



Complete Home Inspections LLC

Theodore, Alabama 36582

(251) 510-1809

www.chiinspections.com



Home Inspection Report

1234 Anywhere St
Anytown, Anystate 12345

This report, including summary statements and photos, are intended for the sole use of the client(s) stated within the report and are not transferable in part or in whole without the expressed consent of the client.

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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 Anywhere St
City: Anytown State: Anystate Zip: 12345

Client Information

Client Name: Mr. John Doe
Client Address:
City: State: Zip:
Phone: (555) 444-3333 Email: Johndoe@domain.com

Referrer Name: Sally Agent
Phone: (555) 333-7777 Email: Sallyagent@domain.com

Inspection Company

Inspector Name Daniel Crigger
Company Name Complete Home Inspections LLC
Address: 4001 Yucca Dr
City: Theodore, State: Alabama Zip: 36582
Phone: (251) 510-1809
Web: www.chiinspections.com
Amount Due: 350 Amount Received: 350

Conditions

Others Present: Seller, Buyer Property Occupied: Occupied
Estimated Age: Built in 1994 Entrance Faces: South
Inspection Date: 2016-09-01 09:01 PM
Start Time: 09:00 AM End Time: 12:00 PM
Utilities On: Yes
Temperature: 89
Weather: Partly cloudy, Partly sunny Soil Conditions: Damp
Space Below Grade: None
Building Type: Beachouse Garage: Carport; parking under the house
Water Source: City How Verified: Visual Inspection
Sewage Disposal: City How Verified: Visual Inspection
Additions/Modifications: None
Permits Obtained: N/A How Verified: N/A

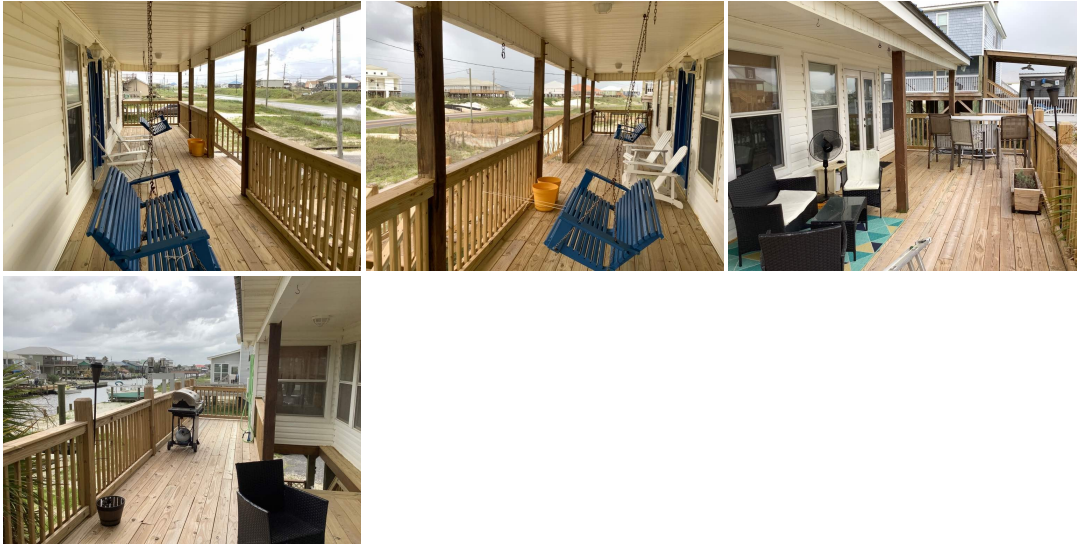
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Lots and Grounds

- 1. Acceptable Driveway: Asphalt, Gravel
- 2. Acceptable Walks: Concrete
- 3. Acceptable Steps/Stoops: Wood
- 4. Acceptable Porch: Wood
- 5. Acceptable Patio: Wood
- 6. Acceptable Deck: Treated wood



- 7. Not Present Balcony:
- 8. Defective Grading: Moderate slope - **Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade**
- 9. Defective Swale: Adequate slope and depth for drainage - **Evidence of water pooling under the house/ carport due to flat grade and lack of swale; wall paneling and framing are moisture damaged from frequent flooding. Recommend professional evaluation and repair.**



