



Blue Tree Home Inspection LLC
123 Somewhere Street
Somewhere, US 12345
(209)769-0483
www.BlueTreeHomeInspection.com

Home Inspection Report



1234 School House Road
Yourtown, US 12345

Blue Tree Home Inspection LLC

20:24 June 04, 2014

John Smith
1234 School House Road
Page 1 of 27



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Blue Tree Home Inspection LLC

20:24 June 04, 2014

John Smith
1234 School House Road
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Definitions

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 School House Road
City Yourtown State US Zip 12345
Contact Name Ima Goodagent
Phone (111)111-1111

Client Information

Client Name John Smith
Client Address 3212 Homestead Dr.
City Somewhere State OH Zip 12345
Phone (333)333-3333
E-Mail buyer@usedhouse.com

Inspection Company

Inspector Name Osvaldo Reyes
Company Name Blue Tree Home Inspection LLC
Address 123 Somewhere Street
City Somewhere State US Zip 12345
Phone 123-456-7890
E-Mail info@palm-tech.com

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 55 Years Old Entrance Faces East
Inspection Date 01/06/2014
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 75 degrees
Weather Partly cloudy Soil Conditions Damp
Space Below Grade Partial basement
Building Type Single family Garage Attached
Sewage Disposal City How Verified Multiple Listing Service



General Information (Continued)

Water Source City How Verified Multiple Listing Service

Lots and Grounds

This is the disclaimer section. Each category has a disclaimer section. In this section you can include any relevant text for the category. Common uses for this area include: standards of practice, what the inspector does/does not inspect, general information that the client may find helpful, etc.

There is no limit to the amount of information that is included in the section. It can be a few words or a few pages worth of information. You can also change the color and the font of the text.

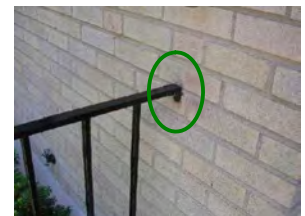
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- 1. Acceptable Driveway: Concrete
- 2. Marginal Walks: Concrete - Cracks noted, Heaving at walk at rear 3 season storm door



- 3. Acceptable Steps/Stoops: Concrete
- 4. Marginal Porch: Concrete - Loose handrail



- 5. Marginal Patio/Enclosure: Ceramic tile, Brick, Aluminum windows - Loose limestone wall caps, Missing screens and some cranks, Lubricate as required



- 6. Acceptable Grading: Minor slope
- 7. Acceptable Vegetation: Trees, Shrubs



Exterior

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Partial perimeter Exterior Surface _____

1. Acceptable Type: Brick/Block

Partial perimeter Exterior Surface _____

2. Acceptable Type: Vinyl siding

3. Defective Trim: Aluminum - **Missing piece at front**



4. Acceptable Fascia: Aluminum

5. Acceptable Soffits: Vinyl

6. Acceptable Door Bell: Hard wired

7. Acceptable Entry Doors: Metal

8. Acceptable Patio Door: Vinyl sliding

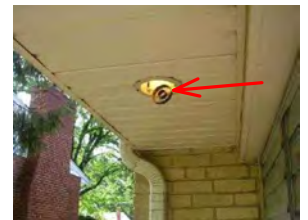
9. Acceptable Windows: Vinyl slider

10. Not Present Storm Windows:

11. Acceptable Window Screens: Vinyl mesh

12. Acceptable Basement Windows: Glass block

13. Acceptable Exterior Lighting: Surface mount - **Loose can grill at rear soffit lighting**



14. Acceptable Exterior Electric Outlets: 110 VAC GFCI

15. Marginal Hose Bibs: Gate - **Damaged handle needs replaced**





Exterior (Continued)

