

Definitions

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

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 12345 ANYWHERE STREET, COLUMBUS OH

Client Information

Inspection Company

Inspector Name Howard Dunbar

Company Name Apex Property Inspections, Ltd.

Company Address 333 Aberdeen Drive

City Pataskala State OH Zip 43062

Phone apex property inspections ltd 740-964-9605 Fax

Conditions

Estimated Age 1980's Entrance Faces

Inspection Date 02/04/2009

Start Time 1030 End Time 130

Electric On Yes No Not Applicable

Gas/Oil On Yes No Not Applicable

Water On Yes No Not Applicable

Temperature 15

Weather Sunny

Space Below Grade Basement

Building Type Single family Garage Attached

Sewage Disposal City How Verified

Water Source City How Verified

Lots and Grounds

Earth should slope down hill away from the structure for 10 feet.
 Rain and downspout water should not puddle near the structure.
 Earth and mulch should be at least 8" from any wood product or sidings to avoid wood destroying insects.
 Fences , pools, sprinklers, and hot tubs are not inspected

- | | A | N | P | N | I | M | D | |
|-----|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walks: Concrete, some trip hazzards over 1/4" at L in walk by garage corner |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Steps/Stoops: Concrete, |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway: Concrete, |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Patio: snow covered, |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Deck: |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Balcony: |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Porch: Concrete, anchor loose support columns at base |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vegetation: trees/shrubs, front left corner, Trees planted too close to structure, roots may damage fountation, removal may be required |
| 9. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Retaining Walls: |
| 10. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Basement Stairwell: |
| 11. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Grading: snow covered, |
| 12. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Swale: snow covered, |
| 13. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Window Wells: |
| 14. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bsmt. Stairwell Drain: |
| 15. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Surface Drain: |

Exterior Surface and Components

- | | A | N | P | N | I | M | D | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| exterior all Exterior Surface _____ | | | | | | | | |
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Type: Stucco, |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Trim: Wood, has been weathered in past, splitting, cupping, needs caulk, paint |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fascia: Wood, carpenter bees in garage side wood fascia and soffits, have professionally treated |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Soffits: Wood, |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Door Bell: inoperative. |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entry Doors: fiberglass, |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Patio Door: Metal , |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: wood, |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Lighting: Surface mount , |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Electric Outlets: 110 VAC GFCI, |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hose Bibs: individual faucets, |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gas Meter: Exterior surface mount at side of home, |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Main Gas Valve: Located at gas meter, |



Roof

A NP NI M D

Main Roof Surface

1. Method of Inspection: Ground level with binoculars
2. Unable to Inspect: 60% Snow covered
3. Material: Fiberglas shingle
4. Type: Hip
5. Approx Age: unknown age
6. Flashing: metal
7. Valleys:
8. Skylights:

left Chimney

9. Chimney: Brick
10. Flue/Flue Cap: Metal
11. Chimney Flashing:
12. Plumbing Vents: PVC
13. Electrical Mast:
14. Gutters: metal
15. Downspouts: metal
16. Leader/Extension: into tile, extend sump waterpipe into drain tile



Garage/Carport

A NP NI M D

Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Wood.
3. Door Operation: Mechanized.
4. Door Opener: chamberlain.
5. Exterior Surface: Stucco,
6. Roof:
7. Roof Structure:
8. Service Doors: Metal, exterior door has wood trim rot lower edge, both sides



9. Walls: paint
10. Ceiling: Paint
11. Floor/Foundation: Poured.
12. Hose Bibs:
13. Electrical: 110 gfci outlets
14. Heating:
15. Windows:

Garage/Carport (Continued)

- 16. Gutters: metal
- 17. Downspouts: metal
- 18. Leader/Extensions: into tile

Electrical

Low voltage systems are not inspected [including, but not limited to: alarms, security, phones, and cable tv lines]

A NP NI M D

- 1. Service Size Amps: 200 Volts: 110-240 VAC
- 2. Service: Aluminum
- 3. 110 VAC Branch Circuits: Copper
- 4. 220 VAC Branch Circuits: Copper
- 5. Aluminum Wiring:
- 6. Conductor Type: Non-metallic sheathed cable
- 7. GFCI: At GFCI receptacles only
- 8. Ground: unable to trace grounds
- 9. Smoke Detectors: None never occupy a home without working smoke and carbon monoxide detectors on every level

