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. Statements provided are typically recommendations and/or provided for future use information.**
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 Address 123 Property Street
City City **State** State **Zip** Zip
Contact Name Individual Scheduling Inspection
Phone Scheduler's Phone Number **Fax** Scheduler's Fax Number
E-Mail Contact person's &/or real estate agent's e-mail address(es)

Client Name Mr. & Mrs. Client
Client Address Current Address
City Current City **State** Current State **Zip** Current Zip
Phone Client's current phone number(s) **Fax** Client's current fax number(s)
E-Mail Client's e-mail address(es)

Inspector Name Brian D. Keeler [ASHI Member #200115]
Company Name Atlantic Inspection Services
Company Address 35 Old Bonifant Road
City Silver Spring **State** MD **Zip** 20905-5902
Phone 301-879-0777 **Fax** 301-989-2425
E-Mail AIS@AtlanticInspectionServices.com
File Number B-YYMMDD-#
Amount Received Amount paid

Others Present Those there for any part of the inspection **Property Occupied** Yes
Estimated Age Age in years and year built **For Point of Reference Entrance Faces** For designations used in report
Inspection Date Day of Week, Date and Year
Start Time Hour of the day started **End Time** Hour of the day ended
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature in degrees Fahrenheit
Weather Conditions at start of inspection **Soil Conditions** Soil conditions at start of inspection
Space Below Grade none, crawl space &/or basement
Building Type Condo, Townhouse or SFH **Garage** None, Attached &/or Built-in
Sewage Disposal Public or Private **How Verified** How information was obtained
Water Source Public or Private **How Verified** How information was obtained
Additions/Modifications From information provided by client/seller/real estate agent(s).
Permits Obtained From information provided or obtained during inspection. **How Verified** How information was obtained.

Grounds

Promote positive(+) drainage (1 inch per foot is recommended) away from foundation and extend run off from roofing and downspouts a minimum 10 ft from foundation.

	A	NP	NI	M	D	
1.	☐	☐	☐	☐	☒	**Walks:** Concrete Address tripping hazards at front entry sidewalk.
2.	☐	☐	☐	☐	☒	**Steps:** Concrete Step(s) is/are greater than the maximum height/riser size of 8" - address/correct so riser/step height is consistent and no greater than 8".
3.	☐	☐	☐	☐	☒	**Stoops:** Brick & Concrete Some settlement has occurred. Monitor and maintain grade so water flows properly away from house/foundation.
4.	☐	☐	☐	☐	☒	**Vegetation:** Trees/Shrubs/Vines Cut back plant life (trees/bushes/vines) to provide proper ventilation.

Grounds (Continued)

5. ☐☐☐☐☒ **Retaining Walls:** Timber Deterioration of timbers observed and evidence of deterioration/failure (e.g., metal stakes installed to secure timbers in place). Service/maintain to prevent failure. Budget to replace.

6. ☐☐☐☐☒ **Grading:** Low Areas Correct low areas or where ponding water is noted after periods of precipitation. Maintain high point of grade against foundation so water is directed/flows properly away from house (installation of waterproofing/damproofing membrane on masonry/concrete, if not present already, is recommended). Also maintaining 6-8" minimum "visual window" from grade/dirt to start of siding or other wood components - so infestation of wood destroying insects can be discovered (i.e., through visualization of termite tubules). One inch slope per foot away from building, for a minimum of 8-10 feet, is recommended. Monitor - especially up against house where settlement is expected to occur - to confirm/maintain proper drainage away from house.

7. ☐☐☐☐☒ **Swale:** Improve/Installation/Reconfiguration Recommended Recommend reconfiguring/re-establishing as necessary to provide proper flow of water away from house (e.g., at left and rear of house) so water drains to open site drain as intended. Monitor/maintain swales to confirm proper water drainage away from house. If swale/drainage trench does not dry from high end to low end then water is not draining properly and requires reconfiguring (ponding water during/soon after heavy precipitation is another indication that servicing is necessary for proper drainage).

Exterior Surface and Components

Note: A 6 inch to 8 inch "visual window" should be maintained between the top of the grade/dirt levels and siding/wood components around the perimeter of the structure. Detection or the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Seal all penetrations through the exterior walls to prevent the unwanted entry of air, water, insects/vermin.

