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# Home Inspection Report

Prepared for: John Client

123 Some Street  
Somewhere, US 12345



J & H Home Inspections

Inspected by:  
John Schuler  
J & H Home Inspections

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## Definitions

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

Acceptable      Functional with no obvious signs of defect.

Not Present      Item not present or not found.

Not Inspected      Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal      Item is not fully functional and requires repair or servicing.

Defective      Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

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### Property Information

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Property Address 123 Some Street  
City Somewhere State US Zip 12345

### Client Information

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Client Name John Client  
Client Address 2222 Client Street  
City Client Place State Client Place Zip 12345  
Phone 513-795-2222 Email john@client.org  
  
Referrer Name Sally Referrer  
Phone 513-795-5791 Email sally@goodagents.com

### Inspection Company

---

Inspector Name John Schuler  
Company Name J & H Home Inspections  
Address 1234 Company Lane  
City Somewhere State US Zip 12345  
Phone 123-555-1234  
Email me@myinspectioncompany.com Web www.myinspectioncompany.com  
Amount Due 425 Amount Received 425

### Conditions

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Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Estimated Age 31 years Entrance Faces East  
Start Time: 9:00 End Time: 11:45  
Inspection Date 10/01/2019  
Utilities On Yes  
Weather Partly sunny 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

## 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.

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|               |                                                                                                                                  |
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Acceptable Driveway: Concrete

Acceptable Walks: Concrete

Defective Porch: Concrete - Settling away from foundation with surface cracks noted



Acceptable Patio: Asphalt pavers

Acceptable Grading: Moderate slope

Marginal Vegetation: Trees, Shrubs - Keep plantings trimmed away from foundation and roof areas

Acceptable Window Wells: Drain present

Acceptable Retaining Walls: Stone

Acceptable Fences: Vinyl

## Exterior

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|               |                                                                                                                                  |
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### 1st Floor Exterior Surface



## Exterior (Continued)

Marginal

Type: Brick veneer - Some damaged bricks, Recommend sealing brick with penetration sealer products



2nd Floor Exterior Surface

Marginal

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



Marginal

Trim: Aluminum - Chalking noted due to age, Loose nails in areas

Acceptable

Fascia: Aluminum

Marginal

Soffits: Vinyl - Loose/sagging at front porch

Acceptable

Door Bell: Hard wired

Acceptable

Entry Doors: Wood

Marginal

Patio Door: Vinyl sliding - Resecure loose handle hardware, Screen damage noted

Marginal

Windows: Vinyl insulated - Reseal caulking at window perimeters at brick window openings



Acceptable

Window Screens: Metal

Acceptable

Basement Windows: Vinyl casement

Acceptable

Exterior Lighting: Surface mount

Acceptable

Exterior Electric Outlets: 110 VAC GFCI

Marginal

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

Acceptable

Gas Meter: Exterior surface mount at side of home - Rust present, Keep bushes and shrubs away from meter

## Exterior (Continued)

Gas Meter: (continued)



Acceptable Main Gas Valve: Located at gas meter

## Roof

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Main Roof Surface

Method of Inspection: On roof



Acceptable Unable to Inspect: 0%

Acceptable Material: Fiberglass shingle

Type: Gable

Approximate Age: 5

Acceptable Flashing: Metal

Acceptable Plumbing Vents: Copper

Acceptable Electrical Mast: Underground utilities

Marginal Gutters: Aluminum - Loose nails, Sagging gutters at front and rear



Acceptable Downspouts: Aluminum

## Roof (Continued)

Marginal

Leader/Extension: Splash blocks - **Splash block(s) not properly installed**



Right side Chimney

Acceptable Chimney: Brick

Not Inspected Flue/Flue Cap: Clay tile - Weather cap obstructed view of flue



Acceptable

Chimney Flashing: Galvanized

## Garage

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Attached Garage

Type of Structure: Attached Car Spaces: 2

Acceptable Garage Doors: Insulated aluminum

Acceptable Door Operation: Mechanized

Acceptable Door Opener: Overhead Door

Acceptable Exterior Surface: Brick veneer

Acceptable Roof: Asphalt shingle

Acceptable Roof Structure: 2x6 Rafter

Defective Service Doors: Wood - **Wood rot at bottom of door and frame**

## Garage (Continued)

Service Doors: (continued)



