



# *Property Condition Report*



1234 School House Road  
Yourtown, US 12345



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## Definitions

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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 School House Road  
City Yourtown State US Zip 12345  
Contact Name Ima Goodagent  
Phone (111)111-1111

### Client Information

Client Name John Smith  
Client Address 3212 Homestead Dr.  
City Somewhere State OH Zip 12345  
Phone (333)333-3333  
E-Mail buyer@usedhouse.com

### Inspection Company

Inspector Name Marvin Dear  
Company Name Edwards Home Inspection  
Address 123 Somewhere Street  
City Somewhere State US Zip 12345  
Phone 123-456-7890  
E-Mail info@palm-tech.com

### Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Estimated Age 55 Years Old Entrance Faces East  
Inspection Date 01/06/2014  
Electric On Yes  
Gas/Oil On Yes



## General Information (Continued)

Water On Yes  
Temperature 75 degrees  
Weather Partly cloudy Soil Conditions Damp  
Space Below Grade Partial 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

This is the disclaimer section. Each category has a disclaimer section. In this section you can include any relevant text for the category. Common uses for this area include: standards of practice, what the inspector does/does not inspect, general information that the client may find helpful, etc.

There is no limit to the amount of information that is included in the section. It can be a few words or a few pages worth of information. You can also change the color and the font of the text.

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1. Acceptable Driveway: Concrete
2. Marginal Walks: Concrete - Cracks noted, Heaving at walk at rear 3 season storm door



3. Acceptable Steps/Stoops: Concrete
4. Marginal Porch: Concrete - Loose handrail



## Lots and Grounds (Continued)

5. Marginal      Patio/Enclosure: Ceramic tile, Brick, Aluminum windows - **Loose limestone wall caps, Missing screens and some cranks, Lubricate as required**



6. Acceptable      Grading: Minor slope  
 7. Acceptable      Vegetation: Trees, Shrubs

## Exterior

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Partial perimeter Exterior Surface \_\_\_\_\_

1. Acceptable      Type: Brick/Block

Partial perimeter Exterior Surface \_\_\_\_\_

2. Acceptable      Type: Vinyl siding  
 3. Defective      Trim: Aluminum - **Missing piece at front**



- 4. Acceptable      Fascia: Aluminum
- 5. Acceptable      Soffits: Vinyl
- 6. Acceptable      Door Bell: Hard wired
- 7. Acceptable      Entry Doors: Metal
- 8. Acceptable      Patio Door: Vinyl sliding
- 9. Acceptable      Windows: Vinyl slider
- 10. Not Present      Storm Windows:

## Exterior (Continued)

11. Acceptable Window Screens: Vinyl mesh  
 12. Acceptable Basement Windows: Glass block  
 13. Acceptable Exterior Lighting: Surface mount - Loose can grill at rear soffit lighting



14. Acceptable Exterior Electric Outlets: 110 VAC GFCI  
 15. Marginal Hose Bibs: Gate - Damaged handle needs replaced



16. Acceptable Gas Meter: Basement



17. Acceptable Main Gas Valve: Located at gas meter

## Roof

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### Main Roof Surface

1. Method of Inspection: On roof

## Roof (Continued)

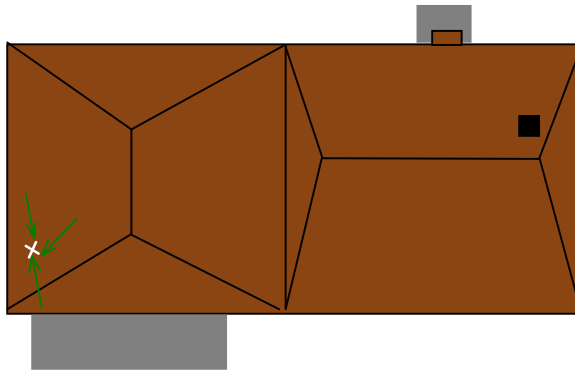
Method of Inspection: (continued)



