



Your New Home Lane
Your Place, USA 22222

Prepared for: New Home Owner

Prepared by: Strategic Enterprises, LLC

Annandale, VA 22003



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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 123 My New Home Lane
City Any Place State USA Zip 22222
Contact Name Home Buyer
Phone 555-555-5555 Fax

Client Information

Client Name Home Buyer
Client Address Renters Lane
City Any Place State USA Zip 22222

Inspection Company

Inspector Name JD Smeigh
Company Name Strategic Enterprises, LLC
City Annandale State VA Zip 22003
Phone 703-362-1481 Fax
E-Mail se.jds@aol.com
File Number NewHome

Conditions

Others Present Home Owner, Buyer's Agent Property Occupied Yes
Estimated Age 59 Entrance Faces Southwest
Inspection Date 08/17/2013
Start Time 10:00 End Time 5
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 75
Weather Partly sunny Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Detached
Sewage Disposal City How Verified Visual



General Information (Continued)

Water Source City How Verified Visual
 Additions/Modifications N/A
 Permits Obtained N/A How Verified N/A

Lots and Grounds

PROMOTE POSITIVE DRAINAGE AWAY FROM FOUNDATION AND EXTEND RUN OFF DRAINS FROM THE ROOFING AND DOWNSPOUTS A MINIMUM OF 10 LF FROM THE FOUNDATION.

- 1. Acceptable Walks: Concrete-
- 2. Acceptable Steps/Stoops: Concrete-
- 3. Defective Patio: Brick- -- The patio has settled towards the foundation causing a negative slope into the foundation



- 4. Marginal Vegetation: Shrubs-, Tree- -- Bushes need to be cut back from the exterior walls apx 8 inches



- 5. Defective Basement Stairwell: Concrete- -- Railings missing. Wall deteriorating and bowing in. Door frame has rotted wood. A qualified contractor is recommended to evaluate and estimate repairs.



- 6. Defective Grading: Moderate slope- -- Improper soil slope towards foundation in back and side. An evaluation by a licensed contractor is recommended to assess drainage problems.
- 7. Defective Swale: None -- Improper soil slope towards foundation in back.
- 8. Defective Window Wells: Adequate -- Drain pipe appears to be missing.



Lots and Grounds (Continued)

9. Marginal Bsmt. Stairwell Drain: French drain- -- Blocked by debris



10. Defective Exterior Surface Drain: No drain- -- Recommend evaluation by licensed contractor to add drains for proper water flow in back and side yard.

11. Acceptable Driveway: Concrete-

Exterior Surface and Components

Exterior wood needs to be scraped and painted every 3-5yrs

Main Exterior Surface

- 1. Acceptable Type: Brick veneer-, Vinyl siding-
- 2. Acceptable Trim: Aluminum-
- 3. Acceptable Fascia: Aluminum-
- 4. Defective Soffits: Vinyl- -- Covered by siding, unable to inspect the underlying wood for proper venting.
No soffit on back of house for proper air flow.
Recommend ridge vent be installed.
Recommend drip edge be installed.
Recommend ice dam be installed.

- 5. Acceptable Entry Doors: Wood-
- 6. Acceptable Patio Door: Sliding
- 7. Defective Windows: Casements- -- Seal hole under front bay window.



- 8. Acceptable Basement Windows: Vinyl
- 9. Acceptable Exterior Lighting: Surface mount-
- 10. Defective Exterior Electric Outlets: 110 VAC GFCI- -- GFCI outlet is not functioning properly.





Exterior Surface and Components (Continued)

- 11. Acceptable Hose Bibs: Rotary-
- 12. Acceptable Gas Meter: Basement-
- 13. Acceptable Main Gas Valve: Located at gas meter-

Roof

LIFE EXPECTANCY OF FIBERGLASS SHINGLES IS 13-17YRS

This inspection is made on the basis of what is visible and accessible on the day of the inspection, it's not a warranty of the roof system or how long it will be watertight in the future.

