

### Definitions

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

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

### General Information

A NPNI M D

### Property Information

1. **Property Address** 123 Property Street
2. **City** City **State** State **Zip** Zip
3. **Contact Name** Individual Scheduling Inspection
4. **Phone** Scheduler's Phone Number **Fax** Scheduler's Fax Number
5. **E-Mail** Contact person's &/or real estate agent's e-mail address(es)

### Client Information

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

### Inspection Company

11. **Inspector Name** Brian D. Keeler, ASHI Certification #200115
12. **Company Name** Atlantic Inspection Services
13. **Company Address** 35 Old Bonifant Road
14. **City** Silver Spring **State** MD **Zip** 20905-5902
12. **Phone** 301-879-0777 **Fax** 301-989-2425
13. **E-Mail** BrianKeeler@AtlanticInspectionServices.com
14. **File Number** B-YYMMDD-#
15. **Amount Received** Inspection Fee & Breakdown (if other services are provided) e.g., Home Ins:\$610; Ra

### Conditions

16. **Others Present** Client, Client's agent & seller **Property Occupied** Yes
17. **Estimated Age** 27 years (1976) **Entrance Faces** West
18. **Inspection Date** Day of Week, Date and Year
19. **Start Time** 9 am **End Time** 4 pm
20. **Electric On**  Yes  No
21. **Gas/Oil On**  Yes  No
22. **Water On**  Yes  No
23. **Temperature** 26 degrees Fahrenheit
24. **Weather** Cloudy **Soil Conditions** Frozen/Wet & some snow covered areas
25. **Space Below Grade** Basement
26. **Building Type** Single Family **Garage** Attached
27. **Sewage Disposal** Public **How Verified** MRIS
28. **Water Source** Public **How Verified** MRIS
29. **Additions/Modifications** Kitchen & Bathrooms Remodeled
30. **Permits Obtained** Unknown, See Final Comments ("Permits Obtained") **How Verified** Inspection Stickers:

**Client:** Mr. & Mrs. Client

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<b>Lots and Grounds</b>
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1.      **Walks:** Concrete - Mostly concealed by snow: Be aware of and correct tripping hazards if/as they develop (e.g., raised/uneven edges of walks or at cracks in concrete). Properly prepare and seal/caulk (concrete sealant & backer rod/caulk saver as needed) cracks and expansion joints to prevent plant growth and prevent excessive water penetration which leads to deterioration due to freeze/thaw cycles during winter months & plant growth during summer months.
  
2.      **Steps/Stoops:** Concrete - Loose handrails (e.g., at front entry stoop) - properly tighten/secure to prevent fall hazards/personal injury.  
  
 Maintain/properly prepare & paint metal railing and seal penetration(s) into stoop/steps to prevent ponding of water and resultant premature deterioration of metal and eventual failure/detachment of railing.
  
3.      **Patio:** Brick - At front of house (mostly concealed by snow): Appears to be sloped towards house - recommend addressing so water flows/is directed properly away from foundation/house.
  
4.      **Deck:** Wood - Mostly concealed by snow. Recommend installation of "graspable" handrails at steps off of deck to prevent fall hazards/personal injury. Deck built on grade, unable to inspect the underside. Properly prepare/clean (pressure wash) and reseal (using penetrating sealer) annually to decrease deterioration/extend useful life.
  
5.      **Vegetation:** Trees/bushes/vines - Cut back plant life (trees/bushes/vines) to provide a minimum of 12-18 inch clearance to house exterior for proper ventilation. Cut back trees/branches (5-10 feet recommended) to prevent damage to house exterior/gutters/roof. Cutting back trees/shrubs/vines from exterior surface and roof areas will decrease chances of premature deterioration of structure behind finish surfaces/wood surfaces and the formation of algae on siding materials and extend the life of the roofing system simply by allowing proper ventilation. Proper ventilation around the perimeter and on the roof of your home will also assist in preventing the development of excessive moisture problems in your home.
  
6.      **Retaining Walls:** Timber - Deterioration of timbers observed and evidence of deterioration/failure (e.g., metal stakes installed to secure timbers in place). Service/maintain and budget to replace. Correcting/maintaining grade behind retaining walls will serve to provide the flow of water away from the walls (as opposed to through the walls) and extend their useful life.
  
7.      **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 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 - 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.
  
8.      **Swale:** Concealed by snow - Swales areas are concealed by snow. Unless they have been maintained/reconfigured they likely require servicing/maintenance to provide proper flow of water away from the foundation/house. Installation of a perforated drainage line surrounded with a filter cloth sleeve surrounded by gravel and another layer of filter cloth below/parallel with the u-ditch/swale and "run to daylight" will serve to dewater the areas in extreme situations and/or should the u-ditch configuration fail to provide proper drainage. Connection of downspouts/extensions to this buried drainage line may also be recommended - then proper sizing of the main drainage line is crucial to provide proper drainage.
  
9.      **Driveway:** Asphalt - Some areas concealed by snow. Deterioration/cracks observed in exposed areas: properly prepare and seal cracks with crack filler then seal to extend useful life. Budget to install topping/replace (appears to have been topped once before and planing may be required prior to retopping).
  
10.      **Fences:** Split rail w/metal fabric/fencing - Broken/damaged/displaced rails and evidence of deterioration (water and/or insect damage) and gate is not operating properly. Service/repair/replace.

## Exterior Surface and Components

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**1 Exterior Surface**

1.  **Type:** Exposed foundation - Properly prepare and seal all openings/penetrations through the exterior surfaces of your home. This will decrease the undesirable entry of water, air and other vermin/insects and the potentially damaging affects associated with these elements.

**2 Exterior Surface**

2.  **Type:** Aluminum Siding - Face nails observed - not the recommended application for correcting detached/loose siding. Monitor and address as needed to prevent water penetration/deterioration. Properly attach/secure loose cables/wiring surface mounted on siding (e.g., cable installed at left/gable end of main house) to prevent damage to connections/detachment due to falling objects.

Properly prepare and seal all openings/penetrations through the exterior surfaces of your home (e.g., at electric service entrance cable and at metal flue pipe). This will decrease the undesirable entry of water, air and other vermin/insects and the potentially damaging affects associated with these elements.

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

Maintain to prevent development of chipped/cracked/peeling paint: Properly prepare (countersink and fill nail heads and wood butt joints) prime and paint to extend life or wrap with metal/vinyl flashing/covering (or budget to replace wood).

4.  **Fascia:** Mostly wrapped with metal/vinyl
5.  **Soffits:** Perforated/Prefinished Metal
6.  **Entry Doors:** Metal - Door threshold is adjustable type and cracked/deteriorated - monitor and adjust to provide proper closure/sealing of door.
7.  **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.
8.  **Windows:** Aluminum-sliding & Double-hung
9.  **Window Screens:** Mesh (fiberglass/vinyl)
10.  **Basement Windows:** Fixed Glass & Aluminum Slider
11.  **Exterior Lighting:** Surface Fixtures
12.  **Exterior Electric Outlets:** 120 volt GFI/GFCI protected - Controlled by GFI/GFCI device in second floor hallway bathroom (and appears to be redundant to GFI/GFCI device in master bathroom).
13.  **Hose Bibs:** Rotary - Front hose bib is missing knob/valve - repair/replace. Rear hose bib is winterized/shut off - confirm proper operation when conditions permit.