- 10. Not Present Vegetation:
- 11. Not Present Window Wells:
- 12. Not Present Retaining Walls:
- 13. Not Present Basement Stairwell:
- 14. Not Present Basement Stairwell Drain:
- 15. Acceptable Exterior Surface Drain: Surface drain
- 16. Not Present Fences:
- 17. Not Present Lawn Sprinklers:

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Exterior

South Exterior

1. Acceptable

Type: Vinyl siding



2. Acceptable

Trim: Vinyl, Aluminum

3. Acceptable

Fascia: Vinyl, Aluminum

4. Marginal

Soffits: Vinyl, Aluminum - **Loose; gapped around the AC lines and the end of the front porch (east side); recommend repair.**



5. Not Present

Door Bell:

6. Acceptable

Entry Doors: Metal

7. Acceptable

Patio Door: French door

8. Acceptable

Windows: Aluminum slider

9. Not Present

Storm Windows:

10. Not Present

Window Screens:

11. Not Present

Basement Windows:

12. Defective

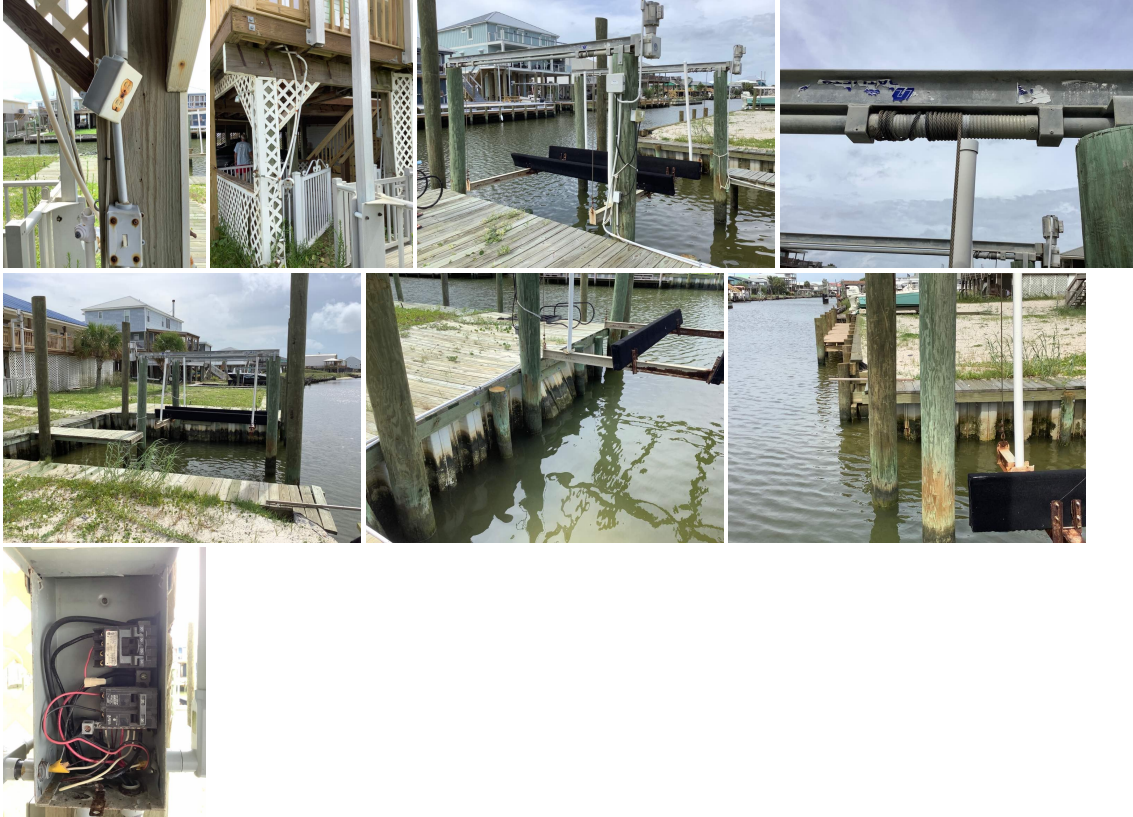
Exterior Lighting: Surface mount - **Exposed wiring and the front corner soffit fixture is missing; recommend repair.**





Exterior (Continued)

13. Defective Exterior Electric Outlets: 110 VAC GFCI - Loose wiring & steel guide cable to the house lift/ elevator. Steel cables to the boat lifts are cross threaded and are missing cable guides. Paneling/ Sheeting to the bulkhead in the dock/ lift bay is bowed outward from settling. Recommend the bulkhead, the boat lift and the house elevator to be professionally evaluated and repaired.



