



# Home Inspection Report

12345 Sample Street  
Wichita, KS 67202

Prepared For: Sample Client



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## Definitions

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Not Present	
Marginal	Item is not fully functional and requires repair or servicing.
Safety Issue	Item presents a safety concern and requires urgent attention.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

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### Property Information

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Property Address 12345 Sample Street  
City Wichita State KS Zip 67202  
Contact Name Sample Agent  
Phone 316-316-3161  
Email Sample@buyersagent.com

### Client Information

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Client Name Sample Client  
Phone 316-316-3166  
Email Client@sampleclient.com

### Inspection Company

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Inspector Name Joshua Franklin  
Company Name Twister City Inspections, LLC  
Inspector Joshua Franklin Property Occupied Occupied  
Phone 316-680-2328

Email  
Amount Received 355



## General Information (Continued)

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### Conditions

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Others Present Buyers Agent Property Occupied Occupied  
Estimated Age 20 years Entrance Faces North  
Inspection Date 2020-09-20 03:33 PM  
Start Time 0800 End Time 1045  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 77  
Weather Clear Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Water Source City How Verified Visual Inspection  
Sewage Disposal City How Verified Visual Inspection  
Additions/Modifications N/A

## Lots and Grounds

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## Lots and Grounds (Continued)

1. Marginal

Driveway: Concrete - **Minor cracks due to settling on driveway. Recommend further monitoring or evaluation by licensed contractor.**



2. Acceptable

Walks: Concrete

3. Acceptable

Steps/Stoops: Concrete

4. Acceptable

Porch: Concrete

5. Marginal

Deck: Treated wood - **Loose handrails and balusters on deck. The main rafters have a slight sag. Recommend repair or replacement on hand rails. Recommend further monitoring or evaluation by licensed contractor on deck frame.**



6. Defective

Grading: Minor slope - **Grading has negative slope and water is pooling against the foundation. Recommend adding fill dirt to fix grading issues.**



7. Acceptable

Vegetation: Trees, Shrubs

8. Acceptable

Window Wells: Covered



## Lots and Grounds (Continued)

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9. Marginal

Fences: Wrought iron - **Trash build up next to fence. Recommend removing to prevent termites.**



## Exterior

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### Main Exterior Surface

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1. Marginal

Type: Brick veneer, Wood - **Moisture stains, rot noted, and deterioration at the bottom of siding. Recommend further repair or replacement by licensed contractor as this can lead to additional water intrusion and damage.**





## Exterior (Continued)

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Type: (continued)



2. Defective

Trim: Wood - Spacing was noted at trim where it meets the siding. The creates a gap for water to enter and cause additional damage. Recommend re-caulking and painting to provide a better seal.



- 3. Acceptable Fascia: Wood
- 4. Acceptable Soffits: Wood
- 5. Acceptable Door Bell: Hard wired
- 6. Acceptable Entry Doors: Metal
- 7. Acceptable Patio Door: Metal entry door
- 8. Acceptable Windows: Vinyl double hung, Vinyl slider
- 9. Acceptable Window Screens: Vinyl mesh
- 10. Acceptable Basement Windows: Vinyl slider
- 11. Acceptable Exterior Lighting: Surface mount
- 12. Acceptable Exterior Electric Outlets: 110 VAC GFCI
- 13. Acceptable Hose Bibs: Rotary
- 14. Acceptable Gas Meter: Exterior surface mount at side of home



## Exterior (Continued)

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15. Acceptable Main Gas Shut Off Valve: Located at gas meter



## Pool

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- Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

- 1. Acceptable Control Box **External enclosed pump**
- 2. Acceptable Electrical
- 3. Acceptable Filter/pump Operation Functional.
- 4. Visible Leaks No
- 5. Acceptable Pool Liner Vinyl
- 6. Visible Leaks No



## Air Conditioning

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- Defective        Item needs immediate repair or replacement. It is unable to perform its intended function.

