



SUMMARY
 1234 Main St. Lake Elmo MN 55042
 Buyer Name
 06/17/2018 9:00AM

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2.1.1 Coverings

DAMAGED (GENERAL)

ROOF

Significant Defect

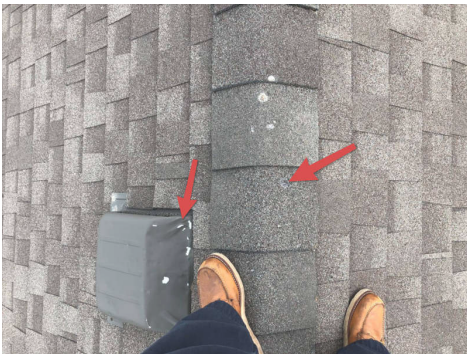
Roof coverings showed moderate damage in several locations. This damage may significantly shorten the roof's service life and allow for moisture intrusion. Recommend a qualified roofing professional evaluate and repair as needed. Repair could have significant costs.

Recommendation

Contact a qualified roofing professional.



Fiberglass mat exposed by damage.



Damaged Vent and no Calk to seal the nail heads.





Damage on the vents.



Significant aggregate washed off the shingles.

2.2.1 Roof Drainage Systems

DEBRIS

GUTTERS

Debris has accumulated in the gutters. This can block the normal flow of rain water. Recommend cleaning by a qualified handyman or knowledgeable Home Owner.

Recommendation
Recommended DIY Project





Above the Garage

2.2.2 Roof Drainage Systems

DOWNSPOUT EXTENSIONS DAMAGED

AROUND THE HOUSE

Recommendation

Downspout extensions were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified gutter contractor or experienced homeowner evaluate and repair. Recommend that extensions carry water 4-6 feet from the house.

Recommendation

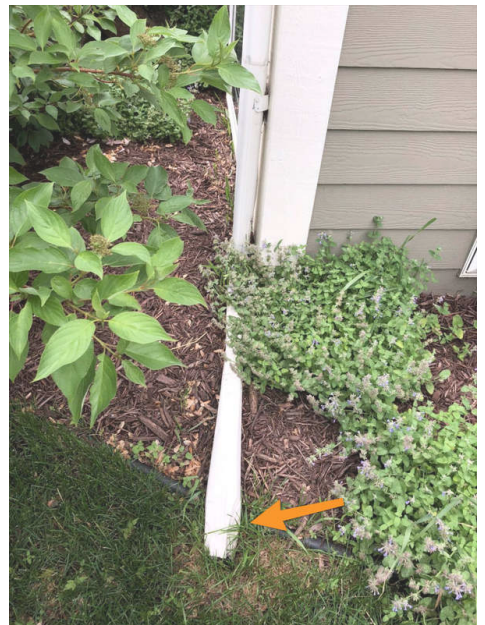
Contact a qualified gutter contractor



Repair



Repair - Recommend that extensions carry water out 4-6 feet from the house.



Repair and extend

3.1.1 Siding, Flashing & Trim

GROUND CLEARANCE

BACK OF HOUSE

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, mulch or soil is a serious concern because that condition can provide direct access for wood destroying insects and promote moisture damage.. Recommend correction by a Landscape contractor.

Recommendation

Contact a qualified landscaping contractor



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

SOUTHWEST

 Recommendation

Grading is sloping towards the home or flat in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor evaluate and regrade so water flows away from home.

Recommendation

Contact a qualified landscaping contractor



6.1.1 Cooling Equipment

AIR CONDITIONING UNIT IS DIRTY

 Recommendation

NORTHEAST

Air Conditioning Unit is Dirty. This may reduce efficiency. Recommend cleaning by the home owner.

