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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

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 Somewhere Street
City Yourtown State US Zip 12345
Contact Name Sam Goodagent
Phone 123-555-1234
Email sam@goodagents.com

Client Information

Client Name Bob Client
Client Address 1234 Client Drive
City Somewhere State OH Zip 12345
Phone 123-555-2345
Email bob@clients.com

Inspection Company

Inspector Name Mike Knox
Company Name Knox Home Inspections LLC
Address 1234 Company Lane
City Somewhere State US Zip 12345
Phone 111-222-3333
Email info@yourinspectioncompany.com

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 30 Entrance Faces East
Inspection Date 05/03/2017
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ◉ Yes ○ No ○ Not Applicable
Water On ◉ Yes ○ No ○ Not Applicable
Weather Partly cloudy Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Attached
Water Source City How Verified Multiple Listing Service
Sewage Disposal City How Verified Multiple Listing Service

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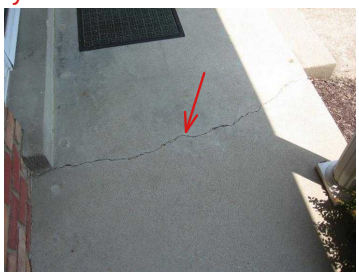
Lots and Grounds

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.

A NP NI M D

1. ☒☐☐☐☐ Driveway: Concrete
2. ☒☐☐☐☐ Walks: Concrete
3. ☐☐☐☐☒ Porch: Concrete Settling away from foundation with surface cracks noted

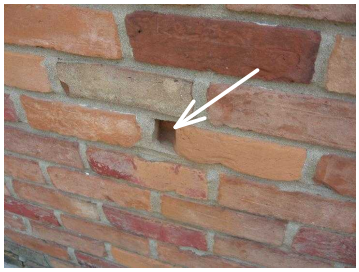

4. ☒☐☐☐☐ Patio: Asphalt pavers
5. ☒☐☐☐☐ Grading: Moderate slope
6. ☐☐☐☒☐ Vegetation: Trees, Shrubs Keep plantings trimmed away from foundation and roof areas
7. ☒☐☐☐☐ Window Wells: Drain present
8. ☒☐☐☐☐ Retaining Walls: Stone
9. ☒☐☐☐☐ Fences: Vinyl

Exterior

A NP NI M D

1st Floor Exterior Surface

1. ☐☐☐☒☐ Type: Brick veneer Some damaged bricks, Recommend sealing brick with penetration sealer products


2nd Floor Exterior Surface

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Exterior (Continued)

2. ☐☐☐☒☐ Type: Vinyl siding Damaged front shutter, Chalking noted due to age, One panel needs to be repositioned at rear elevation



3. ☐☐☐☒☐ Trim: Aluminum Chalking noted due to age, Loose nails in areas
4. ☒☐☐☐☐ Fascia: Aluminum
5. ☐☐☐☒☐ Soffits: Vinyl Loose/sagging at front porch
6. ☒☐☐☐☐ Door Bell: Hard wired
7. ☒☐☐☐☐ Entry Doors: Wood
8. ☐☐☐☒☐ Patio Door: Vinyl sliding Resecure loose handle hardware, Screen damage noted
9. ☐☐☐☒☐ Windows: Vinyl insulated Reseal caulking at window perimeters at brick window openings



10. ☒☐☐☐☐ Window Screens: Metal
11. ☒☐☐☐☐ Basement Windows: Vinyl casement
12. ☒☐☐☐☐ Exterior Lighting: Surface mount
13. ☒☐☐☐☐ Exterior Electric Outlets: 110 VAC GFCI
14. ☐☐☐☒☐ Hose Bibs: Gate Properly secure fixture(s) to exterior wall with fasteners
15. ☒☐☐☐☐ Gas Meter: Exterior surface mount at side of home Rust present, Keep bushes and shrubs away from meter



16. ☒☐☐☐☐ Main Gas Valve: Located at gas meter

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Roof

A NP NI M D

Main Roof Surface

1. Method of Inspection: On roof




2. ☒☐☐☐☐ Unable to Inspect: 0%
3. ☒☐☐☐☐ Material: Fiberglass shingle
4. Type: Gable
5. Approximate Age: 5
6. ☒☐☐☐☐ Flashing: Metal
7. ☒☐☐☐☐ Plumbing Vents: Copper
8. ☒☐☐☐☐ Electrical Mast: Underground utilities
9. ☐☐☐☒☐ Gutters: Aluminum Loose nails, Sagging gutters at front and rear




