



2.1.1 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

Recommendation

FASCIA/TRIM OR SOFFIT LOOSE OR SEPARATED (TYPICAL WEAR)

ROOF

- 1. Fascia/trim or soffit loose or separated at the time of inspection. Recommend evaluation and repair by a qualified contractor.

Recommendation
Contact a qualified roofing professional.



EXAMPLE ONLY



SUMMARY PDF HOME
INSPECTION REPORT
FOR TRAINING
PURPOSES (DEFECTS
ONLY)



2.1.2 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

 Recommendation

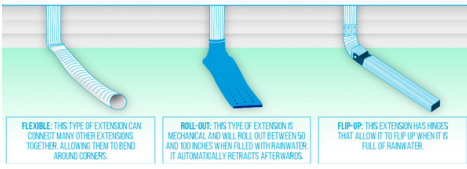
DOWN SPOUTS DRAIN NEAR HOUSE (MINOR DEFECT)

ROOF

Down spouts drain near the home's foundation, this can cause water to seep near or under the home. Down spout extensions should be installed.

Recommendation

Contact a qualified professional.



EXAMPLE ONLY



2.1.3 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

THE ROOF IS NEAR THE END OF ITS SERVICE LIFE/ROOFING EVALUATION

ROOF

 Recommendation

The roof displays discoloration, likely due to moisture, rust, or soot, requiring assessment and repair by a qualified contractor. **The roof is near the end of its service life**, worsened by overhanging trees fostering roof algae. Wear is evident around vents and sidewall flashing. Patched areas around the chimney (flue for boiler) indicate past leaks. While maintenance can extend the roof's life, planning for a full replacement is recommended for long-term structural integrity if financially viable.

Roof cleaning services typically involve several steps to restore the appearance and functionality of a roof, particularly for asphalt shingles:

1. Assessment: The process begins with a thorough assessment of the roof's condition to identify any issues such as discoloration, algae growth, moss, or debris accumulation.
2. Preparation: Before cleaning, the area surrounding the house is often protected to prevent damage to landscaping or siding. Gutters may also be cleared to ensure proper drainage during the cleaning process.
3. Cleaning Solutions: Depending on the type of contaminants present on the roof, various cleaning solutions may be used. For example, for algae and moss, environmentally friendly chemicals or biocides are often applied to kill and loosen the growth.
4. Soft Washing: To avoid damaging the shingles, a soft washing technique is commonly employed, utilizing low-pressure water spray to gently remove dirt, algae, and other debris.
5. Rinsing: After the cleaning solutions have had time to work, the roof is thoroughly rinsed with clean water to remove any remaining residues and ensure a clean surface.
6. Protection and Maintenance: In some cases, a protective coating or sealant may be applied to the shingles to prevent future algae growth or extend the life of the roof. Regular maintenance, including gutter cleaning and periodic inspections, can also help preserve the roof's condition over time.

Asphalt shingles can be restored through this cleaning process by effectively removing algae, moss, and other contaminants that cause discoloration and degradation. This not only improves the appearance of the roof but also helps restore its functionality and longevity.

Roof algae, commonly known as "roof stains," can make the roof look worse by creating unsightly dark streaks or patches. These stains are caused by airborne algae spores that settle on the roof's surface and thrive in moist, shaded areas. As they grow, they produce pigments that can discolor the shingles, giving the roof a dirty and neglected appearance.

Recommendation

Contact a qualified roofing professional.





2.1.4 Coverings, roof drainage systems, flashing, skylights, chimney and other roof penetrations

 Deferred Maintenance

TREE OVER HANG OR DEBRIS IN GUTTER OR ROOF

EXTERIOR

1. Tree overhang observed at the time of inspection recommend to trim trees back. Trees decrease the service life of the roof and can cause damage to the structure.
2. Debris on gutter or roof observed at the time of inspection. Recommend a qualified contractor to evaluate and remedy.

Recommendation
Contact a qualified professional.



3.1.1 Siding, Flashing & Trim, exterior doors, eaves, soffit vents, windows and fascia



Deferred Maintenance

VINES ON EXTERIOR/PRESSURE WASH HOUSE/UNSIGHTLY COMMUNICATIONS WIRING OBSERVED

EXTERIOR

Vines have encroached upon the rear of the house, necessitating their removal. It is advisable to schedule a pressure washing service to restore the exterior surfaces. Additionally, the communication wiring installed around the exterior lacks proper installation, warranting evaluation and repair for optimal functionality and aesthetic appeal.

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim, exterior doors, eaves, soffit vents, windows and fascia



Recommendation

SIDING WARPING/BUCKLING/LOOSE (MINOR DEFECT)

EXTERIOR

Vinyl siding was warping/buckling or loose in one or more areas. This is often as a result of nailing siding boards too tight to the home, preventing expansion/contraction and *typical wear*. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



AGED WINDOWS

FRONT OF HOME

During the inspection, aged windows were noted. Over time, windows may lose their seal, become difficult to open or close, and decrease in efficiency. While several windows in the home have been replaced, this observation specifically concerns the three front windows adjacent to the front porch. It is advised to enlist a qualified contractor to assess and address these issues promptly. For windows with wood exterior framing, it is recommended to have these painted with exterior paint and sealed using exterior sealant in order to extend the service life of the windows.

Additional information for aged or damaged windows:

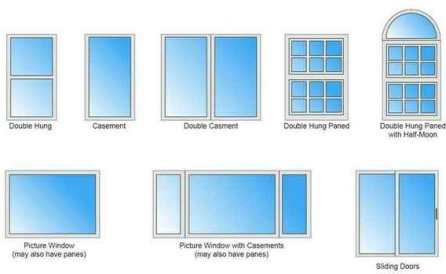
Aged windows can present various issues, including reduced energy efficiency, drafts, poor insulation, and deteriorating aesthetics. Here are some considerations for dealing with aged windows:

1. Assess the condition: Evaluate the overall condition of the windows. Look for signs of decay, rot, damage, or structural issues. Determine if the problems can be addressed through repairs or if replacement is necessary.
2. Repairing aged windows: Minor issues like cracked glass, loose or broken hardware, or worn weatherstripping can often be repaired. Consider replacing damaged or missing components, such as sash cords, hinges, or handles. Repairing and repainting wooden frames can also improve their appearance and durability.
3. Improving energy efficiency: Aging windows are often less energy-efficient than modern ones. Enhance energy efficiency by installing weatherstripping or adding window film to reduce drafts. Consider applying window treatments like heavy curtains or blinds to help insulate the windows.
4. Window restoration: If you have historic windows that you want to preserve, restoration might be a viable option. Consult with experts in historic preservation or window restoration to determine the best approach. They can guide you on repairing or replacing damaged parts while maintaining the original architectural features.
5. Upgrading to new windows: If repairs are extensive or the windows are beyond repair, replacing them with new, energy-efficient windows may be the best long-term solution. Look for windows with high energy-efficiency ratings, such as those with double or triple glazing and low-emissivity coatings. Consider the style, material (e.g., vinyl, wood, aluminum), and maintenance requirements when selecting new windows.
6. Professional assistance: For complex repairs or window replacements, it's advisable to consult with professionals. Window contractors or specialists can assess your specific situation, provide expert advice, and handle the installation process safely and efficiently.
7. Financial considerations: When deciding between repair and replacement, consider the cost-effectiveness of each option. Repairs may be more affordable in the short term, but if the windows are in poor condition or lack energy efficiency, replacement could lead to long-term energy savings and increased home value.

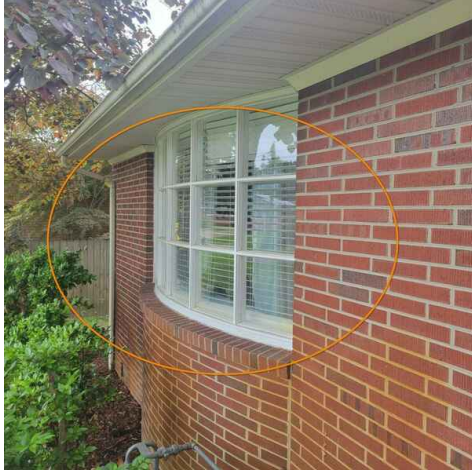
Remember, each situation is unique, and the best approach for dealing with aged windows depends on factors like the window condition, your budget, and your specific needs and preferences. Assessing the situation carefully and seeking professional advice when necessary will help you make informed decisions about repairing or replacing aged windows.

Recommendation

Contact a qualified window repair/installation contractor.