A NP NI M D

1 Exterior Surface

1. ☐☐☐☐☒ **Type:** Vinyl Siding Properly prepare and seal all openings/penetrations through the exterior surfaces of your home (e.g., at broken/displaced siding and at penetrations through exterior walls). This will decrease the undesirable entry of water, air and other vermin/insects and the potentially damaging affects associated with these elements.

2. ☐☐☐☐☒ **Trim:** Rotten/deteriorated wood (e.g., at garage door jamb) - properly repair/replace & paint or wrap with prefinished metal/vinyl.

3. ☐☐☐☐☒ **Patio Door:** Wood w/glass Seal is broken in operable door and hardware (at exterior) is not installed/secured properly (exterior door knob pulls off). Repair/replace.

4. ☐☐☐☐☒ **Window Screens:** Mesh (fiberglass/vinyl/metal) Torn/damaged/missing in some windows - repair/replace/install as necessary to provide proper operation.

Roof

Monitor/regularly inspect roofing system and components (i.e., at least twice per year and after each significant storm) so damaged roofing/roof leaks can be repaired prior to the development of (and much more costly repairs due to) water damage within your home. Roof drainage - gutters, downspouts and splash blocks/extensions - are one of the components that should be inspected/maintained to ensure the proper flow of water away from the foundation and to assist in preventing the development of excessive moisture within your home.

A NP NI M D

Entire Shingled Roof Area Roof Surface

1. **Method of Inspection:** Using binoculars from the ground

2. ☐☐☒☐☐ **Unable to Inspect:** 25% Due to trees/roof slope.

3. ☐☐☐☐☒ **Material:** 3-tabbed shingle Have a qualified roofer replace missing shingles (e.g., at front right corner of right/south second floor dormer) and inspect for any additional maintenance requirements to prevent water penetration/damage.

4. ☐☐☐☐☒ **Gutters:** Aluminum Loose spikes/nails - reset and monitor (maintain free of debris) to provide proper operation.

5. ☐☐☐☐☒ **Leader/Extension:** and/or Splash Blocks Install and maintain splash blocks (clean free of debris and correct installation so water flows out and away from foundation properly) and/or install extensions.

Roof (Continued)

Garage

Storage and personal items in the garage may limit the extent of inspection. Concealed issues may exist that are not documented in this report. Recommend performing a thorough inspection when conditions permit (e.g., at presettlement walk thru).

A NP NI M D

1. **Type of Structure:** Front of house **Car Spaces:** 1
2. ☐☐☐☐☒ **Floor/Foundation:** Concrete Mostly concealed by storage items - thoroughly inspect when conditions permit.
3. ☐☐☐☐☒ **Garage Doors:** Wood & Pressboard panels Deteriorated wood/pressboard panels - recommend repair/replacement and installation of safety cables on garage door springs.
4. ☐☐☐☐☒ **Door Operation:** Automatic Door reverses due to drag on tracks. Service door for acceptable operation or replace.

Interior

A NP NI M D

1. ☐☐☐☐☒ **Ceilings:** Drywall Evidence of previous water penetration/water stain at living room ceiling - not active at time of inspection. Recommend discussing with seller to determine cause and action taken to address. Monitor to determine if the cause has been properly corrected. Address as needed to prevent further water penetration/damage.
2. ☐☐☐☐☒ **Doors:** Flush hollow core Some louvered doors are present and require servicing/repairs for proper operation (e.g., at water heater/utility areas).
3. ☐☐☐☐☒ **Windows:** Wood Double-hung Some windows are painted shut and do not operate. Service/address to provide proper operation or budget to replace.
4. ☐☐☐☐☒ **Kitchen Cabinets:** Wood Broken/damaged/missing hardware - have qualified contractor service/repair/replace for proper operation.
5. ☐☐☐☐☒ **Bathroom Counter Tops:** Cultured marble Properly install/secure countertops that are loose (e.g., at basement bathroom & 1st floor powder room).
6. ☐☐☐☐☒ **Ventilation:** Electric ventilation fan Service - clean/vacuum & lubricate fan - according to manufacturers maintenance instructions (using silicone or teflon spray) to improve/maintain proper operation and prevent future issues relating to elevated moisture content within your home (i.e., mold, mildew).

