

Garmon Home Inspection Services, Inc.
P.O. Box 923792
Norcross, GA 30010



Peachtree Battle Ave.
Atlanta, Ga 30305

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

City Atlanta State Ga Zip 30305

Contact Name

phone

Email

Client Information

Client Name

Client Address

City State Ga Zip 30342

Phone Fax

Inspection Company

Inspector Name Russ Garmon Code Certified # 2420 ASHI Member # 200568

Company Name Garmon Home Inspection Services, Inc.

Company Address P.O. Box 923792

City Norcross State GA Zip 30010

Phone 770-368-8151 Fax 770-368-0466

E-Mail russgarmon@comcast.net

File Number Peachtree Battle Ave. 092007

Conditions

Others Present Listing agent, buyer and buyers agent Property Occupied Yes

Estimated Age 77 Entrance Faces Unknown

Inspection Date 09/20/2007

Start Time 10:00 End Time 3:00

Electric On Yes No Not Applicable

Gas/Oil On Yes No Not Applicable

Water On Yes No Not Applicable

Temperature 69

Weather Mostly sunny Soil Conditions Dry

Space Below Grade Cellar and crawlspace

Building Type Single family Garage Detached

Sewage Disposal Public sewer How Verified Multiple listing service

Water Source Public water How Verified Multiple listing service

Additions/Modifications N/A

Permits Obtained N/A How Verified N/A

Lots and Grounds

A NP NI M D

1. Walks: Stone Mortar joint cracks at stone around pool area.



2. Steps/Stoops: Concrete and brick a. Concrete cracks at front stoop and stairs, settlement at the tiles at floor surface will allow water under stoop.
b. Missing a guardrail at front stoop and handrail at stairs.
c. Short landing outside of both left exterior doors and missing a guardrail and handrail at stairs and has some concrete cracks.



3. Patio: Slate

4. Deck: Wood Wood to ground contact and water damage at right band joist.
Could not fully view under low deck, appears may allow water to run toward foundation under covered porch, deck floor boards.



5. Porch: Wood covered back porch

6. Vegetation: Grass, shrubbery and trees a. Shrubby to close to main structure and outbuilding, A/C units and tree limbs close to structure.
b. Tree limbs rub electric service line.



7. Retaining Walls: Brick and crosstie, stone and stucco a. Some deterioration at crosstie at right exterior, add ivy blocked full view, did not view tie backs.
b. Noted brick joint cracks at right brick privacy wall.
c. Noted some stucco cracks at back retaining wall at garage and missing a guardrail at top of wall.
d. Missing handrails at landscape stairs and guardrail at wall around pool area and gate opens over stairs at back of pool.
e. Appears some retaining walls missing weep holes.



8. Grading: Minor slope Appears grading to high on foundation along back left wall at walkway area, may allow moisture to hold against wood floor band.
9. Exterior Surface Drain: Surface drain, left side of driveway at pea gravel parking area.
10. Driveway: Concrete Minor concrete cracks

Lots and Grounds (Continued)

11. **Lawn Sprinklers:** Present Inspection doesn't include sprinkler, did not test, recommend have homeowner show operation, check zones and spray patterns

Exterior Surface and Components

If wood composition siding is present most manufactures have settled class action law suits, many claim periods are over.

If dwelling has stucco, inspection did not include probing for water intrusion.

A NP NI M D

Main dwelling Exterior Surface

1. **Type:** Brick and frame Brick joint cracks at several areas around windows and at arches at drive through carport
2. **Trim:** Wood a. Water damage at corner board over roof as noted in picture at front exterior, also some peeling paint at front frame trim and window sills.
b. Slight water damage at the bottom of rake board at roof overhang at right back corner of house.
c. Noted settlement at the wood window sill at right bedroom back left window at brick.
3. **Fascia:** Wood
4. **Soffits:** Open soffits, not boxed in
5. **Door Bell:** Hard wired Missing chimes cover at upstairs hall.
6. **Entry Doors:** Wood a. Noted daylight around top of door at left back door.
b. Loose door latch at left door.
7. **Patio Door:** Back porch screened door a. Torn and loose screen at door.
b. Door opens over a step, missing a landing.
8. **Windows:** Wood See living space sections.
Missing drip edge flashing over windows
9. **Window Screens:** Not installed Missing screens
10. **Exterior Lighting:** Surface mount * a. Reverse polarity at back porch GFCI outlet.
b. Inspector does not inspect landscape lighting, did view some needed repairs to lighting.
c. Missing one bulb at wall light at back porch.
d. Missing few light lens at drive through carport light and at garage vehicle door light.
11. **Exterior Electric Outlets:** 120 Volt GFCI outlet Broken outlet at front exterior at foundation wall.
12. **Hose Bibs:** Surface mounted a. Loose mounted spigot, not anchored to brick at all spigots.
b. Front spigot is winterized, has shut off valve at front cellar.
13. **Gas Meter:** Front of house
14. **Main Gas Valve:** Located at gas meter