Types of windows



3.1.4 Siding, Flashing & Trim, exterior doors, eaves, soffit vents, windows and fascia
DAMAGED DOOR/DOOR TRIM OR DOOR SILL/LOOSE DOOR HARDWARE

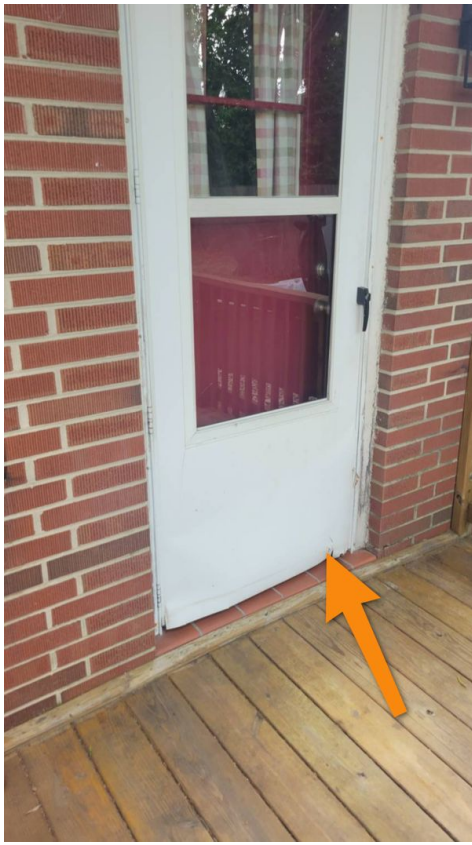
 Recommendation

EXTERIOR DOORS

One or more doors are damaged in one or more areas at the time of inspection. The door hardware is loose in multiple areas. Recommend a qualified contractor to evaluate and repair.

Recommendation

Contact a qualified door repair/installation contractor.



3.1.5 Siding, Flashing & Trim, exterior doors, eaves, soffit vents, windows and fascia **RUSTED LENTIL (WINDOW/DOOR OR GARAGE)**

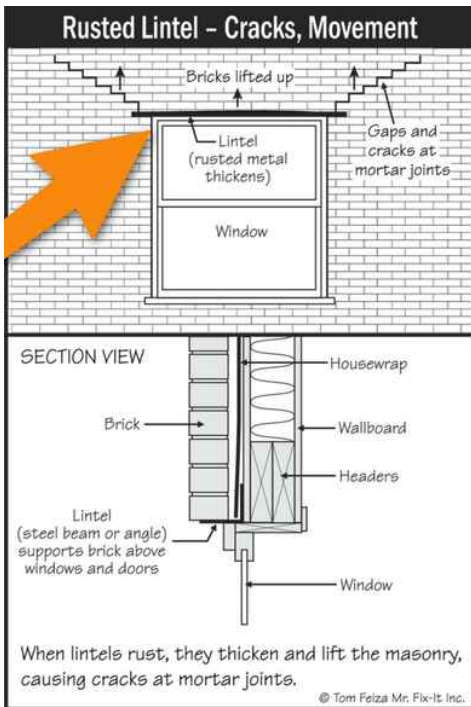
 Recommendation

EXTERIOR

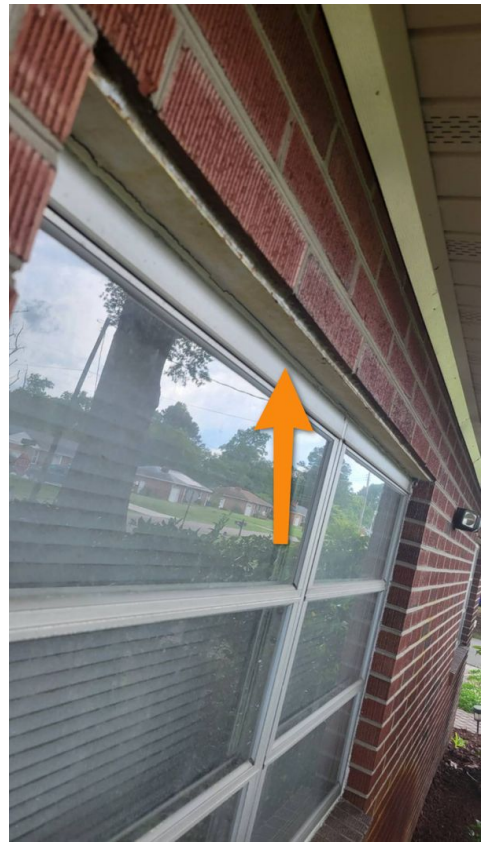
During the inspection, a rusted window/door or garage lintel was observed. Rusted lintels have the potential to expand, exerting pressure on the surrounding structure and leading to step cracks. Typically, these are common issues found in older homes that utilized this type of lintel. To remedy this, the rusted lintel needs to be addressed promptly. This often involves removing the rust, reinforcing or replacing the affected lintel, and repairing any resulting structural damage. It is recommended to monitor any existing cracks and promptly address any signs of expansion or worsening. Additionally, seeking evaluation and repair by a qualified professional is advisable to ensure the structural integrity of the property.

Recommendation

Contact a qualified professional.



X032
Rusted lintel example



3.2.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING (COMMON)

 Recommendation

EXTERIOR

Driveway cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.3.1 Decks, Balconies, Porches & Steps

**DECK WEAR - WATER SEALANT, EXTERIOR PAINT OR STAIN REQUIRED
(INCREASE SERVICE LIFE OF STRUCTURE)**

 Recommendation

EXTERIOR (REAR)

The deck exhibits indications of weathering and/or water damage, necessitating the application of water sealant or weatherproofing. Exterior paint and/or deck sealant containing chemicals like latex are effective in sealing the lumber and guarding against moisture intrusion. Failure to seal the deck may accelerate wear, leading to potentially costly maintenance issues given its size. Furthermore, one or more handrails are loose, and nail heads protrude from various areas of the deck, posing safety hazards that require prompt attention and repair.

Additional information: Why to paint, stain or water seal your deck:

Painting or water sealing a deck provides several benefits:

1. Protection against the elements: Deck surfaces are constantly exposed to the elements, including sunlight, rain, snow, and temperature fluctuations. Painting or water sealing helps protect the wood from moisture absorption, which can lead to rot, decay, and warping. It also shields the wood from UV rays, which can cause fading and damage over time.
2. Enhanced durability: Coating a deck with paint or a water sealant forms a protective barrier that helps prevent wear and tear. It strengthens the wood, reducing the likelihood of splintering or cracking. By protecting the surface, you can extend the lifespan of your deck.
3. Aesthetic appeal: Painting a deck allows you to change its appearance and create a desired look. You can choose from a variety of colors to complement your home's exterior or personal style. Additionally, a fresh coat of paint or sealant can rejuvenate the appearance of an older deck, making it look more attractive and well-maintained.
4. Ease of maintenance: Painted or sealed decks are typically easier to clean and maintain. The coating helps repel dirt, stains, and mildew, making it simpler to keep the deck looking clean and presentable. Regular maintenance tasks such as sweeping, washing, and spot cleaning are generally more straightforward with a painted or sealed surface.
5. Long-term cost savings: While there is an upfront cost associated with painting or sealing a deck, it can save you money in the long run. Properly protected and maintained decks are less prone to damage, reducing the need for costly repairs or premature replacement. Regular maintenance, including reapplying paint or sealant as needed, helps preserve the deck's integrity and minimizes the likelihood of more significant issues.

When deciding between painting or water sealing, consider the specific characteristics of your deck material and personal preferences. Paint provides a solid, opaque finish, while water sealants allow the natural beauty of the wood to show through while providing protection. Additionally, different products have different application and maintenance requirements, so be sure to follow the manufacturer's instructions for the best results.

Recommendation

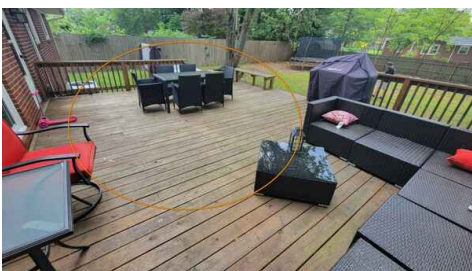
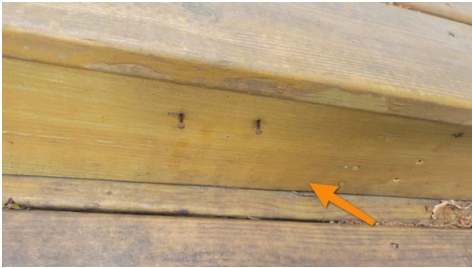
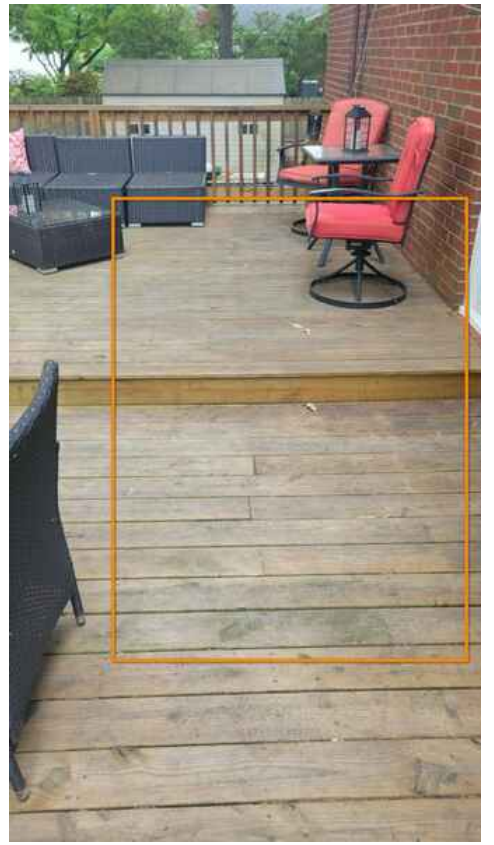
Contact a qualified deck contractor.