Recommendation

Recommended DIY Project



7.3.2 Water Supply, Distribution Systems & Fixtures

KITCHEN FAUCET LEAK

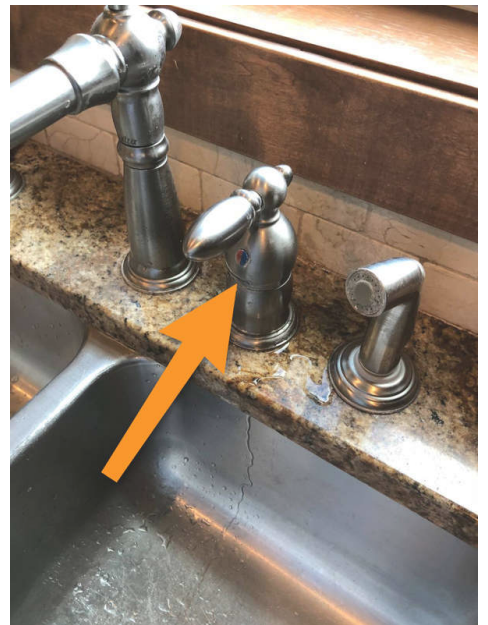
KITCHEN

The lever for the kitchen sink faucet leaks. This may cause water damage over time. Recommend repair or replacement by a Plumber.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

GARAGE

One receptacle is missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Recommended DIY Project

 Recommendation



8.4.2 Lighting Fixtures, Switches & Receptacles

LOOSE OUTLET

KITCHEN ISLAND

One receptacle is loose in it's box. This causes short and shock risk. Recommend correction by a qualified professional..

Recommendation

Contact a qualified professional.



8.7.1 Carbon Monoxide Detectors

DEFECTIVE

WHOLE HOUSE

Carbon monoxide detectors are not installed in the house. Recommend Installation.

CO alarms are now required outside and not more than 10 feet from each separate sleeping area or bedroom.

Recommendation

Recommended DIY Project



9.2.1 Vapor Retarders (Crawlspace or Basement)

VAPOR BARRIER DAMAGED

BASEMENT

Vapor barrier is damaged (Holes & Tears) in one or more areas. Moisture can easily enter the wall and may cause condensation problems on the basement wall. Recommend insulation contractor repair or replace.

Recommendation

Contact a qualified insulation contractor.





10.2.1 Windows

NOT WORKING CORRECTLY

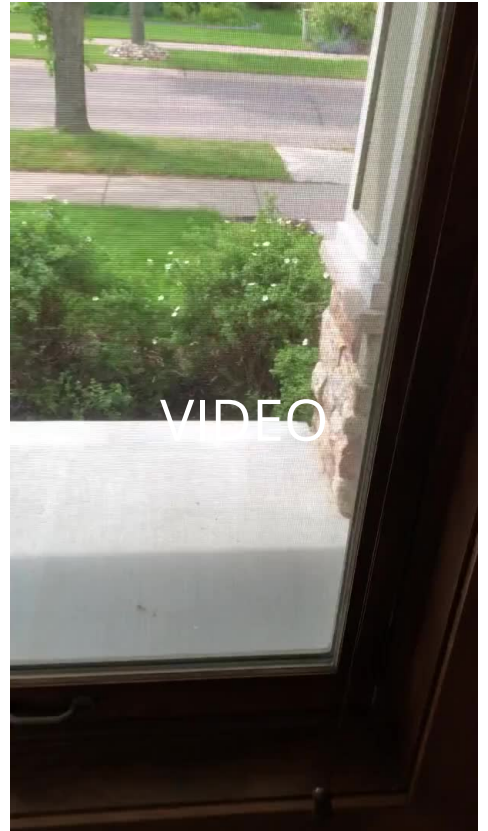
FRONT ROOM, 1ST FLOOR

Window does not slide on track properly and will not stay up. This could break or become a bigger problem.

Recommend repair by a window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



12.3.1 Walls & Firewalls

DAMAGED DRYWALL

GARAGE

Garage wall had damaged drywall. Compromises the Firewall. Recommend drywall contractor repair.

Recommendation

Contact a qualified drywall contractor.



Drywall Missing