Main Roof Surface

- 1. Method of Inspection: Ground level
- 2. Acceptable Unable to Inspect: 10%
- 3. Defective Material: Asphalt shingle- -- **Roof near end of useful life. Trim trees back.**



- 4. Type: Gable-
- 5. Approx Age: 19 yrs
- 6. Acceptable Flashing: Aluminum-

Middle of the roof Chimney

- 7. Acceptable Chimney: Brick-
- 8. Acceptable Flue/Flue Cap: Concrete-, not visible-
- 9. Defective Chimney Flashing: Aluminum- -- **Recommend flashing be sealed.**
- 10. Acceptable Plumbing Vents: Cast/galvanized-
- 11. Defective Electrical Mast: Surface mount- -- **Rotted wood at tieback should be repaired.**



- 12. Defective Gutters: Aluminum- -- **Rear gutter not properly drained. Install down spout to an existing drain.**
Clogged, Gutters loose, spikes or straps missing



Roof (Continued)

Gutters: (continued)



- 13. Acceptable Downspouts: Aluminum-
- 14. Acceptable Leader/Extension: Plastic-

Garage/Carport

Storage in garages may limit the ability to view walls, ceiling, and floor.

Detached Garage

- 1. Type of Structure: Detached Car Spaces: 2
- 2. Acceptable Garage Doors: Wood-
- 3. Acceptable Door Operation: Mechanized-
- 4. Acceptable Door Opener: Overhead electric opener.
- 5. Defective Exterior Surface: Vinyl siding -- Loose siding on back.



- 6. Defective Roof: Asphalt shingle- -- Roof near end of useful life. Trim tree branches.



- 7. Acceptable Roof Structure: Wood truss-
- 8. Acceptable Service Doors: Metal-
- 9. Acceptable Walls: Exposed framing-
- 10. Acceptable Ceiling: Exposed framing-
- 11. Acceptable Floor/Foundation: Poured slab-
- 12. Acceptable, Marginal Electrical: 110 VAC outlets and lighting circuits- -- Secure exterior lights.



Garage/Carport (Continued)

Electrical: (continued)



- 13. Acceptable Gutters: Aluminum-
- 14. Acceptable Downspouts: Aluminum-

Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security systems are beyond the scope of this inspection.

Telephone and other signal conducting systems and wiring including, but not limited to, category 3,5,DSL,ISDN,LAN,Cable Modem and TV/Cable/Satellite Dish are not inspected or tested.

- 1. Service Size Amps: 200amp Volts: 110-240 VAC
- 2. Acceptable Service: Aluminum
- 3. Acceptable 110 VAC Branch Circuits: Copper-
- 4. Acceptable 220 VAC Branch Circuits: Copper and aluminum-
- 5. Acceptable Aluminum Wiring: Localized circuit
- 6. Acceptable Conductor Type: Romex-
- 7. Not Present GFCI :
- 8. Acceptable Ground: Rod in ground only.
- 9. Not Present Smoke Detectors:

Basement Electric Panel

- 10. Defective Manufacturer: Cutler-Hammer -- **Wire nut missing, copper to aluminum wires need to be evaluated. Repair by a licensed electrician.**



- 11. Max Capacity: 200 Amps
- 12. Acceptable Main Breaker Size: 200 Amps, 125 Amps
- 13. Acceptable Breakers: Breaker
- 14. Is the panel bonded? Yes



Structure

This report is not intended to provide any engineering or architectural services or to offer an opinion as to the adequacy of any structural system or component.

- 1. Acceptable Structure Type: Wood frame-
- 2. Acceptable Foundation: Block-
- 3. Acceptable Differential Movement: No movement or displacement noted-
- 4. Acceptable Beams: Adequate, Steel I-Beam-
- 5. Acceptable Bearing Walls: Adequate, Block-
- 6. Acceptable Joists/Trusses: 2x10-
- 7. Acceptable Piers/Posts: Appears Adequate, Concealed-finished basement
- 8. Acceptable Floor/Slab: Poured slab-
- 9. Defective Stairs/Handrails: Concrete stairs missing handrails -- Hand rails missing (Safety)
- 10. Acceptable Subfloor: Dimensional wood-



Attic

Recommend insulation levels are R-30 to R-40. Insulation limits inspectors view. Hidden problems may exist that are not documented in this report.

Main Attic

- 1. Method of Inspection: From the attic access
- 2. Acceptable Unable to Inspect: 70%-
- 3. Acceptable Roof Framing: 2x4 Rafter
- 4. Acceptable Sheathing: Dimensional wood-
- 5. Defective Ventilation: soffit & gable -- Insufficient ventilation.
Rafter bays blocked with insulation.
Gable vents too small.
Moisture evidence in upstairs. A qualified roofing contractor is recommended to evaluate and estimate repairs.





