This **Summary Report** is meant to organize any **Moderate Recommendations** and **Significant and/or Safety Concerns** into a shorter, straight to-the-point format. It does not, however, include **Minor/Maintenance** issues or **Informational data** that can be found in the Full Report.

*This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.*

### 4.3.1 Siding, Flashing & Trim

**BRICK- STEEL LINTEL EXPANSION CRACKING**

**FRONT**

Steel lintel expansion results in vertical cracks or stair-step cracks above the upper corners of window and door openings. Steel expands and contracts with changes in temperature. During the hot summers, the steel expands and pushes outward on the brick veneer, which generates small cracks. These are common and do not typically reflect a structural problem or foundation issue. Recommend sealing so as to prevent moisture intrusion and/or reduce crack expansion. Potentially a handyman/DIY repair.

**Recommendation**

Contact a qualified masonry professional.

### 4.3.2 Siding, Flashing & Trim

**BRICK- SAGGING GARAGE LINTEL CRACKS**

**FRONT**

Cracking was visible above the double-wide garage door. This is due to flexing of the steel lintel- which is not designed to support such weight. The steel lintel that supports the brick located above the garage door opening should be bolted or welded to a structural back up that carries or supports the entire weight of brick. Without such support, cracking is a common result.

**Recommendation**

Contact a qualified masonry professional.
4.3.3 Siding, Flashing & Trim
PAINT/FINISH FAILING
WEST, GARAGE

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation
Contact a qualified painting contractor.

4.6.1 Window Exteriors
SEALANT MAINTENANCE
VARIous THROUGHOUT

Sealant around window(s) was old, discolored, cracked, and needed general maintenance to avoid potential moisture intrusion. Re-seal as necessary. Old sealant should be removed before applying new sealant.

Recommendation
Contact a handyman or DIY project
6.2.1 Coverings

DAMAGE-HAIL (WIDESPREAD)

Hail damage (widespread functional damage) At the time of the inspection, the asphalt composition shingle roof had widespread functional damage visible that appeared to be from hail. Functional damage is damage that: 1. Reduces the ability of the roof to shed water; or 2. Significantly shorten the shingle’s long term service life.

Recommendation

Contact a qualified roofing professional.
6.4.1 Roof Drainage Systems

**DOWNSPOUTS DRAIN NEAR HOUSE**

**FRONT, SOUTHWEST**

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 adjusting 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.

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13.3.1 Water Supply, Distribution Systems & Fixtures

**POLYBUTYLENE SUPPLY/DISTRIBUTION PIPES THROUGHOUT**

Water supply and/or pipes were made from polybutylene material. Polybutylene was popular in the 80's and 90's until production was ceased after scores of allegations claiming the pipes had ruptured. The material can be prone to fail without warning, causing damage to the home structure- especially if this were to occur within a wall or hidden area. Replacement of pipes and fittings with an approved material like PEX should be considered. At minimum, a homebuyer should research polybutylene and be aware of the history and the inherent risk with the piping.

This [SITE](#) has a fair amount of information on polybutylene.

**Recommendation**

Contact a qualified plumbing contractor.
13.4.2 Sewage & Drain, Waste, & Vent (DWV) Systems

**STOPPER MALFUNCTIONING**

**MASTER BATHROOM SINK**
The drain stopper and/or control mechanism is not functioning properly.

**Recommendation**
Contact a qualified handyman.

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14.3.1 Windows

**FAILED SEAL- STAINS**
Although no condensation was visible at the time of the inspection, staining of the glass at a window indicated a loss of thermal integrity. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement. Replacement is more common.

**Recommendation**
Contact a qualified window repair/installation contractor.

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14.9.1 Steps, Stairways & Railings

**STAIRCASE- INSECURE HANDRAIL**

**1ST FLOOR, 2ND FLOOR**
The handrail at this staircase did not appear to have attachment hardware that adequately secured the handrail to the wall. Inspector recommends that attachment hardware be installed to make the handrail attachment to the wall secure. Physical testing for compliance with any building standards or building codes lies beyond the scope of the General Home Inspection. The Inspector recommends correction by a qualified contractor.

**Recommendation**
Contact a qualified professional.

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15.3.1 Branch Wiring, Circuits, Breakers & Fuses

**NEUTRAL/NEUTRAL OR GROUND/NEUTRAL AT SAME LUG**

**MAIN ELECTRICAL PANEL**
A neutral conductor is combined with another neutral or ground at the bus bar in the panel. Each neutral should have its own terminal. This can create a safety hazard. Correction is recommended. More information can be found HERE.

Recommendation
Contact a qualified electrical contractor.

15.6.1 GFCI & AFCI

GFCI Failure

Front Exterior

A ground fault circuit interrupter (GFCI) electrical receptacle did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. The inspector recommends replacement of the receptacle to ensure that it works correctly when required. All work should be performed by a qualified contractor.

Recommendation
Contact a qualified electrical contractor.

15.8.1 Carbon Monoxide Detectors

Not Installed

According to the carbon monoxide guidelines of the National Fire Protection Association (NFPA 720, 2005 edition), all carbon monoxide alarms shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms, and each alarm shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.

Recommendation
Contact a handyman or DIY project

16.1.1 Dishwasher

No Anti-Siphon/High-Loop Device Present

Kitchen
There is no air gap or high loop in the discharge line from the dishwasher to the garbage disposal or drain. Implication: Grey water from the sink can back up into the dishwasher and can subsequently contaminate dishes and/or flood the floor.

Recommendation
Contact a handyman or DIY project

16.2.1 Cooktop/Exhaust Fan

CONTROL KNOB DAMAGED

A control knob came loose immediately via normal operation. Unsure if it was loose already. It appears to have possibly been glued before although this could not be verified.