



SUMMARY

1234 Main Street Akron OH 44319

Buyer Name

10/11/2022 9:00AM

Dillon Shammo

CPI

PLX Property Inspections LLC

3302890021

dshamm1618@gmail.com



2.4.1 Walkways, Patios & Driveways

DRIVEWAY HEAVING



Immediate Action Needed

Driveway is heaving. This is a trip hazard. Recommend a reputable contractor.

Recommendation

Contact a qualified concrete contractor.



2.4.2 Walkways, Patios & Driveways

WALKWAY HEAVING



Immediate Action Needed

Walkway is heaving. This is a trip hazard. Recommend reputable contractor.

Recommendation

Contact a qualified concrete contractor.



2.5.1 Decks, Balconies, Porches & Steps

DECK - ROTTED BOARDS



Repair Needed

One or more deck boards are showing signs of rot and water penetration. Recommend a reputable contractor.

Recommendation
Contact a qualified deck contractor.



2.5.2 Decks, Balconies, Porches & Steps

RAILING UNSAFE

There is no handrails or balusters on the side entry stairs. This is a fall hazard. Recommend a reputable contractor.

Recommendation
Contact a qualified deck contractor.

 Immediate Action Needed



2.7.1 Vegetation, Grading, Drainage & Retaining Walls

LANDSCAPING CLOSE TO PROPERTY

There is vegetation growing against the property. This can allow for pest infestation. Recommend trimming back 2-3'. Recommend a reputable contractor.

Recommendation
Contact a qualified landscaping contractor

 Maintenance Item

2.8.1 Attached garage

GFCI OUTLET IN GARAGE

GARAGE

 Immediate Action Needed

Outlets in garage are not GFCI protected. This will allow for shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



4.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

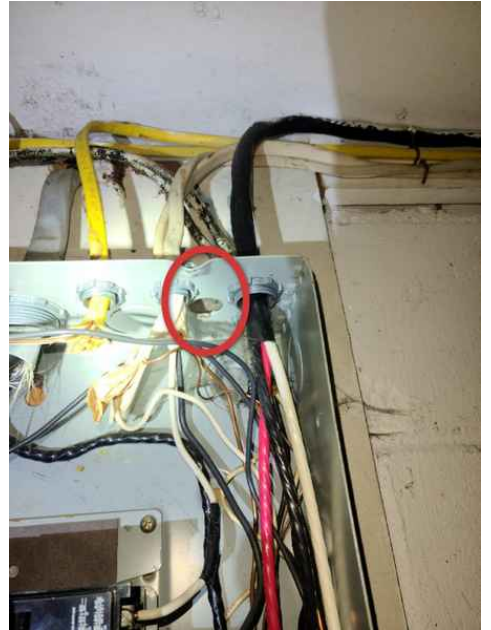
 Immediate Action Needed

KNOCKOUTS MISSING

There is a knockout missing at the top of the service panel. This will allow for shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



4.3.1 Branch Wiring Circuits, Breakers & Fuses

 Immediate Action Needed

IMPROPER WIRING

There is multiple open leads at the bottom of the service panel. This will allow for shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



5.3.1 Range/Oven/Cooktop
BURNER NOT LIGHTING

 Repair Needed

Top right burner does not work. Recommend a reputable contractor.

Recommendation

Contact a qualified general contractor.

6.7.1 Lighting Fixtures, Switches & Receptacles

UNGROUNDED RECEPTACLE

One or more receptacles are ungrounded. This home has no grounds. This is grandfathered in.



8.5.1 Walls

PAINT CRACKING

Paint was cracking in the bedroom above garage. Recommend repainting.

Recommendation

Contact a qualified painting contractor.



9.7.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

The bedroom being used as an office is missing cover plates. This will allow for shock or worse. Recommend installation of cover plates.

Recommendation

Contact a qualified electrical contractor.





10.3.1 GFCI & AFCI

GFCI DOES NOT WORK

FULL BATHROOM

GFCI does not work in lead bathroom. This will allow for shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Immediate Action Needed



11.3.1 GFCI & AFCI

IMPROPER INSTALLATION

GFCI does not work in half bathroom. This will allow for shock or worse. Recommend a reputable licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Immediate Action Needed



15.2.1 Steps, Stairways & Railings

NO BALUSTERS

There are no balusters leading to the basement. This is a fall hazard. Recommend a reputable contractor.

Recommendation
Contact a qualified handyman.

 Immediate Action Needed