Attic (Continued)

Ventilation: (continued)



- 6. Acceptable, Defective Insulation: Batts-, Blown in- -- **Installed Backwards. Vapor barrier should face conditioned space. Recommend adding additional insulation to a value of R25 or greater as appropriate.**



- 7. Acceptable Insulation Depth: 6"
- 8. Not Present Attic Fan:
- 9. Not Present House Fan:
- 10. Acceptable Wiring/Lighting: 110 VAC-
- 11. Acceptable Moisture Penetration: None observed -- **Limited visibility due to vaulted ceiling**
- 12. Acceptable Bathroom Fan Venting: Vents to outside

Basement

Basement dampness is often visible on interior walls that would indicate past or present water problems. Frequently these conditions are painted over at stored items stacked against walls where the problem has occurred. If there has been a dry period before the inspection signs of past water penetration may not be visible.

Main Basement

- 1. Acceptable Unable to Inspect: 60%-
- 2. Acceptable Ceiling: Drop ceiling
- 3. Acceptable Walls: Wood-
- 4. Acceptable Floors: Carpet-, Vinyl floor covering-
- 5. Not Present Floor Drain:
- 6. Acceptable Doors: Wood
- 7. Acceptable Windows: Vinyl casement-
- 8. Marginal Electrical: 110 VAC outlets and lighting circuits- -- **Some old non-grounded 2 prong electric outlets, consider upgrading.**
- 9. Marginal HVAC Source: Ductwork- -- **No return air supply in the basement**
- 10. Acceptable Ventilation: Windows
- 11. Not Present Insulation:
- 12. Acceptable Sump Pump: Submerged



Basement (Continued)

13. Defective Moisture Location: Back corner -- Water stains present, back CMU wall. proper exterior drainage required.



14. Defective Bsmt Stairs/Railings: Wood stairs with wood handrails -- Missing railing



Air Conditioning

LIFE EXPECTANCY of AC - 13-17 years

Recommend having the unit checked out./serviced yearly by a licensed HV/AC contractor.

Back yard- AC System

1. Acceptable A/C System Operation: Functional
2. Acceptable Condensate Removal: PVC
3. Acceptable Exterior Unit: Trane
4. Model Number: 4TTX4030B1000AA Serial Number: 62263B31F
5. Area Served: Whole house- Approximate Age: 7yrs
6. Fuel Type: 220-240 VAC- Temperature Differential: 21
7. Type: Central A/C- Capacity: 2 tons
8. Defective Visible Coil: Aluminum -- Remove shrubs/plants around coil to allow proper air flow.
9. Marginal Refrigerant Lines: Serviceable condition -- Insulation is missing.



10. Defective Electrical Disconnect: Fused -- Over fused per manufactures recommendations. 20 amp required, 30 amp fuse present and 40 amp breaker. Recommend repair by a licensed electrician



Air Conditioning (Continued)

- 11. Acceptable Exposed Ductwork: Metal
- 12. Acceptable Blower Fan/Filters: Direct drive with electronic filter
- 13. Acceptable Thermostats: Individual

Fireplace/Wood Stove

All fireplaces should be cleaned and inspected on a regular basis to make sure no cracks have developed.

Flue interiors are NOT inspected.

Family Room Fireplace

- 1. Defective Fireplace Construction: Brick- -- Gas logs need to be cleaned. Requires service by licensed professional.
- 2. Type: Wood burning, Gas
- 3. Acceptable Smoke Chamber: Brick
- 4. Acceptable Flue: Tile/entire flue is not visible-
- 5. Acceptable Damper: Metal-
- 6. Acceptable Hearth: Flush mounted-

Heating System

Recommend having unit checked out yearly by a licensed contractor. The heat exchanger in a gas or oil furnace is partially hidden from view. It cannot be fully examined and its condition determined without being disassembled.

Life expectancy:

Furnace 15-20yrs

Heat pump compressor 12-15yrs

Basement Heating System

- 1. Acceptable Heating System Operation: Adequate
- 2. Manufacturer: Trane
- 3. Model Number: TUD060R9VK4 Serial Number: 62120KG1G
- 4. Type: Forced air Capacity: 80K BTU
- 5. Area Served: Whole house- Approximate Age: 7 yrs
- 6. Fuel Type: Natural gas
- 7. Acceptable Heat Exchanger: 3 Burner
- 8. Unable to Inspect: Heat exchanger.
- 9. Acceptable Blower Fan/Filter: Direct drive with electronic filter
- 10. Defective Distribution: Metal duct -- A qualified heating system contractor is recommended to evaluate if return air is adequate. (Return air vent at furnace.)
- 11. Acceptable Flue Pipe: Single wall
- 12. Acceptable Controls: Limit switch
- 13. Acceptable Humidifier: April-Aire



