



SUMMARY

1234 Main St. St. George Utah 84770

Buyer Name
04/30/2018 9:00AM

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2.1.1 Coverings

PONDING FROM BUILT-IN DAM

OVER LIVING ROOM

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.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

BROKEN AND LOOSE TILES

NEAR CORNER OF GARAGE AND FRONT ROOM

Loose tile is rubbing against the asphalt sheeting. In some places has pushed clear through. This condition will allow moisture to enter and eventually cause damage inside the home.

Recommendation

Contact a qualified roofing professional.





2.2.1 Roof Drainage Systems

DEBRIS

ALL GUTTERS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



North Garage

2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

NEAR FRONT DOOR

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.





2.2.3 Roof Drainage Systems

MISSING DIVERTER

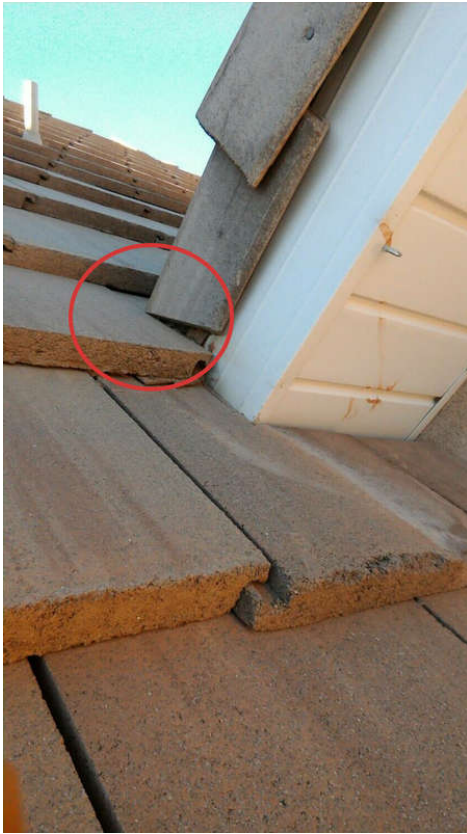
OVER GARAGE

Diverters channel water away from roof connection areas. When a diverter is missing, there is a possibility of water intrusion into that junction. Suggest a qualified professional evaluate and repair.

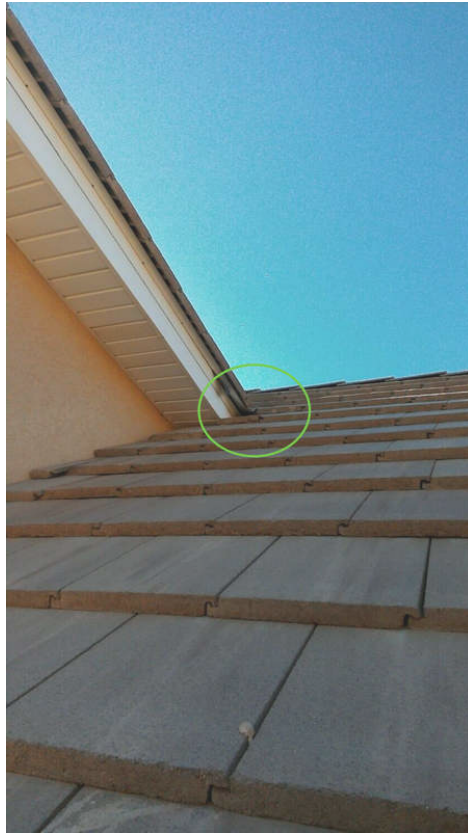
Recommendation

Contact a qualified professional.





Near corner of garage and front room. There is no diverter.



This is an example of an appropriately installed diverter.

