



SUMMARY

1234 Main St. Fargo ND 58102

Buyer Name
05/07/2018 9:00AM

Troy Swenson
InterNachi Certified
Guardian Home Inspections
701 238-7092
inspectorswen@gmail.com



2.1.1 Coverings

EXPOSED NAILS

Recommendations

One or more exposed nails were observed. Recommend applying appropriate roofing sealant over nail heads.

Recommendation
Recommended DIY Project



3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Recommendations

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal. (Standard settling cracks which are very common in this part of the country). The small cracks on the southeast corner of garage could be caulked with appropriate sealer to help alleviate any further damage. The other hair line cracks are too small at this time to worry about.

Recommendation
Recommended DIY Project

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

SLIGHT NEGATIVE GRADING

Recommendations

Normal ground settling around exterior foundation. Recommend monitoring, and or, pull landscaping rock back, add dirt and move rocks back.

6.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Recommendations

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation
Recommended DIY Project



10.4.1 Walls

SETTLING CRACKS

Recommendations

Settling cracks are generally associated with the settling of the house. They may be caused by slight movement/settling in the foundation due to the expansion and contraction of the clay soil commonly found in this area. They may also be caused from the downward pressure put on a roof from a (snow load). The cracks can be repaired by sanding smooth, cleaning out the crack, re-taping & mudding. Or, sanding smooth, cleaning out the crack and applying flexible (elastomeric) paintable caulking. In either case, chances are that over time they will probably reappear at some point. Most common places to find this type of crack is at the top corner of a doorway or window, or on vaulted ceilings at the peak or were it meets the outside walls. Most materials used in building a house are somewhat flexible, including drywall, unfortunately it's the tape joints in the drywall that are the most susceptible to cracking (Paper or fiberglass mesh tape with an 1/8" of drywall compound over the top).

Recommendation

Contact a qualified drywall contractor.



11.2.1 Refrigerator

FROST BUILD-UP

Recommendation

Recommended DIY Project

Recommendations



excessive frost buildup on underside of ice maker. Probably due to food storage in too close proximity. Recommend defrosting and monitoring. (Ice maker worked at time of inspection).