Heating System (Continued)

- 14. Acceptable Thermostats: Programmable
- 15. Tank Location: N/A
- 16. Acceptable Suspected Asbestos: No

Plumbing

Life expectancy of a water heater is 8-12yrs

- 1. Acceptable Service Line: Copper-
- 2. Acceptable Main Water Shutoff: Basement
- 3. Defective Water Lines: Copper- -- Leak at water heater saddle valve. Leaks in water line running down center of basement.



- 4. Acceptable Drain Pipes: PVC, cast iron and galvanized-
- 5. Defective Service Caps: Not visible -- Not accessible. Hidden in finished basement framing.
- 6. Acceptable Vent Pipes: Galvanized/cast iron
- 7. Acceptable Gas Service Lines: Cast iron

Basement Water Heater

- 8. Acceptable Water Heater Operation: Adequate-
- 9. Manufacturer: Maytag
- 10. Model Number: HRX406ART Serial Number: 9211681010
- 11. Type: Natural gas- Capacity: 40gal-
- 12. Approximate Age: 7yrs Area Served: Whole house-
- 13. Acceptable Flue Pipe: Single wall
- 14. Acceptable TPRV and Drain Tube: Copper-



Bathroom

The shower pan in a stall shower has a life expectancy of 15yrs. Although a visual inspection is made to determine whether a shower pan is currently leaking it cannot be stated with certainty that defects are present or may not develop.

Tub overflow not tested.

Basement Bathroom

- 1. Acceptable Ceiling: Paint-
- 2. Acceptable Walls: Paint-
- 3. Acceptable Floor: Concrete-
- 4. Acceptable Doors: Wood
- 5. Acceptable Windows: Casements-
- 6. Acceptable Electrical: 110 VAC outlets and lighting circuits-
- 7. Acceptable Counter/Cabinet: Wood
- 8. Acceptable Sink/Basin: Molded single bowl
- 9. Defective Faucets/Traps: Standard -- Non professional repair work at trap.



- 10. Acceptable Shower/Surround: Fiberglass pan and fiberglass surround
- 11. Acceptable Toilets: Standard
- 12. Acceptable HVAC Source: Ductwork-
- 13. Acceptable Ventilation: Window

1st Floor Hall Bathroom

- 14. Acceptable Ceiling: Paint-
- 15. Acceptable Walls: Paint-, ceramic tile
- 16. Acceptable Floor: Tile-
- 17. Acceptable Doors: Wood
- 18. Acceptable Windows: Casements-
- 19. Acceptable Electrical: 110 VAC outlets and lighting circuits-
- 20. Defective Sink/Basin: Pedestal -- Sink is loose. proper attachment to wall is required.



- 21. Acceptable Faucets/Traps: Standard



Bathroom (Continued)

22. Defective Tub/Surround: Porcelain tub and ceramic tile surround -- **Handles broken/missing.**



23. Acceptable Toilets: Standard
 24. Acceptable HVAC Source: Ductwork-
 25. Acceptable Ventilation: Electric ventilation fan

Kitchen

Life Expectancy

Dishwasher 10-12yrs

Stove 15-20yrs

Refrigerator 15-20yrs

Inspection of stand alone freezers and secondary refrigerators are outside the scope of the inspection. Interior refrigerator /freezer temperatures are not tested.

Appliances are not moved during the inspection

1st Floor Kitchen

1. Defective Cooking Appliances: FRIGIDAIRE -- **Burner inoperative**
2. Acceptable Ventilator: Rangemaster
3. Acceptable Disposal: In-Sinkerator
4. Defective Dishwasher: Kenmore -- **Requires repair.**
5. Air Gap Present? Yes
6. Acceptable Refrigerator: Kenmore
7. Acceptable Microwave: Samsung
8. Acceptable Sink: Stainless
9. Defective Electrical: 110 VAC outlets and lighting circuits- -- **Non-GFCI circuit, Recommend installing GFCI at outlets in the kitchen**
10. Acceptable Plumbing/Fixtures: Standard
11. Acceptable Counter Tops: Laminate
12. Acceptable Cabinets: Wood
13. Acceptable Ceiling: Paint-
14. Acceptable Walls: Paint-
15. Acceptable Floor: Vinyl floor covering-
16. Defective Doors: Wood -- **Broken glass**
17. Acceptable Windows: Vinyl
18. Acceptable HVAC Source: Ductwork-



Bedroom

The condition of walls behind wall coverings, paneling and finishes cannot be judged.
Only the general condition of visible portions of floors is included in this inspection.