|             |                                                                                 |
|-------------|---------------------------------------------------------------------------------|
| Acceptable  | Ceiling: Drywall                                                                |
| Marginal    | Walls: Drywall - <b>Hole(s) noted in walls</b>                                  |
| Marginal    | Floor/Foundation: Poured concrete - <b>Minor floor cracks noted-seal cracks</b> |
| Acceptable  | Hose Bibs: Gate                                                                 |
| Marginal    | Electrical: 110 VAC - <b>Fluorescent lighting missing covers and lenses</b>     |
| Not Present | Smoke Detector:                                                                 |
| Acceptable  | Windows: Vinyl Insulated                                                        |
| Acceptable  | Gutters: Aluminum                                                               |
| Acceptable  | Downspouts: Aluminum                                                            |

## Electrical

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|               |                                                                                                                                  |
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Service Size Amps: 200 Volts: 120/240 VAC

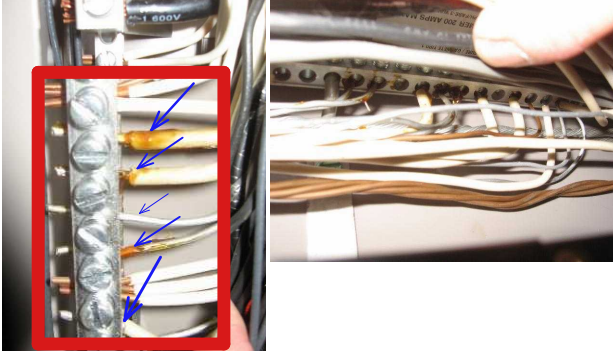
|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Acceptable | Service: Aluminum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Marginal   | 120 VAC Branch Circuits: Copper and aluminum - <b>Evaluation by a licensed electrician is recommended, See aluminum wiring notes below</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Acceptable | 240 VAC Branch Circuits: Copper                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Marginal   | Aluminum Wiring: Present at several circuits - <b>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)</b> |



## Electrical (Continued)

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### Aluminum Wiring: (continued)



Acceptable Conductor Type: Romex, Non-metallic sheathed cable  
Acceptable Ground: Plumbing and rod in ground  
Acceptable Smoke Detectors: Hard wired with battery back up and light  
Basement Electric Panel  
Acceptable Manufacturer: Cutler-Hammer

---



Maximum Capacity: 200 Amps  
Acceptable Main Breaker Size: 200 Amps  
Acceptable Breakers: Copper  
Acceptable AFCI: 110 volt  
Acceptable GFCI: Present  
Is the panel bonded? Yes

## Attic

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### Attached Garage Attic

Method of Inspection: In the attic

Acceptable Unable to Inspect: 15% - Safety and footing

Marginal Roof Framing: 2x3/4 Truss - Wood blocking components missing at chimney perimeter



Marginal Sheathing: Plywood - Water stains and slight damage present, Areas of sheathing have been repaired



Acceptable Ventilation: Ridge and soffit vents

Acceptable Insulation: Fiberglass loose fill

Acceptable Insulation Depth: 4"

Acceptable Wiring/Lighting: 110 VAC

### Main Attic

Method of Inspection: In the attic

Acceptable Unable to Inspect: 10% - Safety and footing

Acceptable Roof Framing: 2x3/4 Truss

Marginal 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

## Attic (Continued)

Sheathing: (continued)



Acceptable Ventilation: Gable vent(s), Ridge vent(s)  
Acceptable Insulation: Fiberglass loose fill  
Acceptable Insulation Depth: 6"

## Structure

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Acceptable Structure Type: Wood frame  
Acceptable Foundation: Poured concrete  
Acceptable Differential Movement: Slight settlement present - Minor settlement at front porch, Cracks will require monitoring  
Acceptable Beams: Steel I-Beam  
Acceptable Bearing Walls: Wood frame  
Marginal 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



