

CHAMP HOME INSPECTIONS



HOME INSPECTION REPORT

Prepared By:

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Date: 1/1/00



123 Main Street
Anytown, GA 30000

Prepared For:

Mr. & Mrs. Homeowner
770-123-4567

GENERAL INFORMATION

Location of Property Inspected: 123 Main Street, Anytown, GA 30000

Date of Inspection: 1/1/00

General Conditions at Time of Inspection:

House Occupied: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	House Faces: <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W
Estimated Age of House: <u>22</u> Years <u>1987 - Verified by toilet tank</u>	Weather: <u>Sunny</u> Temp. <u>45 Degrees</u>
Type of Structure: <u>Two story house on a slab</u>	Soil Conditions: <input checked="" type="checkbox"/> Dry <input type="checkbox"/> Damp <input type="checkbox"/> Snow/Frozen

DEFINITIONS: Below are listed the definitions used throughout the report to describe each feature of the property.

FUNCTIONAL	The item/system was performing its intended function at the time of the inspection.
MARGINAL	The item/system was marginally acceptable. <i>(It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)</i>
NON-FUNCTIONAL	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.
N/A	The item/system does not exist or was visually concealed at the time of the inspection.
NOT INSPECTED	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions.
MONITOR CONDITIONS	The item/system was functioning at the time of the inspection, but should be monitored for signs of deterioration.
RECOMMEND REPAIRS	The item/system is in need of repair to work at a functional level.

SCOPE OF THE INSPECTION:

Champ Home Inspections, Inc. wishes to remind you, every home requires a certain amount of ongoing maintenance, such as, clogged drains, servicing of furnaces, air conditioners, water heaters, etc. This home will be no exception. It is suggested that you budget for regular maintenance/repairs.

COMMENTS: All directions are from facing the front of the house.

CONTENT OF REPORT:

- | | | | |
|------------------------|------------------------|-----------------------|--------------------------------------|
| I. Lot & Grounds | VI. Kitchen | XI. Heating | XVI. Bedrooms |
| II. Roof | VII. General Interior | XII. Air Conditioning | XVII. Summary of Recommended Repairs |
| III. Exterior Surfaces | VIII. Electrical | XIII. Water Heater | XVIII. Pictures |
| IV. Garage/Carport | IX. Laundry Facilities | XIV. Attic | |
| V. Foundation | X. Plumbing | XV. Bathrooms | |

I. LOT & GROUNDS (CONT'D)

	<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
PATIO	X							None
<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Flagstone <input type="checkbox"/> Other	<input type="checkbox"/> Slopes Toward House <input type="checkbox"/> Cracks <input type="checkbox"/> Settlement							
RETAINING WALLS	X							None
<input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Timber <input type="checkbox"/> Stone <input type="checkbox"/> Block <input type="checkbox"/> Other	<input type="checkbox"/> Leaning <input type="checkbox"/> Weep Holes Needed <input type="checkbox"/> Cracks <input type="checkbox"/> Rot <input type="checkbox"/> Guard Rail Missing							
FENCES/GATES	X							None
<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Chain Link <input type="checkbox"/> Wrought Iron <input type="checkbox"/> Masonry <input type="checkbox"/> Other	<input type="checkbox"/> Missing Boards/Blocks <input type="checkbox"/> Loose Posts <input type="checkbox"/> Gate Missing <input type="checkbox"/> Latch Non-Functional <input type="checkbox"/> Leaning							
LANDSCAPING		X					X	Recommend trimming over hanging tree branches.
<input checked="" type="checkbox"/> Established <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Over Grown							