Appliances

A NP NI M D

1. ☐☐☐☐☒ **Dishwasher:** General Electric Leakage at front of dishwasher - have a qualified appliance technician service/correct.
2. ☐☐☐☐☒ **Refrigerator:** General Electric Recommend 0 to 10 degrees Fahrenheit be maintained in freezer (20 degrees Fahrenheit measured at time of inspection) and 35 to 40 degrees Fahrenheit in refrigerator (48 degrees Fahrenheit measured at time of inspection). Have a qualified appliance technician service/address. Budget to replace.
3. ☐☐☐☐☒ **Dryer Vent:** Flex (Plastic) & Rigid Metal Plastic/foil faced paper exhaust lines are not recommended by most clothes dryer manufacturers - recommend replacement with metal flex duct for improved efficiency/operation. Recommend installing clothes dryer exhaust line with minimal kinks/unnecessary turns (rigid or flex metal is best) to improve efficiency/decrease utility costs. Clean exhaust line regularly to prevent fire hazard & to improve drying efficiency.
4. ☐☐☐☐☒ **Garage Door Opener:** Genie Regularly monitor/inspect door to confirm door reverses on 1 inch object (confirmed defective/not operating properly at time of inspection). Correct/repair/replace if door does not reverse on 1 inch object. Door should be adjusted so it has a maximum downward force of 9 pounds. Electric eyes should be installed at a height of 6 inches maximum off of floor. Regular inspection/confirmation of proper operation (including these safety features) should be verified.

Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, 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 manufactures guidelines or every ten years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen/Wet /Bathroom, Fixed Countertop, Garage and Unfinished Basement outlet locations.

	A	NP	NI	M	D	
1. **Service Size Amps:** 200 AMPS **Volts:** 120-240 VAC						
2.	☐	☐	☐	☐	☒	**Smoke Detectors:** All Locations Make all smoke detectors operational.
3.	☐	☐	☐	☐	☒	**120 VAC Outlets:** 3-prong grounded Have qualified electrician address/correct loose electric outlets (e.g., in left/rear and right rear bedrooms) and replace electric devices with excessive paint in the outlets.
4.	☐	☐	☐	☐	☒	**GFCI:** At GFCI protected receptacles only Recommend upgrading for GFI/GFCI protection at all wet (bathroom/kitchen/unfinished basement/exterior)/counter locations.

Electric Panel

	A	NP	NI	M	D	
5.	☐	☐	☐	☐	☒	**Breakers:** Single & Double Pole Double taps/wire connections to single pole/wire circuit breakers. Have qualified electrician confirm breakers can handle circuit requirements & correct double taps as required.
6.	☐	☐	☐	☐	☒	**Exterior Lighting:** Surface Fixtures Make all light fixtures operational (e.g., at front entry).

Structure

	A	NP	NI	M	D	
1.	☐	☐	☐	☐	☒	**Differential Movement:** Cracks Observed Horizontal hairline cracks. Recommend correcting grade & drainage around exterior to help alleviate/prevent further deterioration. Monitor and if drastic increase in size is observed, consult structural engineer.
2.	☐	☐	☐	☐	☒	**Railings:** Wood & None/Missing Service/maintain (resecure as necessary) railings at landings and graspable handrails at all stairways with 2 or more risers/steps to prevent fall hazards/prevent personal injury.

Basement

	A	NP	NI	M	D	
1.	☐	☐	☒	☐	☐	**Unable to Inspect:** 40% Some areas of basement concealed. Conduct thorough inspection after removal of furnishings/storage items.
2.	☐	☐	☐	☐	☒	**Moisture Location:** Some wall baseboards and all masonry walls Evidence of previous water saturation at some baseboards and water penetration/efflorescence at masonry walls (not active at time of inspection). Correct gutters/downspouts/splash blocks/extensions/grade &/or swales to prevent future development/reoccurrence.

Air Conditioning

Unless noted otherwise, 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.

AC System

	A	NP	NI	M	D	
1.	☐	☐	☐	☐	☒	**Visible Coil:** Copper core with aluminum fins Maintain 12-18" minimum around exterior of unit and 3-4' at top for a top discharging unit to improve efficiency of unit and extend life. Recommend raising unit/pad above ground (so bottom of pad is on top of ground) to assist in preventing unit/coil damage from corrosion due to accumulation of debris and physical damage when landscape maintenance is performed.