Outbuilding

A NP NI M D

Back of dwelling, garage and finished area Outbuilding

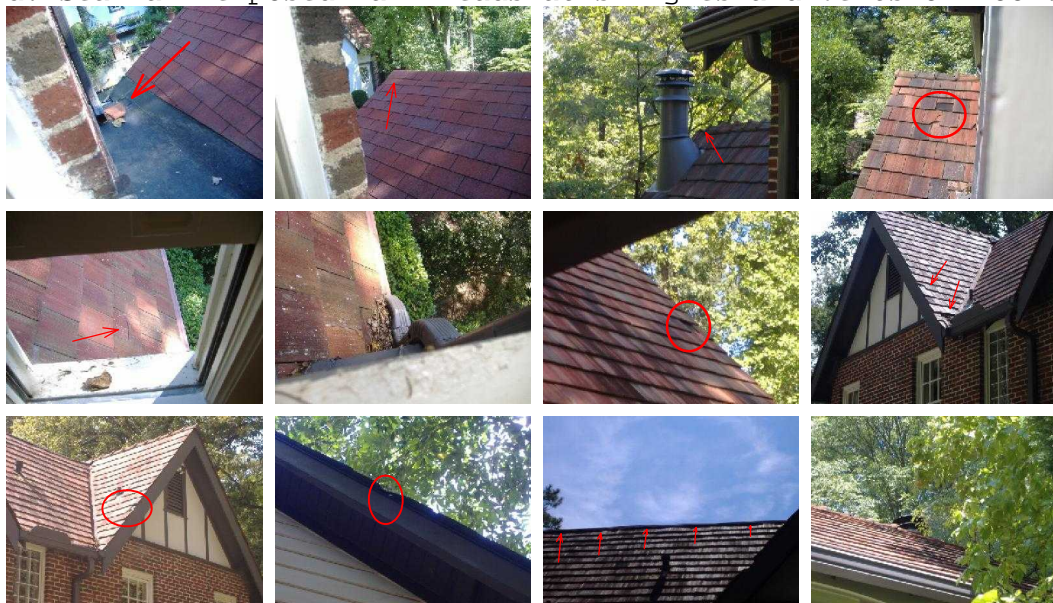
1. Exterior Surface: Stucco, cement siding and brick Stucco makes ground contact, should be elevated above grade and between garage vehicle doors.
2. Roof: Asphalt shingle and composition slate See garage roof section
3. Roof Structure: 2x8 Stick frame rafters
4. Ceiling: Sheetrock and paint
5. Walls: Sheetrock and paint
6. Floor: Carpet
7. Foundation: Block a. Noted efflorescence evidence of past water entry at back block wall of garage.
b. Noted crack at block wall at back wall of garage.
8. Doors: Hollow door interior, insulated exterior Missing support under exterior door threshold
9. Electrical: GFCI outlet and lighting a. Did not view a smoke alarm, recommend adding.
b. Loose outlet at back left wall of workout room.
10. Plumbing: Copper and PVC drain, Elec. water heater
11. HVAC Source: Radiant baseboard heat and window A/C

Roof

A NP NI M D

Main roof Roof Surface

1. Method of Inspection: Ground level
2. Unable to Inspect: 50% Height of roof, Steep roof pitch
3. Material: Celadon ceramic slate and asphalt shingles a. Noted several cracked loose and missing roof tiles, recommend qualified contractor to monitor entire roof and insure all needed repairs are corrected to prevent water entry, noted several pictures of areas.
b. Missing a ridge shingle at right side of house at fireplace flue.
c. Appears asphalt shingle material was used to form at ridge cover noted at back center roof, may have exposed nail heads.
d. Seal all exposed nail heads at shingles and vents on roof.



Roof (Continued)

Material: (continued)



4. Type: Gable

5. Approx Age: 10+

6. Flashing: Not fully visible Flashing was painted could not fully view.
- a. All flashing material that meets brick should be galvanized material and some sidewall flashing was not properly step flashed.
 - b. Missing kickout flashing where roof meets vertical walls to divert water and debris to gutters.
 - c. Noted some valley flashing used where roof meets sidewall, should be step flashed.



7. Valleys: Roll roof material and metal Leaves holding in valleys

8. Plumbing Vents: Cast Iron

9. Gutters: Metal and gutter guards

10. Downspouts: Metal Rusted at bottom downspout elbow, missing straps to secure to wall and disconnected at extension.



11. Leader/Extension: Some splash blocks and extensions a. Missing extension or splash block at left back corner of house, at front exterior center of house.

b. Cannot fully view underground extensions.

c. Displaced splashblock at right side of front stoop.

Right side of house, den fireplace Chimney

12. Chimney: Metal flue pipe at fireplace

13. Flue/Flue Cap: Metal cap Tree limbs to close to flue cap

Right side of house left of den Chimney

14. Chimney: Brick

15. Flue/Flue Cap: Crown Could not view crown at top of high appliance brick chase

16. Chimney Flashing: Not fully visible Could not fully view

Garage/Carport

If property is occupied storage items may block full view.

Periodically monitor the bolts and rollers at garage vehicle door.

A NP NI M D

Rear Garage

1. Type of Structure: Detached Car Spaces: 2
2. Garage Doors: Wood
3. Door Operation: Mechanized
4. Door Opener: Raynor
5. Exterior Surface: Stucco, cement siding and brick Stucco makes ground contact
6. Roof: Celadon ceramic slate and asphalt shingles a. Raised shingle tab, could view water stain at interior at roof decking and cracked roof decking, add support and seal from roof.
b. Missing sealant at exposed nail heads at plumbing vent pipe.
c. Torn shingle tabs at right side of structure.
7. Roof Structure: 2x8 Stick frame rafters
8. Ceiling: Exposed framing
9. Walls: Sheetrock and paint Appears mildew stains at back sheetrock above block wall at back left corner.
10. Floor/Foundation: Poured slab Minor concrete cracks and appears to have level area, not sloped toward vehicle door openings.
11. Hose Bibs: Surface mounted Not anchored to exterior cladding
12. Electrical: GFCI outlet and lighting a. Loose mounted light fixture between garage vehicle doors at exterior and missing some of the light lens.
b. Open junction box missing a cover plate at front of garage attic.
13. Windows: Fixed pane and double hung
14. Gutters: Aluminum Noted some gutter clogging
15. Downspouts: Aluminum
16. Leader/Extensions: Missing Missing extension or splash block at back right corner.



Electrical

Panel manufactures that need further evaluation from licensed electrician, if identified in the report are Federal Pacific, Zinsco/Sylvania.

Smoke alarm batteries should be changed yearly, replace on move in and every year thereafter.

Any electrical defects noted should be corrected by licensed electrical contractor.

A NP NI M D

1. Service Size Amps: 150 Volts: 120-240 VAC
2. Service: Overhead Main service mast has pulled loose brick, noted in picture
3. 120 VAC Branch Circuits: Copper Few neutral wires are double tapped at bus bar in panel, should enter separate bolts
4. 240 VAC Branch Circuits: Copper and aluminum
5. Aluminum Wiring: Main service and some 240 volt breakers
6. Conductor Type: Non-metallic sheathed cable and bx
7. GFCI: See electrical sections throughout the report



Electrical (Continued)

8. **Ground:** Driven ground rod * a. Disconnected bond clamp at water supply pipe above electric panel in cellar.
 b. Buried driven rod did not view ground wire connection at meter.
 c. Ground wire was not bonded around the pressure reducer valve at main water supply pipe.



9. **Smoke Detectors:** Not present at all proper locations Missing smoke alarm outside of kitchen at main floor and missing in each bedroom area at upstairs, finished attic and in cellar, recommend installing.

Cellar Electric Panel

10. **Manufacturer:** ITE and Homeline a. Double tap present at bottom right of main panel, also has few wire splices inside of panel, insure proper connections.
 b. Has few breakers that are not the panel manufacture brand, should be same brand as manufacture.
 c. Some openings in side of panel, unused, missing covers.
 c. Panel cover screws not blunt at main panel and missing few screws.