14. Acceptable Hose Bibs: Rotary
15. Not Present Gas Meter:
16. Not Present Main Gas Valve:

Roof

Main house Roof

1. Method of Inspection: Ladder at eaves, from the ground with binoculars.
2. Acceptable Unable to Inspect: 25%
3. Acceptable Material: Tin
4. Type: Hip
5. Approximate Age: 10-12 years
6. Acceptable Flashing: Aluminum
7. Acceptable Valleys: Preformed metal
8. Not Present Skylights:
9. Acceptable Plumbing Vents: PVC
10. Acceptable Electrical Mast: Underground utilities
11. Not Present Gutters:
12. Not Present Downspouts:
13. Not Present Leader/Extension:

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Garage/Carport

Parking under the house Garage/Carport

1. Type of Structure: Parking under the house Car Spaces: 3
2. Not Present Garage Doors:
3. Not Present Door Operation:
4. Not Present Door Opener:
5. Acceptable Exterior Surface: Wood Lattice
6. Acceptable Roof: Tin; over the entire footprint of the house and carport
7. Acceptable Roof Structure: 2x6 Rafter
8. Not Present Service Doors:
9. Acceptable Ceiling: Exposed framing; sub flooring is insulated; spray foam;



10. Defective Walls: Exposed framing - Evidence of frequent flooding; moisture damage noted; recommend professional evaluation and repair.



11. Acceptable Floor/Foundation: Monolithic poured slab
12. Acceptable Hose Bibs: Rotary - Rust damaged ball valve; recommend repair.



13. Defective Electrical: 110 VAC GFCI - Non-GFCI circuit, rust damaged and unsecured wall outlets; recommend repair.



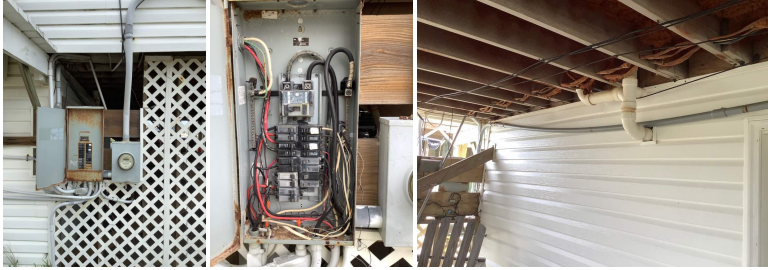
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Electrical

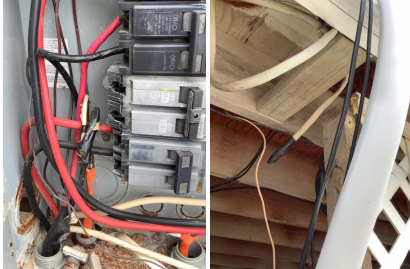
1. Service Size Amps: 200 Volts: 110-240 VAC
2. Acceptable Service: Copper - Support brackets for the house service feed are deteriorated; recommend repair.



3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Acceptable Aluminum Wiring: Not present
6. Acceptable Conductor Type: Non-metallic sheathed cable
7. Defective Ground: None present - No grounding rod present; recommend professional evaluation and repair.
8. Not Present Smoke Detectors:

West side of the house; exterior Electrical

9. Acceptable Manufacturer: Cutler-Hammer
10. Maximum Capacity: 200 Amps
11. Acceptable Main Breaker Size: 200 Amps
12. Defective Breakers: Copper - **Loose/ disconnected wiring noted; not in service. Recommend wiring to be removed.**



13. Acceptable Fuses: Blade type
14. Not Present AFCI:
15. Not Present GFCI:
16. Is the panel bonded? Yes

Laundry room Electrical

17. Acceptable Manufacturer: General Electric
18. Maximum Capacity: 125 Amps
19. Acceptable Main Breaker Size: No single main breaker exists, Split bus design
20. Acceptable Breakers: Copper
21. Acceptable Fuses: Blade type
22. Not Present AFCI:
23. Acceptable GFCI: Kitchen and bathrooms
24. Is the panel bonded? Yes