Fireplace/Wood Stove

Chimneys, Fireplaces and related components should be regularly inspected and maintained to prevent excessive water penetration and to prevent conditions that promote chimney fires.

A NP NI M D

Family Room Fireplace

1. ☐☐☐☐☒ **Fireplace Construction:** Masonry Properly repoint/regrout voids in firebrick mortar/grout joints.
2. **Type:** Wood burner
3. ☐☐☐☐☒ **Flue:** terra cotta Recommend having qualified contractor clean/service annually, depending on usage, to prevent chimney fire.

Chimney

4. ☐☐☐☐☒ **Flue/Flue Cap:** Terra cotta/Masonry/Mortar Have serviced/cleaned to remove nesting materials and soot/creosote to remove fire hazard.

Heating System

Unless noted otherwise, 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.

A NP NI M D

Heating System

1. ☐☐☒☐☐ **Heating System Operation:** Not operated due to weather Due to weather conditions at time of inspection, unit was run but not cycled in heating mode. Confirm proper operation/cycling when conditions permit (i.e., at presettlement walk-thru and each fall when servicing/maintenance is performed).
2. ☐☐☐☐☒ **Heat Exchanger:** 4 Burner Excessive rust observed at attic furnace. Cursory review of heat exchanger did not reveal any obvious cracks. Proper air flow to properly carry heat away from heat exchanger is required to prevent premature failure/cracks from developing. Operating unit with a dirty filter can create such unfavorable conditions. Improper condensate drainage onto furnace can also prematurely deteriorate unit. To ensure heat exchanger is intact recommend having qualified HVAC contractor perform thorough service/cleaning and exhaustive inspection annually to confirm no cracks or deterioration in heat exchanger exist. Deterioration in heat exchanger, exhaust flue or ventilation can cause personal injury/death due to carbon monoxide poisoning. Regularly service/maintain unit and its components (including filter) to extend useful life of unit.
3. **Unable to Inspect:** 90%
4. ☐☐☐☐☒ **Blower Fan/Filter:** Direct drive/disposable Filter is dirty and in need of replacement.
5. ☐☐☐☐☒ **Distribution:** Metal & Flexduct Address/correct flex duct where drastic turns are present that are likely to choke off or prevent proper air flow (e.g., at truss web in space in front of unit in unfinished area - monitor and address as necessary to provide adequate air flow. Address/resecure distribution duct where detached/improperly supported (e.g., at supply line to room between garage & kitchen area).
6. ☐☐☐☐☒ **Flue Pipe:** Metal pipe Holes/voids in pipe that allow carbon monoxide into house-repair/replace.

Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Recommended maximum water temperature provided by water heater is 120 degrees Fahrenheit to prevent scalding/burns. Water conditioning/filtering systems (if present) are not within the scope of this inspection. Recommended water pressure ranges 55-65 psi.

A NP NI M D

Water Heater

1. ☐☐☐☐☒ **Water Heater Operation:** Operational at time of inspection Recommend maintaining/lowering water temperature setting to a maximum 120 degrees Fahrenheit to prevent burns/scalding. Note: Measured temperature at time of inspection was 132 degrees Fahrenheit.

Plumbing (Continued)

2. ☐☐☐☐☒ **TPRV and Drain Tube:** Copper Pipe Drain tube opening is not within six inches of the floor. Extend to 6 inches maximum off of floor.
3. ☐☐☐☐☒ **Hose Bibs:** Gate Valve Front hose bib is missing knob/valve - repair/replace. Rear hose bib is winterized/shut off - confirm proper operation when conditions permit. Recommend installation of air gap device at every hose bib to prevent cross connection/contamination of potable/drinking water.

Attic

Recommended insulation levels are R30 to R38. Insulation limits inspectors view. Hidden/concealed issues may exist that are not documented in this report.

A NP NI M D

1. **Attic Location** Above Main House
2. **Method of Inspection:** In Attic
3. ☐☐☒☐☐ **Unable to Inspect:** 45% Due to roof line/access.