16. Acceptable Gas Meter: Basement



17. Acceptable Main Gas Valve: Located at gas meter

Roof

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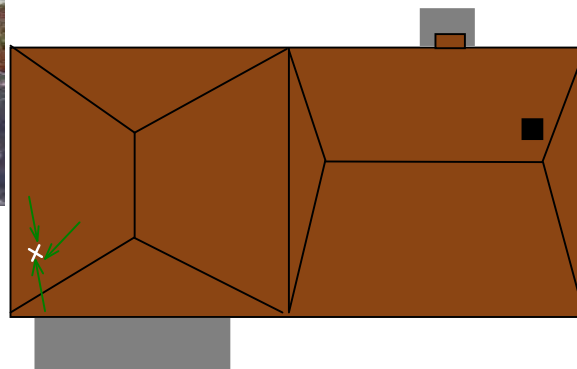
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Main Roof Surface

1. Method of Inspection: On roof



2. Acceptable Unable to Inspect: 0%
3. Acceptable Material: Fiberglass shingle - Moss growth noted



4. Type: Gable
5. Approximate Age: 7 years



Roof (Continued)

Porch Roof Surface

- 6. Method of Inspection: Ladder at eaves
- 7. Acceptable Unable to Inspect: 0%
- 8. Acceptable Material: Fiberglass shingle
- 9. Type: Gable
- 10. Approximate Age: 7 years
- 11. Acceptable Flashing: Metal
- 12. Acceptable Valleys: Metal
- 13. Not Present Skylights:
- 14. Acceptable Plumbing Vents: Cast Iron
- 15. Acceptable Electrical Mast: Mast with tie back at roof
- 16. Defective Gutters: Aluminum - **Loose due to missing spikes**
- 17. Acceptable Downspouts: Aluminum
- 18. Not Inspected Leader/Extension: Underground Conductor Drains

North Chimney

- 19. Acceptable Chimney: Brick
- 20. Acceptable Flue/Flue Cap: Clay Tile
- 21. Acceptable Chimney Flashing: Metal

Garage/Carport

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Attached Garage

- 1. Type of Structure: Attached Car Spaces: 1
- 2. Acceptable Garage Doors: Insulated aluminum
- 3. Acceptable Door Operation: Mechanized
- 4. Defective Door Opener: Overhead Door - **No safety reverse system in operation**
- 5. Marginal Service Doors: Fire rated - **Add closing mechanism to entry door**
- 6. Acceptable Ceiling: Plaster Board
- 7. Marginal Walls: Concrete - **Cracks present**
- 8. Marginal Floor/Foundation: Poured concrete - **Crack present at right foundation wall with some shifting**
- 9. Not Present Hose Bibs:
- 10. Acceptable Electrical: 110 VAC
- 11. Not Present Smoke Detector:
- 12. Not Present Heating:
- 13. Acceptable Windows: Block



Electrical

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1. Service Size Amps: 100 Volts: 120/240 VAC
2. Acceptable Service: Copper



3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper and aluminum
5. Acceptable Conductor Type: Romex, Non-metallic sheathed cable
6. Acceptable Ground: Plumbing ground only
7. Acceptable Smoke Detectors: Battery operated

Garage Electric Panel

8. Acceptable Manufacturer: Cutler-Hammer



9. Maximum Capacity: 100 Amps
10. Acceptable Main Breaker Size: 100 Amps
11. Acceptable Breakers: Copper
12. Not Present AFCI:
13. Not Present GFCI:
14. Is the panel bonded? Yes

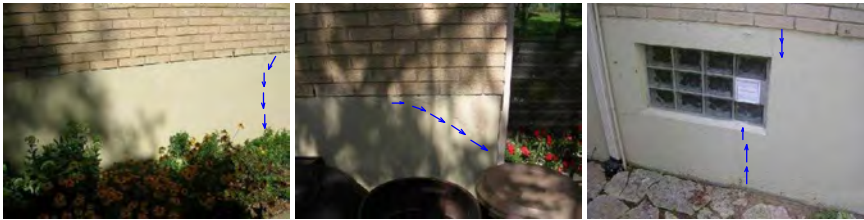


Structure

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1. Acceptable Structure Type: Wood frame
2. Marginal Foundation: Poured concrete - **Common cracks noted near windows, Spalled foundation corners noted**