10. ☒☐☐☐☐ Downspouts: Aluminum
11. ☐☐☐☒☐ Leader/Extension: Splash blocks Splash block(s) not properly installed



Right side Chimney

12. ☒☐☐☐☐ Chimney: Brick
13. ☐☐☒☐☐ Flue/Flue Cap: Clay tile Weather cap obstructed view of flue

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Roof (Continued)

Flue/Flue Cap: (continued)



14. ☒☐☐☐☐ Chimney Flashing: Galvanized

Garage

A NP NI M D

Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. ☒☐☐☐☐ Garage Doors: Insulated aluminum
3. ☒☐☐☐☐ Door Operation: Mechanized
4. ☒☐☐☐☐ Door Opener: Overhead Door
5. ☒☐☐☐☐ Exterior Surface: Brick veneer
6. ☒☐☐☐☐ Roof: Asphalt shingle
7. ☒☐☐☐☐ Roof Structure: 2x6 Rafter
8. ☐☐☐☐☒ Service Doors: Wood Wood rot at bottom of door and frame





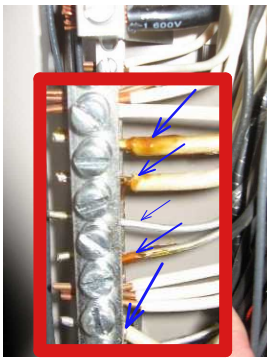
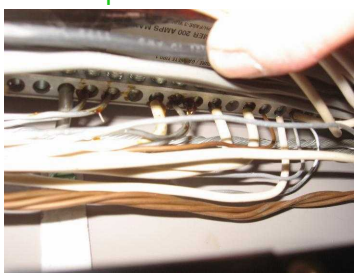
9. ☒☐☐☐☐ Ceiling: Drywall
10. ☐☐☐☒☐ Walls: Drywall Hole(s) noted in walls
11. ☐☐☐☒☐ Floor/Foundation: Poured concrete Minor floor cracks noted-seal cracks
12. ☒☐☐☐☐ Hose Bibs: Gate
13. ☐☐☐☒☐ Electrical: 110 VAC Fluorescent lighting missing covers and lenses
14. ☐☒☐☐☐ Smoke Detector:
15. ☒☐☐☐☐ Windows: Vinyl Insulated
16. ☒☐☐☐☐ Gutters: Aluminum
17. ☒☐☐☐☐ Downspouts: Aluminum

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Electrical

A NP NI M D

1. Service Size Amps: 200 Volts: 120/240 VAC
2. ☒☐☐☐☐ Service: Aluminum
3. ☐☐☐☒☐ 120 VAC Branch Circuits: Copper and aluminum Evaluation by a licensed electrician is recommended, See aluminum wiring notes below
4. ☒☐☐☐☐ 240 VAC Branch Circuits: Copper
5. ☐☐☐☒☐ Aluminum Wiring: Present at several circuits Aluminum branch wiring has had a history of problems relating to poor connections due to galvanic corrosion, dissimilar metals, brittle conductors and type of aluminum alloy used during the time period of 1965 through 1972. These problems create unsatisfactory conditions at connections and splice locations and therefore create potential fire hazards. Recommend wiring update for aluminum wiring by a licensed electrician, Circuits are recommended to be upgraded with special compression type connectors at splices and branch circuits to reduce the potential risks of aluminum branch wiring.(Cop-Alum Crimp System)

6. ☒☐☐☐☐ Conductor Type: Romex, Non-metallic sheathed cable
7. ☒☐☐☐☐ Ground: Plumbing and rod in ground
8. ☒☐☐☐☐ Smoke Detectors: Hard wired with battery back up and light

Basement Electric Panel

9. ☒☐☐☐☐ Manufacturer: Cutler-Hammer



10. Maximum Capacity: 200 Amps
11. ☒☐☐☐☐ Main Breaker Size: 200 Amps
12. ☒☐☐☐☐ Breakers: Copper
13. ☒☐☐☐☐ AFCI: 110 volt
14. ☒☐☐☐☐ GFCI: Present
15. Is the panel bonded? ◉ Yes ○ No

