

SUMMARY

2657 Bulldog Ave, La Crosse, WI January 14, 2015

Report No. 1003, v.0
www.ridgelineinspections.com

SUMMARY

ROOFING

EXTERIOR

HEATING

REFERENCE

Note: For the purpose of this report the building is considered to be facing **South**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

General

- recommend reevaluation in the spring when the snow and ice have melted

Location: Throughout Exterior

Task: Further evaluation

Exterior

EXTERIOR GLASS \ Sashes

Condition: • Loose fit

lower level SE side of home allowing air to penetrate interior of home

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Southeast Exterior

Task: Repair or replace

Time: Less than 2 years

LANDSCAPING \ Driveway

Condition: • Cracked or damaged surfaces

typical cracks in concrete

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Monitor

Time: Ongoing

GARAGE \ Floor

Condition: • Cracked

typical cracks found in garage floor

Implication(s): Uneven floors

Location: Various Garage

Task: Monitor

Time: Ongoing

GARAGE \ Vehicle doors

Condition: • Dented

small dent in bottom of garage door

Implication(s): Cosmetic defects

Location: Front Exterior Garage

Task: Protect

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GARAGE \ Vehicle door operators

Condition: • Adjustment needed to open or close limit

tension on garage door set too high, recommend reducing so door will open stop with less resistance

Implication(s): System inoperative | Physical injury

Location: Garage

Task: Correct

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

Sloped roofing material: • Asphalt shingles

Sloped roof flashing material: • Metal

Limitations

General: • roof inspection was performed off of a ladder at the roof edge at all 4 sides, due to the snow and ice

Roof inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • From roof edge

Recommendations

General

1. • recommend reevaluation in the spring when the snow and ice have melted

Location: Throughout Exterior

Task: Further evaluation

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Gutter & downspout material: • Aluminum
Gutter & downspout type: • Eave mounted
Gutter & downspout discharge: • Above grade
Downspout discharge: • Above grade
Lot slope: • Away from building
Wall surfaces - wood: • Hardboard, plywood or OSB
Wall surfaces - masonry: • Artificial stone
Wall surfaces: • Vinyl siding
Soffit and fascia: • Aluminum
Driveway: • Concrete • No performance issues were noted.
Walkway: • Concrete • No performance issues were noted.
Porch: • Concrete • No performance issues were noted
Exterior steps: • Concrete • No performance issues were noted.
Garage: • General

Limitations

Inspection limited/prevented by: • Car/storage in garage • Vines/shrubs/trees against wall
Upper floors inspected from: • ladder
Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

2. Condition: • Clogged
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Various Exterior
Task: Clean
Time: Regular maintenance

EXTERIOR GLASS \ Sashes

3. Condition: • Loose fit
lower level SE side of home allowing air to penetrate interior of home
Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort
Location: Southeast Exterior
Task: Repair or replace
Time: Less than 2 years

LANDSCAPING \ Driveway

4. Condition: • Cracked or damaged surfaces

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typical cracks in concrete

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Monitor

Time: Ongoing

GARAGE \ Floor

5. Condition: • Cracked

typical cracks found in garage floor

Implication(s): Uneven floors

Location: Various Garage

Task: Monitor

Time: Ongoing

GARAGE \ Vehicle doors

6. Condition: • Dented

small dent in bottom of garage door

Implication(s): Cosmetic defects

Location: Front Exterior Garage

Task: Protect

GARAGE \ Vehicle door operators

7. Condition: • Adjustment needed to open or close limit

tension on garage door set too high, recommend reducing so door will open stop with less resistance

Implication(s): System inoperative | Physical injury

Location: Garage

Task: Correct

Time: Immediate