



SUMMARY

1234 Main St. New Britain CT 06053

Buyer Name
05/16/2018 9:00AM

Lukasz Zagrobelny
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The summary is not a complete listing of all the findings in the report. Please review all of the pages of the report as the summary alone does not explain all the issues. For your safety and liability, all repairs should be done by a qualified and licensed trade or professional, example: Licensed General Contractor, Plumber and/or Electrician. We strongly recommend that you obtain at least two written estimates for cost of repairs from a contractor/ tradesmen specializing in their field. We also recommend obtaining a copy of all receipts, warranties and permits for the work done.

2.1.1 Walkways, Patios & Driveways

PATIO CRACKING - MINOR

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project



2.2.1 Exterior Wall Covering, Flashing & Trim

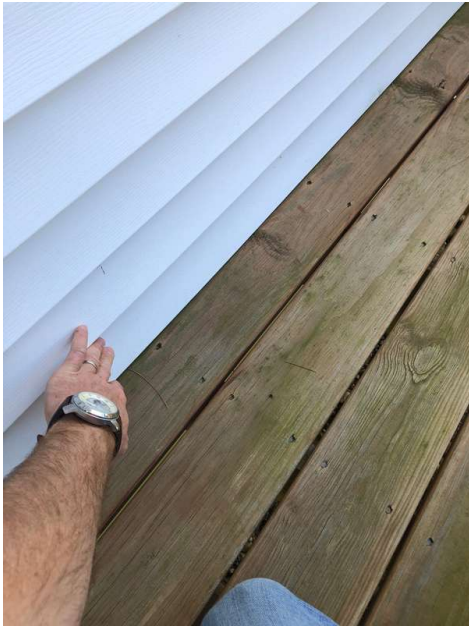
LOOSE BOARDS

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation

Contact a qualified professional.





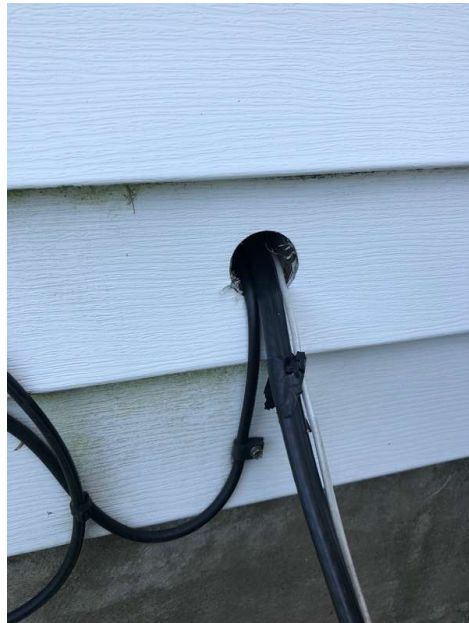
2.2.2 Exterior Wall Covering, Flashing & Trim

PENETRATIONS

Wall covering penetrations should be sealed to help keep water out.

Recommendation

Contact a qualified professional.



2.2.3 Exterior Wall Covering, Flashing & Trim

EXPOSED SHEATHING

Exposed sheathing should be properly sealed off to prevent water intrusion and damage. Siding should be properly installed.

Recommendation

Contact a qualified professional.





2.2.4 Exterior Wall Covering, Flashing & Trim

MISSING SIDING

 Recommendations

Missing siding should be replaced to prevent water damage.

Recommendation

Contact a qualified professional.



2.4.1 Windows

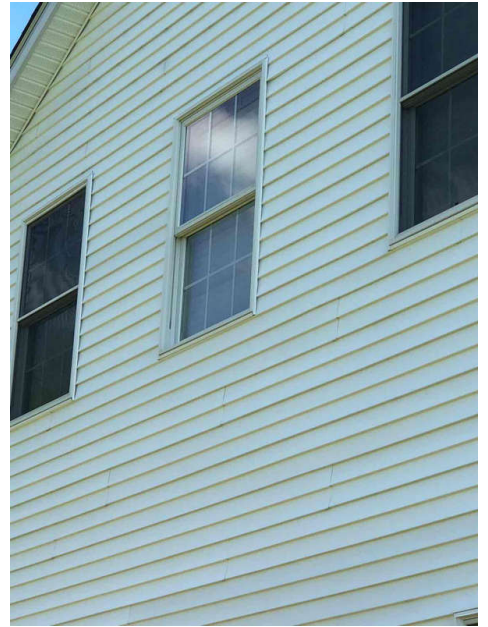
MISSING SCREENS

 Recommendations

There was a missing screen in at several of the windows.

Recommendation

Contact a qualified professional.



2.5.1 Decks, Balconies, Porches & Steps

GRASPABLE HANDRAIL

I suggest adding a graspable handrail to the exterior railing.

Recommendation

Contact a qualified professional.



3.6.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

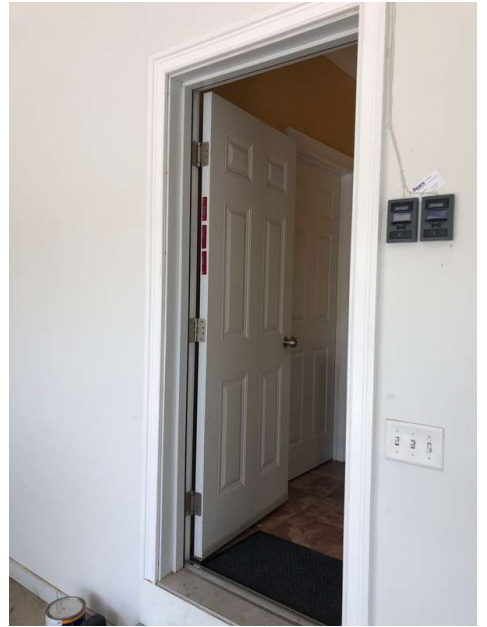
Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.