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Structure

1. Acceptable Structure Type: Wood frame
2. Acceptable Foundation: Built on 10' piers
3. Acceptable Differential Movement: No movement or displacement noted
4. Acceptable Beams: Solid wood
5. Acceptable Bearing Walls: Frame
6. Acceptable Joists/Trusses: 2x12
7. Acceptable Piers/Posts: Block piers and wood posts
8. Acceptable Floor/Slab: Poured slab; carport under the house.
9. Acceptable Stairs/Handrails: Wood stairs with wood handrails
10. Acceptable Subfloor: Insulated sub floor, Plywood

Attic

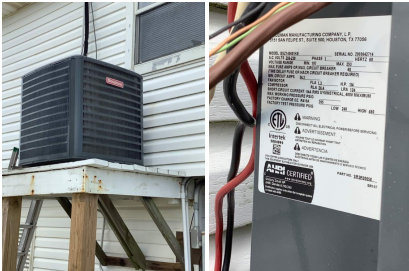
Master closet; pull down ladder Attic

1. Method of Inspection: In the attic
2. Acceptable Unable to Inspect: 10%
3. Acceptable Roof Framing: 2x6 Rafter
4. Acceptable Sheathing: Plywood
5. Acceptable Ventilation: Soffit vents
6. Acceptable Insulation: Batts, Blown in, Cellulose; spray foam
7. Acceptable Insulation Depth: 8
8. Not Present Vapor Barrier:
9. Acceptable Attic Fan: Thermostat controlled
10. Not Present House Fan:
11. Acceptable Wiring/Lighting: 110 VAC
12. Not Present Moisture Penetration:
13. Acceptable Bathroom Fan Venting: Electric fan

Air Conditioning

Attic Heat Pump Air Conditioning

1. Acceptable A/C System Operation: Functional
2. Acceptable Condensate Removal: PVC; float switch and drain pan installed.
3. Acceptable Exterior Unit: Suspended; on 8' piers
4. Manufacturer: Goodman



5. Model Number: GSZ140601KE Serial Number: 2003642714
6. Area Served: Whole building Approximate Age: 2020
7. Fuel Type: 120-240 VAC Temperature Differential: 18
8. Type: Heat pump Capacity: 5 Ton
9. Acceptable Visible Coil: Aluminum

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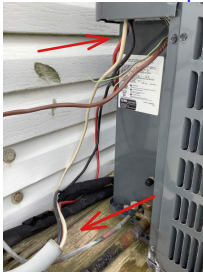


Air Conditioning (Continued)

10. Marginal Refrigerant Lines: Low pressure and high pressure - **Insulated sheathing is damaged; recommend be replaced**



11. Marginal Electrical Disconnect: Breaker disconnect - **Conduit to the condenser needs repair/ section is missing. Recommend repair.**

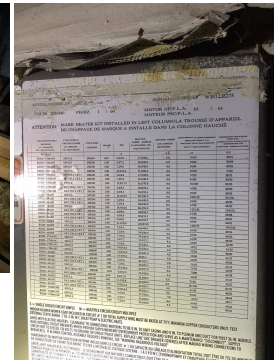


12. Acceptable Exposed Ductwork: Insulated flex
13. Acceptable Blower Fan/Filters: Direct drive with disposable filter
14. Acceptable Thermostats: Individual, Programmable

Heating System

Attic Heating System

1. Acceptable Heating System Operation: Appears functional



2. Manufacturer: Rheem
3. Model Number: N/A Serial Number: W201228275
4. Type: Electric heat pump Capacity: 55,000
5. Area Served: Whole house Approximate Age: 2012
6. Fuel Type: Electric
7. Unable to Inspect: 0%
8. Acceptable Blower Fan/Filter: Direct drive with disposable filter
9. Acceptable Distribution: Insulflex duct
10. Acceptable Thermostats: Individual, Programmable
11. Tank Location: N/A
12. Suspected Asbestos: No

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Plumbing

- 1. Acceptable
- 2. Defective

Service Line: Copper

Main Water Shutoff: Under the house - **Ball valve is corroded; recommend repair.**



- 3. Defective

Water Lines: Polybutelene, ABS - Evidence of previous leakage; poly-butylene noted in the carport; recommend professional evaluation and repair.



