

Garland Inspection Services, Inc.



1234 School House Road
Yourtown, US 12345

Prepared for: Bob Smith

Prepared by: Garland Inspection Services, Inc.
5970 W. Webb Road
Mineral Ridge, OH 44440

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

Client Information

Client Name Bob Smith
Client Address 3212 Homestead Dr.
City Yourtown **State** US **Zip** 12345
Phone (111)-111-1234 **Fax** (111)-111-23456
E-Mail buyer@usedhouse.com

Inspection Company

Inspector Name Jim Johnson
Company Name Garland Inspection Services, Inc.
Company Address 5970 W. Webb Road
City Mineral Ridge **State** OH **Zip** 44440
Phone (111)111-2111 **Fax** (111)111-2111
E-Mail inspections@inspector.com
File Number 22222

Conditions

Others Present Buyer's Agent and Buyer **Property Occupied** Occupied
Estimated Age 15 **Entrance Faces** Northwest
Inspection Date 4/15/06
Start Time 10:00am **End Time** 1:00pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 70 degrees
Weather Partly cloudy **Soil Conditions** Dry
Space Below Grade Basement
Building Type Single family **Garage** Detached
Sewage Disposal City **How Verified** Visual Inspection
Water Source City **How Verified** Visual Inspection
Additions/Modifications Upgraded electrical service
Permits Obtained Electrical **How Verified** Multiple Listing Service

Lots and Grounds

Note: Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation.

Acceptable
Acceptable
Acceptable
Defective

Walks: Concrete

Steps/Stoops: Concrete

Patio: Pebble top

Deck: Treated wood - The deck has been built below acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard.

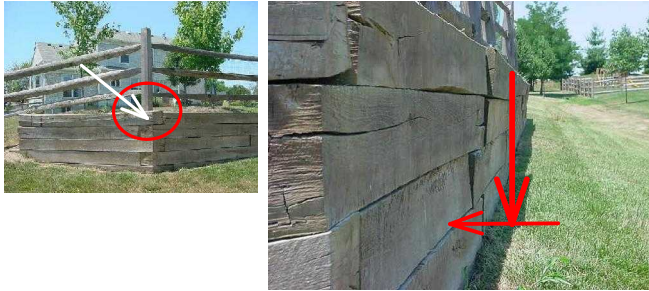
Acceptable
Acceptable
Marginal
Marginal

Balcony: Concrete

Porch: Concrete

Vegetation: Shrubs with some weeds

Retaining Walls: Railroad ties - The wall is showing signs of movement, but appears to be stable at this time. A qualified contractor is recommended to evaluate and estimate repairs to maintain the wall.



Acceptable
Acceptable, Defective

Basement Stairwell: Concrete

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



Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable

Swale: Adequate slope and depth for drainage

Window Wells: Drain present

Bsmt. Stairwell Drain: Surface drain

Exterior Surface Drain: Not present

Driveway: Concrete

Fences: Split rail

Lawn Sprinklers: Front and back yard

Exterior Surface and Components

Front Elevation Exterior Surface

Defective

Type: Brick veneer - Loose half brick at front door. Remove and tuckpoint back in place.



2nd Floor rear dormer Exterior Surface

Acceptable

Type: Vinyl siding

Defective

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.



Acceptable

Fascia: Composite material

Acceptable

Soffits: Composite material

Acceptable

Door Bell: Hard wired

Acceptable

Entry Doors: Metal

Acceptable

Patio Door: Vinyl sliding

Acceptable

Windows: Vinyl

Not Present

Storm Windows:

Not Inspected

Window Screens:

Acceptable

Basement Windows: Aluminum slider

Acceptable

Exterior Lighting: Surface mounted lamps front and rear

Acceptable

Exterior Electric Outlets: 110 VAC GFCI

Acceptable

Hose Bibs: Frost Free

Acceptable

Gas Meter: Exterior surface mount at side of home

Acceptable

Main Gas Valve: Located at main line

Outbuilding

East corner of lot Outbuilding

Acceptable	Exterior Surface: Vinyl siding
Acceptable	Roof: Fiberglass shingle
Acceptable	Roof Structure: Wood truss
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Acceptable	Floor: Concrete
Acceptable	Foundation: Poured slab
Acceptable	Doors: Steel
Acceptable	Windows: Vinyl double hung
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	Plumbing: Copper
Acceptable	HVAC Source: Convection baseboard
Acceptable	Gutters: Aluminum
Acceptable	Downspouts: Aluminum
Not Present	Leader/Extension: Missing

Roof

Chimney flue inspection is limited due to height. The inspection covers only the visible portion of the flue.