Recommend winterizing [prior to arrival of cold/freezing temperatures - remove hose(es) & properly drain] to prevent damage due to cold weather/frozen pipes. Maintain attachment so they are properly supported to house and recommend installation of sealant (e.g., duct seal or sealant) then maintaining seal at these and all other penetrations into house. Recommend installation of air gap device at every hose bibb to prevent cross connection/contamination of potable/drinking water.

14.  **Gas Meter:** Exterior left side of house
15.  **Main Gas Valve:** at gas meter main line out of ground

## Roof

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**Entire Shingled Roof Area Roof Surface**

1.  **Method of Inspection:** Using binoculars from the ground
2.  **Unable to Inspect:** 25% - Covered with snow.
3.  **Material:** 3-tabbed shingle - Replace missing shingles (e.g., at front right corner of right/south second floor dormer).

Main house/area roofing is a "roof over" installation. This means when installed, the old roofing shingles were not removed (referred to as a "tear off") but left in place and the new layer of shingles were installed on top/over the old shingle layer. This results in two

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<b>Roof (continued)</b>
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**Material: (continued)**

main factors you should be aware of: 1. When the roof is next replaced, it will require both layers be removed prior to replacement/reinstallation of new roofing. 2. Due to double layer, the life of the existing roofing will be shortened - instead of 18-22 year life expectancy it can be reduced to 12-15 years or less. Improving ventilation (e.g., installation/proper operation of a thermostatically controlled attic fan) can increase the life of the roof and reduce utility/cooling costs in the summer/cooling time frame.

4. **Type:** Mansard & Gable
5. **Approx Age:** 12 years (main roof) & 5 years (second floor addition roof)
6.  **Flashing:** Prefinished Aluminum - Reattach/resecure loose flashing/wrap where loose/detached (e.g., at rear second floor window).
7.  **Valleys:** Closed cut shingles - Valleys mostly covered with snow. When conditions permit inspect to determine if they are acceptable.

**Left/North end Chimney**

8.  **Chimney:** Framed with siding
9.  **Flue/Flue Cap:** Metal - Monitor and paint/replace metal cap as needed to prevent water penetration.
10.  **Chimney Flashing:** Aluminum
11.  **Plumbing Vents:** PVC - Penetrations through roof concealed by snow. Monitor/seal at vent pipe penetration through roof/vent pipe boot/flashing when neoprene ("caulkless") seal deteriorates/cracks.
12.  **Electrical Mast:** N/A (Underground Electric Service)
13.  **Gutters:** Aluminum - Loose spikes/nails - reset and monitor (maintain free of debris) to provide proper operation. Full of ice at time of inspection - confirm proper operation after spikes are reset and when conditions permit.
14.  **Downspouts:** Aluminum - Maintain downspouts and monitor attachment to confirm they are properly secured to house (especially after being filled solid with ice as was the condition at the time of inspection).
15.  **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 (confirm location/grade at ends so they are "self-cleaning" and monitor to correct/confirm proper water drainage) so water is directed properly away from foundation.

**Left/South end Chimney**

16.  **Chimney:** Exposed stainless steel
17.  **Flue/Flue Cap:** Metal
18.  **Chimney Flashing:** open - At penetration through siding there are several voids that should be sealed/properly flashed (consult qualified chimney contractor/sweep).

<b>Garage/Carport</b>
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A N P N I M D

**Front of house Garage**

1. **Type of Structure:** Built-In **Car Spaces:** 1
2.  **Garage Doors:** Wood & Pressboard panels - Deteriorated wood/pressboard panels - recommend repair/replacement.
3.  **Door Operation:** Automatic - Door reverses due to drag on tracks. Door replacement would correct.
4.  **Door Opener:** Genie - Recommend installation of safety cables on garage door springs. Regularly monitor/inspect door to confirm door reverses on 1 inch object (confirmed at time of inspection). Correct/repair/replace if door does not reverse on 1 inch object. Door should be maintained/adjusted so it has 9 pounds maximum downward force. Electric eye should be installed/maintained 6 inches maximum off of floor & regular inspection/confirmation of proper operation should be verified.
5.  **Service Doors:** Metal - Note: Threshold is adjustable type and should be adjusted/maintained to prevent premature deterioration of weatherstripping on bottom of door or entry of unconditioned air from garage.
6.  **Walls:** Drywall & Exposed Structure

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### Garage/Carport (continued)

7.      **Ceiling:** Unfinished Drywall
8.      **Floor/Foundation:** Concrete - Mostly concealed by storage items - thoroughly inspect when conditions permit.
9.      **Electrical:** 120 VAC - Strongly recommend installation of GFI/GFCI protected outlets in all wet/counter areas.

### Electrical

A N P N I M D

1. **Service Size Amps:** 200 AMPS **Volts:** 120-240 VAC
2.      **Service:** Aluminum
3.      **110 VAC Branch Circuits:** Copper
4.      **220 VAC Branch Circuits:** Copper
5.      **Conductor Type:** Non-Metallic Sheathed Cable
6.      **GFCI:** In Panel - Note: GFI protection provided by outlet device(s) (as documented in report) - not as GFI circuit breaker(s) in panel.

Recommend upgrading for GFI/GFCI protection at all wet (bathroom/kitchen/garage/exterior)/counter locations.

7.      **Ground:** Aluminum ground to plumbing and copper wire probably to structure (connection concealed).
8.      **Smoke Detectors:** all levels - Recommend installation as recommended/according to current requirements of local authorities/regulations (minimum 1 per living level - strongly recommend upgrading to hardwired system with detector on each level and in each bedroom according to current building standards). Regularly inspect/service/replace batteries (backup) for proper operation.

