



SUMMARY

1234 Main St. Salt Lake City UTAH

84116

Buyer Name

08/30/2018 9:00AM

Brent Limb
SouthPaw Home Inspections
801-680-6495
bhinspector17@gmail.com



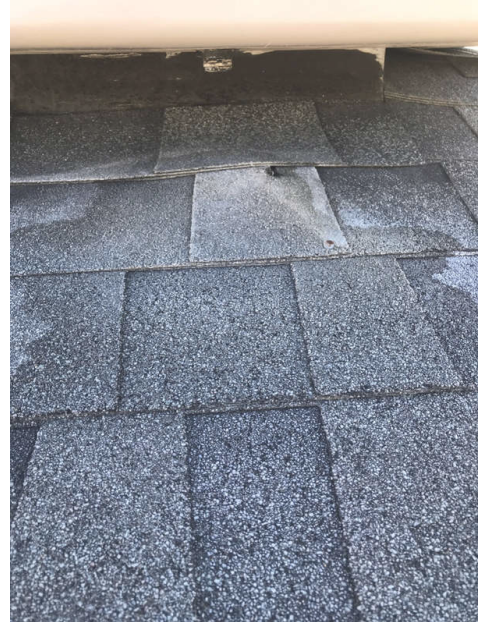
2.1.1 Coverings

SHINGLES SHOW SIGNS OF WARPING/BUCKLING

Shingles show signs of warping/buckling. Recommend further evaluation by a certified roofing contractor.

Recommendation

Contact a qualified professional.



2.2.1 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.



2.2.2 Roof Drainage Systems

DOWNSPOUTS MISSING/DAMAGED

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.

Recommendation

Contact a qualified roofing professional.



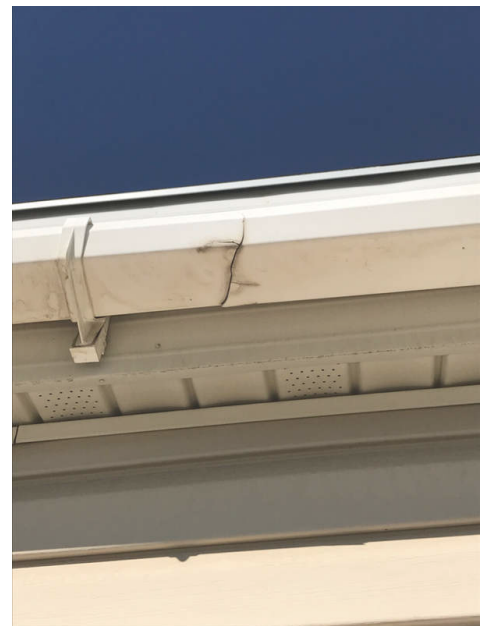
2.2.3 Roof Drainage Systems

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

Contact a qualified roofing professional.



2.2.4 Roof Drainage Systems

MISSING END CAPS

Recommendation

Contact a qualified professional.



3.1.1 Siding, Flashing & Trim

MINOR DAMAGE TO SIDING AND OR CORRESPONDING CHANNELING

Recommendation

Contact a qualified professional.

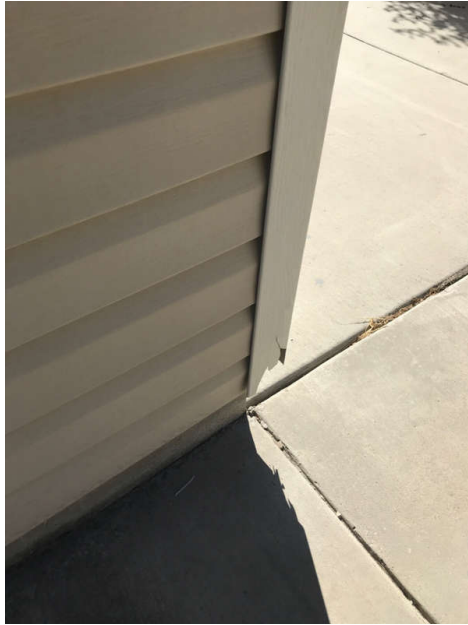


3.1.2 Siding, Flashing & Trim

DAMAGE TO SIDING

Recommendation

Contact a qualified professional.



3.2.1 Exterior Doors

HARDWARE DAMAGED

One or more pieces of door hardware are damaged. Recommend repair or replace.

