



Client: John Smith

Schedule Date: 3/23/2010

Report #: Sample 2010

Client Address:

678 Sample Street
Lansing, IL 60438

Subject Property:

123 U S Highway 45
Dyer, IN 46311



The Inspector Inc.
254 Burlington Beach Road
Valparaiso, IN 46383
(219)465-1785 Fax #:(260)818-2266

Report #: Sample 2010 Inspector: Dave Czekaj & Rob Durham

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This report is prepared in accordance with the standards of practice of the Indiana Professional Licensing Agency (IPLA). The SOP governing this report can be reviewed at www.in.gov/legislative/register/xml/old-ir/Vol28/03Dec/08P878040191.PDF

This report does not address environmental hazards including; lead based paint, radon, asbestos, cockroaches, rodents, pesticides, treated lumber, mold, mercury, carbon monoxide, wood destroying insects and organisms, subterranean systems or system components including but not limited to septic tanks and sewage disposal systems, water supply (water quantity and/or quality) fuel storage or delivery systems, or other similar hazards. Water filtration, water softening, landscape irrigation, swimming pools, spas, saunas, central vacuum, playground, outbuildings, fences and gates, solar energy and radon mitigation systems and associated equipment are not part of this inspection. Low voltage electrical equipment including but not limited to telephone wiring and equipment, cable or satellite television wiring and equipment, security systems, intercom systems, sound systems and low voltage lighting systems and components are not inspected.

The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. Those defects hidden, concealed or inaccessible at time of inspection are excluded from this report.

This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

Items not found in either this report or the Real Estate Inspection Report issued for this property are considered beyond the scope of this inspection, and should not be considered inspected at this time.

The Inspector - Dave Czekaj; Indiana License Number 00500435
The Inspector - Rob Durham; Indiana License Number 00600215

DEFINITION OF TERMS

Definitions and terms used in this report can be reviewed at www.nachi.org/glossary.htm

APPEARS SERVICEABLE: Of adequate quality and fit for use. Able to serve an intended purpose without improvement. Capable of, or fit for, the performance of duty.

NEAR END OF LIFESPAN: Currently functioning but appearance or age indicates that its condition is not appropriate for its use and limited remaining life is expected.

ATTENTION: Component appears to be not in good working order. Attention is recommended.

MINOR REPAIR: Performing some or all of its functions but not as intended and its condition is not appropriate for its use. Requires repair to become Serviceable.

MAINTENANCE: Performing all of its functions but will require maintenance now to become Serviceable. Regular maintenance should be planned in the future.

COMMENT: Explanation of condition. Does not necessarily represent improper condition or need for repair.

The Bracketed Numbers are defined as follows:

- (1) Recommended evaluation and repairs by a licensed contractor
- (2) This item is a safety hazard - correction is needed
- (3) Upgrades are recommended for safety enhancement

GENERAL INFORMATION

Present at Inspection Client.

Start Time 10:00 am.

Completion Time 1:00 pm.

Weather Condition Cloudy; Cold; Approximate temperature. 32 degrees.

Property Type Single family w/ attached garage.

Approx. Bldg. Age 18 stated by MLS listing

Additions /
Alterations None apparent.

The Executive Summary is designed to assist the reader as an overview of the full report. When viewing this summary page, it is important to note that the summary is not the entire report. Comments and conditions exist in the report that do not appear in the Executive Summary.

Items are included in the Executive Summary because they are Significantly Deficient or Near the end of their Service Life or they are Unsafe and immediate action is recommended.

Component	Comments
Roof	Natural gas equipment including the furnace and/or water heater is vented using a Type B Gas Vent. The vent is deteriorated at the roof termination. Recommend replacing the vent termination.
Plumbing	The hose faucet at the north side of the basement is damaged and leaks into the basement when turned on; replacement of the hose faucet is recommended.
Electrical	Two or more wires are connected to breaker(s) not designed for more than one wire per terminal screw at the main panel; this can cause arcing and overheating of the wire in the panel. Re-configuration of the wiring in the panel is recommended to eliminate the double tapping.
Heating	<p>The flue pipe for the furnace in the attic is significantly deteriorated, allowing flue gases to discharge into the attic space. Holes and rust were apparent in the attic and above the roof line. Evaluation and repairs by a qualified HVAC contractor are recommended.</p> <p>Gas leaks were detected at the both furnace control valves; evaluation and repairs by a qualified HVAC contractor are recommended.</p>
Interior	The basement sliding patio door appears to be off of the bottom track; the door would not shut or latch properly, creating a potential security issue. Repairs or adjustment of the door is recommended.
Bathrooms	A GFCI receptacle is present but is not functional at the Master Bath dressing table. Recommend replacement of the GFCI.

