

Summary Report

IMPORTANT NOTICE: It is essential that you read the entire building inspection report for complete inspection details

| Page / Phase | Subsection | Repairs / Evaluation needed |
|--|--------------------------|--|
| <u>A - Health and Safety Item.</u> Recommend evaluation and repair as needed by a qualified licensed contractor or specialty tradesperson. | | |
| 6 Exterior I | Exterior Steps | Missing handrails at some steps |
| 6 Exterior I | Exterior Steps | Improper rise of steps at: Garage to kitchen |
| 6 Exterior I | Exterior Steps | Damaged step(s) at: Escape # 2749 |
| 9 Garage / Parking | Floor | Trip hazards |
| 10 Garage Doors / Laundry | Door to Interior | No self-closer / recommend one be installed |
| 14 Water Heaters / Fuel System | Water Heaters | Vent Flue: Improper rise of vent pipe at # 1 |
| 15 Electrical I | Panel Comments | Recommend labeling as needed at panel # INK |
| 16 Electrical II | Wiring | Exposed splices noted at: Garage |
| 16 Electrical II | Lights / Outlets | Loose outlet at: Rear Interior/ Exterior Garage, Master |
| 16 Electrical II | Lights / Outlets | Weatherproof covers needed at: Patio Door |
| 18 Heating II / Air Conditioning | Distribution System | Recommend duct work be cleaned |
| 23 Fireplaces / Smoke Alarms | Fireplaces / Wood Stoves | Recommend evaluation by certified chimney sweep |
| 23 Fireplaces / Smoke Alarms | Fireplaces / Wood Stoves | Recommend cleaning chimney |
| 23 Fireplaces / Smoke Alarms | Chimneys | Improper spark arrestor |
| 23 Fireplaces / Smoke Alarms | Smoke Alarms | Did not respond to test button at: Hallway |
| 23 Fireplaces / Smoke Alarms | Smoke Alarms | Recommend installing detector(s) as needed |
| 24 General | Miscellaneous | Guard Rails: Railing height too low at: Escape Window |
| <u>B - Defect or Functional Concern.</u> Recommend evaluation and repair as needed by a qualified licensed contractor or specialty tradesperson | | |
| 10 Garage Doors / Laundry | Laundry Facilities | Laundry Sink Drain: Leaking noted |
| 10 Garage Doors / Laundry | Laundry Facilities | Washer Plumbing: excessive corrosion at hot / cold valve |
| 10 Garage Doors / Laundry | Laundry Facilities | Laundry Sink: Heavy wear |
| 12 Roof II | Sloped / Soft Surface | Weathering |
| 16 Electrical II | Lights / Outlets | Outlet not operational at: 4th Level Garage Door |
| 17 Heating I | General Condition | Recommend cleaning / servicing pilot / vent system / burners 1 |
| 18 Heating II / Air Conditioning | Distribution System | Low air volume at: Basement |
| 18 Heating II / Air Conditioning | Distribution System | Ducts rusting at: Basement |

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B - Defect or Functional Concern. Recommend evaluation and repair as needed by a qualified licensed contractor or specialty tradesperson

| | | | |
|----|---------------------------|--------------------------|---|
| 19 | Kitchen | Dishwasher | Unit is not operational |
| 19 | Kitchen | Garbage Disposal | Unit makes unusual noise / vibration |
| 19 | Kitchen | Plumbing | Faucet: Leaking noted |
| 19 | Kitchen | Plumbing | Supply Valves: Leaking noted |
| 20 | Bathrooms | Tub | Major corrosion at tub at # 2 |
| 20 | Bathrooms | Shower | Shower diverter not operative at # 2 |
| 23 | Fireplaces / Smoke Alarms | Fireplaces / Wood Stoves | Damper: Damper inoperative #1 |
| 23 | Fireplaces / Smoke Alarms | Exhaust Vents | Motor needs cleaning / service at: Bath#1 |
| 23 | Fireplaces / Smoke Alarms | Exhaust Vents | Exhaust fan advised at: Bath#2 |
| 24 | General | Miscellaneous | Ceiling Fans: Non-operative at: SW Bed |
| 24 | General | Miscellaneous | Ceiling Fans: Ceiling fan wobbling / noisy at: Porch,NE Bed |

C - Routine Maintenance Item. This work can be performed by a knowledgeable home owner or handyman.

