspections.com



2.3.1 Flashings

MISSING

Recommendation / Improvement

Kickout Flashings is missing at time of inspection. Flashings provide protection against moisture intrusion. Recommend a qualified roofing contractor evaluate and remedy.

Recommendation

Contact a qualified roofing professional.



Water over flowing gutter landing on porch steps due to missing Kickout Flashing

3.7.1 Windows

EGRESS WINDOW - EXIT

Recommendation / Improvement

Recommend installing ladder or means to escape from the egress area.

Recommendation

Contact a qualified professional.



3.8.1 Decks, Balconies, Porches & Steps

COLUMN SUPPORT NOT ATTACHED TO PORCH

Recommendation / Improvement

Recommend column be mechanically attached to porch floor as a means to better secure them.

Recommendation

Contact a qualified professional.



3.8.2 Decks, Balconies, Porches & Steps

LOOSE RAILING

Recommendation / Improvement

PORCH AND BACK DECK

Loose Railing can create a possible fall hazard, recommend repair

Recommendation

Contact a qualified professional.



4.2.1 Foundation

EFFLORESCENCE OBSERVED

This is a mineral deposit left behind from exterior water infiltration.

Recommendation

Contact a qualified professional.

 Recommendation / Improvement



4.2.2 Foundation

HEAVING/SETTLING

The floor slab shows slight movement/settling due to soil movement.

Recommendation

Contact a qualified structural engineer.

 Recommendation / Improvement



4.4.1 Vapor Retarders
(Crawlspace or Basement)

GAPS OBSERVED

BASEMENT

Recommendation

Contact a qualified professional.

Recommendation / Improvement



4.5.1 Emergency Basement Egress
EGRESS MAY NOT MEET CODE

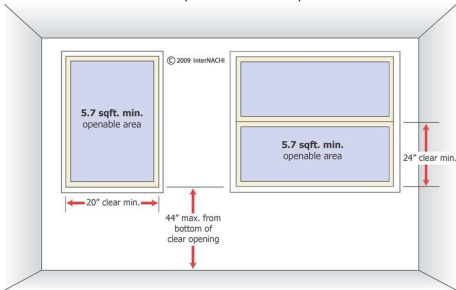
Windows are 54 inches off the floor

Recommendation

Contact a qualified general contractor.

Recommendation / Improvement

Area and Clearance Specifications for Operable Windows



6.4.1 Hot Water Systems,
Controls, Flues & Vents

**WATER STAINS -
LEAKAGE**

BASEMENT

Water stains were observed beneath water heater, indicating a past or present leak. Leak was gone when I returned one week later.

Recommend further evaluation and repair by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

Recommendation / Improvement



7.2.1 Branch Wiring Circuits,
Breakers & Fuses

Recommendation / Improvement

DOUBLE TAPPED HOT CONDUCTORS

One or more electrical circuits were double tapped. This means that two or more wires are connected to a circuit breaker that is only designed to accept one wire. This looks like is a low Voltage wire for security system. Recommend that further inspection and repair by electrical contractor.

Recommendation
Contact a qualified electrical contractor.



8.8.1 Steps, Stairways & Railings

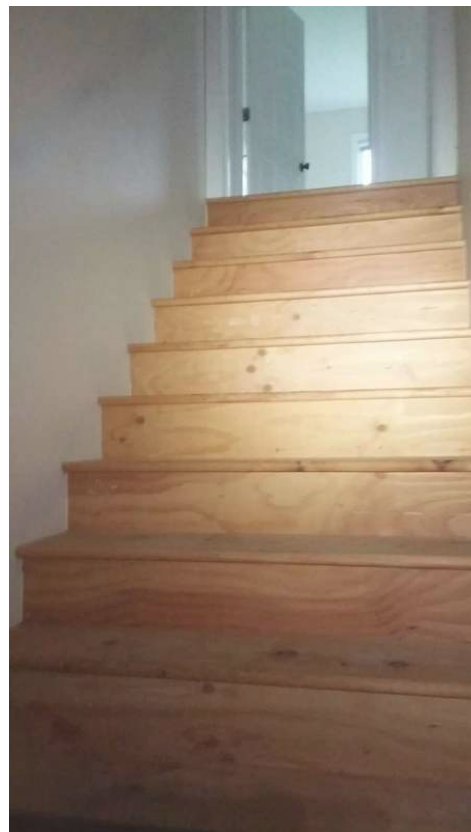
Major Concern / Safety Hazard

NO HANDRAIL

BASEMENT

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation
Contact a qualified handyman.



8.9.1 Carbon Monoxide Detectors

NOT CONNECTED/NOT PRESENT

Carbon monoxide detector was not present.

Recommendation
Contact a qualified professional.



Major Concern / Safety Hazard

11.5.1 Refrigerator

ICE MAKER WATER DISPENSER



Recommendation / Improvement

Ice maker was not operable and not tested. Recommend confirming operation of units prior to closing.

Recommendation
Contact a qualified professional.



17.1.1 Attic Insulation

SEAL AROUND ATTIC ACCESS PANEL NEED TO BE REPLACED

Moist air escaping into the attic space can cause mold and wood decay.

Recommendation

Contact a qualified professional.

Recommendation / Improvement