11. Max Capacity: 150 Amps
 12. **Main Breaker Size:** 150 Amps
 13. **Breakers:** CU/AL a. Breakers are not fully labeled at panel and outside meter, and some appear not properly labeled, also insure that A/C breakers are compatible with name plate rating of outside units.
 14. Is the panel bonded? Yes No
 Sub panel in cellar, garage attic and outbuilding Electric Panel
 15. **Breakers:** CU/AL Breakers are not fully labeled
 16. Is the panel bonded? Yes No

Structure

Any observed mold or mildew like substance will be reported, this inspection does not test for mold or mildew, an Industrial Hygienist should perform this inspection if so desired.

Any structural defects noted should be corrected by licensed engineer or qualified contractor

A NP NI M D

1. **Structure Type:** Cellar and crawlspace
 2. **Foundation:** Brick Noted efflorescence evidence of past water entry at left foundation wall, noted water stains, monitor cellar and exterior on heavy rain.
 3. **Beams:** Solid wood
 4. **Joists/Trusses:** 2x10 Overnotched joist for current standards at girders.
 5. **Piers/Posts:** Steel posts
 6. **Floor/Slab:** Poured slab Noted cracked slab and some displacement, appears wood strut has been added, recommend additional support under displaced area at back of cellar stairs.



7. **Stairs/Handrails:** Wood stairs with no handrail a. Missing handrail and limited headroom height at cellar stairs.
 b. Missing bearing support under the top of cellar stair stringers.
 c. Limited headroom height at mainstairs and upper stair handrail was

Structure (Continued)

Stairs/Handrails: (continued)

- not continuos.
- d. Slight loose wood noising at top of stairs at hall.
- e. Inconsistent stair rise height at upper stairs.

8. Subfloor: Dimensional wood

Attic

A NP NI M D

Doors Attic

1. Method of Inspection: From the attic access areas
2. Unable to Inspect: 50% Has finished area in attic
3. Roof Framing: 2x6 Rafter Noted some prior repairs
4. Sheathing: Dimensional wood Noted some prior repairs
5. Ventilation: Gable vents a. Dirty back gable vent screen.
b. Missing lower air soffit vents.
6. Insulation: Loose fill and batts a. Some displaced wall insulation.
b. Noted a rat trap at back attic and saw a live rat at right attic, recommend to re-bait and move trap to right attic area.
c. Binding attic doors at jamb and missing weather strip around doors.
7. Insulation Depth: 6" Less than current standard
8. Wiring/Lighting: Light a. Open junction box at wire splice missing a cover plate at back attic area and missing a light switch cover plate.
b. Open junction box, missing a cover plate at front attic, exposed wire splices.
9. Bathroom Fan Venting: Did not view termination Did not view termination of all vent fans to exterior



Crawl Space

Any observed mold or mildew like substance will be reported, this inspection does not test for mold or mildew, an Industrial Hygienist should perform this inspection if so desired.

A NP NI M D

Some cellar and crawlspace along back and right side Crawl Space

1. Method of Inspection: Interior door to cellar
2. Unable to Inspect: 30% Low crawlspace area at back and right side.
3. Access: Wood door
4. Moisture Penetration: Yes Noted efflorescence evidence of past water entry, Water stains present
5. Moisture Location: Noted water stains at left foundation wall.
6. Moisture Barrier: Missing vapor barrier Missing a vapor barrier on dirt floor at back and right crawlspace area, recommend adding.
7. Ventilation: Vents Minimal foundation ventilation

Crawl Space (Continued)

8. Insulation: Batting a. Partial insulation most areas uninsulated under floor, some has displaced at right crawlspace.
b. Noted rat trap in crawlspace area.
9. Electrical: Lights * a. Exposed wire splices, not in closed junction box above electric panel.
b. One light appears blown bulb at right crawlspace.



Air Conditioning

Any defects noted should be repaired by a licensed HVAC contractor.

If outside air temperature is below 60 degrees unable to properly test A/C unit for cooling.

Inspect filter every three months, replace or clean if needed.

A N P N I M D

Right exterior front unit AC System

1. A/C System Operation: Appears serviceable
2. Condensate Removal: PVC Drains to a floor drain in cellar
3. Exterior Unit: Carrier
4. Model Number: 38etg042300 Serial Number: 3705e42909
5. Area Served: 2nd floor and finished attic Approximate Age: 7
6. Fuel Type: Electric 240 volt Temperature Differential: 13
7. Type: Central A/C Capacity: 3.5 ton
8. Visible Coil: Copper core with aluminum fins
9. Refrigerant Lines: Suction line and liquid line
10. Electrical Disconnect: Switch blade disconnect

Right exterior back unit AC System

11. A/C System Operation: Appears serviceable
12. Condensate Removal: PVC
13. Exterior Unit: Carrier
14. Model Number: 38etg030300 Serial Number: 3405e17215
15. Area Served: 1st floor Approximate Age: 7
16. Fuel Type: Electric 240 volt Temperature Differential: 13
17. Type: Central A/C Capacity: 2.5 ton
18. Visible Coil: Copper core with aluminum fins
19. Refrigerant Lines: Suction line and liquid line
20. Electrical Disconnect: Switch blade disconnect

Fireplace/Wood Stove

If creosote is noted should be cleaned by licensed chimney sweep, also flue and cap should be inspected once a year.

If ventless fireplace is noted, do not operate while sleeping or for prolong use, recommend install carbon monoxide detector in the area.

A NP NI M D

Den Fireplace

- Fireplace Construction: Prefab a. Cracks at the fireplace firebox back wall.
b. Missing fireproof caulking around gas pipe.
- Type: Gas logs or wood burning
- Smoke Chamber: Metal Creosote build up at top of firebox



- Flue: Metal Creosote build-up, Recommend cleaning
- Damper: Metal
- Hearth: Marble Missing caulk where marble meets firebox.

Heating System

This visual inspection does not include disassembling to view the heat exchanger, if rust is noted in burner chamber recommend further evaluation, any defects noted in report should be repaired by licensed HVAC contractor.

Inspect filter every three months and replace or clean if needed.