- 4. Marginal

Drain Pipes: PVC - **Hanger/ support straps are corroded; recommend repair.**



- 5. Acceptable
- 6. Acceptable

Service Caps: Accessible

Vent Pipes: PVC

Carport storage/ Workshop Plumbing

- 7. Acceptable

Water Heater Operation: Adequate



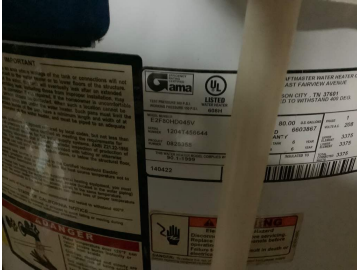
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Plumbing (Continued)

8. Manufacturer: Whirlpool



9. Type: Electric Capacity: 80 gallons

10. Approximate Age: 2012 Area Served: Whole house

11. Acceptable TPRV and Drain Tube: PVC

Bathroom

Carport under the house Bathroom

- 1. Not Present Closet:
- 2. Acceptable Ceiling: Exposed framing
- 3. Acceptable Walls: Exposed framing
- 4. Acceptable Floor: Poured concrete
- 5. Acceptable Doors: Exterior; metal door
- 6. Not Present Windows:
- 7. Acceptable Electrical: 110 VAC
- 8. Not Present Counter/Cabinet:
- 9. Acceptable Sink/Basin: Pedestal
- 10. Marginal Faucets/Traps: Delta fixtures with a PVC trap - [Corrosion noted to the sink fixtures; recommend be replaced.](#)



- 11. Not Present Tub/Surround:
- 12. Not Present Shower/Surround:
- 13. Not Present Spa Tub/Surround:
- 14. Acceptable Toilets: Crane, 1 1/2 Gallon Tank
- 15. Not Present HVAC Source:
- 16. Not Present Ventilation:
- Master; main floor Bathroom
- 17. Acceptable Closet: Single small



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Bathroom (Continued)

18. Defective Ceiling: Sheetrock - Ceiling is stained and mildewed from a previous leak from the vent stack; recommend the damaged wallboard to be repaired/ replaced.



19. Acceptable Walls: Sheetrock
20. Acceptable Floor: Ceramic tile
21. Acceptable Doors: Hollow wood
22. Marginal Windows: Aluminum slider - Tension springs are disconnected; recommend repair.
23. Acceptable Electrical: 110 VAC GFCI - Recommend blown bulbs to be replaced.
24. Acceptable Counter/Cabinet: Wood
25. Acceptable Sink/Basin: One piece sink/counter top
26. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
27. Acceptable Shower/Surround: Fiberglass pan and fiberglass surround
28. Acceptable Spa Tub/Surround: Fiberglass tub and fiberglass surround
29. Acceptable Toilets: Church, 1 1/2 Gallon Tank
30. Acceptable HVAC Source: Ceiling vents
31. Acceptable Ventilation: Electric ventilation fan and window

Guest bath Bathroom

32. Not Present Closet:
33. Marginal Ceiling: Sheet - Cracks present; recommend repair.



34. Acceptable Walls: Sheetrock
35. Acceptable Floor: Ceramic tile
36. Acceptable Doors: Hollow wood
37. Not Present Windows:
38. Acceptable Electrical: 110 VAC GFCI
39. Acceptable Counter/Cabinet: Wood
40. Acceptable Sink/Basin: One piece sink/counter top
41. Defective Faucets/Traps: Delta fixtures with a PVC trap - No hot water pressure noted to the guest bathroom; recommend repair.
42. Not Present Tub/Surround:
43. Acceptable Shower/Surround: Fiberglass pan and fiberglass surround
44. Not Present Spa Tub/Surround:
45. Acceptable Toilets: Bemis, 1 1/2 Gallon Tank
46. Acceptable HVAC Source: Ceiling vent



Bathroom (Continued)

47. Marginal Ventilation: Electric ventilation fan and window - [Cover for the ceiling fan to the guest bathroom needs repair.](#)



Kitchen

Main floor Kitchen

1. Acceptable Cooking Appliances: General Electric
2. Acceptable Ventilator: General Electric
3. Acceptable Disposal: In-Sinkerator
4. Acceptable Dishwasher: Whirlpool
5. Air Gap Present? Yes
6. Not Present Trash Compactor:
7. Acceptable Refrigerator: General Electric
8. Acceptable Microwave: General Electric
9. Acceptable Sink: Porcelain Coated
10. Acceptable Electrical: 110 VAC GFCI
11. Defective Plumbing/Fixtures: Poly-Butylene, PVC - **The house is about 80% plumbed with Poly-Butylene piping which has a noted history of failure & litigation. recommend a consultation with a licensed plumbing professional.**