Basement main Electric Panel

- 10. Manufacturer: Square D
- 11. Max Capacity: 200 Amps
- 12. Main Breaker Size: 200 Amps
- 13. Breakers: CU/AL
- 14. Fuses:

Structure

A NP NI M D

- 1. Structure Type: Wood frame
- 2. Foundation: Block
- 3. Differential Movement:
- 4. Beams: Steel I-Beam
- 5. Bearing Walls: Block
- 6. Joists/Trusses: 2x10
- 7. Piers/Posts:
- 8. Floor/Slab: Poured slab
- 9. Stairs/Handrails: Wood stairs with wood handrails
- 10. Subfloor: Plywood

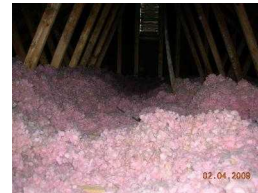
Attic

A NP NI M D

Main Attic

1. Method of Inspection: From the attic access
2. Unable to Inspect: 50% limited access and insulation
3. Roof Framing: Truss
4. Sheathing: osb
5. Ventilation: soffit and ridge vents
6. Insulation: Blown in
7. Insulation Depth: spotty insulation in attic center areas is smashed down to a few inches, redistribute evenly or add insulation where missing.

8. Vapor Barrier:
9. Attic Fan:
10. House Fan: Direct drive with manual controls
11. Wiring/Lighting:
12. Moisture Penetration:
13. Bathroom Fan Venting:



Basement

A NP NI M D

Main Basement

1. Unable to Inspect: 80% Due to basement remodeling
2. Ceiling: Exposed framing.
3. Walls: block.
4. Floors: Tile
5. Floor Drain: Surface drain
6. Doors: wood
7. Windows: wood,
8. Electrical: 110 VAC outlets and lighting circuits
9. HVAC Source: Heating system register
10. Ventilation: Windows
11. Insulation: Fiberglass
12. Vapor Barrier:
13. Sump Pump: Submerged battery back up unit inoperative
14. Moisture Location:
15. Bsmt Stairs/Railings: Wood stairs with wood handrails

Crawl Space

screws to access cover are blocked by the curve of the window well

A NP NI M D

one crawl Crawl Space

1. Method of Inspection: In the crawl space
2. Unable to Inspect: 50% due to insulation
3. Access: Open, cardboard is covering crawlspace access, always leave open for air flow
4. Moisture Penetration:
5. Moisture Location: none
6. Moisture Barrier: none No moisture or vapor barrier present, add plastic over gravel to keep humidity down in crawl
7. Ventilation: hvac vent
8. Insulation: Fiberglass
9. Vapor Barrier:
10. Sump Pump:
11. Electrical: 110 volt outlets
12. HVAC Source: Heating system register

Air Conditioning

to avoid compressor damage, air conditioners are not test run when the overnight temperature is below 60' F

A NP NI M D

Main AC System

1. A/C System Operation: Not inspected To avoid possible compressor damage due to outside temperature recently below 60 degrees, the unit was not tested.
2. Condensate Removal: Plastic tubing
3. Exterior Unit: lennox
4. Model Number: hs26-036-2p Serial Number: 5800L50184
5. Area Served: Whole building Approximate Age: 2000
6. Fuel Type: 110-220 VAC Temperature Differential: ni
7. Type: Central A/C Capacity: not listed
8. Visible Coil:
9. Refrigerant Lines:
10. Electrical Disconnect: Breaker disconnect
11. Exposed Ductwork: Metal
12. Blower Fan/Filters: Direct drive with disposable filter
13. Thermostats: Individual

Fireplace/Wood Stove

A NP NI M D

Family Room Fireplace

1. Freestanding Stove:
2. Fireplace Construction: Brick
3. Type: Wood burning
4. Fireplace Insert:
5. Smoke Chamber: Brick
6. Flue: Tile
7. Damper: Metal
8. Hearth: Raised

Heating System

to prevent damage to the compressor, air conditioners are not test run if the overnight temperature was below 60°f.

