



SUMMARY

1234 Main St. Windham NH 03087

Buyer Name
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The summary below consists of potentially significant observations. These observations may be safety hazards, deficiencies requiring repair within the next five years or general observations that the inspector feels require attention. This summary is not a complete listing of all the observations in the report and reflect the opinion of the inspector. Please review the report in it's entirety for detailed information or clarification on each system or component. The inspector recommends evaluation and/or repair be completed by a licensed contractor or professional. Maintain all work orders, receipts, warranties and permits upon completion of repairs for future reference.

Please feel free to contact Summit Home Inspection, after review of the residential home inspection report if you have any questions or concerns. We will be happy to assist in the future, should any questions arise during the closing process, in reference to the report. Thank you for the opportunity to assist with your new home purchase process!

2.2.1 Roof Drainage Systems

DOWNSPOUTS MISSING

SOUTHWEST



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 gutter contractor



Gutter extension should discharge a minimum of 6' away from foundation to prevent water intrusion. Southwest corner of residence is missing downspout extension. Noticeable erosion under gas tank and patio pavers.

3.1.1 Siding, Flashing & Trim

LOOSE BOARDS

NORTH

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation

Contact a qualified siding specialist.



3.3.1 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

Trip hazards observed on front walkway and driveway. Patch or repair recommended.



3.3.2 Walkways, Patios & Driveways

DRIVEWAY - UNEVEN (ICE HAZARD)

NORTHWEST

One or more uneven portions observed in the driveway and walkway. This may hold water and freeze during the winter months resulting in slip/fall hazards. Recommend repairing or replacing to create an even surface.

Recommendation

Contact a qualified driveway contractor.





Uneven pavement may cause a safety issue during winter months (ice hazard).

5.8.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

 Safety Hazard

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a handyman or DIY project

7.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

 Safety Hazard

1ST FLOOR LIVING ROOM 1ST FLOOR DINING ROOM 2ND FLOOR BEDROOM

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

Recommendation

Contact a qualified electrical contractor.



2nd Floor hallway missing cover plate. 2nd Floor bedroom. Missing cover plate.



Main floor entry way. Missing cover plate.

7.6.1 Smoke Alarms

NO BATTERY (HARDWIRED)

 Safety Hazard

Smoke alarm was missing battery for back-up system. Recommend replacing battery in all units upon taking ownership of the residence.

Maintenance: Smoke alarms should be tested monthly and batteries replaced every year for safety.

Recommendation

Contact a handyman or DIY project



Smoke alarm in 2nd floor north bedroom missing battery.

8.5.1 Presence of Installed Heat Source in Each Room

NO HEAT SOURCE IN BASEMENT

 Recommendation

No presence of heating/cooling vents located in basement.

Recommendation

Contact a qualified HVAC professional.

12.5.1 Ceilings

STAIN(S) ON CEILING

 Recommendation

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified drywall contractor.



Moisture stains in kitchen ceiling tested negative for moisture at time of inspection.

13.2.1 Exhaust Systems

BATHROOM DOES NOT VENT OUTSIDE

 Recommendation

BASEMENT BATHROOM

Bathroom exhaust fan does not vent to outside. Vents in to basement utility room with major house components. Recommend license contractor evaluate and repair/replace as needed.

Recommendation

Contact a qualified HVAC professional.



Basement bathroom exhaust vent

13.2.2 Exhaust Systems

EXHAUST FAN INOPERABLE

 Recommendation

Bathroom exhaust fan not operable at time of inspection. Inadequate exhaust may inhibit excessive moisture. Recommend licensed contractor repair/replace as needed.

Recommendation

Contact a qualified HVAC professional.

IMPROPER TOILET CLEARANCE



Toilet should have a minimum 30" clearance around sides (15" minimum on each side). Recommend contractor repair/replace as needed.

Recommendation

Contact a qualified professional.