III. EXTERIOR SURFACES

		<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
SIDING/TRIM			X					X	<p><u>Rot was noted in the following locations:</u> On the lower trim located on the rear bay window. On the lower right trim next to the rear garage entry door. On the lower right trim next to the rear family room doors. On the rear lower left corner trim on the house. On several siding shakes located on the rear lower part of the house.</p> <p>Several pieces of non-painted trim were noted installed below the front porch guard railings. Recommend painting.</p> <p>Evidence of wood destroying organism damage was noted on the right trim of the rear exterior family room doors.</p> <p>The right exterior faucet handle was broken. Repair.</p> <p>Recommend securing both exterior faucet handles to the house.</p> <p>The glass on the rear exterior family room doors and rear exterior garage entry door was fogged. Recommend replacing.</p> <p>No weather stripping was noted on the center part of the rear family room exterior double doors. Recommend installation.</p> <p>The rear exterior kitchen and rear exterior garage doors would not close properly when tested. Readjust the door hardware.</p> <p>One rear exterior light did not operate when tested. The bulb may be blown.</p>
<input checked="" type="checkbox"/>	Wood		<input checked="" type="checkbox"/>						
	Aluminum								
	Vinyl								
	Brick								
	Composite		<input checked="" type="checkbox"/>						
	Stone								
	Stucco								
	Hardiplank								
WINDOWS			X						
<input checked="" type="checkbox"/>	Wood								
	Vinyl								
	Metal								
	Aluminum								
<input checked="" type="checkbox"/>	Insulated Panes								
	Single Pane								
	Other								
EXTERIOR DOORS			X					X	
<input checked="" type="checkbox"/>	Wood								
	Metal		<input checked="" type="checkbox"/>						
	Other								
FIXTURES/OUTLETS & FAUCETS			X	X				X	
	<input checked="" type="checkbox"/>	Exterior Lights Inoperative		<input checked="" type="checkbox"/>					
		Outlets not GFCI Protected							
	<input checked="" type="checkbox"/>	Seal around Pipes / Wires							
ADDITIONAL COMMENTS									
<u>Location of outside GFCI reset:</u> Left - In the panel box					<u>Location of outside faucet shutoff:</u> Left - In the half bathroom Right - In the garage storage room				

IV. GARAGE/CARPORT

Type:	(Attached)	Detached	Built In	Carport	1 Car	(2 Car)	3+ Car		
								Comments	
								Comments	
FLOOR/WALLS/CEILING/DOORS				<input checked="" type="checkbox"/>					None
<input type="checkbox"/> Cracked <input type="checkbox"/> Settlement/Movement <input type="checkbox"/> No Sheet Rock				<input checked="" type="checkbox"/> Obscured/Limited View <input type="checkbox"/> Outlets NOT GFCI Protected <input type="checkbox"/> Entrance Door not rated					
GARAGE DOORS				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	The left garage door safety sensors were installed 9" above the ground. Recommend installing sensors between 4" - 6" above the ground.
<input type="checkbox"/> 2 Number of Openers <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Repair/Adjust Automatic Reverse <input type="checkbox"/> Loose Track <input type="checkbox"/> Damaged/Inoperative <input type="checkbox"/> Missing/Damaged Hardware <input type="checkbox"/> Repair/Replace Weather-Stripping								

V. FOUNDATION

Type of Foundation:	Basement	Crawl Space	(Slab on Grade)	Other															
					<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments							
FRAMING/SUPPORT											X								None
<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Vertical Cracks	<input checked="" type="checkbox"/> Limited Observation																	
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Horizontal Cracks	<input type="checkbox"/> Leaning/Bowing																	
<input type="checkbox"/> Stone	<input type="checkbox"/> Step Cracks	<input type="checkbox"/> Suspected Leak																	
<input type="checkbox"/> Brick	<input type="checkbox"/> Inadequate Ventilation	<input type="checkbox"/> No Insulation																	
<input type="checkbox"/> Post/Pier	<input type="checkbox"/> Settlement	<input type="checkbox"/> Fire Blocking Missing																	
<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Needs Caulk/Seal Coating																		
SUMP/SUMP PUMP														X					None
<input type="checkbox"/> Covered																			
<input type="checkbox"/> No Pump Present																			
<input type="checkbox"/> Dry at Time of Inspection																			
CRAWL SPACE														X					None
<input type="checkbox"/> Physical Entry	<input type="checkbox"/> Standing Water	<input type="checkbox"/> Suspected Plumbing Leak																	
<input type="checkbox"/> Visual From Access	<input type="checkbox"/> Inadequate Ventilation	<input type="checkbox"/> Suspected Water Intrusion																	
<input type="checkbox"/> No Access	<input type="checkbox"/> Damaged/Deteriorated Wood	<input type="checkbox"/> Tree/Shrub Penetration																	
<input type="checkbox"/> Limited Access	<input type="checkbox"/> Missing/Improper Vapor Barrier																		