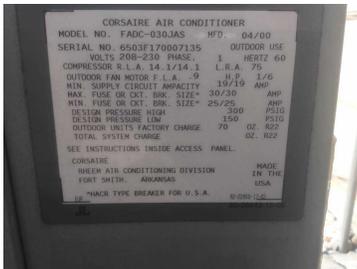
### Main AC System

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- 1. Acceptable      A/C System Operation: Functional
- 2. Acceptable      Condensate Removal: Plastic tubing
- 3. Acceptable      Exterior Unit: Pad mounted



### 4. Manufacturer: Coraire



- 5. Model Number: FADC-030JAS Serial Number: 6503F170007135
- 6. Area Served: Whole building Approximate Age: 30 years
- 7. Fuel Type: 220 VAC Temperature Differential: Unknown
- 8. Type: Central A/C Capacity: Not listed
- 9. Acceptable      Visible Coil: Copper core with aluminum fins



## Air Conditioning (Continued)

10. Marginal

Refrigerant Lines: Serviceable condition - Torn insulation, A qualified air conditioning contractor is recommended to evaluate and estimate repairs.



11. Acceptable

Electrical Disconnect: Fused

12. Acceptable

Exposed Ductwork: Metal

13. Acceptable

Blower Fan/Filters: Direct drive with disposable filter

## Roof

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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### Main Roof Surface

1. Method of Inspection: On roof

2. Acceptable Material: Asphalt shingle





## Roof (Continued)

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- 3. Type: Gable
  - 4. Approximate Age: 0-5 years
  - 5. Acceptable      Flashing: Aluminum
  - 6. Acceptable      Valleys: Preformed metal
  - 7. Acceptable      Plumbing Vents: PVC
  - 8. Acceptable      Electrical Mast: Underground utilities
  - 9. Acceptable      Gutters: Aluminum
  - 10. Acceptable     Downspouts: Aluminum
  - N/A Chimney
- 

## Garage/Carport

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### Attached Garage

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- 1. Type of Structure: Attached Car Spaces: 3
- 2. Acceptable      Garage Doors: Insulated aluminum
- 3. Acceptable      Door Operation: Mechanized
- 4. Acceptable      Door Opener: Craftsman
- 5. Acceptable      Exterior Surface: Brick veneer, Wood
- 6. Acceptable      Roof: Asphalt shingle
- 7. Acceptable      Roof Structure: 2x4 Truss
- 8. Acceptable      Service Doors: Fire rated
- 9. Acceptable      Ceiling: Drywall



## Garage/Carport (Continued)

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- 10. Acceptable      Walls: Exposed framing
- 11. Acceptable      Floor/Foundation: Concrete block
- 12. Acceptable      Hose Bibs: Rotary
- 13. Acceptable      Electrical: 110 VAC GFCI
- 14. Acceptable      Smoke Detector: Battery operated
- 15. Acceptable      Gutters: Aluminum
- 16. Acceptable      Downspouts: Aluminum

## Electrical

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- 1. Acceptable      Service Amps 200
- 2. Acceptable      Service: Aluminum
- 3. Acceptable      120 VAC Branch Circuits: Copper
- 4. Acceptable      240 VAC Branch Circuits: Copper
- 5. Acceptable      Conductor Type: Romex
- 6. Acceptable      Ground: Plumbing and rod in ground

### Basement Electric Panel

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- 7. Acceptable      Manufacturer: Square D
- 8. Maximum Capacity: 200 Amps
- 9. Acceptable      Main Breaker Size: 200 Amps
- 10. Acceptable     Breakers: Copper
- 11. Acceptable     Fuses: Blade type



## Electrical (Continued)

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12. Acceptable GFCI: Present

13. Is the panel bonded? Yes

## Structure

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1. Acceptable Structure Type: Wood frame

2. Acceptable Foundation: Poured

3. Acceptable Differential Movement: No movement or displacement noted

4. Acceptable Beams: Solid wood

5. Acceptable Bearing Walls: Frame

6. Acceptable Joists/Trusses: 2x10

7. Acceptable Floor/Slab: Poured slab

8. Acceptable Subfloor: Plywood



## Attic

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### Main Attic

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1. Method of Inspection: In the attic
2. Acceptable Roof Framing: 2x4 Truss, 2x4 Rafter
3. Acceptable Sheathing: Plywood
4. Acceptable Ventilation: Gable and soffit vents
5. Acceptable Insulation: Blown in
6. Acceptable Insulation Depth: 10
7. Acceptable Wiring/Lighting: 110 VAC
8. Acceptable Bathroom Fan Venting: Electric fan

