

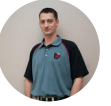


SUMMARY

1234 Main St. Medina OH 44256

Buyer Name
12/10/2018 9:00AM

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3.2.1 Roof Drainage Systems

DEBRIS IN GUTTERS

GARAGE GUTTERS

Debris has accumulated in the gutters. Gutters are an important part of keeping the foundation dry. I recommend cleaning gutters on a regular basis to facilitate water flow.

Recommendation

Contact a handyman or DIY project



4.1.1 Siding, Flashing & Trim

PAINT DEFICIENT- EXTERIOR

PORCH

Areas of the exterior are in need of scraping/repainting. Deficient paint could lead to rot and possible water intrusion. I recommend replacing any rotted wood/materials and repainting all affected areas to prevent future damage.

Recommendation

Contact a qualified painter.



4.1.2 Siding, Flashing & Trim

MILDEW/ALGAE

GARAGE

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that affected areas be washed or cleaned on a regular basis.

Recommendation

Contact a handyman or DIY project



4.2.1 Exterior Doors

EXTERIOR DOOR DAMAGE- GENERAL

DAMAGE TO FRONT DOOR FRAME, BACK DOOR NEEDS REFINISHING

There is general damage to one or more doors. I recommend making proper repair or replacing the affected doors.

Recommendation

Contact a qualified handyman.



4.2.2 Exterior Doors

SCREEN DOOR- DAMAGE TO SCREEN

BACK SCREEN DOOR

There is damage to the screen on one of the screen doors. I recommend repairing or replacing the screen.

Recommendation
Contact a handyman or DIY project



4.4.1 Decks, Balconies, Porches & Steps

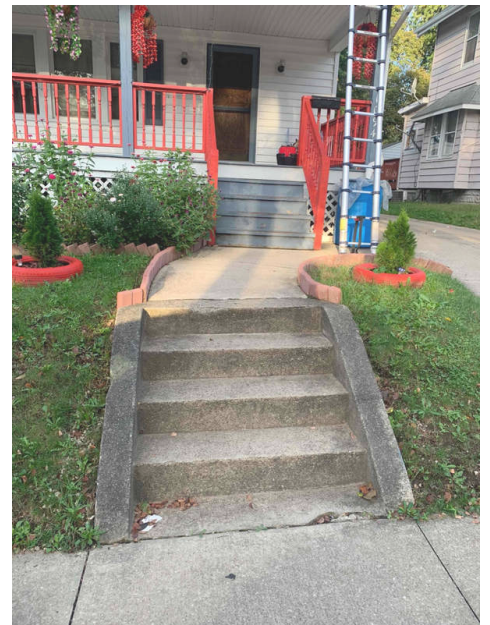
 Attention Required/Safety Items

MISSING HANDRAIL - EXTERIOR

FRONT STEPS TO SIDEWALK

There was a missing handrail on the exterior. This could be a safety issue. This may also cause an issue when going through the appraisal process. I recommend replacing the handrail.

Recommendation
Contact a qualified general contractor.



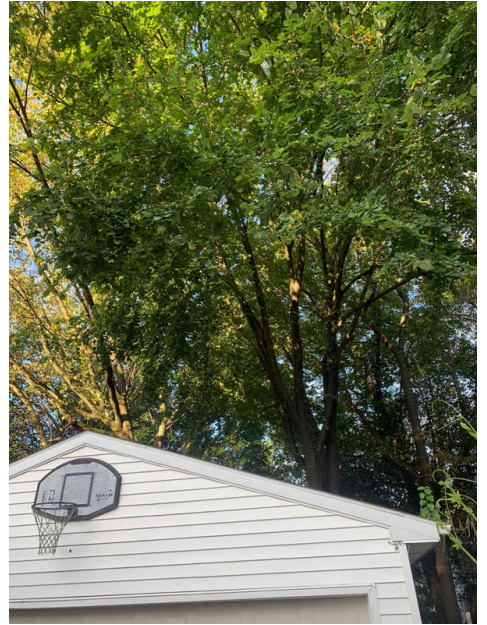
4.6.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

GARAGE

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. I recommend having a tree service trim to allow for proper drainage and to prevent damage.

Recommendation
Contact a qualified tree service company.