Attic

4. ☐☐☐☐☒ **Ventilation:** Gable and soffit vents Repair/replace deteriorated gable louver (e.g., at left/north gable end of main house) and properly secure/install cable line penetrating through same louver.
5. ☐☐☐☐☒ **Insulation Depth:** 0-8" 0" at access and 4 to 8" at other areas. 10"/R-30 recommended at ceilings of all conditioned areas. A qualified contractor is recommended to evaluate and estimate cost & projected energy savings to upgrade.
6. ☐☒☐☐☐ **Moisture Penetration:** None observed

Final Comments

DEFECTS ONLY INSPECTION (PRE 1978 CONSTRUCTION):
1- At your request, due to the minimal information you are trying to gather from this inspection and/or in an attempt to save time and money, this inspection report only reflects those items that were found to be defective. This inspection report is a cursory inspection that is visual and not exhaustive in nature. Accessible areas, systems, components and their related removable access covers/doors/panels will be removed where deemed necessary for the scope of this inspection. Due to the time constraints of this type of limited inspection all such items may not be inspected since it is beyond the scope of this inspection. We will report, to the best of our ability, on the general condition of the buildings systems and components. Where possible, such items that are not inspected will be so indicated - especially if concerns exist or if the item is not readily accessible. Due to its limited nature, this inspection does not meet the Standards of Practice of the American Society of Home Inspectors ("ASHI"), the oldest and most recognized organization of private inspectors.

To the best of our ability, given the limitations of a cursory inspection, we will provide you with as much information as possible to assist you in determining the condition of the building, systems and components. Due to the request for a cursory inspection, it should be deduced that any defect reported is likely not the only instance but, more likely, a representation of the typical overall condition found throughout. Where possible, defective conditions that do not appear to be "the norm" will be identified as atypical conditions. When in doubt, when analyzing the general overall condition of any item/system/component, it is recommended you err by assuming the worst.
If questions develop at any time, please do not hesitate contacting us.

2- Any source of water penetration into your home (e.g., roof leak, faulty gutters/downspouts/splash blocks/extensions, improper grading &/or swales) or items that increase moisture/humidity in your home (e.g., cloths dryer or bathroom exhaust lines not properly directed to the exterior of your home) can create conditions favorable for the proliferation of fungi (i.e., molds, mildews) and increased incidence of insects (e.g., centipedes, millipedes, camelback crickets). These are some of the many indicators that the moisture content of your home is excessive and should be addressed immediately to correct the situation. Fungi can have effects on an individuals health (e.g., allergies) as well as on the structural components of a home and more if the conditions are not

Final Comments (Continued)

properly addressed.

3- If it is determined that an addition or significant modification(s) has/have been added since original construction of the home, it is recommended you obtain as much information from seller or local records as possible (i.e., if building permits were obtained, when constructed, by whom, any warranties still in effect, etc.) and act accordingly - be satisfied to the extent that you feel comfortable future potential purchasers will be satisfied when/if you resell the property.
Permits Obtained: Any indication/discovery of code enforcement inspection(s) of original construction/additions/modifications to the home - i.e., inspection stickers, etc. - will be flagged/pointed out to you and documented in the inspection report (if/as time permits) for future use/information if directed to do so by the client.

4- If your home has a connected garage/carport, wood burning fireplace or any fossil fuel (gas, fuel oil, etc.) fired appliances (i.e., gas fired cooking appliances, fireplace(s), hot water heater, furnace or boiler, etc.) it is highly recommended carbon monoxide detectors be installed as recommended by local authorities (e.g., gas supplier or local/state government consumer safety officials).

5- Lead paint may be present in homes built prior to 1978. Please refer to EPA (Environmental Protection Agency) guidelines (whether federal or state/local agency) as to the procedure(s) that should be followed to properly address lead based paint.

6- Polybutylene is proven to become defective when placed in contact with chlorine. It is recommended any polybutylene (main, distribution or 1/4" plumbing fixture) water piping, if present, be replaced to prevent future damage due to water leaks. Please refer to www.polybutylene.com or www.plumbing911.com for further information.

7- Recommend setting HVAC Thermostat(s) fan control setting to "on" position (in lieu of auto). If thermostat is properly installed this will serve to improve ventilation (reduce favorable conditions for molds/mildew), air filtering and distribution of conditioned air within the house. Since the fan/blower operates on a 120 volt circuit the benefits far outweigh the negligible increase in electric usage. This is beneficial during both heating and cooling seasons.

