



# Home Inspection Report

Prepared for: Jane Doe

123 ABC Street  
Anytown, USA



Inspected by:  
Greg Glendenning  
Inclusive Home Inspection



## Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior	5
Roof	8
Garage/Carport	11
Electrical	12
Structure	14
Attic	16
Basement	18
Air Conditioning	19
Fireplace/Wood Stove	20
Heating System	21
Plumbing	22
Bathroom	24
Kitchen	26
Bedroom	28
Living Space	29
Laundry Room/Area	30
Summary	32



## Definitions

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

- A Acceptable** Functional with no obvious signs of defect.
- NP Not Present** Item not present or not found.
- NI Not Inspected** Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- M Marginal** Item is not fully functional and requires repair or servicing.
- D Defective** Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

**Property Address:** 123 ABC Street  
**City:** Anytown **State:** Anystate **Zip:** 00000

### Client Information

**Client Name:** Jane Doe  
**Client Address:**  
**City:** State: Zip:  
**Email:** JaneDoe@internet.com  
**Referrer Name:** Sally Buck  
**Phone:** 0000000000 **Email:** SallyBuck@internet.com

### Inspection Company

**Inspector Name** Greg Glendenning  
**Company Name** Inclusive Home Inspection  
**Address:** 6847 West Old Sanders Road  
**City:** Republic State: MO **Zip:** 65738  
**Phone:** 4172056467  
**Email:** ihi.greg@gmail.com **Web:** <https://inclusivehomeinspection.com/>  
**Amount Due:** 400 **Amount Received:** 400

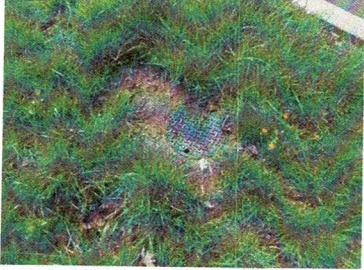
### Conditions

**Others Present:** WDO inspector **Property Occupied:** Vacant  
**Estimated Age:** 2007 **Entrance Faces:** South  
**Inspection Date:** 2023-04-06  
**Start Time:** 10:00 AM **End Time:** 2:16 PM  
**Utilities On:**  Yes  No  Not Applicable  
**Temperature:** 46  
**Weather:** Partly sunny **Soil Conditions:** Damp  
**Space Below Grade:** Basement  
**Building Type:** Single family **Garage:** Attached



## General Information (Continued)

Water Source: City How Verified: Visual Inspection



Sewage Disposal: City How Verified: Visual Inspection

Additions/Modifications: N/A

Permits Obtained: N/A How Verified: N/A

## Lots and Grounds

A N P N I M D

1.      Driveway: Concrete



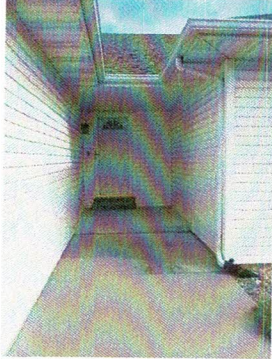
2.      Walks: Concrete





## Lots and Grounds (Continued)

3.      Steps/Stoops: Concrete



4.      Deck: Treated wood



5.      Grading: Moderate slope - Backyard has steep slope away from house to concrete drain basin shared by the community behind the back fence.



6.      Vegetation: Grass, flowering trees, ground cover front of house.



## Lots and Grounds (Continued)

Vegetation: (continued)



7.      Fences: Wood - Gates on West side of house need adjustment and maintenance.



## Exterior

A N P N I M D

All Exterior Surface

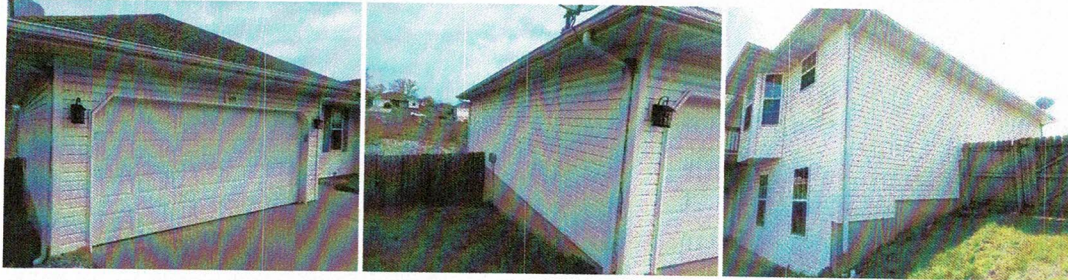
1.      Type: Vinyl siding





## Exterior (Continued)

Type: (continued)

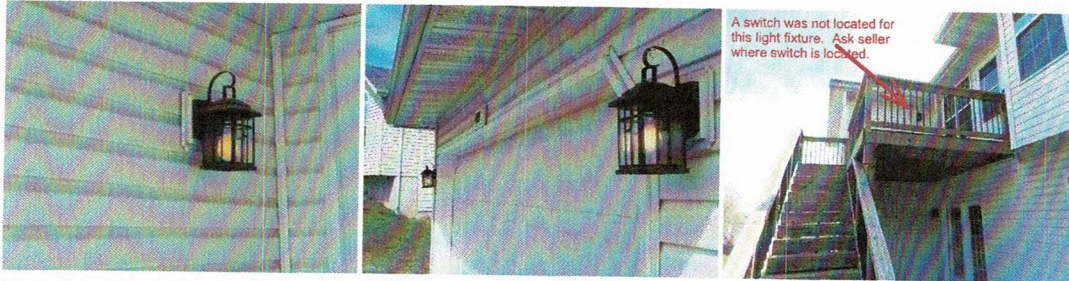


- 2.      Trim: Aluminum
- 3.      Fascia: Aluminum
- 4.      Soffits: Aluminum
- 5.      Door Bell: Hardwired - Arlow camera doorbell. It appears that the doorbell in the first floor hallway is hardwired. However, there appears to be a transmitter under the cover which may go to the camera doorbell.
- 6.      Entry Doors: Metal
- 7.      Patio Door: Metal entry door
- 8.      Windows: Vinyl double hung - All windows open, close and lock.
- 9.      Window Screens: Metal
- 10.      Basement Windows: Vinyl double hung - All windows open, close and lock.