Real Estate Inspection Report

STRUCTURE

Grading: Landscaping is not part of a typical home inspection and is excluded from this inspection.

Exterior Walls: Wall insulation type / value is not verified. Conditions inside the wall cannot be judged.

Slab on Grade: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases.

Basement Floor Structure: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances.

Component	Comments
Exterior Walls	<p>The house is of wood frame construction with wood siding at the exterior; the wood siding has evidence of weathering and deterioration at the south wall.</p> <p>See the Maintenance Section of this report for additional comments.</p>
Miscellaneous Exterior	<p>The concrete driveway was inspected and found to be in serviceable condition.</p> <p>The grading around the house appeared to slope away from the foundations properly.</p> <p>See the Maintenance Section of this report for additional comments regarding the exterior components.</p>
Basement Foundation	<p>The house is constructed on cast-in-place concrete foundation walls with a full basement. The foundation walls were covered with insulation or interior finishes; the condition of the concealed foundation walls could not be determined. The exposed portions of the foundation walls appeared to be in serviceable condition.</p> <p>See the Maintenance Section of this report for additional comments regarding common cracks at the foundation walls.</p>
Basement Framing	<p>The floor framing visible in the basement is conventional wood framing; most of the wood framing was concealed by interior finishes and could not be inspected. The exposed framing appeared to be in serviceable condition.</p>
Sump and Ejector	<p>The sump pump discharged into a subsurface drain through the foundation wall; unable to view or inspect the subsurface system. The sump pump was tested and appeared to be in serviceable condition.</p> <p>A battery back-up sump pump is recommended to continue pumping storm water in the event of a power outage.</p>

Real Estate Inspection Report

ROOF

Chimney: Chimney flues are not fully visible. Typically the complete exterior of chimneys is not fully visible.

Roof Notes: The report is an opinion of the general quality and condition of the roof. The inspector cannot, and does not offer an opinion or warranty as to whether the roof may be subject to future leakage.

Exposed Flashings: Roofs, skylights and flashing are not water tested for leaks.

Component

Comments

Roof Surface

The roof covering consists of one layer of architectural shingles at the house and garage. The roof is gable style and was inspected by walking the roof.

Step flashing was noted as present at the vertical wall in one or more locations. This is an indication that step flashing is installed at other recommended locations, however the presence of step flashing at all recommended locations was not determined.

Ice and weather shield is not present at the eave of the house in one or more locations. This is an indication that ice and weather shield is not installed at other recommended locations, however the absence of ice and weather shield at all recommended locations was not verified.

Wear indicators are present as follows; granule loss and moss.

The age of the roof is an estimate. Estimate 11 - 15 years by inspector observation.

Roof Conditions

The surface of the shingled roof and roof flashings were inspected and found to be in generally serviceable condition. A complete gutter system is installed and appears to be in serviceable condition.

The gutter is damaged at the rear of the house. Budget for replacement.

Prior damage to several shingles from tree branches was noted at the north side of the upper roof. Replace damaged shingles as required.

Siding is in contact with the roof surface in multiple locations. The bottom of the corner post at the front dormer is moisture damaged.

Excessive impact damage, such as damage inflicted by hail, was noted at the roof vents. Impact damage was not apparent on the shingle surface. Verify history of impact damage with seller.

Component**Comments**

Chimney

A frame w/ metal flue chimney is located at the side of house. The chimney appears serviceable but is not fully visible.

Natural gas equipment including the furnace and/or water heater is vented using a Type B Gas Vent. The vent is deteriorated at the roof termination. Recommend replacing the vent termination.

Real Estate Inspection Report

PLUMBING

Supply Lines: Pipes underground or concealed from view cannot be judged for size, leaks or corrosion.