#### Basement- rear wall Electric Panel

9.      **Manufacturer:** Cutler-Hammer - Note: The following inspections were documented on inspection stickers located on the interior cover of the main electric panel:

Final Electric Inspection: 5/21/79  
Plumbing: WSSC finalized 5/21/79

10. **Max Capacity:** 200 Amps
11.      **Main Breaker Size:** none present- split-buss panel
12.      **Breakers:** Single & Double Pole
13. **Is the panel bonded?**  Yes  No

### Air Conditioning

A N P N I M D

#### Rear of house AC System

1.      **A/C System Operation:** Not operated due to weather - Conditions during inspection or time frame 24 hours prior to inspection were below 60 degrees Fahrenheit. Temperatures above 60 degrees Fahrenheit are required for legitimate testing of air conditioning system. Recommend servicing and confirming proper operation when conditions permit (i.e., at spring service call/maintenance). Service calls (contract) recommended at change of season (i.e., heating to cooling) to maintain unit working at highest efficiency to reduce utility costs and extend life of unit.
2.      **Condensate Removal:** Plastic tubing to float switch pump - Conditions at time of inspection did not allow verification of operation (not in operation to produce condensate flow) - confirm proper operation when conditions permit (i.e., at each spring maintenance/service call and when checking/changing filter - MONTHLY). Evidence that condensate pan overflowed in the past - monitor to confirm corrected/proper flow of condensation. Discuss with seller to determine or investigate further to determine where float switch pump line drains to for future use/information.
3.      **Exterior Unit:** General Electric - Not operated in Air Conditioning mode. System uses same components in first stage of heat pump operation but in reverse. Recommend having qualified HVAC Technician inspect and perform maintenance at change of seasons (heating mode to

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### Air Conditioning (continued)

**Exterior Unit: (continued)**

cooling) to ensure unit is working at its highest efficiency. This will assist in decreasing utility costs and extending the useful life of the Air Conditioning System and its components.

4. **Model Number:** not legible                      **Serial Number:** not legible  
 5. **Area Served:** 1st. floor and basement      **Approximate Age:** 25 years (1979)  
 6. **Fuel Type:** Electric                              **Temperature Differential:** NI due to weather  
 7. **Type:** Forced Air Heat Pump                  **Capacity:** not legible  
 8.      **Visible Coil:** Aluminum  
 9.      **Refrigerant Lines:** Copper liquid & Insulated copper suction lines  
 10.     **Electrical Disconnect:** Unfused knife switch - Recommend installing deterrent for entry by small children (e.g., lock on cover).

**Rear of house AC System**

11.      **A/C System Operation:** Not operated due to weather - Conditions during inspection or time frame 24 hours prior to inspection were below 60 degrees Fahrenheit. Temperatures above 60 degrees Fahrenheit are required for legitimate testing of air conditioning system. Recommend servicing and confirming proper operation when conditions permit (i.e., at spring service call/maintenance). Service calls (contract) recommended at change of season (i.e., heating to cooling) to maintain unit working at highest efficiency to reduce utility costs and extend life of unit.
12.      **Condensate Removal:** PVC - Conditions at time of inspection did not allow verification of operation - confirm proper operation when conditions permit (i.e., at each spring maintenance/service call).
13.      **Exterior Unit:** Carrier - Not operated due to weather - no visible problems observed, except as noted.
14. **Model Number:** 38TRA030330                      **Serial Number:** 4503E02250  
 15. **Area Served:** 2nd. floor only                      **Approximate Age:** New (2004)  
 16. **Fuel Type:** Electric                              **Temperature Differential:** NI due to weather  
 17. **Type:** Forced Air Split System                  **Capacity:** 2 1/2 Tons  
 18.      **Visible Coil:** Copper core with aluminum fins - Recommend leveling up unit to improve efficiency and extend useful life. Recommend leveling up unit to improve efficiency and extend useful 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.
19.      **Refrigerant Lines:** Copper liquid & Insulated copper suction lines - Correct voids/joints/tears in suction line insulation to improve efficiency/extend life of unit and prevent condensation/damage (evidence of previous occurrence noted at time of inspection).
20.      **Electrical Disconnect:** Unfused knife switch
21.      **Exposed Ductwork:** Metal - Foil tape recommended at all taps/joints/connections to improve efficiency. Remember to adjust dampers as desired at change of seasons for desired flow of conditioned air.
22.      **Blower Fan/Filters:** Direct drive/reuseable - Recommend installation of cover at filter compartment to improve efficiency/operation.
- Check/ service monthly. Recommend monitoring reusable filter to confirm it is properly removing dust/debris from air. If not satisfied recommend installation of pleated electrostatic filter so filter removes as much from the air as possible. Monthly inspection/replacement is then even more important since filter will remove more from the air & thus need to be replaced more often for proper air flow & thus conditioned air distribution/delivery to house.
23.      **Thermostats:** Individual - Not operated in A/C mode due to weather conditions - confirm proper operation when conditions permit (i.e., when service call/maintenance is performed in spring). Recommend installation of programmable/setback thermostat for improved efficiency & to extend life of units.

## Heating System

A NPNI M D

**Basement Heating System**

1.      **Heating System Operation:** Operational at time of inspection - Recommend contract/servicing at change of season (i.e., cooling to heating) to maintain operating at highest efficiency to decrease utility costs and to extend life of system. Due to age of system, this is especially important - or budget to replace sooner.

Heat Pump Unit is heating properly in both first and second stages. Heat temperatures provided in first stage were 94 degrees Fahrenheit and in second stage 142 degrees Fahrenheit. As discussed, the first stage of heat pump operation should provide heat temperatures between 89 and 102 degrees Fahrenheit (minimum). When thermostat temperature setting is elevated or raised/increased 5 to 10 degrees or more on the thermostat then the second stage heating (i.e., electric heating coils) should go into operation providing heated air temperatures of 125 to 150 degrees Fahrenheit (or more), depending on the outside air temperature. When the second (less efficient) stage is placed in operation the thermostat's auxiliary light comes on. The emergency heat should be used when the first and second stage heating are not operating properly (i.e., sufficient heat is not being provided).

2. **Manufacturer:** General Electric  
 3. **Model Number:** BWE936G100D0      **Serial Number:** 393161817 282050706  
 4. **Type:** Forced air heat pump      **Capacity:** Not Indicated/Marked on Unit  
 5. **Area Served:** 1st. floor and basement      **Approximate Age:** 25 years (1976)  
 6. **Fuel Type:** Electric  
 7.      **Blower Fan/Filter:** Direct drive/reuseable - Recommend installation of cover at filter compartment to improve efficiency/operation.

Check/ service monthly! Recommend monitoring reusable filter to confirm it is properly removing dust/debris from air. If not satisfied recommend installation of pleated electrostatic filter so filter removes as much from the air as possible. Monthly inspection/replacement is then even more important since filter will remove more from the air & thus need to be replaced more often for proper air flow & thus conditioned air distribution/delivery to house.

8.      **Distribution:** Metal duct - Foil tape recommended at all taps/joints/connections to improve efficiency. Remember to adjust dampers as desired at change of seasons for desired flow of conditioned air.  
 9.      **Humidifier:** Aprilaire - Recommend properly setting humidistat to prevent oversaturation/high humidity or confirming that water flow does indeed "prevents legionnaire bacteria from forming".

