

REPORT C95281 SUMMARY DEFICIENCIES LIST

Subject Property: 1212xx Maple Street, Anywhere, Minnesota, 55xxx

The residence at 1212xx Maple Street, Anywhere, Minnesota, 55xxx was inspected on Monday, July 26, 2010 with the inspection commencing at approximately 8:00 AM.

This home is a story detached residence of approximate age 35. Ambient conditions at the time of inspection were: Sunny; Temp 60 to 70 °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): Excited Home Buyer. 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. 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.

SYSTEM ASSESSMENT SUMMARIES

Roof System and Roof Edge Components

1 Gutters not installed

Location: General **Action:** Minor Deficiency | Install

2 Roof/wall flashing is missing - including kick-out flashing

Location: Roof, Lower, Right Side **Action:** Install

Exterior Elements and Components

3 Ledger board is not properly secured to house.

Location: Deck **Action:** Major Deficiency | Safety Concern | Repair

4 Tree branches are too near to the roof surface

Location: Exterior Right Side **Action:** Remove

5 Vehicle door opener failed to auto-reverse when safety beams were tested. NO SAFETY BEAMS PRESENT

Location: Garage **Action:** Adjust, repair, or replace.

Interior Elements and Components

6 Window unit has damaged weatherstripping

Location: Bedroom, Back Left **Action:** Repair

7 Cabinet drawers do not open and close smoothly

Location: Kitchen **Action:** Repair

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Insulation and Ventilation Systems

8 Attic hatch is not insulated

Location: Attic **Action:** Monitor

9 Bathroom does not have an exhaust fan installed.

Location: Main Washroom **Action:** Install

10 Insufficient insulation

Location: Attic **Action:** Complete

Plumbing System

11 Caulk deteriorated/missing

Location: Main Bathroom **Action:** Repair

Electrical System

12 Receptacle cover plate is missing in two locations

Location: Garage **Action:** Install

13 Ground fault protection for an outlet is recommended

Location: Garage, Exterior, kitchen and both baths **Action:** Install