3.1.1 Siding, Flashing & Trim

CRACKING - MINOR

NORTH SIDE OF HOUSE

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

Recommended DIY Project

 Recommendation



3.2.1 Exterior Doors

DOOR DOES NOT CLOSE OR LATCH



Recommendation

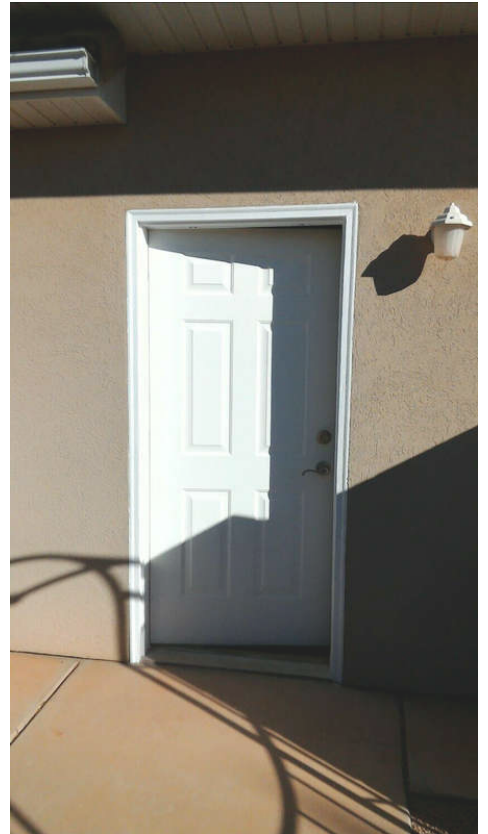
GARAGE

Door does not close or latch properly. Dead bolt does not close all the way. Recommend qualified handyman adjust strike plate and/ or lock.

[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation

Contact a qualified door repair/installation contractor.



3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR



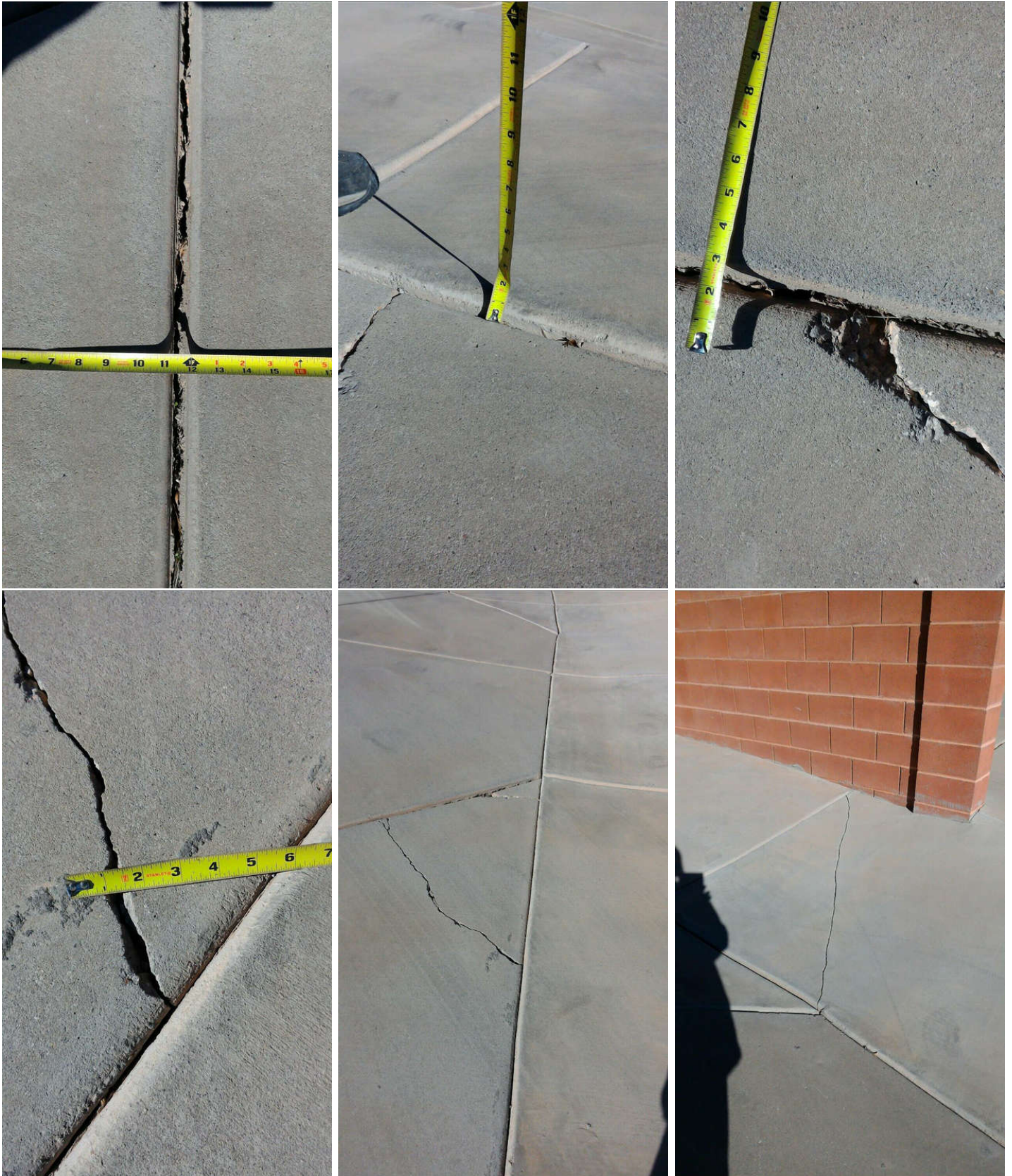
Recommendation

DRIVEWAY

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.