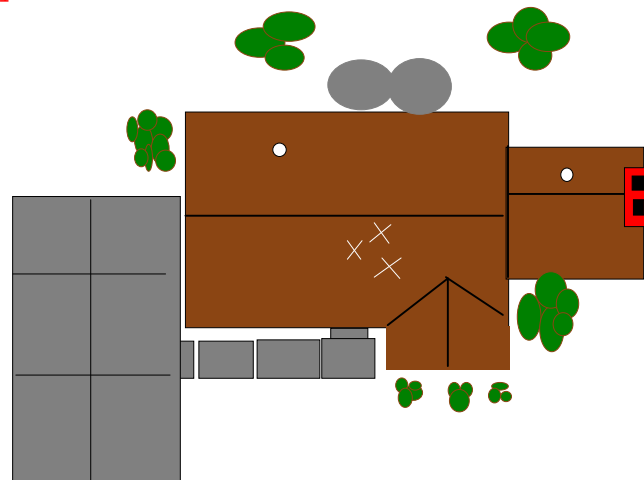
Main Roof Surface

Method of Inspection: On the roof

Not Inspected **Unable to Inspect:** 30% - Height of the roof

Defective **Material:** Fiberglass shingle - Missing roof shingles from wind damage as marked "x" in diagram. Repairs are required.

Type: Gable



Approx Age: 7

Acceptable	Flashing: Aluminum
Acceptable	Valleys: Preformed metal
Not Present	Skylights:
Acceptable	Plumbing Vents: PVC
Not Present	Electrical Mast: Underground utilities
Acceptable	Gutters: Aluminum
Acceptable	Downspouts: Aluminum

Roof (Continued)

Defective **Leader/Extension:** Underground conductors - Reconnect to downspout where pulling loose.



Southeast Chimney

Acceptable **Chimney:** Aluminum siding & frame covered 3 wall pipe
 Acceptable **Flue/Flue Cap:** Metal
 Acceptable **Chimney Flashing:** Aluminum

Garage/Carport

Left Elevation Garage

Type of Structure: Tuck under **Car Spaces:** 2

Acceptable **Garage Doors:** Insulated aluminum
 Acceptable **Door Operation:** Mechanized
 Defective **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.



Acceptable **Service Doors:** Metal
 Acceptable **Ceiling:** Drywall
 Acceptable **Walls:** Drywall
 Marginal **Floor/Foundation:** Poured concrete - Cracked with minor displacement
 Acceptable **Hose Bibs:** Frost Free
 Acceptable **Electrical:** 110 VAC outlets and lighting circuits
 Acceptable **Smoke Detector:** Hard wired with battery backup
 Acceptable **Heating:** Air exchange ventilation
 Acceptable **Windows:** Vinyl double hung

Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, and pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations.

Service Size Amps: 150 **Volts:** 110-240 VAC

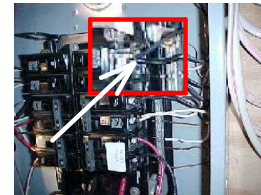
Acceptable **Service:** Aluminum
 Acceptable **120 VAC Branch Circuits:** Copper
 Acceptable **240 VAC Branch Circuits:** Copper
 Not Present **Aluminum Wiring:** Not present
 Acceptable **Conductor Type:** Romex
 Acceptable **Ground:** Plumbing and rod in ground.
 Acceptable **Smoke Detectors:** Hard wired with battery backup - Safety: Recommend replacing batteries every 6 months

Basement Electric Panel

Electrical (Continued)

Marginal

Manufacturer: General - Double taps noted in panel at several breakers. Recommend corrections



Max Capacity: 150 Amps

Acceptable **Main Breaker Size:** 150 Amps
 Acceptable **Breakers:** CU/AL
 Not Present **Fuses:** Not present
 Acceptable **AFCI** 110 volt
 Acceptable **GFCI** Basement, garage, kitchen, bathrooms
Is the panel bonded? Yes

