



## SUMMARY

1234 Main St. Port St Lucie FL 34983

Buyer Name  
07/12/2018 9:00AM

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### 2.1.1 Coverings

#### DAMAGED (GENERAL)

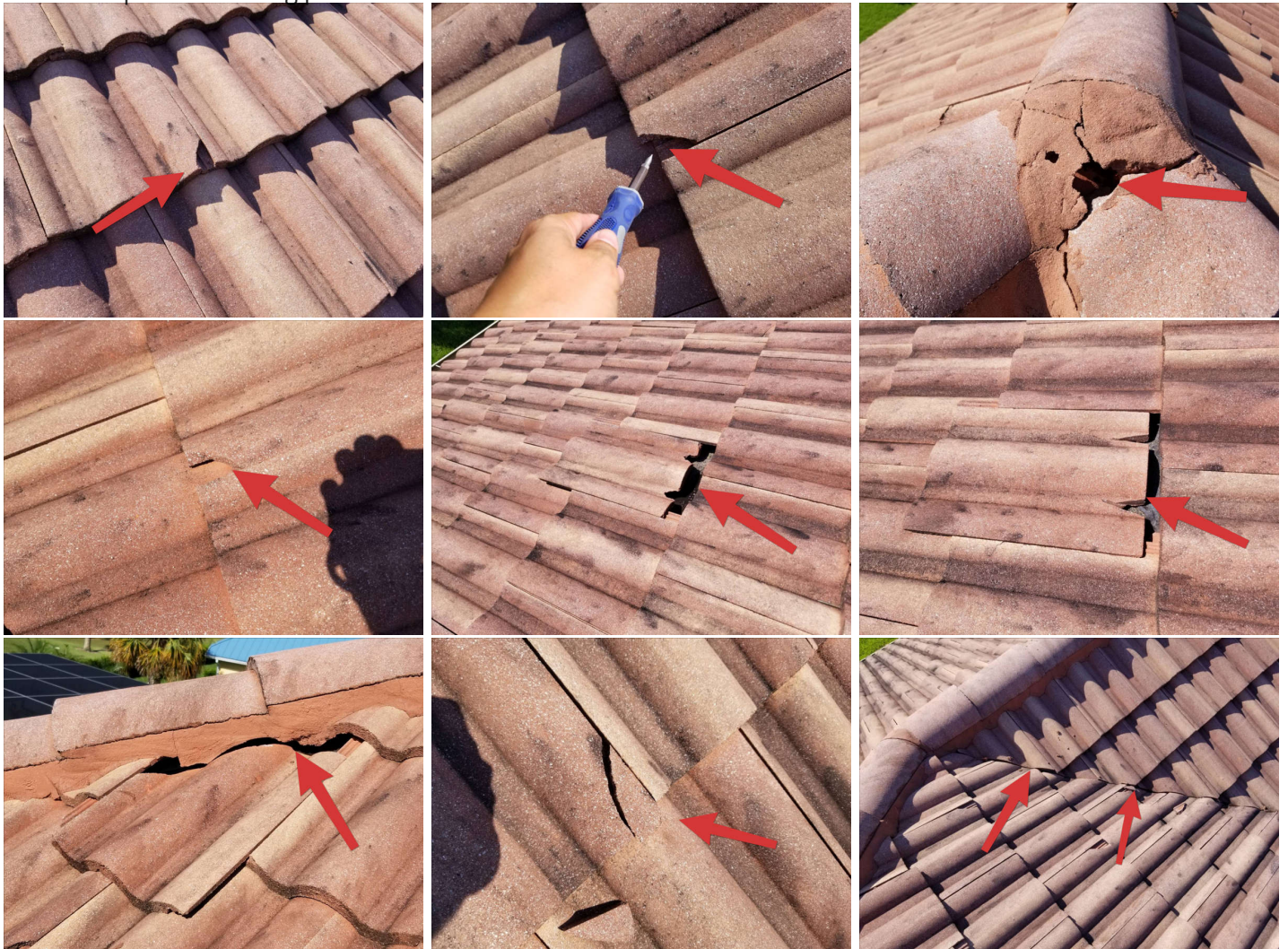


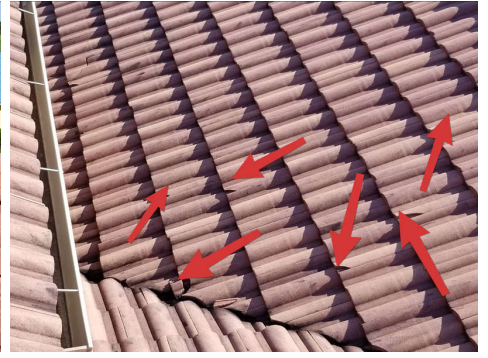
Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Numerous broken or chipped tiles

Recommendation

Contact a qualified roofing professional.





### 2.1.2 Coverings

## PONDING

 Recommendation

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

Repair appears to have been made to previous leak from location near front door.

Recommendation

Contact a qualified roofing professional.