A NP NI M D

basement Heating System

1. Heating System Operation: Appears functional
2. Manufacturer: lennox
3. Model Number: g5ouh-48c-110-03 Serial Number: 5801m40232
4. Type: Forced air Capacity: not listed
5. Area Served: Whole building Approximate Age: 2001
6. Fuel Type: Natural gas
7. Heat Exchanger: 5 Burner
8. Unable to Inspect: 100%
9. Blower Fan/Filter: Direct drive with disposable filter
10. Distribution: Metal duct
11. Circulator:
12. Draft Control: Manual
13. Flue Pipe: metal pipe
14. Humidifier:
15. Thermostats: Individual
16. Fuel Tank:
17. Tank Location: none
18. Suspected Asbestos:

Plumbing

A NP NI M D

- 1. Service Line: ABS
- 2. Main Water Shutoff: Basement
- 3. Water Lines: Copper
- 4. Drain Pipes: PVC
- 5. Vent Pipes: PVC
- 6. Gas Service Lines: Cast iron

Basement Water Heater

- 7. Water Heater Operation: Functional at time of inspection
- 8. Manufacturer: rudd
- 9. Model Number: p40-38 Serial Number: rung 1201h12952
- 10. Type: Natural gas Capacity: 40 gal
- 11. Approximate Age: 2001 Area Served: whole bldg
- 12. Flue Pipe: metal pipe
- 13. TPRV and Drain Tube: Copper

Bathroom

A NP NI M D

Master Bathroom

- 1. Ceiling: Paint
- 2. Walls: paint
- 3. Floor: Linoleum.
- 4. Doors: wood
- 5. Windows:
- 6. Electrical: 110 VAC outlets and lighting circuits
- 7. Counter/Cabinet: Wood product
- 8. Sink/Basin: single bowl
- 9. Faucets/Traps: faucets and traps, tub handle leaks water, have plumber replace cartridge
- 10. Tub/Surround: tub with tile surround
- 11. Shower/Surround:
- 12. Spa Tub/Surround:
- 13. Toilets: standard toilet is loose at the floor, should replace wax ring and retighten bolts
- 14. HVAC Source: Heating system register
- 15. Ventilation: Electric ventilation fan bad bearing in fan, very noisy, do not use, , replace

2nd Floor Hall Bathroom

- 16. Ceiling: Paint
- 17. Walls: paint
- 18. Floor: Linoleum.
- 19. Doors: wood
- 20. Windows:
- 21. Electrical: 110 gfci outlets
- 22. Counter/Cabinet: Wood product
- 23. Sink/Basin: single bowl
- 24. Faucets/Traps: faucets and traps, tub faucet handle leaks, have plumber replace
- 25. Tub/Surround: tub with tile surround

Bathroom (Continued)

- 26. Shower/Surround:
- 27. Spa Tub/Surround:
- 28. Toilets: standard
- 29. HVAC Source: Heating system register
- 30. Ventilation: Electric ventilation fan

1st Floor Hall Bathroom

- 31. Ceiling: Paint
- 32. Walls: paint
- 33. Floor: Linoleum.
- 34. Doors: wood
- 35. Windows:
- 36. Electrical: 110 gfci outlets
- 37. Counter/Cabinet: Wood product
- 38. Sink/Basin: single bowl
- 39. Faucets/Traps: faucets and traps, sink stopper inoperative
- 40. Tub/Surround:
- 41. Shower/Surround:
- 42. Spa Tub/Surround:
- 43. Toilets: standard
- 44. HVAC Source: Heating system register
- 45. Ventilation: Electric ventilation fan

Kitchen

A NP NI M D

1st Floor Kitchen

- 1. Cooking Appliances: frigidaire
- 2. Ventilator: whirlpool
- 3. Disposal: In-Sinkerator
- 4. Dishwasher: maytag
- 5. Air Gap Present? Yes No
- 6. Refrigerator: hotpoint
- 7. Microwave: whirlpool
- 8. Sink: Molded dual bowl
- 9. Electrical: 110 VAC outlets and lighting circuits
- 10. Plumbing/Fixtures: faucets and traps, sink faucet cartridge leaks, replace
- 11. Counter Tops: Formica, Counter tops not secured to cabinet
- 12. Cabinets: Wood products
- 13. Ceiling: Paint
- 14. Walls: painted. railing spindles are spaced over 4", may be a fall hazard for infant
- 15. Floor: Linoleum.
- 16. Doors: wood
- 17. Windows: wood,
- 18. HVAC Source: Heating system register

