



1st Choice Property Inspectors, Inc.
12351 Huntoon Rd.
Concord, OH 44077
Prepared For My Happy Home Buyer

Home Inspection Report



1234 School House Road
Yourtown, US 12345



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
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 Fax (111)-111-1111

Client Information

Client Name Bob Smith
Client Address 3212 Homestead Dr.
City Yourtown State US Zip 12345
Phone (111)-111-1234 Fax (111)-111-23456
E-Mail buyer@usedhouse.com

Inspection Company

Inspector Name Jim Johnson
Company Name 1st Choice Property Inspectors, Inc.
Company Address 12351 Huntoon Rd.
City Concord State OH Zip 44077
Phone (111)111-2111 Fax (111)111-2111
E-Mail inspections@inspector.com
File Number 22222
Amount Received \$350.00

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 15 Entrance Faces Northwest
Inspection Date 4/15/06
Start Time 10:00am End Time 1:00pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 70 degrees
Weather Partly cloudy Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Detached
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection
Additions/Modifications Upgraded electrical service
Permits Obtained Electrical How Verified Multiple Listing Service



Lots and Grounds

Note: Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation.

- 1. Acceptable
- 2. Acceptable
- 3. Acceptable
- 4. Defective

Walks: Concrete
Steps/Stoops: Concrete
Patio: Pebble top
Deck: Treated wood The deck has been built below acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard.
 Cost to Repair Low: \$ 500 - High: \$ 1500

- 5. Acceptable
- 6. Acceptable
- 7. Marginal
- 8. Marginal

Balcony: Concrete
Porch: Concrete
Vegetation: Shrubs with some weeds
Retaining Walls: Railroad ties The wall is showing signs of movement, but appears to be stable at this time. A qualified contractor is recommended to evaluate and estimate repairs to maintain the wall.



- 9. Acceptable
- 10. Acceptable, Defective

Basement Stairwell: Concrete
Grading: Moderate slope The grade and landscaping materials are too high and extend above the window well at the Northeast rear of the home. Recommend that the grade be reduced or the metal window well soil retainer be replaced with a taller unit to keep the mulch and soil beds from washing into the well.
 Cost to Repair Low: \$ 50 - High: \$ 150



- 11. Acceptable
- 12. Acceptable
- 13. Acceptable
- 14. Acceptable
- 15. Acceptable
- 16. Acceptable
- 17. Acceptable

Swale: Adequate slope and depth for drainage
Window Wells: Drain present
Bsmt. Stairwell Drain: Surface drain
Exterior Surface Drain: Not present
Driveway: Concrete
Fences: Split rail
Lawn Sprinklers: Front and back yard



Exterior Surface and Components

Front Elevation Exterior Surface

- 1. Defective **Type:** Brick veneer **Loose half brick at front door. Remove and tuckpoint back in place.**



2nd Floor rear dormer Exterior Surface

- 2. Acceptable **Type:** Vinyl siding
- 3. Defective **Trim:** Composite material **Note:** Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.

1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. Recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.
2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.
3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.

Recommend estimate/repairs by a qualified contractor.

Cost to Replace Low: \$ 500 - High: \$ 1000



- 4. Acceptable **Fascia:** Composite material
- 5. Acceptable **Soffits:** Composite material
- 6. Acceptable **Door Bell:** Hard wired
- 7. Acceptable **Entry Doors:** Metal
- 8. Acceptable **Patio Door:** Vinyl sliding
- 9. Acceptable **Windows:** Vinyl
- 10. Not Present **Storm Windows:**
- 11. Not Inspected **Window Screens:**
- 12. Acceptable **Basement Windows:** Aluminum slider
- 13. Acceptable **Exterior Lighting:** Surface mounted lamps front and rear
- 14. Acceptable **Exterior Electric Outlets:** 110 VAC GFCI
- 15. Acceptable **Hose Bibs:** Frost Free
- 16. Acceptable **Gas Meter:** Exterior surface mount at side of home
- 17. Acceptable **Main Gas Valve:** Located at main line



Roof (Continued)

13. Defective **Leader/Extension:** Underground conductors **Reconnect to downspout where pulling loose.**



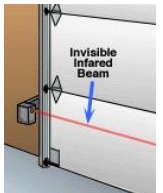
Southeast Chimney

14. Acceptable **Chimney:** Aluminum siding & frame covered 3 wall pipe
 15. Acceptable **Flue/Flue Cap:** Metal
 16. Acceptable **Chimney Flashing:** Aluminum