Basement, 1st Floor, 2nd Floor Bedroom

1. Acceptable Closet: Standard
2. Acceptable Ceiling: Paint-
3. Acceptable Walls: Paint-
4. Acceptable Floor: Carpet-
5. Acceptable Doors: Wood
6. Acceptable Windows: Casements-
7. Defective Electrical: 110 VAC outlets and lighting circuits- -- Open or missing ground wire throughout house. Suspect old 2 prong outlets replaced with 3 prong outlets with 2 wire electric cable. Safety issue. Recommend repair work by licensed electrician.
8. Acceptable HVAC Source: Ductwork-

Living Space

The condition of walls behind wall coverings, paneling and finishes cannot be judged.
Only the general condition of visible positions of floors & walls is included in this report.

The inspector is not qualified to detect the presence of Chinese Drywall and its potential problems is beyond the scope of the home inspection.

Sun Room Living Space

1. Acceptable Ceiling: Paint-
2. Acceptable Walls: Paint-
3. Acceptable Floor: Tile-
4. Acceptable Doors: Slider
5. Acceptable Windows: Casements-
6. Acceptable Electrical: 110 VAC outlets and lighting circuits-
7. Acceptable HVAC Source: Wall unit-

1st Floor Living Space

8. Acceptable Ceiling: Paint-
9. Acceptable Walls: Paint-
10. Acceptable Floor: Hardwood-
11. Acceptable Doors: Wood
12. Acceptable Windows: Casements-
13. Defective Electrical: 110 VAC outlets and lighting circuits- -- Open or missing ground wire through out. Recommend repair work by licensed electrician.
14. Acceptable HVAC Source: Ductwork-



Laundry Room/Area

Life Expectancy

Washing Machine 8-12yrs

Dryer 8-12yrs

Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged

Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if operated.

Basement Laundry Room/Area

1. Acceptable Ceiling: Exposed framing-
2. Acceptable Walls: Concrete-
3. Acceptable Floors: Concrete-
4. Acceptable Doors: Wood
5. Acceptable Electrical: 110 VAC outlets and lighting circuits-
6. Defective Laundry Tub: PVC -- **Clogged drain.**
7. Acceptable Washer Hose Bib: Rotary-
8. Acceptable Washer and Dryer Electrical: 110-240 VAC
9. Acceptable Dryer Vent: Metal flex
10. Acceptable Washer Drain: Drains to laundry tub



Marginal Summary

Lots and Grounds

1. Vegetation: Shrubs-, Tree- -- Bushes need to be cut back from the exterior walls apx 8 inches



2. Bsmt. Stairwell Drain: French drain- -- Blocked by debris



Garage/Carport

3. Detached Garage Electrical: 110 VAC outlets and lighting circuits- -- Secure exterior lights.



Basement

4. Main Basement Electrical: 110 VAC outlets and lighting circuits- -- Some old non-grounded 2 prong electric outlets, consider upgrading.
5. Main Basement HVAC Source: Ductwork- -- No return air supply in the basement

Air Conditioning

6. Back yard- AC System Refrigerant Lines: Serviceable condition -- Insulation is missing.





Defective Summary

Lots and Grounds

1. **Patio: Brick-** -- The patio has settled towards the foundation causing a negative slope into the foundation



2. **Basement Stairwell: Concrete-** -- Railings missing.
Wall deteriorating and bowing in.
Door frame has rotted wood.
A qualified contractor is recommended to evaluate and estimate repairs.



3. **Grading: Moderate slope-** -- Improper soil slope towards foundation in back and side.
An evaluation by a licensed contractor is recommended to assess drainage problems.
4. **Swale: None** -- Improper soil slope towards foundation in back.
5. **Window Wells: Adequate** -- Drain pipe appears to be missing.
6. **Exterior Surface Drain: No drain-** -- Recommend evaluation by licensed contractor to add drains for proper water flow in back and side yard.