3. Marginal Differential Movement: Differential settlement present - **Cracks will require monitoring**
4. Acceptable Beams: Steel I-Beam
5. Acceptable Joists/Trusses: 2x10
6. Not Inspected Piers/Posts: Not visible
7. Acceptable Floor/Slab: Poured slab
8. Defective Stairs/Handrails: Wood stairs with wood handrails - **Handrails missing to lower level from kitchen(Safety)**
9. Acceptable Subfloor: Plywood

Attic

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Partial house-Upper Roof Attic

1. Method of Inspection: In the attic





Attic (Continued)

- 2. Acceptable Unable to Inspect: 20%
- 3. Acceptable Roof Framing: 2x6 Rafter
- 4. Acceptable Sheathing: Plywood
- 5. Acceptable Ventilation: Roof and soffit vents
- 6. Acceptable Insulation: Fiberglass
- 7. Acceptable Insulation Depth: 10"
- 8. Marginal Attic Fan: Direct drive - **Install junction box with coverplate at open splice to attic fan**



- 9. Acceptable House Fan: Belt drive with manual controls
 - 10. Acceptable Wiring/Lighting: 110 VAC lighting circuit
 - 11. Acceptable Moisture Penetration: No previous water penetration noted
-
- Partial house-Lower Attic
- 12. Method of Inspection: In the attic



- 13. Acceptable Unable to Inspect: 0%
- 14. Acceptable Roof Framing: 2x6 Rafter
- 15. Acceptable Sheathing: Plywood
- 16. Defective Ventilation: Ridge and soffit vents, Gable vents - **Torn screens at gable vents, Remove birds nesting**



- 17. Acceptable Insulation: Fiberglass
- 18. Marginal Insulation Depth: 3" - 10" - **Recommend additional insulation be installed**
- 19. Acceptable Wiring/Lighting: 110 VAC lighting circuit
- 20. Marginal Moisture Penetration: Previous water penetration noted - **Previous water penetration noted at plumbing stack penetration with plastic in attic to catch water and towels wedged between house and rafter- no current leaking detected - Monitor**



Attic (Continued)

Moisture Penetration: (continued)



21. Acceptable Bathroom Fan Venting: Electric fan

Basement

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Main Basement

- 1. Acceptable Unable to Inspect: 0%
- 2. Marginal Ceiling: Suspended Acoustical System
- 3. Marginal Walls: Drywall - Evidence of past or present water leakage
- 4. Acceptable Floor: Carpet
- 5. Not Inspected Floor Drain: Covered by Carpet - Recommend uncovering
- 6. Acceptable Doors: Bi-fold, Louvered
- 7. Acceptable Windows: Glass Block
- 8. Marginal Electrical: 110 VAC - Exposed wiring present, Protect exposed wiring splices in junction box with cover plate above drop ceiling, Open ground exists at several 3 prong outlet receptacles



- 9. Not Present Sump Pump:
- 10. Defective Moisture Evidence: Note - Suspected mold present along perimeter finished walls at left and rear elevations. Further investigation behind finishes may uncover hidden problems not visible in this visual inspection. Mold conditions can cause acute and chronic health concerns and should be remediated. Corrections may include remediation protocols provided by an environmental hygienist for the suspected mold conditions and qualified remediation contractors to make required corrections.



