



SUMMARY
 1234 Main Street Belmont NC 28012
 Buyer Name
 10/08/2022 9:00AM

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2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



Correctly installed gutter downspouts that are diverting the water away from the foundation.

2.2.2 Roof Drainage Systems

GUTTER LOOSE

Recommendation

REAR RIGHT SIDE

The gutter(s) is loose and needs to be re-fastened to exterior wall and pitched properly. Loose gutters can enable moisture to get behind the gutters and cause moisture damage to the fascia and soffits.

I recommend repair by a qualified gutter contractor.



Downspout is missing strap near the eave which has allowed the downspout to move from its proper location.

3.1.1 Siding, Flashing & Trim **SIDING DAMAGED**

 Recommendation

Siding had several punctures possibly caused by hail or other external forces. Holes in the siding can allow moisture intrusion to reach the wall sheathing.

Recommendation
Contact a qualified professional.



3.2.1 Exterior Doors **DOOR STICKS WHEN OPENING OR CLOSING** CARPORT DOOR

 Recommendation

Sticking doors can be caused by thermal expansion or contraction, warper or damaged door frames, or damaged hinges. This could possibly be a safety hazard if door needed to be opened quickly. I recommend further observation by a qualified contractor.

Recommendation
Contact a qualified professional.



Door at carport sticks when opening or closing

3.3.1 Walkways, Patios & Driveways **DRIVEWAY CRACKING - MINOR**

 Recommendation

DRIVEWAY

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.



3.3.2 Walkways, Patios & Driveways **WALKWAY CRACKING - MINOR**

 Recommendation

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

3.4.1 Decks, Balconies, Porches & Steps

STAIRS- NO HANDRAIL

REAR OF HOUSE

Any stairway with four or more risers should have a handrail on at least one side. The handrail should be at least 34 inches high. A handrail should be considered to prevent falls from the stairway. This is a safety concern.

Recommendation

Contact a qualified carpenter.

 Recommendation



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

STANDING WATER

DRIVEWAY

Evidence of standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.

Recommendation

Contact a qualified landscaping contractor

 Recommendation



Low grade area of driveway



Area where water has pooled in low area of driveway

4.2.1 Basements & Crawlspaces

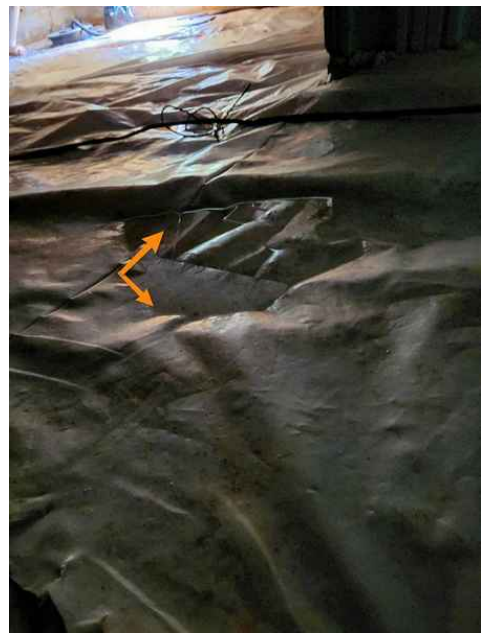
STANDING WATER

CRAWLSPACE

 Recommendation

Observed signs that standing water may have been present on basement floor. This appears to be condensation that has dripped from the ductwork. Recommend a qualified contractor evaluate and find potential source of moisture.

Recommendation
Contact a qualified heating and cooling contractor



Pooling water under duct

7.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

DRIP PAN MISSING AT WATER HEATER

LAUNDRY ROOM

Drip pan is missing from water heater. If the water heater developed a leak, water damage could occur on the floor structure and surrounding walls. Recommend having a drip pan installed by a qualified contractor.

Recommendation
Contact a qualified professional.



No Drip Pan at water heater

7.4.1 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN

Recommendation

LAUNDRY ROOM

No drip pan was present. Not having a drip pan can result in water damage to surrounding wall structures or floors if the water heater develops a leak in the future. Recommend installation by a qualified plumber.

Recommendation
Contact a qualified plumbing contractor.

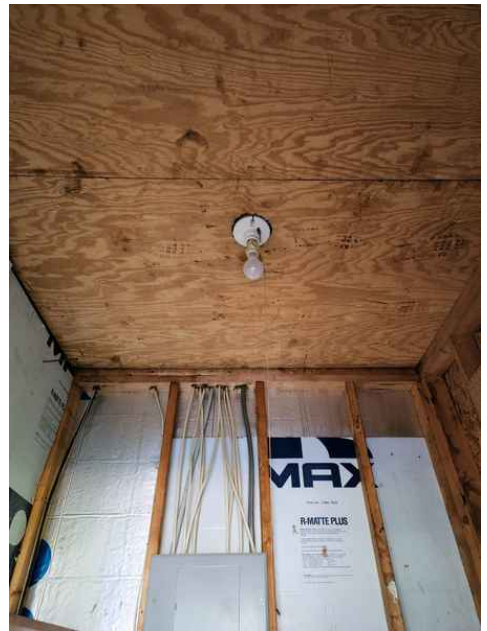
8.4.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

LIGHT INOPERABLE

CARPORT CLOSET

One or more lights are not operating. New light bulb possibly needed.



Light in closet at carport did not function with pull string

8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Safety Hazard

BATHROOM

No GFCI protection present in bathroom locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations that are within six feet of a water source. This can be an electrical shock hazard.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



No GFCI protection on receptacle in hall bathroom



No GFCI protection on receptacle in master bathroom

11.4.1 Walls

HOLE IN DRYWALL

 Maintenance Item

BEDROOM

A hole was observed in the drywall of the rear bedroom. Recommend a qualified drywall contractor for repair.

Recommendation
Contact a qualified professional.



Damaged Drywall

11.6.1 Steps, Stairways & Railings

NO HANDRAIL

DECK

Stairway on deck had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation
Contact a qualified carpenter.



12.3.1 Range/Oven/Cooktop

RANGE ANTI-TIP DEVICE MISSING

KITCHEN

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor to secure range to the floor so it can't tip.

Recommendation
Contact a qualified professional.

