

## Camelot Home Inspections, Inc. *Sample Report*

### 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

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Property Address 1234 School House Road  
City Yourtown State US Zip 12345-  
Contact Name Irma Goodagent  
Phone (111)111-1111 Fax (111)111-1113

#### Client Information

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Client Name Bob Smith  
Client Address 3212 Homestead Drive  
City Yourtown State US Zip 12345-  
Phone (111)111-2111 Fax ( ) -

#### Inspection Company

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Inspector Name Jim Goss  
Company Name: Camelot Home Inspections, Inc.  
Company Address: 9499 Hoose Road  
City Mentor State OH Zip 44060  
Phone 513-522-7362 Fax 513-729-4683  
E-Mail info@palm-tech.com  
File Number 22084  
Amount Received \$250.00

## Conditions

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Others Present Buyer's Agent Property Occupied Yes  
Estimated Age 7 Years Entrance Faces Southwest  
Inspection Date 7/8/02  
Start Time 10:00 End Time 1:00  
Electric On  Yes  No  
Gas/Oil On  Yes  No  
Water On  Yes  No  
Temperature 80  
Weather Sunny Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal City How Verified Multiple Listing Service  
Water Source City How Verified Multiple Listing Service

### Lots and Grounds

#### A NP NI M D

1.     Walks: Concrete
2.     Steps/Stoops: Concrete
3.     Patio: Concrete
4.     Porch: Concrete
5.      Retaining Walls: Railroad ties - The wall is showing signs of movement, but appears stable at this time. Recommend an estimate by a qualified contractor to evaluate, estimate, and recommend repairs that may be required to maintain the retaining wall.
6.      Grading: Moderate slope - The grade and landscaping materials are too high and extend above the window well at the Northeast rear of home. Recommend that the grade be reduced or the window well metal soil retainer be replaced with a taller soil retainer to keep the mulch and soil from washing into the window well.
7.     Swale: Adequate slope and depth for drainage
8.     Window Wells: Not visible
9.     Driveway: Concrete
10.     Fences: Split rail

|                                 |
|---------------------------------|
| Exterior Surface and Components |
|---------------------------------|

## A N P N I M D

### #1 Exterior Surface

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1. \_ \_ \_ \_ X Type: Brick veneer - Loose half brick at front door. Remove and tuck point back in place.

### #2 Exterior Surface

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2. X \_ \_ \_ \_ Type: Vinyl siding  
Trim: Composite material - Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present. 1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking. 2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes. 3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot. Recommend estimate/repairs by a qualified contractor.
3. \_ \_ \_ \_ X
4. X \_ \_ \_ \_ Fascia: Composite material
5. X \_ \_ \_ \_ Soffits: Composite material
6. X \_ \_ \_ \_ Door Bell: Hard wired
7. X \_ \_ \_ \_ Entry Doors: Serviceable
8. X \_ \_ \_ \_ Patio Door: Serviceable
9. X \_ \_ \_ \_ Window Screens: Vinyl mesh
10. X \_ \_ \_ \_ Exterior Lighting: Surface mounted lamps front and rear
11. X \_ \_ \_ \_ Exterior Electric Outlets: 110 VAC GFCI
12. X \_ \_ \_ \_ Hose Bibs: Rotary
13. X \_ \_ \_ \_ Gas Meter: Exterior surface mount at side of home
14. X \_ \_ \_ \_ Main Gas Valve: Located at gas meter

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| Roof |
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## A N P N I M D

### Main Roof Surface

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1. Method of Inspection: Ladder at eaves/Ground Level
2. X \_ \_ \_ \_ Unable to Inspect: 10% - Height of roof
3. X \_ \_ \_ \_ Material: Asphalt shingle
4. Type: Gable
5. Approx Age: 7 Years
6. X \_ \_ \_ \_ Flashing: Galvanized
7. X \_ \_ \_ \_ Valleys: Preformed metal

### Rear of home Chimney

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8. X \_ \_ \_ \_ Chimney: Metal surface mount vent
9. X \_ \_ \_ \_ Flue/Flue Cap: Metal