Previous repair from leaking roof. Recommend roofing professional for further evaluation.



Wall in garage below where previous repair was done for leak in roof. No evidence of active moisture on wall.



Evidence of previous roof leak as seen from the attic.

### 2.2.1 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.

Recommendation

Contact a qualified gutter contractor



### 2.2.3 Roof Drainage Systems

#### **GUTTER IMPROPERLY SLOPED**

 Recommendation

Gutter are improperly sloped in areas, which could result in runoff drainage around the foundation and possible structural shifting. Recommend qualified roofing or gutters contractor repair.

Water not completely draining from one or more gutters due to slope of gutters.

Recommendation

Contact a qualified gutter contractor



### 3.1.1 Siding, Flashing & Trim

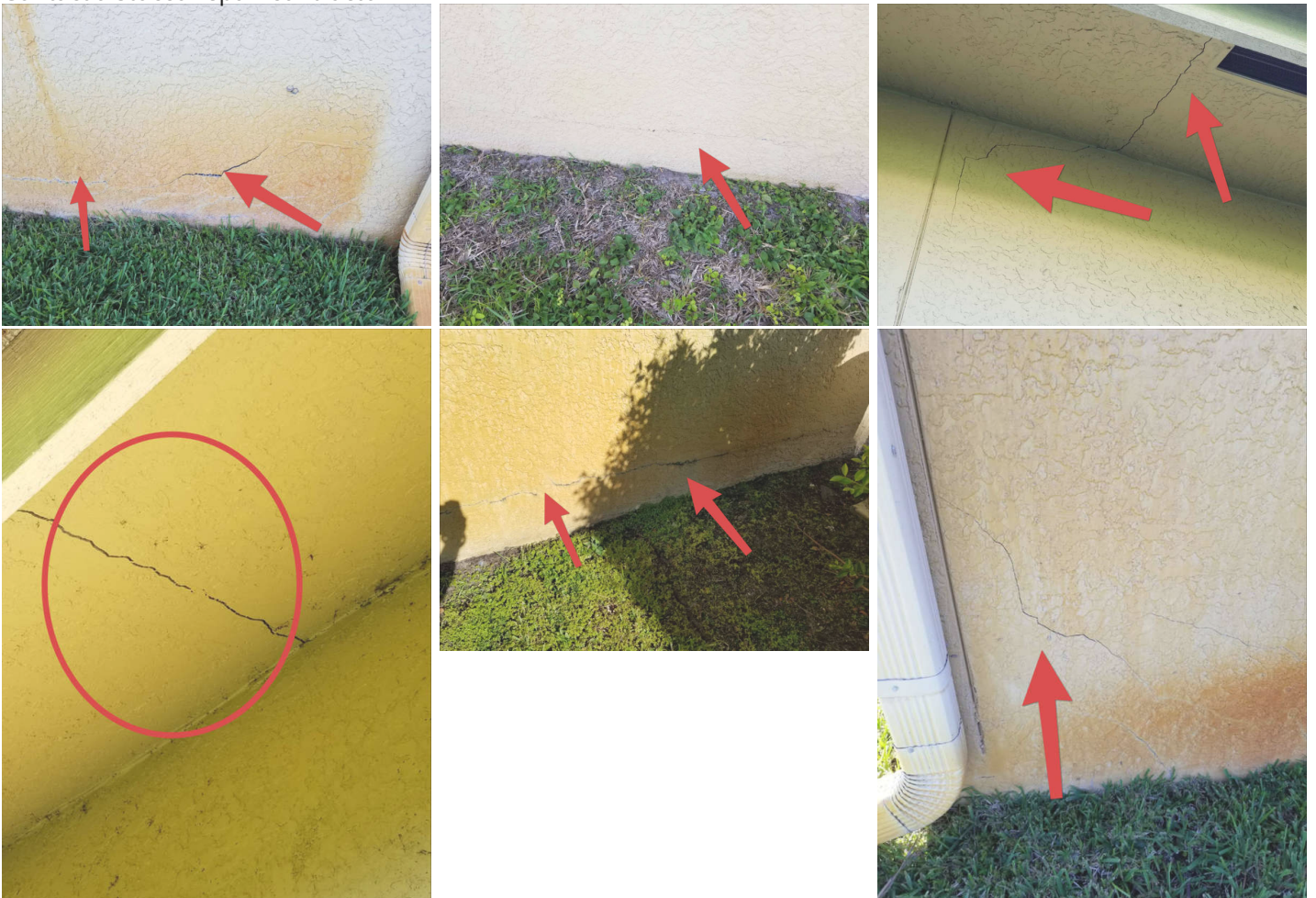
#### CRACKING - MINOR

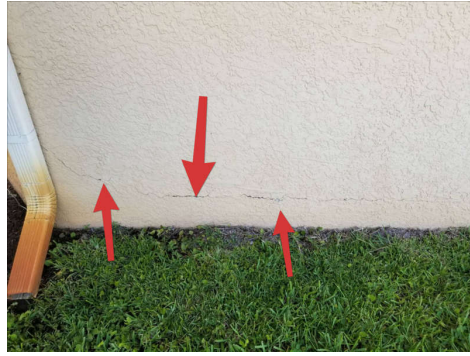
 Recommendation

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Contact a stucco repair contractor





3.1.2 Siding, Flashing & Trim  
**GROUND CLEARANCE**

 Recommendation

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.