Garage/Carport

Left Elevation Garage

1. **Type of Structure:** Tuck under **Car Spaces:** 2
 2. Acceptable **Garage Doors:** Insulated aluminum
 3. Acceptable **Door Operation:** Mechanized
 4. Defective **Door Opener:** Lift Master **The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path. Recommend adjustment of door contact switch. Note: The light beam safety is operative.**



5. Acceptable **Service Doors:** Metal
 6. Acceptable **Ceiling:** Drywall
 7. Acceptable **Walls:** Drywall
 8. Marginal **Floor/Foundation:** Poured concrete **Cracked with minor displacement**
 9. Acceptable **Hose Bibs:** Frost Free
 10. Acceptable **Electrical:** 110 VAC outlets and lighting circuits
 11. Acceptable **Smoke Detector:** Hard wired with battery backup
 12. Acceptable **Heating:** Air exchange ventilation
 13. Acceptable **Windows:** Vinyl double hung

Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, and pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations.

1. **Service Size Amps:** 150 **Volts:** 110-240 VAC
 2. Acceptable **Service:** Aluminum
 3. Acceptable **120 VAC Branch Circuits:** Copper
 4. Acceptable **240 VAC Branch Circuits:** Copper
 5. Not Present **Aluminum Wiring:** Not present
 6. Acceptable **Conductor Type:** Romex
 7. Acceptable **Ground:** Plumbing and rod in ground.
 8. Acceptable **Smoke Detectors:** Hard wired with battery backup **Safety: Recommend replacing batteries every 6 months**



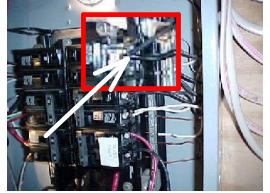
Electrical (Continued)

Basement Electric Panel

9. Marginal

Manufacturer: General Double taps noted in panel at several breakers. Recommend corrections

Cost to Repair Low: \$ 100 - High: \$ 150



10. Max Capacity: 150 Amps

11. Acceptable Main Breaker Size: 150 Amps

12. Acceptable Breakers: CU/AL

13. Not Present Fuses: Not present

14. Acceptable AFCI 110 volt

15. Acceptable GFCI Basement, garage, kitchen, bathrooms

16. Is the panel bonded? Yes

Structure

1. Acceptable

Structure Type: Wood frame

2. Acceptable

Foundation: Poured

3. Acceptable

Differential Movement: No movement or displacement noted

4. Acceptable

Beams: Steel I-Beam

5. Acceptable

Bearing Walls: Frame

6. Acceptable

Joists/Trusses: 2x10

7. Acceptable

Piers/Posts: Poured piers and steel posts

8. Acceptable

Floor/Slab: Poured slab

9. Acceptable

Stairs/Handrails: Wood stairs with metal handrails

10. Acceptable

Subfloor: Composite manufactured materials

Attic

Northeast Attic

1. Method of Inspection: In the attic

2. Not Inspected Unable to Inspect: 10% Cathedral or vaulted ceiling

3. Acceptable Roof Framing: 2x4 Truss

4. Acceptable Sheathing: Strand board

5. Acceptable Ventilation: Ridge and soffit vents

6. Defective

Insulation: Fiberglass Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.



7. Acceptable

Insulation Depth: 12"

8. Acceptable

Vapor Barrier: Plastic

9. Acceptable

Attic Fan: Direct drive

10. Acceptable

House Fan: Direct drive with manual controls



Attic (Continued)

- 11. Acceptable Wiring/Lighting: 110 VAC lighting circuit
- 12. Marginal Moisture Penetration: Previous water penetration noted
- 13. Acceptable Bathroom Fan Venting: Electric fan

Basement

Main Basement

- 1. Not Inspected Unable to Inspect: 20% Storage boxes, Storage shelves
- 2. Acceptable Floor Drain: Surface drain
- 3. Acceptable Doors: Hollow wood
- 4. Acceptable Windows: Vinyl slider
- 5. Acceptable Electrical: 110 VAC GFCI
- 6. Acceptable HVAC Source: Air exchange ventilation
- 7. Acceptable Insulation: Fiberglass
- 8. Not Present Ventilation:
- 9. Not Present Sump Pump:
- 10. Acceptable Moisture Location: None found
- 11. Acceptable Bsmt Stairs/Railings: Wood stairs with metal handrails