Acceptable Piers/Posts: Steel posts  
Acceptable Stairs/Handrails: Wood stairs with wood handrails  
Acceptable Subfloor: Plywood

## Basement

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### Main Basement

Acceptable Unable to Inspect: 0%



Acceptable Ceiling: Suspended Acoustical System - Evidence of past water staining

Acceptable Walls: Drywall

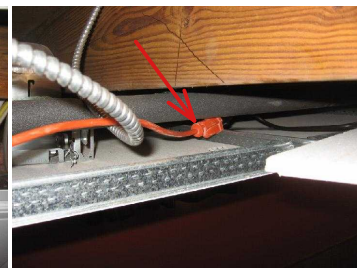
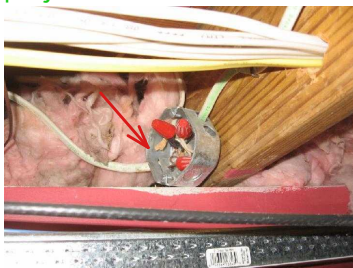
Marginal Floor: Carpet - **Carpet stains noted**

Acceptable Floor Drain: Surface drain

Acceptable Doors: Hollow wood

Acceptable Windows: Vinyl casement

Marginal Electrical: 110 VAC - **Loose junction boxes, missing and mis-sized covers, extension cord wiring to projector**



Acceptable HVAC Source: Air exchange ventilation

Acceptable Insulation: Fiberglass insulation at rim joist areas

Acceptable Ventilation: Windows

Acceptable Sump Pump: Submerged

Acceptable Basement Stairs/Railings: Wood stairs with wood handrails



## Air Conditioning

---

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### Main AC System

---

Acceptable A/C System Operation: Appears serviceable

Acceptable Condensate Removal: Plastic tubing

Acceptable Exterior Unit: Pad mounted



Manufacturer: Rheem

Area Served: Whole house Approximate Age: 7

Fuel Type: 110 VAC Temperature Differential: 16 degrees

Type: Central A/C Capacity: 3 Ton

Acceptable Visible Coil: Copper core with aluminum fins

Acceptable Refrigerant Lines: Serviceable condition

Acceptable Electrical Disconnect: Breaker disconnect

Acceptable Exposed Ductwork: Metal

Acceptable Blower Fan/Filters: Direct drive with electronic filter

Acceptable Thermostats: Single Zone

## Heating System

---

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### Basement Heating System

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## Heating System (Continued)

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Acceptable Heating System Operation: Appears functional



Manufacturer: Ducane

Type: Forced air Capacity: 100,000 BTUHR

Area Served: Whole house Approximate Age: 6

Fuel Type: Natural gas

Acceptable Heat Exchanger: 5 Burner

Unable to Inspect: 20%

Acceptable Blower Fan/Filter: Direct drive with electronic filter

Acceptable Distribution: Metal duct

Acceptable Draft Control: Automatic

Acceptable Flue Pipe: Double wall

Acceptable Controls: Limit switch

Defective Humidifier: General - **Inoperative - Requires service/replacement**

Acceptable Thermostats: Single Zone

Suspected Asbestos: No

## Fireplace/Wood Stove

---

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### Family Room Fireplace

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Acceptable Fireplace Construction: Masonry

Type: Wood burning

Acceptable Fireplace Insert: Standard

Acceptable Smoke Chamber: Brick

Acceptable Flue: Clay tile

Acceptable Damper: Metal

Acceptable Hearth: Raised

## Plumbing

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Acceptable Service Line: Copper

Acceptable Main Water Shutoff: Basement

Acceptable Water Lines: Copper

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



Acceptable Service Caps: Accessible

Acceptable Vent Pipes: Copper

Acceptable Gas Service Lines: Black Iron

Utility Room Water Heater

Acceptable Water Heater Operation: Functional at time of inspection

Manufacturer: Ruud

Type: Natural gas Capacity: 40 Gal.