6.1.1 Doors

DOOR STICKS

2ND FLOOR BATHROOM

Door sticks and is tough to open/close. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a handyman or DIY project



Area where door rubs

6.2.1 Windows

WINDOW STICKS



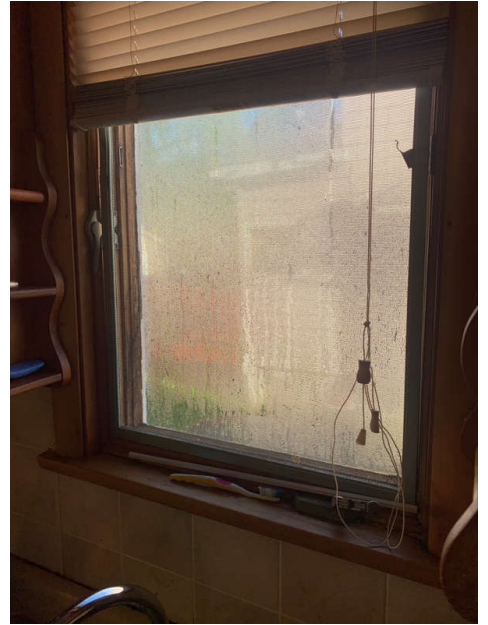
Attention Required/Safety Items

WINDOW ABOVE KITCHEN SINK WOULD NOT OPEN

A window sticks and is difficult to open. I recommend evaluation/repair.

Recommendation

Contact a qualified window repair/installation contractor.



6.4.1 Walls

DAMAGED DRYWALL/PLASTER

There was physical damage to drywall or plaster. I recommend repairing and repainting the affected areas.

Recommendation

Contact a qualified drywall contractor.



7.2.1 Range/Oven/Cooktop

BURNER WOULDNT IGNITE

LEFT REAR BURNER

A burner on the gas stove wouldnt ignite at the time of inspection. This can be frequently repaired by cleaning the burner and igniter. I recommend evaluation/repair.

Recommendation

Contact a qualified appliance repair professional.



8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

BASEMENT ABOVE GAS METER

One or more receptacles are missing a cover plate. This exposes the hot terminals on the side of the receptacle and causes short and shock risk. This may also create an issue during the appraisal process. Recommend installation of cover plates on all outlets in the home that are missing them.

Recommendation

Contact a handyman or DIY project



8.4.2 Lighting Fixtures, Switches & Receptacles

UNGROUND RECEPTACLES

VARIOUS LOCATIONS THROUGHOUT HOME

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded. Replacing 3 prong ungrounded outlets with GFCI outlets or reverting to 2 prong is considered to be a suitable replacement.

Recommendation

Contact a qualified electrical contractor.



8.4.3 Lighting Fixtures, Switches & Receptacles

LOOSE FIXTURE

BASEMENT

A fixture is loose. I recommend securing the fixture properly.

Recommendation

Contact a handyman or DIY project



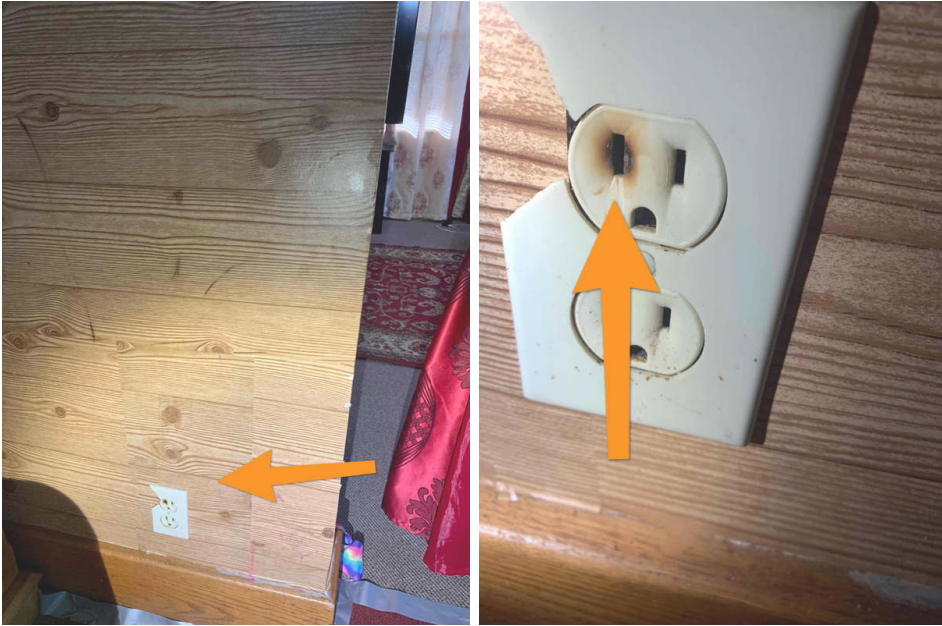
8.4.4 Lighting Fixtures, Switches & Receptacles

SCORCHED RECEPTACLE

LIVING/DINING ROOM OFF KITCHEN

There was scorching present on the front plate of a receptacle. Usually this is caused by a loose connection between the outlet and whatever is plugged into it but occasionally it can be something more. I recommend evaluation/repair.