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Attic

A NP NI M D

Attached Garage Attic

1. Method of Inspection: In the attic
2. ☒☐☐☐☐ Unable to Inspect: 15% Safety and footing
3. ☐☐☐☒☐ Roof Framing: 2x3/4 Truss Wood blocking components missing at chimney perimeter



4. ☐☐☐☒☐ Sheathing: Plywood Water stains and slight damage present, Areas of sheathing have been repaired

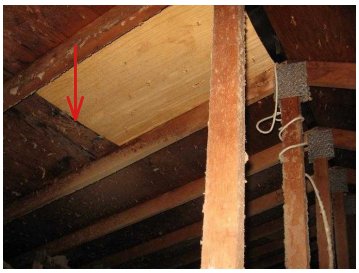


5. ☒☐☐☐☐ Ventilation: Ridge and soffit vents
6. ☒☐☐☐☐ Insulation: Fiberglass loose fill
7. ☒☐☐☐☐ Insulation Depth: 4"
8. ☒☐☐☐☐ Wiring/Lighting: 110 VAC

Main Attic

9. Method of Inspection: In the attic
10. ☒☐☐☐☐ Unable to Inspect: 10% Safety and footing
11. ☒☐☐☐☐ Roof Framing: 2x3/4 Truss
12. ☐☐☐☒☐ Sheathing: Plywood Poor repair at 2 areas near ridge at rear slope - No H clips installed and repair only spanned one truss - Recommend additional support be installed







13. ☒☐☐☐☐ Ventilation: Gable vent(s), Ridge vent(s)
14. ☒☐☐☐☐ Insulation: Fiberglass loose fill

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Attic (Continued)

15. ☒☐☐☐☐ Insulation Depth: 6"

Structure

A NP NI M D

1. ☒☐☐☐☐ Structure Type: Wood frame
2. ☒☐☐☐☐ Foundation: Poured concrete
3. ☒☐☐☐☐ Differential Movement: Slight settlement present Minor settlement at front porch, Cracks will require monitoring
4. ☒☐☐☐☐ Beams: Steel I-Beam
5. ☒☐☐☐☐ Bearing Walls: Wood frame
6. ☐☐☐☒☐ Joists/Trusses: 2x10 Areas not visible due to ceiling finishes or other obstructions, Framing joist near fireplace chimney shows evidence of previous termite infestation - No repairs required, Seal penetration as required





7. ☒☐☐☐☐ Piers/Posts: Steel posts
8. ☒☐☐☐☐ Stairs/Handrails: Wood stairs with wood handrails
9. ☒☐☐☐☐ Subfloor: Plywood

Basement

A NP NI M D

Main Basement

1. ☒☐☐☐☐ Unable to Inspect: 0%

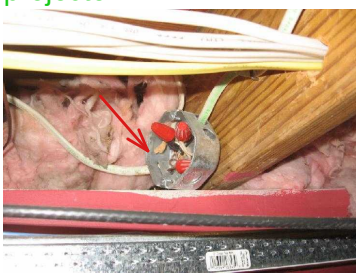


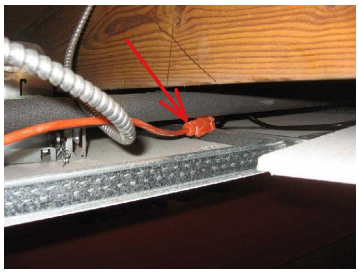
2. ☒☐☐☐☐ Ceiling: Suspended Acoustical System Evidence of past water staining
3. ☒☐☐☐☐ Walls: Drywall

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Basement (Continued)

4. ☐☐☐☒☐ Floor: Carpet Carpet stains noted
5. ☒☐☐☐☐ Floor Drain: Surface drain
6. ☒☐☐☐☐ Doors: Hollow wood
7. ☒☐☐☐☐ Windows: Vinyl casement
8. ☐☐☐☒☐ Electrical: 110 VAC Loose junction boxes, missing and mis-sized covers, extension cord wiring to projector





9. ☒☐☐☐☐ HVAC Source: Air exchange ventilation
10. ☒☐☐☐☐ Insulation: Fiberglass insulation at rim joist areas
11. ☒☐☐☐☐ Ventilation: Windows
12. ☒☐☐☐☐ Sump Pump: Submerged
13. ☒☐☐☐☐ Basement Stairs/Railings: Wood stairs with wood handrails