Basement (Continued)

Moisture Evidence: (continued)



11. Defective Basement Stairs/Railings: Wood stairs with no handrails - **Missing railing**

Air Conditioning

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Main AC System

1. Acceptable A/C System Operation: Appears serviceable



2. Acceptable Condensate Removal: Plastic tubing



3. Acceptable Exterior Unit: Pad mounted
4. Manufacturer: Carrier
5. Area Served: Whole house Approximate Age: 15
6. Fuel Type: 220 VAC Temperature Differential: 12 degrees
7. Type: Central A/C Capacity: 3 Ton
8. Acceptable Visible Coil: Copper core with aluminum fins
9. Acceptable Electrical Disconnect: Fused
10. Acceptable Exposed Ductwork: Metal
11. Acceptable Blower Fan/Filters: Direct drive with disposable filter
12. Acceptable Thermostats: Programmable



Heating System

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Basement Heating System

1. Defective Heating System Operation: Note: - **Non-functional at time of inspection, A qualified HVAC technician is recommended to review and correct as required, Condensation leaking stains noted in cabinet**

2. Manufacturer: Carrier



3. Type: Forced air Capacity: 80,000 BTUHR
4. Area Served: Whole house Approximate Age: 15
5. Fuel Type: Natural gas
6. Acceptable Heat Exchanger: 4 Burner
7. Unable to Inspect: 60%
8. Acceptable Blower Fan/Filter: Belt drive with disposable filter
9. Acceptable Distribution: Metal duct
10. Acceptable Draft Control: Manual
11. Acceptable Flue Pipe: Single wall
12. Acceptable Controls: Relief valve
13. Marginal Humidifier: Honeywell - **Not functioning**
14. Acceptable Thermostats: Programmable
15. Suspected Asbestos: No



Plumbing

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1. Acceptable Service Line: Copper

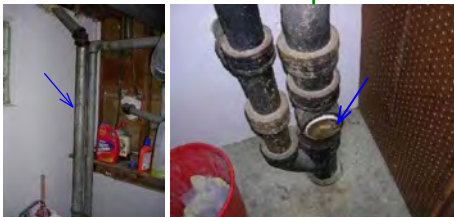


2. Acceptable Main Water Shutoff: Basement



3. Acceptable Water Lines: Copper

4. Marginal Drain Pipes: Cast iron, Galvanized - Slow draining noted at Tub. A licensed plumber is recommended to evaluate and estimate corrections, Galvanized drainpipe present- Galvanized piping corrodes from inside causing decreased flow rates and will eventually require updating. Noted new clean out cap which may indicate access was needed to clear drain clog



5. Acceptable Service Caps: Accessible

6. Acceptable Vent Pipes: Cast iron

7. Acceptable Gas Service Lines: Cast iron

Basement Water Heater

8. Acceptable Water Heater Operation: Functional at time of inspection





Plumbing (Continued)

- 9. Manufacturer: A.O. Smith
- 10. Type: Natural gas Capacity: 38 Gal.
- 11. Approximate Age: 1 Area Served: Whole house
- 12. Marginal Flue Pipe: Single wall - **Install screws at exhaust vent piping fittings**



- 13. Acceptable TPRV and Drain Tube: Brass/Copper

Bathroom

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Main Bathroom

- 1. Acceptable Closet: Single small
- 2. Acceptable Ceiling: Plaster Board
- 3. Acceptable Walls: Plaster Board
- 4. Acceptable Floor: Ceramic tile
- 5. Acceptable Doors: Hollow wood
- 6. Not Present Windows:
- 7. Acceptable Electrical: 110 VAC GFCI
- 8. Acceptable Counter/Cabinet: Laminate
- 9. Marginal Sink/Basin: One piece sink/counter top - **Cracks present in the sink bowl**



- 10. Acceptable Faucets/Traps: Delta fixtures with a metal trap
- 11. Acceptable Tub/Surround: Porcelain tub and ceramic tile surround
- 12. Acceptable Toilets: 3 Gallon Tank
- 13. Acceptable HVAC Source: Air exchange ventilation
- 14. Defective Ventilation: Electric ventilation fan - **Fan inoperative**



Bathroom (Continued)