### Rear Roof Chimney

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10. X \_ \_ \_ \_ Chimney: Metal pipe
11. X \_ \_ \_ \_ Flue/Flue Cap: Metal
12. X \_ \_ \_ \_ Chimney Flashing: Galvanized
13. X \_ \_ \_ \_ Plumbing Vents: PVC
14. X \_ \_ \_ \_ Gutters: Aluminum
15. X \_ \_ \_ \_ Downspouts: Aluminum
16. \_ \_ \_ \_ X Leader/Extension: Plastic underground pipe - Downspout is not draining into the plastic underground pipe at the front porch. Re-insert the downspout into the drain pipe to prevent water form pooling at the foundation.

Garage/Carport

A NP NI M D

Attached Garage

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- 1. Type of Structure: Attached Car Spaces: 2
  - 2. X \_ \_ \_ \_ Garage Doors: Metal
  - 3. X \_ \_ \_ \_ Door Operation: Mechanized  
Door Opener: Lift Master - The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path.. Recommend adjustment of door contact switch. Note: The light beam safety is operative.
  - 4. \_ \_ \_ \_ X Exterior Surface: Brick veneer
  - 5. X \_ \_ \_ \_ Service Doors: Metal
  - 6. X \_ \_ \_ \_ Walls: Painted drywall
  - 8. X \_ \_ \_ \_ Ceiling: Painted drywall
  - 9. X \_ \_ \_ \_ Floor/Foundation: Poured
  - 10. X \_ \_ \_ \_ Electrical: 110 GFCI and lighting circuits

Electrical

A NP NI M D

- 1. Service Size Amps: 150 Volts: 120-240 VAC
- 2. X \_ \_ \_ \_ Service: Aluminum
- 3. X \_ \_ \_ \_ 110 VAC Branch Circuits: Copper
- 4. X \_ \_ \_ \_ 220 VAC Branch Circuits: Copper and aluminum
- 5. X \_ \_ \_ \_ Aluminum Wiring: Not present in 110 circuits
- 6. X \_ \_ \_ \_ Conductor Type: Romex
- 7. X \_ \_ \_ \_ GFCI: Basement, garage, kitchen, bathrooms
- 8. X \_ \_ \_ \_ Ground: Plumbing and rod in ground.
- 9. X \_ \_ \_ \_ Smoke Detectors: Present on all levels of the home

Basement Electric Panel

- 
- 10. X \_ \_ \_ \_ Manufacturer: Cutler-Hammer
  - 11. Max Capacity: 150 Amps
  - 12. X \_ \_ \_ \_ Main Breaker Size: 150 Amps
  - 13. X \_ \_ \_ \_ Breakers: CU/AL
  - 14. Is the panel bonded? X Yes \_ No

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| Structure |
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A NP NI M D

- 1.X \_ \_ \_ Structure Type: Wood frame
- 2.X \_ \_ \_ Foundation: Poured
- 3.X \_ \_ \_ Differential Movement: No movement or displacement noted
- 4.X \_ \_ \_ Beams: Steel I-Beam
- 5.X \_ \_ \_ Bearing Walls: Poured
- 6.X \_ \_ \_ Joists/Trusses: 2x10  
Piers/Posts: Poured piers and steel posts - No Posts were visible
- 7.X \_ \_ \_ and only one pier was visible due to the basement being finished.
- 8.X \_ \_ \_ Floor/Slab: Composite wood or plywood
- 9.X \_ \_ \_ Stairs/Handrails: Wood stairs with wood handrails

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| Attic |
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A NP NI M D

Main Attic

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- 1. Method of Inspection: In the attic
  - 2. X \_ \_ \_ Unable to Inspect: 10% - Limited view due to cathedral ceiling
  - 3. X \_ \_ \_ Roof Framing: 2x4 Truss
  - 4. X \_ \_ \_ Sheathing: Strand board (OSB)
  - 5. X \_ \_ \_ Ventilation: Roof and soffit vents  
Insulation: Loose - Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover.
  - 6. \_ \_ \_ X There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.
  - 7. X \_ \_ \_ Insulation Depth: 10" - 12"
  - 8. X \_ \_ \_ Attic Fan: Direct drive
  - 9. X \_ \_ \_ Wiring/Lighting: 110 VAC lighting circuit
  - 10.X \_ \_ \_ Moisture Penetration: None - No water penetration from the exterior noted.

