

INSPECTION REPORT



1234 Somewhere Street
Somewhere, US 12345

Prepared for: John Doe

Prepared by: EXCELLENCE HOME INSPECTIONS
840 Meade Avenue
Bellport, NY 11713

EXCELLENCE HOME INSPECTIONS



John Doe
1234 Somewhere Street
Page 1 of 21

Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior	3
Roof	4
Garage/Carport	5
Electrical	5
Structure	6
Attic	6
Basement	7
Heating System	7
Plumbing	8
Bathroom	8
Kitchen	9
Bedroom	10
Living Space	12
Laundry Room	13
Summary	14

EXCELLENCE HOME INSPECTIONS



John Doe
1234 Somewhere Street
Page 2 of 21

Definitions

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

Property Information

Property Address 1234 Somewhere Street
City Somewhere State US Zip 12345
Contact Name Goodagent
Phone (111) 111-1111
Fax None

Client Information

Client Name John Doe
Client Address 123 Homestead Road
City Yourtown State New York Zip 12345
Phone (333) 333-3333
Fax None
E-Mail buyer@yahoo.com

Inspection Company

Inspector Name Phil lic.#16000063625 and Abass lic.#16000061069
Company Name EXCELLENCE HOME INSPECTIONS
Address 840 Meade Avenue
City Bellport State NY Zip 11713
Phone 516 931 1951
Fax None
E-Mail info@excellencehomeinspections.com
File Number 1015
Amount Received \$ 400.00

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 66 Entrance Faces North
Inspection Date 10/26/2015
Start Time 12:00 PM End Time 3:00 PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 59
Weather Partly sunny Soil Conditions Dry

EXCELLENCE HOME INSPECTIONS



John Doe
1234 Somewhere Street
Page 3 of 21

General Information (Continued)

Space Below Grade Basement
Building Type Single family Garage Detached
Sewage Disposal City How Verified Multiple Listing Service
Water Source City How Verified Multiple Listing Service
Additions/Modifications N/A
Permits Obtained N/A How Verified Multiple Listing Service

Lots and Grounds

1. Acceptable Driveway: Concrete
2. Acceptable Walks: Concrete
3. Acceptable Steps/Stoops: Concrete
4. Defective Porch: Brick pavers **Missing handrails (Safety) Recommend installing new handrail, and balusters**
5. Not Present Patio:
6. Not Present Deck:
7. Marginal Balcony: Treated wood **Cracked and rotting deck planks, planks should be replaced as needed and or power washed**
8. Acceptable Grading: Moderate slope
9. Acceptable Swale: Adequate slope and depth for drainage
10. Acceptable Vegetation: Grass
11. Marginal Window Wells: Drain not present **Recommend cleaning leaves from window wells located on the west side**
12. Not Present Retaining Walls:
13. Not Present Basement Stairwell:
14. Not Present Basement Stairwell Drain:
15. Acceptable Exterior Surface Drain: Surface drain
16. Acceptable Fences: Chain link, and stockade
17. Not Present Lawn Sprinklers:

Exterior

- North elevation Exterior Surface _____
1. Acceptable Type: Brick, Vinyl siding
- South elevation Exterior Surface _____
2. Acceptable Type: Brick, Vinyl siding
- East elevation Exterior Surface _____
3. Acceptable Type: Brick, Vinyl siding
- West elevation Exterior Surface _____
4. Acceptable Type: Brick
 5. Acceptable Trim: Aluminum
 6. Acceptable Fascia: Aluminum
 7. Acceptable Soffits: Aluminum
 8. Not Present Door Bell:
 9. Acceptable Entry Doors: Metal

EXCELLENCE HOME INSPECTIONS



John Doe
1234 Somewhere Street
Page 4 of 21

Exterior (Continued)

- 10. Acceptable Patio Door: Glass sliding
- 11. Acceptable Windows: Vinyl double hung
- 12. Not Present Storm Windows:
- 13. Acceptable Window Screens: Vinyl mesh
- 14. Acceptable Basement Windows: Vinyl double hung
- 15. Acceptable Exterior Lighting: Surface mounted lamps front and rear
- 16. Marginal Exterior Electric Outlets: 110 VAC outlet front, side & rear **Recommend installing GFCI outlet**
- 17. Marginal Hose Bibs: Rotary **Hose bib (Recommend seal around pipe, and change valve to frost free valve)**
- 18. Acceptable Gas Meter: Basement
- 19. Acceptable Main Gas Valve: Located at gas meter