Structure

Acceptable **Structure Type:** Wood frame
 Acceptable **Foundation:** Poured
 Acceptable **Differential Movement:** No movement or displacement noted
 Acceptable **Beams:** Steel I-Beam
 Acceptable **Bearing Walls:** Frame
 Acceptable **Joists/Trusses:** 2x10
 Acceptable **Piers/Posts:** Poured piers and steel posts
 Acceptable **Floor/Slab:** Poured slab
 Acceptable **Stairs/Handrails:** Wood stairs with metal handrails
 Acceptable **Subfloor:** Composite manufactured materials

Attic

Northeast Attic

Method of Inspection: In the attic
 Not Inspected **Unable to Inspect:** 10% - Cathedral or vaulted ceiling
 Acceptable **Roof Framing:** 2x4 Truss
 Acceptable **Sheathing:** Strand board
 Acceptable **Ventilation:** Ridge and soffit vents
 Defective **Insulation:** Fiberglass - 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.
 Acceptable **Insulation Depth:** 12"
 Acceptable **Vapor Barrier:** Plastic
 Acceptable **Attic Fan:** Direct drive
 Acceptable **House Fan:** Direct drive with manual controls
 Acceptable **Wiring/Lighting:** 110 VAC lighting circuit
 Marginal **Moisture Penetration:** Previous water penetration noted
 Acceptable **Bathroom Fan Venting:** Electric fan



Basement

Main Basement

Not Inspected	Unable to Inspect: 20% - Storage boxes, Storage shelves
Acceptable	Floor Drain: Surface drain
Acceptable	Doors: Hollow wood
Acceptable	Windows: Vinyl slider
Acceptable	Electrical: 110 VAC GFCI
Acceptable	HVAC Source: Air exchange ventilation
Acceptable	Insulation: Fiberglass
Not Present	Ventilation:
Not Present	Sump Pump:
Acceptable	Moisture Location: None found
Acceptable	Bsmt Stairs/Railings: Wood stairs with metal handrails

Crawl Space

East Crawl Space

Method of Inspection: In the crawl space

Not Inspected **Unable to Inspect:** 40% - Insulation obstructed complete view of foundation walls

Acceptable **Access:** Wood door

Marginal **Moisture Penetration:** Visible evidence - Owner disclosed previous moisture concerns- see seller's disclosure

Moisture Location: Wall crack-Previous leak

Acceptable **Moisture Barrier:** Plastic under gravel

Marginal **Ventilation:** Open to basement - No ventilation to exterior present

Acceptable **Insulation:** Fiberglass

Acceptable **Vapor Barrier:** Plastic

Acceptable **Sump Pump:** Submerged

Acceptable **Electrical:** 110 VAC

Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

Main AC System

Acceptable **A/C System Operation:** Appears serviceable

Acceptable **Condensate Removal:** PVC

Acceptable **Exterior Unit:** Left side

Manufacturer: Lennox

Model Number: AA1CJ030-A **Serial Number:** 3-509859083

Area Served: Whole building **Approximate Age:** 7

Fuel Type: 220 VAC **Temperature Differential:** 22*

Type: Central A/C **Capacity:** 2.5 Ton

Marginal **Visible Coil:** Copper core with aluminum fins - Coils require cleaning



Acceptable **Refrigerant Lines:** Low pressure and high pressure

Acceptable **Electrical Disconnect:** Breaker disconnect

Acceptable **Exposed Ductwork:** Metal

Air Conditioning (Continued)

Acceptable **Blower Fan/Filters:** Direct drive with disposable filter
 Acceptable **Thermostats:** Programmable

Fireplace/Wood Stove

Family Room Fireplace

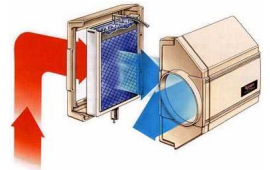
Not Present **Freestanding Stove:**
 Acceptable **Fireplace Construction:** Stone
Type: Wood burning
 Not Present **Fireplace Insert:**
 Acceptable **Smoke Chamber:** Brick
 Acceptable **Flue:** Tile
 Acceptable **Damper:** Metal
 Acceptable **Hearth:** Raised

Heating System

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

Basement Heating System

Acceptable **Heating System Operation:** Appears functional
Manufacturer: Lennox
Model Number: 23495-320945 **Serial Number:** 43p93=24985=30
Type: Forced air **Capacity:** 100,000 BTUHR
Area Served: Whole Bldg **Approximate Age:** 7
Fuel Type: Natural gas
 Acceptable **Heat Exchanger:** 5 Burner - Recommend inspection by a qualified heating specialist
Unable to Inspect: 40%
 Acceptable **Blower Fan/Filter:** Direct drive with disposable filter
 Acceptable **Distribution:** Metal duct
 Not Present **Circulator:**
 Acceptable **Draft Control:** Automatic
 Acceptable **Flue Pipe:** Double wall
 Acceptable **Controls:** Limit switch
 Not Present **Devices:**
 Acceptable **Humidifier:** April-Aire - Humidifier water panel has excessive buildup. Recommend cleaning periodically. See illustration for water panel location.