## Basement

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## Basement (Continued)

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### Main Basement

- 1. Acceptable Ceiling: Texture paint
- 2. Acceptable Walls: Paint
- 3. Acceptable Floor: Carpet
- 4. Acceptable Floor Drain: Covered
- 5. Acceptable Doors: Wood
- 6. Acceptable Windows: Vinyl slider
- 7. Acceptable Electrical: 110 VAC
- 8. Not Present Smoke Detector: Hard wired



- 9. Acceptable HVAC Source: Heating system register
- 10. Acceptable Insulation: Batting
- 11. Acceptable Ventilation: Windows
- 12. Defective Sump Pump: Submerged - **Pipe leaving house from sump pump is broken at the ground. Recommend repair or replacement by licensed plumber.**



- 13. Acceptable Basement Stairs/Railings: Wood stairs with wood handrails



## Fireplace/Wood Stove

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### Basement Fireplace

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1. Acceptable Freestanding Stove: Wood burning
2. Acceptable Fireplace Construction: Tile
3. Type: Wood burning
4. Acceptable Smoke Chamber: Metal
5. Acceptable Flue: Metal - Recommend that the chimney flue be cleaned annually when in use to prevent creosote build up.
6. Acceptable Damper: Metal
7. Acceptable Hearth: Flush mounted

## Heating System

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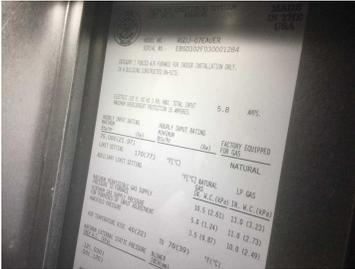
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## Heating System (Continued)

### Basement Heating System

1. Acceptable Heating System Operation: Adequate
2. Manufacturer: Rheem



3. Model Number: RGDJ-07EAUER Serial Number: EB5D302F030001284
4. Type: Boiler system Capacity: Unknown
5. Area Served: Whole building Approximate Age: 30 years
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 3 Burner



8. Unable to Inspect: N/A
9. Acceptable Blower Fan/Filter: Direct drive with disposable filter - Filter is recommended to be replaced quarterly.



10. Acceptable Distribution: Metal duct
11. Acceptable Circulator: Gravity
12. Acceptable Draft Control: Manual



## Heating System (Continued)

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- 13. Acceptable Flue Pipe: Single wall
- 14. Acceptable Thermostats: Individual
- 15. Tank Location: N/A
- 16. Suspected Asbestos: No

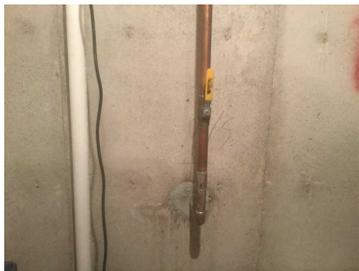
## Plumbing

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- 1. Acceptable Service Line: Copper
- 2. Acceptable Main Water Shutoff: Basement



- 3. Acceptable Water Lines: Copper, PEX



- 4. Acceptable Drain Pipes: PVC



## Plumbing (Continued)

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- 5. Acceptable     Service Caps: Accessible
- 6. Acceptable     Vent Pipes: PVC
- 7. Acceptable     Gas Service Lines: Cast iron

### Basement Water Heater

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- 8. Acceptable     Water Heater Operation: Adequate
- 9. Manufacturer: A.O. Smith



- 10. Model Number: G9-4040NVR 400 Serial Number: 1914114340471
- 11. Type: Natural gas Capacity: 40 Gal.
- 12. Approximate Age: 1 year Area Served: Whole building
- 13. Acceptable     Flue Pipe: Single wall
- 14. Acceptable     TPRV and Drain Tube: Copper

## Bathroom

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### 1st floor main Bathroom

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- 1. Acceptable     Ceiling: Texture paint



