



## SUMMARY

1234 Main St. Groveport OH 43125

Buyer Name  
03/30/2019 9:00AM

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This **Summary Report** is meant to organize any **Recommendations** and **Safety Concerns** into a shorter, straight to-the-point format.

### 1.1.1 General Recommendations

#### **OBTAIN INFORMATION**

We recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

Recommendation  
Recommended DIY Project

### 2.2.1 Roof Drainage Systems

#### **DOWNSPOUTS DRAIN NEAR HOUSE**

FRONT OF HOME

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 4-6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation  
Contact a handyman or DIY project



### 2.4.1 Skylights, Chimneys & Other Roof Penetrations

#### **SKYLIGHT WATER PENETRATION**

MASTER BEDROOM

There are signs of possible water penetration at or near the skylight. Skylights, if not properly installed, are prone to leaking. Monitor the condition and if there are signs of leaking then have the skylight repaired or replaced. Please ask seller for full disclosure regarding this issue.

Proper flashing around the skylight is critical.

Recommendation  
Contact a qualified roofing professional.



3.1.1 Siding, Flashing & Trim  
**TRIM - MINOR DAMAGE**

GARAGE

Trim is broken and needs repaired or replaced.

Recommendation  
Contact a qualified handyman.



3.1.2 Siding, Flashing & Trim  
**SIDING -LOOSE**

REAR OF HOME

Recommendation  
Contact a qualified siding specialist.



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### 3.5.1 Patios

#### **PATIO CRACKING - MINOR**

REAR OF HOME

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

Recommendation

Recommended DIY Project



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### 4.3.1 Doors

#### **DOORWAY OUT OF SQUARE**

SOUTHWEST BEDROOM CLOSET

Doorway was visibly out of square and door did not close. This condition indicates settling. To determine the cause and the likelihood that settling will continue, the Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a structural engineer.

Recommendation

Contact a qualified structural engineer.



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#### 4.3.2 Doors

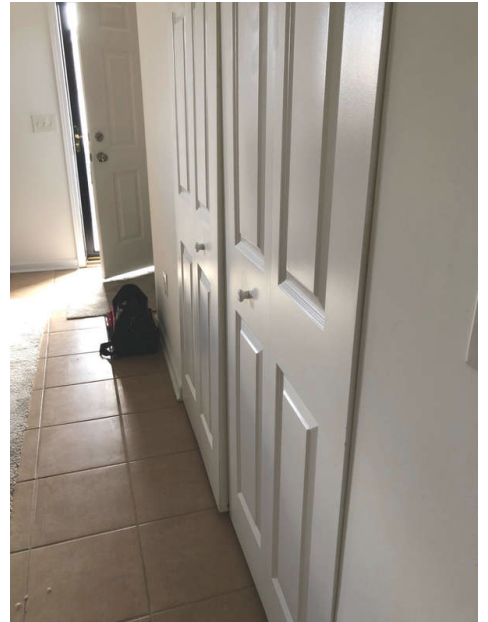
### **LAUNDRY DOOR - DOOR DOES NOT CLOSE PROPERLY**

KITCHEN

Hardware needs an adjustment. This is a handyman/DIY repair.

Recommendation

Contact a handyman or DIY project



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#### 4.6.1 Walls

### **DIAGONAL CORNER CRACKS**

SOUTHWEST BEDROOM

Diagonal cracks that extend out from the corner of a window or doorway may be a sign of periodic movement or even a structural issue. Headers over doors and windows carry considerable loads and when they aren't supported adequately, one side of the header drops and surfaces crack.

Recommendation

Contact a qualified structural engineer.



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#### 4.6.2 Walls

### **MINOR DAMAGE AND DETERIORATION- GENERAL**

#### MASTER BEDROOM CLOSET

Interior walls in the home exhibited general minor damage or deterioration at the time of the inspection.

#### Recommendation

Contact a qualified drywall contractor.