4.2.1 Windows

MISSING SCREEN

 Recommendations

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.



5.1.1 Insulation

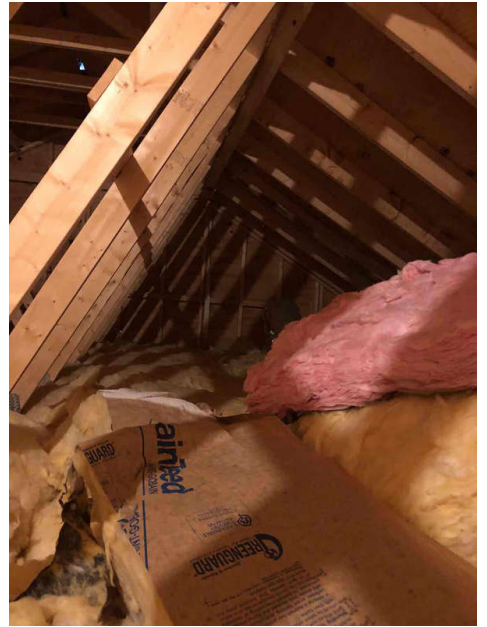
LOOSE INSULATION

 Recommendations

Some areas of the attic had loose insulation. The insulation needs to be properly replaced for energy efficiency.

Recommendation

Contact a qualified professional.

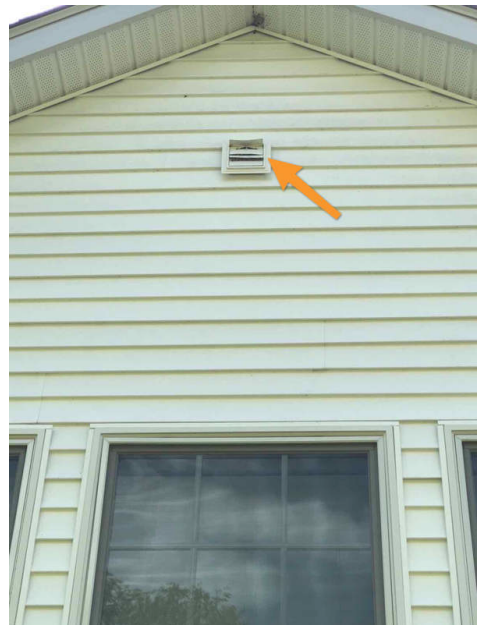


5.5.1 Dryer venting **OPEN DAMPER**

 Recommendations

The dryer vent damper was in the open position while not in use. The damper should be fixed to stay in the closed position when not in use, to prevent pests from entering.

Recommendation
Contact a qualified professional.



8.1.1 Equipment **NEEDS SERVICING/CLEANING**

 Recommendations

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation
Contact a qualified HVAC professional.

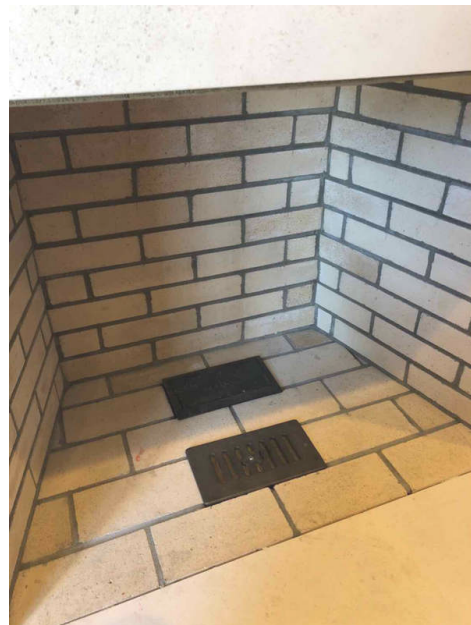
8.5.1 Gas/LP, Wood Fireplaces, & Stoves **CLEANING NEEDED**

 Recommendations

The fireplace does not appear to have been used. It should be checked by a licensed chimney sweep before first use.

Recommendation

Contact a qualified professional.



9.1.1 Cooling Equipment

SERVICE/ CLEANING



Cooling equipment should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify cooling equipment.

Recommendation

Contact a qualified professional.

10.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

NO GROUND WIRE



The gas lines were not grounded. Recommend qualified electrician evaluate and install.

Recommendation

Contact a qualified electrical contractor.



10.3.1 Branch Wiring Circuits, Breakers & Fuses

IMPROPER BREAKERS



General Electric breakers were used in this Cutler Hammer panel. The GE breakers are not meant for this panel and should be replaced with proper ones by a licensed electrician.

Recommendation

Contact a qualified professional.



10.4.1 Lighting Fixtures, Switches & Receptacles



Recommendations

RECEPTACLES LOOSE

an outlet in the garage was loose and will need to be properly attached by a licensed electrician.

Recommendation

Contact a qualified professional.



10.5.1 Visible wiring



Recommendations

ATTACHMENT

Electrical wires in the attic should be properly attached to framing members.

Recommendation

Contact a qualified professional.