Recommend adding carbon monoxide detector at gas appliance area and bedroom areas

A NP NI M D

Attic Heating System

- Heating System Operation: Appears serviceable
- Manufacturer: Carrier
- Model Number: 58d1a090-12116 Serial Number: 4805a30236
- Type: Gas forced air Capacity: 88,000 BTU
- Area Served: 2nd floor and finished attic area Approximate Age: 2
- Fuel Type: Natural gas
- Heat Exchanger: 4 Burner
- Blower Fan/Filter: Direct drive with disposable filter Very dirty filter 13 1/2 x 24 1/2, not common size.
- Distribution: Rigid and flex ducts Missing insulation on duct at right attic over den
- Circulator: Forced air
- Draft Control: Manual
- Flue Pipe: Double wall Inadequate flue pipe clearance at roof decking in attic

Cellar Heating System

- Heating System Operation: Appears serviceable
- Manufacturer: Carrier
- Model Number: 58d1a090-12116 Serial Number: 4605a31278
- Type: Gas forced air Capacity: 88,000 BTU
- Area Served: 1st floor Approximate Age: 2
- Fuel Type: Natural gas
- Heat Exchanger: 4 Burner

Heating System (Continued)

- 20. Blower Fan/Filter: Direct drive with disposable filter Missing filter cover and filter slightly dirty. 20x20 filter
- 21. Distribution: Rigid and flex ducts
- 22. Circulator: Forced air
- 23. Draft Control: Manual
- 24. Flue Pipe: Double wall Vents up masonry chimney chase, was sealed to chase in crawlspace, cannot view the flue in chase or the crown at top of high brick chase.
- 25. Thermostats: Dining room and 2nd floor hall Has another thermostat at main hall beside stairs, did not appear to be in use.
- 26. Fuel Tank: Abandoned boiler tank Has older unused radiant heaters in most rooms and boiler in cellar no longer in use.

Plumbing

Any plumbing defects noted should be repaired by a licensed plumbing contractor.

Recommend installing a carbon monoxide detector at gas appliance area and bedrooms

If polybutylene supply pipes are noted, They were the subject of a class action suit and settlement. www.pbpipe.com for more information

Recommend using liquid clothes washing and dishwashing detergents, Especially with septic systems.

If property is on well, water is not tested

Test temperature and pressure relief valve on water heater area every six months.

Cannot fully view main water service pipe when underground.

A N P N I M D

- 1. Service Line: Appears copper Has filter cartridge at water supply pipe, was not tested, check filter if installed
- 2. Main Water Shutoff: Cellar front wall Noted corrosion at shut off valve, was not leaking
- 3. Water Lines: Copper Some supply pipes lack support in cellar.
- 4. Drain Pipes: PVC and cast iron
- 5. Vent Pipes: Cast iron and PVC Vent did not terminate above roofline, terminated in attic above master bathroom.

Cellar Water Heater

- 6. Water Heater Operation: Serviceable Water heater not properly elevated off of floor, do not store liquid flammables
- 7. Manufacturer: GE
- 8. Model Number: gg50t6a Serial Number: geng1201a11212
- 9. Type: Natural gas Capacity: 50 gallon
- 10. Approximate Age: 6 Area Served: Whole house
- 11. Flue Pipe: Double wall Vents up masonry chimney chase, monitor
- 12. TPRV and Drain Tube: CPVC

Bathroom

Any plumbing defects noted should be repaired by a licensed plumbing contractor.

If polybutylene pipes are noted, has settled a class action suit, for more information go to www.pbpipe.com

A NP NI M D

Half Bathroom

- | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock and paint |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Wallpaper |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Tile |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Doors: Wood Limited headroom height at door and hall to the bathroom. |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windows: Wood casement Missing window lock |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Electrical: Light a. Missing an outlet in bathroom.
b. Light did not operate at hall outside of half bath and kitchen, insure operational or blown bulbs. |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Basin: Pedestal |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: Copper supply pvc drain |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets: American Standard |
| 10. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Window |

Jack/jill Bathroom

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock and paint |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Wallpaper |
| 14. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet Unapproved floor covering for a bath |
| 15. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Doors: Wood Missing doorstops |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Glass block |
| 17. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Electrical: GFCI outlet and lighting GFCI outlet didn't properly trip when tested, it also tested ungrounded. |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Basin: Pedestal |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: Copper supply pvc drain |
| 20. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Tub/Surround: Porcelain tub and tile surround Tile grout cracks, Missing a soft caulk joint at surround |
| 21. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Toilets: Standard Loose toilet seat |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Supply air |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Electric ventilation fan |

Master Bathroom

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| 24. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock and paint Noted condensation stains on ceiling at master stall shower. |
| 25. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Walls: Wallpaper and paint a. Loose towel bar.
b. Binding medicine cabinet doors. |
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Tile |
| 27. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Doors: Wood a. Missing doorstop.
b. Broke mirror at closet door at master bathroom area and mirrored closet doors are binding and missing some handles to open.
c. Slight gap where door meets jamb at side of door to the hall. |
| 28. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windows: Wood double hung a. Cracked glass at front window.
b. Missing window locks. |



Bathroom (Continued)

29. **Electrical:** GFCI outlet and lighting * a. GFCI outlet didn't properly trip when tested at master bath pedestal sink area.
* b. Missing a counter outlet at master bath vanities, has outlet at wall around the corner, not GFCI and has reverse polarity.
c. Has blown and broken bulb at master bath above vanity.
d. Blown bulb at stair landing light fixture.
30. **Counter/Cabinet:** Solid surface and wood
31. **Sink/Basin:** Pedestal a. Drain stopper did not hold water, pedestal sink.
b. Cracked area at sink rim, pedestal sink.
c. Loose hot water control stem at back left master bath sink.
32. **Faucets/Traps:** Copper supply pvc drain
33. **Tub/Surround:** Porcelain tub and tile surround a. Loose control handles.
b. Missing a drain stopper.
c. Missing a soft caulk joint at surround.
34. **Shower/Surround:** Tile floor and marble surround a. Missing a soft caulk joint at corners
b. Tile grout cracks and appears efflorescence at some joints, may be allowing water under tile, recommend insure good grout joint and seal.
c. Noted some clogging at drain.
35. **Toilets:** Kohler Loose toilet seat and missing bolt covers.
36. **HVAC Source:** Supply air Appears to have unused returns at top and bottom of master bath closet area.
37. **Ventilation:** Electric ventilation fan Fan inoperative, missing knob and switch cover plate screws and appears that wiring is disconnected for fan in attic and missing a duct to exterior.