Acceptable **Thermostats:** Programmable
 Not Present
 Acceptable **Suspected Asbestos:** No

Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Approx. 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. Recommended water pressure ranges 55-65 psi.

Acceptable	Service Line: Copper
Acceptable	Main Water Shutoff: Basement
Acceptable	Water Lines: Copper
Acceptable	Drain Pipes: PVC
Acceptable	Service Caps: Accessible
Acceptable	Vent Pipes: PVC
Acceptable	Gas Service Lines: Cast iron

Basement Water Heater

Acceptable **Water Heater Operation:** Appeared servicable at time of inspection

Manufacturer: State

Model Number: PRV50 NBRTO **Serial Number:** J957470005

Type: Natural gas **Capacity:** 50 Gal.

Approximate Age: 7 **Area Served:** Whole building

Acceptable **Flue Pipe:** Single wall

Defective **TPRV and Drain Tube:** Missing drain tube - Missing drain tube



Bathroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

Master Bathroom Bathroom

Acceptable	Closet: Large
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Acceptable	Floor: Carpet
Acceptable	Doors: Hollow wood
Acceptable	Windows: Vinyl double hung
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	Counter/Cabinet: Laminate and wood
Acceptable	Sink/Basin: Corian
Defective	Faucets/Traps: Moen fixtures with a PVC trap - Leaking trap, repair required



Acceptable	Tub/Surround: Fiberglass tub and ceramic tile surround
Acceptable	Shower/Surround: Fiberglass pan and ceramic tile surround
Not Present	Spa Tub/Surround:
Acceptable	Toilets: 3 Gallon Tank
Acceptable	HVAC Source: Air exchange ventilation
Acceptable	Ventilation: Electric ventilation fan and window

Kitchen

Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

1st Floor Kitchen

Acceptable	Cooking Appliances: General Electric
Acceptable	Ventilator: Air Care
Acceptable	Disposal: In-Sinkerator
Acceptable	Dishwasher: General Electric
Acceptable	Trash Compactor: In-Sinkerator
Marginal	Refrigerator: Frigidaire - Loose or damaged door seal
Acceptable	Microwave: Amana
Acceptable	Sink: Porcelain
Acceptable	Electrical: 110 VAC GFCI
Defective	Plumbing/Fixtures: PVC - Hot/Cold water operation reversed
Acceptable	Counter Tops: Laminate
Acceptable	Cabinets: Laminate and composite materials
Acceptable	Pantry: Large
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Marginal	Floor: Linoleum - Cuts or minor damage in flooring- repair/replace as required
Acceptable	Doors: Hollow wood
Marginal	Windows: Vinyl double hung - Hard operation-needs improvements for ease of operation
Acceptable	HVAC Source: Air exchange ventilation

Bedroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

2nd Floor Bedroom

Acceptable	Closet: Walk In
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Acceptable	Floor: Carpet
Acceptable	Doors: Hollow wood
Acceptable	Windows: Vinyl double hung
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	HVAC Source: Air exchange ventilation
Acceptable	Smoke Detector: Hard wired with battery back up

Living Space

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

Family Room Living Space

Acceptable	Closet: None
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Acceptable	Floor: Hardwood
Acceptable	Doors: Hollow wood
Acceptable	Windows: Vinyl double hung
Acceptable	Electrical: Outlets, lighting and ceiling fan
Acceptable	HVAC Source: Air exchange ventilation
Acceptable	Smoke Detector: Hard wired with battery back up

Laundry Room/Area

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

1st Floor Laundry Room/Area

Acceptable	Closet: Single small
Acceptable	Ceiling: Drywall
Acceptable	Walls: Drywall
Acceptable	Floors: Ceramic tile
Acceptable	Doors: Hollow wood
Acceptable	Windows: Vinyl double hung
Acceptable	Electrical: 110 VAC/220 VAC
Acceptable	Smoke Detector: Air exchange ventilation
Acceptable	HVAC Source: Air exchange ventilation
Acceptable	Laundry Tub: PVC
Acceptable	Laundry Tub Drain: PVC
Marginal	Washer Hose Bib: Multi-port - Washer hose worn/expanded and ready to burst, recommend hose replacement with burst-proof stainless steel braided hoses