Waste Lines: City sewer service, septic systems and all underground pipes are not a part of this inspection. Pipes concealed from view cannot be judged. Future drainage performance is not determined.

Fuel System: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform pressure tests for gas leaks or pipe size.

Water Heater: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.

Component	Comments
Main Water Line	<p>The main shutoff valve is located in the basement. The incoming main material is 3/4 inch copper; the interior main material is 3/4 inch copper.</p> <p>The main water line is buried underground or otherwise obstructed from view and is not fully visible.</p> <p>Operating water valves that have not been used frequently tends to cause leaking; therefore, valves are not tested during the inspection to prevent possible leaks.</p>
Supply Lines	<p>The copper plumbing supply lines are partially obstructed from view by interior finishes or other obstructions and are not fully visible; the exposed portions of the water supply lines appeared to be in serviceable condition.</p> <p>The hose faucet at the north side of the basement is damaged and leaks into the basement when turned on; replacement of the hose faucet is recommended.</p>
Waste Lines	<p>The PVC plumbing waste lines are partially obstructed from view by interior finishes or other obstructions and are not fully visible; the exposed portions of the waste lines appeared to be in serviceable condition.</p>
Fuel System	<p>The house is serviced by natural gas; the shut-off is located at the meter at the rear of the house.</p> <p>The fuel lines are partially obstructed from view by interior finishes or other obstructions and are not fully visible; the exposed fuel lines appeared to be in serviceable condition.</p>
Water Heater Detail	<p>A 50 gallon Ruud water heater is installed in the basement. The model number is P50-2; the serial number is 0493A37384.</p>

Component	Comments
Water Heater Condition	<p>The water heater has evidence of backdrafting at the burner chamber; this may be related to the deteriorated flue in the attic and at the roof. See the furnace venting section of this report for repair recommendations to the flue pipe in the attic.</p> <p>Although functional at the time of the inspection, the life expectancy of a conventional water heater is 8-10 years; budget for replacement soon.</p>

Component	Comments
Service	Electricity to the house is provided by a 120/240 volt 200 amp, underground service; the main disconnect is located at the main panel in the basement. The visible portions of the electrical service entrance wires, equipment and configuration were inspected and found to be in serviceable condition.
Main Panel	The main panel location, condition, access, main disconnect, ground and panel box were all inspected and found to be in serviceable condition.
Conductors	The service entrance and branch wire material is copper. The branch wiring method is metal conduit.
Panel Notes	Two or more wires are connected to breaker(s) not designed for more than one wire per terminal screw at the main panel; this can cause arcing and overheating of the wire in the panel. Re-configuration of the wiring in the panel is recommended to eliminate the double tapping.
Wiring Notes	The general wiring throughout the house and garage appeared to be in serviceable condition. Accessible receptacles were tested and found to be grounded and properly wired unless otherwise noted. Light switches were operated with no apparent issues unless indicated otherwise. The purpose or function of all wall switches may not have been verified.

Burners: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes. This can only be done by dismantling the unit or other technical procedures. Safety devices are not tested.

Pilots: The Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected prior to close of transaction.

Normal Controls: Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.

Air Filter: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection.

Component	Comments
Description	A 50,000 btuh Armstrong horizontal forced air furnace is installed in the attic. The model number is EG8G50DC8-1; the serial number is A 19248HNA.
Description #2	An 80,000 btuh Armstrong forced air furnace is installed in the basement. The model number is EG6F80DC12-6; the serial number is A 25431DNA.
Condition	The condition and location of the both forced air furnaces was inspected and found to be in serviceable condition.
Venting	The flue pipe for the furnace in the attic is significantly deteriorated, allowing flue gases to discharge into the attic space. Holes and rust were apparent in the attic and above the roof line. Evaluation and repairs by a qualified HVAC contractor are recommended.
Combustion Air	The combustion air supply for the furnace in the attic appears to be adequate. See the Maintenance Section of this report for additional comments regarding the combustion air for the basement furnace.
Burners	Although not fully visible, the condition of the burners and flame pattern at both of the furnaces was inspected and found to be in serviceable condition. Gas leaks were detected at the both furnace control valves; evaluation and repairs by a qualified HVAC contractor are recommended.
Distribution	The visible portions of the distribution system such as ducts and registers were inspected and found to be in serviceable condition unless otherwise noted. The adequacy of the supply ducts was not verified.
Normal Controls	Both furnaces responded to commands from the thermostats; the thermostats appeared to be in serviceable condition.
Air Filters	See the Maintenance Section of this report for additional comments regarding the furnace filters.