Recommendation
Contact a qualified electrical contractor.



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

KITCHEN, BASEMENT BATHROOM

 Attention Required/Safety Items

One or more outlets in a required area did not have GFCI protection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, it is recommended that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. I recommend installing GFCI protection.

Recommendation
Contact a qualified electrical contractor.



8.6.1 Smoke Detectors

INSUFFICIENT SMOKE DETECTORS PRESENT

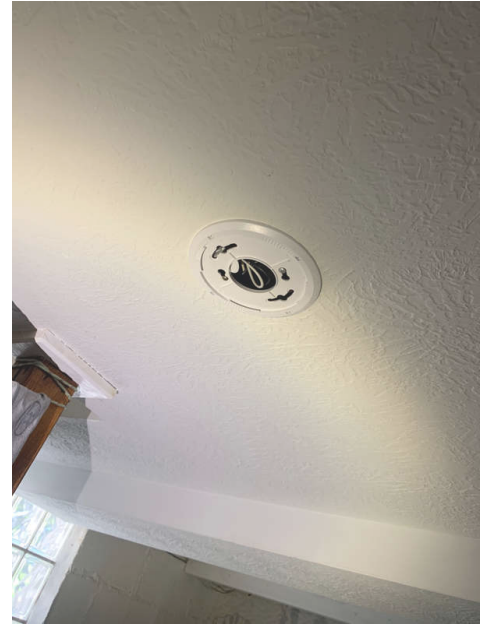
 Attention Required/Safety Items

MISSING SMOKE DETECTOR IN BASEMENT

There was an insufficient amount of smoke detectors in the home. I recommend installing additional smoke detectors in accordance with local guidelines.

Recommendation

Contact a qualified professional.



8.6.2 Smoke Detectors

SMOKE DETECTOR- NO BATTERY

 Attention Required/Safety Items

LIVING/DINING ROOM OFF KITCHEN

There was a smoke detector that had its battery removed. I recommend replacing the battery and testing for proper operation.

Recommendation

Recommended DIY Project



8.7.1 Carbon Monoxide Detectors

NO CARBON MONOXIDE DETECTORS

 Attention Required/Safety Items

There were no carbon monoxide detectors observed in the home. It is recommended to have carbon monoxide detectors in any room with a gas appliance as well as in or directly outside of any room used for sleeping. I recommend installing carbon monoxide detectors.

Recommendation

Contact a handyman or DIY project

9.2.1 Drain, Waste, & Vent Systems

DRAIN NOT CONNECTED

The utility tub in the basement drains into the floor. I recommend connecting the drain to the plumbing system. I could not test for leaks/proper operation due to items stored in the tub.

Recommendation

Contact a qualified plumbing contractor.



9.4.1 Hot Water Systems

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.



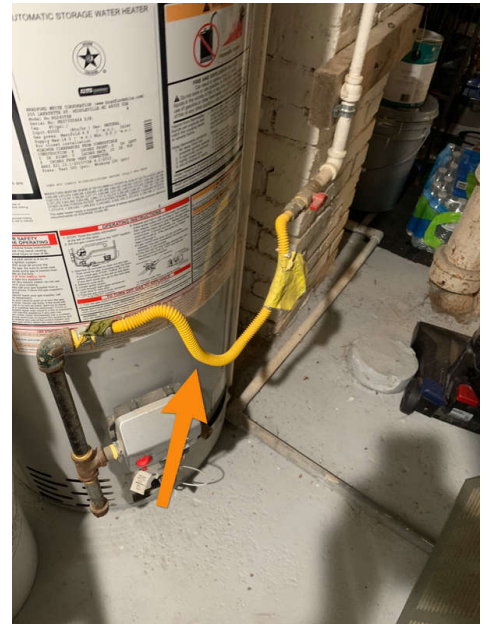
9.4.2 Hot Water Systems

FLEX LINE CONNECTING TO GAS SUPPLY

There was flex line connecting the hot water tank to the gas supply. This is not the recommended method of connecting a hot water tank (solid black pipe is recommended). I recommend evaluation/correction.