Acceptable	Washer and Dryer Electrical: 110-240 VAC
Acceptable	Dryer Vent: Rigid metal
Acceptable	Dryer Gas Line: Insulflex
Not Present	Washer Drain: Floor drain
Acceptable	Floor Drain: Surface drain

Cost Estimate Summary

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

Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>Lots and Grounds</u>		
Deck: Correct structural issues to current standards	\$ 500	\$ 1500
Grading: Landscaping correction	\$ 50	\$ 150
<u>Roof</u>		
Material: Shingle repairs noted	\$ 100	\$ 200
<u>Electrical</u>		
Manufacturer: Correct double taps at 3 breakers	\$ 100	\$ 150
<u>Air Conditioning</u>		
Visible Coil: HVAC service/cleaning	\$ 125	\$ 180
<u>Plumbing</u>		
TPRV and Drain Tube: Drain tube replacement	\$ 50	\$ 100
<u>Kitchen</u>		
Dishwasher: <i>Safety Correction- slide switch fire hazard</i>	\$ 200	\$ 500
Repair Total	\$ 1125	\$ 2780

Items Recommended for Replacement

	<u>Low</u>	<u>High</u>
<u>Exterior Surface and Components</u>		
Trim: Replace damaged areas as required	\$ 500	\$ 1000
Replacement Total	\$ 500	\$ 1000
Cost Estimate Total	\$ 1625	\$ 3780

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. **Vegetation:** Shrubs with some weeds
2. **Retaining Walls:** Railroad ties - The wall is showing signs of movement, but appears to be stable at this time. A qualified contractor is recommended to evaluate and estimate repairs to maintain the wall.

Garage/Carport

3. **Left Elevation Garage Floor/Foundation:** Poured concrete - Cracked with minor displacement

Electrical

4. **Basement Electric Panel Manufacturer:** General - Double taps noted in panel at several breakers. Recommend corrections

Attic

5. **Northeast Attic Moisture Penetration:** Previous water penetration noted

Crawl Space

6. **East Crawl Space Moisture Penetration:** Visible evidence - Owner disclosed previous moisture concerns- see seller's disclosure
7. **East Crawl Space Ventilation:** Open to basement - No ventilation to exterior present

Air Conditioning

8. **Main AC System Visible Coil:** Copper core with aluminum fins - Coils require cleaning

Kitchen

9. **1st Floor Kitchen Refrigerator:** Frigidaire - Loose or damaged door seal
10. **1st Floor Kitchen Floor:** Linoleum - Cuts or minor damage in flooring- repair/replace as required
11. **1st Floor Kitchen Windows:** Vinyl double hung - Hard operation-needs improvements for ease of operation

Laundry Room/Area

12. **1st Floor Laundry Room/Area Washer Hose Bib:** Multi-port - Washer hose worn/expanded and ready to burst, recommend hose replacement with burst-proof stainless steel braided hoses

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. **Deck:** Treated wood - The deck has been built below acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard.
2. **Grading:** Moderate slope - The grade and landscaping materials are too high and extend above the window well at the Northeast rear of the home. Recommend that the grade be reduced or the metal window well soil retainer be replaced with a taller unit to keep the mulch and soil beds from washing into the well.

Exterior Surface and Components

3. **Front Elevation Exterior Surface Type:** Brick veneer - Loose half brick at front door. Remove and tuckpoint back in place.
4. **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

5. **Main Roof Surface Material:** Fiberglass shingle - Missing roof shingles from wind damage as marked "x" in diagram. Repairs are required.
6. **Leader/Extension:** Underground conductors - Reconnect to downspout where pulling loose.

Garage/Carport

7. **Left Elevation 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

8. **Northeast Attic Insulation:** Fiberglass - 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.

Defective Summary (Continued)

Plumbing

9. **Basement Water Heater TPRV and Drain Tube:** Missing drain tube - Missing drain tube

Bathroom

10. **Master Bathroom Bathroom Faucets/Traps:** Moen fixtures with a PVC trap - Leaking trap, repair required

Kitchen

11. **1st Floor Kitchen Plumbing/Fixtures:** PVC - Hot/Cold water operation reversed