Outbuilding Bathroom

38. **Ceiling:** Sheetrock and paint
39. **Walls:** Sheetrock and paint
40. **Floor:** Tile Cracked floor cover
41. **Doors:** Hollow door
42. **Electrical:** GFCI outlet and lighting
43. **Counter/Cabinet:** Cultured marble and wood
44. **Sink/Basin:** Cultured marble Drain stopper did not hold water
45. **Faucets/Traps:** Copper supply pvc drain
46. **Shower/Surround:** Tile floor and walls a. Loose control handles.
b. Missing a soft caulk joint at corners.
47. **Toilets:** American Standard
48. **Ventilation:** Electric ventilation fan Vent duct did not terminate to exterior

Kitchen

If polybutylene supply pipe is noted, was in a class action law suit.

A NP NI M D

1st Floor Kitchen

- | | | | | | | |
|-----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cooking Appliances: Gas cooktop and electric oven |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilator: Vented to exterior |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Disposal: Kitchen Aid |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dishwasher: General Electric |
| 5. | Air Gap Present? <input checked="" type="radio"/> Yes <input type="radio"/> No | | | | | |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refrigerator: Sub-Zero Has icemaker hookup |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Microwave: KitchenAid |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink: Porcelain coated |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Electrical: GFCI outlet and lighting a. Missing one florescent light bulb over back windows and missing florescent light lens.
b. GFCI outlets not present at front counters. |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plumbing/Fixtures: Copper supply pvc drain |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter Tops: Solid surface |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cabinets: Wood |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock and paint |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Sheetrock and paint |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Hardwood |
| 16. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Doors: Wood Missing doorstops at french doors |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood casement and double hung. |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Supply air |

Bedroom

Recommend installing a carbon monoxide detector at bedroom areas when gas appliances are present.

Install and test smoke alarms at each bedroom area and change batteries annually

A NP NI M D

Up back left Bedroom

- | | | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Single |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock and paint Water stains present at closet |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Walls: Sheetrock and paint a. Water stains present at shelf area at closet.
b. Missing a section of sheetrock at back wall of closet, behind bath. |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet Some squeaky floor areas at wood floor at 2nd floor hall. |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Doors: Wood Loose doorknob, Missing a strikeplate at closet door. |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windows: Wood double hung Painted shut |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Electrical: Fan and outlets Two prong ungrounded outlets |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Supply air |

Upstairs Right Bedroom

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Single |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock and paint |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Sheetrock and paint |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Wood |
| 14. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windows: Wood double hung Missing window lock |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: Lighting and outlet |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Supply air |

Master Bedroom

- | | | | | | | |
|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 17. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Closet: Walk In Loose shelf at finished attic closet and closet doors not installed at 3rd floor. |
|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|

Bedroom (Continued)

- 18. Ceiling: Sheetrock and paint
- 19. Walls: Sheetrock and paint
- 20. Floor: Carpet
- 21. Doors: Wood Missing doorstop
- 22. Windows: Wood double hung a. Cracked glass at front window.
b. Painted shut at closet window at others.
- 23. Electrical: Fan and outlets
- 24. HVAC Source: Return and supply

Living Space

A NP NI M D

Dining Living Space

- 1. Ceiling: Sheetrock and paint
- 2. Walls: Sheetrock and paint
- 3. Floor: Hardwood
- 4. Doors: Wood
- 5. Windows: Wood double hung Painted shut
- 6. Electrical: Lighting and outlet Minimal outlets
- 7. HVAC Source: Return and supply Dirty ducts

Living Room Living Space

- 8. Closet: Coat closet
- 9. Ceiling: Sheetrock and paint
- 10. Walls: Sheetrock and paint Old radiators still in place throughout house
- 11. Floor: Hardwood
- 12. Doors: Wood Missing doorstop at closet.
- 13. Windows: Fixed pane and double hung Cracked glass small window at bottom of stairs.
- 14. Electrical: Lighting and outlet a. Open ground at three prong outlet at right wall of hall.
b. Two prong ungrounded outlets and three prong outlet is ungrounded.
- 15. HVAC Source: Return and supply Dirty ducts at entry area hall.

Den Living Space

- 16. Ceiling: Sheetrock and paint
- 17. Walls: Sheetrock and paint
- 18. Floor: Carpet Few burnt spots at fireplace.
- 19. Doors: Wood
- 20. Windows: Casement and fixed pane a. Cracked glass at to left of left fixed pane at two panes at casement windows.
b. Painted shut casement windows and did not tightly close.
- 21. Electrical: Lighting and outlet Reversed polarity at all outlets checked.



- 22. HVAC Source: Return and supply

Laundry Room/Area

Monitor and keep dryer vents cleaned yearly, also insure no lint build up inside of housing.

A NP NI M D

Master bath closet Laundry Room/Area

- | | | | | | | |
|----|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock and paint |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Sheetrock and paint |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Wood |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: Stacked washer and dryer, did not view hookup |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Vent: Vinyl and rigid Vinyl dryer duct is used, recommend replacing |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor Drain: Drain pan Drain pan was bent, but did appear to have connection to drain pipe to properly drain water. |

Final Comments

* Asterisks represent areas of most concern in that particular section.

If roof cover is Celadon Ceramic Slate, check out web site www.oldhouseweb.com for information.

Marginal Summary

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

Lots and Grounds

1. Walks: Stone Mortar joint cracks at stone around pool area.



2. Patio: Slate

3. Vegetation: Grass, shrubbery and trees
 - a. Shrubby to close to main structure and outbuilding, A/C units and tree limbs close to structure.
 - b. Tree limbs rub electric service line.



4. Retaining Walls: Brick and crosstie, stone and stucco
 - a. Some deterioration at crosstie at right exterior, add ivy blocked full view, did not view tie backs.
 - b. Noted brick joint cracks at right brick privacy wall.
 - c. Noted some stucco cracks at back retaining wall at garage and missing a guardrail at top of wall.
 - d. Missing handrails at landscape stairs and guardrail at wall around pool area and gate opens over stairs at back of pool.
 - e. Appears some retaining walls missing weep holes.



5. Grading: Minor slope Appears grading to high on foundation along back left wall at walkway area, may allow moisture to hold against wood floor band.
6. Driveway: Concrete Minor concrete cracks

Exterior Surface and Components

7. Main dwelling Exterior Surface Type: Brick and frame Brick joint cracks at several areas around windows and at arches at drive through carport
8. Trim: Wood
 - a. Water damage at corner board over roof as noted in picture at front exterior, also some peeling paint at front frame trim and window sills.
 - b. Slight water damage at the bottom of rake board at roof overhang at right back corner of house.
 - c. Noted settlement at the wood window sill at right bedroom back left window at brick.
9. Door Bell: Hard wired Missing chimes cover at upstairs hall.
10. Entry Doors: Wood
 - a. Noted daylight around top of door at left back door.
 - b. Loose door latch at left door.