- 2. Acceptable
- 3. Acceptable

Unable to Inspect: 0%

Material: Fiberglass shingle - Moss growth noted



4. Type: Gable

5. Approximate Age: 7 years

Porch Roof Surface

---

6. Method of Inspection: Ladder at eaves

7. Acceptable

Unable to Inspect: 0%

8. Acceptable

Material: Fiberglass shingle

9. Type: Gable

10. Approximate Age: 7 years

11. Acceptable Flashing: Metal

12. Acceptable Valleys: Metal

13. Not Present Skylights:

14. Acceptable Plumbing Vents: Cast Iron

15. Acceptable Electrical Mast: Mast with tie back at roof

16. Defective Gutters: Aluminum - Loose due to missing spikes

17. Acceptable Downspouts: Aluminum

18. Not Inspected Leader/Extension: Underground Conductor Drains



## Roof (Continued)

### North Chimney

---

- |                |                          |
|----------------|--------------------------|
| 19. Acceptable | Chimney: Brick           |
| 20. Acceptable | Flue/Flue Cap: Clay Tile |
| 21. Acceptable | Chimney Flashing: Metal  |

## Garage/Carport

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

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

### Attached Garage

---

- |                       |                                                                                                      |
|-----------------------|------------------------------------------------------------------------------------------------------|
| 1. Type of Structure: | Attached Car Spaces: 1                                                                               |
| 2. Acceptable         | Garage Doors: Insulated aluminum                                                                     |
| 3. Acceptable         | Door Operation: Mechanized                                                                           |
| 4. Defective          | Door Opener: Overhead Door - <b>No safety reverse system in operation</b>                            |
| 5. Marginal           | Service Doors: Fire rated - <b>Add closing mechanism to entry door</b>                               |
| 6. Acceptable         | Ceiling: Plaster Board                                                                               |
| 7. Marginal           | Walls: Concrete - <b>Cracks present</b>                                                              |
| 8. Marginal           | Floor/Foundation: Poured concrete - <b>Crack present at right foundation wall with some shifting</b> |
| 9. Not Present        | Hose Bibs:                                                                                           |
| 10. Acceptable        | Electrical: 110 VAC                                                                                  |
| 11. Not Present       | Smoke Detector:                                                                                      |
| 12. Not Present       | Heating:                                                                                             |
| 13. Acceptable        | Windows: Block                                                                                       |



## Electrical

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1. Service Size Amps: 100 Volts: 120/240 VAC

2. Acceptable Service: Copper



3. Acceptable 120 VAC Branch Circuits: Copper

4. Acceptable 240 VAC Branch Circuits: Copper and aluminum

5. Acceptable Conductor Type: Romex, Non-metallic sheathed cable

6. Acceptable Ground: Plumbing ground only

7. Acceptable Smoke Detectors: Battery operated

Garage Electric Panel

8. Acceptable Manufacturer: Cutler-Hammer



9. Maximum Capacity: 100 Amps

10. Acceptable Main Breaker Size: 100 Amps

11. Acceptable Breakers: Copper

12. Not Present AFCI:

13. Not Present GFCI:

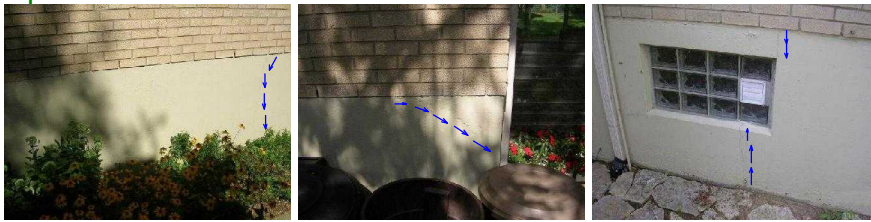
14. Is the panel bonded? Yes

## Structure

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1. Acceptable      Structure Type: Wood frame  
 2. Marginal        Foundation: Poured concrete - **Common cracks noted near windows, Spalled foundation corners noted**



3. Marginal        Differential Movement: Differential settlement present - **Cracks will require monitoring**
4. Acceptable      Beams: Steel I-Beam
5. Acceptable      Joists/Trusses: 2x10
6. Not Inspected   Piers/Posts: Not visible
7. Acceptable      Floor/Slab: Poured slab
8. Defective        Stairs/Handrails: Wood stairs with wood handrails - **Handrails missing to lower level from kitchen(Safety)**
9. Acceptable      Subfloor: Plywood