Air Conditioning

A NP NI M D

Main AC System

1. ☒☐☐☐☐ A/C System Operation: Appears serviceable
2. ☒☐☐☐☐ Condensate Removal: Plastic tubing
3. ☒☐☐☐☐ Exterior Unit: Pad mounted



4. Manufacturer: Rheem
5. Area Served: Whole house Approximate Age: 7
6. Fuel Type: 110 VAC Temperature Differential: 16 degrees
7. Type: Central A/C Capacity: 3 Ton
8. ☒☐☐☐☐ Visible Coil: Copper core with aluminum fins
9. ☒☐☐☐☐ Refrigerant Lines: Serviceable condition
10. ☒☐☐☐☐ Electrical Disconnect: Breaker disconnect
11. ☒☐☐☐☐ Exposed Ductwork: Metal
12. ☒☐☐☐☐ Blower Fan/Filters: Direct drive with electronic filter
13. ☒☐☐☐☐ Thermostats: Single Zone

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Heating System

A NP NI M D

Basement Heating System

1. ☒☐☐☐☐ Heating System Operation: Appears functional



2. Manufacturer: Ducane
3. Type: Forced air Capacity: 100,000 BTUHR
4. Area Served: Whole house Approximate Age: 6
5. Fuel Type: Natural gas
6. ☒☐☐☐☐ Heat Exchanger: 5 Burner
7. Unable to Inspect: 20%
8. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with electronic filter
9. ☒☐☐☐☐ Distribution: Metal duct
10. ☒☐☐☐☐ Draft Control: Automatic
11. ☒☐☐☐☐ Flue Pipe: Double wall
12. ☒☐☐☐☐ Controls: Limit switch
13. ☐☐☐☐☒ Humidifier: General Inoperative - Requires service/replacement
14. ☒☐☐☐☐ Thermostats: Single Zone
15. Suspected Asbestos: No

Fireplace/Wood Stove

A NP NI M D

Family Room Fireplace

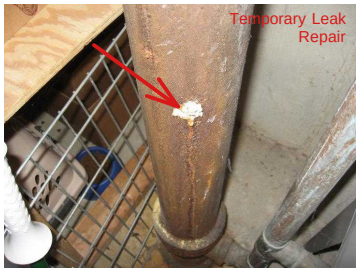
1. ☒☐☐☐☐ Fireplace Construction: Masonry
2. Type: Wood burning
3. ☒☐☐☐☐ Fireplace Insert: Standard
4. ☒☐☐☐☐ Smoke Chamber: Brick
5. ☒☐☐☐☐ Flue: Clay tile
6. ☒☐☐☐☐ Damper: Metal
7. ☒☐☐☐☐ Hearth: Raised

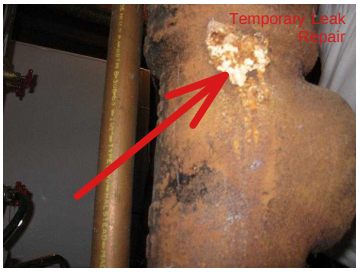
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Plumbing

A NP NI M D

1. ☒☐☐☐☐ Service Line: Copper
2. ☒☐☐☐☐ Main Water Shutoff: Basement
3. ☒☐☐☐☐ Water Lines: Copper
4. ☐☐☐☐☒ Drain Pipes: Cast iron, Copper Pitting cast iron drain piping stack - replace affected sections where required



5. ☒☐☐☐☐ Service Caps: Accessible
6. ☒☐☐☐☐ Vent Pipes: Copper
7. ☒☐☐☐☐ Gas Service Lines: Black Iron

Utility Room Water Heater

8. ☒☐☐☐☐ Water Heater Operation: Functional at time of inspection
9. Manufacturer: Ruud
10. Type: Natural gas Capacity: 40 Gal.
11. Approximate Age: 9 Area Served: Whole house
12. ☒☐☐☐☐ Flue Pipe: Single wall metal
13. ☒☐☐☐☐ TPRV and Drain Tube: Brass/Copper