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| Basement |
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A NP NI M D

Main Basement

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1. X \_ \_ \_ \_ Unable to Inspect: 10%
2. X \_ \_ \_ \_ Ceiling: Texture paint and exposed framing
3. X \_ \_ \_ \_ Walls: Painted drywall
4. X \_ \_ \_ \_ Floors: Carpet/Hardwood
5. X \_ \_ \_ \_ Floor Drain: Surface drain
6. X \_ \_ \_ \_ Doors: Hollow wood
7. X \_ \_ \_ \_ Windows: Aluminum slider
8. X \_ \_ \_ \_ Electrical: 110 GFCI, 110 VAC outlets and lighting circuits
9. X \_ \_ \_ \_ HVAC Source: Heating system register
10. X \_ \_ \_ \_ Ventilation: Windows
11. \_ \_ X \_ \_ Insulation: No visible insulation
12. X \_ \_ \_ \_ Sump Pump: Pedestal
13. X \_ \_ \_ \_ Bsmt Stairs/Railings: Wood stairs with wood handrails
14. X \_ \_ \_ \_ Wet Bar: Sink & Cabinet

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| Air Conditioning |
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A NP NI M D

Main AC System

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1. X \_ \_ \_ \_ A/C System Operation: Appears serviceable
2. X \_ \_ \_ \_ Condensate Removal: PVC
3. X \_ \_ \_ \_ Exterior Unit: Cobra Cooling Products
4. Model Number: AA1CJ030-A Serial Number: 0894-000000001
5. Area Served: Whole building Approximate Age: 7 Years
6. Fuel Type: 220-240 VAC Temperature Differential: 19
7. Type: Central A/C Capacity: 2.5 Ton
8. \_ \_ \_ X \_ Visible Coil: Copper core with aluminum fins - The coil on exterior unit requires periodic cleaning. Recommend cleaning the exterior coils with a hose and water.
9. X \_ \_ \_ \_ Refrigerant Lines: Serviceable condition
10. X \_ \_ \_ \_ Electrical Disconnect: Breaker disconnect
11. X \_ \_ \_ \_ Exposed Ductwork: Metal
12. X \_ \_ \_ \_ Blower Fan/Filters: Direct drive with disposable filter
13. X \_ \_ \_ \_ Thermostats: Individual

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| Fireplace/Wood Stove |
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A NP NI M D

Living Room Fireplace

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1. X \_ \_ \_ \_ Fireplace Construction: Prefab
2. Type: Gas log
3. X \_ \_ \_ \_ Smoke Chamber: Metal
4. X \_ \_ \_ \_ Flue: Metal
5. \_ X \_ \_ \_ Damper:
6. X \_ \_ \_ \_ Hearth: Flush mounted

Master Bedroom Fireplace

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7. X \_ \_ \_ \_ Fireplace Construction: Prefab
8. Type: Gas log
9. X \_ \_ \_ \_ Smoke Chamber: Metal
10. X \_ \_ \_ \_ Flue: Metal
11. \_ X \_ \_ \_ Damper:
12. X \_ \_ \_ \_ Hearth: No hearth/wall mounted

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| Heating System |
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A NP NI M D

Main Heating System

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1. X \_ \_ \_ \_ Heating System Operation: Appears Serviceable
2. Manufacturer: Carrier
3. Model Number: 58GFA105-12 Serial Number: 4294A20006
4. Type: Forced air Capacity: 85,000 BTUHR
5. Area Served: Whole building Approximate Age: 7 Years
6. Fuel Type: Natural gas
7. X \_ \_ \_ \_ Heat Exchanger: 5 Burner
8. Unable to Inspect: 20%
9. X \_ \_ \_ \_ Blower Fan/Filter: Direct drive with disposable filter
10. X \_ \_ \_ \_ Distribution: Metal duct
11. X \_ \_ \_ \_ Flue Pipe: Double wall
12. X \_ \_ \_ \_ Humidifier: April-Aire
13. X \_ \_ \_ \_ Thermostats: Individual

