



SUMMARY

1234 Main St. Medina Ohio 44256

Buyer Name

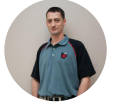
10/09/2017 9:00AM

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2.1.1 Coverings

DELAMINATION

The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

MULTIPLE LAYERS OF ROOF PRESENT

Multiple layers of roof present. Multiple layers of roofing material can affect the warranty on the roof. Multiple layers of roofing are associated with shortened life on the roof covering. The costs of tearing off multiple layers of roofing also typically exceed the costs of tearing off a single layer.

Recommendation

Recommend monitoring.



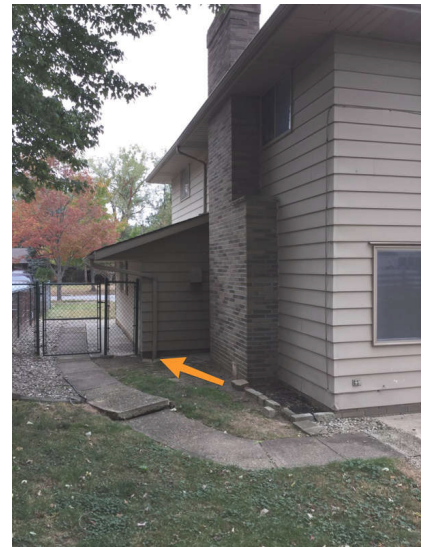
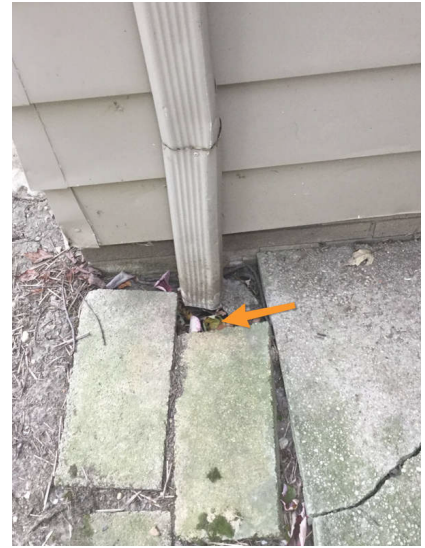
2.2.1 Roof Drainage Systems

DOWNSPOUT DISCONNECTED-FOUNDATION

Downspout is disconnected at the foundation. This can lead to leaks inside of the basement and deterioration of the foundation. I recommend completing the connection between the downspout to the storm sewer line to prevent damage and moisture penetration.

Recommendation

Contact a quality handyman.



2.3.1 Flashings

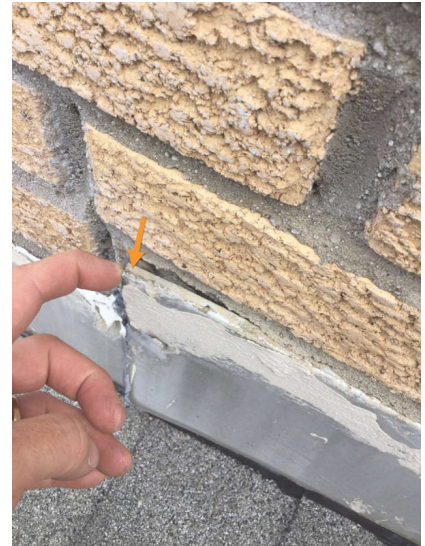
LOOSE/SEPARATED

NORTH CHIMNEY

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified roofing professional.



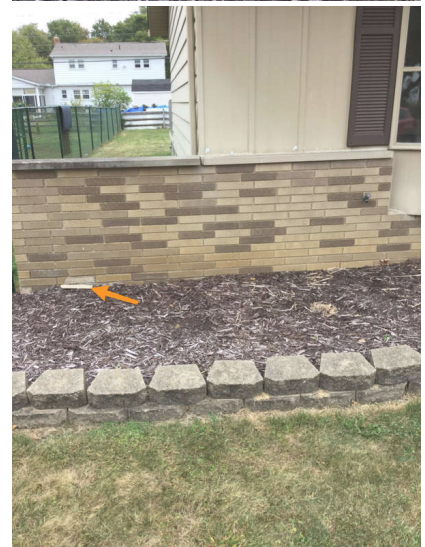
3.1.1 Siding, Flashing & Trim

BRICK SPALLING

Some areas of brickwork were spalling. This is from water freezing under the surface of the brick. If you wish to restore the appearance I recommend contacting a qualified mason.