Roof

Main Roof Surface

- 1. Method of Inspection: Ground level
- 2. Acceptable Unable to Inspect: 50% Height of roof
- 3. Acceptable Material: Fiberglass shingle
- 4. Type: Gable
- 5. Approximate Age: 10 years
- 6. Acceptable Flashing: Copper
- 7. Acceptable Valleys: Asphalt shingle
- 8. Not Present Skylights:
- 9. Acceptable Plumbing Vents: Galvanized
- 10. Acceptable Electrical Mast: Mast with tie back at roof
- 11. Marginal Gutters: Aluminum **Gutters loose, due to loose nails**
- 12. Acceptable Downspouts: Aluminum
- 13. Marginal Leader/Extension: Into ground **Splash block(s) missing, recommend installing new ones to move water away from foundation**

South Chimney

- 14. Acceptable Chimney: Good condition
- 15. Acceptable Flue/Flue Cap: Unable to view due to caps
- 16. Acceptable Chimney Flashing: Lead

EXCELLENCE HOME INSPECTIONS



John Doe
1234 Somewhere Street
Page 5 of 21

Garage/Carport

Attached Garage

1. Type of Structure: Attached Car Spaces: 1
2. Acceptable Garage Doors: Non insulated aluminum
3. Acceptable Door Operation: Mechanized
4. Defective Door Opener: Overhead Door No safety reverse system in operation
5. Acceptable Exterior Surface: Vinyl siding
6. Acceptable Roof: Asphalt shingle
7. Acceptable Roof Structure: 2x4 Rafter
8. Not Present Service Doors:
9. Acceptable Ceiling: Exposed framing
10. Acceptable Walls: Exposed framing
11. Acceptable Floor/Foundation: Poured slab
12. Not Present Hose Bibs:
13. Marginal Electrical: 110 VAC outlets and lighting circuits Recommend installing GFCI outlet
14. Not Present Smoke Detector:
15. Not Present Heating:
16. Acceptable Windows: Vinyl double hung
17. Not Present Gutters:
18. Not Present Downspouts:
19. Not Present Leader/Extensions:

Electrical

Evaluation by a licensed electrician is recommended for the following:

1. Provide typed-card directory with proper designation of the branch circuit feeder loads and equipment
2. Panel too small for the current needs of the home, replace existing 16 circuit panel with new 30 circuit panel
3. Ungrounded electrical system, recommend rewire electric system from 2 wire to 3 wire system, and replace all wiring devices with 3 wire devices
4. Provide double pole breaker for existing 240V circuits (Safety hazard)

1. Service Size Amps: 100 Volts: 110-240 VAC
2. Acceptable Service: Copper
3. Acceptable 120 VAC Branch Circuits: 12 circuits (copper)
4. Acceptable 240 VAC Branch Circuits: 2 circuits (copper)
5. Not Present Aluminum Wiring:
6. Acceptable Conductor Type: Romex and aluminum cloth wrapped

EXCELLENCE HOME INSPECTIONS



John Doe
1234 Somewhere Street
Page 6 of 21

Electrical (Continued)

- 7. Marginal Ground: Plumbing ground only **Recommend ground rod at the electric service entry**
 (Electric Meter)
 - 8. Not Present Smoke Detectors:
-
- Basement Electric Panel
- 9. Marginal Manufacturer: General Switch Co. **Improper cover screws**
 - 10. Maximum Capacity: 100 Amps
 - 11. Acceptable Main Breaker Size: 100 Amps
 - 12. Acceptable Breakers: Copper
 - 13. Not Present Fuses:
 - 14. Not Present AFCI:
 - 15. Acceptable GFCI: Basement, Kitchen, Bathroom outdoor
 - 16. Is the panel bonded? Yes

Structure

- 1. Acceptable Structure Type: Wood frame, Brick Veneer
- 2. Acceptable Foundation: poured concrete
- 3. Acceptable Differential Movement: No movement or displacement noted
- 4. Acceptable Beams: Solid wood
- 5. Acceptable Bearing Walls: Frame
- 6. Acceptable Joists/Trusses: 2x8
- 7. Acceptable Piers/Posts: Steel posts
- 8. Acceptable Floor/Slab: Poured slab
- 9. Acceptable Stairs/Handrails: Wood stairs with wood handrails
- 10. Acceptable Subfloor: 1x4 planks