Air Conditioning: The inspector does not perform pressure tests on coolant systems. No representation is made regarding coolant charge or line integrity. Judgment of system capacity is not part of the inspection.

Component	Comments
Air Conditioning Unit	An Armstrong A/C condensing unit is installed on the north side of the house. The model number is 4SCU13LE118P-2; the serial number is 1609D03555.
Air Conditioning Unit #2	A Rheem A/C condensing unit is installed on the south side of the house. The model number is RAND-030 JAZ; the serial number is 7294 M180809525.
A/C Condenser	The outside air temperature was below 65 degrees Fahrenheit within the past 24 hours; the A/C systems were not operated to prevent damage to the outside condensing units.
Power	Electrical disconnects are present at both of the exterior A/C units and appear to be in serviceable condition.
Condensate	A condensate drain line for the A-coil in the basement is present and appears to be in serviceable condition. The drain line for the horizontal coil in the attic was not fully visible and could not be inspected. The discharge location of the drain pan for the attic unit was not verified; verify the discharge location with the Seller.
Refrigerant Lines	The visible portions of the refrigerant lines were inspected and appeared to be in serviceable condition.

Real Estate Inspection Report

INTERIOR

Appliances: Appliances are not part of this inspection. Appliances including but not limited to range, cook-tops, dishwashers, refrigerators, built-in ice makers, freezers, microwave ovens, both built in and free standing, trash compactors, clothes washers and dryers may be present but were not inspected and are excluded from this inspection. Verify proper operation of appliances with seller. Appliances, if present, were not moved during this inspection; the condition of walls or flooring behind and under appliances cannot be judged.

Windows: Determining condition of all thermal seals at windows is not always possible due to temperature, weather and lighting variations at the time of the inspection. Check with owner for breached seals.

Window Screens: The condition of window and patio door and storm door screens are not inspected.

Interior Walls: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

Fireplace: Wood and ashes are not moved for inspection.

LAUNDRY: The inspector does not test washing machine drains or supply valves and connections.

Component

Comments

Attic General

Attic access is located in a closet and the garage. The attic was inspected by entering, but with limited access. The attic is a full attic. The roof framing method is conventional rafter and ceiling joist framing.

The attic appears serviceable. The visible portions of the attic framing, roof sheeting and exposed mechanical components were all inspected and found to be serviceable unless otherwise noted.

Ventilation & Insulation

Insulation type is fiberglass and cellulose with an average insulation depth of 8 to 10 inches. There is no insulation over the garage. Attic ventilation is provided by soffit, roof vents and an attic fan.

The visible portions of the insulation and ventilation in the attic was inspected and found to be in serviceable condition unless otherwise noted.

A mechanical attic ventilator is present. The ventilator was tested and responded to the manual control. Correct operation of the thermostatic control was not verified.

Discoloration of a minor portion of the roof sheeting or framing is indicative of possible microbial growth. This condition appears to be isolated to the area near the furnace vent and vent termination. Evaluation by an environmental contractor is recommended if allergies to mold are of particular concern.

Smoke Detector

One or more smoke detectors are present. Smoke alarms were not tested. Recommend testing all smoke detectors for proper operation prior to occupancy and monthly thereafter. With the exception of new homes, we recommend replacing all smoke detectors upon transfer of property ownership.

The presence of smoke detectors on each floor of the home, in sleeping rooms, and areas immediately adjacent of sleeping rooms is recommended.