Bathroom

A NP NI M D

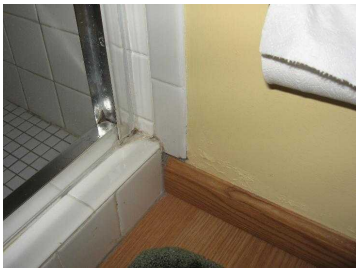
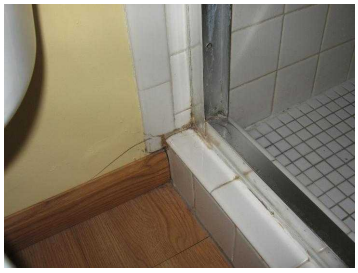
Master Bathroom

1. ☒☐☐☐☐ Ceiling: Drywall
2. ☒☐☐☐☐ Walls: Drywall
3. ☐☐☐☒☐ Floor: Laminated flooring Gapping noted in planks
4. ☒☐☐☐☐ Doors: Hollow wood
5. ☒☐☐☐☐ Windows: Vinyl Insulated
6. ☒☐☐☐☐ Electrical: GFCI
7. ☒☐☐☐☐ Counter/Cabinet: Wood
8. ☒☐☐☐☐ Sink/Basin: One piece sink/counter top
9. ☒☐☐☐☐ Faucets/Traps: Delta

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Bathroom (Continued)

10. ☐☐☐☒☐ Shower/Surround: Ceramic tile Leaking at corner of door frame

11. ☒☐☐☐☐ Toilets: Porcelain
12. ☒☐☐☐☐ HVAC Source: Air exchange ventilation
13. ☒☐☐☐☐ Ventilation: Window

2nd Floor Hall Bathroom

14. ☐☐☐☒☐ Closet: Large Alignment needed at closet doors
15. ☒☐☐☐☐ Ceiling: Drywall
16. ☒☐☐☐☐ Walls: Drywall
17. ☐☐☐☒☐ Floor: Laminated flooring Gapping noted in planks
18. ☒☐☐☐☐ Doors: Hollow wood
19. ☒☐☐☐☐ Windows: Vinyl Insulated
20. ☒☐☐☐☐ Electrical: GFCI
21. ☒☐☐☐☐ Counter/Cabinet: Wood
22. ☒☐☐☐☐ Sink/Basin: One piece sink/counter top
23. ☐☐☐☐☒ Faucets/Traps: Delta fixtures with a metal trap Leaking shower head, Loose trim rings




24. ☒☐☐☐☐ Tub/Surround: Porcelain tub and ceramic tile surround
25. ☒☐☐☐☐ Toilets: Porcelain
26. ☒☐☐☐☐ HVAC Source: Air exchange ventilation
27. ☒☐☐☐☐ Ventilation: Window

1st Floor Hall Half Bathroom

28. ☒☐☐☐☐ Ceiling: Drywall
29. ☒☐☐☐☐ Walls: Drywall
30. ☐☐☐☒☐ Floor: Ceramic tile Cracked tile noted



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Bathroom (Continued)

31. ☒ Doors: Solid wood
32. ☒ Windows: Vinyl Insulated
33. ☒ Electrical: GFCI
34. ☒ Counter/Cabinet: Laminate and wood
35. ☒ Sink/Basin: One piece sink/counter top
36. ☒ Faucets/Traps: Delta fixtures with a metal trap
37. ☒ Toilets: Porcelain
38. ☒ HVAC Source: Air exchange ventilation
39. ☒ Ventilation: Window

Bedroom

A NP NI M D

2nd Floor Master Bedroom

1. ☒ Closet: Walk In and Large
2. ☒ Ceiling: Drywall
3. ☒ Walls: Drywall
4. ☒ Floor: Carpet
5. ☒ Doors: Solid wood
6. ☒ Windows: Vinyl Insulated
7. ☒ Electrical: 110 VAC
8. ☒ HVAC Source: Air exchange ventilation
9. ☒ Smoke Detector: Hard wired with battery back up and light

Middle Bedroom

10. ☒ Closet: Large
11. ☒ Ceiling: Drywall
12. ☒ Walls: Drywall
13. ☒ Floor: Carpet
14. ☒ Doors: Hollow wood
15. ☒ Windows: Vinyl Insulated
16. ☒ Electrical: 110 VAC
17. ☒ HVAC Source: Air exchange ventilation
18. ☒ Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway

