



Summary

Customer
New Homeowner

Address

123 Main Street

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. As used in the Summary, "Repair" refers to a system or component that is not functioning as intended and is in need of Repair or Replacement; refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed; or refers to an item or condition that is a safety hazard that will need proper repair. "Maintenance" refers to an item, component or unit that may require routine maintenance in the near future due to normal wear. (May also include conditions that exist, that if left unattended, could cause deterioration in the future.) ***This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.***

🔧 Repair Items

WALL CLADDING FLASHING AND TRIM

- 1. (1) The Cement board siding at the exterior right side has broken corners at butt joints where nails have been installed too close to corners. This condition prevents siding boards from being properly secured to the structure and could allow water to enter the wall cavities and promote wood decay. Have a qualified technician familiar with proper installation and repair procedures for cement fiberboard siding properly repair all damaged corners at butt joints per manufacturers specifications.



Item 1 - Picture 1



Item 1 - Picture 2

FLASHINGS

- 2. At left end of front porch, shingles do not properly extend over the edge of the top section of the roof extension. There is a large gap that is a point of moisture entry. There were no indications of water damage at time of inspection, however, continued exposure to moisture could cause problems in the future. Have qualified technician properly add additional shingles and/or flashing at this location to prevent water accumulation in the roof structure.



Item 2 - Picture 1

HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

3. The vent collar for the water heater vent is not properly attached to the top of the water heater. This allows combustion products into the surrounding area if the vent collar moves out of position. This is a safety hazard. A qualified technician should repair or replace the vent.



Item 3 - Picture 1

SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

4. The internal cover is missing at one of the exterior condenser electrical disconnect boxes. This is exposing live electrical components and is a safety hazard. Have a licensed electrician install a proper internal cover.



Item 4 - Picture 1

CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

5. The light in the attic at the pull down stairs does not function. There is power coming into the switch box that controls this light, but power does not go past the switch, indicating a possible defective switch, or a loose connection in the circuit. Have an electrician make repairs.

HEATING EQUIPMENT

6. The vent pipe for the upper level gas furnace does not have proper continuous uphill slope and fails to rise 1/4 inch per foot. This prevents proper ventilation of the furnace exhaust. I recommend a qualified licensed heat contractor inspect further and repair as needed.



Item 6 - Picture 1

DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

7. A duct pipe is disconnected at an elbow joint in the ceiling at the center front in the basement. Energy loss is occurring. A qualified HVAC person should inspect further and repair or replace as needed.



Item 7 - Picture 1



Item 7 - Picture 2

🔍 Maintenance Items

WALL CLADDING FLASHING AND TRIM

8. (2) There are open joints at several areas of the exterior. Open joints can allow water entry into the wall assembly. Areas include, but are not limited to:
- corner joint of flashing at brick ledge at chimney chase
 - gas pipe penetration at rear chimney chase
 - intersection of brick ledge flashing and windows
 - intersection of brick ledge flashing and patio door
 - perimeter of window frame at center front bedroom
 - intersection of siding and vertical corner trim left front
 - intersection of brick ledge flashing and vertical corner trim left front corner
 - light fixture left side of main entrance

Check ALL exterior wall surfaces for open joints and seal any open joint with good quality exterior caulk and paint as necessary.



Item 8 - Picture 1



Item 8 - Picture 2



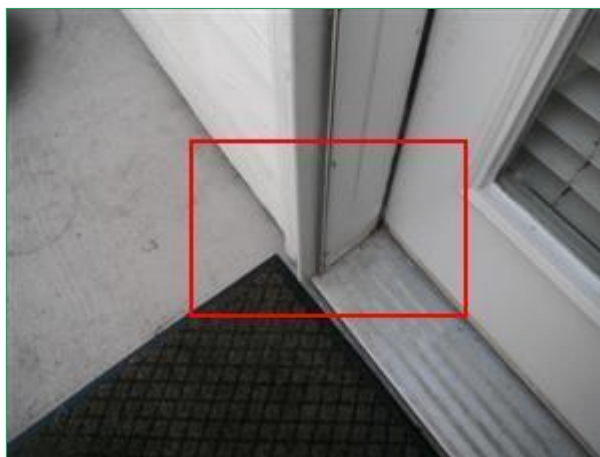
Item 8 - Picture 3



Item 8 - Picture 4

DOORS (Exterior)

9. The rear patio door jamb is deteriorated or damaged at the threshold, but has not yet affected the performance of the door. Further deterioration can occur if not corrected. The damaged elements of the jamb should be repaired to restore proper operation. A qualified technician should perform the work.



Item 9 - Picture 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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