EXAMPLE ONLY: STAINED DECK



EXAMPLE ONLY: READY SEAL



3.3.2 Decks, Balconies, Porches & Steps **MISSING HAND RAIL ON REAR DECK**

 Recommendation

EXTERIOR REAR

1. Missing handrail observed at the time of inspection. Recommend a qualified contractor to evaluate and repair.

Recommendation
Contact a qualified deck contractor.



3.4.1 Exterior fence **DAMAGED FENCE/GATE ADJUSTMENT NEEDED**

 Deferred Maintenance

EXTERIOR

The fence/gate is damaged and requires adjustment. It is recommended to engage a qualified contractor for evaluation and necessary repairs. Gate kits are available for installation to rectify any sagging issues with the gate.



EXAMPLE ONLY: GATE KIT

Recommendation
Contact a qualified fencing contractor

3.5.1 Gas **RUSTED GAS LINE (TYPICAL)**

 Deferred Maintenance

FRONT AND CRAWL SPACE

Rusted gas line (typical) observed. This is an observation only. These lines can rust in the crawl space due to high humidity levels.

Recommendation
Contact your local utility company



4.1.1 Basements & Crawlspaces

IMPROPER CRAWL SPACE COVER OR MISSING COVER

 Recommendation

FOUNDATION

1. Damaged crawl space cover or no crawl space cover observed. A tight seal on a crawl space cover helps to keep moisture, rodents and insects out of the crawl space. Recommend a qualified contractor to evaluate and repair.
2. See the example below of a new crawl space cover. These covers are sold in two parts, the top cover slips over the base to create a seal.
3. Older crawl space covers are normally constructed from metal or wood. Over time the wooden door can rot and the metal door can rust.

Recommendation

Contact a qualified professional.



EXAMPLE ONLY (NEW CRAWL SPACE COVER)



FUNGUS/MOLD LIKE SUBSTANCE (COMMON WOOD FUNGUS)

CRAWL SPACE

Fungus or mold-like substance observed at the time of inspection. Recommend a qualified contractor to evaluate and repair. Common wood fungus is a result of high humidity and or moisture levels in the crawl space. This wood fungus is easily treated with an antifungal agent administered by a qualified professional. This treatment is generally used in combination with the inclusion of a moisture barrier in the crawl space. **Recommend obtaining a termite and moisture letter.** Companies commonly treat crawl spaces prior to closing. After treatment and invoice is issued along with the letter.

Recommendation

Contact a qualified professional.



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EXAMPLE ONLY *CHEMICAL FOR TREAT (1)

**CRAWL SPACE ASSESSMENT AND REPAIR CONSIDERATIONS FOR OLDER HOMES**

CRAWL SPACE

The crawl space is deemed acceptable considering the home's age, with remediation having been performed. For the buyer's information: it's common for older homes to experience floor sagging and cracks due to material settlement beneath the property. Typically, foundation contractors address such issues by installing additional piers and girder beams to bolster the floor and overall structure. Additionally, dehumidifiers may be installed to regulate humidity levels. In older constructions, piers and beams were often more spaced out, providing less coverage compared to modern methods where piers and girder beams are closer together, offering greater coverage. Repair methods may involve either metal piers or concrete piers with wooden girder beams placed beneath the floor joists.

Recommendation

Contact a qualified professional.



EXAMPLE ONLY (NOT INSPECTED HOME) SUMP PUMP AND DEHUMIDIFIER



EXAMPLE ONLY_SUPPORT ADDED UNDER HOME



EXAMPLE ONLY - BEFORE AND AFTER FULL ENCAP



4.1.4 Basements & Crawlspaces

IMPROPERLY SECURED ELECTRICAL WIRES IN CRAWL SPACE



CRAWL SPACE

The presence of electrical wires atop gas lines in the crawlspace is not optimal, and furthermore, the wires are not properly secured. The layout of the home necessitated the routing of wires from the rear to the front, but they should have been grouped together and securely fastened, particularly given the older installation. It's acknowledged that older construction practices often did not adhere strictly to codes and protocols. While addressing this issue may require significant effort, it is crucial to identify and document it as a defect for future reference and corrective action.



EXAMPLE ONLY: PROPERLY SECURED WIRES IN CRAWL SPACE FOR COMPARISON

Recommendation

Contact a qualified electrical contractor.



4.1.5 Basements & Crawlspaces

HANGING INSULATION IN CRAWL SPACE

CRAWL SPACE/FOUNDATION AREA

 Recommendation

In the crawl space, there is observed hanging insulation. It appears that new insulation has been added beneath the home, likely due to the previous installation becoming displaced and damp (as moist insulation can retain moisture beneath the subfloor). The newly installed insulation appears slightly loose. However, in comparison to more severe conditions depicted in accompanying images, this issue is relatively minor. This observation is provided for documentation purposes only.

Recommendation

Contact a qualified professional.



5.1.1 Heating and cooling equipment
UNITS NEAR THE END OF THEIR SERVICE LIFE (HVAC)
EXTERIOR AND INTERIOR

 Recommendation

The condenser unit and furnace or air handler were both manufactured in 2013. In general, modern air conditioners can last between 15-20 years due to advancements in technology, whereas older models typically last around 12-15 years. However, the longevity and efficiency of your A/C system depend on several factors, including regular maintenance throughout its lifespan. Additionally, the service life of units can vary based on manufacturer specifications. Larger homes, particularly those with two or three stories, may require multiple units, with around four units being common. In earlier construction periods, undersized units were sometimes installed, especially in non-split-level systems.

It is advisable to have older units serviced by HVAC contractors as part of general maintenance, ideally on an annual basis. Considering the age of the units, it is recommended to schedule servicing and possibly explore obtaining a home warranty for added protection. It is also recommended to plan for the replacement of the units.

How HVAC units are installed (additional information):

The installation of HVAC (Heating, Ventilation, and Air Conditioning) systems typically involves several steps and requires the expertise of HVAC professionals. Here's a general overview of how HVAC systems are installed:

1. **Assessment and Planning:** The first step is to assess the heating and cooling needs of the building. HVAC professionals consider factors such as the building's size, layout, insulation, windows, and local climate to determine the appropriate HVAC system size and type.
2. **System Selection:** Based on the assessment, HVAC professionals select the appropriate HVAC system, including the heating source (e.g., furnace, heat pump), cooling source (e.g., central air conditioner, heat pump), ventilation components, and controls.
3. **Ductwork Design and Installation:** If the HVAC system requires ductwork, the professionals design the duct layout and sizing to ensure optimal airflow throughout the building. Ducts are installed in walls, ceilings, or floors, connecting the HVAC system to supply air to different rooms and return air to the system.
4. **Equipment Installation:** HVAC professionals install the heating and cooling equipment, such as the furnace, heat pump, air conditioner, or ventilation units. This involves connecting the equipment to the appropriate power sources, fuel lines (if applicable), and refrigerant lines (for cooling systems).
5. **Electrical Wiring:** Electrical wiring is installed to connect the HVAC system components to the building's electrical system. This includes wiring the thermostat, controls, and connecting the equipment to power sources.
6. **Condensate Drainage:** For cooling systems, a condensate drain is installed to remove excess moisture and water produced during the cooling process. This drain is typically connected to a floor drain or an external drainage system.
7. **Start-up and Testing:** Once the HVAC system is installed, HVAC professionals perform a start-up procedure to ensure proper functioning. This includes testing the equipment, adjusting settings, and verifying the airflow, temperature control, and safety features. They may also check for any leaks, measure system performance, and make necessary adjustments.
8. **System Balancing:** HVAC professionals perform system balancing, which involves adjusting the airflow and temperature distribution in different areas of the building to achieve optimal comfort and efficiency. This may involve adjusting dampers, registers, or diffusers.
9. **Final Inspections and Documentation:** Before completing the installation, HVAC professionals may schedule final inspections to ensure compliance with local codes and regulations. They also provide documentation, such as operation manuals, warranties, and maintenance instructions, to the building owner.