## Attic

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### Partial house-Upper Roof Attic

#### 1. Method of Inspection: In the attic



- 2. Acceptable      Unable to Inspect: 20%
- 3. Acceptable      Roof Framing: 2x6 Rafter
- 4. Acceptable      Sheathing: Plywood
- 5. Acceptable      Ventilation: Roof and soffit vents
- 6. Acceptable      Insulation: Fiberglass
- 7. Acceptable      Insulation Depth: 10"
- 8. Marginal        Attic Fan: Direct drive - **Install junction box with coverplate at open splice to attic fan**



- 9. Acceptable      House Fan: Belt drive with manual controls
- 10. Acceptable     Wiring/Lighting: 110 VAC lighting circuit
- 11. Acceptable     Moisture Penetration: No previous water penetration noted

### Partial house-Lower Attic

#### 12. Method of Inspection: In the attic



- 13. Acceptable      Unable to Inspect: 0%

## Attic (Continued)

- 14. Acceptable Roof Framing: 2x6 Rafter
- 15. Acceptable Sheathing: Plywood
- 16. Defective Ventilation: Ridge and soffit vents, Gable vents - **Torn screens at gable vents, Remove birds nesting**



- 17. Acceptable Insulation: Fiberglass
- 18. Marginal Insulation Depth: 3" - 10" - **Recommend additional insulation be installed**
- 19. Acceptable Wiring/Lighting: 110 VAC lighting circuit
- 20. Marginal Moisture Penetration: Previous water penetration noted - **Previous water penetration noted at plumbing stack penetration with plastic in attic to catch water and towels wedged between house and rafter- no current leaking detected - Monitor**



- 21. Acceptable Bathroom Fan Venting: Electric fan

## Basement

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### Main Basement

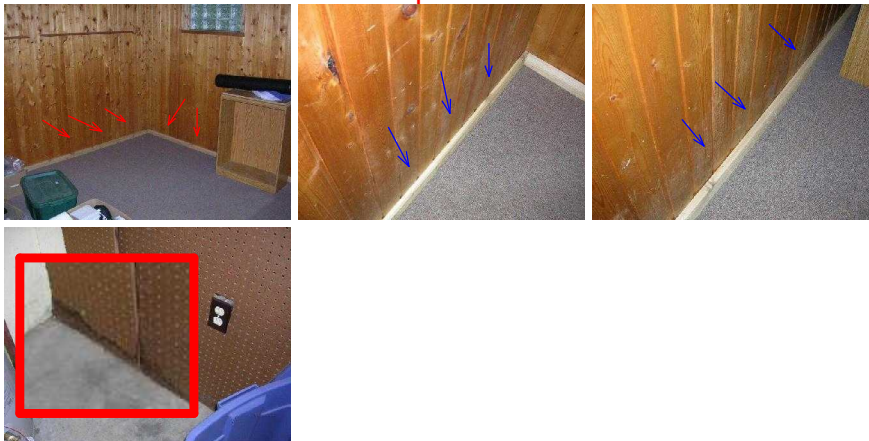
- 1. Acceptable Unable to Inspect: 0%
- 2. Marginal Ceiling: Suspended Acoustical System
- 3. Marginal Walls: Drywall - **Evidence of past or present water leakage**
- 4. Acceptable Floor: Carpet

## Basement (Continued)

- 5. Not Inspected Floor Drain: Covered by Carpet - **Recommend uncovering**
- 6. Acceptable Doors: Bi-fold, Louvered
- 7. Acceptable Windows: Glass Block
- 8. Marginal Electrical: 110 VAC - **Exposed wiring present, Protect exposed wiring splices in junction box with cover plate above drop ceiling, Open ground exists at several 3 prong outlet receptacles**



- 9. Not Present Sump Pump:
- 10. Defective Moisture Evidence: Note - **Suspected mold present along perimeter finished walls at left and rear elevations. Further investigation behind finishes may uncover hidden problems not visible in this visual inspection. Mold conditions can cause acute and chronic health concerns and should be remediated. Corrections may include remediation protocols provided by an environmental hygienist for the suspected mold conditions and qualified remediation contractors to make required corrections.**