Marginal Summary (Continued)

11. **Patio Door:** Back porch screened door a. Torn and loose screen at door.
b. Door opens over a step, missing a landing.
12. **Windows:** Wood See living space sections.
Missing drip edge flashing over windows
13. **Window Screens:** Not installed Missing screens
14. **Hose Bibs:** Surface mounted a. Loose mounted spigot, not anchored to brick at all spigots.
b. Front spigot is winterized, has shut off valve at front cellar.

Outbuilding

15. **Back of dwelling, garage and finished area Outbuilding Exterior Surface:** Stucco, cement siding and brick Stucco makes ground contact, should be elevated above grade and between garage vehicle doors.
16. **Back of dwelling, garage and finished area Outbuilding Foundation:** Block a. Noted efflorescence evidence of past water entry at back block wall of garage.
b. Noted crack at block wall at back wall of garage.
17. **Back of dwelling, garage and finished area Outbuilding Doors:** Hollow door interior, insulated exterior Missing support under exterior door threshold
18. **Back of dwelling, garage and finished area Outbuilding Electrical:** GFCI outlet and lighting a. Did not view a smoke alarm, recommend adding.
b. Loose outlet at back left wall of workout room.

Roof

19. **Flashing:** Not fully visible Flashing was painted could not fully view.
a. All flashing material that meets brick should be galvanized material and some sidewall flashing was not properly step flashed.
b. Missing kickout flashing where roof meets vertical walls to divert water and debris to gutters.
c. Noted some valley flashing used where roof meets sidewall, should be step flashed.



20. **Valleys:** Roll roof material and metal Leaves holding in valleys
21. **Downspouts:** Metal Rusted at bottom downspout elbow, missing straps to secure to wall and disconnected at extension.



22. **Leader/Extension:** Some splash blocks and extensions a. Missing extension or splash block at left back corner of house, at front exterior center of house.
b. Cannot fully view underground extensions.
c. Displaced splashblock at right side of front stoop.
23. **Right side of house, den fireplace Chimney Flue/Flue Cap:** Metal cap Tree limbs to close to flue cap

Garage/Carport

24. **Rear Garage Exterior Surface:** Stucco, cement siding and brick Stucco makes ground contact
25. **Rear Garage Walls:** Sheetrock and paint Appears mildew stains at back sheetrock above block wall at back left corner.
26. **Rear Garage Floor/Foundation:** Poured slab Minor concrete cracks and appears to have level area, not sloped toward vehicle door openings.

Marginal Summary (Continued)

- 27. Rear Garage Hose Bibs: Surface mounted Not anchored to exterior cladding
- 28. Rear Garage Electrical: GFCI outlet and lighting a. Loose mounted light fixture between garage vehicle doors at exterior and missing some of the light lens.
b. Open junction box missing a cover plate at front of garage attic.
- 29. Rear Garage Gutters: Aluminum Noted some gutter clogging
- 30. Rear Garage Leader/Extensions: Missing Missing extension or splash block at back right corner.

Electrical

- 31. 120 VAC Branch Circuits: Copper Few neutral wires are double tapped at bus bar in panel, should enter separate bolts
- 32. Cellar Electric Panel Breakers: CU/AL a. Breakers are not fully labeled at panel and outside meter, and some appear not properly labeled, also insure that A/C breakers are compatible with name plate rating of outside units.
- 33. Sub panel in cellar, garage attic and outbuilding Electric Panel Breakers: CU/AL Breakers are not fully labeled

Structure

- 34. Foundation: Brick Noted efflorescence evidence of past water entry at left foundation wall, noted water stains, monitor cellar and exterior on heavy rain.
- 35. Joists/Trusses: 2x10 Overnotched joist for current standards at girders.
- 36. Stairs/Handrails: Wood stairs with no handrail a. Missing handrail and limited headroom height at cellar stairs.
b. Missing bearing support under the top of cellar stair stringers.
c. Limited headroom height at main stairs and upper stair handrail was not continuous.
d. Slight loose wood noising at top of stairs at hall.
e. Inconsistent stair rise height at upper stairs.

Attic

- 37. Doors Attic Ventilation: Gable vents a. Dirty back gable vent screen.
b. Missing lower air soffit vents.
- 38. Doors Attic Insulation: Loose fill and batts a. Some displaced wall insulation.
b. Noted a rat trap at back attic and saw a live rat at right attic, recommend to re-bait and move trap to right attic area.
c. Binding attic doors at jamb and missing weather strip around doors.



- 39. Doors Attic Insulation Depth: 6" Less than current standard
- 40. Doors Attic Bathroom Fan Venting: Did not view termination Did not view termination of all vent fans to exterior

Crawl Space

- 41. Some cellar and crawlspace along back and right side Crawl Space Moisture Penetration: Yes Noted efflorescence evidence of past water entry, Water stains present
- 42. Some cellar and crawlspace along back and right side Crawl Space Moisture Barrier: Missing vapor barrier Missing a vapor barrier on dirt floor at back and right crawlspace area, recommend adding.
- 43. Some cellar and crawlspace along back and right side Crawl Space Ventilation: Vents Minimal foundation ventilation
- 44. Some cellar and crawlspace along back and right side Crawl Space Insulation: Battling a. Partial insulation most areas uninsulated under floor, some has displaced at right crawlspace.
b. Noted rat trap in crawlspace area.



Marginal Summary (Continued)

Air Conditioning

- 45. Right exterior front unit AC System Condensate Removal: PVC Drains to a floor drain in cellar
- 46. Right exterior back unit AC System Condensate Removal: PVC

Fireplace/Wood Stove

- 47. Den Fireplace Fireplace Construction: Prefab a. Cracks at the fireplace firebox back wall.
b. Missing fireproof caulking around gas pipe.
- 48. Den Fireplace Hearth: Marble Missing caulk where marble meets firebox.

Heating System

- 49. Attic Heating System Distribution: Rigid and flex ducts Missing insulation on duct at right attic over den
- 50. Attic Heating System Flue Pipe: Double wall Inadequate flue pipe clearance at roof decking in attic
- 51. Cellar Heating System Blower Fan/Filter: Direct drive with disposable filter Missing filter cover and filter slightly dirty. 20x20 filter
- 52. Cellar Heating System Flue Pipe: Double wall Vents up masonry chimney chase, was sealed to chase in crawlspace, cannot view the flue in chase or the crown at top of high brick chase.
- 53. Fuel Tank: Abandoned boiler tank Has older unused radiant heaters in most rooms and boiler in cellar no longer in use.