It's important to note that HVAC system installation can vary depending on the specific requirements of the building, local building codes, and the complexity of the system. Hiring qualified HVAC professionals

ensures that the installation is done correctly and meets industry standards for safety, efficiency, and performance.

Recommendation

Contact a qualified heating and cooling contractor



5.1.2 Heating and cooling equipment BOILER AND WATER HEATER ASSESSMENT AND MAINTENANCE RECOMMENDATIONS

GARAGE



In the garage, there is a System 2000 Frontier boiler by Energy Kinetics, manufactured in 2008, along with a water heater of the same manufacture year. These units are interconnected to provide hot water for sinks, bathrooms, and hydronic floor vents (heat-only vents). It is recommended to have these units serviced promptly.

Boilers are intricate systems that require annual servicing, typically indicated by a service tag on the unit. It's crucial to engage a company specialized in boiler maintenance for this task. There are some electrical connections that appear to be unplugged and there is exposed wiring on the unit. Considering the manufacturer specifications, it's important to note that this boiler is nearing the end of its service life; however, the unit is operational.

A boiler typically lasts for around 15 to 20 years, depending on various factors such as usage, maintenance, and the quality of the unit. Proper maintenance, including regular inspections, cleaning, and repairs as needed, can help extend the lifespan of a boiler. Additionally, advancements in technology and materials may also impact the longevity of newer boiler models. Some boilers can last much longer if they are properly maintained.

When a boiler unit is tied into a water heater, it is commonly referred to as a "boiler system with indirect water heating." In this setup, the boiler heats water that circulates through a coil or heat exchanger in the water heater, indirectly heating the domestic hot water. This arrangement is often used to provide both space heating and hot water for residential or commercial buildings.

Image: There are also newer tankless boilers available. These boilers are more efficient and take up less space in the home.



Recommendation
Contact a qualified heating and cooling contractor

EXAMPLE ONLY: TANKLESS BOILERS (NEWER MODELS)





5.1.3 Heating and cooling equipment

SEAL OR RE INSULATE LINES (HVAC)

EXTERIOR OR INTERIOR

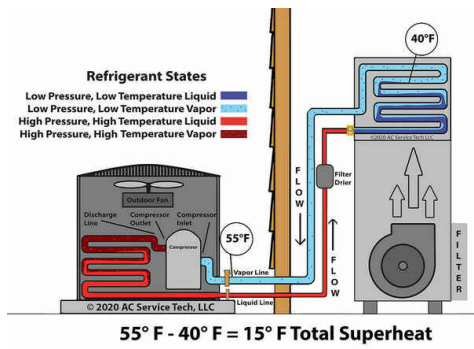


Recommendation

Refrigerant lines consist of two copper tubes connecting the outdoor air conditioner or heat pump to the indoor evaporator coil. The larger line usually carries cool gas and is insulated. While commonly known as the suction line, it may also be referred to as the return line or vapor line. It is recommended to maintain insulation on these lines and ensure that any penetrations are properly sealed.

Recommendation

Contact a qualified heating and cooling contractor



5.2.1 Normal Operating Controls/distribution system/Presence of installed heat/ac source

 Recommendation

UNSECURED FLOOR VENTS (BOILER HEAT)/UPGRADE THERMOSTATS IN THE HOME

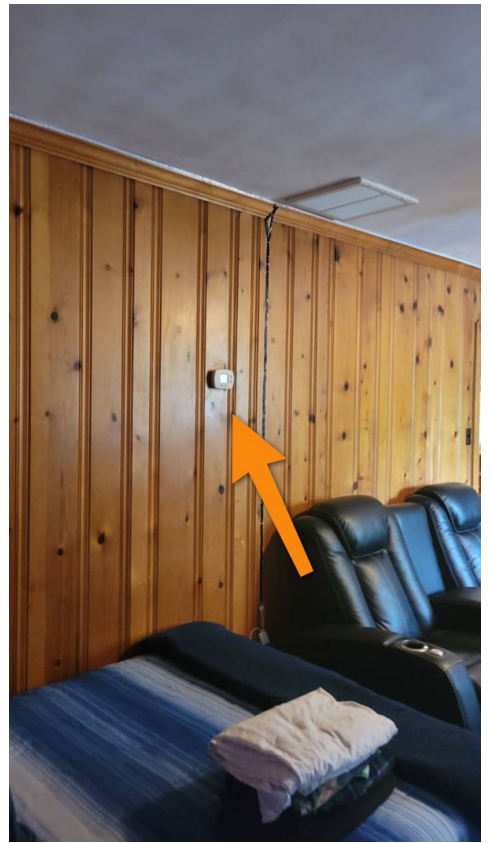
WHOLE HOUSE

There are four thermostats in the home. It is recommended to replace the batteries in these thermostats. Additionally, consider upgrading to more modern thermostats for improved functionality and energy efficiency.

The home features heated floor vents, which are heated by the boiler. Many of these floor vents are not securely attached to the wall. It is crucial to properly secure these vents since they contain copper lines with extremely hot water flowing through them. One of the vents is damaged. It is recommended to address this issue when the boiler is serviced.

Recommendation

Contact a qualified heating and cooling contractor



1st Floor



6.1.1 Interior doors, windows, floors, ceilings
TYPICAL CRACKS IN WALLS/CEILINGS AND NAIL POPS/GENERAL COSMETIC DAMAGE/SETTLEMENT CRACKS

INTERIOR

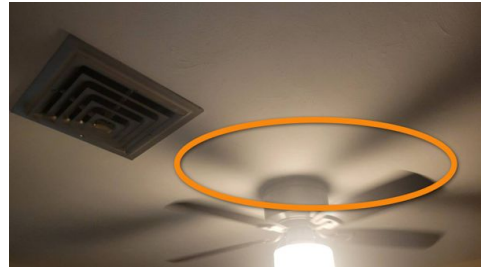
 Recommendation

1. Settlement cracks have been observed in the walls and/or ceilings. As a house ages, it is common for homeowners to experience some normal wear and tear, including minor settling. This may manifest as hairline cracks over doors, ceilings, and windows. Additionally, general cosmetic defects were noted during the inspection.

Recommendations include engaging a qualified contractor to evaluate and address these issues. Specifically, there are holes in the walls in one or more areas, with a notable large hole in the laundry room that remains unpatched. Furthermore, DIY painting has been done in one or more areas, indicating a need for professional intervention. It is advised to consult with both a drywall contractor and a paint contractor to assess and remediate these cosmetic defects effectively.

Recommendation
Contact a qualified professional.







6.1.2 Interior doors, windows, floors, ceilings

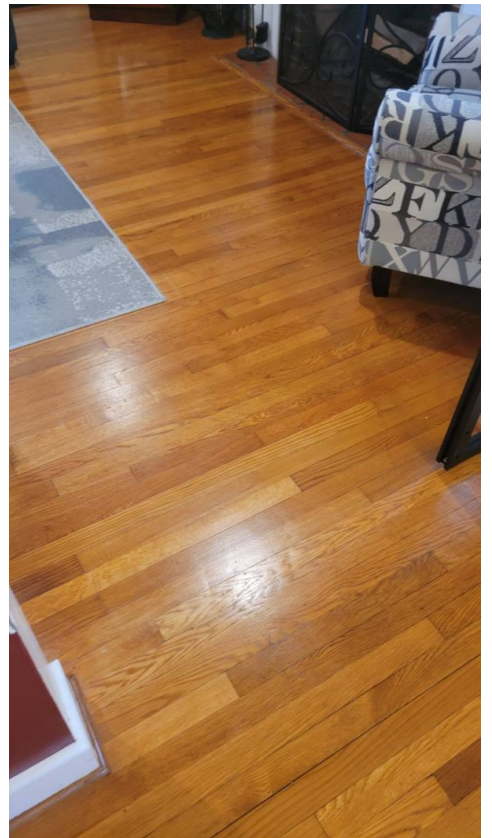
WORN FLOORS/CARPET (TYPICAL)