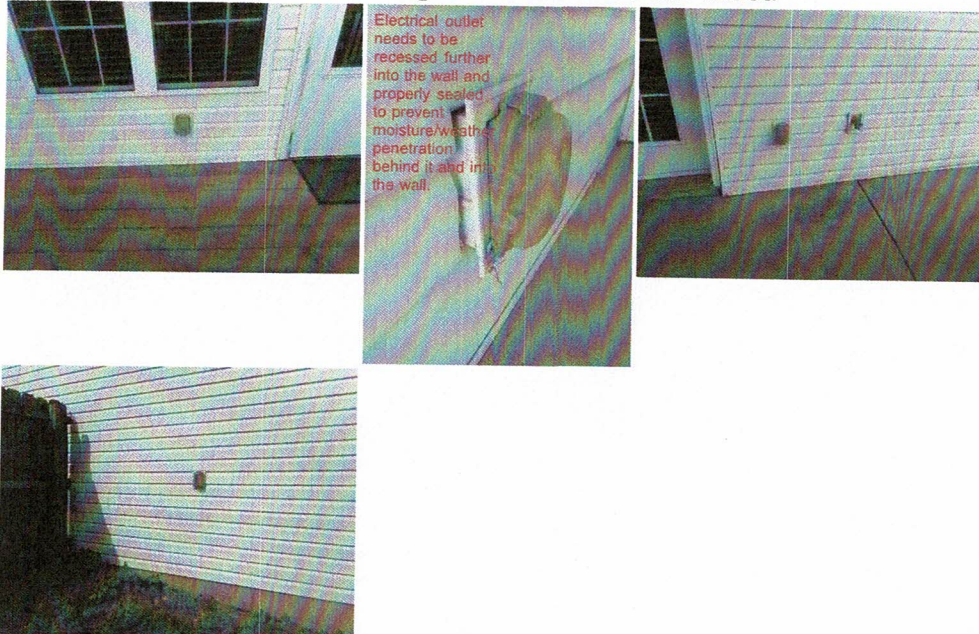


## Exterior (Continued)

11.  Exterior Lighting: Surface mounted lamps front and rear - All lights work minus the light on the rear deck. A light switch was not found for that light. Ask seller for location of switch and or how it is controlled.



12.  Exterior Electric Outlets: 110 VAC - 3 total exterior electrical outlets. One located at the main entrance, second at rear of home and the third on the east side of the house. These outlets should be converted to GFCI. The outlet at the entrance of the home is not secure and should be remounted to ensure there is no water/weather penetration. Recommend a licensed electrician adjust electrical box in front of home as well as ensure that the exterior outlets are GFCI. Vinyl siding contractor repair the siding and seal around the outlet.



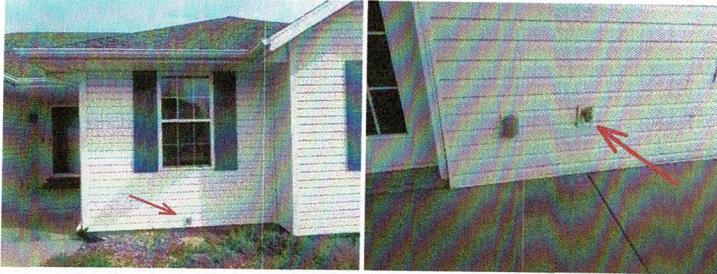
13.  Hose Bibs: Gate - 2 hose bibs located one on the front of the house and the second on the rear of the home. These were not inspected.





## Exterior (Continued)

Hose Bibs: (continued)



14.      Gas Meter: Exterior surface mount at side of home



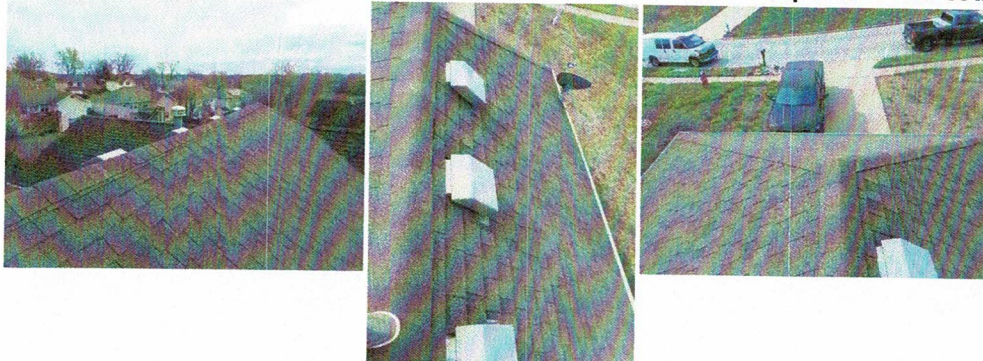
15.      Main Gas Valve: Located at gas meter

## Roof

A NPNI M D

Main Roof Surface \_\_\_\_\_

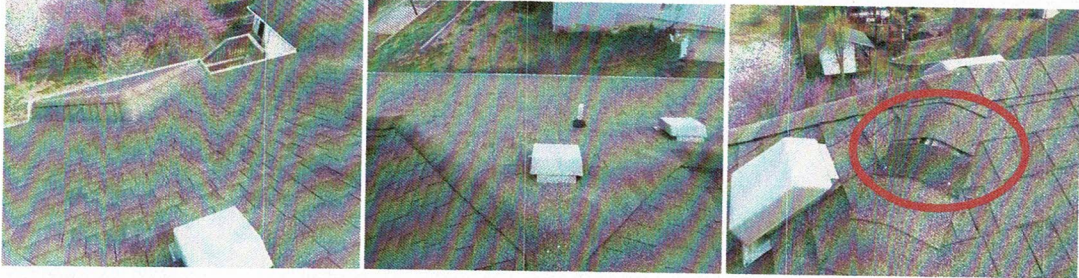
1. Method of Inspection: On roof
2.      Material: Asphalt shingle - In 3 locations on the ridge caps, shingles need to be repaired and or replaced. It appears in at least 2 of the locations, prior repairs may have been attempted. A qualified roofing contractor should be contacted for further inspection and estimate for repairs.





## Roof (Continued)

Material: (continued)



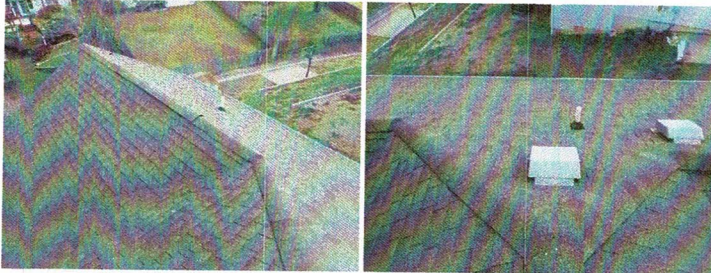
3. Type: Hip & Valley

4. Approximate Age: Unknown

5.      Flashing: Galvanized

6.      Valleys: Asphalt shingle

7.      Plumbing Vents: PVC



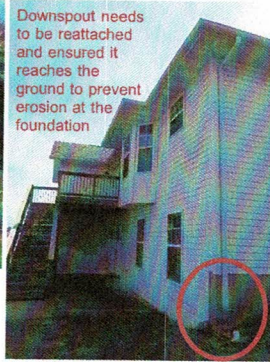
8.      Gutters: Aluminum

9.      Downspouts: Aluminum - The downspout on the West rear corner of the home needs to be reattached and ensured it reaches the ground and is directed away from the home to prevent erosion at the foundation. The East rear corner of the home needs to have the downspout extended to the ground and is directed away from the home to prevent erosion at the foundation. A gutter/downspout contractor needs to be contacted for repair estimate.

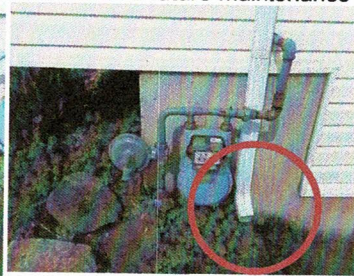
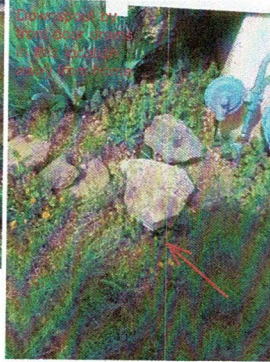


## Roof (Continued)

### Downspouts: (continued)



10.     **Leader/Extension: Missing** - The leaders on all 4 corners of the home are missing. A 5 foot leader needs to be added to direct water away from foundation. This could be considered a future maintenance project.