12. Acceptable Counter Tops: Laminate
13. Acceptable Cabinets: Wood
14. Not Present Pantry:
15. Acceptable Ceiling: Painted paneling
16. Acceptable Walls: Sheetrock
17. Acceptable Floor: Ceramic tile
18. Acceptable Doors: French doors; metal
19. Acceptable Windows: Aluminum slider
20. Acceptable HVAC Source: Ceiling vents

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Bedroom

Master bedroom Bedroom

1. Acceptable Closet: Walk In and Large
2. Acceptable Ceiling: Sheetrock
3. Acceptable Walls: Sheet
4. Acceptable Floor: Hardwood
5. Acceptable Doors: Hollow wood; French doors(to the deck)
6. Acceptable Windows: Aluminum slider
7. Acceptable Electrical: 110 VAC
8. Acceptable HVAC Source: Ceiling vent
9. Not Present Smoke Detector:

SE bedroom Bedroom

10. Acceptable Closet: Walk In and Large
11. Acceptable Ceiling: Sheetrock
12. Acceptable Walls: Sheetrock
13. Acceptable Floor: Hardwood
14. Acceptable Doors: Hollow wood
15. Acceptable Windows: Aluminum slider
16. Acceptable Electrical: 110 VAC
17. Acceptable HVAC Source: Ceiling vents
18. Not Present Smoke Detector:

SW bedroom Bedroom

19. Acceptable Closet: Large
20. Acceptable Ceiling: Sheetrock
21. Acceptable Walls: Sheetrock
22. Acceptable Floor: Hardwood
23. Acceptable Doors: Hollow wood
24. Marginal Windows: Aluminum slider - [The bedroom window will not open; recommend repair.](#)
25. Acceptable Electrical: 110 VAC
26. Acceptable HVAC Source: Ceiling vents
27. Not Present Smoke Detector:

Living Space

Living Room, Dining Room; open Living Space

1. Not Present Closet:
2. Acceptable Ceiling: Painted paneling
3. Acceptable Walls: Sheetrock
4. Acceptable Floor: Ceramic tile
5. Acceptable Doors: French doors; metal; exterior
6. Acceptable Windows: Aluminum slider
7. Acceptable Electrical: 110 VAC
8. Acceptable HVAC Source: Ceiling vent
9. Acceptable Smoke Detector: Hard wired
10. Not Present Carbon Monoxide Detector:

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Laundry Room/Area

1st Floor; off the guest bathroom Laundry Room/Area

1. Not Present Closet:
2. Acceptable Ceiling: Sheetrock
3. Acceptable Walls: Sheetrock
4. Acceptable Floor: Ceramic tile
5. Not Present Doors:
6. Acceptable Windows: Aluminum slider
7. Acceptable Electrical: 110 VAC/220 VAC
8. Not Present Smoke Detector:
9. Acceptable HVAC Source: Ceiling vents
10. Not Present Laundry Tub:
11. Not Present Laundry Tub Drain:
12. Acceptable Washer Hose Bib: Rotary
13. Acceptable Washer and Dryer Electrical: 110-240 VAC
14. Acceptable Dryer Vent: Metal flex
15. Not Present Dryer Gas Line:
16. Acceptable Washer Drain: Wall mounted drain
17. Not Present Floor Drain:

Final Comments

The house has a boat lift and bulkhead behind the house which were also inspected. It was noted that the steel cables to both of the front spindles are missing cable guides, are cross threaded, and creating a potential for damage to the cables and the lifts. It was also noted that the wiring junction box below the lift motor panel is missing a box cap/ cover and the junction box is filled with rainwater creating a shorting hazard. The paneling/ sheeting to the bulkhead in the lift bay appears to be swelling outward/ shifting from settlement or erosion. It is recommended that the lift motors, wiring, cables and the bulkhead to be evaluated and repaired by licensed contractor.

The house also contains an exterior mounted one-person lift/ elevator that appears to be in a state of mid repair. Wiring connections to the lift as well as a tension cable are disconnected; recommend the lift to be evaluated and repaired by a licensed contractor.

Every home on the market for sale that goes through the inspection process has items discovered that may have been previously unknown or inadvertently overlooked that require being addressed. It is recommended that documentation/ receipts be obtained on all work, both significant and not so significant, that is to be performed.