Master Half Bathroom

- 15. Not Present Closet:
- 16. Acceptable Ceiling: Plaster Board
- 17. Acceptable Walls: Plaster Board
- 18. Acceptable Floor: Ceramic tile
- 19. Acceptable Doors: Hollow wood
- 20. Acceptable Windows: Vinyl Insulated
- 21. Acceptable Electrical: 110 VAC
- 22. Acceptable Counter/Cabinet: Laminate
- 23. Acceptable Sink/Basin: One piece sink/counter top
- 24. Marginal Faucets/Traps: Delta fixtures with a PVC trap - **Leaking sink faucet at stem-repair**



- 25. Defective Toilets: 3 Gallon Tank - **The toilet is loose at the floor and will require re-securing, Leaking flush valve-repair**



- 26. Acceptable HVAC Source: Air exchange ventilation
- 27. Acceptable Ventilation: Window

Lower Level Half Bathroom

- 28. Not Present Closet:
- 29. Acceptable Ceiling: Plaster Board
- 30. Acceptable Walls: Plaster Board
- 31. Acceptable Floor: Ceramic tile
- 32. Acceptable Doors: Hollow wood
- 33. Acceptable Windows: Steel casement
- 34. Acceptable Electrical: 110 VAC
- 35. Acceptable Counter/Cabinet: Laminate
- 36. Acceptable Sink/Basin: Porcelain
- 37. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
- 38. Acceptable Toilets: 3 Gallon Tank
- 39. Acceptable HVAC Source: Forced air
- 40. Acceptable Ventilation: Window



Kitchen

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Main Level Kitchen

1. Acceptable Cooking Appliances: Whirlpool
2. Acceptable Ventilator: Broan
3. Acceptable Disposal: In-Sinkerator
4. Acceptable Dishwasher: Maytag
5. Air Gap Present? No
6. Not Present Trash Compactor:
7. Acceptable Refrigerator: General Electric
8. Defective Microwave: General Electric - **Inoperative**
9. Acceptable Sink: Stainless Steel
10. Acceptable Electrical: 110 VAC
11. Defective Plumbing/Fixtures: Stainless Steel - **Faulty vegetable sprayer-repair/replace**
12. Acceptable Counter Tops: Laminate
13. Acceptable Cabinets: Laminate and composite materials
14. Acceptable Ceiling: Plaster Board
15. Acceptable Walls: Plaster Board
16. Acceptable Floor: Ceramic tile
17. Acceptable Windows: Vinyl Insulated
18. Acceptable HVAC Source: Air exchange ventilation

Bedroom

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Master Bedroom

1. Acceptable Closet: Single
2. Acceptable Ceiling: Plaster Board
3. Acceptable Walls: Plaster Board
4. Acceptable Floor: Hardwood
5. Acceptable Doors: Hollow wood
6. Acceptable Windows: Vinyl Insulated
7. Acceptable Electrical: 110 VAC



Bedroom (Continued)

8. Acceptable HVAC Source: Forced air

9. Not Present Smoke Detector:

East Bedroom

10. Acceptable Closet: Single

11. Acceptable Ceiling: Plaster Board

12. Acceptable Walls: Plaster Board

13. Acceptable Floor: Hardwood

14. Acceptable Doors: Hollow wood

15. Acceptable Windows: Vinyl Insulated

16. Acceptable Electrical: 110 VAC

17. Acceptable HVAC Source: Forced air

18. Not Present Smoke Detector:

West Bedroom

19. Acceptable Closet: Single

20. Acceptable Ceiling: Plaster Board

21. Acceptable Walls: Plaster Board

22. Acceptable Floor: Hardwood

23. Acceptable Doors: Hollow wood

24. Acceptable Windows: Vinyl Insulated

25. Acceptable Electrical: 110 VAC

26. Acceptable HVAC Source: Forced air

27. Not Present Smoke Detector:

Living Space

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Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Level Living Space