**Attic Heating System**

10.      **Heating System Operation:** Operational at time of inspection - Recommend contract/servicing at change of season (i.e., cooling to heating) to maintain operating at highest efficiency to decrease utility costs and to extend life of system.
11. **Manufacturer:** Carrier  
 12. **Model Number:** 58DLA090-14      **Serial Number:** 3902A4115  
 13. **Type:** Forced air      **Capacity:** 80,000 BTU/Hr (input)  
 14. **Area Served:** 2nd. floor only      **Approximate Age:** 28 years (1976)  
 15. **Fuel Type:** Natural gas  
 16.      **Heat Exchanger:** 4 Burner - Excessive rust observed. 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.  
 17.      **Blower Fan/Filter:** Direct drive/disposable - Check/change filter monthly. Recommend installation of pleated electrostatic filter in lieu of fiberglass filter so filter removes as much from the air as possible. Monthly inspection/replacement is then even more

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## Heating System (continued)

### Blower Fan/Filter: (continued)

important since filter will remove more from the air & thus need to be replaced more often for proper air flow & thus conditioned air distribution/delivery to house.

18.  **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).
19.  **Flue Pipe:** Metal pipe - Holes/voids in pipe that allow carbon monoxide into house-repair/replace.
20.  **Thermostats:** Individual - Recommend installation of programmable/setback thermostat for improved efficiency & to extend life of unit

## Plumbing

A N P N I M D

1.  **Service Line:** Copper - Concealed/not accessible (connection of main distribution line to main) through small opening in drywall.
2.  **Main Water Shutoff:** Basement- front wall
3.  **Water Lines:** Copper
4.  **Drain Pipes:** ABS & PVC
5.  **Service Caps:** PVC
6.  **Vent Pipes:** ABS & PVC
- Basement Utility Water Heater**
7.  **Water Heater Operation:** Operational at time of inspection
8. **Manufacturer:** US Water Heater Company
9. **Model Number:** M-I-RE50S5DS-12      **Serial Number:** HA9281318
10. **Type:** Electric      **Capacity:** 50 Gal.
11. **Approximate Age:** 12 years (1992)      **Area Served:** Whole House
12.  **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.

## Structure

A N P N I M D

1.  **Structure Type:** Single Family
2.  **Foundation:** Concrete
3.  **Differential Movement:** Typical Cracks - Typical settlement cracks observed with minimal vertical displacement. Monitor and address/consult qualified structural engineer if drastic change is noted.
4.  **Beams:** Steel I-Beam
5.  **Bearing Walls:** Concrete/frame
6.  **Joists/Trusses:** 2x8
7.  **Piers/Posts:** Concrete & Steel
8.  **Floor/Slab:** Concrete
9.  **Stairs/Handrails:** Wood & Concrete/wood & metal - Loose and/or missing handrails - properly secure and/or install (recommended at locations where 3 or more risers/steps are present for entire length of stairway(s) - e.g., loose at front steps and loose/not installed for entire length of stairway at basement stairway) to prevent fall hazards.
10.  **Subfloor:** Plywood

### Basement

A N P N I M D

**Below Main Area (First Floor) of House Basement**

1.  **Unable to Inspect:** 40% - Some areas of basement concealed. Conduct thorough inspection after removal of furnishings/storage items.
2.  **Ceiling:** Drywall
3.  **Walls:** Drywall
4.  **Floors:** Carpet
5.  **Doors:** Flush hollow core - Some louvered doors also present and require servicing/repairs for proper operation (e.g., at water heater/utility areas).
6.  **Windows:** Aluminum Double-hung
7.  **Electrical:** 120 VAC
8.  **HVAC Source:** Heating & Cooling System Register(s) - Install additional taps/conditioned air supply to main area of basement as desired (none provided to main finished area of basement at time of inspection).
9.  **Ventilation:** Window(s)
10.  **Insulation:** Fiberglass Batts - Insulation displaced/missing in some exposed areas of basement/garage - reinstall/upgrade for improved efficiency/to reduce heating costs.
11.  **Vapor Barrier:** Kraft Paper
12.  **Moisture Location:** some baseboards - Evidence of previous water saturation at some baseboards (not active at time of inspection). Correct gutters/downspouts/splash blocks/extensions/grade &/or swales to prevent future development.
13.  **Bsmt Stairs/Railings:** Wood stairs/wood hand rails - Continuous handrails (from top to bottom of stairs) is recommended. Maintain/properly secure handrails at stairways for proper support/operation.

### Fireplace/Wood Stove

A N P N I M D

**Family Room Fireplace**

1.  **Fireplace Construction:** Prefabricated
2.  **Type:** Wood burner
3.  **Smoke Chamber:** Metal - Recommend having qualified contractor clean/service to prevent chimney fire.
4.  **Flue:** Metal - Recommend having qualified contractor clean/service annually, depending on usage, to prevent chimney fire.
5.  **Damper:** Metal - Requires servicing/adjustment to improve ease of operation (as discussed).

**Living Room Fireplace**

6.  **Freestanding Stove:** Wood burning
7.  **Flue:** Stainless Steel - Have serviced/cleaned to remove nesting materials and soot/creosote to remove fire hazard. Monitor to ensure flue is sealed properly to prevent escape of combustion air (installation of carbon monoxide detector is recommended).
8.  **Hearth:** Slightly Raised Stone

### Laundry Room/Area

A N P N I M D

**Basement Laundry Room/Area**

1.  **Ceiling:** Exposed Structure
2.  **Walls:** Exposed Structure
3.  **Floors:** Concrete - Some deterioration in concrete - service/repair as needed to remove tripping hazards.
4.  **Doors:** Flush hollow core
5.  **Electrical:** 120 VAC
6.  **HVAC Source:** Heating & Cooling System Register(s)
7.  **Laundry Tub:** PVC

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### Laundry Room/Area (continued)

8.      **Laundry Tub Drain:** Brass & ABS
9.      **Washer Hose Bib:** Gate Valve - Recommend installation of stainless steel like reinforced lines to prevent future water damage due to leakage from reinforced rubber hose lines.
10.      **Washer and Dryer Electrical:** 120-240 VAC
11.      **Dryer Vent:** Flex (Plastic) - Clean exhaust line immediately and then regularly to prevent fire hazard & to improve drying efficiency. Plastic/foil faced paper exhaust lines are not recommended by most clothes dryer manufacturers - recommend replacement with metal flex duct for improved efficiency/operation.
12.      **Washer Drain:** Laundry Tub - Recommend installation of lint trap on end of clothes washer drainage line to prevent laundry tub drain stoppage.