Southeast Bedroom

19. ☒ Closet: Large
20. ☒ Ceiling: Drywall
21. ☒ Walls: Drywall
22. ☒ Floor: Carpet
23. ☒ Doors: Solid wood
24. ☒ Windows: Vinyl Insulated
25. ☒ Electrical: 110 VAC
26. ☒ HVAC Source: Air exchange ventilation
27. ☒ Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway

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Bedroom (Continued)

Southwest Bedroom

28. ☒☐☐☐☐ Closet: Large
29. ☒☐☐☐☐ Ceiling: Drywall
30. ☒☐☐☐☐ Walls: Drywall
31. ☒☐☐☐☐ Floor: Hardwood
32. ☒☐☐☐☐ Doors: Hollow wood
33. ☒☐☐☐☐ Windows: Vinyl Insulated
34. ☒☐☐☐☐ Electrical: 110 VAC
35. ☒☐☐☐☐ HVAC Source: Air exchange ventilation
36. ☒☐☐☐☐ Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway

Kitchen

A NP NI M D

1st Floor Kitchen

1. ☒☐☐☐☐ Cooking Appliances: Frigidaire
2. ☒☐☐☐☐ Disposal: General Electric
3. ☐☐☐☒☐ Dishwasher: Maytag Properly secure the dishwasher discharge hose so that it creates a "high loop" above the basin drain to minimize food or water backup under dishwasher



4. Air Gap Present? ○ Yes ◉ No
5. ☒☐☐☐☐ Refrigerator: Amana
6. ☒☐☐☐☐ Microwave: General Electric
7. ☐☐☐☒☐ Sink: Stainless Steel Chipping at drain
8. ☒☐☐☐☐ Electrical: 110 VAC GFCI
9. ☒☐☐☐☐ Plumbing/Fixtures: Stainless Steel
10. ☒☐☐☐☐ Counter Tops: Solid Surface
11. ☒☐☐☐☐ Cabinets: Wood Loose cabinet door hinges
12. ☒☐☐☐☐ Pantry: Large
13. ☒☐☐☐☐ Ceiling: Drywall
14. ☒☐☐☐☐ Walls: Drywall
15. ☒☐☐☐☐ Floor: Ceramic tile
16. ☒☐☐☐☐ Doors: Hollow wood

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Kitchen (Continued)

17. ☐☐☐☐☒ Windows: Vinyl Insulated Insulated glass unit seal failure



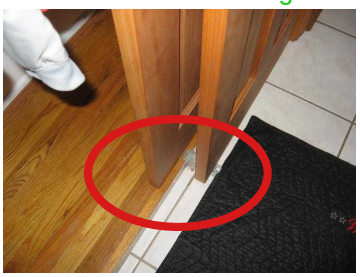
18. ☒☐☐☐☐ HVAC Source: Air exchange ventilation

Living Space

A NP NI M D

1st Floor Living Space

1. ☐☐☐☒☐ Closet: Various Missing door glides at bypass closet door in Foyer



2. ☒☐☐☐☐ Ceiling: Drywall
3. ☒☐☐☐☐ Walls: Drywall
4. ☐☐☐☒☐ Floor: Ceramic tile, Carpet, Hadwood Worn wood finish in Family room





5. ☒☐☐☐☐ Doors: Solid wood
6. ☒☐☐☐☐ Windows: Vinyl Insulated
7. ☒☐☐☐☐ Electrical: 110 VAC Replace missing dimmer switch in Dining room



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Living Space (Continued)

8. ☒ HVAC Source: Air exchange ventilation
9. ☒ Smoke Detector: Hard wired with battery back up and light

Laundry Room/Area

A NP NI M D

Basement Laundry Room/Area

1. ☒ Ceiling: Exposed framing
2. ☒ Walls: Concrete
3. ☒ Floor: Poured
4. ☒ Doors: Hollow wood
5. ☒ Electrical: 110 VAC
6. ☒ Smoke Detector: Hard wired with battery back up and light
7. ☒ HVAC Source: Air exchange ventilation
8. ☒ Laundry Tub: Concrete
9. ☒ Laundry Tub Drain: Copper
10. ☒ Washer Hose Bib: Gate valves
11. ☒ Washer and Dryer Electrical: 120/240 VAC
12. ☒ Dryer Vent: Metal flex
13. ☒ Washer Drain: Drains to laundry tub
14. ☒ Floor Drain: Surface drain

Final Comments

This is a place to enter any final comments that will appear in the inspection report after the body of the report.