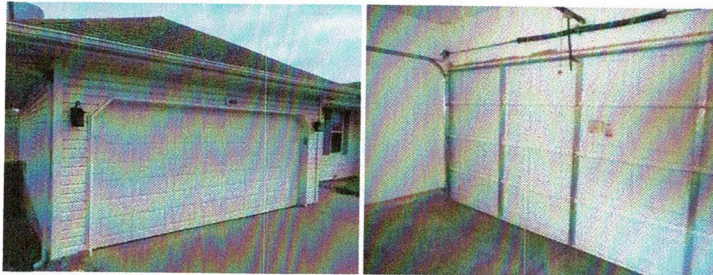
## Garage/Carport

A NPNI M D

### Attached Garage

1. Type of Structure: Attached Car Spaces: 2

2.      Garage Doors: Metal



3.      Door Operation: Mechanized

4.      Door Opener: Lift Master



5.      Exterior Surface: Vinyl siding

6.      Roof: Asphalt shingle

7.      Roof Structure: 2x6 Truss

8.      Service Doors: Metal

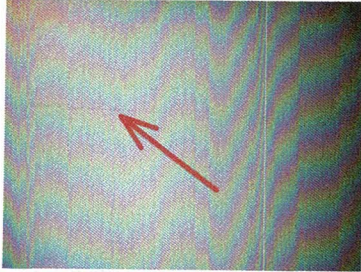


9.      Ceiling: Painted gypsum board. Crack is present in the gypsum board seam. This crack is due to expansion/contraction. A qualified drywall contractor should be contacted for estimate of repair.



## Garage/Carport (Continued)

Ceiling: (continued)



- 10.      Walls: Painted gypsum board
- 11.      Floor/Foundation: Poured slab



- 12.      Electrical: 110 VAC GFCI - 2 outlets both GFCI protected. Tested with no issues.
- 13.      Smoke Detector: Not Present
- 14.      Heating: No heat is present
- 15.      Windows: None
- 16.      Gutters: Aluminum
- 17.      Downspouts: Aluminum
- 18.      Leader/Extensions: Missing - A 5 foot leader needs to be installed on the downspout to direct water away from the foundation. This is a future maintenance item.

## Electrical

A NPNI M D

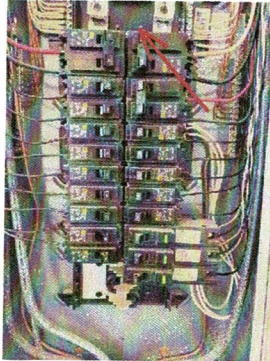
1. Service Size Amps: 150 Volts: 220-240 VAC





## Electrical (Continued)

2.      Service: Aluminum



3.      120 VAC Branch Circuits: Copper

4.      240 VAC Branch Circuits: Copper

5.      Aluminum Wiring: Electric meter to breaker panel

6.      Conductor Type: Non-metallic sheathed cable

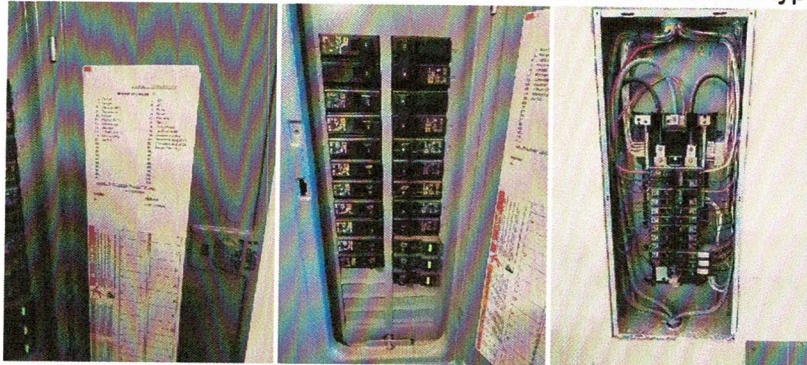
7.      Ground: Not found - The breaker panel in the garage is grounded and has no apparent issues. However, termination of ground wire to ground was not visible or located. This may be located in the concrete foundation but is beyond home inspection scope to determine. A licensed electrician can determine location of ground.

8.      Smoke Detectors: Not inspected - Present in the home but not tested. Recommend replacement per Fire Departments recommendations.

9.      Carbon Monoxide Detectors: Not inspected - Present in the home but not tested. Recommend replacement per Fire Departments recommendations.

### Garage Electric Panel

10.      Manufacturer: Square D - It is rare to have a list of breakers typed, legible and easy to follow!



11. Maximum Capacity: 150 amps

12.      Main Breaker Size: 150 amp - Located below electric meter on East side of house.





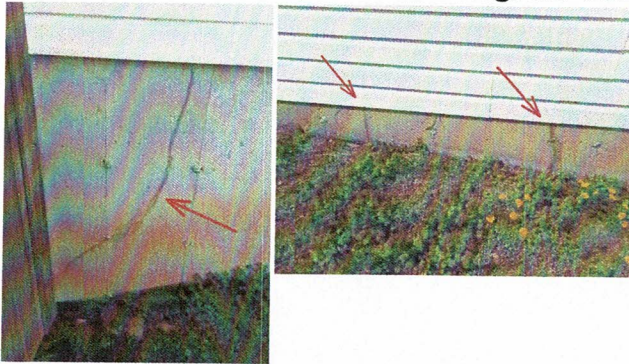
## Electrical (Continued)

- 13.      Breakers: Copper
- 14.      AFCI: 110 volt
- 15.      GFCI: At GFCI receptacles only - It is unknown of the exterior electrical outlets are GFCI protected. A licensed electrician should investigate further.
- 16. Is the panel bonded?  Yes  No

## Structure

A N P N I M D

- 1.      Structure Type: Wood frame
- 2.      Foundation: Poured
- 3.      Differential Movement: Crack with minor displacement - 1 crack on west foundation wall. Looks to have been sealed prior. Little displacement, interior cannot be observed due to gypsum wall board covering wall. 2 cracks on east foundation wall. Prior repairs have been made. Little displacement, interior cannot be observed due to gypsum wall board covering wall. If there is concern from the client, a structural engineer will need to be contacted.

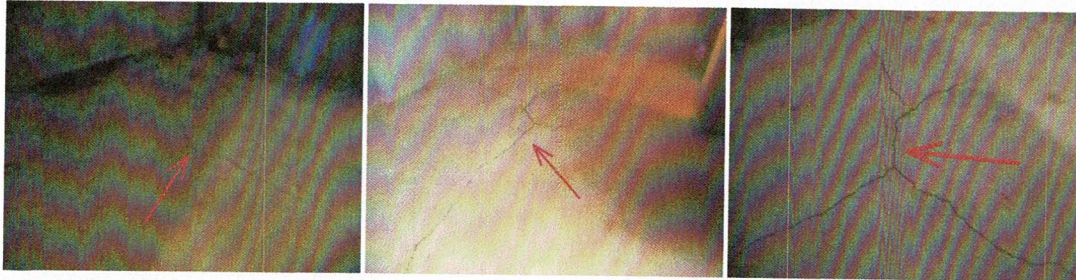


- 4.      Beams: Unknown - The beams in the finished basement are covered by gypsum board. Unable to determine what type of material and size.
- 5.      Bearing Walls: Unknown - The bearing walls could not be observed as 85% of the basement is finished with gypsum board.
- 6.      Joists/Trusses: 2x12 - 85% of the basement is finished. Floor joist was observed in the unfinished storage room.
- 7.      Piers/Posts: Unknown - Was not observed as 85% of the basement is finished with gypsum board. The unfished portion of the basement did not have any piers/posts.
- 8.      Floor/Slab: Poured slab - The basement is 85% finished with carpet, vinyl flooring and ceramic tile. The only visible portion of the slab is in the unfinished portion of the basement. That portion is cracked. Prior repairs have been made. If there is concern from the client, a structural engineer will need to be contacted.