Crawl Space

East Crawl Space

- 1. Method of Inspection: In the crawl space
- 2. Not Inspected Unable to Inspect: 40% Insulation obstructed complete view of foundation walls
- 3. Acceptable Access: Wood door
- 4. Marginal Moisture Penetration: Visible evidence Owner disclosed previous moisture concerns- see seller's disclosure
- 5. Moisture Location: Wall crack-Previous leak
- 6. Acceptable Moisture Barrier: Plastic under gravel
- 7. Marginal Ventilation: Open to basement No ventilation to exterior present
- 8. Acceptable Insulation: Fiberglass
- 9. Acceptable Vapor Barrier: Plastic
- 10. Acceptable Sump Pump: Submerged
- 11. Acceptable Electrical: 110 VAC



Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

Main AC System

- 1. Acceptable A/C System Operation: Appears serviceable
- 2. Acceptable Condensate Removal: PVC
- 3. Acceptable Exterior Unit: Left side
- 4. Manufacturer: Lennox
- 5. Model Number: AA1CJ030-A Serial Number: 3-509859083
- 6. Area Served: Whole building Approximate Age: 7
- 7. Fuel Type: 220 VAC Temperature Differential: 22*
- 8. Type: Central A/C Capacity: 2.5 Ton
- 9. Marginal Visible Coil: Copper core with aluminum fins Coils require cleaning
Cost to Repair Low: \$ 125 - High: \$ 180



- 10. Acceptable Refrigerant Lines: Low pressure and high pressure
- 11. Acceptable Electrical Disconnect: Breaker disconnect
- 12. Acceptable Exposed Ductwork: Metal
- 13. Acceptable Blower Fan/Filters: Direct drive with disposable filter
- 14. Acceptable Thermostats: Programmable

Fireplace/Wood Stove

Family Room Fireplace

- 1. Not Present Freestanding Stove:
- 2. Acceptable Fireplace Construction: Stone
- 3. Type: Wood burning
- 4. Not Present Fireplace Insert:
- 5. Acceptable Smoke Chamber: Brick
- 6. Acceptable Flue: Tile
- 7. Acceptable Damper: Metal
- 8. Acceptable Hearth: Raised

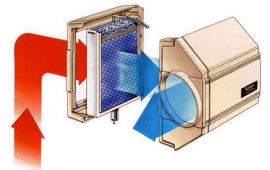


Heating System

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

Basement Heating System

1. Acceptable Heating System Operation: Appears functional
2. Manufacturer: Lennox
3. Model Number: 23495-320945 Serial Number: 43p93=24985=30
4. Type: Forced air Capacity: 100,000 BTUHR
5. Area Served: Whole Bldg Approximate Age: 7
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 5 Burner Recommend inspection by a qualified heating specialist
8. Unable to Inspect: 40%
9. Acceptable Blower Fan/Filter: Direct drive with disposable filter
10. Acceptable Distribution: Metal duct
11. Not Present Circulator:
12. Acceptable Draft Control: Automatic
13. Acceptable Flue Pipe: Double wall
14. Acceptable Controls: Limit switch
15. Not Present Devices:
16. Acceptable Humidifier: April-Aire Humidifier water panel has excessive buildup. Recommend cleaning periodically. See illustration for water panel location.



17. Acceptable Thermostats: Programmable
18. Not Present
19. Acceptable Suspected Asbestos: No

Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Approx. 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. Recommended water pressure ranges 55-65 psi.

1. Acceptable Service Line: Copper
2. Acceptable Main Water Shutoff: Basement
3. Acceptable Water Lines: Copper
4. Acceptable Drain Pipes: PVC
5. Acceptable Service Caps: Accessible
6. Acceptable Vent Pipes: PVC
7. Acceptable Gas Service Lines: Cast iron

Basement Water Heater

8. Acceptable Water Heater Operation: Appeared servicable at time of inspection
9. Manufacturer: State
10. Model Number: PRV50 NBRT0 Serial Number: J957470005
11. Type: Natural gas Capacity: 50 Gal.
12. Approximate Age: 7 Area Served: Whole building
13. Acceptable Flue Pipe: Single wall



Plumbing (Continued)

14. Defective TPRV and Drain Tube: Missing drain tube **Missing drain tube**
Cost to Repair Low: \$ 50 - High: \$ 100



Bathroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

Master Bathroom Bathroom

- 1. Acceptable Closet: Large
- 2. Acceptable Ceiling: Drywall
- 3. Acceptable Walls: Drywall
- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Windows: Vinyl double hung
- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 8. Acceptable Counter/Cabinet: Laminate and wood
- 9. Acceptable Sink/Basin: Corian
- 10. Defective Faucets/Traps: Moen fixtures with a PVC trap **Leaking trap, repair required**