Attic

Main Attic

- 1. Method of Inspection: From the attic access
- 2. Acceptable Unable to Inspect: 50%
- 3. Acceptable Roof Framing: 2 x 8 Rafter
- 4. Acceptable Sheathing: Plywood
- 5. Acceptable Ventilation: Ridge, gable and soffit vents
- 6. Acceptable Insulation: Batts
- 7. Acceptable Insulation Depth: 6"
- 8. Not Present Vapor Barrier:
- 9. Not Present Attic Fan:
- 10. Not Present House Fan:
- 11. Not Present Wiring/Lighting:
- 12. Not Present Moisture Penetration:
- 13. Acceptable Bathroom Fan Venting: Electric fan and window

EXCELLENCE HOME INSPECTIONS



John Doe
1234 Somewhere Street
Page 7 of 21

Basement

Main Basement

1. Acceptable Unable to Inspect: 40%
2. Acceptable Ceiling: Paint
3. Acceptable Walls: Paint
4. Acceptable Floor: Laminated composite
5. Not Present Floor Drain:
6. Acceptable Doors: Fiberglass
7. Acceptable Windows: Vinyl double hung
8. Acceptable Electrical: 110 VAC outlets and lighting circuits
9. Not Present Smoke Detector: **Recommend detector be installed**
10. Acceptable HVAC Source: Hot water radiator
11. Not Present Vapor Barrier:
12. Acceptable Insulation: Not visible
13. Not Present Ventilation:
14. Not Present Sump Pump:
15. Not Present Moisture Location:
16. Defective Basement Stairs/Railings: Wood stairs with no handrails **Missing railing (Safety)**

Heating System

Utility room located in basement Heating System

1. Acceptable Heating System Operation: Functional at the time of inspection
2. Manufacturer: Peerless Boilers
3. Model Number: G-461-SP-I Serial Number: 61-13957
4. Type: Boiler system Capacity: 120,000 BTU/HR
5. Area Served: Whole house Approximate Age: 10 years
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 1 Burner
8. Unable to Inspect: 20%
9. Acceptable Blower Fan/Filter: Direct drive with disposable filter
10. Acceptable Distribution: Forced Hot water System
11. Acceptable Circulator: Pump
12. Acceptable Draft Control: Automatic
13. Acceptable Flue Pipe: Single wall to chimney
14. Acceptable Controls: Limit switch
15. Acceptable Devices: Low Water Cut Off
16. Not Present Humidifier: N/A
17. Acceptable Thermostats: Low voltage (Honeywell)
18. Not Present
19. Tank Location: N/A
20. Suspected Asbestos: No

EXCELLENCE HOME INSPECTIONS



John Doe
1234 Somewhere Street
Page 8 of 21

Plumbing

1. Marginal Service Line: Copper **Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating**
 2. Acceptable Main Water Shutoff: Basement
 3. Acceptable Water Lines: Copper
 4. Acceptable Drain Pipes: Cast iron and PVC
 5. Acceptable Service Caps: Accessible
 6. Acceptable Vent Pipes: Galvanized, PVC
 7. Acceptable Gas Service Lines: Black pipe
-
- Utility room in basement Water Heater
8. Acceptable Water Heater Operation: Functional at time of inspection
 9. Manufacturer: Rheem
 10. Model Number: 21V40S-2 Serial Number: RN0393A00674
 11. Type: Natural gas Capacity: 40 Gal.
 12. Approximate Age: 10 years Area Served: Whole house
 13. Acceptable Flue Pipe: Single wall to chimney
 14. Marginal TPRV and Drain Tube: Black pipe **Recommend installing new drain line, drain line should terminate minimum 6" above ground**

Bathroom

-
- 2nd Floor Bathroom
1. Not Present Closet:
 2. Acceptable Ceiling: Paint
 3. Acceptable Walls: Ceramic tile
 4. Acceptable Floor: Ceramic tile
 5. Acceptable Doors: Hollow wood
 6. Acceptable Windows: Vinyl double hung
 7. Marginal Electrical: 110 VAC GFCI and lighting circuit **Faulty GFCI outlet-replace, Evaluation by a licensed electrician is recommended**
 8. Acceptable Counter/Cabinet: Metal
 9. Acceptable Sink/Basin: One piece sink/counter top
 10. Acceptable Faucets/Traps: PVC
 11. Acceptable Tub/Surround: Fiberglass tub and ceramic tile surround
 12. Not Present Shower/Surround:
 13. Not Present Spa Tub/Surround:
 14. Acceptable Toilets: American Standard
 15. Acceptable HVAC Source: Hot water radiator
 16. Acceptable Ventilation: Window
-
- 1st Floor Bathroom
17. Not Present Closet:
 18. Acceptable Ceiling: Paint
 19. Acceptable Walls: Ceramic tile
 20. Acceptable Floor: Ceramic tile
 21. Acceptable Doors: Hollow wood
 22. Acceptable Windows: Vinyl double hung