Plumbing

- 54. Main Water Shutoff: Cellar front wall Noted corrosion at shut off valve, was not leaking
- 55. Water Lines: Copper Some supply pipes lack support in cellar.
- 56. Cellar Water Heater Water Heater Operation: Serviceable Water heater not properly elevated off of floor, do not store liquid flammables
- 57. Cellar Water Heater Flue Pipe: Double wall Vents up masonry chimney chase, monitor

Bathroom

- 58. Half Bathroom Doors: Wood Limited headroom height at door and hall to the bathroom.
- 59. Half Bathroom Windows: Wood casement Missing window lock
- 60. Half Bathroom Electrical: Light a. Missing an outlet in bathroom.
b. Light did not operate at hall outside of half bath and kitchen, insure operational or blown bulbs.
- 61. Jack/jill Bathroom Floor: Carpet Unapproved floor covering for a bath
- 62. Jack/jill Bathroom Doors: Wood Missing doorstops
- 63. Jack/jill Bathroom Tub/Surround: Porcelain tub and tile surround Tile grout cracks, Missing a soft caulk joint at surround
- 64. Jack/jill Bathroom Toilets: Standard Loose toilet seat
- 65. Master Bathroom Ceiling: Sheetrock and paint Noted condensation stains on ceiling at master stall shower.
- 66. Master Bathroom Walls: Wallpaper and paint a. Loose towel bar.
b. Binding medicine cabinet doors.



- 67. Master Bathroom Doors: Wood a. Missing doorstop.
b. Broke mirror at closet door at master bathroom area and mirrored closet doors are binding and missing some handles to open.
c. Slight gap where door meets jamb at side of door to the hall.
- 68. Master Bathroom Windows: Wood double hung a. Cracked glass at front window.
b. Missing window locks.

Marginal Summary (Continued)

69. Master Bathroom Sink/Basin: Pedestal a. Drain stopper did not hold water, pedestal sink.
b. Cracked area at sink rim, pedestal sink.
c. Loose hot water control stem at back left master bath sink.
70. Master Bathroom Tub/Surround: Porcelain tub and tile surround a. Loose control handles.
b. Missing a drain stopper.
c. Missing a soft caulk joint at surround.
71. Master Bathroom Shower/Surround: Tile floor and marble surround a. Missing a soft caulk joint at corners
b. Tile grout cracks and appears efflorescence at some joints, may be allowing water under tile, recommend insure good grout joint and seal.
c. Noted some clogging at drain.
72. Master Bathroom Toilets: Kohler Loose toilet seat and missing bolt covers.
73. Master Bathroom HVAC Source: Supply air Appears to have unused returns at top and bottom of master bath closet area.
74. Outbuilding Bathroom Floor: Tile Cracked floor cover
75. Outbuilding Bathroom Sink/Basin: Cultured marble Drain stopper did not hold water
76. Outbuilding Bathroom Shower/Surround: Tile floor and walls a. Loose control handles.
b. Missing a soft caulk joint at corners.
77. Outbuilding Bathroom Ventilation: Electric ventilation fan Vent duct did not terminate to exterior

Kitchen

78. 1st Floor Kitchen Electrical: GFCI outlet and lighting a. Missing one florescent light bulb over back windows and missing florescent light lens.
b. GFCI outlets not present at front counters.
79. 1st Floor Kitchen Doors: Wood Missing doorstops at french doors

Bedroom

80. Up back left Bedroom Ceiling: Sheetrock and paint Water stains present at closet
81. Up back left Bedroom Walls: Sheetrock and paint a. Water stains present at shelf area at closet.
b. Missing a section of sheetrock at back wall of closet, behind bath.
82. Up back left Bedroom Floor: Carpet Some squeaky floor areas at wood floor at 2nd floor hall.
83. Up back left Bedroom Doors: Wood Loose doorknob, Missing a strikeplate at closet door.
84. Up back left Bedroom Windows: Wood double hung Painted shut
85. Up back left Bedroom Electrical: Fan and outlets Two prong ungrounded outlets
86. Upstairs Right Bedroom Windows: Wood double hung Missing window lock
87. Master Bedroom Closet: Walk In Loose shelf at finished attic closet and closet doors not installed at 3rd floor.
88. Master Bedroom Doors: Wood Missing doorstop
89. Master Bedroom Windows: Wood double hung a. Cracked glass at front window.
b. Painted shut at closet window at others.

Living Space

90. Dining Living Space Windows: Wood double hung Painted shut
91. Dining Living Space Electrical: Lighting and outlet Minimal outlets
92. Dining Living Space HVAC Source: Return and supply Dirty ducts
93. Living Room Living Space Doors: Wood Missing doorstop at closet.
94. Living Room Living Space Windows: Fixed pane and double hung Cracked glass small window at bottom of stairs.
95. Living Room Living Space Electrical: Lighting and outlet a. Open ground at three prong outlet at right wall of hall.
b. Two prong ungrounded outlets and three prong outlet is ungrounded.
96. Living Room Living Space HVAC Source: Return and supply Dirty ducts at entry area hall.

Marginal Summary (Continued)

- 97. Den Living Space Floor: Carpet Few burnt spots at fireplace.
- 98. Den Living Space Windows: Casement and fixed pane a. Cracked glass at to left of left fixed pane at two panes at casement windows.
 - b. Painted shut casement windows and did not tightly close.

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. **Steps/Stoops:** Concrete and brick a. Concrete cracks at front stoop and stairs, settlement at the tiles at floor surface will allow water under stoop.
b. Missing a guardrail at front stoop and handrail at stairs.
c. Short landing outside of both left exterior doors and missing a guardrail and handrail at stairs and has some concrete cracks.
2. **Deck:** Wood Wood to ground contact and water damage at right band joist. Could not fully view under low deck, appears may allow water to run toward foundation under covered porch, deck floor boards.



Exterior Surface and Components

3. **Exterior Lighting:** Surface mount * a. Reverse polarity at back porch GFCI outlet.
b. Inspector does not inspect landscape lighting, did view some needed repairs to lighting.
c. Missing one bulb at wall light at back porch.
d. Missing few light lens at drive through carport light and at garage vehicle door light.
4. **Exterior Electric Outlets:** 120 Volt GFCI outlet Broken outlet at front exterior at foundation wall.