8- We make every effort to call your attention to defective materials/systems/components we are aware of. With new recalls provided on a daily basis we are not always aware of safety recalls that pertain to you. For this reason it is important for you to be aware of those that may apply to you or to provide information to the Consumer Product Safety Commission (CPSC) regarding safety concerns you have discovered through the use of a particular product. To report a dangerous product or a product-related injury, call CPSC's
hotline at (800) 638-2772 or CPSC's teletypewriter at (800) 638-8270, or visit CPSC's web site at www.cpsc.gov/talk.html. To join a CPSC email subscription list, please go to www.cpsc.gov/cpsclist.asp. Consumers can obtain this release and recall information at CPSC's Web site at www.cpsc.gov.

9- Please do not hesitate contacting me with any questions or to discuss any of the above.

Respectfully submitted,
Brian D. Keeler, CES, CMI, CMS
ASHI, VA STATE, NEHA & MDE Certified;
Member: EAA, BBB & MAC-ASHI

Not Inspected Summary

Roof

1. **Entire Shingled Roof Area Roof Surface Unable to Inspect:** 25% Due to trees/roof slope.

Basement

2. **Unable to Inspect:** 40% Some areas of basement concealed. Conduct thorough inspection after removal of furnishings/storage items.

Heating System

3. **Heating System Heating System Operation:** Not operated due to weather Due to weather conditions at time of inspection, unit was run but not cycled in heating mode. Confirm proper operation/cycling when conditions permit (i.e., at presettlement walk-thru and each fall when servicing/maintenance is performed).

Attic

4. **Attic Unable to Inspect:** 45% Due to roof line/access.

Defective Summary

Grounds

1. **Walks:** Concrete Address tripping hazards at front entry sidewalk.
2. **Steps:** Concrete Step(s) is/are greater than the maximum height/riser size of 8" - address/correct so riser/step height is consistent and no greater than 8".
3. **Stoops:** Brick & Concrete Some settlement has occurred. Monitor and maintain grade so water flows properly away from house/foundation.
4. **Vegetation:** Trees/Shrubs/Vines Cut back plant life (trees/bushes/vines) to provide proper ventilation.
5. **Retaining Walls:** Timber Deterioration of timbers observed and evidence of deterioration/failure (e.g., metal stakes installed to secure timbers in place). Service/maintain to prevent failure. Budget to replace.
6. **Grading:** Low Areas Correct low areas or where ponding water is noted after periods of precipitation. Maintain high point of grade against foundation so water is directed/flows properly away from house (installation of waterproofing/damproofing membrane on masonry/concrete, if not present already, is recommended). Also maintaining 6-8" minimum "visual window" from grade/dirt to start of siding or other wood components - so infestation of wood destroying insects can be discovered (i.e., through visualization of termite tubules). One inch slope per foot away from building, for a minimum of 8-10 feet, is recommended. Monitor - especially up against house where settlement is expected to occur - to confirm/maintain proper drainage away from house.

7. **Swale:** Improve/Installation/Reconfiguration Recommended Recommend reconfiguring/re-establishing as necessary to provide proper flow of water away from house (e.g., at left and rear of house) so water drains to open site drain as intended. Monitor/maintain swales to confirm proper water drainage away from house. If swale/drainage trench does not dry from high end to low end then water is not draining properly and requires reconfiguring (ponding water during/soon after heavy precipitation is another indication that servicing is necessary for proper drainage).

Exterior Surface and Components

8. **1 Exterior Surface Type:** Vinyl Siding Properly prepare and seal all openings/penetrations through the exterior surfaces of your home (e.g., at broken/displaced siding and at penetrations through exterior walls). This will decrease the undesirable entry of water, air and other vermin/insects and the potentially damaging affects associated with these elements.
9. **1 Exterior Surface Trim:** Rotten/deteriorated wood (e.g., at garage door jamb) - properly repair/replace & paint or wrap with prefinished metal/vinyl.
10. **Patio Door:** Wood w/glass Seal is broken in operable door and hardware (at exterior) is not installed/secured properly (exterior door knob pulls off). Repair/replace.
11. **Window Screens:** Mesh (fiberglass/vinyl/metal) Torn/damaged/missing in some windows - repair/replace/install as necessary to provide proper operation.