## Bathroom (Continued)

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- 2. Acceptable Walls: Paint
- 3. Acceptable Floor: Vinyl floor covering
- 4. Acceptable Doors: Wood
- 5. Acceptable Electrical: 110 VAC GFCI
- 6. Acceptable Counter/Cabinet: Wood
- 7. Acceptable Sink/Basin: Porcelain
- 8. Acceptable Faucets/Traps: Acceptable fixtures with a metal trap
- 9. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround
- 10. Acceptable Toilets: 1 1/2 Gallon Tank
- 11. Acceptable HVAC Source: Heating system register
- 12. Acceptable Ventilation: Electric ventilation fan

### Basement Bathroom

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- 13. Acceptable Closet: None
- 14. Acceptable Ceiling: Texture paint
- 15. Acceptable Walls: Paint
- 16. Acceptable Floor: Linoleum
- 17. Acceptable Doors: Hollow wood
- 18. Acceptable Electrical: 110 VAC GFCI
- 19. Acceptable Counter/Cabinet: Wood
- 20. Acceptable Sink/Basin: Porcelain
- 21. Acceptable Faucets/Traps: Acceptable fixtures with a metal trap
- 22. Acceptable Shower/Surround: Fiberglass pan and fiberglass surround
- 23. Acceptable Toilets: 1 1/2 Gallon Tank
- 24. Acceptable HVAC Source: Heating system register
- 25. Acceptable Ventilation: Electric ventilation fan



## Kitchen

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### 1st Floor Kitchen

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1. Acceptable     Cooking Appliances: Whirlpool
2. Acceptable     Ventilator: Whirlpool
3. Acceptable     Disposal: Badger
4. Acceptable     Dishwasher: Frigidaire
5. Air Gap Present? Yes
6. Acceptable     Refrigerator: Samsung
7. Acceptable     Microwave: Whirlpool
8. Acceptable     Sink: Stainless Steel
9. Acceptable     Electrical: 110 VAC GFCI
10. Acceptable    Plumbing/Fixtures: PVC
11. Acceptable    Counter Tops: Formica
12. Acceptable    Cabinets: Wood
13. Acceptable    Ceiling: Texture paint
14. Acceptable    Walls: Paint and tile
15. Marginal      Floor: Hardwood - Gaps present where floor meets cabinets and may allow for water damage in the event of a leak/spill. Recommend repair or replacement by licensed contractor.



## Kitchen (Continued)

Floor: (continued)



- 16. Acceptable      Windows: Vinyl double hung
- 17. Acceptable      HVAC Source: Heating system register

## Bedroom

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### 1st floor 1&2 Bedroom

- 1. Acceptable      Closet: Single small
- 2. Acceptable      Ceiling: Texture paint
- 3. Acceptable      Walls: Paint
- 4. Acceptable      Floor: Carpet
- 5. Acceptable      Doors: Wood
- 6. Acceptable      Windows: Vinyl double hung
- 7. Acceptable      Electrical: 110 VAC
- 8. Acceptable      HVAC Source: Heating system register



## Bedroom (Continued)

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9. Not Present    Smoke Detector: **Although hard wired, smoked detector is missing.**



### Basement Bedroom

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10. Acceptable    Closet: Single  
11. Acceptable    Ceiling: Texture paint  
12. Acceptable    Walls: Paint  
13. Acceptable    Floor: Carpet  
14. Acceptable    Doors: Wood  
15. Acceptable    Windows: Vinyl slider  
16. Acceptable    Electrical: 110 VAC  
17. Acceptable    HVAC Source: Heating system register  
18. Not Present    Smoke Detector:





## Living Space

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### Living Room Living Space

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1. Acceptable Ceiling: Texture paint
2. Acceptable Walls: Paint
3. Acceptable Floor: Carpet
4. Acceptable Doors: Wood
5. Acceptable Windows: Vinyl double hung
6. Acceptable Electrical: 110 VAC
7. Acceptable HVAC Source: Heating system register
8. Acceptable Smoke Detector: Hard wired
9. Acceptable Thermostats: Individual

## Laundry Room/Area

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## Laundry Room/Area (Continued)