- 11. Acceptable Tub/Surround: Fiberglass tub and ceramic tile surround
- 12. Acceptable Shower/Surround: Fiberglass pan and ceramic tile surround
- 13. Not Present Spa Tub/Surround:
- 14. Acceptable Toilets: 3 Gallon Tank
- 15. Acceptable HVAC Source: Air exchange ventilation
- 16. Acceptable Ventilation: Electric ventilation fan and window



Kitchen

Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

1st Floor Kitchen

- | | |
|---------------------|---|
| 1. Acceptable | Cooking Appliances: General Electric |
| 2. Acceptable | Ventilator: Air Care |
| 3. Acceptable | Disposal: In-Sinkerator |
| 4. Defective | Dishwasher: General Electric SAFETY ISSUE- Hotpoint Dishwashers from 4/83 to 1/89, Slide - switch fire hazard, GSD500D, with S/N with 2nd letter of A. Contact GE at 1-800-599-2929 or www.geappliancerecall.com for rebate info on replacement and/or supplemental rewiring option of existing unit.
Cost to Repair Low: \$ 200 - High: \$ 500 |
| 5. Air Gap Present? | Yes Air gap hose improperly connected |
| 6. Acceptable | Trash Compactor: In-Sinkerator |
| 7. Marginal | Refrigerator: Frigidaire Loose or damaged door seal |
| 8. Acceptable | Microwave: Amana |
| 9. Acceptable | Sink: Porcelain |
| 10. Acceptable | Electrical: 110 VAC GFCI |
| 11. Defective | Plumbing/Fixtures: PVC Hot/Cold water operation reversed |
| 12. Acceptable | Counter Tops: Laminate |
| 13. Acceptable | Cabinets: Laminate and composite materials |
| 14. Acceptable | Pantry: Large |
| 15. Acceptable | Ceiling: Drywall |
| 16. Acceptable | Walls: Drywall |
| 17. Marginal | Floor: Linoleum Cuts or minor damage in flooring- repair/replace as required |
| 18. Acceptable | Doors: Hollow wood |
| 19. Marginal | Windows: Vinyl double hung Hard operation-needs improvements for ease of operation |
| 20. Acceptable | HVAC Source: Air exchange ventilation |

Bedroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

2nd Floor Bedroom

- | | |
|---------------|---|
| 1. Acceptable | Closet: Walk In |
| 2. Acceptable | Ceiling: Drywall |
| 3. Acceptable | Walls: Drywall |
| 4. Acceptable | Floor: Carpet |
| 5. Acceptable | Doors: Hollow wood |
| 6. Acceptable | Windows: Vinyl double hung |
| 7. Acceptable | Electrical: 110 VAC outlets and lighting circuits |
| 8. Acceptable | HVAC Source: Air exchange ventilation |
| 9. Acceptable | Smoke Detector: Hard wired with battery back up |



Living Space

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

Family Room Living Space

- | | |
|---------------|---|
| 1. Acceptable | Closet: None |
| 2. Acceptable | Ceiling: Drywall |
| 3. Acceptable | Walls: Drywall |
| 4. Acceptable | Floor: Hardwood |
| 5. Acceptable | Doors: Hollow wood |
| 6. Acceptable | Windows: Vinyl double hung |
| 7. Acceptable | Electrical: Outlets, lighting and ceiling fan |
| 8. Acceptable | HVAC Source: Air exchange ventilation |
| 9. Acceptable | Smoke Detector: Hard wired with battery back up |

Laundry Room/Area

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

1st Floor Laundry Room/Area

- | | |
|-----------------|---|
| 1. Acceptable | Closet: Single small |
| 2. Acceptable | Ceiling: Drywall |
| 3. Acceptable | Walls: Drywall |
| 4. Acceptable | Floors: Ceramic tile |
| 5. Acceptable | Doors: Hollow wood |
| 6. Acceptable | Windows: Vinyl double hung |
| 7. Acceptable | Electrical: 110 VAC/220 VAC |
| 8. Acceptable | Smoke Detector: Air exchange ventilation |
| 9. Acceptable | HVAC Source: Air exchange ventilation |
| 10. Acceptable | Laundry Tub: PVC |
| 11. Acceptable | Laundry Tub Drain: PVC |
| 12. Marginal | Washer Hose Bib: Multi-port Washer hose worn/expanded and ready to burst, recommend hose replacement with burst-proof stainless steel braided hoses |
| 13. Acceptable | Washer and Dryer Electrical: 110-240 VAC |
| 14. Acceptable | Dryer Vent: Rigid metal |
| 15. Acceptable | Dryer Gas Line: Insulflex |
| 16. Not Present | Washer Drain: Floor drain |
| 17. Acceptable | Floor Drain: Surface drain |