Roof

12. **Entire Shingled Roof Area Roof Surface Material:** 3-tabbed shingle Have a qualified roofer replace missing shingles (e.g., at front right corner of right/south second floor dormer) and inspect for any additional maintenance requirements to prevent water penetration/damage.
13. **Gutters:** Aluminum Loose spikes/nails - reset and monitor (maintain free of debris) to provide proper operation.
14. **Leader/Extension:** and/or Splash Blocks Install and maintain splash blocks (clean free of debris and correct installation so water flows out and away from foundation properly) and/or install extensions.

Garage

15. **Floor/Foundation:** Concrete Mostly concealed by storage items - thoroughly inspect when conditions permit.
16. **Garage Doors:** Wood & Pressboard panels Deteriorated wood/pressboard panels - recommend repair/replacement and installation of safety cables on garage door springs.
17. **Door Operation:** Automatic Door reverses due to drag on tracks. Service door for acceptable operation or replace.

Defective Summary (Continued)

Interior

18. **Ceilings:** Drywall Evidence of previous water penetration/water stain at living room ceiling - not active at time of inspection. Recommend discussing with seller to determine cause and action taken to address. Monitor to determine if the cause has been properly corrected. Address as needed to prevent further water penetration/damage.
19. **Doors:** Flush hollow core Some louvered doors are present and require servicing/repairs for proper operation (e.g., at water heater/utility areas).
20. **Windows:** Wood Double-hung Some windows are painted shut and do not operate. Service/address to provide proper operation or budget to replace.
21. **Kitchen Cabinets:** Wood Broken/damaged/missing hardware - have qualified contractor service/repair/replace for proper operation.
22. **Bathroom Counter Tops:** Cultured marble Properly install/secure countertops that are loose (e.g., at basement bathroom & 1st floor powder room).
23. **Ventilation:** Electric ventilation fan Service - clean/vacuum & lubricate fan - according to manufacturers maintenance instructions (using silicone or teflon spray) to improve/maintain proper operation and prevent future issues relating to elevated moisture content within your home (i.e., mold, mildew).

Appliances

24. **Dishwasher:** General Electric Leakage at front of dishwasher - have a qualified appliance technician service/correct.
25. **Refrigerator:** General Electric Recommend 0 to 10 degrees Fahrenheit be maintained in freezer (20 degrees Fahrenheit measured at time of inspection) and 35 to 40 degrees Fahrenheit in refrigerator (48 degrees Fahrenheit measured at time of inspection). Have a qualified appliance technician service/address. Budget to replace.
26. **Dryer Vent:** Flex (Plastic) & Rigid Metal Plastic/foil faced paper exhaust lines are not recommended by most clothes dryer manufacturers - recommend replacement with metal flex duct for improved efficiency/operation. Recommend installing clothes dryer exhaust line with minimal kinks/unnecessary turns (rigid or flex metal is best) to improve efficiency/decrease utility costs. Clean exhaust line regularly to prevent fire hazard & to improve drying efficiency.
27. **Garage Door Opener:** Genie Regularly monitor/inspect door to confirm door reverses on 1 inch object (confirmed defective/not operating properly at time of inspection). Correct/repair/replace if door does not reverse on 1 inch object. Door should be adjusted so it has a maximum downward force of 9 pounds. Electric eyes should be installed at a height of 6 inches maximum off of floor. Regular inspection/confirmation of proper operation (including these safety features) should be verified.

Electrical

28. **Electric Panel Smoke Detectors:** All Locations Make all smoke detectors operational.
29. **120 VAC Outlets:** 3-prong grounded Have qualified electrician address/correct loose electric outlets (e.g., in left/rear and right rear bedrooms) and replace electric devices with excessive paint in the outlets.
30. **GFCI:** At GFCI protected receptacles only Recommend upgrading for GFI/GFCI protection at all wet (bathroom/kitchen/unfinished basement/exterior)/counter locations.
31. **Electric Panel Breakers:** Single & Double Pole Double taps/wire connections to single pole/wire circuit breakers. Have qualified electrician confirm breakers can handle circuit requirements & correct double taps as required.
32. **Exterior Lighting:** Surface Fixtures Make all light fixtures operational (e.g., at front entry).

