

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

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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