5.1.1 Equipment

FILTER DIRTY

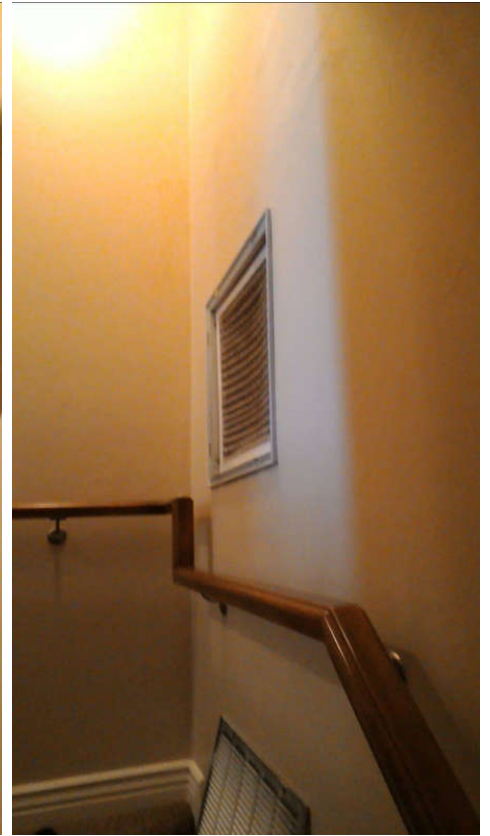
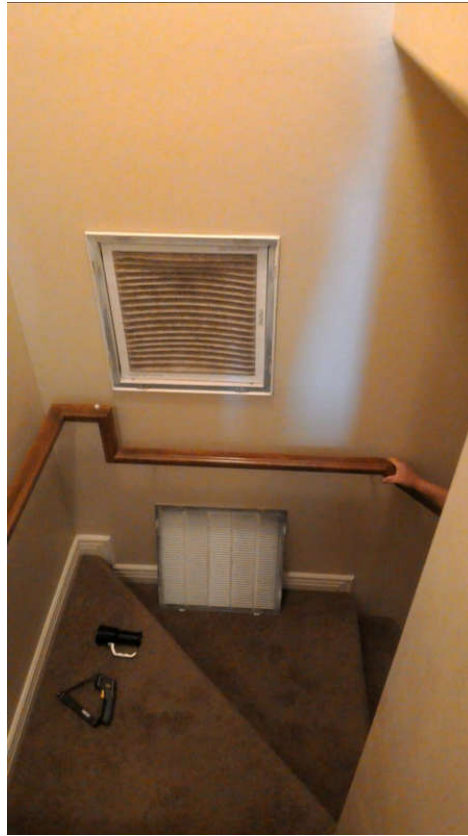
STAIRWAY

The furnace filter is dirty and needs to be replaced every 3 months.

Recommendation

Contact a qualified HVAC professional.





7.4.1 Hot Water Systems, Controls, Flues & Vents

NEAR END OF LIFE

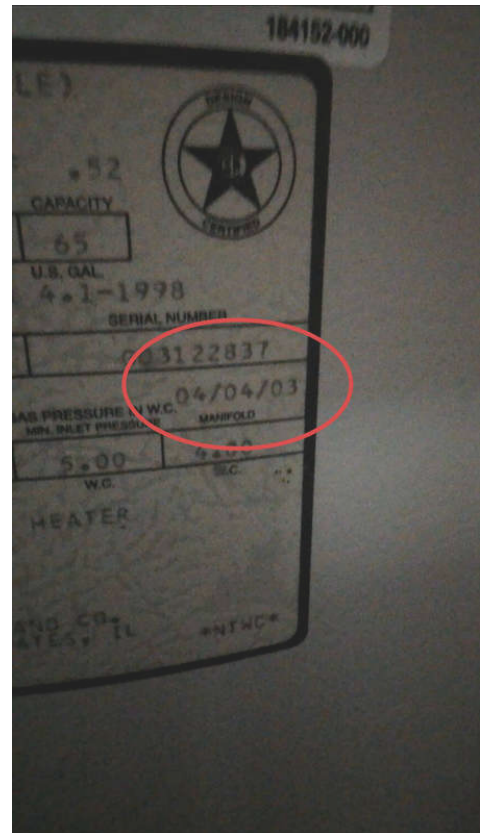
GARAGE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