Structure

33. **Differential Movement:** Cracks Observed Horizontal hairline cracks. Recommend correcting grade & drainage around exterior to help alleviate/prevent further deterioration. Monitor and if drastic increase in size is observed, consult structural engineer.
34. **Railings:** Wood & None/Missing Service/maintain (resecure as necessary) railings at landings and graspable handrails at all stairways with 2 or more risers/steps to prevent fall hazards/prevent personal injury.

Basement

35. **Moisture Location:** Some wall baseboards and all masonry walls Evidence of previous water saturation at some baseboards and water penetration/efflorescence at masonry walls (not active at time of inspection). Correct gutters/downspouts/splash blocks/extensions/grade &/or swales to prevent future development/reoccurrence.

Defective Summary (Continued)

Air Conditioning

36. **AC System Visible Coil:** Copper core with aluminum fins Maintain 12-18" minimum around exterior of unit and 3-4' at top for a top discharging unit to improve efficiency of unit and extend life. Recommend raising unit/pad above ground (so bottom of pad is on top of ground) to assist in preventing unit/coil damage from corrosion due to accumulation of debris and physical damage when landscape maintenance is performed.

Fireplace/Wood Stove

37. **Family Room Fireplace Fireplace Construction:** Masonry Properly repoint/regrout voids in firebrick mortar/grout joints.
38. **Family Room Fireplace Flue:** terra cotta Recommend having qualified contractor clean/service annually, depending on usage, to prevent chimney fire.
39. **Chimney Flue/Flue Cap:** Terra cotta/Masonry/Mortar Have serviced/cleaned to remove nesting materials and soot/creosote to remove fire hazard.

Heating System

40. **Heating System Heat Exchanger:** 4 Burner Excessive rust observed at attic furnace. Cursory review of heat exchanger did not reveal any obvious cracks. Proper air flow to properly carry heat away from heat exchanger is required to prevent premature failure/cracks from developing. Operating unit with a dirty filter can create such unfavorable conditions. Improper condensate drainage onto furnace can also prematurely deteriorate unit. To ensure heat exchanger is intact recommend having qualified HVAC contractor perform thorough service/cleaning and exhaustive inspection annually to confirm no cracks or deterioration in heat exchanger exist. Deterioration in heat exchanger, exhaust flue or ventilation can cause personal injury/death due to carbon monoxide poisoning. Regularly service/maintain unit and its components (including filter) to extend useful life of unit.
41. **Heating System Blower Fan/Filter:** Direct drive/disposable Filter is dirty and in need of replacement.
42. **Heating System Distribution:** Metal & Flexduct Address/correct flex duct where drastic turns are present that are likely to choke off or prevent proper air flow (e.g., at truss web in space in front of unit in unfinished area - monitor and address as necessary to provide adequate air flow. Address/resecure distribution duct where detached/improperly supported (e.g., at supply line to room between garage & kitchen area).
43. **Heating System Flue Pipe:** Metal pipe Holes/voids in pipe that allow carbon monoxide into house-repair/replace.

Plumbing

44. **Water Heater Water Heater Operation:** Operational at time of inspection Recommend maintaining/lowering water temperature setting to a maximum 120 degrees Fahrenheit to prevent burns/scalding. Note: Measured temperature at time of inspection was 132 degrees Fahrenheit.
45. **Water Heater TPRV and Drain Tube:** Copper Pipe Drain tube opening is not within six inches of the floor. Extend to 6 inches maximum off of floor.
46. **Hose Bibs:** Gate Valve Front hose bib is missing knob/valve - repair/replace. Rear hose bib is winterized/shut off - confirm proper operation when conditions permit. Recommend installation of air gap device at every hose bib to prevent cross connection/contamination of potable/drinking water.

Attic

47. **Attic Ventilation:** Gable and soffit vents Repair/replace deteriorated gable louver (e.g., at left/north gable end of main house) and properly secure/install cable line penetrating through same louver.
48. **Attic Insulation Depth:** 0-8" 0" at access and 4 to 8" at other areas. 10"/R-30 recommended at ceilings of all conditioned areas. A qualified contractor is recommended to evaluate and estimate cost & projected energy savings to upgrade.