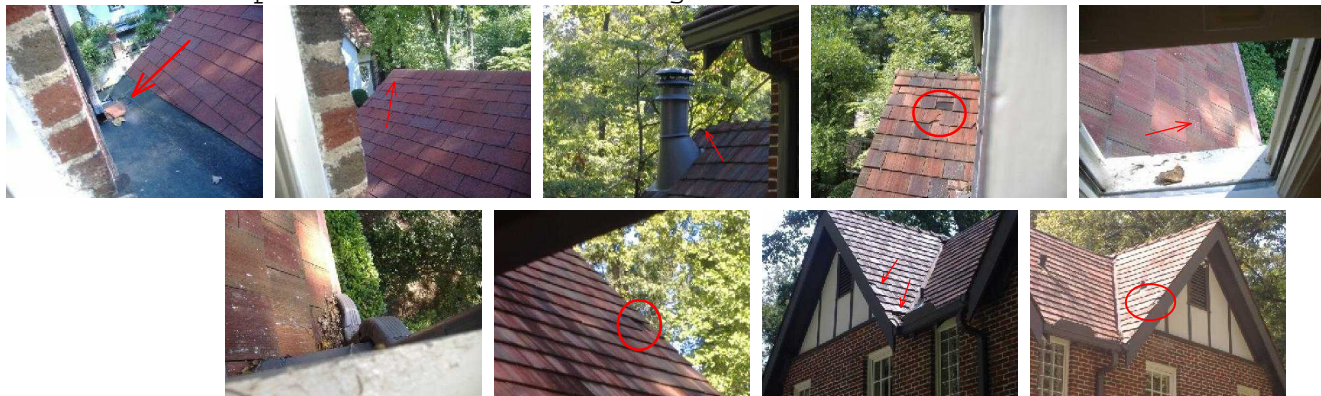


Outbuilding

5. **Back of dwelling, garage and finished area Outbuilding Roof:** Asphalt shingle and composition slate
See garage roof section

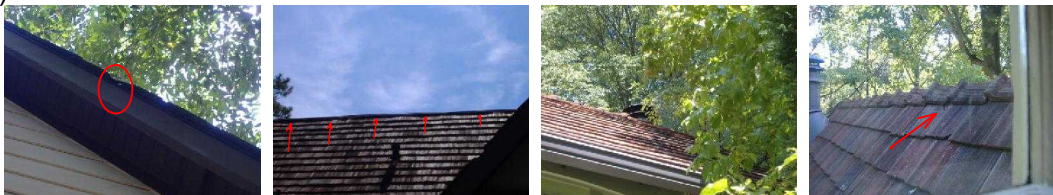
Roof

6. **Main roof Roof Surface Material:** Celadon ceramic slate and asphalt shingles a. Noted several cracked loose and missing roof tiles, recommend qualified contractor to monitor entire roof and insure all needed repairs are corrected to prevent water entry, noted several pictures of areas.
b. Missing a ridge shingle at right side of house at fireplace flue.
c. Appears asphalt shingle material was used to form at ridge cover noted at back center roof, may have exposed nail heads.
d. Seal all exposed nail heads at shingles and vents on roof.



Roof (Continued)

Material: (continued)



Garage/Carport

7. **Rear Garage Roof:** Celadon ceramic slate and asphalt shingles
- a. Raised shingle tab, could view water stain at interior at roof decking and cracked roof decking, add support and seal from roof.
 - b. Missing sealant at exposed nail heads at plumbing vent pipe.
 - c. Torn shingle tabs at right side of structure.



Electrical

8. **Service:** Overhead Main service mast has pulled loose brick, noted in picture
9. **GFCI:** See electrical sections throughout the report
10. **Ground:** Driven ground rod *
- a. Disconnected bond clamp at water supply pipe above electric panel in cellar.
 - b. Buried driven rod did not view ground wire connection at meter.
 - c. Ground wire was not bonded around the pressure reducer valve at main water supply pipe.
11. **Smoke Detectors:** Not present at all proper locations Missing smoke alarm outside of kitchen at main floor and missing in each bedroom area at upstairs, finished attic and in cellar, recommend installing.
12. **Cellar Electric Panel Manufacturer:** ITE and Homeline
- a. Double tap present at bottom right of main panel, also has few wire splices inside of panel, insure proper connections.
 - b. Has few breakers that are not the panel manufacture brand, should be same brand as manufacture.
 - c. Some openings in side of panel, unused, missing covers.
 - c. Panel cover screws not blunt at main panel and missing few screws.



Structure

13. **Floor/Slab:** Poured slab Noted cracked slab and some displacement, appears wood strut has been added, recommend additional support under displaced area at back of cellar stairs.



Defective Summary (Continued)

Attic

14. Doors Attic Wiring/Lighting: Light a. Open junction box at wire splice missing a cover plate at back attic area and missing a light switch cover plate.
b. Open junction box, missing a cover plate at front attic, exposed wire splices.



Crawl Space

15. Some cellar and crawlspace along back and right side Crawl Space Electrical: Lights * a. Exposed wire splices, not in closed junction box above electric panel.
b. One light appears blown bulb at right crawlspace.



Fireplace/Wood Stove

16. Den Fireplace Smoke Chamber: Metal Creosote build up at top of firebox



17. Den Fireplace Flue: Metal Creosote build-up, Recommend cleaning

Heating System

18. Attic Heating System Blower Fan/Filter: Direct drive with disposable filter Very dirty filter 13 1/2 x 24 1/2, not common size.

Plumbing

19. Vent Pipes: Cast iron and PVC Vent did not terminate above roofline, terminated in attic above master bathroom.

Bathroom

20. Jack/jill Bathroom Electrical: GFCI outlet and lighting GFCI outlet didn't properly trip when tested, it also tested ungrounded.

21. Master Bathroom Electrical: GFCI outlet and lighting * a. GFCI outlet didn't properly trip when tested at master bath pedestal sink area.
* b. Missing a counter outlet at master bath vanities, has outlet at wall around the corner, not GFCI and has reverse polarity.
c. Has blown and broken bulb at master bath above vanity.
d. Blown bulb at stair landing light fixture.



22. Master Bathroom Ventilation: Electric ventilation fan Fan inoperative, missing knob and switch cover plate screws and appears that wiring is disconnected for fan in attic and missing a duct to exterior.

Living Space

23. Den Living Space Electrical: Lighting and outlet Reversed polarity at all outlets checked.