VI. KITCHEN

	<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
CEILINGS	X							<p>The countertop outlets in the kitchen were not gfci rated outlets. Recommend replacing with gfci rated outlets for added safety.</p> <p>Water was noted dripping below the right side of the sink when tested. Repair.</p> <p>The conduit was loose for the garbage disposal wires. Resecure.</p>
WALLS	X							
WINDOWS/TRIM	X							
FLOOR/FINISH	X							
INTERIOR DOORS/HARDWARE	X							
FIXTURES & OUTLETS	X							
GFCI PROTECTION				X				
COUNTERTOPS/CABINETS	X							
SINK/FAUCET		X					X	
WATER PRESSURE/FLOW/DRAINAGE	X							
DISHWASHER/CROSS FLOW PROTECTION	X							
REFRIGERATOR (Built-in)				X				
MICROWAVE (Built-in)				X				
GARBAGE DISPOSAL	X						X	
EXHAUST FAN	X							
<input checked="" type="checkbox"/> Vented <input type="checkbox"/> Recirculating								
STOVE TOP/OVEN	X							
<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric								

VIII. ELECTRICAL

Service:	Overhead	(Underground)			Main Breaker Location: In the panel box						
Size of Service:	60 AMP	100 AMP	(150 AMP)	200 AMP	Undetermined						
				<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
ENTRANCE CABLE				X							<p>Two double tapped breakers were noted in the panel box. Repair.</p> <p>The breakers were not marked in the panel cover. Repair.</p> <p>Arc and burn marks were noted on the wire for the bottom left breaker. Recommend further evaluation from a licensed electrician.</p> <p>One 20 amp breaker in the panel next to the ac units was overfused for the maximum breaker rating labeled on the rear ac unit. Repair.</p> <p>No bonding wire was noted on the main water line or water lines above the water heater. Recommend installation.</p> <p># of Smoke Detectors: Five (One in the attic) (Two in the first floor) (Two in the second floor)</p>
<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Copper <input type="checkbox"/> Other											
PANEL				X							
<input checked="" type="checkbox"/> Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Combination <input type="checkbox"/> Pointed Panel Screws <input type="checkbox"/> Un-labeled Breakers											
GFCI (In Panel)							X				
ARC FAULT							X				
SUB-PANEL							X				
BRANCH CIRCUITS					X					X	
<input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Other <input type="checkbox"/> Improper Splices <input type="checkbox"/> Open Knockouts <input type="checkbox"/> Wire Connector Missing <input type="checkbox"/> No Main Disconnect <input checked="" type="checkbox"/> Overfused <input checked="" type="checkbox"/> Double Tapping <input type="checkbox"/> Improper Ground <input checked="" type="checkbox"/> Overheating/Scorching <input type="checkbox"/> Water Meter Not Jumpered <input type="checkbox"/> Breakers Incorrect Manufacturer <input type="checkbox"/> Rust/Corrosion <input type="checkbox"/> Insufficient Access											
BONDING/GROUNDING								X		X	ADDITIONAL COMMENTS
<input type="checkbox"/> Rod <input type="checkbox"/> Water Pipe <input checked="" type="checkbox"/> Not Located <input checked="" type="checkbox"/> Bonding Wire Missing <input type="checkbox"/> Ground Rod Disconnected											<p>1974 nec: gfcı protection required for all exterior receptacles.</p> <p>1978 nec: gfcı protection required for all bathrooms.</p> <p>1980 nec: gfcı protection required in all garages.</p> <p>1984 nec: gfcı protection required for receptacles located within 6 ft. of water.</p> <p>1986 nec: gfcı protection required in unfinished basements.</p> <p>1996 nec: gfcı protection required at all kitchen counter receptacles.</p>
SMOKE DETECTORS				X							
<input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not Tested <input type="checkbox"/> Missing <input type="checkbox"/> Replace Batteries											