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| Plumbing |
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|                       | A | NP | NI | M | D |                              |
|-----------------------|---|----|----|---|---|------------------------------|
| 1.                    | X | -  | -  | - | - | Service Line: Copper         |
| 2.                    | X | -  | -  | - | - | Main Water Shutoff: Basement |
| 3.                    | X | -  | -  | - | - | Water Lines: Copper          |
| 4.                    | X | -  | -  | - | - | Drain Pipes: PVC             |
| 5.                    | X | -  | -  | - | - | Service Caps: PVC            |
| 6.                    | X | -  | -  | - | - | Vent Pipes: PVC              |
| 7.                    | X | -  | -  | - | - | Gas Service Lines: Copper    |
| Basement Water Heater |   |    |    |   |   |                              |

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|     |   |   |   |   |   |  |
|-----|---|---|---|---|---|--|
| 8.  | X | - | - | - | - | Water Heater Operation: Serviceable                  |
| 9.  |   |   |   |   |   | Manufacturer: State                                  |
| 10. |   |   |   |   |   | Model Number: PRV50 NBRTO Serial Number: J957470005  |
| 11. |   |   |   |   |   | Type: Natural gas Capacity: 50 Gal.                  |
| 12. |   |   |   |   |   | Approximate Age: 7 Years Area Served: Whole building |
| 13. | X | - | - | - | - | Flue Pipe: Single wall                               |
| 14. | X | - | - | - | - | TPRV and Drain Tube: Copper                          |

|          |
|----------|
| Bathroom |
|----------|

|                   | A | NP | NI | M | D |  |
|-------------------|---|----|----|---|---|--|
| Basement Bathroom |   |    |    |   |   |  |
| 1.                | X | -  | -  | - | - | Ceiling: Texture paint                                   |
| 2.                | X | -  | -  | - | - | Walls: Painted drywall                                   |
| 3.                | X | -  | -  | - | - | Floor: Tile  |
| 4.                | X | -  | -  | - | - | Doors: Hollow wood                                       |
| 5.                | X | -  | -  | - | - | Electrical: 110 GFCI and lighting circuits               |
| 6.                | X | -  | -  | - | - | Sink/Basin: Pedestal                                     |
| 7.                | X | -  | -  | - | - | Faucets/Traps: Delta fixtures with a metal trap          |
| 8.                | X | -  | -  | - | - | Shower/Surround: Porcelain pan and ceramic tile surround |
| 9.                | X | -  | -  | - | - | Toilets: Mansfield                                       |
| 10.               | - | X  | -  | - | - | HVAC Source:   |
| 11.               | X | -  | -  | - | - | Ventilation: Electric ventilation fan                    |

## 1st Floor Hall Bathroom

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|     |   |   |   |   |   |  |
|-----|---|---|---|---|---|--|
| 12. | X | - | - | - | - | Ceiling: Texture paint                           |
| 13. | X | - | - | - | - | Walls: Painted drywall                           |
| 14. | X | - | - | - | - | Floor: Hardwood                                  |
| 15. | X | - | - | - | - | Doors: Hollow wood                               |
| 16. | X | - | - | - | - | Windows: Vinyl double hung                       |
| 17. | X | - | - | - | - | Electrical: 110 GFCI and lighting circuits       |
| 18. | X | - | - | - | - | Sink/Basin: Pedestal                             |
| 19. | X | - | - | - | - | Faucets/Traps: Delta fixtures with a metal trap  |
| 20. | X | - | - | - | - | Toilets: Mansfield                               |
| 21. | X | - | - | - | - | HVAC Source: Heating system register             |
| 22. | X | - | - | - | - | Ventilation: Electric ventilation fan and window |