Recommendation

Recommended DIY Project



3.2.2 Exterior Doors

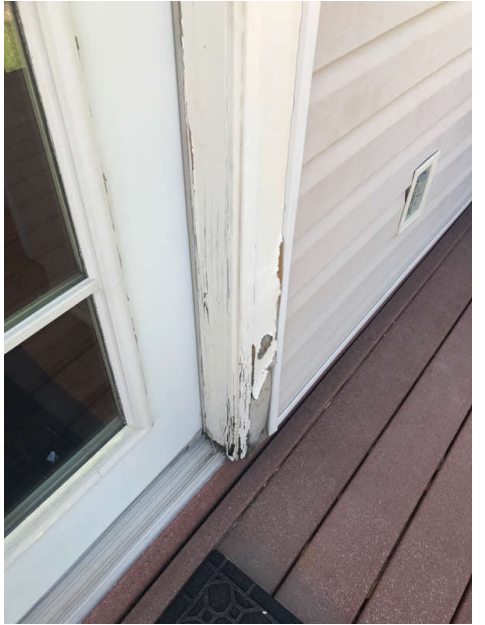
PAINT/REFINISH NEEDED

Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

Recommendation

Contact a qualified door repair/installation contractor.



3.2.3 Exterior Doors

DAMAGE/CORROSION

Recommendation

Contact a qualified professional.



3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



4.1.1 Foundation

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.



8.4.1 Lighting Fixtures, Switches & Receptacles

LIGHTBULBS MISSING/BURNT OUT

Recommendation
Contact a qualified professional.



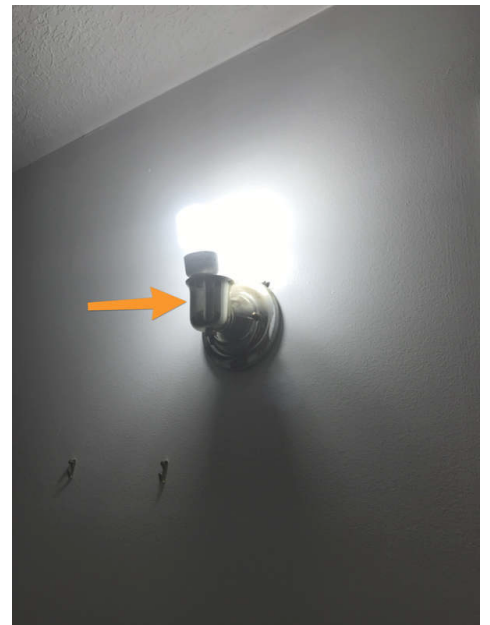


8.4.2 Lighting Fixtures, Switches & Receptacles

LIGHT FIXTURE LENS MISSING/DAMAGED

Recommendation

Contact a qualified professional.



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED IN KITCHEN

Recommendation

Contact a qualified professional.



8.6.1 Smoke Detectors

BEDROOMS MISSING SMOKE DETECTORS

Recommendation

Contact a qualified professional.

8.7.1 Carbon Monoxide Detectors

MISSING CARBON MONOXIDE DETECTORS

Recommend additional carbon monoxide detectors in bedrooms.

Recommendation

Contact a qualified professional.

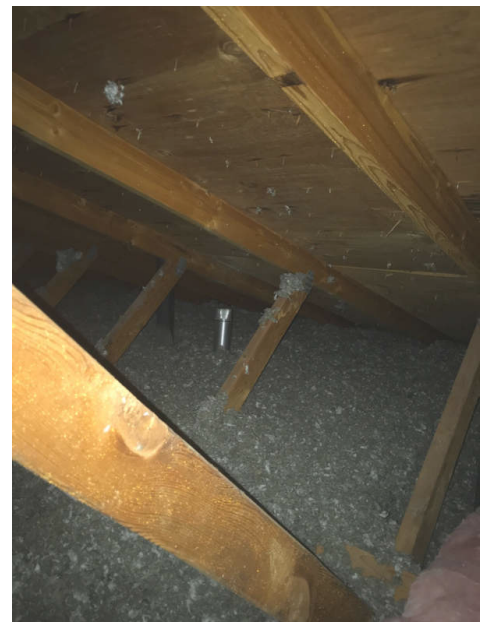
9.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified HVAC professional.



10.1.1 Doors

DAMAGE TO DOOR KNOB

Recommendation

Contact a qualified professional.



10.4.1 Walls

POOR PATCHING

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.



10.5.1 Ceilings

SAGGING DRYWALL

Ceiling drywall sagged visibly at the time of the inspection. This appears to be due to leakage from above. The source of moisture intrusion should be identified and corrected, and the damaged section of drywall replaced.

Recommendation

Contact a qualified drywall contractor.



10.5.2 Ceilings

SEVERE DAMAGE

Severe ceiling damage observed. Recommend a qualified drywall or structural engineer evaluate and advise.

Recommendation

Contact a qualified structural engineer.



10.5.3 Ceilings

MINOR CRACKING

Cracks in the ceiling were visible at time of inspection.

Recommendation

Contact a qualified professional.



10.5.4 Ceilings

EVIDENCE OF PRIOR WATER DAMAGE

Evidence of prior water damage.

Recommendation

Contact a qualified professional.



11.1.1 Dishwasher

MODERATE WEAR TO DISHWASHER

Panel and buttons show signs of moderate wear/damage.

Recommendation
Contact a qualified professional.