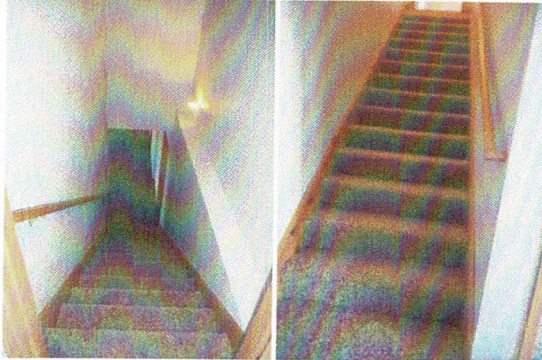


## Structure (Continued)

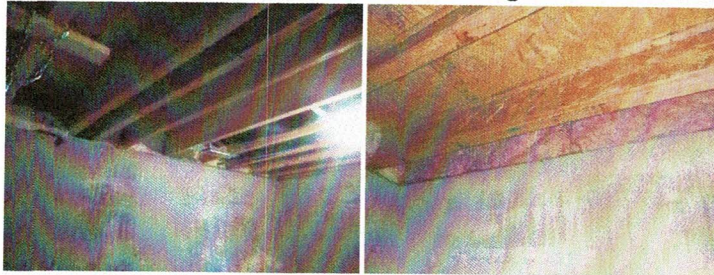
Floor/Slab: (continued)



9.      Stairs/Handrails: Wood stairs with wood handrails



10.      Subfloor: Composite manufactured materials. The basement is 85% finished with gypsum board, the only portion observed is in the storage room in the southwest corner of the basement.







## Attic

A NPNI M D

Main Attic

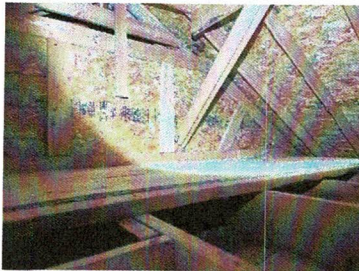
### 1. Method of Inspection: In the attic



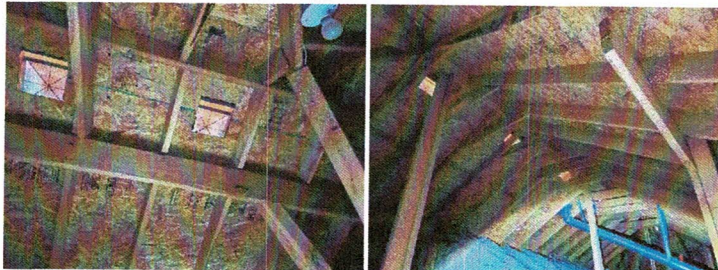
### 2. Roof Framing: 2x6 Truss



### 3. Sheathing: Strand board



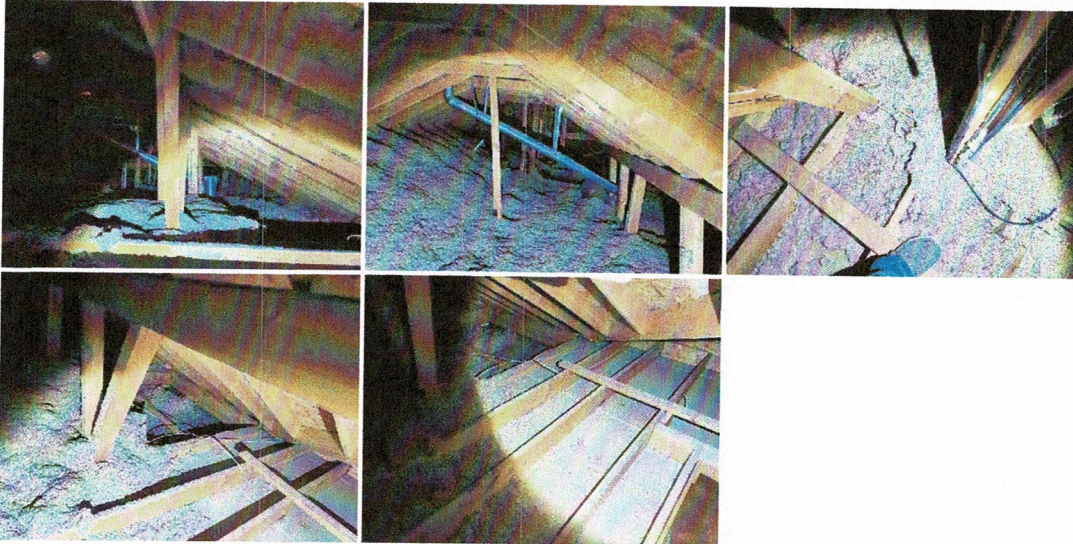
### 4. Ventilation: Gable and soffit vents



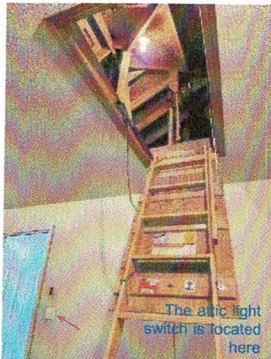


## Attic (Continued)

5.  Insulation: Blown in - The blown in insulation has been moved and compressed. Recommend insulation contractor to inspect and provide estimate. Adequate insulation in the attic will help with heating and cooling bills.