## 2nd Floor Hall Bathroom

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|     |   |   |   |   |   |   |
|-----|---|---|---|---|---|---|
| 23. | X | - | - | - | - | Ceiling: Painted drywall                              |
| 24. | X | - | - | - | - | Walls: Painted drywall                                |
| 25. | X | - | - | - | - | Floor: Vinyl floor covering                           |
| 26. | X | - | - | - | - | Doors: Hollow wood                                    |
| 27. | X | - | - | - | - | Electrical: 110 GFCI and lighting circuits            |
| 28. | X | - | - | - | - | Counter/Cabinet: Laminate and wood                    |
| 29. | X | - | - | - | - | Sink/Basin: Molded single bowl                        |
| 30. | X | - | - | - | - | Faucets/Traps: Delta fixtures with a PVC trap         |
| 31. | X | - | - | - | - | Tub/Surround: Porcelain tub and ceramic tile surround |
| 32. | X | - | - | - | - | Toilets: Mansfield                                    |
| 33. | X | - | - | - | - | HVAC Source: Heating system register                  |
| 34. | X | - | - | - | - | Ventilation: Electric ventilation fan                 |

## Master Bathroom

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|     |   |   |   |   |   |  |
|-----|---|---|---|---|---|--|
| 35. | X | - | - | - | - | Ceiling: Painted drywall                   |
| 36. | X | - | - | - | - | Walls: Painted drywall                     |
| 37. | X | - | - | - | - | Floor: Carpet                              |
| 38. | X | - | - | - | - | Doors: Hollow wood                         |
| 39. | X | - | - | - | - | Windows: Vinyl double hung                 |
| 40. | X | - | - | - | - | Electrical: 110 GFCI and lighting circuits |
| 41. | X | - | - | - | - | Counter/Cabinet: Laminate and wood         |
| 42. | X | - | - | - | - | Sink/Basin: Molded dual bowl               |

|     |   |   |   |   |   |  |
|-----|---|---|---|---|---|--|
| 43. | X | - | - | - | - | Faucets/Traps: Delta fixtures with a PVC trap              |
| 44. | - | - | - | X | - | Shower/Surround: Fiberglass pan and ceramic tile surround  |
| 45. | X | - | - | - | - | Spa Tub/Surround: Fiberglass tub and ceramic tile surround |
| 46. | X | - | - | - | - | Toilets: Mansfield   |
| 47. | X | - | - | - | - | HVAC Source: Heating system register                       |
| 48. | X | - | - | - | - | Ventilation: Electric ventilation fan and window           |

|         |
|---------|
| Kitchen |
|---------|

A NP NI M D

1st Floor Kitchen

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|     |   |   |   |   |   |  |
|-----|---|---|---|---|---|--|
| 1.  | X | - | - | - | - | Cooking Appliances: General Electric   |
| 2.  | X | - | - | - | - | Ventilator: General Electric   |
| 3.  | X | - | - | - | - | Disposal: In-Sinkerator  |
| 4.  | X | - | - | - | - | Dishwasher: General Electric   |
| 5.  |   |   |   |   |   | Air Gap Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 6.  | X | - | - | - | - | Trash Compactor: General Electric - Appears serviceable                              |
| 7.  | X | - | - | - | - | Refrigerator: Frigidaire - Appears serviceable                                       |
| 8.  | X | - | - | - | - | Microwave: General Electric - Appears serviceable                                    |
| 9.  | X | - | - | - | - | Sink: Porcelain coated   |
| 10. | X | - | - | - | - | Electrical: 110 GFCI, 110 VAC outlets and lighting circuits                          |
| 11. | X | - | - | - | - | Plumbing/Fixtures: Moen fixtures with a PVC trap                                     |
| 12. | X | - | - | - | - | Counter Tops: Laminate   |
| 13. | X | - | - | - | - | Cabinets: Wood   |
| 14. | X | - | - | - | - | Ceiling: Painted drywall   |
| 15. | X | - | - | - | - | Walls: Painted drywall   |
| 16. | X | - | - | - | - | Floor: Hardwood  |
| 17. | X | - | - | - | - | Windows: Vinyl slider  |
| 18. | X | - | - | - | - | HVAC Source: Heating system register   |

