



Sample Summary Report

Summary Text (enter here)

2.3.1 Plumbing Vent Pipes **FLASHING DEFECT**

 Minor Defect

I observed indications of a defect at the vent pipe flashing. A hole was observed that could allow water penetration. It should be sealed. The hole is small and likely caused by a removed fastener (nail).

Recommendation
Contact a qualified roofing professional.



2.4.1 Gutters & Downspouts **GUTTER IMPROPERLY SLOPED**

 Minor Defect

I observed that two gutter sections that showed indications of improper slope; water from a recent rain storm was pooling. Gutters are supposed to be sloped down toward the downspout of the gutter. That would be proper drainage of the gutter. Although the improper slope was not extreme, this is a defect and should be corrected by a professional contractor.

Recommendation
Contact a qualified gutter contractor



East



West

4.3.1 Wall-Covering, Flashing & Trim

INADEQUATE GROUND CLEARANCE



NORTH AND SOUTH SIDES

I checked the distance between the bottom of wood components and the ground surface (or grade). In locations that have little or no snow, the distance should be no less than 8 inches. In locations with significant lasting snow, the bottom of wood elements should be no less than 8 inches above the average snow depth.

Correction and further evaluation is recommended. This could be rectified when additional landscaping is installed.

Recommendation

Contact a qualified grading contractor.



4.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

NEGATIVE GRADING



Overall, grading was good. However, grading is sloping towards the home in some areas (north side near window well). This could lead to water intrusion and foundation issues.

The ground around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter. Downspouts, surface gutters and drains should also be directing water away from the foundation.

Recommendation

Contact a qualified grading contractor.



4.4.2 Vegetation, Surface Drainage, Retaining Walls & Grading

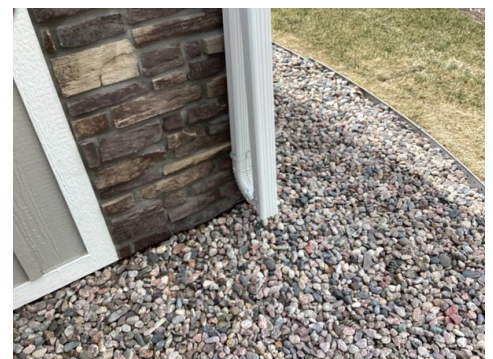
DOWNSPOUT EXTENSIONS SHOULD BE IN USE



Some of the downspout extensions were raised and not in use. This is causing some soil erosion due to lack of vegetation or landscaping. This can be fixed by lowering the downspouts and regrading or filling in eroded areas.

Recommendation

Recommended DIY Project



4.10.1 Windows

EGRESS WINDOW DRAINAGE



Gravel and barrier fabric recommended around basement egress window drains to prevent dirt intrusion and clogging. It's possible existing gravel and fabric is just covered with a substantial amount of dirt due to construction and lack of vegetation in back yard.

Recommendation
Contact a qualified professional.



4.11.1 Exterior Doors

DIRT INTRUSION AT FRONT DOOR

 Minor Defect

FRONT DOOR

Some dirt entered through the lower portion of both sides of the front door. This was likely caused from heavy winds and construction and blowing dirt from surrounding areas. This is not uncommon in this area, but adding additional foam door corner seals at the base may reduce some of the air/dirt from entering the home.

Recommendation
Contact a qualified general contractor.

5.1.1 Basement

SLAB SURFACE CRACKS OBSERVED

 Minor Defect

Surface cracks present in slab. No shifting or offset observed. Recommend monitor.

Recommendation
Recommend monitoring.



6.1.1 Heating System Information

FILTER DIRTY

 Minor Defect

I observed a dirty air filter at the furnace filter.

Recommendation
Recommended DIY Project

11.2.1 Sinks, Tubs & Showers

LOOSE FIXTURE

2ND BATH

I observed indications that the fixture is loose. Not secure. No water leaks were apparent.

Recommendation

Contact a qualified plumbing contractor.



12.7.1 Presence of Smoke and CO Detectors

MISSING CO DETECTOR

SAME ROOM AS FIREPLACE

I recommend adding a CO detector in the same room as the fireplace. This is for the safety of the home's occupants.

Recommendation

Contact a qualified professional.



14.2.1 Garage Vehicle Door

DOOR ADJUSTED TOO TIGHT TO SEAL

This causes the rubber seal to cup or pull away from the door

Recommendation

Contact a qualified garage door contractor.