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Marginal Summary

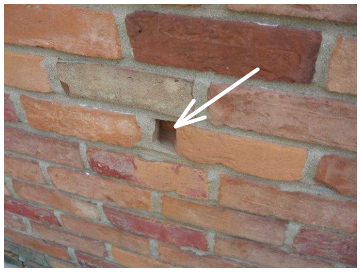
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Vegetation: Trees, Shrubs Keep plantings trimmed away from foundation and roof areas

Exterior

2. 1st Floor Exterior Surface Type: Brick veneer Some damaged bricks, Recommend sealing brick with penetration sealer products


3. 2nd Floor Exterior Surface Type: Vinyl siding Damaged front shutter, Chalking noted due to age, One panel needs to be repositioned at rear elevation



4. Trim: Aluminum Chalking noted due to age, Loose nails in areas
5. Soffits: Vinyl Loose/sagging at front porch
6. Patio Door: Vinyl sliding Resecure loose handle hardware, Screen damage noted
7. Windows: Vinyl insulated Reseal caulking at window perimeters at brick window openings



8. Hose Bibs: Gate Properly secure fixture(s) to exterior wall with fasteners

Roof

9. Gutters: Aluminum Loose nails, Sagging gutters at front and rear

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Roof (Continued)

Gutters: (continued)




10. Leader/Extension: Splash blocks Splash block(s) not properly installed

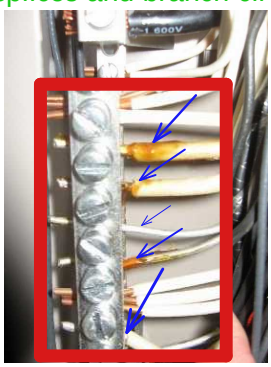
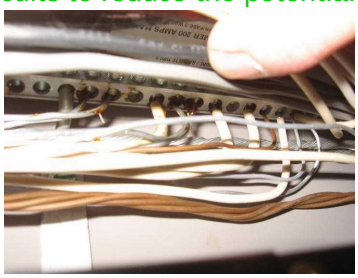


Garage

11. Attached Garage Walls: Drywall Hole(s) noted in walls
12. Attached Garage Floor/Foundation: Poured concrete Minor floor cracks noted-seal cracks
13. Attached Garage Electrical: 110 VAC Fluorescent lighting missing covers and lenses

Electrical

14. 120 VAC Branch Circuits: Copper and aluminum Evaluation by a licensed electrician is recommended, See aluminum wiring notes below
15. Aluminum Wiring: Present at several circuits Aluminum branch wiring has had a history of problems relating to poor connections due to galvanic corrosion, dissimilar metals, brittle conductors and type of aluminum alloy used during the time period of 1965 through 1972. These problems create unsatisfactory conditions at connections and splice locations and therefore create potential fire hazards. Recommend wiring update for aluminum wiring by a licensed electrician, Circuits are recommended to be upgraded with special compression type connectors at splices and branch circuits to reduce the potential risks of aluminum branch wiring.(Cop-Alum Crimp System)

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Marginal Summary (Continued)

Attic

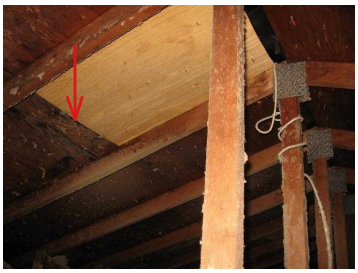
16. Attached Garage Attic Roof Framing: 2x3/4 Truss Wood blocking components missing at chimney perimeter



17. Attached Garage Attic Sheathing: Plywood Water stains and slight damage present, Areas of sheathing have been repaired



18. Main Attic Sheathing: Plywood Poor repair at 2 areas near ridge at rear slope - No H clips installed and repair only spanned one truss - Recommend additional support be installed


Structure

19. Joists/Trusses: 2x10 Areas not visible due to ceiling finishes or other obstructions, Framing joist near fireplace chimney shows evidence of previous termite infestation - No repairs required, Seal penetration as required