|         |
|---------|
| Bedroom |
|---------|

A NP NI M D

2nd Floor Master Bedroom

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1. X \_ \_ \_ Closet: Walk In
2. X \_ \_ \_ Ceiling: Painted drywall
3. X \_ \_ \_ Walls: Painted drywall
4. X \_ \_ \_ Floor: Carpet
5. X \_ \_ \_ Doors: Hollow wood
6. \_ \_ \_ X \_ Windows: Vinyl double hung - Recommend the replacement of the old caulking at the front bedroom and walk in closet windows at window sill.
7. X \_ \_ \_ Electrical: Outlets, lighting and ceiling fan
8. X \_ \_ \_ HVAC Source: Heating system register

2nd Floor Center Rear Bedroom

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9. X \_ \_ \_ Closet: Single small
10. X \_ \_ \_ Ceiling: Painted drywall
11. X \_ \_ \_ Walls: Painted drywall
12. X \_ \_ \_ Floor: Carpet
13. X \_ \_ \_ Doors: Hollow wood
14. X \_ \_ \_ Windows: Vinyl double hung
15. X \_ \_ \_ Electrical: 110 VAC outlets and lighting circuits
16. X \_ \_ \_ HVAC Source: Heating system register

2nd Floor Rear Bedroom

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17. X \_ \_ \_ Closet: Single small
18. X \_ \_ \_ Ceiling: Painted drywall
19. X \_ \_ \_ Walls: Painted drywall
20. X \_ \_ \_ Floor: Carpet
21. X \_ \_ \_ Doors: Hollow wood
22. X \_ \_ \_ Windows: Vinyl double hung
23. X \_ \_ \_ Electrical: 110 VAC outlets and lighting circuits
24. X \_ \_ \_ HVAC Source: Heating system register

## 2nd Floor Front Bedroom

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25. \_ \_ \_ \_ X Closet: Single small - Note: peeling paint at rear outside corner of closet caused by condensation due to an opening in the insulation at the roof line over the closet corner. Additional batt insulation recommended to prevent additional condensation forming.
- 26.X \_ \_ \_ \_ Ceiling: Painted drywall
- 27.X \_ \_ \_ \_ Walls: Painted drywall
- 28.X \_ \_ \_ \_ Floor: Carpet
- 29.X \_ \_ \_ \_ Doors: Hollow wood
- 30.X \_ \_ \_ \_ Windows: Vinyl double hung
- 31.X \_ \_ \_ \_ Electrical: 110 VAC outlets and lighting circuits
- 32.X \_ \_ \_ \_ HVAC Source: Heating system register

|              |
|--------------|
| Living Space |
|--------------|

### A NP NI M D

#### Main Entry Hall Living Space

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1. X \_ \_ \_ \_ Closet: Single small
2. X \_ \_ \_ \_ Ceiling: Painted drywall
3. X \_ \_ \_ \_ Walls: Painted drywall
4. X \_ \_ \_ \_ Floor: Hardwood
5. X \_ \_ \_ \_ Doors: Hollow wood
6. X \_ \_ \_ \_ Windows: Vinyl double hung
7. X \_ \_ \_ \_ Electrical: 110 VAC outlets and lighting circuits
8. X \_ \_ \_ \_ HVAC Source: Heating system register

#### Great Room Living Space

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9. X \_ \_ \_ \_ Ceiling: Painted drywall
- 10.X \_ \_ \_ \_ Walls: Painted drywall
- 11.X \_ \_ \_ \_ Floor: Carpet
- 12.X \_ \_ \_ \_ Windows: Vinyl double hung
- 13.X \_ \_ \_ \_ Electrical: 110 VAC outlets and lighting circuits
- 14.X \_ \_ \_ \_ HVAC Source: Heating system register