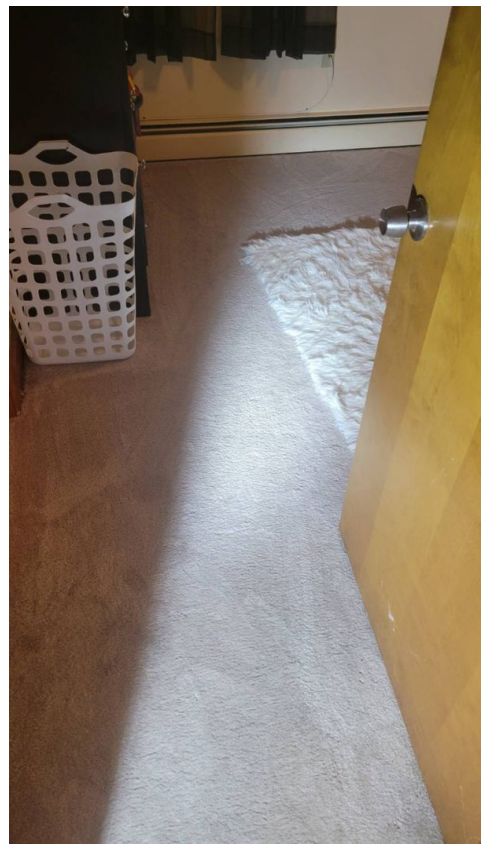
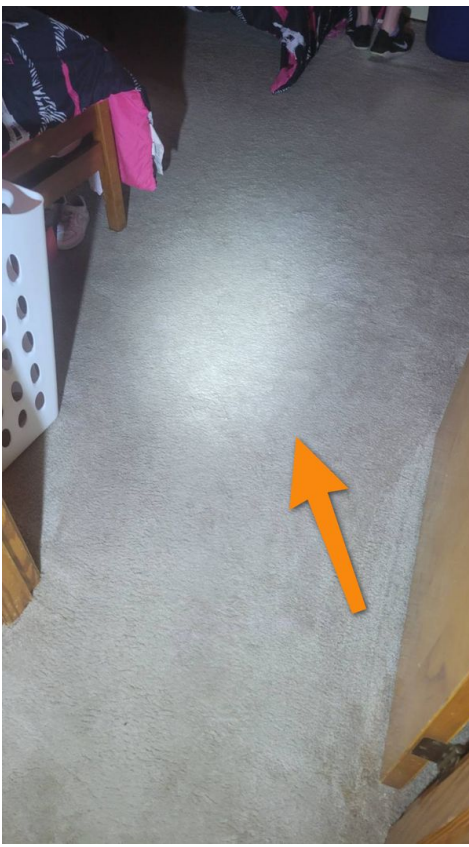
INTERIOR

Floor gaps and worn carpet are present in one or more areas, which is common given the age of the home. The hardwood floors have undergone sanding and staining.

Recommendation

Contact a qualified flooring contractor





6.1.3 Interior doors, windows, floors, ceilings

DOOR AND DOOR HARDWARE ISSUE

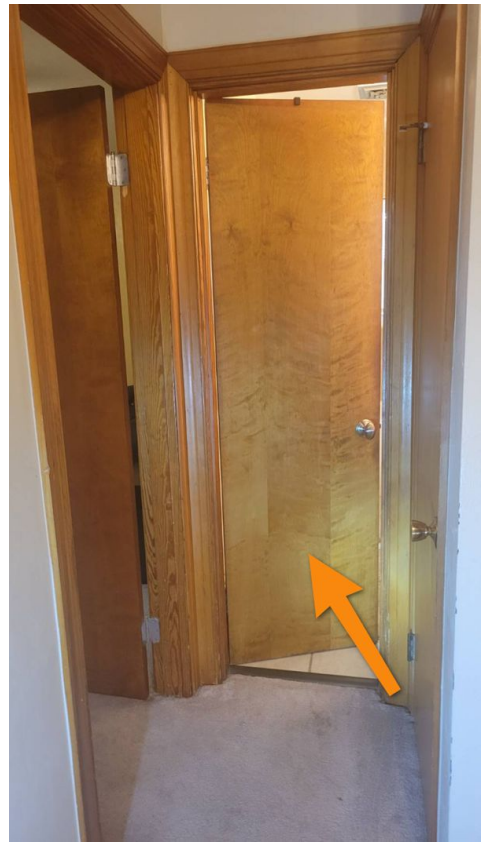
 Recommendation

INTERIOR

Several doors throughout the home display signs of wear and damage. Among them, some doors are sticking, while others have loose hardware. Additionally, there are instances where doors are missing altogether. Multiple doors do not have locks and have door hinges that do not match. It is recommended to have these issues evaluated and repaired promptly.

Recommendation

Contact a qualified door repair/installation contractor.





6.2.1 Counter tops & Cabinets and kitchen appliances

KITCHEN CABINET EVALUATION

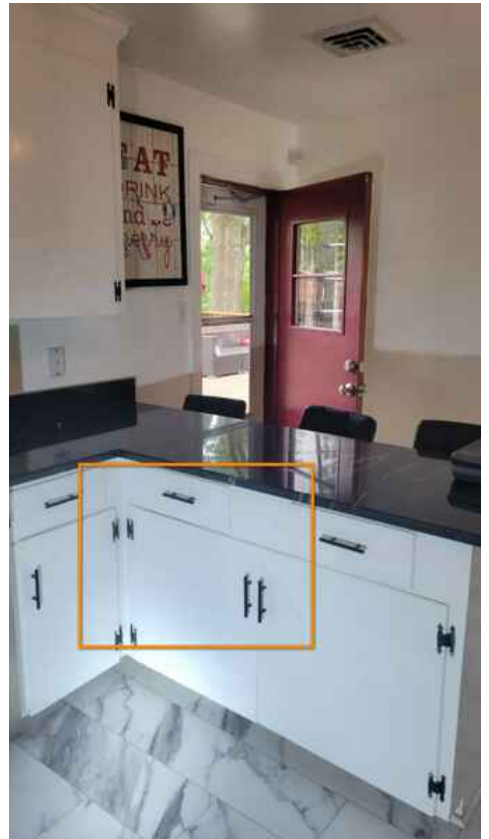


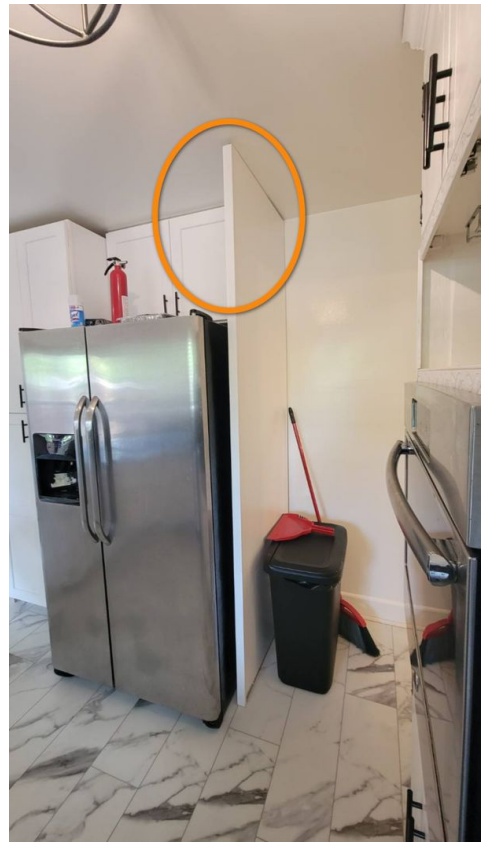
KITCHEN

The cabinets are original but have been repainted white. Additionally, a new set of cabinets has been installed around the refrigerator. However, a small wall added next to the refrigerator is not adequately secured to the floor or ceiling, resulting in slight looseness. Furthermore, several cabinets have loose handles or hardware, with screws protruding from the back of the handles.

Recommendation

Contact a qualified cabinet contractor.





7.2.1 Water Supply, Distribution Systems, Fixtures, Drain, waste and vent systems
OXIDATION ON COPPER LINES
MULTIPLE

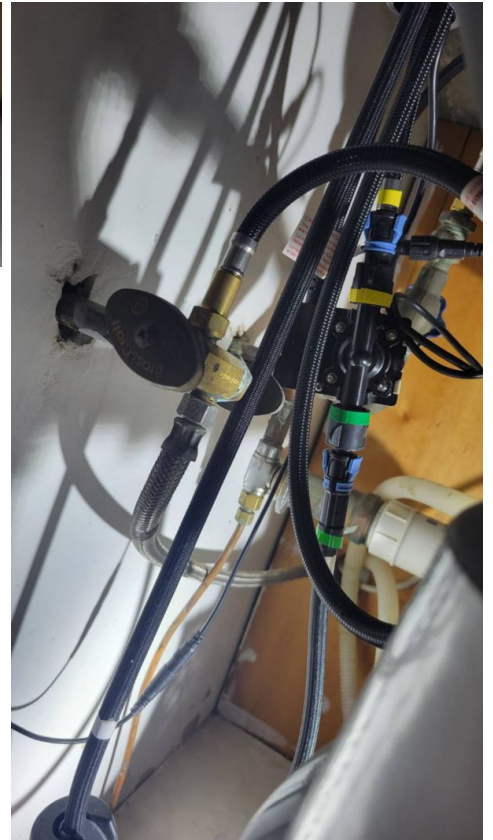
 Recommendation

Oxidation on plumbing lines observed at the time of inspection. Recommend a qualified contractor to evaluate and remedy.