XI. HEATING

Brand: Trane Age: 2004 BTU's: 40,000 Filter Size: 16 X 25 X 1 Location: In the attic

Brand: Trane Age: 2007 BTU's: 60,000 Filter Size: 16 X 25 X 1 Location: In the attic

<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>
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Comments

HEATING OPERATION

<input checked="" type="checkbox"/>	Forced Air	<input type="checkbox"/>	Too Warm to Test
<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	Corroded/Leaking
<input type="checkbox"/>	Boiler/Hot Water	<input type="checkbox"/>	Unusual Flame Pattern
<input type="checkbox"/>	Steam	<input type="checkbox"/>	Rusted Heat Exchanger
<input checked="" type="checkbox"/>	Gas	<input type="checkbox"/>	Shut Down for Season
<input type="checkbox"/>	Baseboard Radiant	<input type="checkbox"/>	Missing/Improper Pressure Relief Valve Leaks
<input type="checkbox"/>	Gravity	<input type="checkbox"/>	At or Near Design Life
<input type="checkbox"/>	Electric	<input type="checkbox"/>	Beyond Design Life
<input type="checkbox"/>	Oil	<input type="checkbox"/>	Needs Normal Maintenance/Cleaning
<input type="checkbox"/>	Propane		
<input type="checkbox"/>	Other		

Forced air furnaces have a normal life of 15-20 years.

Heat exchangers on hot air systems are not generally visible and as such are excluded from this report.

Humidifiers on furnaces are not part of this inspection.

DRAFT CONTROL/VENTS

<input checked="" type="checkbox"/>	Metal Pipe	<input checked="" type="checkbox"/>	Negative Slope	<input type="checkbox"/>	Excessive Corrosion/Perforation
<input type="checkbox"/>	PVC	<input type="checkbox"/>	Improper Size	<input checked="" type="checkbox"/>	Improper Connection
<input checked="" type="checkbox"/>	Flex Pipe	<input type="checkbox"/>	Loose Connection	<input type="checkbox"/>	Leaks
<input type="checkbox"/>	Other	<input type="checkbox"/>	Inadequate/Marginal Combustion Air		

Both furnace overflow pan drain pipes terminate into the soffits and the right pipe also goes upward over a ceiling joist. Recommend terminating pipes to the exterior of the house.

CONTROLS/THERMOSTAT

<input checked="" type="checkbox"/>	Ductwork	<input type="checkbox"/>	Dirty Filter	<input checked="" type="checkbox"/>	Rusted
<input type="checkbox"/>	Radiators	<input type="checkbox"/>	Crushed/Disconnected Ducts		
<input type="checkbox"/>	Baseboard	<input type="checkbox"/>	Air Leaks Noted at Plenum/Duct Joints		
<input type="checkbox"/>	Other	<input type="checkbox"/>	Circulator Pump Leaking/Noisy/Inoperable		

Rust was noted in the overflow pan below the left furnace. Monitor working conditions and recommend replacing pan.

XII. AIR CONDITIONING

Brand: Trane Age: 2007 BTU's: 24,000 Maximum Breaker: 20 amps

Brand: Trane Age: 2007 BTU's: 18,000 Maximum Breaker: 15 amps

Functional *Marginal* *Non-Functional* *N/A* *Not Inspected* *Monitor Conditions* *Recommend Repairs*

Comments

AIR CONDITIONER OPERATION

<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Inoperable	<input type="checkbox"/> Dirty/Damaged Condenser
<input type="checkbox"/> Gas	<input type="checkbox"/> No Pad Under Unit	<input type="checkbox"/> Remove Obstructions/Vegetation
<input type="checkbox"/> Central	<input checked="" type="checkbox"/> Outside Unit Not Level	<input type="checkbox"/> No Outside Disconnect
<input type="checkbox"/> Window	<input checked="" type="checkbox"/> Torn Insulation	<input type="checkbox"/> At or Near Design Life
<input type="checkbox"/> Other	<input type="checkbox"/> Rust/Corrosion	<input type="checkbox"/> Beyond Design Life
	<input checked="" type="checkbox"/> Outside Temperature Too Cold to Test	
	<input type="checkbox"/> Temperature Differential Outside Industry Standards	

Air conditioner compressor has a normal life of 8-18 years.

