

**SUMMARY**

1234 Main St. Shippensburg 17257

Buyer Name
03/03/2018 9:00AM

Charles McClanahan

Stride Home Inspections

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2.1.1 Coverings

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

SPLITTING

NORTH

The asphalt composition shingle roof had torn or split shingles which could lead to moisture intrusion. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



2.1.3 Coverings

TILES CRACKED/BROKEN

NORTH

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation

Contact a qualified roofing professional.

3.3.1 Walkways, Patios & Driveways

PATIO CRACKING - MINOR

SOUTH

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

Recommendation

Contact a qualified handyman.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

WEST

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaper or gardener.



4.1.1 Foundation

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified masonry professional.



7.4.1 Hot Water Systems, Controls, Flues & Vents

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

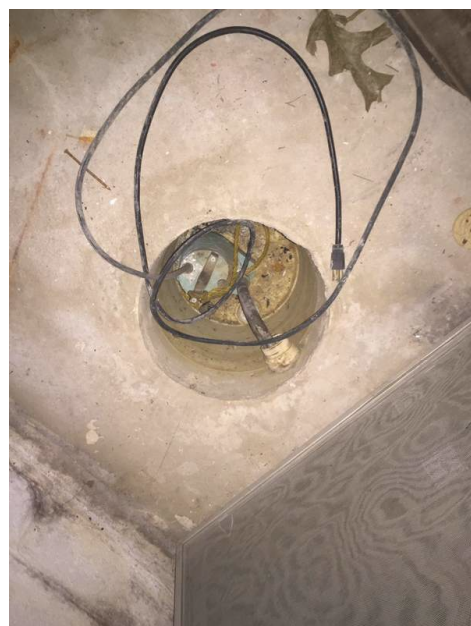
7.6.1 Sump Pump

INOPERABLE

Sump pump was inoperable at the time of inspection. Recommend qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



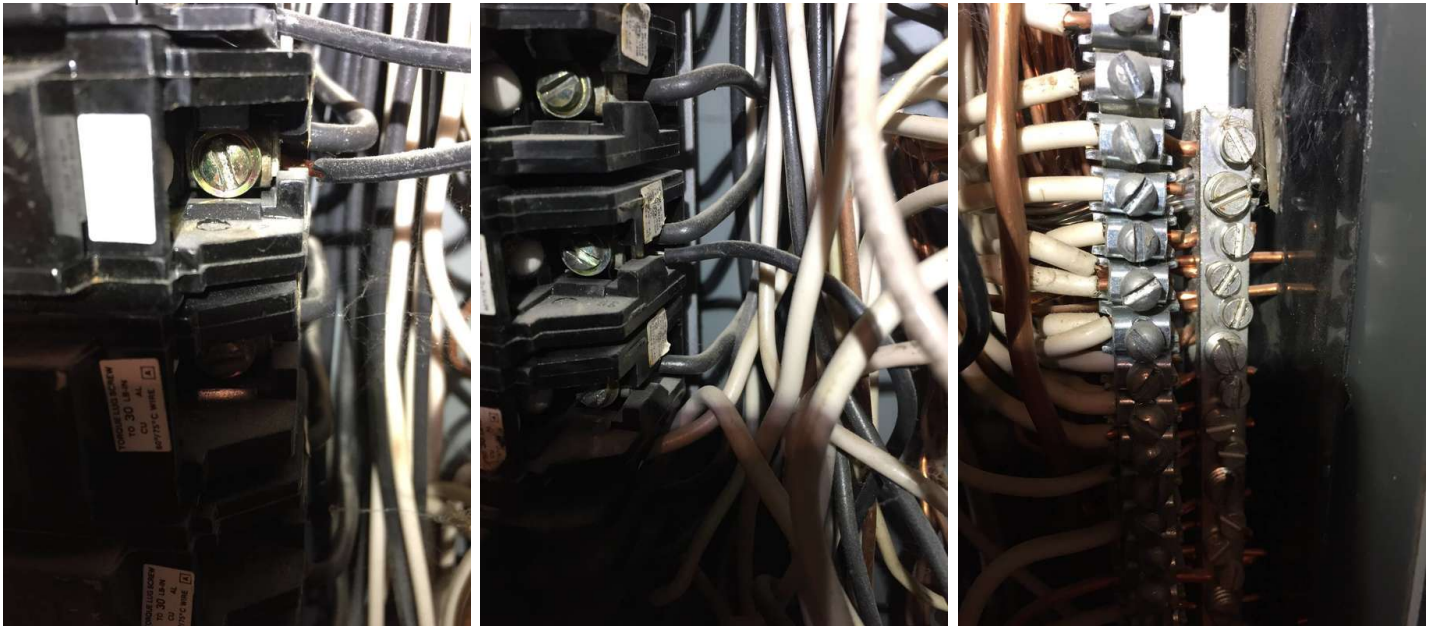
8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

BREAKER INCORRECTLY WIRED

Circuit breaker was incorrectly wired / installed. This indicates that work was probably not performed by a licensed electrician and poses a safety hazard. Recommend that a licensed electrician check the entire panel and repair and replace as need.