Approximate Age: 9 Area Served: Whole house

Acceptable Flue Pipe: Single wall metal

Acceptable TPRV and Drain Tube: Brass/Copper

## Bathroom

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### Master Bathroom

Acceptable Ceiling: Drywall

Acceptable Walls: Drywall

Marginal Floor: Laminated flooring - **Gapping noted in planks**

Acceptable Doors: Hollow wood

Acceptable Windows: Vinyl Insulated

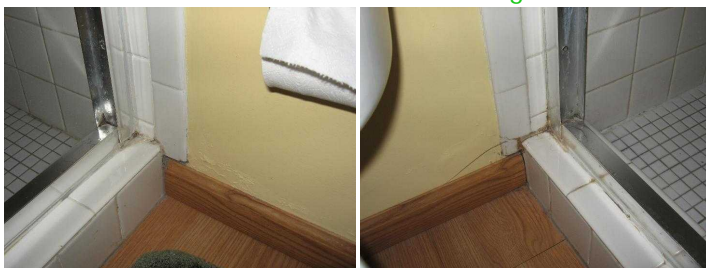
Acceptable Electrical: GFCI

Acceptable Counter/Cabinet: Wood

Acceptable Sink/Basin: One piece sink/counter top

Acceptable Faucets/Traps: Delta

Marginal Shower/Surround: Ceramic tile - **Leaking at corner of door frame**



Acceptable Toilets: Porcelain

Acceptable HVAC Source: Air exchange ventilation

Acceptable Ventilation: Window

### 2nd Floor Hall Bathroom

Marginal Closet: Large - **Alignment needed at closet doors**

Acceptable Ceiling: Drywall

Acceptable Walls: Drywall

Marginal Floor: Laminated flooring - **Gapping noted in planks**

Acceptable Doors: Hollow wood

Acceptable Windows: Vinyl Insulated

Acceptable Electrical: GFCI

Acceptable Counter/Cabinet: Wood

Acceptable Sink/Basin: One piece sink/counter top

Defective Faucets/Traps: Delta fixtures with a metal trap - **Leaking shower head, Loose trim rings**



## Bathroom (Continued)

Faucets/Traps: (continued)



Acceptable Tub/Surround: Porcelain tub and ceramic tile surround

Acceptable Toilets: Porcelain

Acceptable HVAC Source: Air exchange ventilation

Acceptable Ventilation: Window

1st Floor Hall Half Bathroom

Acceptable Ceiling: Drywall

Acceptable Walls: Drywall

Marginal Floor: Ceramic tile - Cracked tile noted



Acceptable Doors: Solid wood

Acceptable Windows: Vinyl Insulated

Acceptable Electrical: GFCI

Acceptable Counter/Cabinet: Laminate and wood

Acceptable Sink/Basin: One piece sink/counter top

Acceptable Faucets/Traps: Delta fixtures with a metal trap

Acceptable Toilets: Porcelain

Acceptable HVAC Source: Air exchange ventilation

Acceptable Ventilation: Window

## Bedroom

---

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### 2nd Floor Master Bedroom

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Acceptable    Closet: Walk In and Large

Acceptable    Ceiling: Drywall

Acceptable    Walls: Drywall

Acceptable    Floor: Carpet

Acceptable    Doors: Solid wood

Acceptable    Windows: Vinyl Insulated

Acceptable    Electrical: 110 VAC

Acceptable    HVAC Source: Air exchange ventilation

Acceptable    Smoke Detector: Hard wired with battery back up and light

### Middle Bedroom

---

Acceptable    Closet: Large

Acceptable    Ceiling: Drywall

Acceptable    Walls: Drywall

Acceptable    Floor: Carpet

Acceptable    Doors: Hollow wood

Acceptable    Windows: Vinyl Insulated

Acceptable    Electrical: 110 VAC

Acceptable    HVAC Source: Air exchange ventilation

Acceptable    Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway

### Southeast Bedroom

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Acceptable    Closet: Large

Acceptable    Ceiling: Drywall

Acceptable    Walls: Drywall

Acceptable    Floor: Carpet

Acceptable    Doors: Solid wood

Acceptable    Windows: Vinyl Insulated

Acceptable    Electrical: 110 VAC

Acceptable    HVAC Source: Air exchange ventilation

Acceptable    Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway

### Southwest Bedroom

---

Acceptable    Closet: Large

Acceptable    Ceiling: Drywall

Acceptable    Walls: Drywall

Acceptable    Floor: Hardwood

Acceptable    Doors: Hollow wood

Acceptable    Windows: Vinyl Insulated

Acceptable    Electrical: 110 VAC

## Bedroom (Continued)

Acceptable HVAC Source: Air exchange ventilation  
Acceptable Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway

## Kitchen

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### 1st Floor Kitchen

Acceptable Cooking Appliances: Frigidaire  
Acceptable Disposal: General Electric  
Marginal 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



Air Gap Present? No

Acceptable Refrigerator: Amana  
Acceptable Microwave: General Electric  
Marginal Sink: Stainless Steel - Chipping at drain  
Acceptable Electrical: 110 VAC GFCI  
Acceptable Plumbing/Fixtures: Stainless Steel  
Acceptable Counter Tops: Solid Surface  
Acceptable Cabinets: Wood - Loose cabinet door hinges  
Acceptable Pantry: Large  
Acceptable Ceiling: Drywall  
Acceptable Walls: Drywall  
Acceptable Floor: Ceramic tile  
Acceptable Doors: Hollow wood  
Defective Windows: Vinyl Insulated - Insulated glass unit seal failure



## Kitchen (Continued)

Acceptable HVAC Source: Air exchange ventilation

## Living Space

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### 1st Floor Living Space

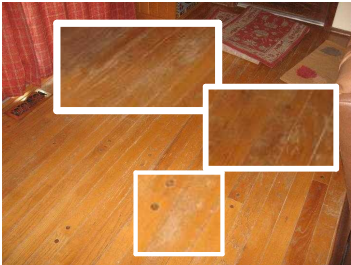
Marginal Closet: Various - **Missing door glides at bypass closet door in Foyer**



Acceptable Ceiling: Drywall

Acceptable Walls: Drywall

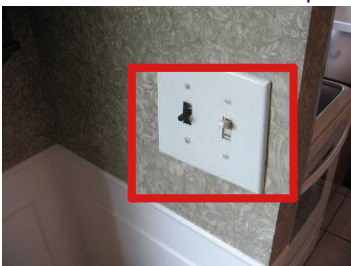
Marginal Floor: Ceramic tile, Carpet, Hardwood - **Worn wood finish in Family room**



Acceptable Doors: Solid wood

Acceptable Windows: Vinyl Insulated

Acceptable Electrical: 110 VAC - Replace missing dimmer switch in Dining room



Acceptable HVAC Source: Air exchange ventilation

Acceptable Smoke Detector: Hard wired with battery back up and light



## Laundry Room/Area

---

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### Basement Laundry Room/Area

---

Acceptable      Ceiling: Exposed framing

Acceptable      Walls: Concrete

Acceptable      Floor: Poured

Acceptable      Doors: Hollow wood

Acceptable      Electrical: 110 VAC

Acceptable      Smoke Detector: Hard wired with battery back up and light

Acceptable      HVAC Source: Air exchange ventilation

Acceptable      Laundry Tub: Concrete

Acceptable      Laundry Tub Drain: Copper

Acceptable      Washer Hose Bib: Gate valves

Acceptable      Washer and Dryer Electrical: 120/240 VAC

Acceptable      Dryer Vent: Metal flex

Acceptable      Washer Drain: Drains to laundry tub

Acceptable      Floor Drain: Surface drain

## Final Comments

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Thank you for the opportunity to provide you with this inspection report. We hope you will be happy with the quality of the report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, opened every window and door or identified every problem. Also, because our inspection is visual, latent defects could exist. We cannot see behind enclosed walls or view walls because of stored items. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should be prepared and expect problems to occur. Roofs will need replacement at some point, basements may have water problems and systems may fail without warning and we cannot predict future events.

This inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. Please feel free to call us should you have any questions.