No insulation was noted on the ac lines next to the ac units and torn insulation was noted on the ac line in the attic. Repair.

Erosion was noted under the pad of the rear ac unit. Repair.

XIII. WATER HEATER

Brand: GE Age: 2001 Size (Gallons): 50 Location: In the garage storage room

Functional *Marginal* *Non-Functional* *N/A* *Not Inspected* *Monitor Conditions* *Recommend Repairs*

Comments

WATER HEATER

<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Leaks	<input type="checkbox"/> Faulty Flue Connection
<input type="checkbox"/> Electric	<input type="checkbox"/> Rust/Corrosion	<input type="checkbox"/> Gas Leak
<input type="checkbox"/> Oil	<input type="checkbox"/> Improper Elevation	<input type="checkbox"/> Insulation Blanket Obstructs View
<input type="checkbox"/> Solar	<input type="checkbox"/> At or Near Design Life	<input checked="" type="checkbox"/> Missing Relief Valve Extension Drain
<input type="checkbox"/> Boiler	<input type="checkbox"/> Beyond Design Life	
<input type="checkbox"/> Other		

The life expectancy of a hot water heater is 8-12 years.

The water heater tpr valve pipe flowed upward from the water heater. Recommend installing a drain at the lowest point of this pipe to prevent any water from collecting at the bottom of the pipe and obstructing the valve.

XIV. ATTIC

Method of Inspection: **(Physical Entry)** Visual From Access No Access/Limited View

Functional *Marginal* *Non-Functional* *N/A* *Not Inspected* *Monitor Conditions* *Recommend Repairs*

Comments

FRAMING/SHEATHING

<input type="checkbox"/> Trusses	<input type="checkbox"/> Broke Rafters/Trusses
<input checked="" type="checkbox"/> Rafters	<input type="checkbox"/> Deflection
<input type="checkbox"/> Plywood/Panel Board	<input checked="" type="checkbox"/> Water Stains/Suspected Leaks
<input type="checkbox"/> Other	

The attic was entered and examined.
Those areas that were inaccessible were not inspected.
Recommend sealing cavity space noted in the attic around the water heater draft pipe.

VENTILATION

<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> More Vents Needed
<input type="checkbox"/> Powered Turbine	<input type="checkbox"/> Obstructed Air Flow
<input checked="" type="checkbox"/> Ridge	<input type="checkbox"/> Clothes Dryer Vented Into Attic
<input type="checkbox"/> Attic Fan	<input checked="" type="checkbox"/> Exhaust Fans Vented Into Attic
<input checked="" type="checkbox"/> Soffit	
<input type="checkbox"/> Whole House Fan	
<input type="checkbox"/> Static/Turbine	

The bathroom fans were vented into the attic. Recommend venting to the exterior.
Low levels of insulation were noted along the rear side of the attic near the soffits. Recommend re-distributing insulation evenly.

INSULATION

<input checked="" type="checkbox"/> Blown Insulation	<input checked="" type="checkbox"/> Low Insulation
<input checked="" type="checkbox"/> Batt Insulation	<input type="checkbox"/> Excessive Insulation

Water spots were noted on the rear attic sheathing above the guest bedrooms. Monitor for leaks.
One loose set of wires was noted on the rear side of the roof. Recommend installing a junction box.

ATTIC ELECTRICAL

<input checked="" type="checkbox"/> Functional	<input checked="" type="checkbox"/> Open Splices	<input type="checkbox"/> Open Junction Box
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No handrail was noted on the attic stairs. Recommend installation.

Insulation was noted touching the water heater draft pipe. Recommend a minimum of 1" clearance between the pipe and insulation.

