



## SUMMARY

1234 Main St. Erie CO 80516

Buyer Name  
03/07/2018 9:00AM

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### 3.2.1 Walkways, Steps, Patios & Driveways

#### DRIVEWAY CRACKING - MINOR COSMETIC



Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

##### Recommendation

Contact a qualified concrete contractor.



### 3.2.2 Walkways, Steps, Patios & Driveways

#### WALKWAY CRACKING - MINOR



Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

##### Recommendation

Contact a qualified professional.



### 3.3.1 Decks, Balconies, Porches & Steps

#### CONCRETE / DIRT ERRODING



At the time of the inspection, one or more areas of concrete/dirt erosion was observed. This can lead to structural weakness in the observed area. Recommend backfilling to prevent further damage.

##### Recommendation

Recommended DIY Project



#### 4.4.1 Roof Drainage Systems

### GUTTERS DRAIN ONTO ROOF

 Recommendations

One or more areas observed at the time of the inspection showed gutters that drained directly onto the roof. This can cause cosmetic wear and shortened lifespan at affected area.

Recommendation

Contact a qualified professional.



#### 5.1.1 Siding, Flashing & Trim

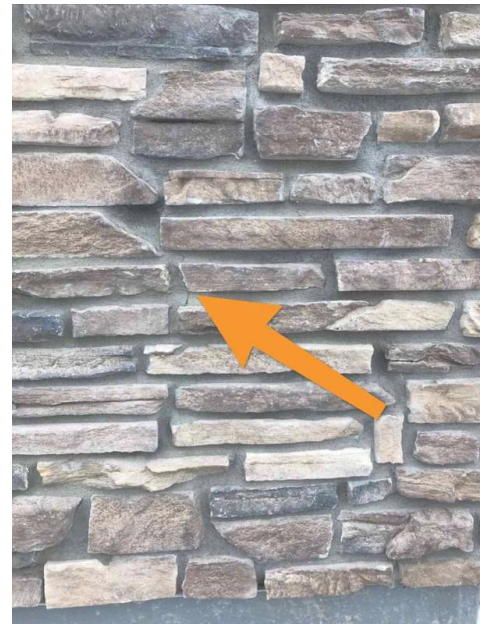
### CRACKING - MINOR

 Recommendations

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend filling cracks less than a 1/4 of an inch thick with caulk. Cracks larger than 1/4 of an inch need to be repaired. Recommend consulting a qualified contractor to evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



#### 5.2.1 Exterior Doors & Windows

### WINDOW SEALING MISSING

 Recommendations

Areas around one or more windows was observed to be missing sealant or had gaps. Recommend filling gaps to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



5.4.1 Lighting Fixtures, Switches & Receptacles

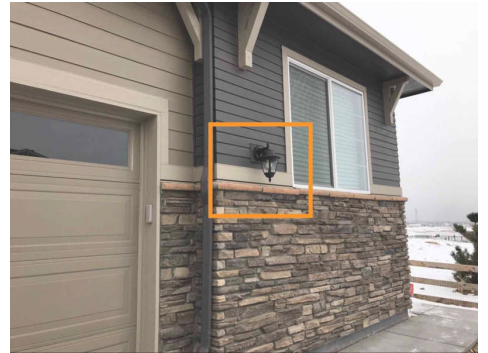
**LIGHT INOPERABLE**

 Maintenance Item

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a handyman or DIY project



9.4.1 Cooling Equipment

**HOME ENTRY POINT GAP**

 Maintenance Item

At the time of the inspection one or more areas which served as entry points into the home for the refrigeration line had large holes or gaps. Recommend ceiling to prevent moisture, rodent, or insect intrusion.

Recommendation

Contact a qualified professional.



9.4.2 Cooling Equipment

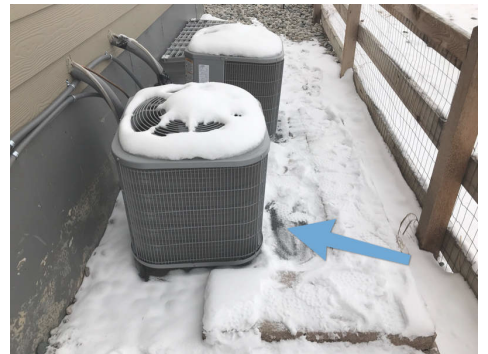
**SLIDING OFF PAD**

 Maintenance Item

At the time of the inspection one or more air conditioning condensation units had slid or was almost off the pad. Recommend moving the unit back onto the pad.

Recommendation

Contact a qualified professional.



10.6.1 GFCI & AFCI

**NO GFCI PROTECTION INSTALLED**

 Recommendations

No GFCI protection present in all locations. GFCI protection is recommended in areas like kitchens and bathrooms or where water is present. Recommend qualified electrician upgrade by installing ground fault receptacles in all locations.

[CLICK HERE](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



2nd Floor Master Bathroom



2nd Floor Laundry Room



2nd Floor Master Bathroom



2nd Floor East Bathroom



2nd Floor South Bathroom



1st Floor Bedroom



1st Floor Office Bathroom

11.4.1 Bathtub(s)

**BATHTUB FAUCET & SPOUT LOOSE**

 Recommendations

At the time of the inspection, the inspector noted above the hot, cold, and waterspout were loose. Recommend qualified plumber tighten as necessary.

Recommendation  
Contact a qualified professional.



11.6.1 Sink(s)

**SINK DRAIN STOPPER DAMAGED/BROKEN**

 Recommendations

At the time of the inspection, the sink drain stopper was found to be damaged, inoperable, and/or broken. Stopper would not maintain seal and water leaked into drain. It was impossible to fill sink. Recommend a qualified plumber repair or replace as necessary.

Recommendation  
Contact a qualified professional.



Master Bathroom Sink #2



Master Bathroom Sink #1

13.2.1 Exhaust Fan(s)

**EXHAUST FAN INOPERABLE**

 Recommendations

One or more exhaust fans were inoperable. Recommend repair or replace as necessary.

Recommendation  
Contact a qualified professional.



15.6.1 Floors

**SQUEEKING AND SPONGY**

 Recommendations

1ST FLOOR OUTSIDE BEDROOM DOOR

During the home inspection, one or more areas of the floor were found to have squeaking sounds or spongy feeling. This could be attributed to poor installation, moisture intrusion/damage, or the floor coming to the end of its life expectancy. Recommend a qualified contractor repair or replace as necessary.

Recommendation  
Contact a qualified professional.



1st Floor Office Entry Way