Oxidation is common on copper when it is exposed to water and air over time. While this oxidized layer is not harmful, it does cause the copper to become corroded. This green color is known as copper oxide and is basically a rusting of the metal. The plumbing in the home is showing signs of age. Typically, homeowners only replace lines that are problematic unless the home is professionally renovated.

Recommendation

Contact a qualified plumbing contractor.



7.2.2 Water Supply, Distribution Systems, Fixtures, Drain, waste and vent systems

LOOSE HOSE BIB/HOSE BIBS NOT TURNED ON



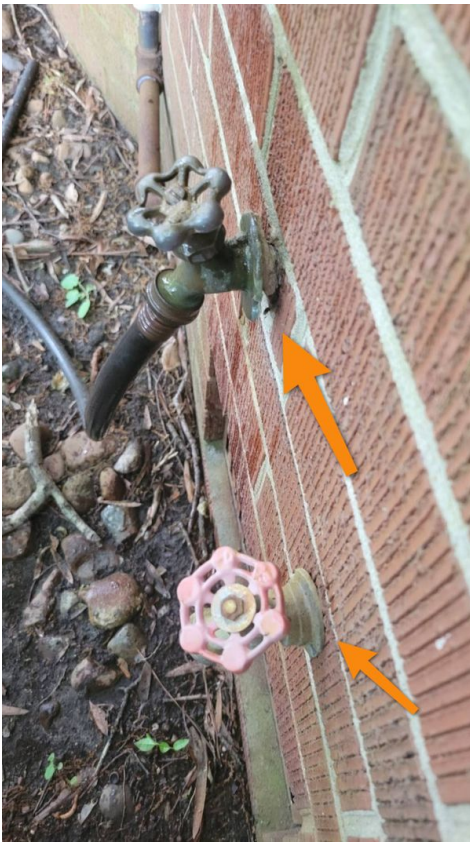
EXTERIOR

Loose hose bibs were noted during the inspection. It is recommended to have a qualified contractor assess and repair them.

Of the three hose bibs, two do not have water flow. There may be a shut-off valve hidden from view in the garage or crawl space that controls the water flow to these bibs. The bib with a connected hose is operational. Sealing around these bibs is advised.

Recommendation

Contact a qualified plumbing contractor.



7.2.3 Water Supply, Distribution Systems, Fixtures, Drain, waste and vent systems

SERVICE GARBAGE DISPOSAL

KITCHEN

 Recommendation

1. Debris is present in the garbage disposal. It is recommended to have it serviced.
2. Liners should be placed under all of the sinks in the home.

Recommendation

Contact a qualified professional.



7.3.1 Hot Water Systems, Controls, Flues & Vents **UNIT NEAR END OF SERVICE LIFE (WATER HEATER)**

 Recommendation

GARAGE

Manufacture year: 2008

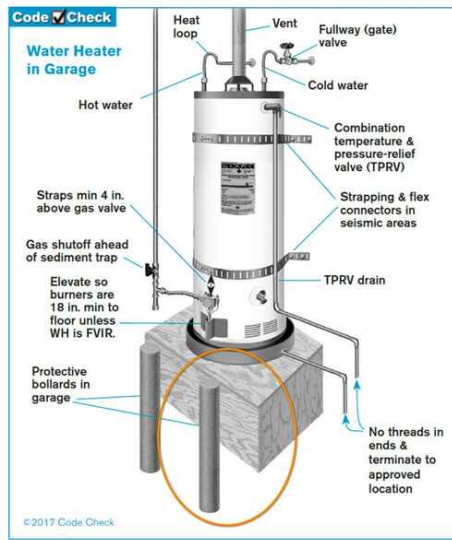
The service life of a hot water heater is approximately 10 to 15 years, many can last longer depending on conditions and manufacture specifications.

When a boiler unit is tied into a water heater, it is commonly referred to as a "boiler system with indirect water heating." In this setup, the boiler heats water that circulates through a coil or heat exchanger in the water heater, indirectly heating the domestic hot water. This arrangement is often used to provide both space heating and hot water for residential or commercial buildings.

It is recommended to have the water heater serviced simultaneously with the boiler as they are part of the same system. Additionally, no bollard (crash bar) is installed in front of the boiler or water heater to prevent vehicles from hitting the gas-fed units.

Recommendation

Contact a qualified plumbing contractor.



UNIT LAYOUT FOR GARAGE

7.4.1 Bathrooms

MULTIPLE DEFECTS: 1ST FLOOR BATHROOM (LOWER LEVEL)

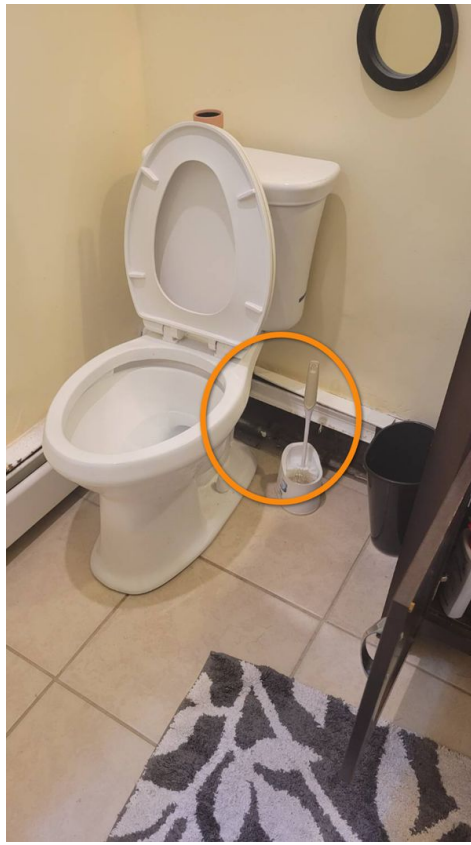


1ST FLOOR BATHROOM (LOWER LEVEL)

Defects noted in the 1st floor bathroom (lower level) include a loose toilet base and damaged floor vents. The sink drain is also not properly secured and is loose, posing a risk of leaks. Additionally, there is no fan in the bathroom, but there is a window, as required by code. General cosmetic wear is observed on the vanity, walls, and floors.

Recommendation

Contact a qualified professional.





7.4.2 Bathrooms

MULTIPLE DEFECTS: 2ND FLOOR SHARED BATHROOM

 Recommendation

2ND FLOOR SHARED BATHROOM

Defects noted in the 2nd floor shared bathroom include a damaged door, a slow drain in the sink, and an excessively loose sink faucet, which could result in leaks. Additionally, the vanity is damaged, and the toilet base is loose. General cosmetic damage is observed in this area. The shower and tub fixtures have not recently been replaced, these fixtures are slightly loose, and the shower valve is worn.

Recommendation

Contact a qualified plumbing contractor.



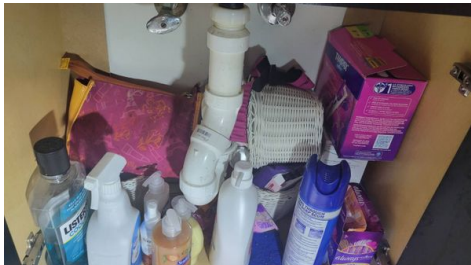
MULTIPLE DEFECTS: 2ND FLOOR MASTER BATHROOM
 Recommendation

2ND FLOOR MASTER BATHROOM

In the 2nd floor master bathroom, the shower unit on the shower stall wall is loose, and a slow sink drain is observed. Typical wear on the copper plumbing lines is noted. It is recommended to install a liner in the vanity.

Recommendation

Contact a qualified professional.



7.5.1 Washer and dryer

WASHER/DRYER COMMENT
 Deferred Maintenance

1ST FLOOR

On the 1st floor (lower level), there is a washer/dryer combination unit. A backward dryer vent is observed in the wall. Additionally, the wall behind the washer has been cut out to accommodate plumbing lines, which should be patched. Ensure that your washer and dryer fit properly in this area. Modifications may be necessary to correctly connect your units due to the layout here.

Recommendation

Contact a qualified professional.





8.1.1 Service Entrance Conductors **LEANING UTILITY POLE**

 Deferred Maintenance

FRONT YARD

The utility pole in the front yard is leaning and off-center. A brace has been added to support the pole. This is an observation only, and you may contact the utility company to inquire about a replacement pole; however, the brace serves as a temporary repair solution.