1. Acceptable Closet: Single

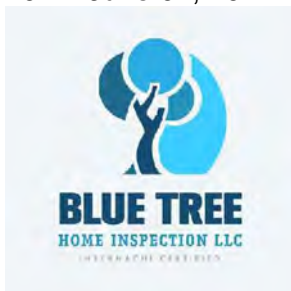
2. Acceptable Ceiling: Plaster Board

3. Acceptable Walls: Plaster Board

4. Marginal Floor: Hardwood - Floor shows evidence of previous water penetration/stains at front entry



5. Acceptable Doors: Hollow wood



Living Space (Continued)

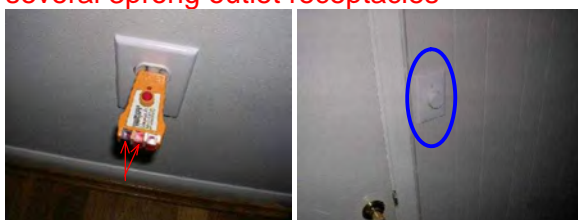
- 6. Acceptable Windows: Vinyl Insulated
- 7. Defective Electrical: 110 VAC - **Reversed polarity determined at outlet receptacle- requires repair, Open ground exists at several 3prong outlet receptacles**



- 8. Acceptable HVAC Source: Forced air
 - 9. Not Present Smoke Detector:
-
- Lower Level Living Space
- 10. Marginal Closet: Small - **Closet door does not close**



- 11. Marginal Ceiling: Plaster Board - **Cracks present**
- 12. Acceptable Walls: Plaster Board
- 13. Acceptable Floor: Tile
- 14. Acceptable Doors: Hollow wood
- 15. Acceptable Windows: Vinyl Insulated
- 16. Defective Electrical: 110 VAC - **Faulty operation at light dimmer switch-repair, Open ground exists at several 3prong outlet receptacles**



- 17. Acceptable HVAC Source: Forced air
- 18. Acceptable Smoke Detector: Battery operated



Laundry Room/Area

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Basement Laundry Room/Area

1. Acceptable Ceiling: Exposed framing
2. Acceptable Walls: Concrete
3. Acceptable Floor: Poured
4. Acceptable Doors: Bi-fold
5. Acceptable Windows: Glass block
6. Acceptable Electrical: 110 VAC/220 VAC
7. Not Present Smoke Detector:
8. Acceptable Laundry Tub: PVC
9. Acceptable Laundry Tub Drain: PVC
10. Not Inspected Washer Hose Bib:
11. Acceptable Washer and Dryer Electrical: 110 VAC/220 VAC
12. Acceptable Dryer Vent: Flex foil
13. Acceptable Washer Drain: Drains to laundry tub

Blue Tree Home Inspection LLC

20:24 June 04, 2014

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Cost Estimate Summary

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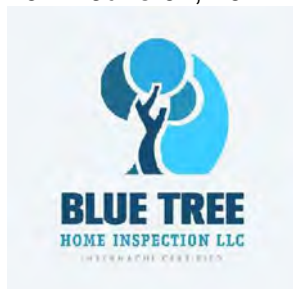
Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>Lots and Grounds</u>		
Walks: Cracks noted, Heaving at walk at rear 3 season storm door	\$ 50	\$ 150
Porch: Loose handrail	\$ 5	\$ 25
Patio/Enclosure: Missing screens and some cranks	\$ 15	\$ 75
<u>Exterior</u>		
Trim: Missing piece at front	\$ 25	\$ 100
<u>Roof</u>		
Gutters: Loose due to missing spikes	\$ 10	\$ 25
<u>Garage/Carport</u>		
Attached Garage Door Opener: No safety reverse system in operation	\$ 50	\$ 200
<u>Attic</u>		
Partial house-Upper Roof Attic Attic Fan: Install junction box with coverplate at open splice to attic fan	\$ 5	\$ 50
Partial house-Lower Attic Insulation Depth: Recommend additional insulation be installed	\$ 250	\$ 400
<u>Basement</u>		
Main Basement Electrical: Open ground exists at several 3 prong outlet receptacles	\$ 15	\$ 100
<u>Heating System</u>		
Basement Heating System Heating System Operation: Non-functional at time of inspection, A qualified HVAC technician is recommended to review and correct as required.	\$ 75	\$ 200
<u>Plumbing</u>		
Drain Pipes: Slow draining noted at Tub. A licensed plumber is recommended to evaluate and estimate corrections.	\$ 10	\$ 80
Basement Water Heater Flue Pipe: Install screws at exhaust vent piping fittings	\$ 5	\$ 25
<u>Bathroom</u>		
Main Bathroom Ventilation: Fan inoperative	\$ 25	\$ 100
Master Half Bathroom Faucets/Traps: Leaking sink faucet at stem-repair	\$ 50	\$ 100
<u>Living Space</u>		
Main Level Living Space Electrical:	\$ 10	\$ 20
Repair Total	\$ 600	\$ 1650