XV. BATHROOMS

	<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
CEILING/WALLS	X							<u>Location of bathroom GFCI reset:</u> In the panel box
WINDOWS/TRIM	X						X	Master Bathroom
FLOOR/FINISH	X							The rear sink drained slowly when tested. Repair.
INTERIOR DOORS/HARDWARE		X					X	The windows above the tub do not appear to be safety tempered windows. Recommend replacing with safety tempered windows for added safety.
FIXTURES/OUTLETS/GFCI PROTECTION	X							
COUNTERTOPS/CABINETS	X							
SINKS		X					X	Guest Bathroom
TUBS/SHOWERS	X						X	Recommend sealing around the tub faucet handle.
EXHAUST FANS	X							The toilet bolts were rusted and show signs of past leaks. Recommend replacing.
TOILETS		X					X	
WATER PRESSURE/FLOW/DRAINAGE	X							Half Bathroom The bathroom door would not close properly when tested. Readjust the door hardware.

XVI. BEDROOMS

	<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
CEILING	X					X		Rear Right Guest Bedroom
WALLS	X							Possible water spots were noted on the ceiling. Monitor for leaks.
WINDOWS/TRIM		X					X	One window pane was fogged. Recommend replacing.
FLOOR/FINISH	X							
INTERIOR DOORS/HARDWARE	X							Rear Left Guest Bedroom
CLOSETS	X							One window pane was fogged. Recommend replacing.
FIXTURES & OUTLETS	X							Front Guest Bedroom Two window panes were fogged. Recommend replacing.

XVII. SUMMARY OF RECOMMENDED REPAIRS

Location	Description
I. Lot & Grounds	1. Recommend trimming over hanging tree branches.
II. Roof	2. No kickout flashing was noted on the chimney at the connection to the roof. Recommend installation. (See picture #1) 3. Several gutters were full of debris. Recommend cleaning.
III. Exterior Surfaces	<p>Rot was noted in the following locations:</p> <p>4. On the lower trim located on the rear bay window. (See picture #2)</p> <p>5. On the lower right trim next to the rear garage entry door. (See picture #3)</p> <p>6. On the lower right trim next to the rear family room door. (See picture #4)</p> <p>7. On the rear lower left corner trim on the house. (See picture #5)</p> <p>8. On several siding shakes located on the rear lower part of the house. (See pictures #2 & #6 for example)</p> <p>9. Several pieces of non-painted trim were noted below the front porch guard railings. Recommend painting. (See picture #7 for example)</p> <p>10. Evidence of wood destroying organism damage was noted on the right trim of the rear exterior family room doors. (See pictures #4 & #8)</p> <p>11. The right exterior faucet handle was broken. Repair.</p> <p>12. Recommend securing both exterior faucet handles to the house.</p> <p>13. The glass on the rear exterior family room doors and rear exterior garage entry door was fogged. Recommend replacing.</p> <p>14. No weather stripping was noted on the center part of the rear family room exterior double doors. Recommend installation.</p> <p>15. The rear exterior kitchen and rear exterior garage doors would not close properly when tested. Readjust the door hardware.</p> <p>16. One rear exterior light did not operate when tested. The bulb may be blown.</p>
IV. Garage/Carport	17. The left garage door safety sensors were installed 9" above the ground. Recommend installing sensors between 4" - 6" above the ground. (See picture #9)
VI. Kitchen	<p>18. The countertop outlets in the kitchen were not gfci rated outlets. Recommend replacing with gfci rated outlets for added safety.</p> <p>19. Water was noted dripping below the right side of the sink when tested. Repair.</p> <p>20. The conduit was loose for the garbage disposal wires. Resecure. (See picture #10)</p>







XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description
VII. General Interior	<p>21. No access was noted under the front stairs. Recommend installing an access panel to this space in the first floor hall closet. (See picture #11)</p> <p>22. Several windows would not open throughout the house and are probably painted shut. Ensure all windows open and close properly.</p> <p>23. The chimney flue was dirty. Recommend cleaning from a licensed chimney sweep.</p> <p>24. Recommend sealing around the fireplace gas line at the point of entry into the fireplace. (See picture #12)</p> <p>25. Water spots were noted on the family room ceiling above the fireplace. Monitor for leaks.</p> <p>26. The handrails were loose on the front stairs. Resecure.</p>
VIII. Electrical	<p>27. Two double tapped breakers were noted in the panel box. Repair. (See picture #13)</p> <p>28. The breakers were not marked in the panel cover. Repair.</p> <p>29. Arc and burn marks were noted on the wire for the bottom left breaker. Recommend further evaluation from a licensed electrician. (See picture #13)</p> <p>30. One 20 amp breaker in the panel next to the ac units was overfused for the maximum breaker rating labeled on the rear ac unit. Repair.</p> <p>31. No bonding wire was noted on the main water line or water lines above the water heater. Recommend installation.</p>
IX. Laundry Facilities	<p>32. Water spots were noted on the wall next to the sink. Monitor for leaks.</p> <p>33. The laundry room door would not close properly when tested. Readjust the door hardware.</p> <p>34. The right wall outlet was not a gfci rated outlet. Recommend replacing with gfci rated outlet, due to within 6' of the sink.</p> <p>35. The dryer vent was broken on the rear side of the house. Repair. (See picture #14)</p>
X. Plumbing	<p>36. One exposed water pipe was noted on the rear side of the house below the kitchen window. Recommend insulating pipe. (See picture #15)</p>
XI. Heating	<p>37. Both furnace overflow pan drain pipes terminate into the soffits and the right pipe also goes upward over a ceiling joist. Recommend terminating pipes to the exterior of the house. (See pictures #16 - #17)</p> <p>38. Rust was noted in the overflow pan below the left furnace. Monitor working conditions and recommend replacing pan. (See picture #18)</p>
XII. Air Conditioning	<p>39. No insulation was noted on the ac lines next to the ac units and torn insulation was noted on the ac line in the attic. Repair. (See pictures #19 - #20)</p> <p>40. Erosion was noted under the pad of the rear ac unit. Repair. (See picture #21)</p>






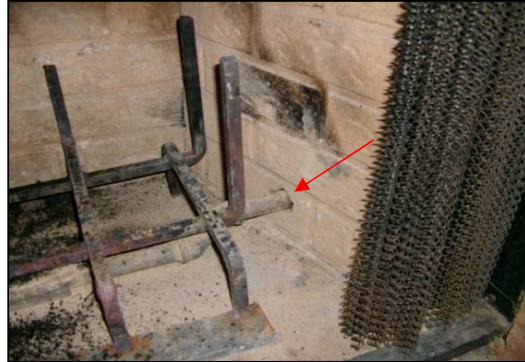
XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description
XIII. Water Heater	41. The water heater tpr valve pipe flowed upward from the water heater. Recommend installing a drain at the lowest point of this pipe to prevent any water from collecting at the bottom of the pipe and obstructing the valve. (See picture #22)
XIV. Attic	42. Recommend sealing cavity space noted in the attic around the water heater draft pipe. (See picture #23) 43. The bathroom fans were vented into the attic. Recommend venting to the exterior. (See pictures #17 & #24) 44. Low levels of insulation were noted along the rear side of the attic near the soffits. Recommend re-distributing insulation evenly. (See picture #16 for example) 45. Water spots were noted on the rear attic sheathing above the guest bedrooms. Monitor for leaks and recommend further evaluation from a licensed roofer. (See picture #25) 46. One loose set of wires was noted on the rear side of the roof. Recommend installing a junction box. (See picture #26) 47. No handrail was noted on the attic stairs. Recommend installation. (See picture #27) 48. Insulation was noted touching the water heater draft pipe. Recommend a minimum of 1" clearance between the pipe and insulation. (See picture #23)
XV. Bathrooms	<p><u>Master Bathroom</u> 49. The rear sink drained slowly when tested. Repair. 50. The windows above the tub do not appear to be safety tempered windows. Recommend replacing with safety tempered windows for added safety.</p> <p><u>Guest Bathroom</u> 51. Recommend sealing around the tub faucet handle. (See picture #28) 52. The toilet bolts were rusted and show signs of past leaks. Recommend replacing. (See picture #29)</p> <p><u>Half Bathroom</u> 53. The bathroom door would not close properly when tested. Readjust the door hardware.</p>
XVI. Bedrooms	<p><u>Rear Right Guest Bedroom</u> 54. Possible water spots were noted on the ceiling. Monitor for leaks. (See picture #30) 55. One window pane was fogged. Recommend replacing.</p> <p><u>Rear Left Guest Bedroom</u> 56. One window pane was fogged. Recommend replacing.</p> <p><u>Front Guest Bedroom</u> 57. Two window panes were fogged. Recommend replacing.</p>