- 11. Defective Basement Stairs/Railings: Wood stairs with no handrails - **Missing railing**



## Air Conditioning

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### Main AC System

1. Acceptable A/C System Operation: Appears serviceable



2. Acceptable Condensate Removal: Plastic tubing



3. Acceptable Exterior Unit: Pad mounted

4. Manufacturer: Carrier

5. Area Served: Whole house Approximate Age: 15

6. Fuel Type: 220 VAC Temperature Differential: 12 degrees

7. Type: Central A/C Capacity: 3 Ton

8. Acceptable Visible Coil: Copper core with aluminum fins

9. Acceptable Electrical Disconnect: Fused

10. Acceptable Exposed Ductwork: Metal

11. Acceptable Blower Fan/Filters: Direct drive with disposable filter

12. Acceptable Thermostats: Programmable

## Heating System

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### Basement Heating System

- Defective Heating System Operation: Note: - **Non-functional at time of inspection, A qualified HVAC technician is recommended to review and correct as required, Condensation leaking stains noted in cabinet**

- Manufacturer: Carrier



- Type: Forced air Capacity: 80,000 BTUHR
- Area Served: Whole house Approximate Age: 15
- Fuel Type: Natural gas
- Acceptable Heat Exchanger: 4 Burner
- Unable to Inspect: 60%
- Acceptable Blower Fan/Filter: Belt drive with disposable filter
- Acceptable Distribution: Metal duct
- Acceptable Draft Control: Manual
- Acceptable Flue Pipe: Single wall
- Acceptable Controls: Relief valve
- Marginal Humidifier: Honeywell - **Not functioning**
- Acceptable Thermostats: Programmable
- Suspected Asbestos: No

## Plumbing

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1. Acceptable      Service Line: Copper



2. Acceptable      Main Water Shutoff: Basement



3. Acceptable      Water Lines: Copper

4. Marginal      Drain Pipes: Cast iron, Galvanized - **Slow draining noted at Tub. A licensed plumber is recommended to evaluate and estimate corrections, Galvanized drainpipe present- Galvanized piping corrodes from inside causing decreased flow rates and will eventually require updating. Noted new clean out cap which may indicate access was needed to clear drain clog**



5. Acceptable      Service Caps: Accessible

6. Acceptable      Vent Pipes: Cast iron

7. Acceptable      Gas Service Lines: Cast iron

Basement Water Heater

## Plumbing (Continued)

8. Acceptable Water Heater Operation: Functional at time of inspection



9. Manufacturer: A.O. Smith

10. Type: Natural gas Capacity: 38 Gal.

11. Approximate Age: 1 Area Served: Whole house

12. Marginal Flue Pipe: Single wall - Install screws at exhaust vent piping fittings



13. Acceptable TPRV and Drain Tube: Brass/Copper

## Bathroom

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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.

### Main Bathroom

1. Acceptable Closet: Single small
2. Acceptable Ceiling: Plaster Board
3. Acceptable Walls: Plaster Board
4. Acceptable Floor: Ceramic tile
5. Acceptable Doors: Hollow wood
6. Not Present Windows:
7. Acceptable Electrical: 110 VAC GFCI
8. Acceptable Counter/Cabinet: Laminate

## Bathroom (Continued)

9. Marginal Sink/Basin: One piece sink/counter top - **Cracks present in the sink bowl**



10. Acceptable Faucets/Traps: Delta fixtures with a metal trap  
 11. Acceptable Tub/Surround: Porcelain tub and ceramic tile surround  
 12. Acceptable Toilets: 3 Gallon Tank  
 13. Acceptable HVAC Source: Air exchange ventilation  
 14. Defective Ventilation: Electric ventilation fan - **Fan inoperative**