Recommendation

Contact a qualified masonry professional.



3.1.2 Siding, Flashing & Trim

TRIM ROT

Trim around one or more doors and/or windows is rotted/deteriorated. Replace wood where necessary and properly prime and paint.

Recommendation

Contact a qualified general contractor.



Front door



Back door

3.1.3 Siding, Flashing & Trim

WOOD ROT - MINOR

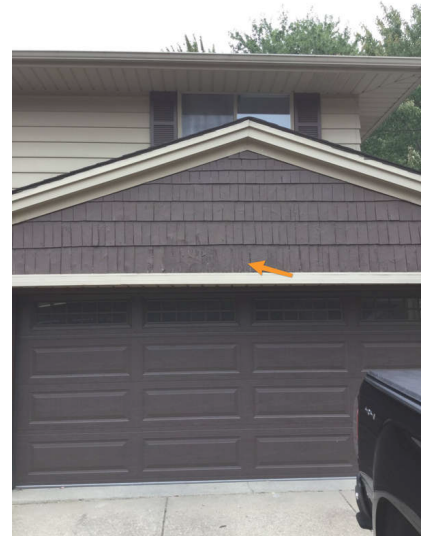
One or more areas of the siding exhibit minor wood rot. I recommend replacing rotted sections of wood and re painting.

Recommendation

Contact a qualified professional.



Garage



3.2.1 Exterior Doors

HARDWARE DAMAGED

BACK SCREEN DOOR

One or more pieces of door hardware are damaged. The back screen door does not close properly due to being bent. Recommend repair or replace.

Recommendation

Recommended DIY Project



Back screen door damaged.

3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

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.



3.3.2 Walkways, Patios & Driveways

PATIO CRACKING - MINOR

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

Recommendation

Recommended DIY Project



3.3.3 Walkways, Patios & Driveways

WALKWAY TRIP HAZARD

⚠ Safety Hazard and/or Requires Immediate Attention

Uneven surfaces exist on the walkways. This can cause a trip hazard. Recommend qualified concrete contractor level cement.

Recommendation

Contact a qualified concrete contractor.



Back sidewalk

3.3.4 Walkways, Patios & Driveways

SIDEWALK SLOPES TOWARDS HOME

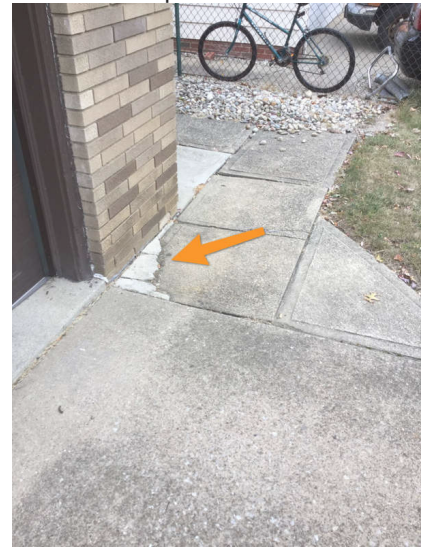
One or more areas of the sidewalk slope towards the home. This directs water towards the foundation and could lead to water intrusion or damage to the foundation. I recommend a concrete contractor evaluate and repair the sloped areas.

Recommendation

Contact a qualified concrete contractor.



Dirt buildup from water runoff



3.4.1 Decks, Balconies, Porches & Steps

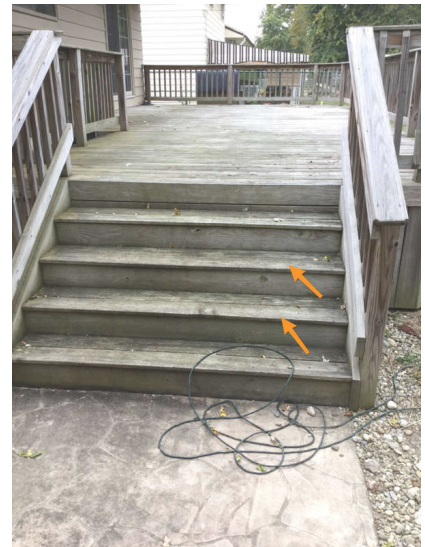
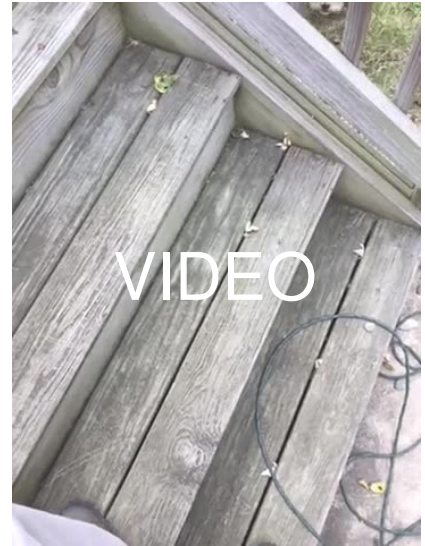
DECK - LOOSE BOARDS

One or more deck boards were observed to be loose. Recommend they be refastened.