Component	Comments
Walls/Ceiling/Floor	<p>Stains were noted at the Master Bedroom ceiling. This appears to be from a prior leak at the furnace A coil in the attic above, however this was not verified. Monitor for leaks in this area from equipment above and repair as required.</p> <p>A stain was noted in the Master Bath near the outside wall above the window. This appears to be condensation stains. Verify that insulation adequately covers the entire top plate of the wall in this area. Monitor the area for condensation in the future.</p> <p>Carpet floors are damaged at multiple locations. Budget for replacement in the future.</p> <p>Floor tile is cracked in one or more locations including at the front entry and Laundry Room.</p>
Doors/Windows	<p>Door hardware components are loose at. Minor repairs or adjustments are recommended. The window style is casement and fixed and the window material is vinyl clad wood.</p> <p>One or more windows were blocked by furniture at the time of the inspection and could not be tested or opened.</p> <p>The doors and windows appear serviceable. The exterior doors, all interior doors, and all windows condition, operation, hardware and weather-strip were inspected and found to be in serviceable condition unless otherwise noted.</p> <p>The basement sliding patio door appears to be off of the bottom track; the door would not shut or latch properly, creating a potential security issue. Repairs or adjustment of the door is recommended.</p> <p>The sliding patio door is damaged from pets. Budget for replacement.</p> <p>One or more window screens appear to be missing. Some screens were noted present but not installed or in storage. Recommend asking homeowner about presence in storage or absence of window screens.</p> <p>See the Maintenance Section of this report for additional comments.</p>

Component	Comments
Laundry	<p>The laundry area is located a laundry room and consists of 120 V, gas supply and valve and a laundry tub. The laundry area appears serviceable.</p> <p>The laundry tub supply, drain and sink were inspected and found to be in serviceable condition unless otherwise noted.</p> <p>The dryer vent configuration appears to be longer than required. Recommend shortening the flexible vent behind the appliance.</p>
Fireplace	<p>A solid fuel burning fireplace is located in the family room; the fireplace appeared to be in serviceable condition. The flue pipe was not fully visible at the time of the inspection.</p> <p>The visible portion of the fireplace flue had significant creosote build-up; cleaning of the fireplace flue prior to use is recommended.</p>
Garage	<p>The visible portions of the garage floor, walls, overhead door, garage door opener, and the door to the interior living space were inspected and found to be in serviceable condition.</p> <p>Stored items prevented full access to walls, windows, floors, doors, electrical, etc., for a complete inspection; no apparent issues were noted with the exposed portions of the garage. This is a limited inspection.</p>
Kitchen	<p>The counter material is laminate; the floor covering is tile. The kitchen counter, cabinets and floor were all inspected and found to be in serviceable condition unless otherwise noted.</p> <p>Ground fault circuit interrupter receptacles are present and functional at recommended kitchen counter locations. The kitchen sink faucet, spray wand, supply, drain, and bowl were all inspected and found to be in serviceable condition unless otherwise noted.</p> <p>See the Maintenance Section of this report for additional comments regarding the laminate tops.</p>

Component	Comments
Miscellaneous Interior	<p>Interior stairs and railings were inspected and found to be serviceable unless otherwise noted.</p> <p>One or more ceiling fans are present. All fans were operated and found to be in serviceable condition unless otherwise noted.</p> <p>The front porch light did not respond to apparent normal controls. Check bulb.</p> <p>The purpose of multiple wall switches at the living room was not determined. Verify operation of switches with seller.</p>

Shower: Determining whether shower pans are watertight is beyond the scope of this inspection.

Component	Comments
Toilet	The toilet is loose on the floor; loose toilets can result in moisture intrusion or damage to the sub-floor and areas not readily accessible for inspection. Tightening of the mounting bolts is recommended. In the event that the toilet will not properly seal, replacement of the wax ring, checking for sub-floor damage, and possible shimming of the base is recommended.
Sink	A ground fault circuit interrupter receptacle is present and functional. The sink faucet, bowl, vanity top, vanity cabinet, supply and drain plumbing were all inspected and found to be serviceable unless otherwise noted.
Vent/Heat	Observable portions of the venting components were inspected and found to be serviceable unless otherwise noted. Ventilation is provided by an exhaust fan. The exhaust fan appears to terminate near a roof vent. A HVAC supply is present.
Bathtub	The tub and tub valve were inspected and found to be serviceable unless otherwise noted. Surround walls, walls near floor and floor were inspected for moisture damage and none was noted.
Shower	The shower valve and diverter, shower head and shower surround were all inspected and found to be serviceable unless otherwise noted. Surround walls, walls near floor and floor were inspected for moisture damage and none was noted.