Master Half Bathroom

15. Not Present Closet:  
 16. Acceptable Ceiling: Plaster Board  
 17. Acceptable Walls: Plaster Board  
 18. Acceptable Floor: Ceramic tile  
 19. Acceptable Doors: Hollow wood  
 20. Acceptable Windows: Vinyl Insulated  
 21. Acceptable Electrical: 110 VAC  
 22. Acceptable Counter/Cabinet: Laminate  
 23. Acceptable Sink/Basin: One piece sink/counter top  
 24. Marginal Faucets/Traps: Delta fixtures with a PVC trap - **Leaking sink faucet at stem-repair**



25. Defective Toilets: 3 Gallon Tank - **The toilet is loose at the floor and will require re-securing, Leaking flush valve-repair**



26. Acceptable HVAC Source: Air exchange ventilation  
 27. Acceptable Ventilation: Window



## Bathroom (Continued)

### Lower Level Half Bathroom

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- |                 |                                               |
|-----------------|-----------------------------------------------|
| 28. Not Present | Closet:                                       |
| 29. Acceptable  | Ceiling: Plaster Board                        |
| 30. Acceptable  | Walls: Plaster Board                          |
| 31. Acceptable  | Floor: Ceramic tile                           |
| 32. Acceptable  | Doors: Hollow wood                            |
| 33. Acceptable  | Windows: Steel casement                       |
| 34. Acceptable  | Electrical: 110 VAC                           |
| 35. Acceptable  | Counter/Cabinet: Laminate                     |
| 36. Acceptable  | Sink/Basin: Porcelain                         |
| 37. Acceptable  | Faucets/Traps: Delta fixtures with a PVC trap |
| 38. Acceptable  | Toilets: 3 Gallon Tank                        |
| 39. Acceptable  | HVAC Source: Forced air                       |
| 40. Acceptable  | Ventilation: Window                           |

## Kitchen

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### Main Level Kitchen

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- |                        |                                                                                     |
|------------------------|-------------------------------------------------------------------------------------|
| 1. Acceptable          | Cooking Appliances: Whirlpool                                                       |
| 2. Acceptable          | Ventilator: Broan                                                                   |
| 3. Acceptable          | Disposal: In-Sinkerator                                                             |
| 4. Acceptable          | Dishwasher: Maytag                                                                  |
| 5. Air Gap Present? No |                                                                                     |
| 6. Not Present         | Trash Compactor:                                                                    |
| 7. Acceptable          | Refrigerator: General Electric                                                      |
| 8. Defective           | Microwave: General Electric - <b>Inoperative</b>                                    |
| 9. Acceptable          | Sink: Stainless Steel                                                               |
| 10. Acceptable         | Electrical: 110 VAC                                                                 |
| 11. Defective          | Plumbing/Fixtures: Stainless Steel - <b>Faulty vegetable sprayer-repair/replace</b> |



## Kitchen (Continued)

- |                |                                            |
|----------------|--------------------------------------------|
| 12. Acceptable | Counter Tops: Laminate                     |
| 13. Acceptable | Cabinets: Laminate and composite materials |
| 14. Acceptable | Ceiling: Plaster Board                     |
| 15. Acceptable | Walls: Plaster Board                       |
| 16. Acceptable | Floor: Ceramic tile                        |
| 17. Acceptable | Windows: Vinyl Insulated                   |
| 18. Acceptable | HVAC Source: Air exchange ventilation      |

## Bedroom

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### Master Bedroom

---

- |                |                          |
|----------------|--------------------------|
| 1. Acceptable  | Closet: Single           |
| 2. Acceptable  | Ceiling: Plaster Board   |
| 3. Acceptable  | Walls: Plaster Board     |
| 4. Acceptable  | Floor: Hardwood          |
| 5. Acceptable  | Doors: Hollow wood       |
| 6. Acceptable  | Windows: Vinyl Insulated |
| 7. Acceptable  | Electrical: 110 VAC      |
| 8. Acceptable  | HVAC Source: Forced air  |
| 9. Not Present | Smoke Detector:          |

### East Bedroom

---

- |                |                          |
|----------------|--------------------------|
| 10. Acceptable | Closet: Single           |
| 11. Acceptable | Ceiling: Plaster Board   |
| 12. Acceptable | Walls: Plaster Board     |
| 13. Acceptable | Floor: Hardwood          |
| 14. Acceptable | Doors: Hollow wood       |
| 15. Acceptable | Windows: Vinyl Insulated |
| 16. Acceptable | Electrical: 110 VAC      |
| 17. Acceptable | HVAC Source: Forced air  |