[Here is a helpful article](#) for minor DIY deck repair.

Recommendation

Contact a qualified deck contractor.



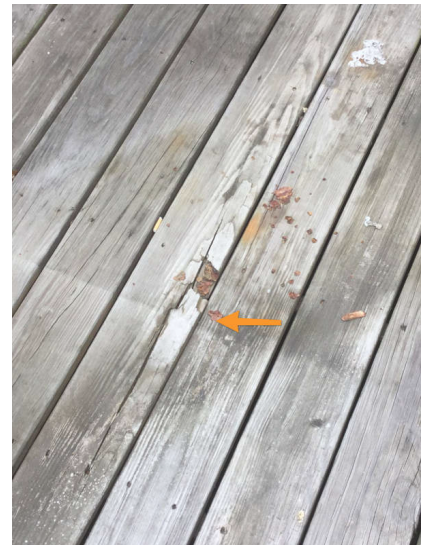
3.4.2 Decks, Balconies, Porches & Steps

DECK - ROTTED BOARDS

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.



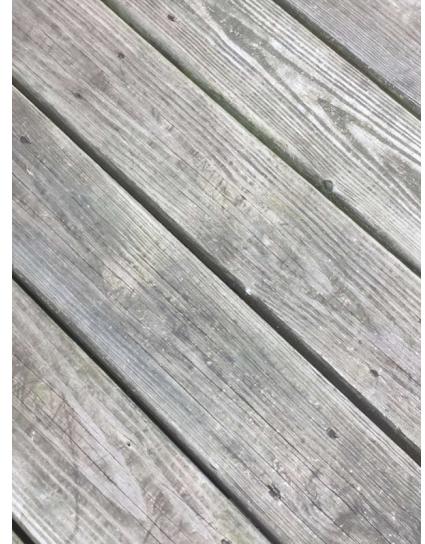
3.4.3 Decks, Balconies, Porches & Steps

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend sanding the surface and applying water sealant/weatherproofing.

Recommendation

Recommended DIY Project



3.4.4 Decks, Balconies, Porches & Steps

LOOSE HANDRAIL

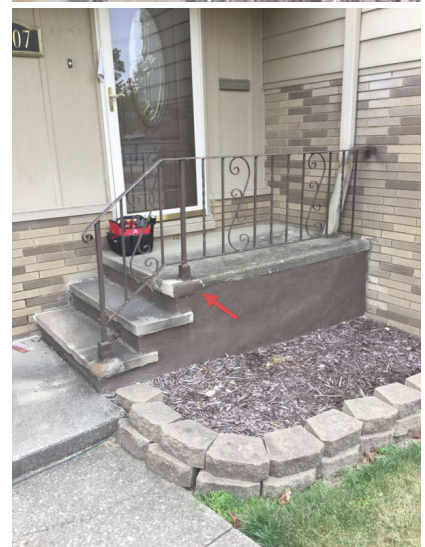
FRONT PORCH

⚠ Safety Hazard and/or Requires Immediate Attention

A handrail is loose. I recommend securing the handrail to prevent trips/falls.

Recommendation

Contact a qualified general contractor.



3.7.1 Exterior fixtures

EXTERIOR SPIGOT LEAK FROM VALVE

BACK PORCH

There is a leak in the valve on the exterior spigot that is evident when the spigot is operated. Recommend replacing a ring on spigot.

Recommendation

Contact a qualified plumber.