EXCELLENCE HOME INSPECTIONS



John Doe
1234 Somewhere Street
Page 9 of 21

Bathroom (Continued)

- 23. Marginal Electrical: 110 VAC outlets and lighting circuits Recommend installing GFCI outlet
- 24. Acceptable Counter/Cabinet: Laminate
- 25. Acceptable Sink/Basin: One piece sink/counter top
- 26. Acceptable Faucets/Traps: Chrome Brass trap
- 27. Not Present Tub/Surround:
- 28. Not Present Shower/Surround:
- 29. Acceptable Spa Tub/Surround: Fiberglass tub and ceramic tile surround
- 30. Acceptable Toilets: Kohler
- 31. Not Present HVAC Source:
- 32. Acceptable Ventilation: Electric ventilation fan and window

Basement Bathroom

- 33. Not Present Closet:
- 34. Acceptable Ceiling: Paint
- 35. Acceptable Walls: Ceramic tile
- 36. Acceptable Floor: Tile
- 37. Acceptable Doors: Fiberglass
- 38. Acceptable Windows: Vinyl double hung
- 39. Marginal Electrical: 110 VAC GFCI and lighting circuit Faulty GFCI outlet-replace, A licensed electrician is recommended to evaluate and estimate repairs
- 40. Acceptable Counter/Cabinet: Laminate
- 41. Acceptable Sink/Basin: Pedstal porcelain coated
- 42. Acceptable Faucets/Traps: PVC
- 43. Not Present Tub/Surround:
- 44. Acceptable Shower/Surround: Fiberglass pan and ceramic tile surround
- 45. Not Present Spa Tub/Surround:
- 46. Acceptable Toilets: American Standard
- 47. Acceptable HVAC Source: Heating system register
- 48. Acceptable Ventilation: Window

Kitchen

1st Floor Kitchen

- 1. Acceptable Cooking Appliances: Fujiyama
- 2. Acceptable Ventilator: Fujiyama
- 3. Not Present Disposal:
- 4. Acceptable Dishwasher: Fujiyama
- 5. Air Gap Present? Yes
- 6. Not Present Trash Compactor:
- 7. Acceptable Refrigerator: LG stainless steel
- 8. Acceptable Microwave: Fujiyama
- 9. Acceptable Sink: Stainless Steel
- 10. Acceptable Electrical: 110 VAC GFCI and lighting circuit
- 11. Acceptable Plumbing/Fixtures: PVC
- 12. Acceptable Counter Tops: Stainless steel
- 13. Acceptable Cabinets: Wood
- 14. Not Present Pantry:

EXCELLENCE HOME INSPECTIONS



John Doe
1234 Somewhere Street
Page 10 of 21

Kitchen (Continued)

- 15. Acceptable Ceiling: Paint
- 16. Acceptable Walls: Paint and Ceramic tile
- 17. Acceptable Floor: Tile
- 18. Not Present Doors:
- 19. Acceptable Windows: Vinyl double hung
- 20. Not Present HVAC Source:

Basement Kitchen

- 21. Acceptable Cooking Appliances: Fujiyama
- 22. Acceptable Ventilator: Fujiyama
- 23. Not Present Disposal:
- 24. Not Present Dishwasher:
- 25. Air Gap Present? Yes
- 26. Not Present Trash Compactor:
- 27. Acceptable Refrigerator: Maytag
- 28. Not Present Microwave:
- 29. Acceptable Sink: Stainless Steel
- 30. Marginal Electrical: 110 VAC GFCI and lighting circuit
- 31. Acceptable Plumbing/Fixtures: PVC
- 32. Acceptable Counter Tops: Laminate
- 33. Acceptable Cabinets: Wood
- 34. Not Present Pantry:
- 35. Acceptable Ceiling: Paint
- 36. Acceptable Walls: Paint
- 37. Acceptable Floor: Tile
- 38. Not Present Doors:
- 39. Not Present Windows:
- 40. Not Present HVAC Source:

Faulty GFCI outlet-replace, Evaluation by a

licensed electrician is recommended

Bedroom

2nd Floor Master Bedroom

- 1. Acceptable Closet: Small
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: Fiberglass
- 6. Acceptable Windows: Vinyl double hung
- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 8. Acceptable HVAC Source: Hot water radiator
- 9. Not Present Smoke Detector:

1st Floor Bedroom #1 Bedroom

- 10. Acceptable Closet: Small
- 11. Acceptable Ceiling: Paint
- 12. Acceptable Walls: Paint
- 13. Acceptable Floor: Carpet

EXCELLENCE HOME INSPECTIONS



John Doe
1234 Somewhere Street
Page 11 of 21

Bedroom (Continued)

- 14. Acceptable Doors: Fiberglass
- 15. Acceptable Windows: Vinyl double hung
- 16. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 17. Acceptable HVAC Source: Hot water radiator
- 18. Not Present Smoke Detector:

1st Floor Bedroom #2 Bedroom

- 19. Acceptable Closet: Small
- 20. Acceptable Ceiling: Paint
- 21. Acceptable Walls: Paint
- 22. Acceptable Floor: Hardwood
- 23. Acceptable Doors: Hollow wood
- 24. Acceptable Windows: Vinyl double hung
- 25. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 26. Acceptable HVAC Source: Hot water radiator
- 27. Not Present Smoke Detector:

2nd Floor Bedroom #2 Bedroom

- 28. Acceptable Closet: Small
- 29. Acceptable Ceiling: Paint
- 30. Acceptable Walls: Paint
- 31. Acceptable Floor: Carpet
- 32. Acceptable Doors: Fiberglass
- 33. Acceptable Windows: Vinyl double hung
- 34. Marginal Electrical: 110 VAC outlets and lighting circuits
- 35. Acceptable HVAC Source: Hot water radiator
- 36. Not Present Smoke Detector:

Recommend new 3 wire wiring devices

Basement Bedroom #1 Bedroom

- 37. Not Present Closet:
- 38. Acceptable Ceiling: Paint
- 39. Acceptable Walls: Paint
- 40. Acceptable Floor: Laminated composite
- 41. Acceptable Doors: Fiberglass
- 42. Acceptable Windows: Vinyl awning
- 43. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 44. Not Present HVAC Source:
- 45. Not Present Smoke Detector:

Basement Bedroom #2 Bedroom

- 46. Not Present Closet:
- 47. Acceptable Ceiling: Paint
- 48. Acceptable Walls: Paint
- 49. Acceptable Floor: Laminated composite
- 50. Acceptable Doors: Fiberglass
- 51. Acceptable Windows: Vinyl awning
- 52. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 53. Not Present HVAC Source:
- 54. Not Present Smoke Detector:

EXCELLENCE HOME INSPECTIONS



John Doe
1234 Somewhere Street
Page 12 of 21

Living Space

1st Floor Living Room Living Space

- 1. Not Present Closet:
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Laminated composite
- 5. Not Present Doors:
- 6. Acceptable Windows: Vinyl double hung
- 7. Marginal Electrical: 110 VAC outlets and lighting circuits Reversed polarity, Evaluation by a licensed electrician is recommended
- 8. Acceptable HVAC Source: Hot water radiator
- 9. Not Present Smoke Detector:

Dining Room Living Space

- 10. Not Present Closet:
- 11. Acceptable Ceiling: Paint
- 12. Acceptable Walls: Paint
- 13. Acceptable Floor: Laminated composite
- 14. Not Present Doors:
- 15. Acceptable Windows: Vinyl slider
- 16. Acceptable Electrical: 110 VAC lighting circuits
- 17. Acceptable HVAC Source: Hot water radiator
- 18. Not Present Smoke Detector:

Foyer Living Space

- 19. Acceptable Closet: Small
- 20. Acceptable Ceiling: Paint
- 21. Acceptable Walls: Paint
- 22. Acceptable Floor: Tile
- 23. Acceptable Doors: Front Entry (Metal), French
- 24. Not Present Windows:
- 25. Acceptable Electrical: 110 VAC lighting circuits
- 26. Not Present HVAC Source:
- 27. Not Present Smoke Detector:

1st Floor Hallway Living Space

- 28. Not Present Closet:
- 29. Acceptable Ceiling: Paint
- 30. Acceptable Walls: Paint
- 31. Acceptable Floor: Carpet
- 32. Not Present Doors:
- 33. Not Present Windows:
- 34. Acceptable Electrical: 110 VAC lighting circuits
- 35. Not Present HVAC Source:
- 36. Acceptable Smoke Detector: Battery operated with light

Basement Living Room Living Space

- 37. Not Present Closet:
- 38. Acceptable Ceiling: Paint
- 39. Acceptable Walls: Paint
- 40. Acceptable Floor: Tile

EXCELLENCE HOME INSPECTIONS



John Doe
1234 Somewhere Street
Page 13 of 21

Living Space (Continued)

- 41. Not Present Doors:
- 42. Acceptable Windows: Vinyl double hung
- 43. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 44. Not Present HVAC Source:
- 45. Marginal Smoke Detector: Battery operated with light Recommend detector be installed

Laundry Room

Basement Laundry Room/Area

- 1. Not Present Closet:
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Tile
- 5. Acceptable Doors: Fiberglass
- 6. Acceptable Windows: Vinyl slider
- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 8. Not Present Smoke Detector:
- 9. Not Present HVAC Source:
- 10. Not Present Laundry Tub:
- 11. Not Present Laundry Tub Drain:
- 12. Acceptable Washer Hose Bib: Multi-port (Hot & Cold)
- 13. Acceptable Washer and Dryer Electrical: 110-240 VAC
- 14. Acceptable Dryer Vent: Metal flex
- 15. Not Present Dryer Gas Line:
- 16. Acceptable Washer Drain: Drain hose to main drain system
- 17. Acceptable Floor Drain: No floor 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

1. Balcony: Treated wood and or power washed Cracked and rotting deck planks, planks should be replaced as needed



2. Window Wells: Drain not present Recommend cleaning leaves from window wells located on the west side



Exterior

3. Exterior Electric Outlets: 110 VAC outlet front, side & rear Recommend installing GFCI outlet



Marginal Summary (Continued)

4. Hose Bibs: Rotary **Hose bib (Recommend seal around pipe, and change valve to frost free valve)**



Roof

5. Gutters: Aluminum **Gutters loose, due to loose nails**





Marginal Summary (Continued)

6. Leader/Extension: Into ground **Splash block(s) missing, recommend installing new ones to move water away from foundation**



Garage/Carport

7. Attached Garage Electrical: 110 VAC outlets and lighting circuits
Recommend installing GFCI outlet





Marginal Summary (Continued)

Electrical

8. Ground: Plumbing ground only **Recommend ground rod at the electric service entry (Electric Meter)**



9. Basement Electric Panel Manufacturer: General Switch Co.
Improper cover screws





Marginal Summary (Continued)

Plumbing

10. Service Line: Copper Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating



11. Utility room in basement Water Heater TPRV and Drain Tube: Black pipe Recommend installing new drain line, drain line should terminate minimum 6" above ground





Marginal Summary (Continued)

Bathroom

12. 2nd Floor Bathroom Electrical: 110 VAC GFCI and lighting circuit
Faulty GFCI outlet-replace, Evaluation by a licensed electrician is recommended



13. 1st Floor Bathroom Electrical: 110 VAC outlets and lighting circuits
14. Basement Bathroom Electrical: 110 VAC GFCI and lighting circuit
electrician is recommended to evaluate and estimate repairs

Recommend installing GFCI outlet
Faulty GFCI outlet-replace, A licensed

Kitchen

15. Basement Kitchen Electrical: 110 VAC GFCI and lighting circuit
Faulty GFCI outlet-replace, Evaluation by a licensed electrician is recommended



Bedroom

16. 2nd Floor Bedroom #2 Bedroom Electrical: 110 VAC outlets and lighting circuits
wiring devices

Recommend new 3 wire



Marginal Summary (Continued)

Living Space

17. 1st Floor Living Room Living Space Electrical: 110 VAC outlets and lighting circuits **Reversed polarity, Evaluation by a licensed electrician is recommended**



18. Basement Living Room Living Space Smoke Detector: Battery operated with light **be installed**

Recommend detector



Defective Summary

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

Lots and Grounds

1. Porch: Brick pavers **Missing handrails (Safety) Recommend installing new handrail, and balusters**



Garage/Carport

2. Attached Garage Door Opener: Overhead Door **No safety reverse system in operation**

Basement

3. Main Basement Basement Stairs/Railings: Wood stairs with no handrails **Missing railing (Safety)**

