



SUMMARY

1234 Main St. Alliance OH 44601

Buyer Name
12/06/2018 9:00AM

Todd Hoffmeyer
Board Certified Master Inspector...
Top Choice Home Inspections, LLC
330-614-0054
todd@topchoice-homeinspections.com



This **Summary Report** is meant to organize any **Moderate Recommendations** and **Significant and/or Safety Concerns** into a shorter, straight to-the-point format. It does not, however, include **Minor/Maintenance/Upgrade** recommendations or Informational data that can be found in the Full Report.

This section is provided as a courtesy and cannot be considered a substitute for reading the entire report.

This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

Call/text 330-614-0054 or email todd@topchoice-homeinspections.com

3.6.1 Decks, Balconies, Porches
& Steps



Significant and/or Safety Concerns

NO HAND-RAILING - EXTERIOR STEPS

REAR SIDE

Exterior steps vary in height and had no handrail installed. Safe building practices dictate that stairs with 3 or more risers should have a handrail. **A fall or injury could occur if not corrected.**

Recommendation
Contact a qualified carpenter.



4.5.1 Garage Door Opener



Significant and/or Safety Concerns

DOOR EMERGENCY RELEASE ROPE - MISSING

GARAGE

The emergency release rope was missing. This condition may prevent children or those lacking in physical stature from using the manual disconnect to exit the garage during an emergency.

Recommendation
Contact a handyman or DIY project



CORROSION

WATER HEATER

Corrosion was visible at the copper water supply pipe and expansion tank above water heater. Implications: Chance of water damage to contents, finishes and/or structure. **A licensed plumbing contractor should evaluate and replace water supply components as necessary.**

Recommendation
Contact a qualified plumbing contractor.



SADDLE VALVE

ABOVE FURNACE

A saddle (piercing needle) shut-off valve was installed on water supply line. **These types of valves can leak without warning and should be replaced with a quarter turn type valve.**

Recommendation
Contact a qualified plumbing contractor.



DIELECTRIC UNIONS - MISSING

WATER HEATER

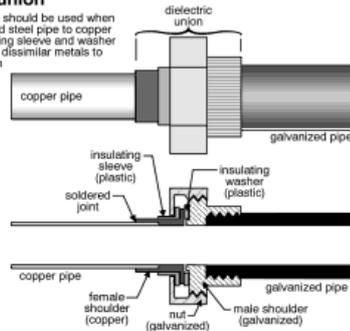
No dielectric unions were installed on water supply lines. Implications: Galvanic corrosion or electrolytic action, chance of water damage to contents, finishes and/or structure.

Recommendation
Contact a qualified plumbing contractor.



Dielectric union

a dielectric union should be used when joining galvanized steel pipe to copper pipe - the insulating sleeve and washer separate the two dissimilar metals to prevent corrosion



9.4.1 Lighting Fixtures, Switches & Receptacles

LOOSE OUTLET

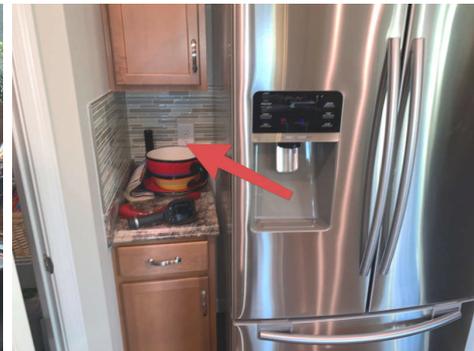
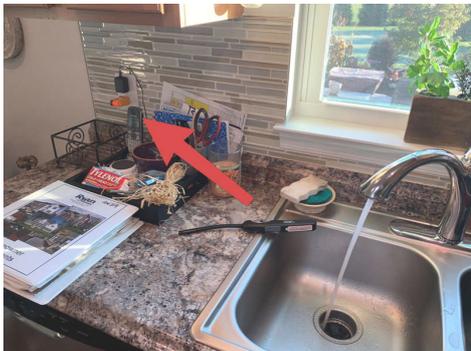
KITCHEN (LEFT OF SINK AND REFRIGERATOR)

Significant and/or Safety Concerns

Two outlets were loose from the wall box. Implications: electrical shock. **Recommend correction by a licensed electrician.**

Recommendation

Contact a qualified electrical contractor.



9.4.2 Lighting Fixtures, Switches & Receptacles

MISSING COVER PLATE

BASEMENT (ABOVE FURNACE)

Significant and/or Safety Concerns

Implications: Electric shock. **Install cover plate.**

Recommendation

Contact a qualified electrical contractor.



9.4.3 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

HALLWAY BATHROOM

Moderate Item

One or more lights are not operating. Try replacing light bulb first.

Recommendation

Contact a qualified electrical contractor.



9.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Significant and/or Safety Concerns

BENEATH KITCHEN SINK, LAUNDRY AREA

Ground Fault Circuit Interrupter (GFCI) protection of electrical outlets was not provided at all wet locations of the home. For safety reasons, GFCI protection should be provided at all of the following outlet locations: Within 6 feet of all plumbing fixtures, Garages, Bathrooms, Outside, Unfinished basement, Kitchens (at counter-tops, including islands & beneath sinks) and Laundry area.

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

Recommendation

Contact a qualified electrical contractor.



9.7.1 Carbon Monoxide Detectors

NO CO DETECTOR - NEAR BEDROOMS OR ROOM WITH FIREPLACE

 Significant and/or Safety Concerns

No Carbon Monoxide Detector was installed near bedrooms or in a room with a fireplace. **Recommend placing a carbon monoxide detector on each level of your home and installed according to the manufacturer's instructions.**

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

Recommendation

Contact a handyman or DIY project

11.6.1 Steps, Stairways & Railings

HANDRAIL LOOSE

 Moderate Item

BASEMENT

Handrail for stairway was loose. Implications: Fall Hazard. **Handrail needs properly secured.**

Recommendation

Contact a handyman or DIY project