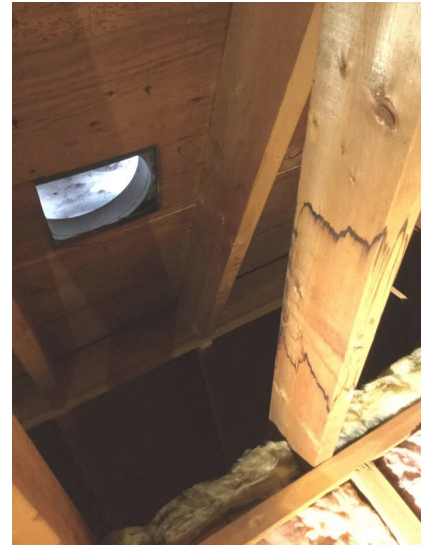
4.1.1 Attic Insulation

EVIDENCE OF PRIOR LEAK

There was evidence of a prior leak in the attic. At the time of inspection the area was dry to the touch and elevated moisture was not detected with a moisture meter. This indicates that the issue may have been corrected and was not active in the days leading up to the inspection. I recommend monitoring the area for changes and make corrections if necessary.

Recommendation

Recommend monitoring.



4.1.2 Attic Insulation

INSUFFICIENT INSULATION

Insulation depth was inadequate when compared to today's standards. Typically homes built today contain R38 or higher in the attic. Adding insulation to the attic can help to reduce energy bills and increase comfort. I recommend a qualified attic insulation contractor to evaluate and install additional insulation.

Recommendation

Contact a qualified insulation contractor.

5.1.1 Doors

DOOR STICKS

2ND FLOOR BATHROOM

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a quality handyman.



5.1.2 Doors

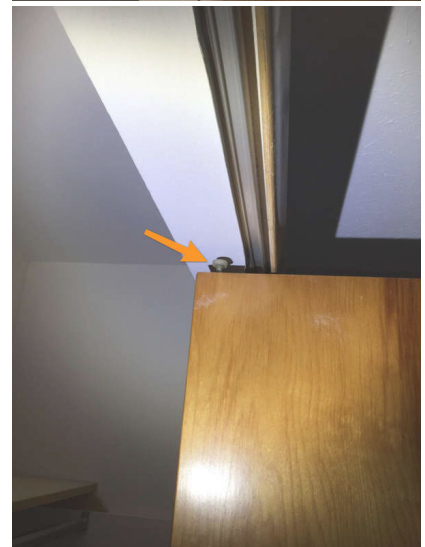
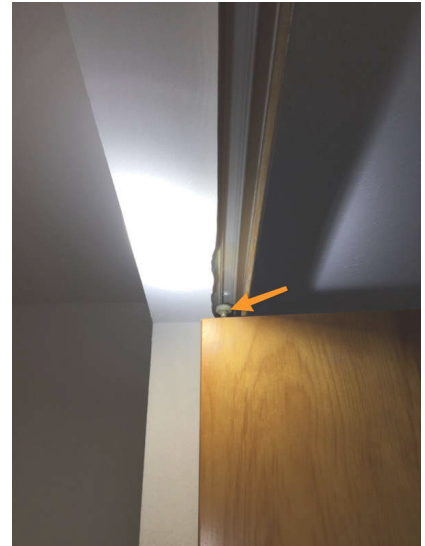
DOOR DAMAGED

2ND FLOOR BEDROOM

Damage is visible on one or more doors. The closet door in the 2nd floor bedroom (back left) has damage to the track which causes the door to come off track whenever it is opened. Recommend repair or replacement by qualified handyman.

Recommendation

Contact a quality handyman.



Door comes off track when opening

5.2.1 Windows

CRACKED GLASS

KITCHEN

The glass was cracked on one or more windows. I recommend having the cracked glass replaced by a qualified window/glass professional.

Recommendation

Contact a qualified window repair/installation contractor.



5.2.2 Windows

MISSING HANDLE

2ND FLOOR BEDROOM

Missing handle on window

Recommendation

Contact a qualified window repair/installation contractor.



5.3.1 Floors

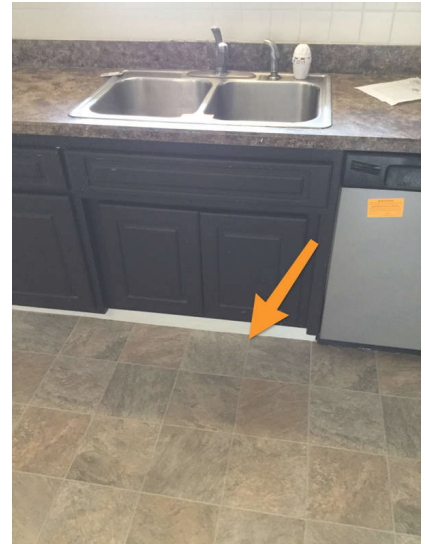
MOISTURE DAMAGE

KITCHEN

Floors had areas of visible moisture damage. The floor in front of the kitchen sink is soft when stepped on. Recommend a qualified flooring contractor evaluate & repair areas of moisture.