## Bedroom (Continued)

- |                 |                          |
|-----------------|--------------------------|
| 18. Not Present | Smoke Detector:          |
| West Bedroom    |                          |
| 19. Acceptable  | Closet: Single           |
| 20. Acceptable  | Ceiling: Plaster Board   |
| 21. Acceptable  | Walls: Plaster Board     |
| 22. Acceptable  | Floor: Hardwood          |
| 23. Acceptable  | Doors: Hollow wood       |
| 24. Acceptable  | Windows: Vinyl Insulated |
| 25. Acceptable  | Electrical: 110 VAC      |
| 26. Acceptable  | HVAC Source: Forced air  |
| 27. Not Present | Smoke Detector:          |

## Living Space

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

- |               |                                                                                                                                  |
|---------------|----------------------------------------------------------------------------------------------------------------------------------|
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### Main Level Living Space

- |               |                                                                                            |
|---------------|--------------------------------------------------------------------------------------------|
| 1. Acceptable | Closet: Single                                                                             |
| 2. Acceptable | Ceiling: Plaster Board                                                                     |
| 3. Acceptable | Walls: Plaster Board                                                                       |
| 4. Marginal   | Floor: Hardwood - Floor shows evidence of previous water penetration/stains at front entry |
| 5. Acceptable | Doors: Hollow wood                                                                         |
| 6. Acceptable | Windows: Vinyl Insulated                                                                   |



## Living Space (Continued)

7. Defective      Electrical: 110 VAC - **Reversed polarity determined at outlet receptacle- requires repair, Open ground exists at several 3prong outlet receptacles**



8. Acceptable      HVAC Source: Forced air

9. Not Present      Smoke Detector:

Lower Level Living Space

10. Marginal      Closet: Small - **Closet door does not close**



11. Marginal      Ceiling: Plaster Board - **Cracks present**

12. Acceptable      Walls: Plaster Board

13. Acceptable      Floor: Tile

14. Acceptable      Doors: Hollow wood

15. Acceptable      Windows: Vinyl Insulated

16. Defective      Electrical: 110 VAC - **Faulty operation at light dimmer switch-repair, Open ground exists at several 3prong outlet receptacles**



17. Acceptable      HVAC Source: Forced air

18. Acceptable      Smoke Detector: Battery operated



## Laundry Room/Area

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### Basement Laundry Room/Area

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1. Acceptable Ceiling: Exposed framing
2. Acceptable Walls: Concrete
3. Acceptable Floor: Poured
4. Acceptable Doors: Bi-fold
5. Acceptable Windows: Glass block
6. Acceptable Electrical: 110 VAC/220 VAC
7. Not Present Smoke Detector:
8. Acceptable Laundry Tub: PVC
9. Acceptable Laundry Tub Drain: PVC
10. Not Inspected Washer Hose Bib:
11. Acceptable Washer and Dryer Electrical: 110 VAC/220 VAC
12. Acceptable Dryer Vent: Flex foil
13. Acceptable Washer Drain: Drains to laundry tub



## Cost Estimate Summary

Client Name: John Smith  
 Property Address: 1234 School House Road  
 Yourtown, US 12345