Recommendation

Contact a qualified plumbing contractor.



Should be a straight pipe- also bonding is required

11.1.1 Equipment

FURNACE AGE

Furnace is nearing the end of its expected life. While it is common for this type of furnace to run for an extended period of time, I recommend budgeting for a replacement in the future.

Recommendation
Recommend monitoring.



Built in 1994

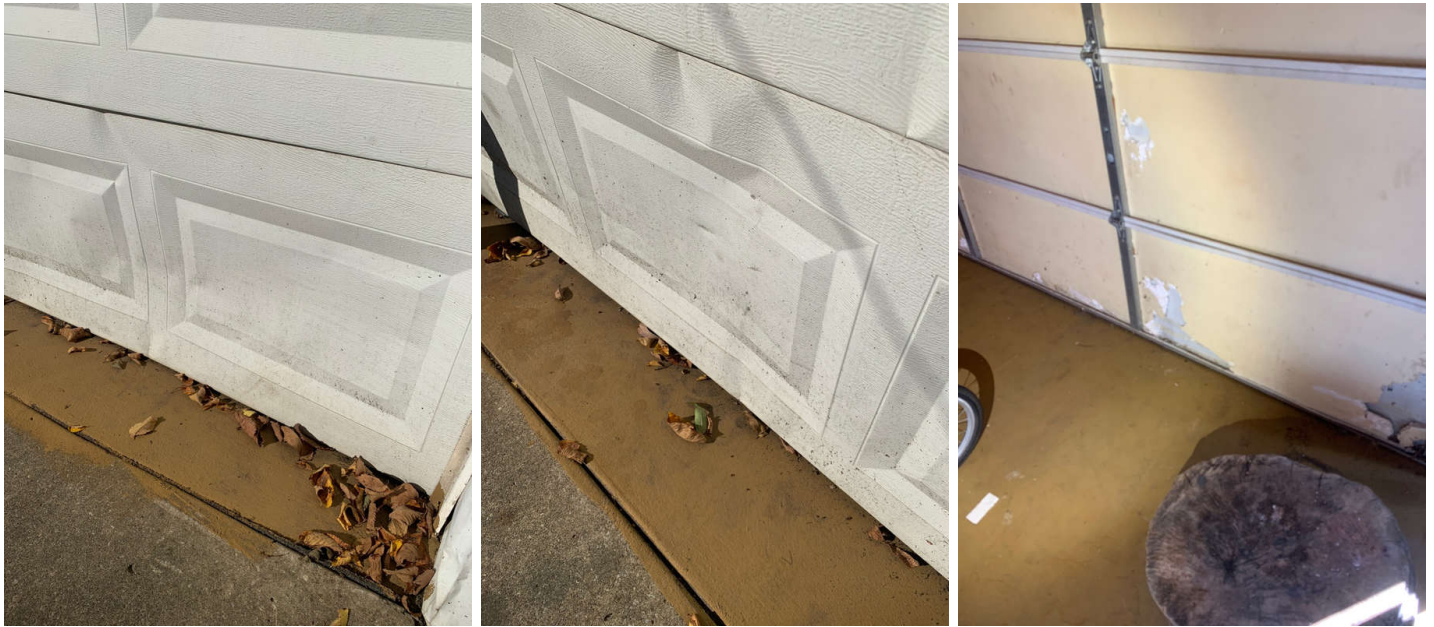
13.4.1 Garage Door

PANEL DAMAGE

BOTTOM PANEL OF GARAGE DOOR IS DAMAGED

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.

Recommendation
Contact a qualified garage door contractor.



13.4.2 Garage Door

DAMAGE AROUND OUTSIDE FRAME OF GARAGE DOOR

There is damage to the outside frame of the garage door. I recommend repairing or replacing the trim.

Recommendation

Contact a qualified general contractor.



13.5.1 Garage Door Opener

GARAGE DOOR OPENER BUTTON HAD TO BE HELD DOWN

The garage door opener button had to be held down to get the door to come down. This may be a problem with the unit or it may be due to the sun shining into the sensor beam. If the door goes down normally at night or on cloudy days I recommend switching the garage door sensors to correct this. If it always operates this way I recommend evaluation and repair by a garage door contractor.

Recommendation

Contact a qualified garage door contractor.