Cost Estimate Summary

Client Name: Bob Smith
 Property Address: 1234 School House Road
 Yourtown, US 12345

Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>Lots and Grounds</u>		
Deck: Correct structural issues to current standards	\$ 500	\$ 1500
Grading: Landscaping correction	\$ 50	\$ 150
<u>Roof</u>		
Material: Shingle repairs noted	\$ 100	\$ 200
<u>Electrical</u>		
Manufacturer: Correct double taps at 3 breakers	\$ 100	\$ 150
<u>Air Conditioning</u>		
Visible Coil: HVAC service/cleaning	\$ 125	\$ 180
<u>Plumbing</u>		
TPRV and Drain Tube: Drain tube replacement	\$ 50	\$ 100
<u>Kitchen</u>		
Dishwasher: <i>Safety Correction- slide switch fire hazard</i>	\$ 200	\$ 500
Repair Total	\$ 1125	\$ 2780

Items Recommended for Replacement

	<u>Low</u>	<u>High</u>
<u>Exterior Surface and Components</u>		
Trim: Replace damaged areas as required	\$ 500	\$ 1000
Replacement Total	\$ 500	\$ 1000
Cost Estimate Total	\$ 1625	\$ 3780



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. **Vegetation:** Shrubs with some weeds
2. **Retaining Walls:** Railroad ties The wall is showing signs of movement, but appears to be stable at this time. A qualified contractor is recommended to evaluate and estimate repairs to maintain the wall.

Garage/Carport

3. **Left Elevation Garage Floor/Foundation:** Poured concrete Cracked with minor displacement

Electrical

4. **Basement Electric Panel Manufacturer:** General Double taps noted in panel at several breakers. Recommend corrections

Attic

5. **Northeast Attic Moisture Penetration:** Previous water penetration noted

Crawl Space

6. **East Crawl Space Moisture Penetration:** Visible evidence Owner disclosed previous moisture concerns- see seller's disclosure
7. **East Crawl Space Ventilation:** Open to basement No ventilation to exterior present

Air Conditioning

8. **Main AC System Visible Coil:** Copper core with aluminum fins Coils require cleaning

Kitchen

9. **1st Floor Kitchen Refrigerator:** Frigidaire Loose or damaged door seal
10. **1st Floor Kitchen Floor:** Linoleum Cuts or minor damage in flooring- repair/replace as required
11. **1st Floor Kitchen Windows:** Vinyl double hung Hard operation-needs improvements for ease of operation

Laundry Room/Area

12. **1st Floor Laundry Room/Area Washer Hose Bib:** Multi-port Washer hose worn/expanded and ready to burst, recommend hose replacement with burst-proof stainless steel braided hoses



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.

Lots and Grounds

1. **Deck:** Treated wood The deck has been built below acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard.
2. **Grading:** Moderate slope The grade and landscaping materials are too high and extend above the window well at the Northeast rear of the home. Recommend that the grade be reduced or the metal window well soil retainer be replaced with a taller unit to keep the mulch and soil beds from washing into the well.

Exterior Surface and Components

3. **Front Elevation Exterior Surface Type:** Brick veneer Loose half brick at front door. Remove and tuckpoint back in place.
4. **Trim:** Composite material Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.
 1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. Recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.
 2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.
 3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.

Recommend estimate/repairs by a qualified contractor.

Roof

5. **Main Roof Surface Material:** Fiberglass shingle Missing roof shingles from wind damage as marked "x" in diagram. Repairs are required.
6. **Leader/Extension:** Underground conductors Reconnect to downspout where pulling loose.

Garage/Carport

7. **Left Elevation Garage Door Opener:** Lift Master The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path.
Recommend adjustment of door contact switch.
Note: The light beam safety is operative.

Attic

8. **Northeast Attic Insulation:** Fiberglass Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.



Defective Summary (Continued)

Plumbing

9. Basement Water Heater TPRV and Drain Tube: Missing drain tube **Missing drain tube**

Bathroom

10. Master Bathroom Bathroom Faucets/Traps: Moen fixtures with a PVC trap **Leaking trap, repair required**

Kitchen

11. 1st Floor Kitchen Dishwasher: General Electric **SAFETY ISSUE- Hotpoint Dishwashers from 4/83 to 1/89, Slide - switch fire hazard, GSD500D, with S/N with 2nd letter of A. Contact GE at 1-800-599-2929 or www.geappliancerecall.com for rebate info on replacement and/or supplemental rewiring option of existing unit.**
12. 1st Floor Kitchen Plumbing/Fixtures: PVC **Hot/Cold water operation reversed**