<u>Items Recommended for Repair</u>	<u>Low</u>	<u>High</u>
<u>Lots and Grounds</u>		
Walks: Cracks noted, Heaving at walk at rear 3 season storm door	\$ 50	\$ 150
Porch: Loose handrail	\$ 5	\$ 25
Patio/Enclosure: Missing screens and some cranks	\$ 15	\$ 75
<u>Exterior</u>		
Trim: Missing piece at front	\$ 25	\$ 100
<u>Roof</u>		
Gutters: Loose due to missing spikes	\$ 10	\$ 25
<u>Garage/Carport</u>		
Attached Garage Door Opener: No safety reverse system in operation	\$ 50	\$ 200
<u>Attic</u>		
Partial house-Upper Roof Attic Attic Fan: Install junction box with coverplate at open splice to attic fan	\$ 5	\$ 50
Partial house-Lower Attic Insulation Depth: Recommend additional insulation be installed	\$ 250	\$ 400
<u>Basement</u>		
Main Basement Electrical: Open ground exists at several 3 prong outlet receptacles	\$ 15	\$ 100
<u>Heating System</u>		
Basement Heating System Heating System Operation: Non-functional at time of inspection, A qualified HVAC technician is recommended to review and correct as required.	\$ 75	\$ 200
<u>Plumbing</u>		
Drain Pipes: Slow draining noted at Tub. A licensed plumber is recommended to evaluate and estimate corrections.	\$ 10	\$ 80
Basement Water Heater Flue Pipe: Install screws at exhaust vent piping fittings	\$ 5	\$ 25



## Cost Estimate Summary (Continued)

### Bathroom

Main Bathroom Ventilation: Fan inoperative	\$ 25	\$ 100
Master Half Bathroom Faucets/Traps: Leaking sink faucet at stem-repair	\$ 50	\$ 100

### Living Space

Main Level Living Space Electrical:	\$ 10	\$ 20
Repair Total	\$ 600	\$ 1650

## Items Recommended for Replacement

### Exterior

Hose Bibs: Damaged handle needs replaced	\$ 25	\$ 100
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### Structure

Stairs/Handrails: Handrails missing to lower level from kitchen	\$ 50	\$ 150
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### Attic

Partial house-Lower Attic Ventilation: Torn screens at gable vents, Remove birds nesting	\$ 25	\$ 100
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### Basement

Main Basement Basement Stairs/Railings: Missing railing	\$ 50	\$ 150
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### Kitchen

Main Level Kitchen Microwave: Inoperative	\$ 75	\$ 200
Main Level Kitchen Plumbing/Fixtures: Faulty vegetable sprayer-repair/replace	\$ 25	\$ 150

### Living Space

Lower Level Living Space Electrical: Faulty operation at light dimmer switch-repair	\$ 15	\$ 75
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Replacement Total	\$ 265	\$ 925
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Cost Estimate Total	\$ 865	\$ 2575
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## 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

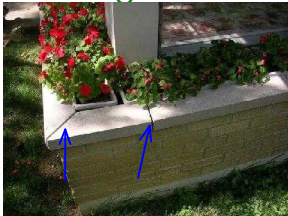
1. Walks: Concrete - Cracks noted, Heaving at walk at rear 3 season storm door



2. Porch: Concrete - Loose handrail

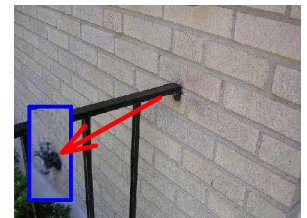


3. Patio/Enclosure: Ceramic tile, Brick, Aluminum windows - Loose limestone wall caps, Missing screens and some cranks, Lubricate as required



### Exterior

4. Hose Bibs: Gate - Damaged handle needs replaced



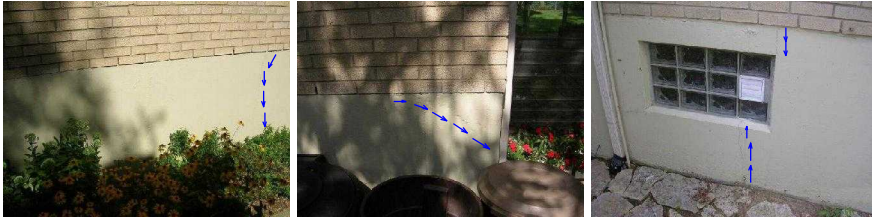
### Garage/Carport

5. Attached Garage Service Doors: Fire rated - Add closing mechanism to entry door
6. Attached Garage Walls: Concrete - Cracks present
7. Attached Garage Floor/Foundation: Poured concrete - Crack present at right foundation wall with some shifting

## Marginal Summary (Continued)

### Structure

8. Foundation: Poured concrete - Common cracks noted near windows, Spalled foundation corners noted



9. Differential Movement: Differential settlement present - Cracks will require monitoring  
Attic

10. Partial house-Upper Roof Attic Attic Fan: Direct drive - Install junction box with coverplate at open splice to attic fan