6.  Insulation Depth: See pictures - See note above under "Insulation".
7.  Wiring/Lighting: 110 VAC lighting circuit



8.  Moisture Penetration: None identified

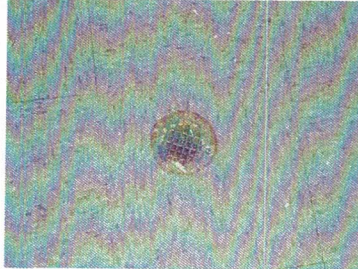


## Basement

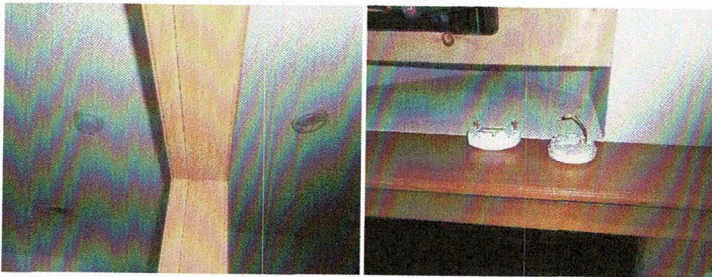
A NPNI M D

### Main Basement

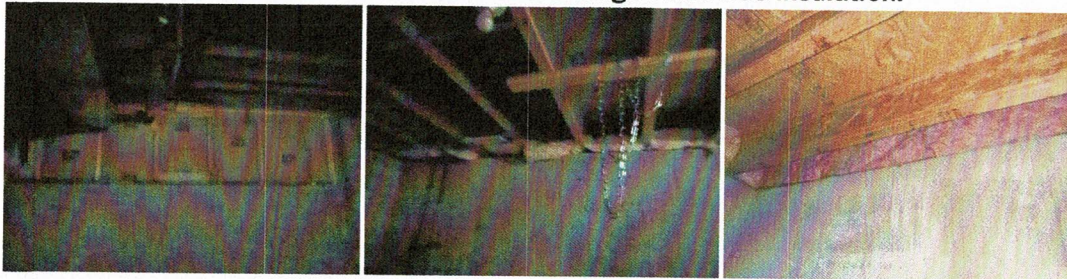
- 1.  Ceiling: Painted gypsum board - Basement is 85% finished.
- 2.  Walls: Painted gypsum board - Basement is 85% finished.
- 3.  Floor: Carpet, concrete, ceramic tile, vinyl flooring.
- 4.  Floor Drain: Surface drain - Located in basement, laundry room.



- 5.  Doors: Hollow wood
- 6.  Windows: Vinyl double hung - All windows, open, close & lock.
- 7.  Electrical: 110 VAC outlets and lighting circuits
- 8.  Smoke Detector: Not inspected - Basement smoke detector and carbon monoxide detector found on top of fireplace mantel. Recommend replacement and installation per fire department recommendations.



- 9.  HVAC Source: Heating system register
- 10.  Vapor Barrier: None - 85% of the basement is finished with gypsum board and not able to inspect. The visible portion of the foundation in the storage room has no vapor barrier.
- 11.  Insulation: Batting - 85% of the basement is finished with gypsum board and not able to inspect. The visible portion of the foundation in the storage room has insulation.

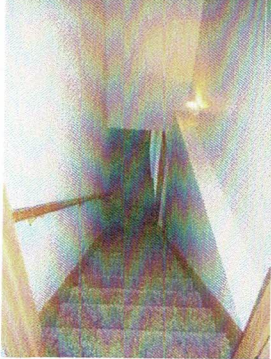


- 12.  Ventilation: Windows
- 13.  Moisture Location: None - 85% of the basement is finished with gypsum board and not able to inspect. The visible portion of the foundation has no active moisture.



## Basement (Continued)

14.      Basement Stairs/Railings: Wood stairs with wood handrails



## Air Conditioning

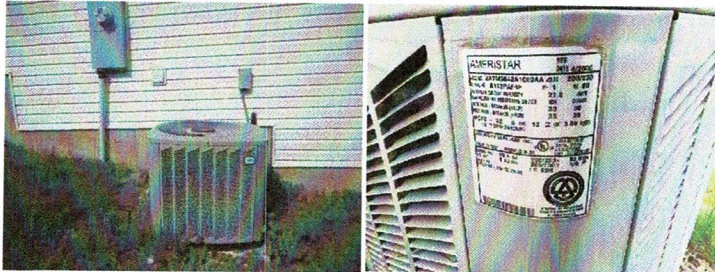
A NPNI M D

### Main AC System

1.      A/C System Operation: Not inspected - Functionality test of the AC was not performed due to the low outside air temperature.
2.      Condensate Removal: PVC



3.      Exterior Unit: Pad mounted



4. Manufacturer: Ameristar
5. Model Number: 2A7M3042A1000AA Serial Number: 6173PAF4F
6. Area Served: Whole building Approximate Age: 04/2006
7. Fuel Type: 220 VAC Temperature Differential: Functionality test of the AC was not performed due to the low outside air temperature.
8. Type: Central A/C Capacity: 3 Ton



## Air Conditioning (Continued)

- 9.  Visible Coil: Not inspected
- 10.  Refrigerant Lines: Serviceable condition
- 11.  Exposed Ductwork: Metal ducts with corrugated cold air return - The basement is 85% finished with gypsum drywall. The only visible ductwork is in the furnace room.
- 12.  Blower Fan/Filters: Direct drive with disposable filter - The disposable filters are located in the return air grilles located in the basement and main floor. The face of the return grille opens to access the disposable filters.
- 13.  Thermostats: Programmable



## Fireplace/Wood Stove

A N P N I M D

### Basement Fireplace

- 1.  Fireplace Construction: Prefab
- 2. Type: Gas log



- 3.  Fireplace Insert: Not inspected - Natural gas fireplace was not inspected, control not found. Pilot light was lit. Ask seller for how the fireplace is controlled. Recommend having an authorized fireplace dealer inspect fireplace for functionality.
- 4.  Smoke Chamber: Ventless
- 5.  Flue: Ventless
- 6.  Hearth: Raised

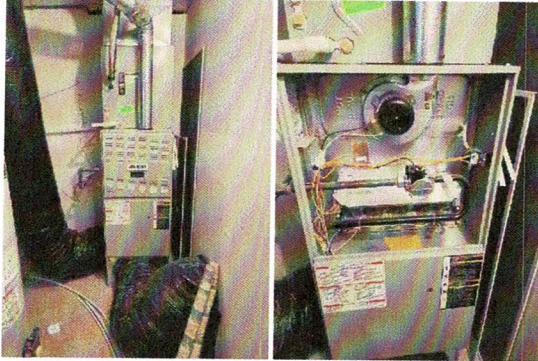


## Heating System

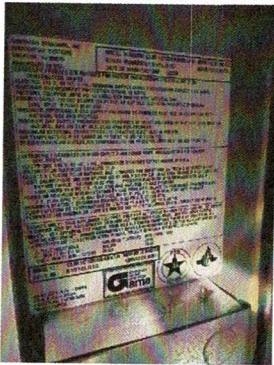
A NPNI M D

### Basement Heating System

- 1.      Heating System Operation: Appears functional



- 2. Manufacturer: AmeriStar by American standard
- 3. Model Number: CUB1C100A9481AA Serial Number: 61912LD1G



- 4. Type: Forced air Capacity: 100,000 BTUHR
- 5. Area Served: Whole building Approximate Age: 05/2006
- 6. Fuel Type: Natural gas
- 7.      Heat Exchanger: 5 Burner
- 8.      Blower Fan/Filter: Direct drive with disposable filter - The disposable filters are located in the return air grilles located in the basement and main floor. The face of the return grille opens to access the disposable filters.
- 9.      Distribution: Metal duct
- 10.      Flue Pipe: Double wall
- 11.      Thermostats: Programmable





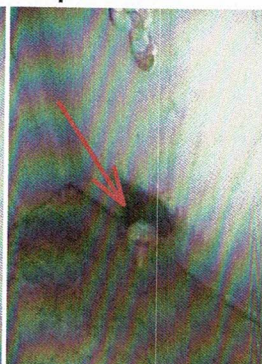
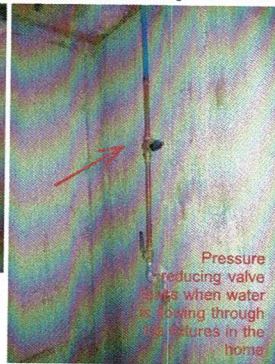
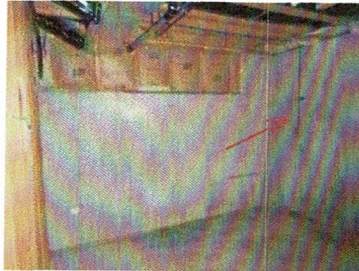
## Heating System (Continued)

12. Suspected Asbestos: No

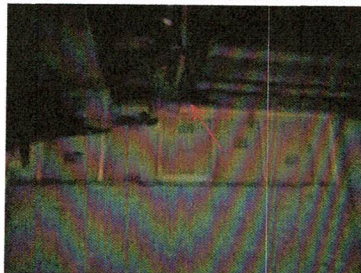
## Plumbing

A N P N I M D

- 1.  Service Line: Galvanized - Pressure reducing valve leaks when water is flowing through the fixtures of the home. Recommend replacement by a licensed plumber.