Exterior Surface and Components

7. **Soffits: Vinyl-** -- Covered by siding, unable to inspect the underlying wood for proper venting. No soffit on back of house for proper air flow.
Recommend ridge vent be installed.
Recommend drip edge be installed.
Recommend ice dam be installed.

8. **Windows: Casements-** -- Seal hole under front bay window.



9. **Exterior Electric Outlets: 110 VAC GFCI-** -- GFCI outlet is not functioning properly.



Exterior Surface and Components (Continued)

Exterior Electric Outlets: (continued)



Roof

10. Main Roof Surface Material: Asphalt shingle- -- Roof near end of useful life. Trim trees back.



11. Middle of the roof Chimney Chimney Flashing: Aluminum- -- Recommend flashing be sealed.

12. Electrical Mast: Surface mount- -- Rotted wood at tieback should be repaired.



13. Gutters: Aluminum- -- Rear gutter not properly drained. Install down spout to an existing drain.

Clogged, Gutters loose, spikes or straps missing



Garage/Carport

14. Detached Garage Exterior Surface: Vinyl siding -- Loose siding on back.





Defective Summary (Continued)

15. Detached Garage Roof: Asphalt shingle- -- Roof near end of useful life. Trim tree branches.



Electrical

16. Basement Electric Panel Manufacturer: Cutler-Hammer -- Wire nut missing, copper to aluminum wires need to be evaluated. Repair by a licensed electrician.



Structure

17. Stairs/Handrails: Concrete stairs missing handrails -- Hand rails missing (Safety)

Attic

18. Main Attic Ventilation: soffit & gable -- Insufficient ventilation.

Rafter bays blocked with insulation.

Gable vents too small.

Moisture evidence in upstairs. A qualified roofing contractor is recommended to evaluate and estimate repairs.



19. Main Attic Insulation: Batts-, Blown in- -- Installed Backwards. Vapor barrier should face conditioned space.

Recommend adding additional insulation to a value of R25 or greater as appropriate.



Attic (Continued)

Insulation: (continued)



Basement

20. Main Basement Moisture Location: Back corner -- Water stains present, back CMU wall. proper exterior drainage required.



21. Main Basement Bsmt Stairs/Railings: Wood stairs with wood handrails -- Missing railing



Air Conditioning

22. Back yard- AC System Visible Coil: Aluminum -- Remove shrubs/plants around coil to allow proper air flow.

23. Back yard- AC System Electrical Disconnect: Fused -- Over fused per manufactures recommendations.

20 amp required, 30 amp fuse present and 40 amp breaker.
Recommend repair by a licensed electrician

Fireplace/Wood Stove

24. Family Room Fireplace Fireplace Construction: Brick- -- Gas logs need to be cleaned. Requires service by licensed professional.

Heating System

25. Basement Heating System Distribution: Metal duct -- A qualified heating system contractor is recommended to evaluate if return air is adequate. (Return air vent at furnace.)



Defective Summary (Continued)

Plumbing

26. Water Lines: Copper- -- Leak at water heater saddle valve. Leaks in water line running down center of basement.



27. Service Caps: Not visible -- Not accessible. Hidden in finished basement framing.

Bathroom

28. Basement Bathroom Faucets/Traps: Standard -- Non professional repair work at trap.



29. 1st Floor Hall Bathroom Sink/Basin: Pedestal -- Sink is loose. proper attachment to wall is required.



30. 1st Floor Hall Bathroom Tub/Surround: Porcelain tub and ceramic tile surround -- Handles broken/missing.



Kitchen

31. 1st Floor Kitchen Cooking Appliances: FRIGIDAIRE -- Burner inoperative
32. 1st Floor Kitchen Dishwasher: Kenmore -- Requires repair.
33. 1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits- -- Non-GFCI circuit, Recommend installing GFCI at outlets in the kitchen



Defective Summary (Continued)

34. 1st Floor Kitchen Doors: Wood -- Broken glass

Bedroom

35. Basement, 1st Floor, 2nd Floor Bedroom Electrical: 110 VAC outlets and lighting circuits- -- Open or missing ground wire throughout house. Suspect old 2 prong outlets replaced with 3 prong outlets with 2 wire electric cable. Safety issue. Recommend repair work by licensed electrician.

Living Space

36. 1st Floor Living Space Electrical: 110 VAC outlets and lighting circuits- -- Open or missing ground wire through out. Recommend repair work by licensed electrician.

Laundry Room/Area

37. Basement Laundry Room/Area Laundry Tub: PVC -- Clogged drain.