## Living Room Living Space

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- 15.X \_ \_ \_ \_ Ceiling: Painted drywall  
 16.X \_ \_ \_ \_ Walls: Painted drywall  
 17.X \_ \_ \_ \_ Floor: Carpet  
 18.X \_ \_ \_ \_ Windows: Vinyl double hung  
 19.X \_ \_ \_ \_ Electrical: 110 VAC outlets and lighting circuits  
 20.X \_ \_ \_ \_ HVAC Source: Heating system register

## Dining Room Living Space

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- 21.X \_ \_ \_ \_ Ceiling: Painted drywall  
 22.X \_ \_ \_ \_ Walls: Painted drywall  
 23.X \_ \_ \_ \_ Floor: Hardwood  
 24.X \_ \_ \_ \_ Doors: Hollow wood  
 25.X \_ \_ \_ \_ Windows: Vinyl double hung  
 26.X \_ \_ \_ \_ Electrical: 110 VAC outlets and lighting circuits  
 27.X \_ \_ \_ \_ HVAC Source: Heating system register

|                   |
|-------------------|
| Laundry Room/Area |
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A NP NI M D

## 1st Floor Laundry Room/Area

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1. X \_ \_ \_ \_ Ceiling: Painted drywall  
 2. X \_ \_ \_ \_ Walls: Painted drywall  
 3. X \_ \_ \_ \_ Floors: Carpet  
 4. X \_ \_ \_ \_ Doors: Hollow wood  
 5. X \_ \_ \_ \_ Electrical: 110 VAC outlets and lighting circuits  
 6. X \_ \_ \_ \_ HVAC Source: Heating system register  
 7. X \_ \_ \_ \_ Laundry Tub: Plastic  
 8. X \_ \_ \_ \_ Laundry Tub Drain: PVC  
 9. X \_ \_ \_ \_ Washer Hose Bib: Multi-port  
 10. X \_ \_ \_ \_ Washer and Dryer Electrical: 120-240 VAC  
 11. X \_ \_ \_ \_ Dryer Vent: Rigid metal  
 12. X \_ \_ \_ \_ Dryer Gas Line: Cast iron  
 13. X \_ \_ \_ \_ Washer Drain: Wall mounted drain

## Marginal Summary

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

### Lots and Grounds

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**Retaining Walls:** Railroad ties - The wall is showing signs of movement, but appears stable at this time. Recommend an estimate by a qualified contractor to evaluate, estimate, and recommend repairs that may be required to maintain the retaining wall.

### Air Conditioning

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**Main - AC System - Visible Coil:** Copper core with aluminum fins - The coil on exterior unit requires periodic cleaning. Recommend cleaning the exterior coils with a hose and water.

### Bathroom

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**Master - Bathroom - Shower/Surround:** Fiberglass pan and ceramic tile surround -

### Bedroom

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**2nd Floor Master - Bedroom - Windows:** Vinyl double hung - Recommend the replacement of the old caulking at the front bedroom and walk in closet windows at window sill.

## 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

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**Grading:** Moderate slope - The grade and landscaping materials are too high and extend above the window well at the Northeast rear of home. Recommend that the grade be reduced or the window well metal soil retainer be replaced with a taller soil retainer to keep the mulch and soil from washing into the window well.

## Exterior Surface and Components

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**#1 - Exterior Surface - Type:** Brick veneer - Loose half brick at front door. Remove and tuck point back in place.

**Trim:** Composite material - Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present. 1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking. 2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes. 3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot. Recommend estimate/repairs by a qualified contractor.

## Roof

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**Leader/Extension:** Plastic underground pipe - Downspout is not draining into the plastic underground pipe at the front porch. Re-insert the downspout into the drain pipe to prevent water form pooling at the foundation.

## Garage/Carport

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**Attached - Garage - Door Opener:** Lift Master - The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path.. Recommend adjustment of door contact switch. Note: The light beam safety is operative.

## Attic

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**Main - Attic - Insulation:** Loose - Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.

## Bedroom

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**2nd Floor Front - Bedroom - Closet:** Single small - Note: peeling paint at rear outside corner of closet caused by condensation due to an opening in the insulation at the roof line over the closet corner. Additional batt insulation recommended to prevent additional condensation forming.

**End of Report**