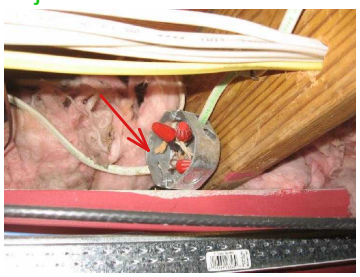


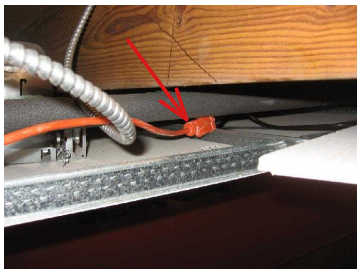

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Marginal Summary (Continued)

Basement

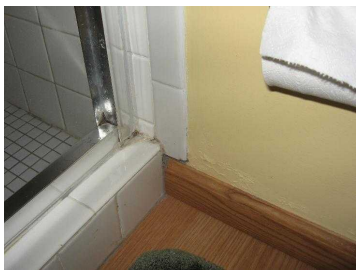
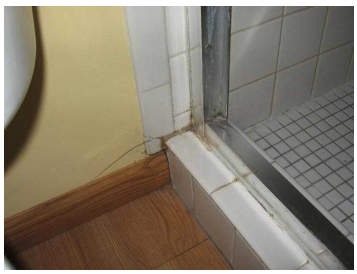
20. Main Basement Floor: Carpet Carpet stains noted
21. Main Basement Electrical: 110 VAC Loose junction boxes, missing and mis-sized covers, extension cord wiring to projector





Bathroom

22. Master Bathroom Floor: Laminated flooring Gapping noted in planks
23. Master Bathroom Shower/Surround: Ceramic tile Leaking at corner of door frame

24. 2nd Floor Hall Bathroom Closet: Large Alignment needed at closet doors
25. 2nd Floor Hall Bathroom Floor: Laminated flooring Gapping noted in planks
26. 1st Floor Hall Half Bathroom Floor: Ceramic tile Cracked tile noted



Kitchen

27. 1st Floor Kitchen Dishwasher: Maytag Properly secure the dishwasher discharge hose so that it creates a "high loop" above the basin drain to minimize food or water backup under dishwasher



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Marginal Summary (Continued)

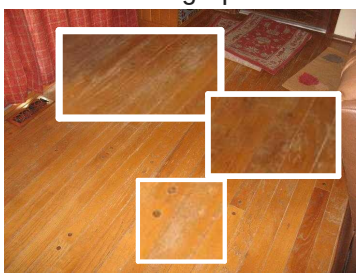
28. 1st Floor Kitchen Sink: Stainless Steel Chipping at drain

Living Space

29. 1st Floor Living Space Closet: Various Missing door glides at bypass closet door in Foyer



30. 1st Floor Living Space Floor: Ceramic tile, Carpet, Hadwood Worn wood finish in Family room



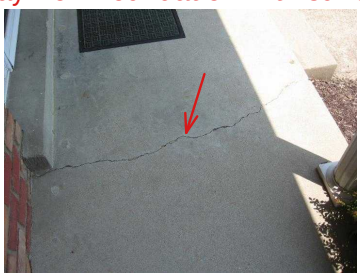

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Defective Summary

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Lots and Grounds

1. Porch: Concrete Settling away from foundation with surface cracks noted


Garage

2. Attached Garage Service Doors: Wood Wood rot at bottom of door and frame

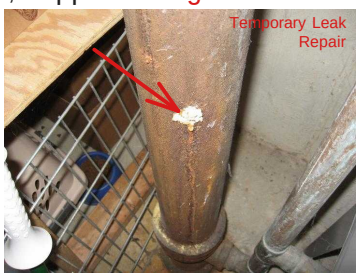


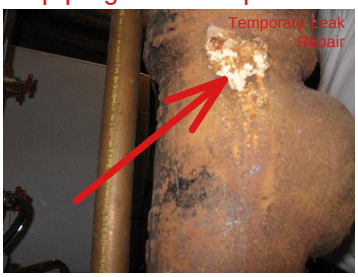

Heating System

3. Basement Heating System Humidifier: General Inoperative - Requires service/replacement

Plumbing

4. Drain Pipes: Cast iron, Copper Pitting cast iron drain piping stack - replace affected sections where required



Bathroom

5. 2nd Floor Hall Bathroom Faucets/Traps: Delta fixtures with a metal trap Leaking shower head, Loose trim rings

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Bathroom (Continued)

Faucets/Traps: (continued)




Kitchen

6. 1st Floor Kitchen Windows: Vinyl Insulated Insulated glass unit seal failure



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