Component	Comments
Toilet	<p>The toilet is loose on the floor; loose toilets can result in moisture intrusion or damage to the sub-floor and areas not readily accessible for inspection. Tightening of the mounting bolts is recommended. In the event that the toilet will not properly seal, replacement of the wax ring, checking for sub-floor damage, and possible shimming of the base is recommended.</p>
Sink	<p>A ground fault circuit interrupter receptacle is present and functional. The sink faucet, bowl, vanity top, vanity cabinet, supply and drain plumbing were all inspected and found to be serviceable unless otherwise noted.</p> <p>A GFCI receptacle is present but is not functional at the dressing table. Recommend replacement of the GFCI.</p>
Vent/Heat	<p>Observable portions of the venting components were inspected and found to be serviceable unless otherwise noted. Ventilation is provided by an exhaust fan. The exhaust fan appears to terminate near a roof vent. A HVAC supply is present.</p>
Bathtub	<p>A whirlpool tub is present.</p> <p>The whirlpool tub was operated and GFCI circuit was verified.</p> <p>The tub and tub valve were inspected and found to be serviceable unless otherwise noted. Surround walls, walls near floor and floor were inspected for moisture damage and none was noted.</p> <p>The GFCI receptacle for the whirlpool is inside the access panel. The electrical box containing the GFCI is not mounted. Recommend properly mounting the receptacle box.</p>
Shower	<p>The shower valve and diverter, shower head and shower surround were all inspected and found to be serviceable unless otherwise noted. Surround walls, walls near floor and floor were inspected for moisture damage and none was noted.</p>

Component	Comments
Toilet	The toilet is loose on the floor; loose toilets can result in moisture intrusion or damage to the sub-floor and areas not readily accessible for inspection. Tightening of the mounting bolts is recommended. In the event that the toilet will not properly seal, replacement of the wax ring, checking for sub-floor damage, and possible shimming of the base is recommended.
Sink	A ground fault circuit interrupter receptacle is present and functional. The sink faucet, bowl, vanity top, vanity cabinet, supply and drain plumbing were all inspected and found to be serviceable unless otherwise noted.
Vent/Heat	Observable portions of the venting components were inspected and found to be serviceable unless otherwise noted. Ventilation is provided by an exhaust fan. A HVAC supply is present. The venting components are not fully visible therefore the discharge location of the bathroom exhaust fan was not verified.

The following Minor Repairs and Maintenance section of this report is intended as a guide to repair and maintenance recommendations now and in the future.

GUTTERS & DOWNSPOUTS: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

Component	Comments
Exterior Walls	The siding is weathered and deteriorated at several locations, especially on the south wall. Minor repairs and replacement of some of the siding is recommended.
Grading	The landscaping is in contact with the exterior wall; keeping all vegetation trimmed 18-24 inches away from the exterior wall is recommended to prevent damage, moisture, or pest intrusion into the exterior wall.
Foundation	Common cracks were visible at the foundation walls in one or more locations; no stains were visible at the cracks indicating moisture intrusion. Monitor for future moisture intrusion and contact a foundation waterproofing contractor for epoxy injection or repairs as needed.
Miscellaneous Exterior	Downspout extensions are recommended to divert the roof water away from the foundations. The paint or finish on the deck has signs of weathering, peeling, or deterioration; re-finishing of the deck is recommended. The gutter is damaged at the northwest corner of the house; consider replacement of the gutter during future repair work.

Component	Comments
Interior Doors	One or more interior doors have loose hardware including at the front bedroom.
Windows	Several casement windows are difficult to operate. Maintain as required for smooth operation. The window crank hardware is loose at the laundry. One or more casement windows have no crank handle, including at the Master Bedroom. One or more window screens are damaged including at the Dining Room.
Walls/Ceilings	Common cracks and nail pops were noted in one or more locations. Patch and re-paint as required.
Floors	The carpet is loose and does not lay flat at Master Bedroom. Recommend budgeting for carpet replacement or re-stretching of carpet.
Kitchen	The laminate is loose from the countertop edge to the right of the sink; minor repairs are recommended to prevent damage to the laminate top.
Baths	A drawer pull is missing at the Main Bath.
Miscellaneous Interior	One or more receptacles are loose in the junction box or the junction box is loose in the wall, including at multiple locations. Maintenance is recommended.

