



**SUMMARY**  
1234 Main St. Windham NH 03087  
Buyer Name  
04/19/2019 9:00AM

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The summary below consists of potentially significant observations. These observations may be safety hazards, deficiencies requiring repair within the next five years or general observations that the inspector feels require attention. This summary is not a complete listing of all the observations in the report and reflect the opinion of the inspector. Please review the report in its entirety for detailed information or clarification on each system or component. The inspector recommends evaluation and/or repair be completed by a licensed contractor or professional. Maintain all work orders, receipts, warranties and permits upon completion of repairs for future reference.

Please feel free to contact Summit Home Inspection, after review of the residential home inspection report if you have any questions or concerns. We will be happy to assist in the future, should any questions arise during the closing process, in reference to the report. Thank you for the opportunity to assist with your new home purchase process!

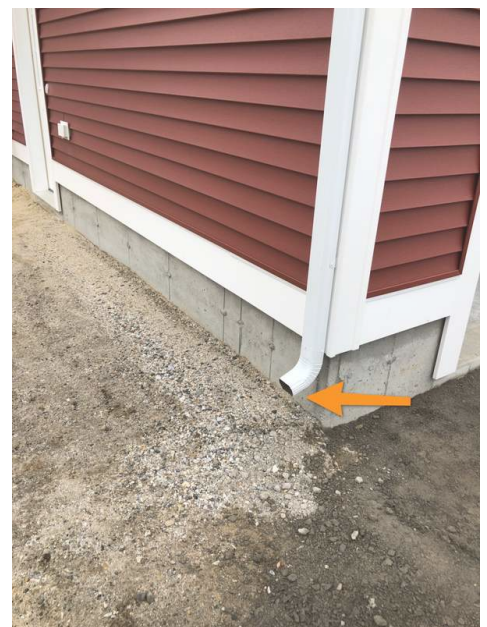
#### 2.2.1 Roof Drainage Systems

### **DOWNSPOUT-IMPROPER DRAIN CLEARANCE**

 Recommendation/Repair

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.



#### 3.4.1 Decks, Balconies, Porches & Steps

### **STEPS-MISSING**

 Safety/Defective Item

Front porch is missing steps. Contractors were actively pouring the cement during the inspection. Please ensure steps are complete prior to moving into home.

Recommendation  
Contact a qualified professional.



Steps were removed during inspection. Front Steps

### 3.7.1 Exterior Hose Bibs **HOSE BIB-LEAKING**

WEST

Leak observed at exterior hose bib. This could be caused by dirt/debris inside vacuum breaker (top plastic portion) or a failed gasket/poppet preventing proper seating for vacuum breaker.

 Recommendation/Repair



Leak observed at hose bib

### 5.1.1 Garage Structure **FIRE CODE-DOOR NOT SELF-CLOSING**

GARAGE

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.](#)

 Safety/Defective Item



Garage Entry Door

### 7.1.1 Equipment **CONDENSATE DRAIN LINE LEAKING**

BASEMENT

Observed an active leak at the condensate drain line. Condensate line appears to have standing water in the line. Recommend adjusting the pitch to allow proper drainage.

Recommendation  
Contact a qualified HVAC professional.

 Recommendation/Repair



8.4.1 Lighting Fixtures, Switches & Receptacles

**COVER PLATES MISSING**

EAST DORMER

Cover plate missing on receptacle (outlet) in east dormer access. Recommend installation of plates.

Recommendation

Contact a handyman or DIY project



10.3.1 Water Supply, Distribution Systems & Fixtures

**WATER TEMPERATURES ABOVE RECOMMENDED**

FIXTURES

Water temperatures at faucet are above recommended 110-120 degrees. Temperatures in excess of 120 degrees have the potential to burn or scald a person. Recommend adjusting water heater to prevent injuries.

Recommendation

Contact a qualified professional.



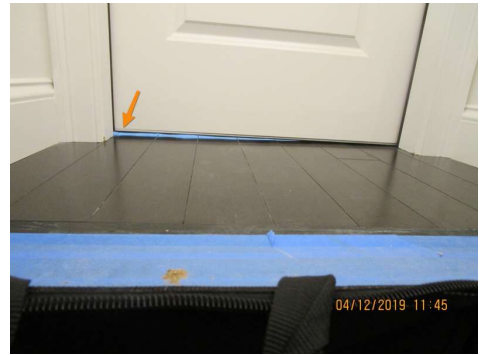
11.1.1 Doors

**DOOR-OPENING/GAP OBSERVED**

BASEMENT DOOR

Interior door appears to have a gap or opening at the bottom.





11.2.2 Windows

**WINDOW SILL-STAINS**

ATTIC WINDOW

Observed staining on the window sill/trim. Stains appeared dry at time of inspection. Recommend monitoring location during heavy rainfall.

Material may have been stained prior to installation and require paint.

Recommendation

Contact a qualified professional.

 Recommendation/Repair



Attic window (South) Master Bedroom walkup



Attic window (South) Master Bedroom walkup



Attic window (South) Master Bedroom walkup

12.4.1 Range/Oven/Cooktop

**EXHAUST SYSTEM MISSING**

KITCHEN

Exhaust system was not installed at time of inspection. Confirm proper installation and operation prior to closing.

Recommendation

Contact your builder.

 Recommendation/Repair



Kitchen-Exhaust hood missing