Recommendation  
Contact a qualified general contractor.



6.1.1 Cooling Equipment  
**AIR FLOW RESTRICTED**

 Recommendation

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit.



### DISTRIBUTION PIPE LEAKING

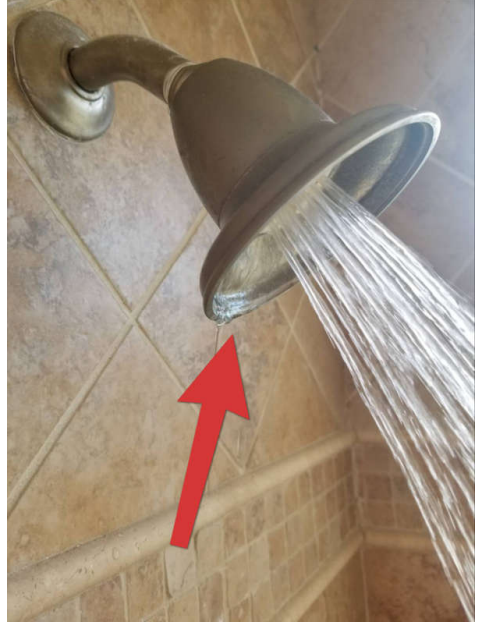
 Recommendation

Distribution pipe was leaking. Recommend a qualified plumber evaluate and repair.

One or more pipes, valves, or faucets were leaking under normal operation.

Recommendation

Contact a qualified plumbing contractor.



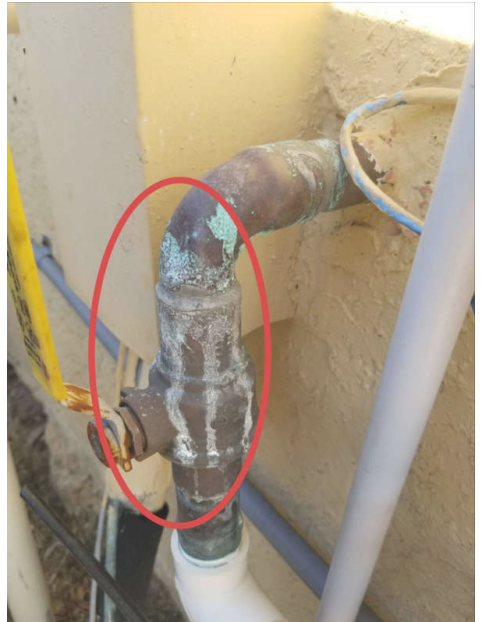
### MAIN WATER SUPPLY PIPE CORRODED

 Recommendation

Main water supply pipe was heavily corroded. This can lead to shortened lifespan of the pipe. Recommend a qualified plumber repair.

Recommendation

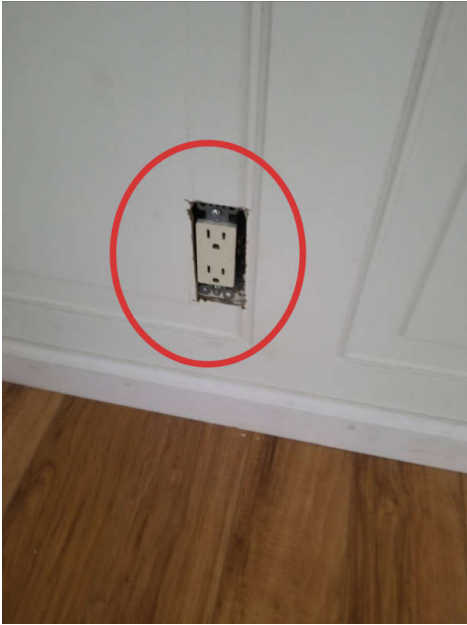
Contact a qualified plumbing contractor.



### COVER PLATES MISSING

 Recommendation

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



9.2.1 Windows

**MISSING SCREEN**

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation



9.3.1 Floors

**DAMAGED (GENERAL)**

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Damaged baseboard or transitions.

Recommendation

Contact a qualified flooring contractor

 Recommendation



9.4.1 Walls

**DOORKNOB HOLE**

 Recommendation

Wall had damage from doorknob. Recommend a qualified handyman or drywall contractor repair.



Recommendation  
Recommended DIY Project

9.4.2 Walls

**POOR PATCHING**

 Recommendation

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



10.1.1 Dishwasher

**LEAKING**

 Recommendation

Dishwasher shows evidence of a leak. Pooled water on floor and corrosion on bottom of machine.

Recommendation  
Contact a qualified appliance repair professional.