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#### 4.7.1 Ceilings

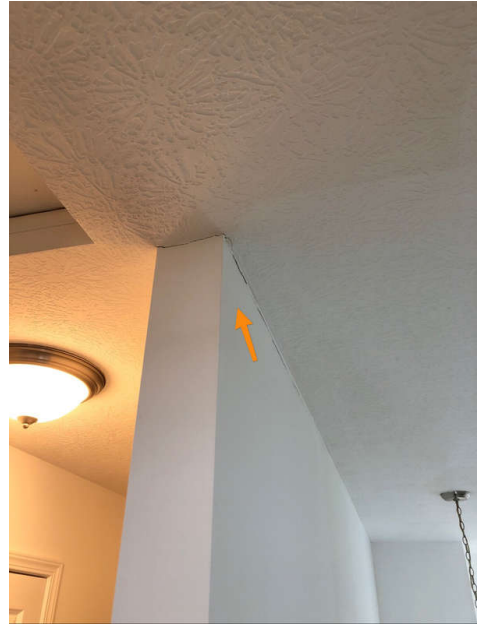
### **MINOR DAMAGE**

#### UPSTAIRS HALLWAY

Minor general damage to the ceilings was visible at the time of the inspection.

#### Recommendation

Contact a qualified drywall contractor.



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#### 4.11.1 Tiled Areas- Kitchen, Bath & Laundry

### **SHOWER WALL - NEEDS CAULK**

#### BATHROOM

Maintaining this seal is critical to keeping the framing and the subfloor beneath dry.

Recommendation

Contact a handyman or DIY project



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#### 6.1.1 Attic Insulation

### **ATTIC ACCESS HATCH NOT INSULATED**

The attic access hatch cover was not insulated. The Inspector recommends insulating the attic access hatch cover to reduce unwanted heat loss/gain.

Recommendation

Contact a handyman or DIY project



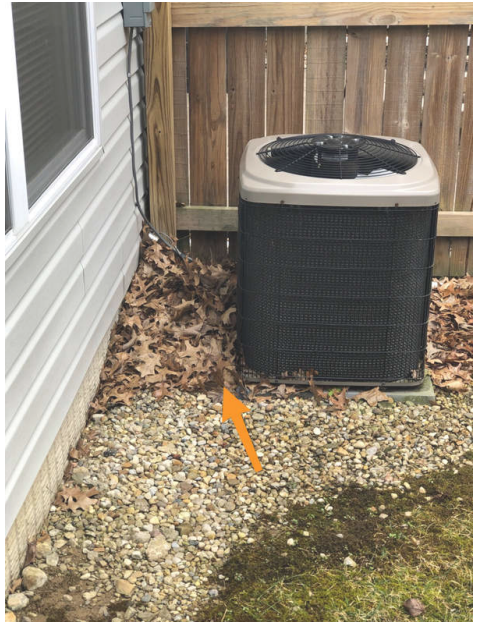
8.1.1 Cooling Equipment  
**AIR FLOW RESTRICTED**

REAR OF HOME

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit.

Recommendation

Contact a qualified HVAC professional.



8.1.2 Cooling Equipment  
**UNIT NOT LEVEL**

REAR OF HOME

Pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation

Contact a qualified HVAC professional.



#### 9.4.1 Lighting Fixtures, Switches & Receptacles

### LOOSE RECEPTACLE

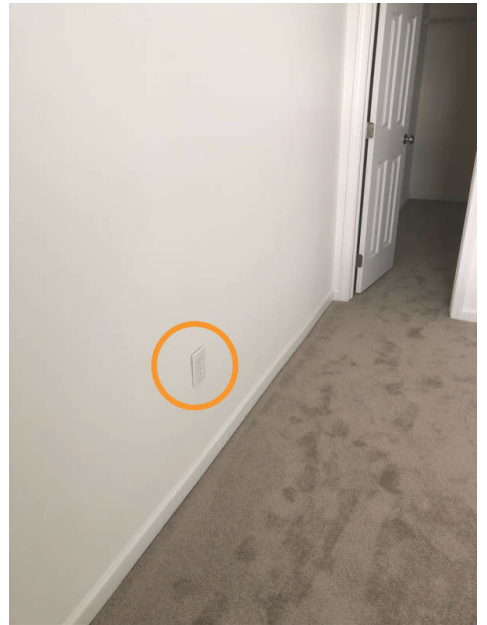


SOUTHEAST BEDROOM, SOUTHWEST BEDROOM, UPSTAIRS HALLWAY, DINING ROOM

An electrical receptacle(s) was improperly secured and moved when a plug was inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.