### Bathroom

A NPNI M D

#### Basement Bathroom

1.      **Ceiling:** Drywall
2.      **Walls:** Drywall
3.      **Floor:** Sheet Goods
4.      **Doors:** Flush hollow core
5.      **Windows:** Aluminum slider
6.      **Electrical:** 120 VAC - Strongly recommend installation of GFI/GFCI protected outlets in all wet/counter areas.
7.      **Counter/Cabinet:** Cultured marble/Wood - Properly install/secure countertop.
8.      **Sink/Basin:** One piece sink/counter top
9.      **Faucets/Traps:** Metal/Brass - Stopper mechanism missing/not working properly.
10.      **Tub/Surround:** Fiberglass tub/fiberglass
11.      **Toilets:** Vitreous China
12.      **HVAC Source:** No direct vent
13.      **Ventilation:** Window

#### 1st floor powder Bathroom

14.      **Ceiling:** Drywall
15.      **Walls:** Drywall
16.      **Floor:** Floor Tiles
17.      **Doors:** Flush hollow core
18.      **Windows:** Aluminum Double-hung
19.      **Electrical:** 120 VAC & GFCI protected - GFI/GFCI device is redundant and outlet is actually protected by GFI/GFCI device in second floor hallway as currently wired.
20.      **Counter/Cabinet:** Cultured marble/Wood - Properly install/secure sink/countertop to prevent damage to plumbing lines.
21.      **Sink/Basin:** One piece sink/counter top
22.      **Faucets/Traps:** Metal/PVC
23.      **Toilets:** Vitreous China
24.      **HVAC Source:** Heating & Cooling System Register(s)
25.      **Ventilation:** Window

### Bathroom

A NPNI M D

#### 2nd floor hall Bathroom

1.      **Ceiling:** Drywall
2.      **Walls:** Drywall
3.      **Floor:** Floor Tiles
4.      **Doors:** Flush hollow core

Client: Mr. &amp; Mrs. Client

1Elite Sample Inspection Report

<b>Bathroom (continued)</b>
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5.  **Electrical:** 120 VAC & GFI/GFCI device - This GFI/GFCI device provides protection for exterior and 1st floor powder room. Master bathroom GFI/GFCI outlet device provides protection for electric outlet in this bathroom.
6.  **Counter/Cabinet:** Cultured marble/Composite cabinet
7.  **Sink/Basin:** One piece sink/counter top
8.  **Faucets/Traps:** Metal/PVC
9.  **Tub/Surround:** Coated Steel/Ceramic Tile - Chipped tub finish - service/repair to prevent further deterioration.
10.  **Toilets:** Vitreous China
11.  **HVAC Source:** Heating & Cooling System Register(s)
12.  **Ventilation:** Electric ventilation fan - Service (clean/vacuum & lubricate) fan to improve operation.

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**Master Bathroom**

13.  **Ceiling:** Drywall
14.  **Walls:** Drywall
15.  **Floor:** Floor Tiles
16.  **Doors:** Flush hollow core
17.  **Electrical:** 120 VAC & GFCI device
18.  **Counter/Cabinet:** Cultured marble/Composite cabinet
19.  **Sink/Basin:** One piece sink/counter top
20.  **Faucets/Traps:** Metal/PVC
21.  **Shower/Surround:** Fiberglass pan/fiberglass
22.  **Toilets:** Vitreous China
23.  **HVAC Source:** Heating & Cooling System Register(s)
24.  **Ventilation:** Electric ventilation fan

<b>Kitchen</b>
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A N P N I M D

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**1st Floor Kitchen**

1.  **Cooking Appliances:** Kenmore/Sears
2.  **Ventilator:** Chef-Aire
3.  **Disposal:** In-Sink-Erator
4.  **Dishwasher:** Estate - Leakage at front of dishwasher - service/correct.
5. **Air Gap Present?**  Yes  No
6.  **Refrigerator:** KitchenAid
7.  **Microwave:** Toshiba
8.  **Sink:** Stainless steel
9.  **Electrical:** 120 VAC - Strongly recommend installation of GFI/GFCI protected outlets in all wet/counter areas.
10.  **Plumbing/Fixtures:** Metal/PVC
11.  **Counter Tops:** Laminate
12.  **Cabinets:** Wood
13.  **Ceiling:** Drywall
14.  **Walls:** Drywall
15.  **Floor:** Floor Tiles
16.  **Doors:** Flush hollow core & Bifold
17.  **Windows:** Aluminum slider
18.  **HVAC Source:** Heating & Cooling System Register(s)

Client: Mr. &amp; Mrs. Client

1Elite Sample Inspection Report

## Living Space

A NPNI M D

**Living Room & Foyer Living Space**

1.      **Closet:** Single
2.      **Ceiling:** Drywall
3.      **Walls:** Drywall
4.      **Floor:** Carpet & Floor Tile
5.      **Doors:** Bifold
6.      **Windows:** Aluminum Double-hung
7.      **Electrical:** 120 VAC
8.      **HVAC Source:** Heating & Cooling System Register(s)

**Dining Room Living Space**

9.      **Ceiling:** Drywall
10.      **Walls:** Drywall
11.      **Floor:** Carpet
12.      **Windows:** Aluminum Slider
13.      **Electrical:** 120 VAC
14.      **HVAC Source:** Heating & Cooling System Register(s)

## Living Space

A NPNI M D

**Family Room Living Space**

1.      **Ceiling:** Drywall
2.      **Walls:** Drywall
3.      **Floor:** Carpet
4.      **Windows:** Aluminum Double-hung
5.      **Electrical:** 120 VAC
6.      **HVAC Source:** Heating & Cooling System Register(s)

## Bedroom

A NPNI M D

**Master Bedroom**

1.      **Closet:** Single
2.      **Ceiling:** Drywall
3.      **Walls:** Drywall
4.      **Floor:** Carpet
5.      **Doors:** Flush hollow core & Bifold
6.      **Windows:** Aluminum Double-hung
7.      **Electrical:** 120 VAC
8.      **HVAC Source:** Heating & Cooling System Register(s)

**Front/Left Bedroom**

9.      **Closet:** Single
10.      **Ceiling:** Drywall
11.      **Walls:** Drywall
12.      **Floor:** Carpet
13.      **Doors:** Flush hollow core & Bifold
14.      **Windows:** Aluminum Double-hung
15.      **Electrical:** 120 VAC
16.      **HVAC Source:** Heating & Cooling System Register(s)

Client: Mr. &amp; Mrs. Client

Elite Sample Inspection Report

<b>Bedroom</b>
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A N P N I M D

**Left/Rear Bedroom**

1.      **Closet:** Single
2.      **Ceiling:** Drywall
3.      **Walls:** Drywall
4.      **Floor:** Carpet
5.      **Doors:** Flush hollow core & Bifold
6.      **Windows:** Aluminum Slider
7.      **Electrical:** 120 VAC - Loose outlet on left/north wall - properly resecure.
8.      **HVAC Source:** Heating & Cooling System Register(s)

**Right/rear Bedroom**

9.      **Closet:** Single
10.      **Ceiling:** Drywall
11.      **Walls:** Drywall
12.      **Floor:** Carpet
13.      **Doors:** Flush hollow core & Bifold
14.      **Windows:** Aluminum Slider
15.      **Electrical:** 120 VAC - Loose electric outlet device - tighten/secure.
16.      **HVAC Source:** Heating & Cooling System Register(s)