- 2.  Main Water Shutoff: Basement
- 3.  Water Lines: Copper, pex
- 4.  Drain Pipes: PVC
- 5.  Service Caps: Not visible
- 6.  Vent Pipes: PVC
- 7.  Gas Service Lines: Cast iron



### Basement Water Heater

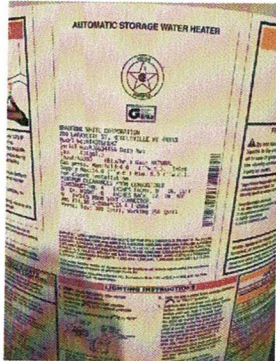
- 8.  Water Heater Operation: Functional at time of inspection





## Plumbing (Continued)

### 9. Manufacturer: Bradford-White



10. Model Number: MI40T6FBN7 Serial Number: BJ6634454

11. Type: Natural gas Capacity: 40 Gal.

12. Approximate Age: March 2015 Area Served: Whole building

13.      Flue Pipe: Double wall

14.      TPRV and Drain Tube: Copper - Blow down and drain from water heater drains in a room that does not have a floor drain. It needs to be piped to the drain in the neighboring laundry room. If the TPRV activates, it will discharge water onto the floor of the basement. Recommend further investigation and pricing from licensed plumber.







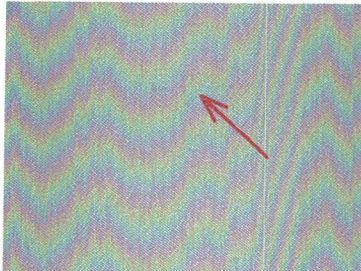
## Bathroom

A NPNI M D

### Master Bathroom

---

- 1.      Closet: Double walk-in closets, linen closet
- 2.      Ceiling: Painted gypsum board - Crack is present in the gypsum board seam. This crack is due to expansion/contraction. A qualified drywall contractor should be contacted for estimate of repair.



- 3.      Walls: Painted gypsum board
- 4.      Floor: Ceramic tile
- 5.      Doors: Hollow wood
- 6.      Windows: Non-opening
- 7.      Electrical: 110 VAC GFCI
- 8.      Counter/Cabinet: Laminate and wood
- 9.      Sink/Basin: Porcelain double sinks
- 10.      Faucets/Traps: Moen fixtures with a PVC trap
- 11.      Spa Tub/Surround: Fiberglass tub and ceramic tile surround - The spa includes a shower head. A shower curtain will need to be installed. Spa portion of tub was not tested. Recommend licensed plumber verify condition and functionality of spa tub.



- 12.      Toilets: Crane
- 13.      HVAC Source: Heating system register
- 14.      Ventilation: Electric ventilation fan

### 1st floor main Bathroom

---

- 15.      Closet: Single small
- 16.      Ceiling: Painted gypsum board
- 17.      Walls: Painted gypsum board
- 18.      Floor: Ceramic tile
- 19.      Doors: Hollow wood



## Bathroom (Continued)

- 20.      Electrical: 110 VAC GFCI
- 21.      Counter/Cabinet: Laminate and wood
- 22.      Sink/Basin: Porcelain
- 23.      Faucets/Traps: Moen fixtures with a PVC trap
- 24.      Tub/Surround: Fiberglass tub and fiberglass surround - Shower/tub combo, need shower curtain rod installed.



- 25.      Toilets: Crane - The toilet is loose at the floor and will require replacement of the wax seal by qualified plumber.
- 26.      HVAC Source: Heating system register
- 27.      Ventilation: Electric ventilation fan

### Basement Bathroom

- 28.      Closet: None
- 29.      Ceiling: Painted gypsum board
- 30.      Walls: Painted gypsum board
- 31.      Floor: Ceramic tile
- 32.      Doors: Hollow wood
- 33.      Electrical: 110 VAC GFCI
- 34.      Counter/Cabinet: Laminate and wood
- 35.      Sink/Basin: Porcelain
- 36.      Faucets/Traps: Moen fixtures with a PVC trap
- 37.      Tub/Surround: Fiberglass tub and fiberglass surround - Shower/tub combo, need shower curtain rod installed.



- 38.      Toilets: Crane - The toilet is loose at the floor and will require replacement of the wax seal by qualified plumber.



## Bathroom (Continued)

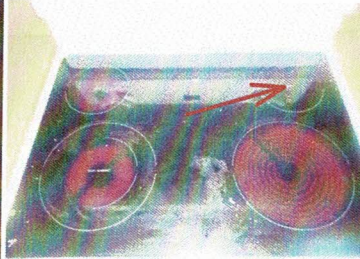
- 39.      HVAC Source: Heating system register
- 40.      Ventilation: Electric ventilation fan

## Kitchen

A N P N I M D

### 1st Floor Kitchen

- 1.      Cooking Appliances: Whirlpool - Right rear burner does not come on, all other burners and over function.



- 2.      Ventilator: Whirlpool



- 3.      Disposal: Evergrind - Disposal seems to be bound, recommend further inspection and or replacement by a licensed plumber.

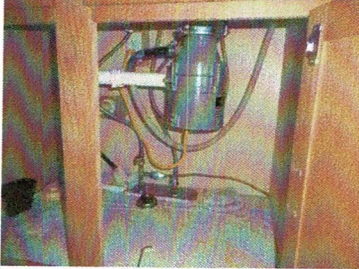


- 4.      Dishwasher: Frigidaire



## Kitchen (Continued)

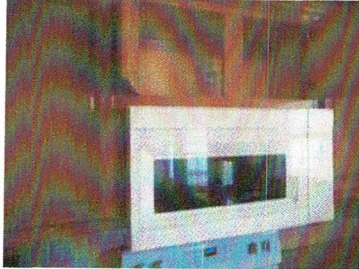
5. Air Gap Present?  Yes  No Air gap was not present under the sink. Air gap may be located behind dishwasher.