Recommendation

Contact a qualified electrical contractor.



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

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

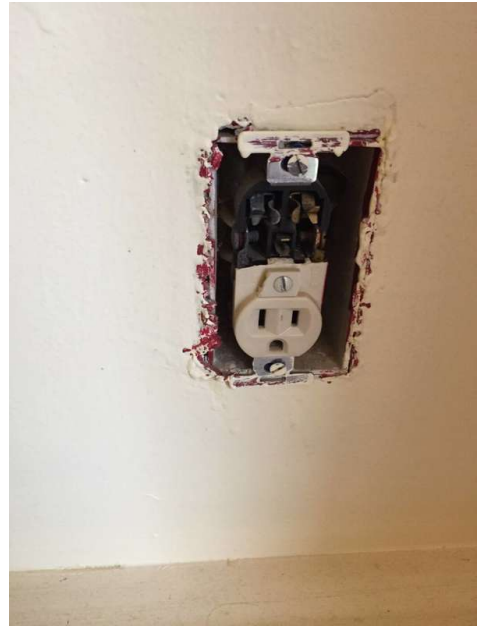


LIVING ROOM

One or more receptacles have a damaged cover plate. Recommend replacement. Receptacle is damaged.

Recommendation

Contact a qualified electrical contractor.



8.4.2 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

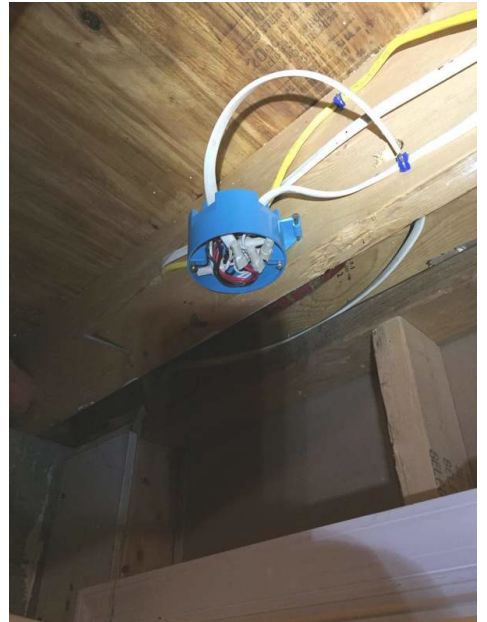


BASEMENT

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



8.4.3 Lighting Fixtures, Switches & Receptacles

UNGROUNDING RECEPTACLE

BATHROOM

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.

Recommendation

Contact a qualified electrical contractor.



8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED



KITCHEN

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

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

Recommendation

Contact a qualified electrical contractor.



8.6.1 Smoke Detectors

DEFECTIVE



2ND FLOOR BEDROOM

Smoke detector is missing.

Recommendation

Recommended DIY Project



8.7.1 Carbon Monoxide Detectors

DEFECTIVE

Carbon monoxide detector is missing.

Recommendation

Recommended DIY Project



8.8.1 Exterior Light

SERVICE TO LIGHT POLE

DRIVEWAY

Service feed to light pole in driveway was broke off exposing hot wires.

Recommendation

Contact a qualified electrical contractor.



9.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

2ND FLOOR BATHROOM

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install exhaust fan to terminate to the exterior. Bathroom fans in all three bathrooms make noise when turned on.

Recommendation

Contact a qualified HVAC professional.



10.2.1 Windows

DAMAGED

KITCHEN

Window will not stay in the open position.

Recommendation

Contact a qualified window repair/installation contractor.

 Safety Hazard



10.3.1 Floors

CARPET STAINS

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.

12.6.1 Occupant Door (From garage to inside of home)

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

GARAGE

 Safety Hazard

Door separating garage and home has a hole cut in for pet entry/exit.
This will allow harmful fumes to enter the residence.

Recommendation

Contact a qualified door repair/installation contractor.