<b>Attic</b>
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A N P N I M D

**Above Main House & Family Room Area Attic**

1.      **Method of Inspection:** In Attic & From Access
2.      **Unable to Inspect:** 45% - Due to roof line/access in main house attic and due to storage items in family room attic space.
3.      **Roof Framing:** 2x4 Trusses - NOTE: do not walk on pressboard in main attic area - it will not bear the weight and will fail.
4.      **Sheathing:** Plywood
5.      **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.
6.      **Insulation:** Blown cellulose
7.      **Insulation Depth:** 0 to 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.
8.      **Wiring/Lighting:** 120 VAC & light
9.      **Moisture Penetration:** None observed
10.      **Bathroom Fan Venting:** Metal to roof vent

<b>Final Comments</b>
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1- Recorded on the following summary page(s) is a list of marginal items - to encourage the customer to address/maintain the items and thereby prevent more costly repairs later. The defective list follows - listing the defective items or the suggested corrective action required for all major safety, electrical, plumbing, HVAC and structural items observed during your inspection. You are urged to have a qualified specialist make further inspections or evaluations on the items in question, and to determine the exact repair/replacement cost. It is not the inspectors responsibility to determine who corrects the items listed. Please rely on your agent to assist you in that regard. It is highly recommended that the customer thoroughly review the entire report to ensure no other items should be included in your addendum to the seller; also, that all items be remedied prior to settlement. Please do not hesitate contacting us with any questions that may arise.

The "cure" and "cost of cure", if indicated by/discussed with the inspector, are suggestions and should not be used in place of expert opinion and/or an actual estimate to perform the "cure". There is more than one way to "correct" a marginal or defective item. Costs and worker availability can vary

Client: Mr. &amp; Mrs. Client

1Elite Sample Inspection Report

**Final Comments (continued)**

widely depending upon the corrective action on which you decide.

Please review and address all items/systems marked "NI/not inspected" at the earliest possible opportunity, preferably prior to settlement. If inspection is prevented due to uncontrollable circumstances (e.g., weather) then it is recommended you document in writing an acceptable resolution.

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 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 documented in the inspection report for future use/information.

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](http://www.polybutylene.com) or [www.plumbing911.com](http://www.plumbing911.com) for further information.

7- Please do not hesitate contacting us with any questions regarding your inspection report or that may arise after you move.

**Not Inspected Summary****Lots and Grounds**

**Swale:** Concealed by snow - Swales areas are concealed by snow. Unless they have been maintained/reconfigured they likely require servicing/maintenance to provide proper flow of water away from the foundation/house. Installation of a perforated drainage line surrounded with a filter cloth sleeve surrounded by gravel and another layer of filter cloth below/parallel with the u-ditch/swale and "run to daylight" will serve to dewater the areas in extreme situations and/or should the u-ditch configuration fail to provide proper drainage. Connection of downspouts/extensions to this buried drainage line may also be recommended - then proper sizing of the main drainage line is crucial to provide proper drainage.

**Roof**

**Entire Shingled Roof Area - Roof Surface - Unable to Inspect:** 25% - Covered with snow.

**Valleys:** Closed cut shingles - Valleys mostly covered with snow. When conditions permit inspect to determine if they are acceptable.

**Air Conditioning**

**Rear of house - AC System - A/C System Operation:** Not operated due to weather - Conditions during inspection or time frame 24 hours prior to inspection were below 60 degrees Fahrenheit. Temperatures above 60 degrees Fahrenheit are required for legitimate testing of air conditioning system. Recommend servicing and confirming proper operation when conditions permit (i.e., at spring service call/maintenance). Service calls (contract) recommended at change of season (i.e., heating to cooling) to maintain unit working at highest efficiency to reduce utility costs and extend life of unit.

**Rear of house - AC System - Condensate Removal:** Plastic tubing to float switch pump - Conditions at time of inspection did not allow verification of operation (not in operation to produce condensate flow) - confirm proper operation when conditions permit (i.e., at each spring maintenance/service call and when checking/changing filter - MONTHLY). Evidence that condensate pan overflowed in the past - monitor to confirm corrected/proper flow of condensation. Discuss with seller to determine or investigate further to determine where float switch pump line drains to for future use/information.

**Rear of house - AC System - Exterior Unit:** General Electric - Not operated in Air Conditioning mode. System uses same components in first stage of heat pump operation but in reverse. Recommend having qualified HVAC Technician inspect and perform maintenance at change of seasons (heating mode to cooling) to ensure unit is working at its highest efficiency. This will assist in decreasing utility costs and extending the useful life of the Air Conditioning System and its components.

**Rear of house - AC System - A/C System Operation:** Not operated due to weather - Conditions during inspection or time frame 24 hours prior to inspection were below 60 degrees Fahrenheit. Temperatures above 60 degrees Fahrenheit are required for legitimate testing of air conditioning system. Recommend servicing and confirming proper operation when conditions permit (i.e., at spring service call/maintenance). Service calls (contract) recommended at change of season (i.e., heating to cooling) to maintain unit working at highest efficiency to reduce utility costs and extend life of unit.

**Rear of house - AC System - Condensate Removal:** PVC - Conditions at time of inspection did not allow verification of operation - confirm proper operation when conditions permit (i.e., at each spring maintenance/service call).

**Rear of house - AC System - Exterior Unit:** Carrier - Not operated due to weather - no visible problems observed, except as noted.

**Thermostats:** Individual - Not operated in A/C mode due to weather conditions - confirm proper operation when conditions permit (i.e., when service call/maintenance is performed in spring). Recommend installation of programmable/setback thermostat for improved efficiency & to extend life of units.

**Not Inspected (continued)****Basement**

**Below Main Area (First Floor) of House - Basement - Unable to Inspect:** 40% - Some areas of basement concealed.  
Conduct thorough inspection after removal of furnishings/storage items.

**Attic**

**Above Main House & Family Room Area - Attic - Unable to Inspect:** 45% - Due to roof line/access in main house attic and due to storage items in family room attic space.

## Marginal Summary

### Lots and Grounds

**Patio:** Brick - At front of house (mostly concealed by snow): Appears to be sloped towards house - recommend addressing so water flows/is directed properly away from foundation/house.

**Deck:** Wood - Mostly concealed by snow. Recommend installation of "graspable" handrails at steps off of deck to prevent fall hazards/personal injury. Deck built on grade, unable to inspect the underside. Properly prepare/clean (pressure wash) and reseal (using penetrating sealer) annually to decrease deterioration/extend useful life.

**Vegetation:** Trees/bushes/vines - Cut back plant life (trees/bushes/vines) to provide a minimum of 12-18 inch clearance to house exterior for proper ventilation. Cut back trees/branches (5-10 feet recommended) to prevent damage to house exterior/gutters/roof. Cutting back trees/shrubs/vines from exterior surface and roof areas will decrease chances of premature deterioration of structure behind finish surfaces/wood surfaces and the formation of algae on siding materials and extend the life of the roofing system simply by allowing proper ventilation. Proper ventilation around the perimeter and on the roof of your home will also assist in preventing the development of excessive moisture problems in your home.