11. Partial house-Lower Attic Insulation Depth: 3" - 10" - Recommend additional insulation be installed
12. Partial house-Lower Attic Moisture Penetration: Previous water penetration noted - Previous water penetration noted at plumbing stack penetration with plastic in attic to catch water and towels wedged between house and rafter- no current leaking detected - Monitor



### Basement

13. Main Basement Ceiling: Suspended Acoustical System
14. Main Basement Walls: Drywall - Evidence of past or present water leakage

## Marginal Summary (Continued)

15. Main Basement Electrical: 110 VAC - Exposed wiring present, Protect exposed wiring splices in junction box with cover plate above drop ceiling, Open ground exists at several 3 prong outlet receptacles



## Heating System

16. Basement Heating System Humidifier: Honeywell - Not functioning

## Plumbing

17. Drain Pipes: Cast iron, Galvanized - Slow draining noted at Tub. A licensed plumber is recommended to evaluate and estimate corrections, Galvanized drainpipe present- Galvanized piping corrodes from inside causing decreased flow rates and will eventually require updating. Noted new clean out cap which may indicate access was needed to clear drain clog



18. Basement Water Heater Flue Pipe: Single wall - Install screws at exhaust vent piping fittings



## Bathroom

19. Main Bathroom Sink/Basin: One piece sink/counter top - Cracks present in the sink bowl



## Marginal Summary (Continued)

20. Master Half Bathroom Faucets/Traps: Delta fixtures with a PVC trap -  
Leaking sink faucet at stem-repair



### Living Space

21. Main Level Living Space Floor: Hardwood - Floor shows evidence of  
previous water penetration/stains at front entry



22. Lower Level Living Space Closet: Small - Closet door does not close



23. Lower Level Living Space Ceiling: Plaster Board - Cracks present

## 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.

### Exterior

1. Trim: Aluminum - **Missing piece at front**



### Roof

2. Gutters: Aluminum - **Loose due to missing spikes**  
Garage/Carport

3. Attached Garage Door Opener: Overhead Door - **No safety reverse system in operation**  
Structure

4. Stairs/Handrails: Wood stairs with wood handrails - **Handrails missing to lower level from kitchen(Safety)**

### Attic

5. Partial house-Lower Attic Ventilation: Ridge and soffit vents, Gable vents - **Torn screens at gable vents, Remove birds nesting**



### Basement

6. Main Basement Moisture Evidence: Note - **Suspected mold present along perimeter finished walls at left and rear elevations. Further investigation behind finishes may uncover hidden problems not visible in this visual inspection. Mold conditions can cause acute and chronic health concerns and should be remediated. Corrections may include remediation protocols provided by an environmental hygienist for the suspected mold conditions and qualified remediation contractors to make required corrections.**

## Basement (Continued)

Moisture Evidence: (continued)



7. Main Basement Basement Stairs/Railings: Wood stairs with no handrails - **Missing railing**  
**Heating System**

8. Basement Heating System Heating System Operation: Note: - **Non-functional at time of inspection, A qualified HVAC technician is recommended to review and correct as required, Condensation leaking stains noted in cabinet**  
**Bathroom**

9. Main Bathroom Ventilation: Electric ventilation fan - **Fan inoperative**  
10. Master Half Bathroom Toilets: 3 Gallon Tank - **The toilet is loose at the floor and will require re-securing, Leaking flush valve-repair**



## Kitchen

11. Main Level Kitchen Microwave: General Electric - **Inoperative**  
12. Main Level Kitchen Plumbing/Fixtures: Stainless Steel - **Faulty vegetable sprayer-repair/replace**

## Living Space

13. Main Level Living Space Electrical: 110 VAC - **Reversed polarity determined at outlet receptacle- requires repair, Open ground exists at several 3prong outlet receptacles**



14. Lower Level Living Space Electrical: 110 VAC - **Faulty operation at light dimmer switch-repair, Open ground exists at several 3prong outlet receptacles**

## Living Space (Continued)

Electrical: (continued)