7.7.1 Water Color

WATER DISCOLORED

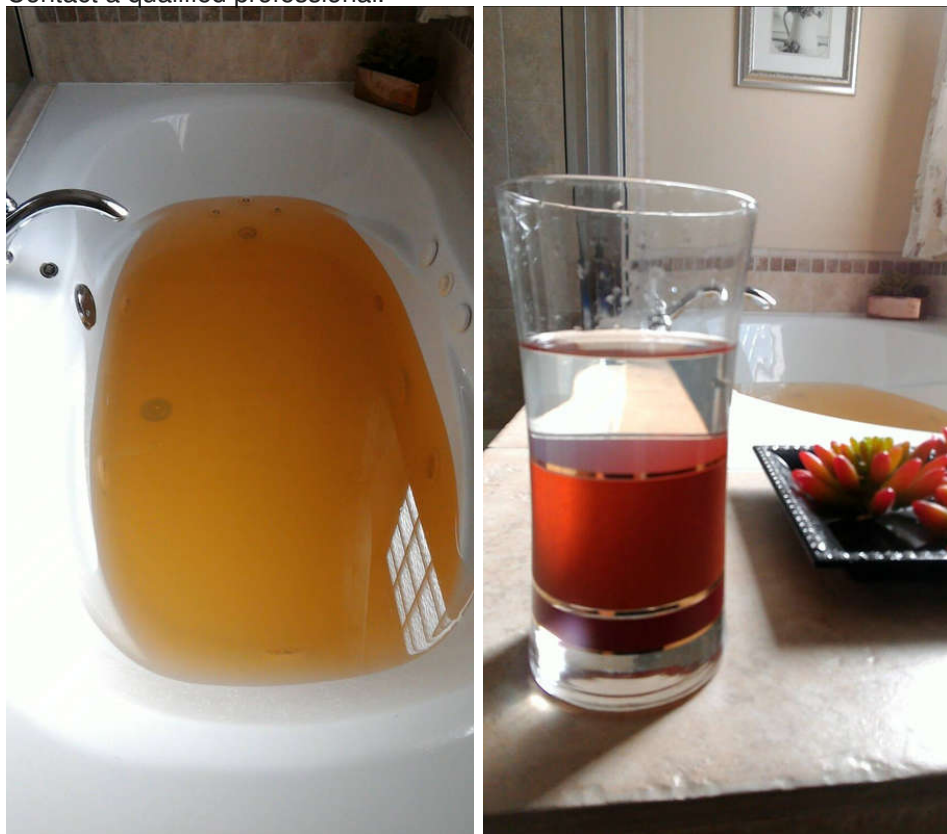
ALL SINKS, SHOWERS AND TOILETS

 Recommendation

Discolored water may be due to age of water heater. Cold water is clear, hot water a rusty color. Recommend qualified professional repair and replace hot water heater.

Recommendation

Contact a qualified professional.



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Safety Hazard

NORTH BATHROOM

No GFCI protection present in north bathroom. Recommend licensed electrician upgrade by installing ground fault receptacles in specified locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

8.6.1 Smoke Detectors

MISSING OR INADEQUATE DETECTORS

 Safety Hazard

Missing or not adequate number of detectors can be a safety hazard. Recommend qualified professional evaluate and install

Recommendation

Contact a qualified professional.

10.2.1 Windows

DAMAGED WINDOW SILL

 Recommendation

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



10.2.2 Windows

CAULK SEPARATING

MASTER BEDROOM ON WEST SIDE

Recommendation

Contact a handyman or DIY project



Recommendation



10.3.1 Floors

BROKEN TILE

OUTSIDE MASTER BEDROOM



Recommendation

Broken tile

Recommendation

Contact a qualified professional.



10.7.1 Countertops & Cabinets

CABINET HINGE LOOSE



Recommendation

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a qualified cabinet contractor.

