

Report Summary Page

Note; This summary page is intended as convenience for the reader, and does not contain all of the details of the inspection. The items listed in this report, represent the inspectors professional opinion, on whether those items require attention, maintenance, repair, or replacement.

Details of that item can be found in the main section of the report. Any reference to repair or replacement, should be discussed and completed by a qualified contractor, homeowner repairs are not recommended.

This Summary page is not intended to be used as a "punch list" for repairs. Obtain a contractor for cost/repair estimates. Also, discuss these issues with your attorney, prior to closing.

Exterior Components

3.3 Chimney Conditions

Observed roofing cement applied on the chimney. While this may be a temporary fix, it's not a long-term solution. It's advisable to consult a professional roofer to assess and address any underlying issues, ensuring a more durable and effective repair.



3.17 Sidewalk Conditions

The sidewalk shows signs of either raising or settling. This can pose a tripping hazard. Suggest engaging a professional contractor to assess and address the issue for proper sidewalk stability.



Plumbing System

5.1 Plumbing Conditions

The valve wheel was missing in the laundry room. This could impede the ability to shut off or control the flow of water to this area, which poses a potential safety and functionality concern. It is recommended that the missing valve wheel be replaced promptly to ensure proper operation and safety.

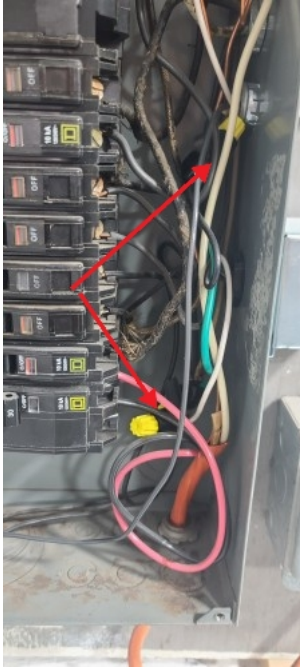
Roofing cement-like material around the plumbing vent stack flashing. This could indicate an attempt to address a leak, but it's recommended to have a professional roofer inspect and make necessary repairs to ensure the proper sealing and integrity of the flashing.



Electrical System

6.1 Electrical Conditions

Multiple splices wires inside the main electrical panel. This poses a safety risk and should be addressed promptly by a qualified electrician to ensure compliance and prevent potential hazards.



Heating System

7.1 Heating System Conditions

The heater coils exhibit noticeable dents and damage. These issues may impact the heating efficiency and pose potential safety concerns. It is advised to address and rectify the damage promptly to maintain optimal functionality and prevent further complications.