## 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

## Roof (Continued)



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

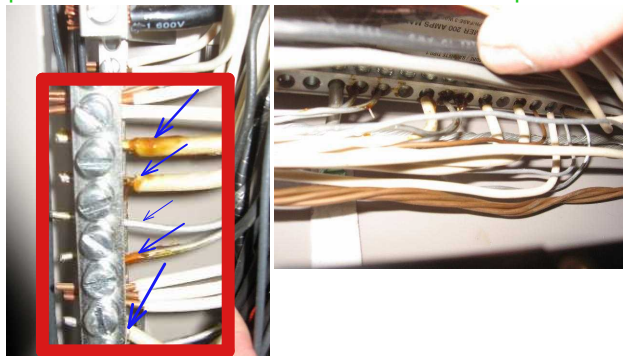


## Garage

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)**



## Marginal Summary (Continued)

### Attic

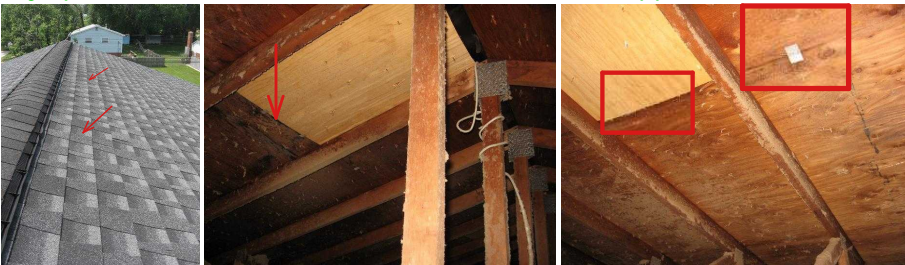
16. Attached Garage Attic Roof Framing: 2x3/4 Truss - Wood blocking components missing at chimney perimeter



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





## 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**



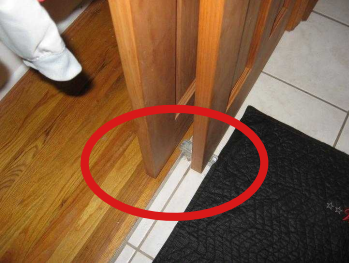


## Marginal Summary (Continued)

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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, Hardwood - Worn wood finish in Family room



## 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

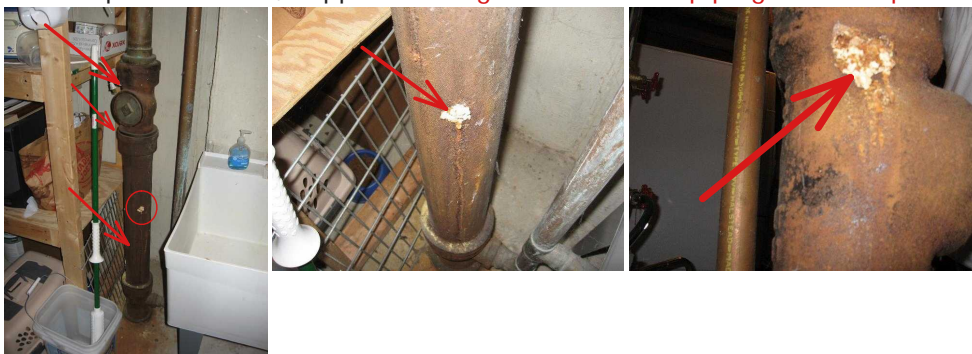


### Heating System

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

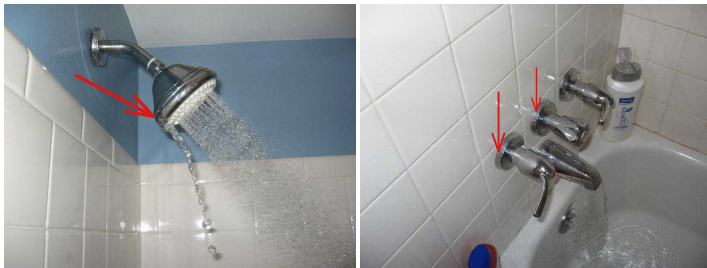


### Bathroom

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

## Bathroom (Continued)

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## Kitchen

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