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### 1st Floor Laundry Room/Area

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- |                |  |
|----------------|--|
| 1. Acceptable  | Ceiling: Texture paint                   |
| 2. Acceptable  | Walls: Paint                             |
| 3. Acceptable  | Floor: Linoleum                          |
| 4. Acceptable  | Doors: Wood                              |
| 5. Acceptable  | Electrical: 110 VAC/220 VAC              |
| 6. Not Present | Smoke Detector:                          |
| 7. Acceptable  | HVAC Source: Heating system register     |
| 8. Acceptable  | Washer Hose Bib: Gate valves             |
| 9. Acceptable  | Washer and Dryer Electrical: 110-240 VAC |
| 10. Acceptable | Dryer Vent: Metal flex                   |
| 11. Acceptable | Washer Drain: Wall mounted drain         |

## Final Comments

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***Thank you for the opportunity to provide you with this inspection and report. Please feel free to reach out to us with any questions concerning your inspection. As a reminder, you should install smoke alarms in every bedroom, outside each sleeping area, and on every level of your home. You should also test your smoke alarms every month and replace all smoke alarms every 10 years.***

***Here are a few low-cost, maintenance items to keep up on. Although these are not all-inclusive, they are common to most homes in our region.***

### ***Spring/Summer***

- Oil garage-door opener and chain, garage door, and all door hinges.***
- Have roof inspected for missing, loose, or damaged shingles and leaks.***
- Remove lint from inside and outside washer hoses and dryer vents.***
- Seal tile grout.***
- Prune trees and shrubs.***
- Fertilize your lawn.***
- Have air-conditioning system serviced.***
- Change the Heating/air-conditioner filter.***
- Clean window and door screens.***
- Repair or replace siding.***
- Replace the batteries in smoke and carbon monoxide detectors.***
- Inspect the roof, gutters, and downspouts for damage after storms.***



## Final Comments (Continued)

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- Seal cracks and gaps in windows, siding, and doors with caulk or weather stripping*
- Fall/Winter*
- Remove leaves and debris from gutters and downspouts.*
- Replace the batteries in smoke and carbon monoxide detectors.*
- Have forced-air heating system inspected by a professional.*
- Replace the batteries in smoke and carbon monoxide detectors.*
- Vacuum heat registers and heat vents.*
- Clean the garbage disposal by grinding ice cubes, then flushing with hot water and baking soda.*



## Marginal Summary

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This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

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1. Driveway: Concrete - **Minor cracks due to settling on driveway. Recommend further monitoring or evaluation by licensed contractor.**



2. Deck: Treated wood - **Loose handrails and balusters on deck. The main rafters have a slight sag. Recommend repair or replacement on hand rails. Recommend further monitoring or evaluation by licensed contractor on deck frame.**



3. Fences: Wrought iron - **Trash build up next to fence. Recommend removing to prevent termites.**





## Marginal Summary (Continued)

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### Exterior

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4. Main Exterior Surface Type: Brick veneer, Wood - Moisture stains, rot noted, and deterioration at the bottom of siding. Recommend further repair or replacement by licensed contractor as this can lead to additional water intrusion and damage.



### Air Conditioning

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5. Main AC System Refrigerant Lines: Serviceable condition - Torn insulation, A qualified air conditioning contractor is recommended to evaluate and estimate repairs.



### Kitchen

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6. 1st Floor Kitchen Floor: Hardwood - Gaps present where floor meets cabinets and may allow for water damage in the event of a leak/spill. Recommend repair or replacement by licensed contractor.



## Kitchen (Continued)

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## Defective Summary

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This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

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1. Grading: Minor slope - Grading has negative slope and water is pooling against the foundation. Recommend adding fill dirt to fix grading issues.



### Exterior

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2. Trim: Wood - Spacing was noted at trim where it meets the siding. This creates a gap for water to enter and cause additional damage. Recommend re-caulking and painting to provide a better seal.



### Basement

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3. Main Basement Sump Pump: Submerged - Pipe leaving house from sump pump is broken at the ground. Recommend repair or replacement by licensed plumber.





## Defective Summary (Continued)

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