Recommendation

Contact a qualified flooring contractor



6.4.1 Garbage Disposal

INOPERABLE

⚠ Safety Hazard and/or Requires Immediate Attention

Garbage disposal was inoperable at the time of inspection. It also leaks from the bottom when the water in the sink is ran. Recommend qualified plumber replace the unit.

Recommendation

Contact a qualified plumber.



Bottom of unit is corroded and power is disconnected



7.1.1 Service Entrance Conductors

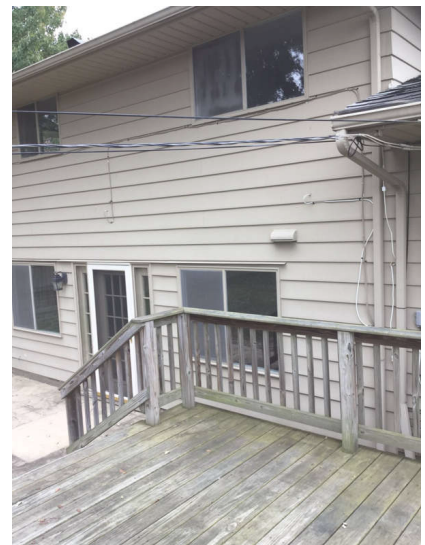
NOT ENOUGH CLEARANCE

BACK DECK

Service drop overhead wires are too low, not giving enough clearance above back deck. Recommend contacting your local electric utility company or qualified electrician to see if they can correct.

Recommendation

Contact a qualified electrician.



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

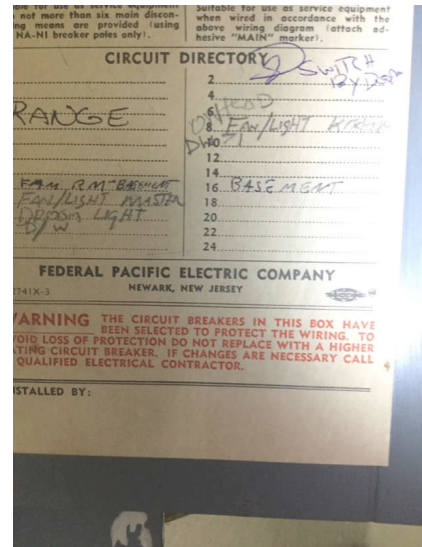
FEDERAL PACIFIC PANELS

⚠ Safety Hazard and/or Requires Immediate Attention

Federal pacific panels present in the home. There have been some lawsuits in the past regarding these panels pertaining to fire risks. Recommend qualified electrician evaluate and make necessary repairs to the electrical system.

Recommendation

Contact a qualified electrician.



7.5.1 GFCI & AFCI

EXTERIOR OUTLET -NO GFCI

One or more exterior outlets does not have gfci protection. Homes built today require gfci protection. Replacing a traditional outlet with a gfci protected outlet is a cheap way to protect against shock hazards.

Recommendation

Contact a qualified electrician.



7.5.2 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

KITCHEN

One or more outlets within 6 feet of plumbing fixtures did not have GFCI protection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker

Recommendation

Contact a qualified electrician.

8.2.1 Drain, Waste, & Vent Systems

SINK - POOR DRAINAGE

2ND FLOOR BATHROOM

Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumber.



8.3.1 Water Supply, Distribution Systems & Fixtures

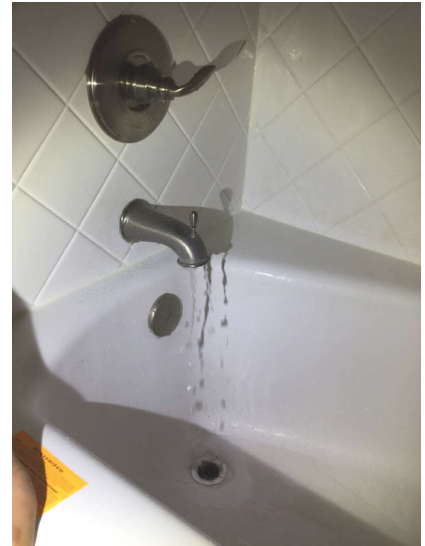
DIVERTER VALVE IN SHOWER DEFICIENT

2ND FLOOR HALLWAY BATHROOM

Diverter valve in shower is not working as intended. When diverter valve is turned on water should be directed to the shower head. A significant amount of water is being allowed to exit through the faucet which results in wasted water and reduced water pressure at the shower head.