Recommendation

Contact your local utility company



8.3.1 Switches & Receptacles

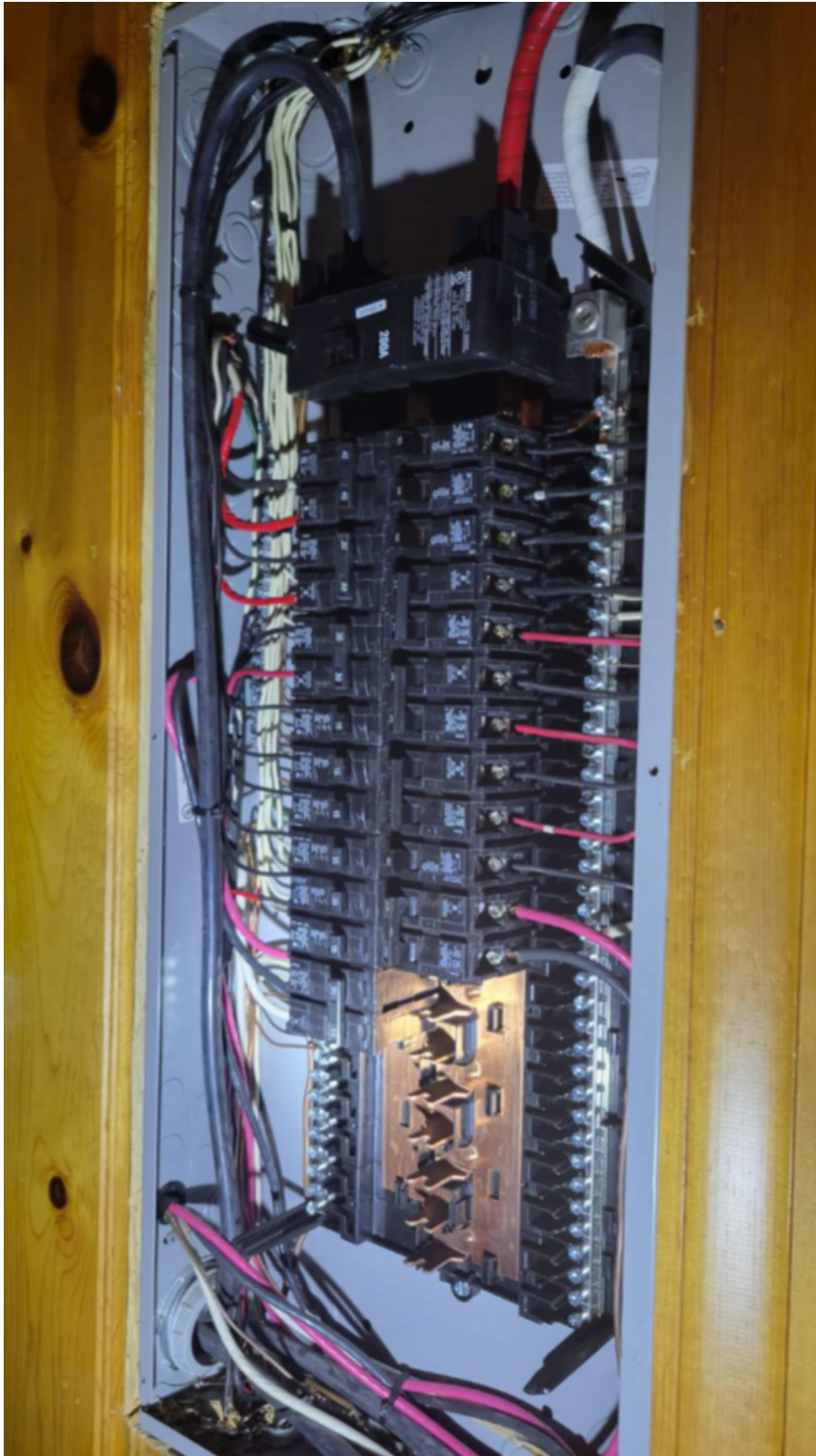
LOOSE OUTLETS OR RECEPTACLES/LOOSE SWITCHES OR MISSING HARDWARE

 Recommendation

MULTIPLE AREAS

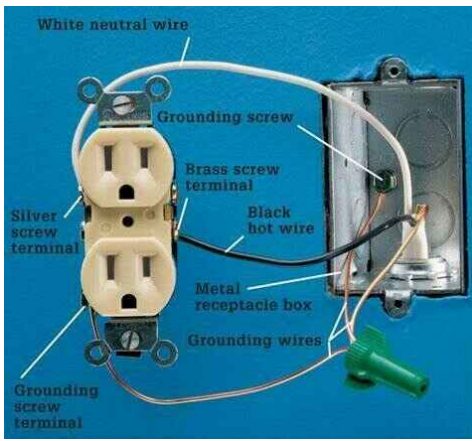
Loose outlets or receptacles were observed during the inspection. It is recommended to have a qualified contractor evaluate and repair them. Excessively loose outlets can result in wires becoming loose behind the wall. Multiple switches and light fixtures are loose or missing hardware.

While the main electrical panel has been upgraded, many of the receptacles in the home have not been. Some receptacles are excessively loose, which could potentially cause electrical issues. It is advisable to have these receptacles evaluated and repaired as needed.

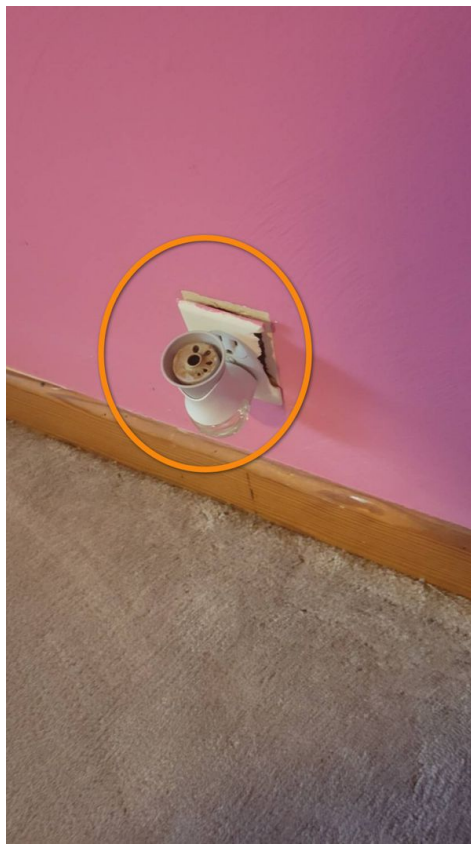


Recommendation

Contact a qualified electrical contractor.



DIAGRAM





8.3.2 Switches & Receptacles
NO GFCIS OR OUTDATED GFCIS
ALL AREAS WITH IN 6 FEET OF WATER

 Recommendation

No ground fault circuit interrupters (GFCIs) are installed or outdated GFCIs are present.

A ground fault circuit interrupter (GFCI) serves to prevent electrocution by cutting off power if it senses a person's body receiving a shock. They are typically installed in areas where electrical circuits might come into contact with water accidentally. While GFCIs are present in the bathrooms, they are lacking in the kitchen and on the exterior of the home. Upgrading is recommended.

How GFCIs work:

A Ground Fault Circuit Interrupter (GFCI) is a safety device designed to protect against electric shocks and electrical fires caused by ground faults. Here's how a GFCI works:

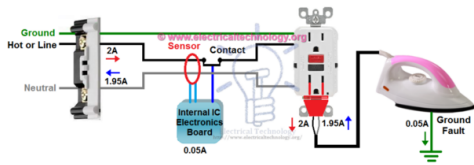
1. Sensing Current Imbalance: The GFCI continuously monitors the electrical current flowing through the circuit. It compares the current entering the circuit with the current returning from the circuit. In a properly functioning circuit, the incoming and returning currents should be equal.
2. Detecting Ground Faults: If there is a ground fault, where electricity is leaking or taking an unintended path to ground, the current balance is disrupted. The GFCI detects this current imbalance, even a small amount as low as 4-6 milliamperes (mA), and responds quickly.
3. Tripping the GFCI: When a ground fault is detected, the GFCI responds by tripping or interrupting the circuit, cutting off the electrical power within milliseconds. This quick response prevents electric shocks and reduces the risk of electrical fires.
4. Protecting Against Electric Shocks: By interrupting the circuit, the GFCI protects against electric shocks. When a person comes into contact with faulty equipment or a path to ground, the GFCI detects the current leakage and interrupts the circuit, preventing the flow of electricity through the person's body.
5. Manual Reset: After tripping, the GFCI needs to be manually reset to restore power to the circuit. This is typically done by pressing a reset button on the GFCI outlet or GFCI breaker.

GFCIs are commonly installed in areas where water and electricity are likely to come into contact, such as bathrooms, kitchens, laundry rooms, outdoor outlets, and garages. They provide an extra layer of protection against electrical hazards and are an important safety feature in residential and commercial buildings.

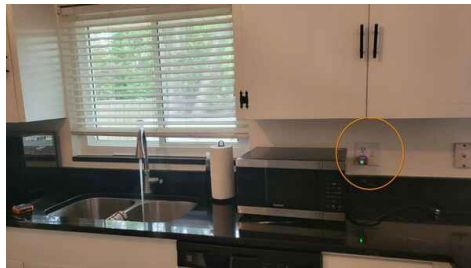
It's worth noting that GFCIs should be periodically tested to ensure proper functionality. Most GFCIs have a built-in test button that allows you to simulate a ground fault and verify that the device trips and cuts off the power. Regular testing and maintenance of GFCIs are essential for ensuring their continued effectiveness in protecting against electrical hazards.