| | | | |
|----|----------------------------|--------------------|---|
| 6 | Exterior I | Driveway | Settling up to 1" |
| 6 | Exterior I | Driveway | Advise resealing asphalt |
| 6 | Exterior I | Driveway | Asphalt eroded in places |
| 6 | Exterior I | Exterior Steps | Weathering noted |
| 7 | Exterior II / Substructure | Exterior Walls | Caulk walls at pipe penetrations |
| 7 | Exterior II / Substructure | Exterior Walls | Siding weathered / cracked in few places |
| 9 | Garage / Parking | Floor | Oil stains noted |
| 10 | Garage Doors / Laundry | Garage Door(s) | Latch inoperative Notes |
| 10 | Garage Doors / Laundry | Garage Door(s) | Recommend lubricating hardware |
| 10 | Garage Doors / Laundry | Automatic Openers | Recommend adjusting sensitivity of auto reverse |
| 10 | Garage Doors / Laundry | Automatic Openers | Disconnected |
| 10 | Garage Doors / Laundry | Laundry Facilities | Laundry Sink: Needs securing |
| 11 | Attic / Roof I | Attic | Insulation: |
| 11 | Attic / Roof I | Roof Drains | Gutter sags improperly at: Rear Wall Pic #2743 |

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| 11 | Attic / Roof I | Roof Drains | Gutters need cleaning |
| 14 | Water Heaters / Fuel System | Fuel System | Recommend installing cap on gas valve at: Laundry |
| 16 | Electrical II | Wiring | Junction boxes missing covers at: Loose Garage ceiling |
| 16 | Electrical II | Lights / Outlets | Some missing / burned out bulbs. Recommend replacing bulbs prior to close of transaction to verify function of lights |
| 16 | Electrical II | Lights / Outlets | Missing / damaged coverplates at few places |
| 18 | Heating II / Air Conditioning | Filters | Recommend cleaning / changing filter Furnace |
| 18 | Heating II / Air Conditioning | Distribution System | Recommend cleaning plenum below unit |
| 18 | Heating II / Air Conditioning | Distribution System | Damaged register grill at: Kitchen |
| 19 | Kitchen | Garbage Disposal | Splash guard missing |
| 20 | Bathrooms | Sink | Sink / cabinet loose from wall at # 1,2 |
| 20 | Bathrooms | Sink | Discoloration noted at # 1,2 |
| 20 | Bathrooms | Tub | Caulk needed along tub rim / base at # 2 |
| 20 | Bathrooms | Tub | Discoloration noted at # 2 |
| 20 | Bathrooms | Shower | Grout / caulk needed at shower pan / walls at # 2 |
| 21 | Interior | Ceilings | Few scrapes noted in acoustic spray |
| 21 | Interior | Walls | Hole in wall at: Bedrooms Pic# 2752 |
| 21 | Interior | Walls | Peeling paint noted at: Bath#2, Hallway |
| 21 | Interior | Flooring | Few gouges in vinyl at: Lower Level |
| 21 | Interior | Flooring | Much stained carpet |
| 21 | Interior | Flooring | Squeaky boards at: Through Out |
| 22 | Doors and Windows | Interior Doors | Missing hardware at: 3rd Level |
| 22 | Doors and Windows | Interior Doors | Missing door at: NE Bed Closet |
| 22 | Doors and Windows | Interior Doors | Door(s) damaged at: NE Bed, Hall Closet |
| 22 | Doors and Windows | Exterior Doors | Screen door damaged at: Patio |
| 22 | Doors and Windows | Windows | Corrosion noted at few windows |
| 24 | General | Landscaping | Recommend trimming foliage away from structure North, West |

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D - Recommend Upgrade to Increase Safety or Improve Function. Upgrade is suggested but not required.

8 Foundation Perimeter Foundation Insulation: Not installed in some areas

23 Fireplaces / Smoke Alarms Chimneys No rain cap / suggest installing

G - Recommend Evaluation of the Entire Property by a Licensed Pest Control Operator Prior to Close of Transaction

7 Exterior II / Substructure Exterior Walls Apparent moisture damage at: Hardboard siding

9 Garage / Parking Exterior Apparent moisture damage at: Hardboard siding (Minor)

10 Garage Doors / Laundry Exterior Side Door Moisture damage to jamb

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