**Driveway:** Asphalt - Some areas concealed by snow. Deterioration/cracks observed in exposed areas: properly prepare and seal cracks with crack filler then seal to extend useful life. Budget to install topping/replace (appears to have been topped once before and planing may be required prior to retopping).

### Exterior Surface and Components

**1 - Exterior Surface - Type:** Exposed foundation - Properly prepare and seal all openings/penetrations through the exterior surfaces of your home. This will decrease the undesirable entry of water, air and other vermin/insects and the potentially damaging affects associated with these elements.

**2 - Exterior Surface - Type:** Aluminum Siding - Face nails observed - not the recommended application for correcting detached/loose siding. Monitor and address as needed to prevent water penetration/deterioration. Properly attach/secure loose cables/wiring surface mounted on siding (e.g., cable installed at left/gable end of main house) to prevent damage to connections/detachment due to falling objects.

Properly prepare and seal all openings/penetrations through the exterior surfaces of your home (e.g., at electric service entrance cable and at metal flue pipe). This will decrease the undesirable entry of water, air and other vermin/insects and the potentially damaging affects associated with these elements.

**Entry Doors:** Metal - Door threshold is adjustable type and cracked/deteriorated - monitor and adjust to provide proper closure/sealing of door.

### Roof

**Left/North end - Chimney - Flue/Flue Cap:** Metal - Monitor and paint/replace metal cap as needed to prevent water penetration.

**Downspouts:** Aluminum - Maintain downspouts and monitor attachment to confirm they are properly secured to house (especially after being filled solid with ice as was the condition at the time of inspection).

**Left/South end - Chimney - Chimney Flashing:** open - At penetration through siding there are several voids that should be sealed/properly flashed (consult qualified chimney contractor/sweep).

### Garage/Carport

**Front of house - Garage - Floor/Foundation:** Concrete - Mostly concealed by storage items - thoroughly inspect when conditions permit.

<b>Marginal (continued)</b>
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**Front of house - Garage - Electrical:** 120 VAC - Strongly recommend installation of GFI/GFCI protected outlets in all wet/counter areas.

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### Electrical

**Smoke Detectors:** all levels - Recommend installation as recommended/according to current requirements of local authorities/regulations (minimum 1 per living level - strongly recommend upgrading to hardwired system with detector on each level and in each bedroom according to current building standards). Regularly inspect/service/replace batteries (backup) for proper operation.

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### Air Conditioning

**Rear of house - AC System - Electrical Disconnect:** Unfused knife switch - Recommend installing deterrent for entry by small children (e.g., lock on cover).

**Rear of house - AC System - Visible Coil:** Copper core with aluminum fins - Recommend leveling up unit to improve efficiency and extend useful life. Recommend leveling up unit to improve efficiency and extend useful 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.

**Exposed Ductwork:** Metal - Foil tape recommended at all taps/joints/connections to improve efficiency. Remember to adjust dampers as desired at change of seasons for desired flow of conditioned air.

**Blower Fan/Filters:** Direct drive/reuseable - Recommend installation of cover at filter compartment to improve efficiency/operation.

Check/ service monthly. Recommend monitoring reusable filter to confirm it is properly removing dust/debris from air. If not satisfied recommend installation of pleated electrostatic filter so filter removes as much from the air as possible. Monthly inspection/replacement is then even more important since filter will remove more from the air & thus need to be replaced more often for proper air flow & thus conditioned air distribution/delivery to house.

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### Heating System

**Basement - Heating System - Blower Fan/Filter:** Direct drive/reuseable - Recommend installation of cover at filter compartment to improve efficiency/operation.

Check/ service monthly! Recommend monitoring reusable filter to confirm it is properly removing dust/debris from air. If not satisfied recommend installation of pleated electrostatic filter so filter removes as much from the air as possible. Monthly inspection/replacement is then even more important since filter will remove more from the air & thus need to be replaced more often for proper air flow & thus conditioned air distribution/delivery to house.

**Basement - Heating System - Distribution:** Metal duct - Foil tape recommended at all taps/joints/connections to improve efficiency. Remember to adjust dampers as desired at change of seasons for desired flow of conditioned air.

**Basement - Heating System - Humidifier:** Aprilaire - Recommend properly setting humidistat to prevent oversaturation/high humidity or confirming that water flow does indeed "prevents legionnaire bacteria from forming".

**Attic - 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).

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### Plumbing

**Service Line:** Copper - Concealed/not accessible (connection of main distribution line to main) through small opening in drywall.

<b>Marginal (continued)</b>
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### Basement

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**Below Main Area (First Floor) of House - Basement - Doors:** Flush hollow core - Some louvered doors also present and require servicing/repairs for proper operation (e.g., at water heater/utility areas).

**Below Main Area (First Floor) of House - Basement - HVAC Source:** Heating & Cooling System Register(s) - Install additional taps/conditioned air supply to main area of basement as desired (none provided to main finished area of basement at time of inspection).

**Below Main Area (First Floor) of House - Basement - Moisture Location:** some baseboards - Evidence of previous water saturation at some baseboards (not active at time of inspection). Correct gutters/downspouts/splash blocks/extensions/grade &/or swales to prevent future development.

### Fireplace/Wood Stove

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**Family Room - Fireplace - Smoke Chamber:** Metal - Recommend having qualified contractor clean/service to prevent chimney fire.

**Family Room - Fireplace - Flue:** Metal - Recommend having qualified contractor clean/service annually, depending on usage, to prevent chimney fire.

**Family Room - Fireplace - Damper:** Metal - Requires servicing/adjustment to improve ease of operation (as discussed).

### Laundry Room/Area

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**Basement - Laundry Room/Area - Floors:** Concrete - Some deterioration in concrete - service/repair as needed to remove tripping hazards.

**Basement - Laundry Room/Area - Washer Hose Bib:** Gate Valve - Recommend installation of stainless steel like reinforced lines to prevent future water damage due to leakage from reinforced rubber hose lines.

**Basement - Laundry Room/Area - Washer Drain:** Laundry Tub - Recommend installation of lint trap on end of clothes washer drainage line to prevent laundry tub drain stoppage.

### Bathroom

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**Basement - Bathroom - Electrical:** 120 VAC - Strongly recommend installation of GFI/GFCI protected outlets in all wet/counter areas.

**1st floor powder - Bathroom - Electrical:** 120 VAC & GFCI protected - GFI/GFCI device is redundant and outlet is actually protected by GFI/GFCI device in second floor hallway as currently wired.

### Bathroom

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**2nd floor hall - Bathroom - Electrical:** 120 VAC & GFI/GFCI device - This GFI/GFCI device provides protection for exterior and 1st floor powder room. Master bathroom GFI/GFCI outlet device provides protection for electric outlet in this bathroom.

**2nd floor hall - Bathroom - Tub/Surround:** Coated Steel/Ceramic Tile - Chipped tub finish - service/repair to prevent further deterioration.

**2nd floor hall - Bathroom - Ventilation:** Electric ventilation fan - Service (clean/vacuum & lubricate) fan to improve operation.