Recommendation

Contact a qualified electrical contractor.



How GFCI Works?
 EXAMPLE ONLY HOW GFCI WORKS



8.3.3 Switches & Receptacles
HOT/NEUTRAL REVERSED (RECEPTACLE FAULT)

HOME

 Recommendation

Hot/neutral reversed was observed, and evaluation and repair are recommended. Although the main panel has been upgraded, the receptacles and switches have not.

Hot/neutral reversed refers to a wiring issue where the hot wire (which carries electrical current) and the neutral wire (which completes the circuit) are connected incorrectly. This reversal can pose serious safety hazards, including the risk of electric shock or fire. Evaluation and repair by a qualified electrician are necessary to correct this issue and ensure the safety of the electrical system.

Recommendation

Contact a qualified electrical contractor.



8.3.4 Switches & Receptacles

UPGRADE SMOKE DETECTION/CARBON MONOXIDE SYSTEM OR ALARM SYSTEM

WHOLE HOUSE

 Deferred Maintenance

1. Recommend to upgrade the smoke detection/carbon monoxide system. Newer systems include Wi-Fi options that notify the home owner through an application in the event that the home owner is not present at the property.
2. Recommend having the alarm system upgraded if an alarm system is on the premises.

Recommendation

Contact a qualified professional.



EXAMPLE ONLY NEWER UNIT

9.1.1 Vents, Flues & Chimneys

RECOMMEND HAVING THE CHIMNEY SERVICED

CENTER

 Deferred Maintenance

This is a general observation: the chimneys seem to have been re-flashed, and caps have been added. If feasible, it's recommended to inquire with the seller about the last service date and establish a servicing schedule.

Recommendations for chimney servicing:

Chimney maintenance protocol:

1. Safely clean old ashes out of the fireplace. Since hot embers can continue burning long after the fire has gone out, it's best to wait at least 24 hours before removing ashes. Instead of immediately discarding them outside or in the trash, transfer them to a fire-resistant metal ash bucket. Place a lid on the bucket and let the ashes sit for at least 3 days before disposal. Leave up to 1 inch of ash in the fireplace, but no more.

Ensure the chimney has a chimney cover or chase cover:

2. Install a chimney cover or chase cover to prevent water, animals, and lawn debris from entering the chimney and causing damage. Water can corrode the damper and deteriorate the bricks and mortar. Animals and debris can obstruct the chimney, creating a fire hazard. A chimney cover with mesh along the sides prevents critters, leaves, sticks, and other debris from entering, while the metal top allows water or snow to slide off onto the roof instead of into the chimney.

Regularly check the damper:

3. Check the damper regularly to ensure it is functioning properly. The damper is a vent inside the chimney that should be opened to allow air in when a fire is burning and closed to keep drafts out when the fire is out. If the damper fails to open, do not use the fireplace until it is repaired or replaced. A stuck closed damper can cause carbon monoxide and smoke to enter your home.

Burn only seasoned wood:

4. Burn seasoned wood, which is lumber that has been cut down and dried out for at least six months. Avoid burning green or damp wood, as it will not burn well and will produce more creosote—a highly flammable residue that collects in chimneys. You can determine if wood is too green to burn by hitting it against another log: if it produces a dull thud instead of a sharp crack, it is still too green.

Schedule annual chimney cleaning and inspection:

5. Have a chimney professional clean and inspect the chimney at least once a year, even when burning seasoned wood. Creosote can still accumulate in the chimney, increasing the risk of a fire. Hiring a chimney sweep annually to clean out creosote buildup is the best preventive measure. During the cleaning process, the chimney sweep will also inspect the chimney, ensuring that components such as bricks, mortar, chimney lining, and damper are in good condition.

Recommendation

Contact a qualified chimney sweep.



10.1.1 Roof system/Insulation

LOOSE OR MISSING ATTIC WALKWAY/MASTER BATHROOM FAN DOES NOT TERMINATE OUTSIDE OF THE ROOF

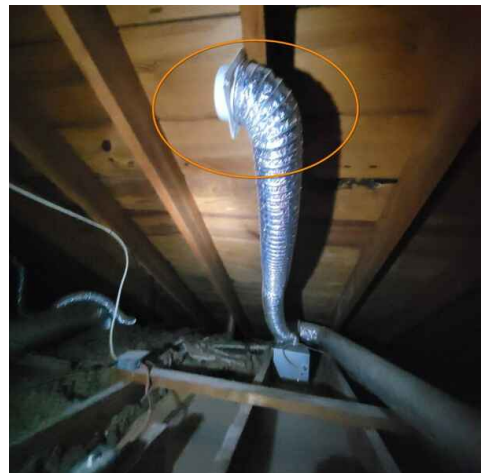
 Recommendation

ATTIC (LOWER ACCESS)

The attic walkway is incomplete, and the boards are loose. Exercise caution when navigating this area. Additionally, there is worn ductwork in one or more areas. The vent fan for the master bathroom does not terminate outside of the roof, which can lead to moisture buildup. Insulation could be installed in this area using an insulation truck. It is advisable to complete this insulation process before closing off the attic floor with sheathing.

Recommendation

Contact a qualified professional.



2nd floor bathroom vent does not exit the roof



11.1.1 Ceiling, floor, walls and fire walls, garage door, windows and entrance doors

GENERAL GARAGE SUMMARY OF DEFECTS

 Recommendation

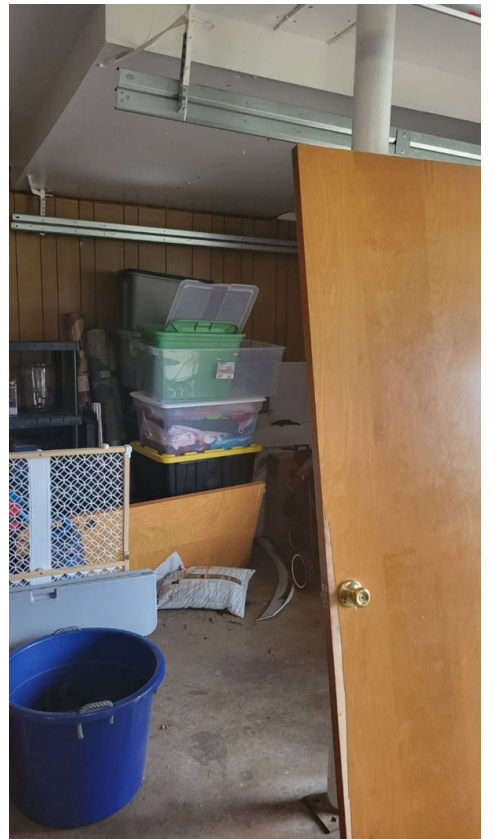
GARAGE

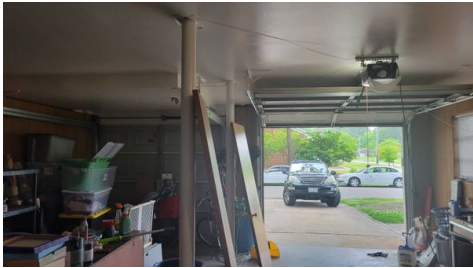
General garage summary of defects:

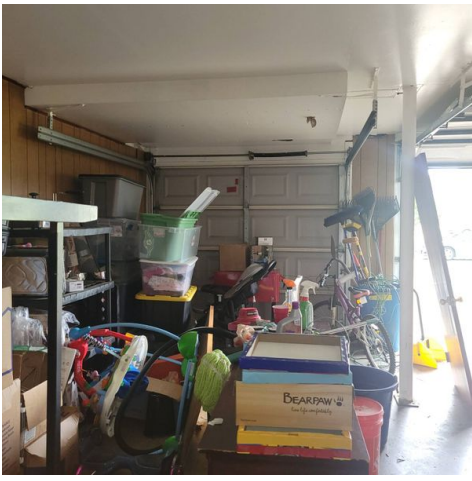
Garage Overview: The garage door exhibits dents, and only one garage door motor is installed despite there being two doors. Stains and cracks are visible on the slab, and there are holes in the ceiling and walls requiring patching. The main drain line for the home is located in the garage ceiling, necessitating a cutout for access. Minor moisture is present around the slab, along with general cosmetic defects.

Recommendation

Contact a qualified professional.







12.1.1 Findings of insects or pest **RODENT DROPPINGS**

 Recommendation

ATTIC (LOWER LEVEL)

Rodent droppings observed at the time of inspection. Recommend a qualified contractor to evaluate and remedy.

Recommendation

Contact a qualified pest control specialist.