Living Space

A NP NI M D

finished basement Living Space

- | | | | | | | |
|----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: tile |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: paint |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: wood, |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC outlets and lighting circuits |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating system register |

family room Living Space

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Single small |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Paint |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: paint |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: wood |
| 14. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windows: wood, bad balance system, Broken glass |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC outlets and lighting circuits |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating system register |

living-dining Living Space

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Single small |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Paint |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: paint |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: wood |
| 22. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windows: wood, bad balance system
3 sashes bad glass
casements hard to open,close |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC outlets and lighting circuits |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating system register |

Laundry Room/Area

A NP NI M D

1st Floor Laundry Room/Area

- | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Paint |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: paint |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floors: Linoleum. |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: wood |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: wood, |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC outlets and lighting circuits |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Laundry Tub: |
| 9. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Laundry Tub Drain: |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Hose Bib: multiport |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer and Dryer Electrical: 110-240 VAC |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Vent: Metal flex |
| 13. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Gas Line: |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Drain: Wall mounted drain |
| 15. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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. Walks: Concrete, some trip hazards over 1/4" at L in walk by garage corner
2. Porch: Concrete, anchor loose support columns at base
3. Vegetation: trees/shrubs, front left corner, Trees planted too close to structure, roots may damage foundation, removal may be required

Exterior Surface and Components

4. Trim: Wood, has been weathered in past, splitting, cupping, needs caulk, paint
5. Fascia: Wood, carpenter bees in garage side wood fascia and soffits, have professionally treated



Roof

6. Leader/Extension: into tile, extend sump waterpipe into drain tile



Garage/Carport

7. Attached Garage Service Doors: Metal, exterior door has wood trim rot lower edge, both sides



Attic

8. Main Attic Insulation Depth: spotty insulation in attic center areas is smashed down to a few inches, redistribute evenly or add insulation where missing.



Basement

9. Main Basement Sump Pump: Submerged battery back up unit inoperative

Crawl Space

10. one crawl Crawl Space Access: Open, cardboard is covering crawlspace access, always leave open for air flow

Bathroom

11. Master Bathroom Faucets/Traps: faucets and traps, tub handle leaks water, have plumber replace cartridge

Marginal Summary (Continued)

12. Master Bathroom Toilets: standard toilet is loose at the floor, should replace wax ring and retighten bolts
13. 2nd Floor Hall Bathroom Faucets/Traps: faucets and traps, tub faucet handle leaks, have plumber replace
14. 1st Floor Hall Bathroom Faucets/Traps: faucets and traps, sink stopper inoperative

Kitchen

15. 1st Floor Kitchen Plumbing/Fixtures: faucets and traps, sink faucet cartridge leaks, replace
16. 1st Floor Kitchen Counter Tops: Formica, Counter tops not secured to cabinet
17. 1st Floor Kitchen Walls: painted. railing spindles are spaced over 4", may be a fall hazard for infant

Bedroom

18. master Bedroom Windows: wood, casements very hard to open/close
one sash, moisture between glass panes, replace sash/glass
19. center left Bedroom Windows: wood, bad balance system
20. left rear Bedroom Windows: wood, bad balance system
21. center rear Bedroom Windows: wood, bad balance system

Living Space

22. family room Living Space Windows: wood, bad balance system, Broken glass
23. living-dining Living Space Windows: wood, bad balance system
3 sashes bad glass
casements hard to open, close

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 Surface and Components

1. Door Bell: inoperative.

Electrical

2. Smoke Detectors: None never occupy a home without working smoke and carbon monoxide detectors on every level

Crawl Space

3. one crawl Crawl Space Moisture Barrier: none No moisture or vapor barrier present, add plastic over gravel to keep humidity down in crawl

Bathroom

4. Master Bathroom Ventilation: Electric ventilation fan bad bearing in fan, very noisy, do not use,, replace