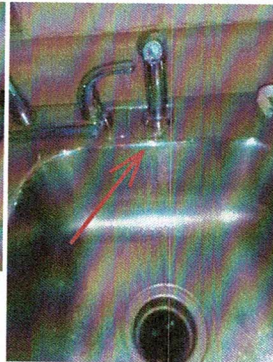
6.      Refrigerator: Not Present



7.      Microwave: Whirlpool



8.      Sink: Stainless Steel - Sprayer leaks, may need tightening and or replacement.



- 9.      Electrical: 110 VAC GFCI
- 10.      Plumbing/Fixtures: Chrome
- 11.      Counter Tops: Laminate



## Kitchen (Continued)

- 12.      Cabinets: Wood
- 13.      Pantry: Single
- 14.      Ceiling: Painted gypsum board
- 15.      Walls: Painted gypsum board
- 16.      Floor: Ceramic tile
- 17.      Windows: Vinyl double hung.
- 18.      HVAC Source: Heating system register

## Bedroom

A N P N I M D

### Master Bedroom

- 1.      Closet: Double walk-in closets
- 2.      Ceiling: Painted gypsum board
- 3.      Walls: Painted gypsum board
- 4.      Floor: Carpet
- 5.      Doors: Hollow wood
- 6.      Windows: Vinyl double hung
- 7.      Electrical: 110 VAC outlets and lighting circuits
- 8.      HVAC Source: Heating system register
- 9.      Smoke Detector: Not inspected - See notes in electrical section
- 10.      Carbon Monoxide Detector: Not inspected - See notes in electrical section

### Southeast corner of home Bedroom

- 11.      Closet: Single
- 12.      Ceiling: Painted gypsum board
- 13.      Walls: Painted gypsum board
- 14.      Floor: Carpet
- 15.      Doors: Hollow wood
- 16.      Windows: Vinyl double hung
- 17.      Electrical: 110 VAC outlets and lighting circuits
- 18.      HVAC Source: Heating system register
- 19.      Smoke Detector: Not inspected. See notes in electrical section
- 20.      Carbon Monoxide Detector: Not inspected - See notes in electrical section

### Front of home Bedroom

- 21.      Closet: Single small
- 22.      Ceiling: Painted gypsum board
- 23.      Walls: Painted gypsum board
- 24.      Floor: Carpet
- 25.      Doors: Hollow wood
- 26.      Windows: Vinyl double hung
- 27.      Electrical: 110 VAC outlets and lighting circuits
- 28.      HVAC Source: Heating system register
- 29.      Smoke Detector: Not inspected - See notes in electrical section



## Bedroom (Continued)

30.  Carbon Monoxide Detector: Not inspected - See notes in electrical section

### Basement Bedroom

- 31.  Closet: Walk In and Large
- 32.  Ceiling: Painted gypsum board
- 33.  Walls: Painted gypsum board
- 34.  Floor: Carpet
- 35.  Doors: Hollow wood
- 36.  Windows: Vinyl double hung
- 37.  Electrical: 110 VAC outlets and lighting circuits
- 38.  HVAC Source: Heating system register
- 39.  Smoke Detector: Not inspected - See notes in electrical section
- 40.  Carbon Monoxide Detector: Not inspected - See notes in electrical section

## Living Space

A NPNI M D

### Main floor Living Space

- 1.  Closet: Single small
- 2.  Ceiling: Painted gypsum board
- 3.  Walls: Painted gypsum board
- 4.  Floor: Vinyl floor covering ceramic tile
- 5.  Doors: None
- 6.  Windows: Vinyl double hung.
- 7.  Electrical: 110 VAC outlets and lighting circuits
- 8.  HVAC Source: Heating system register
- 9.  Smoke Detector: Not inspected - See notes in electrical section
- 10.  Carbon Monoxide Detector: Not inspected - See notes in electrical section

### 1st Floor Hall Living Space

- 11.  Ceiling: Painted gypsum board
- 12.  Walls: Painted gypsum board
- 13.  Floor: Vinyl floor covering
- 14.  Electrical: 110 VAC outlets and lighting circuits
- 15.  HVAC Source: Air exchange ventilation
- 16.  Smoke Detector: Not inspected - See notes in electrical section
- 17.  Carbon Monoxide Detector: Not inspected - See notes in electrical section

### Basement family room Living Space

- 18.  Closet: Walk In and Large - The space is the storage room for the whole house. It is unfinished.
- 19.  Ceiling: Paint and gypsum board
- 20.  Walls: Painted gypsum board
- 21.  Floor: Carpet, ceramic tile
- 22.  Doors: Hollow wood
- 23.  Windows: Vinyl double hung.
- 24.  Electrical: 110 VAC outlets and lighting circuits



## Living Space (Continued)

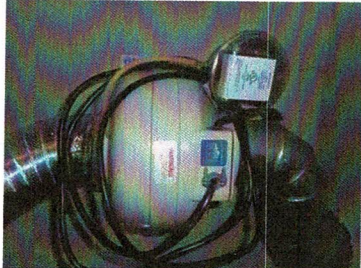
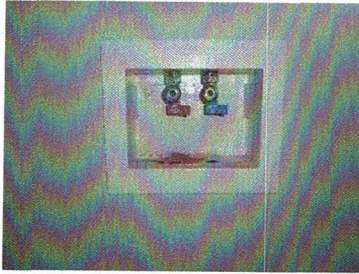
- 25.      HVAC Source: Heating system register
- 26.      Smoke Detector: Not inspected - See notes in electrical section
- 27.      Carbon Monoxide Detector: Not inspected - See notes in electrical section

## Laundry Room/Area

A NPNI M D

### Basement Laundry Room/Area

- 1.      Ceiling: Painted gypsum board
  - 2.      Walls: Painted gypsum board
  - 3.      Floor: Vinyl floor covering
  - 4.      Doors: Hollow wood
  - 5.      Electrical: 110 VAC/220 VAC
  - 6.      Smoke Detector: Not present.
  - 7.      HVAC Source: Heating system register
  - 8.      Washer Hose Bib: Gate valves
9.      Washer and Dryer Electrical: 110-240 VAC
10.      Dryer Vent: Metal flex with a booster fan - Fan was not tested for performance



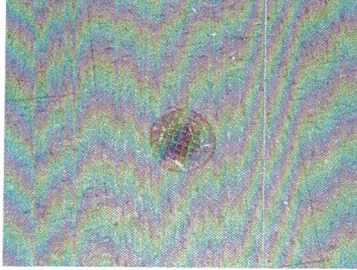
- 11.      Washer Drain: Wall mounted drain





## Laundry Room/Area (Continued)

12.     Floor Drain: Surface drain







## 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. Exterior Lighting:** Surface mounted lamps front and rear - All lights work minus the light on the rear deck. A light switch was not found for that light. Ask seller for location of switch and or how it is controlled.



- 2. Exterior Electric Outlets:** 110 VAC - 3 total exterior electrical outlets. One located at the main entrance, second at rear of home and the third on the east side of the house. These outlets should be converted to GFCI. The outlet at the entrance of the home is not secure and should be remounted to ensure there is no water/weather penetration. Recommend a licensed electrician adjust electrical box in front of home as well as ensure that the exterior outlets are GFCI. Vinyl siding contractor repair the siding and seal around the outlet.



## Roof

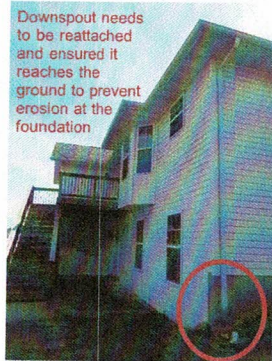
- 3. Downspouts:** Aluminum - The downspout on the West rear corner of the home needs to be reattached and ensured it reaches the ground and is directed away from the home to prevent erosion at the foundation. The East rear corner of the home needs to have the downspout extended to the ground and is directed away from the home to prevent erosion at the foundation. A gutter/downspout contractor needs to be contacted for repair estimate.