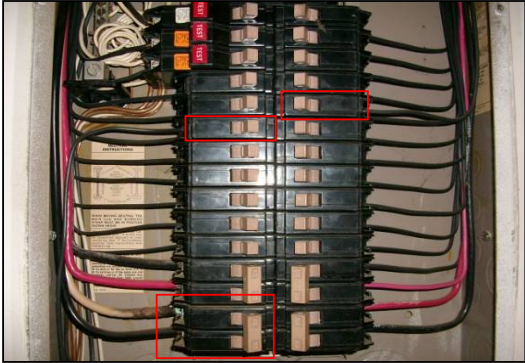





XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures #1 - #2</p> <p>No kickout flashing noted on sides of chimney</p>		 <p>Rotted siding and trim</p>
<p>#3 - #4</p> <p>Rotted trim</p>		 <p>Rotted trim and wood destroying organisms</p>
<p>#5 - #6</p> <p>Rotted trim</p>		 <p>Rotted siding and trim</p>







XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures #7 - #8</p> <div data-bbox="149 386 365 500" style="border: 1px solid red; padding: 5px; margin-top: 20px;"> Non-painted trim below front railings </div>	<div style="display: flex; justify-content: space-around;"> <div data-bbox="520 269 1041 630">  </div> <div data-bbox="1180 269 1701 630">  </div> </div> <div data-bbox="1724 386 1940 500" style="border: 1px solid red; padding: 5px; margin-top: 20px;"> Evidence of wood destroying organisms </div>	
<p>#9 - #10</p> <div data-bbox="142 789 359 902" style="border: 1px solid red; padding: 5px; margin-top: 20px;"> Garage door sensors too high </div>	<div style="display: flex; justify-content: space-around;"> <div data-bbox="520 652 1041 1013">  </div> <div data-bbox="1180 652 1701 1013">  </div> </div> <div data-bbox="1724 781 1940 894" style="border: 1px solid red; padding: 5px; margin-top: 20px;"> Loose conduit and drain leaking </div>	
<p>#11 - #12</p> <div data-bbox="149 1170 365 1284" style="border: 1px solid red; padding: 5px; margin-top: 20px;"> No access to space under front stairs </div>	<div style="display: flex; justify-content: space-around;"> <div data-bbox="520 1036 1041 1396">  </div> <div data-bbox="1180 1036 1701 1396">  </div> </div> <div data-bbox="1724 1146 1940 1260" style="border: 1px solid red; padding: 5px; margin-top: 20px;"> Gas line not sealed on fireplace </div>	







XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures #13 - #14</p> <div data-bbox="142 375 363 492" style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p>Two double tapped breakers and one melted wire</p> </div>		 <div data-bbox="1728 402 1948 513" style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p>Dryer vent broken on rear side of house</p> </div>
<p>#15 - #16</p> <div data-bbox="142 805 363 915" style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p>Exposed pipe on rear side of house</p> </div>		 <div data-bbox="1728 781 1948 891" style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p>Overflow pipe stops in attic and low insulation</p> </div>
<p>#17 - #18</p> <div data-bbox="142 1174 363 1284" style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p>Overflow pipe stops in soffit and bath vented to attic</p> </div>		 <div data-bbox="1728 1174 1948 1284" style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p>Rust noted in overflow pan</p> </div>

XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures #19 - #20</p> <p>No insulation on ac lines</p>		 <p>Torn insulation on ac line in attic</p>
<p>#21 - #22</p> <p>Erosion under ac unit</p>		 <p>No drain on tpr valve pipe</p>
<p>#23 - #24</p> <p>Open cavity space and insulation touching pipe</p>		 <p>Bathroom fan vented into attic</p>

XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures #25 - #26</p> <p>Water spots in attic</p>		 <p>Loose wires in attic</p>
<p>#27 - #28</p> <p>No handrail on attic stairs</p>		 <p>Faucet not sealed in tub</p>
<p>#29 - #30</p> <p>Rusted tank bolts and evidence of leaks</p>		 <p>Water spots in closet ceiling</p>