For clarity and conciseness, there are items listed as "Marginal" (items of less significance in cost or labor) and they are highlighted in blue. There are also that are listed as "Defective" (items of greater significance in cost and labor) and they are highlighted in red. These items are all consolidated in the following summary sections of the inspection report.

Note: This report and summary statements are provided for the client named above, are not transferable, and are based upon findings noted during the inspection dated above. A guarantee or warranty by Complete Home Inspection LLC of the structure or systems inspected is in no way stated or implied. This report is the result of a general visual inspection only, is not exhaustive, and cannot include every possible defect which are not readily visible. No destructive testing or the inspection of individual, mechanical component parts was performed.



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.

Exterior

1. Soffits: Vinyl, Aluminum - [Loose; gapped around the AC lines and the end of the front porch \(east side\); recommend repair.](#)

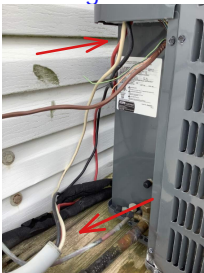


Air Conditioning

2. Attic Heat Pump AC System Refrigerant Lines: Low pressure and high pressure - [Insulated sheathing is damaged; recommend be replaced](#)



3. Attic Heat Pump AC System Electrical Disconnect: Breaker disconnect - [Conduit to the condenser needs repair/ section is missing. Recommend repair.](#)



Plumbing

4. Drain Pipes: PVC - [Hanger/ support straps are corroded; recommend repair.](#)





Marginal Summary (Continued)

Bathroom

5. Carport under the house Bathroom Faucets/Traps: Delta fixtures with a PVC trap - [Corrosion noted to the sink fixtures; recommend be replaced.](#)



6. Master; main floor Bathroom Windows: Aluminum slider - [Tension springs are disconnected; recommend repair.](#)
7. Guest bath Bathroom Ceiling: Sheet - [Cracks present; recommend repair.](#)



8. Guest bath Bathroom Ventilation: Electric ventilation fan and window - [Cover for the ceiling fan to the guest bathroom needs repair.](#)



Bedroom

9. SW bedroom Bedroom Windows: Aluminum slider - [The bedroom window will not open; recommend repair.](#)



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. Grading: Moderate slope - **Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade**
2. Swale: Adequate slope and depth for drainage - **Evidence of water pooling under the house/ carport due to flat grade and lack of swale; wall paneling and framing are moisture damaged from frequent flooding. Recommend professional evaluation and repair.**



Exterior

3. Exterior Lighting: Surface mount - **Exposed wiring and the front corner soffit fixture is missing; recommend repair.**



4. Exterior Electric Outlets: 110 VAC GFCI - **Loose wiring & steel guide cable to the house lift/ elevator. Steel cables to the boat lifts are cross threaded and are missing cable guides. Paneling/ Sheeting to the bulkhead in the dock/ lift bay is bowed outward from settling. Recommend the bulkhead, the boat lift and the house elevator to be professionally evaluated and repaired.**





Defective Summary (Continued)

Garage/Carport

5. Parking under the house Garage Walls: Exposed framing - Evidence of frequent flooding; moisture damage noted; recommend professional evaluation and repair.



6. Parking under the house Garage Electrical: 110 VAC GFCI - Non-GFCI circuit, rust damaged and unsecured wall outlets; recommend repair.



Electrical

7. Ground: None present - No grounding rod present; recommend professional evaluation and repair.
8. West side of the house; exterior Electric Panel Breakers: Copper - Loose/ disconnected wiring noted; not in service. Recommend wiring to be removed.



Plumbing

9. Main Water Shutoff: Under the house - Ball valve is corroded; recommend repair.





Defective Summary (Continued)

10. Water Lines: Polybutelene, ABS - Evidence of previous leakage; poly-butylene noted in the carport; recommend professional evaluation and repair.



Bathroom

11. Master; main floor Bathroom Ceiling: Sheetrock - Ceiling is stained and mildewed from a previous leak from the vent stack; recommend the damaged wallboard to be repaired/ replaced.



12. Guest bath Bathroom Faucets/Traps: Delta fixtures with a PVC trap - No hot water pressure noted to the guest bathroom; recommend repair.

Kitchen

13. Main floor Kitchen Plumbing/Fixtures: Poly-Butylene, PVC - The house is about 80% plumbed with Poly-Butylene piping which has a noted history of failure & litigation. recommend a consultation with a licensed plumbing professional.