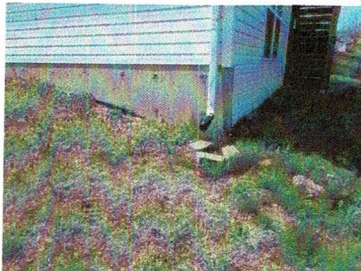
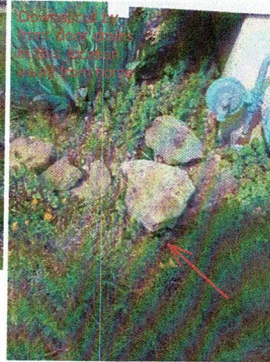


## Roof (Continued)

### Downspouts: (continued)

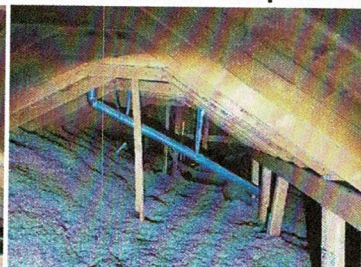


4. **Leader/Extension: Missing** - The leaders on all 4 corners of the home are missing. A 5 foot leader needs to be added to direct water away from foundation. This could be considered a future maintenance project.



## Attic

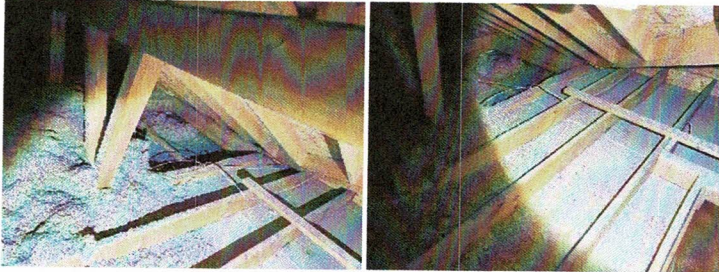
5. **Main Attic Insulation: Blown in** - The blown in insulation has been moved and compressed. Recommend insulation contractor to inspect and provide estimate. Adequate insulation in the attic will help with heating and cooling bills.





## Attic (Continued)

Insulation: (continued)



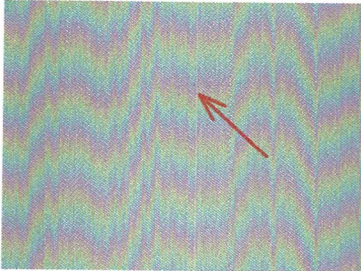
## Plumbing

6. **Basement Water Heater TPRV and Drain Tube: Copper -** Blow down and drain from water heater drains in a room that does not have a floor drain. It needs to be piped to the drain in the neighboring laundry room. If the TPRV activates, it will discharge water onto the floor of the basement. Recommend further investigation and pricing from licensed plumber.



## Bathroom

7. **Master Bathroom Ceiling: Painted gypsum board -** Crack is present in the gypsum board seam. This crack is due to expansion/contraction. A qualified drywall contractor should be contacted for estimate of repair.



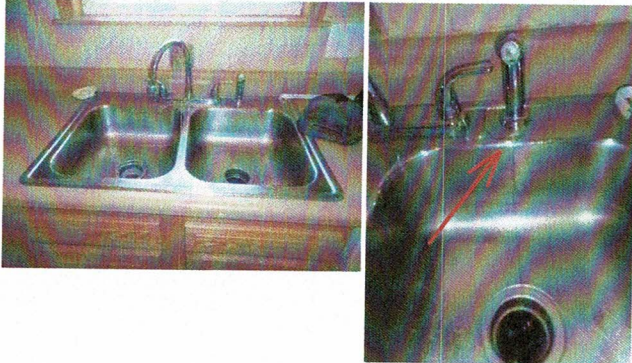
8. **1st floor main Bathroom Toilets: Crane -** The toilet is loose at the floor and will require replacement of the wax seal by qualified plumber.
9. **Basement Bathroom Toilets: Crane -** The toilet is loose at the floor and will require replacement of the wax seal by qualified plumber.



## Marginal Summary (Continued)

### Kitchen

10. 1st Floor Kitchen Sink: Stainless Steel - Sprayer leaks, may need tightening and or replacement.





## 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.

### Roof

- 1. Main Roof Surface Material: Asphalt shingle -** In 3 locations on the ridge caps, shingles need to be repaired and or replaced. It appears in at least 2 of the locations, prior repairs may have been attempted. A qualified roofing contractor should be contacted for further inspection and estimate for repairs.



### Garage/Carport

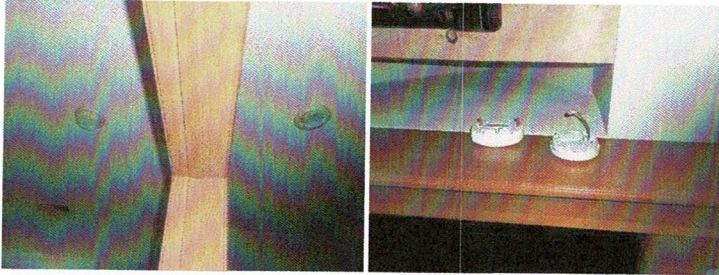
- 2. Attached Garage Leader/Extensions: Missing -** A 5 foot leader needs to be installed on the downspout to direct water away from the foundation. This is a future maintenance item.



## Defective Summary (Continued)

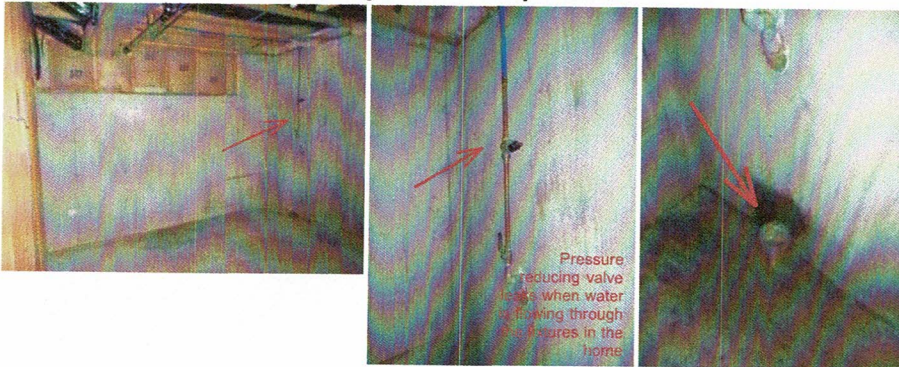
### Basement

3. **Main Basement Smoke Detector: Not inspected** - Basement smoke detector and carbon monoxide detector found on top of fireplace mantel. Recommend replacement and installation per fire department recommendations.



### Plumbing

4. **Service Line: Galvanized** - Pressure reducing valve leaks when water is flowing through the fixtures of the home. Recommend replacement by a licensed plumber.



### Kitchen

5. **1st Floor Kitchen Cooking Appliances: Whirlpool** - Right rear burner does not come on, all other burners and over function.





## Defective Summary (Continued)

6. 1st Floor Kitchen Disposal: Evergrind - Disposal seems to be bound, recommend further inspection and or replacement by a licensed plumber.