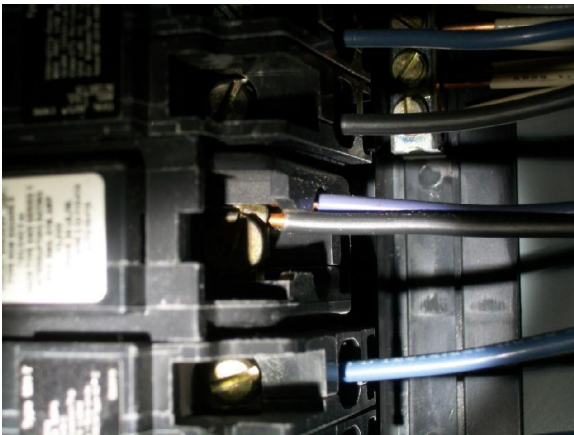
Component	Comments
Electrical Maintenance	<p>The GFCI electrical outlet at the rear of the house below the deck would not trip when tested; replacement of the GFCI electrical outlet is recommended.</p> <p>An open electrical box was observed in the garage; installing a cover plate on the open box is recommended.</p>
Heating Maintenance	<p>Extending the 2" PVC combustion air pipe from the furnace to the exterior at the basement furnace is recommended. This helps the efficiency of the furnace by using outside air for combustion rather than inside conditioned air.</p> <p>The furnace filters should be changed upon possession of the property and monthly during periods of high use.</p>



Structure
Exterior Walls
Deteriorated wood siding



Structure
Exterior Walls
Deteriorated wood siding



Electrical
Panel Notes
Double tap at main electrical panel



Heating
Air Filters
Temporary means of sealing off filter



Heating
Venting
Deteriorated flue pipe in attic



Plumbing
Water Heater Condition
Backdrafting at water heater in basement



Roof
Roof Conditions
Moss is present on north side



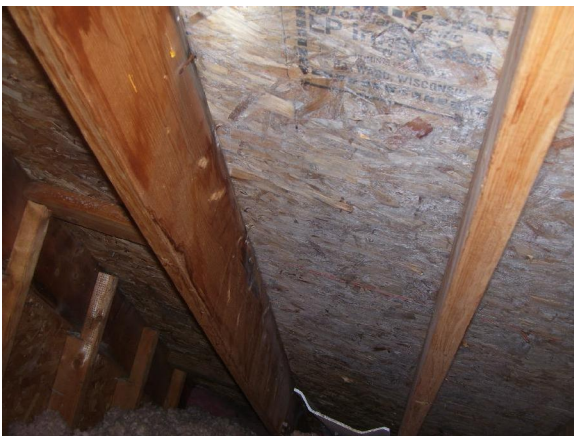
Roof
Roof Conditions
Accelerated wear due to downspout on north side



Structure
Exterior Walls
Deteriorated siding



Interior
Doors/Windows
Deteriorated patio door



Interior
Ventilation & Insulation
Mold like substance present in attic



Interior
Ventilation & Insulation
Mold like substance present in attic



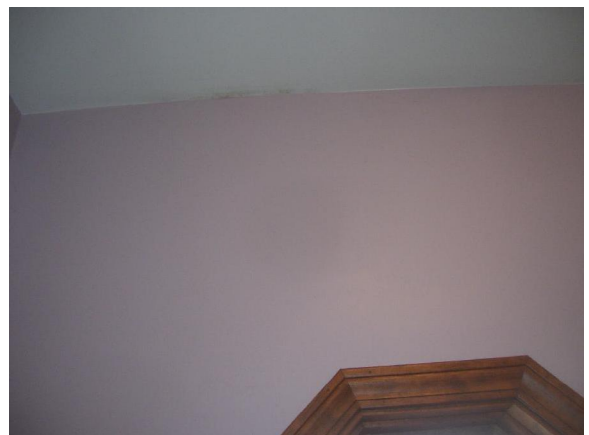
Roof
Chimney
Deteriorated vent at roof termination



Heating
Venting
Deteriorated vent in attic



Interior
Walls/Ceilings/Floors
Stains noted on Master Bedroom ceiling



Interior
Walls/Ceilings/Floors
Stains noted on Master Bathroom ceiling