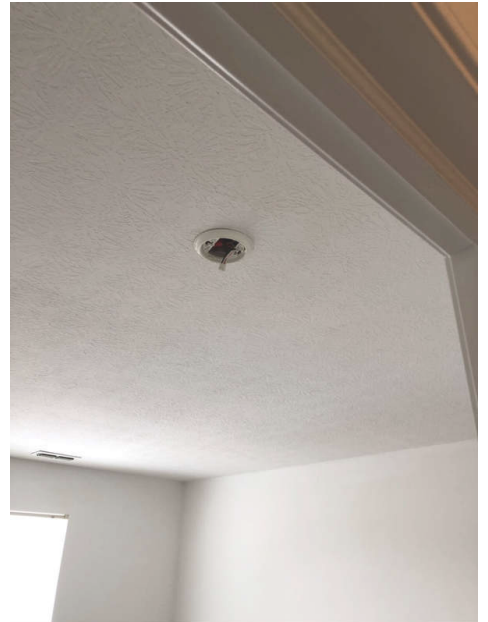
#### 9.6.1 Smoke Detectors

### **SMOKE DETECTOR - MISSING**

SOUTHWEST BEDROOM

Recommendation

Contact a handyman or DIY project



#### 10.2.1 Water Supply, Distribution Systems & Fixtures

### **TOILET - FLUSH VALVE**

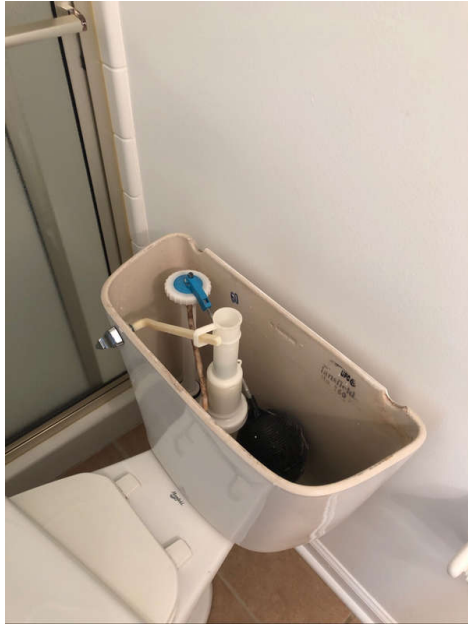
MASTER BATHROOM

Flush valve does not function properly. Recommend repair by a qualified plumber.

Also, the water was turned off at this toilet. This might be something to ask the seller about before the contract deadline.

Recommendation

Contact a qualified plumbing contractor.



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10.3.1 Sewage & Drain, Waste, & Vent (DWV) Systems

**SINK - POOR DRAINAGE**

MASTER BATHROOM

Sink had slow/poor drainage. Potentially a Handyman repair.

Recommendation

Contact a qualified handyman.



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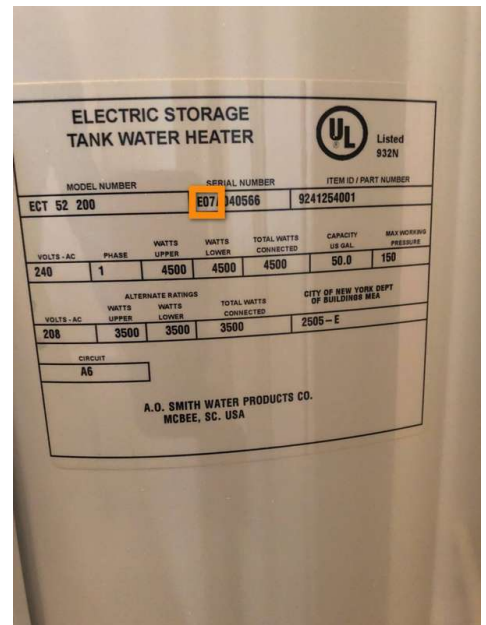
10.4.1 Hot Water Systems, Controls, Flues & Vents

**HOT WATER HEATER - AGED**

Hot water heater is 12 years old. Manufacture year is 2007. The life expectancy of a water heater is about 8 to 12 years.

Recommendation

Recommend monitoring.



### 12.3.1 Walls & Firewalls

## DAMAGED DRYWALL

### GARAGE

Garage wall had damaged drywall. Recommend drywall contractor repair.

Recommendation

Contact a qualified drywall contractor.