### Kitchen

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**1st Floor - Kitchen - Electrical:** 120 VAC - Strongly recommend installation of GFI/GFCI protected outlets in all wet/counter areas.

### Bedroom

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**Left/Rear - Bedroom - Electrical:** 120 VAC - Loose outlet on left/north wall - properly resecure.

**Right/rear - Bedroom - Electrical:** 120 VAC - Loose electric outlet device - tighten/secure.

### Attic

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**Above Main House & Family Room Area - Attic - Insulation Depth:** 0 to 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.

**Defective Summary****Lots and Grounds**

**Steps/Stoops:** Concrete - Loose handrails (e.g., at front entry stoop) - properly tighten/secure to prevent fall hazards/personal injury.

Maintain/properly prepare & paint metal railing and seal penetration(s) into stoop/steps to prevent ponding of water and resultant premature deterioration of metal and eventual failure/detachment of railing.

**Retaining Walls:** Timber - Deterioration of timbers observed and evidence of deterioration/failure (e.g., metal stakes installed to secure timbers in place). Service/maintain and budget to replace. Correcting/maintaining grade behind retaining walls will serve to provide the flow of water away from the walls (as opposed to through the walls) and extend their useful life.

**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 flows properly away from house (installation of waterproofing/dampproofing membrane on masonry/concrete, if not present already, is recommended). Also maintaining 6-8" minimum "visual window" from grade/dirt to start of siding - 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.

**Fences:** Split rail w/metal fabric/fencing - Broken/damaged/displaced rails and evidence of deterioration (water and/or insect damage) and gate is not operating properly. Service/repair/replace.

**Exterior Surface and Components**

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

Maintain to prevent development of chipped/cracked/peeling paint: Properly prepare (countersink and fill nail heads and wood butt joints) prime and paint to extend life or wrap with metal/vinyl flashing/covering (or budget to replace wood).

**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.

**Hose Bibs:** Rotary - Front hose bib is missing knob/valve - repair/replace. Rear hose bib is winterized/shut off - confirm proper operation when conditions permit.

Recommend winterizing [prior to arrival of cold/freezing temperatures - remove hose(es) & properly drain] to prevent damage due to cold weather/frozen pipes. Maintain attachment so they are properly supported to house and recommend installation of sealant (e.g., duct seal or sealant) then maintaining seal at these and all other penetrations into house. Recommend installation of air gap device at every hose bibb to prevent cross connection/contamination of potable/drinking water.

**Roof**

**Entire Shingled Roof Area - Roof Surface - Material:** 3-tabbed shingle - Replace missing shingles (e.g., at front right corner of right/south second floor dormer).

Main house/area roofing is a "roof over" installation. This means when installed, the old roofing shingles were not removed (referred to as a "tear off") but left in place and the new layer of shingles were installed on top/over the old shingle layer. This results in two main factors you should be aware of: 1. When the roof is next replaced, it will require both layers be removed prior to replacement/reinstallation of new roofing. 2. Due to double layer, the life of the existing roofing will be shortened - instead of 18-22 year life expectancy it can be reduced to 12-15 years

<b>Defective (continued)</b>
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**Entire Shingled Roof Area - Roof Surface - Material: (continued)**

or less. Improving ventilation (e.g., installation/proper operation of a thermostatically controlled attic fan) can increase the life of the roof and reduce utility/cooling costs in the summer/cooling time frame.

**Flashing:** Prefinished Aluminum - Reattach/resecure loose flashing/wrap where loose/detached (e.g., at rear second floor window).

**Gutters:** Aluminum - Loose spikes/nails - reset and monitor (maintain free of debris) to provide proper operation. Full of ice at time of inspection - confirm proper operation after spikes are reset and when conditions permit.

**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 (confirm location/grade at ends so they are "self-cleaning" and monitor to correct/confirm proper water drainage) so water is directed properly away from foundation.

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### Garage/Carport

**Front of house - Garage - Garage Doors:** Wood & Pressboard panels - Deteriorated wood/pressboard panels - recommend repair/replacement.

**Front of house - Garage - Door Operation:** Automatic - Door reverses due to drag on tracks. Door replacement would correct.

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### Air Conditioning

**Rear of house - AC System - Refrigerant Lines:** Copper liquid & Insulated copper suction lines - Correct voids/joints/tears in suction line insulation to improve efficiency/extend life of unit and prevent condensation/damage (evidence of previous occurrence noted at time of inspection).

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### Heating System

**Attic - Heating System - Heat Exchanger:** 4 Burner - Excessive rust observed. 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.

**Attic - Heating System - Blower Fan/Filter:** Direct drive/disposable - Check/change filter monthly. Recommend installation of pleated electrostatic filter in lieu of fiberglass filter so filter removes as much from the air as possible. Monthly inspection/replacement is then even more important since filter will remove more from the air & thus need to be replaced more often for proper air flow & thus conditioned air distribution/delivery to house.

**Attic - Heating System - Flue Pipe:** Metal pipe - Holes/voids in pipe that allow carbon monoxide into house-repair/replace.

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### Plumbing

**Basement Utility - 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.

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### Structure

**Stairs/Handrails:** Wood& Concrete/wood & metal - Loose and/or missing handrails - properly secure and/or install (recommended at locations where 3 or more risers/steps are present for entire length of stairway(s) - e.g., loose at front steps and loose/not installed for entire length of stairway at basement stairway) to prevent fall hazards.

**Defective (continued)****Basement**

**Below Main Area (First Floor) of House - Basement - Bsmt Stairs/Railings:** Wood stairs/wood hand rails - Continuous handrails (from top to bottom of stairs) is recommended. Maintain/properly secure handrails at stairways for proper support/operation.

**Fireplace/Wood Stove**

**Living Room - Fireplace - Flue:** Stainless Steel - Have serviced/cleaned to remove nesting materials and soot/creosote to remove fire hazard. Monitor to ensure flue is sealed properly to prevent escape of combustion air (installation of carbon monoxide detector is recommended).

**Laundry Room/Area**

**Basement - Laundry Room/Area - Dryer Vent:** Flex (Plastic) - Clean exhaust line immediately and then regularly to prevent fire hazard & to improve drying efficiency. Plastic/foil faced paper exhaust lines are not recommended by most clothes dryer manufacturers - recommend replacement with metal flex duct for improved efficiency/operation.

**Bathroom**

**Basement - Bathroom - Counter/Cabinet:** Cultured marble/Wood - Properly install/secure countertop.

**Basement - Bathroom - Faucets/Traps:** Metal/Brass - Stopper mechanism missing/not working properly.

**1st floor powder - Bathroom - Counter/Cabinet:** Cultured marble/Wood - Properly install/secure sink/countertop to prevent damage to plumbing lines.

**Kitchen**

**1st Floor - Kitchen - Dishwasher:** Estate - Leakage at front of dishwasher - service/correct.

**Attic**

**Above Main House & Family Room Area - 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.