Blue Tree Home Inspection LLC

20:24 June 04, 2014

John Smith
1234 School House Road
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Cost Estimate Summary (Continued)

Items Recommended for Replacement

Exterior

Hose Bibs: Damaged handle needs replaced

Low

High

\$ 25

\$ 100

Structure

Stairs/Handrails: Handrails missing to lower level from kitchen

\$ 50

\$ 150

Attic

Partial house-Lower Attic Ventilation: Torn screens at gable vents,
Remove birds nesting

\$ 25

\$ 100

Basement

Main Basement Basement Stairs/Railings: Missing railing

\$ 50

\$ 150

Kitchen

Main Level Kitchen Microwave: Inoperative

\$ 75

\$ 200

Main Level Kitchen Plumbing/Fixtures: Faulty vegetable
sprayer-repair/replace

\$ 25

\$ 150

Living Space

Lower Level Living Space Electrical: Faulty operation at light dimmer
switch-repair

\$ 15

\$ 75

Replacement Total

\$ 265

\$ 925

Cost Estimate Total

\$ 865

\$ 2575



Marginal Summary

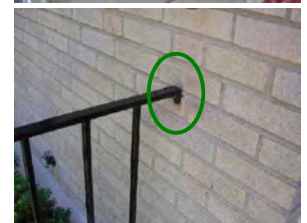
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walks: Concrete - Cracks noted, Heaving at walk at rear 3 season storm door



2. Porch: Concrete - Loose handrail



3. Patio/Enclosure: Ceramic tile, Brick, Aluminum windows - Loose limestone wall caps, Missing screens and some cranks, Lubricate as required



Exterior

4. Hose Bibs: Gate - Damaged handle needs replaced



Garage/Carport

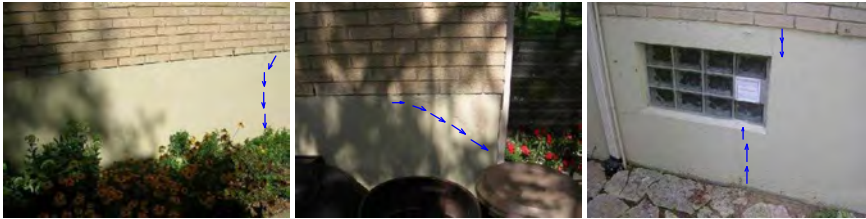
5. Attached Garage Service Doors: Fire rated - Add closing mechanism to entry door
6. Attached Garage Walls: Concrete - Cracks present
7. Attached Garage Floor/Foundation: Poured concrete - Crack present at right foundation wall with some shifting



Marginal Summary (Continued)

Structure

8. Foundation: Poured concrete - **Common cracks noted near windows, Spalled foundation corners noted**



9. Differential Movement: Differential settlement present - **Cracks will require monitoring**

Attic

10. Partial house-Upper Roof Attic Attic Fan: Direct drive - **Install junction box with coverplate at open splice to attic fan**



11. Partial house-Lower Attic Insulation Depth: 3" - 10" - **Recommend additional insulation be installed**
12. Partial house-Lower Attic Moisture Penetration: Previous water penetration noted - **Previous water penetration noted at plumbing stack penetration with plastic in attic to catch water and towels wedged between house and rafter- no current leaking detected - Monitor**



