

REPORT C87584 SUMMARY DEFICIENCIES LIST

Subject Property: 1234 Street NW, Your Town, Minnesota, 55xxx

The residence at 1234 Street NW, Your Town, Minnesota, 55xxx was inspected on Thursday, August 21, 2014 with the inspection commencing at approximately 8:00 AM.

This home is a storey single family residence of approximate age 1990. Ambient conditions at the time of inspection were: Cloudy; Raining; Calm/Light Wind; Temp 70 to 80 °F.

Location orientations in this report are with reference to viewing the property from the front, representing either facing the front entry door or facing the property from the primary street viewing position.

This Report is provided as information to the contracted party(s): Home Seller. This Report is for the exclusive use of the contracted party(s). No use of the information by any other party is intended.

Information as provided within this Deficiencies Report is for summary purposes only, and does not represent the full report. The DETAILED REPORT must be used to fully represent the home inspection. This inspection is visual in nature, with examination limited to those aspects of the property that were readily accessible during the inspection process, and the inspection was performed in context of conditions as presented at the date and time of inspection.

The inspection report in its entirety should be reviewed for the purpose of understanding the overall condition of the property and the condition of specific home systems and components. Each report section for the systems inspected contains information concerning assessment of the system as a whole, restrictions to examination, and the comments and suggestions of the inspector.

Roof System and Roof Edge Components

1 Gutters are not installed

Location: Roof Upper **Action:** Major Deficiency | Significant Cost Consequences | Review

2 Gutters are not installed

Location: Roof, Upper, Rear **Action:** Major Deficiency | Significant Cost Consequences | Review

3 Gutters are not installed

Location: Roof, Upper, Left Side **Action:** Major Deficiency | Significant Cost Consequences | Review

4 Roof/wall 'kick-out' flashing missing.

Location: Roof, Upper **Action:** M/SI - Install

5 Roof/wall 'kick-out' flashing missing.

Location: Roof, Porch **Action:** M/SI - Install

6 Metal enclosed chimney cap pools water

Location: Roof, Upper **Action:** M/SI - Monitor closely; replacement recommended.

Exterior Elements and Components

7 Exterior trims: caulking is missing

Location: Enty Sill **Action:** M/SI - Caulk

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8 Wood joists are not attached to deck ledgers/headers with proper joist hangers

Location: Deck **Action:** M/SI - Install

9 Wood Trim Displays Rot/Deterioration

Location: Entry Sill **Action:** M/SI - Repair

10 Window units have damaged weatherstripping

Location: Exterior Throughout **Action:** M/SI - Repair

11 Pipe penetration is not sealed at its penetration through the exterior wall

Location: Exterior Front Wall **Action:** M/SI - Repair

12 Decorative Wood Trim Displays Rot/Deterioration

Location: Deck **Action:** M/SI - Repair or Replace as Required

13 Exterior door has misaligned door latch/lock hardware

Location: Exterior Rear Wall at Deck **Action:** M/SI - Repair or Replace as Required

14 Deck ledger board is not properly secured to structure.

Location: Deck **Action:** P1 - Safety Concern | Repair

15 Deck is not stable - sways laterally.

Location: Exterior Rear at Upper Deck **Action:** P1 - Safety Concern | Repair

16 Deck boards are rotted

Location: Exterior Rear at Upper Deck **Action:** P2 - Intermediate Cost | Replace

Interior Elements and Components

17 Window unit interior finishes are deteriorated

Location: Throughout **Action:** Major Deficiency | Significant Cost Consequences | Consult Specialist

18 Possible evidence of pest entry to roof space

Location: Attic **Action:** M/SI - Consult Specialist

19 Window leaks

Location: Basement **Action:** M/SI - Repair

20 Water stains visible on interior ceiling surfaces

Location: Master Bedroom Closet **Action:** M/SI - Review

Insulation and Ventilation Systems

21 Missing insulation at rim, above the foundation wall

Location: Basement **Action:** M/SI - Complete

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22 Plastic vapor barrier is not sealed at light switch

Location: Utility Area **Action:** M/SI - Repair

23 An Exterior exhaust vent is dirty, blocked or damaged such that the flap does not close properly.

Location: Exterior Back **Action:** M/SI - Repair or Replace as Required

24 Soffit vents blocked by dirt and/or paint

Location: Exterior Back **Action:** M/SI - Replace

Plumbing System

25 Water pipes not adequately supported

Location: Basement near crawl space **Action:** M/SI - Secure

Electrical System

26 Electrical fixture is loose

Location: Exterior Back **Action:** M/SI - Repair

27 Receptacle is installed with reverse polarity

Location: Porch **Action:** P1 - Safety Concern | Consult Specialist

28 Carbon Monoxide detector is not installed so that it provides adequate alert

Location: Kitchen **Action:** P1 - Safety Concern | Install