Recommendation

Contact a qualified plumber.



8.3.2 Water Supply, Distribution Systems & Fixtures

LEAK FROM SHUTOFF VALVE

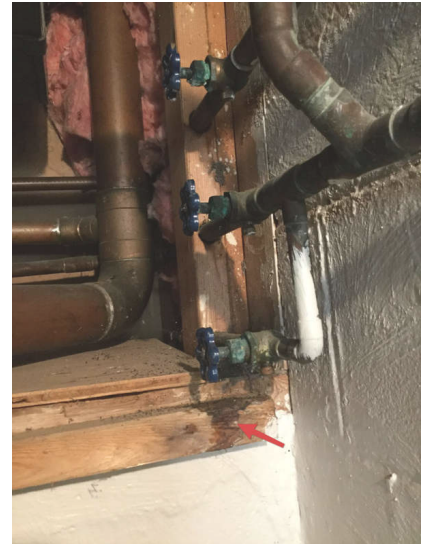
BASEMENT

⚠ Safety Hazard and/or Requires Immediate Attention

One or more shutoff valves have water leaks. Recommend qualified plumber evaluate and repair shutoff valves.

Recommendation

Contact a qualified plumber.



8.3.3 Water Supply, Distribution Systems & Fixtures

LEAK UNDER SINK

2ND FLOOR HALLWAY BATHROOM

⚠ Safety Hazard and/or Requires Immediate Attention

A supply pipe is leaking under the sink. Recommend qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumber.



8.3.4 Water Supply, Distribution Systems & Fixtures

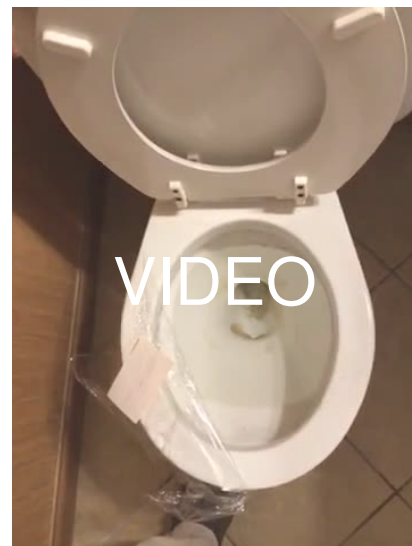
TOILET DOESN'T FLUSH

2ND FLOOR HALLWAY BATHROOM

The toilet does not flush. Water flows through and it does not back up but it does not flush completely. I recommend evaluation and repair/replacement by a qualified plumber.

Recommendation

Contact a qualified plumber.



8.3.5 Water Supply, Distribution Systems & Fixtures

TOILET FLUSH VALVE

The flush valve on one or more toilets is not functioning as intended. I recommend replacing the flush valve for proper operation of the toilet.

Recommendation

Contact a qualified plumber.



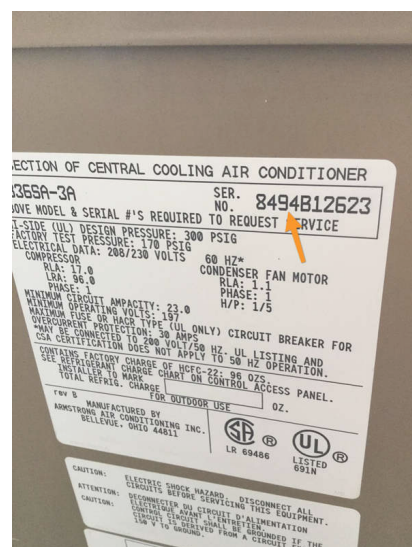
9.1.1 Cooling Equipment

AIR CONDITIONER - AGE

Central air conditioning unit is in the second half of its useful life. It is common for properly maintained units to exceed estimated service life but it is difficult or impossible to predict when an appliance will stop functioning correctly. I recommend monitoring the condition and consider budgeting for a future replacement.

Recommendation

Recommend monitoring.



Serial number indicates 1994 manufacture date

13.2.1 Flue

CHIMNEY SWEEP

I always recommend a qualified chimney sweep to clean and recheck the chimney prior to using any fireplace.

Recommendation

Contact a qualified chimney contractor.