Basement

13. Main Basement Ceiling: Suspended Acoustical System
14. Main Basement Walls: Drywall - **Evidence of past or present water leakage**
15. Main Basement Electrical: 110 VAC - **Exposed wiring present, Protect exposed wiring splices in junction box with cover plate above drop ceiling, Open ground exists at several 3 prong outlet receptacles**





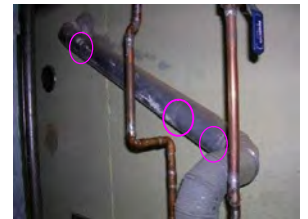
Marginal Summary (Continued)

Heating System

16. Basement Heating System Humidifier: Honeywell - **Not functioning Plumbing**
17. Drain Pipes: Cast iron, Galvanized - **Slow draining noted at Tub. A licensed plumber is recommended to evaluate and estimate corrections, Galvanized drainpipe present- Galvanized piping corrodes from inside causing decreased flow rates and will eventually require updating. Noted new clean out cap which may indicate access was needed to clear drain clog**



18. Basement Water Heater Flue Pipe: Single wall - **Install screws at exhaust vent piping fittings**



Bathroom

19. Main Bathroom Sink/Basin: One piece sink/counter top - **Cracks present in the sink bowl**
20. Master Half Bathroom Faucets/Traps: Delta fixtures with a PVC trap - **Leaking sink faucet at stem-repair**



Living Space

21. Main Level Living Space Floor: Hardwood - **Floor shows evidence of previous water penetration/stains at front entry**





Marginal Summary (Continued)

22. Lower Level Living Space Closet: Small - Closet door does not close



23. Lower Level Living Space Ceiling: Plaster Board - Cracks present



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. Trim: Aluminum - **Missing piece at front**



Roof

2. Gutters: Aluminum - **Loose due to missing spikes**

Garage/Carport

3. Attached Garage Door Opener: Overhead Door - **No safety reverse system in operation**

Structure

4. Stairs/Handrails: Wood stairs with wood handrails - **Handrails missing to lower level from kitchen(Safety)**

Attic

5. Partial house-Lower Attic Ventilation: Ridge and soffit vents, Gable vents - **Torn screens at gable vents, Remove birds nesting**



Basement

6. Main Basement Moisture Evidence: Note - **Suspected mold present along perimeter finished walls at left and rear elevations. Further investigation behind finishes may uncover hidden problems not visible in this visual inspection. Mold conditions can cause acute and chronic health concerns and should be remediated. Corrections may include remediation protocols provided by an environmental hygienist for the suspected mold conditions and qualified remediation contractors to make required corrections.**



7. Main Basement Basement Stairs/Railings: Wood stairs with no handrails - **Missing railing**



Defective Summary (Continued)

Heating System

8. Basement Heating System Heating System Operation: Note: - **Non-functional at time of inspection, A qualified HVAC technician is recommended to review and correct as required, Condensation leaking stains noted in cabinet**

Bathroom

9. Main Bathroom Ventilation: Electric ventilation fan - **Fan inoperative**
10. Master Half Bathroom Toilets: 3 Gallon Tank - **The toilet is loose at the floor and will require re-securing, Leaking flush valve-repair**



Kitchen

11. Main Level Kitchen Microwave: General Electric - **Inoperative**
12. Main Level Kitchen Plumbing/Fixtures: Stainless Steel - **Faulty vegetable sprayer-repair/replace**

Living Space

13. Main Level Living Space Electrical: 110 VAC - **Reversed polarity determined at outlet receptacle- requires repair, Open ground exists at several 3prong outlet receptacles**



14. Lower Level Living Space Electrical: 110 VAC - **Faulty operation at light dimmer switch-repair, Open ground exists at several 3prong outlet receptacles**

