

Report Summary

STRUCTURAL SYSTEMS

Page 5 Item: C	Roof Covering Materials <i>Had roof professionally checked and cleaned ✓</i>	<ul style="list-style-type: none"> Flashing is rusty and should be painted. Damaged or missing shingles were noticed. Some moss covered areas were observed on the roof from possible shade bearing tree branches which may promote acidity and shorten shingle life.
Page 6 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> Evidence of past or present leaks, dry at time of the inspection. <i>No current leaks</i>
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> Bushes should be trimmed back. Caulking needed at one or more places around the home/building. This is common maintenance. Retaining wall was leaning and is in need of repairs.
Page 11 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. - <i>Fixed</i>
Page 11 Item: H	Windows <i>screens are in attic ✓</i>	<ul style="list-style-type: none"> Window screens were observed to be damaged or missing. Cracked and/or broken glass was observed on one or more windows. <i>Broken glass in garage. Will not be replaced.</i> Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost window seals are noted herein; it is recommended that all windows be re-checked by a window specialist prior to the expiration of any time limitations such as warranty and/or option periods. Broken latch(s) <i>replaced all latches</i>
Page 13 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> Chimney cap and or rain cap is rusty
Page 13 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> Wood to ground contact
ELECTRICAL SYSTEMS		
Page 14 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> Panel should be labeled. <i>labeled</i>

Page 15 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Recommend GFCI protection (If not present) on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge. Also recommended to upgrade smoke and carbon monoxide detectors in home after closing. Homes with attached garages and gas appliances should have carbon monoxide detectors. ✓ • GFCI receptacles not working. <i>Fixed</i> ✓ • Open ground(s) noticed at one or more locations around the home. ✓ • One or more ceiling fans were in bad condition. <i>removed</i> ✓ • Light cover missing in guest bathroom. <i>replaced</i>
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 17 Item: A	Heating Equipment	<ul style="list-style-type: none"> • The gas supply line was not equipped with a required sediment trap just before the appliance connector. This helps keep trash out of the system. <i>Professionally Fixed</i>
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PLUMBING SYSTEMS

Page 19 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Hot and cold water lines are reversed • Master bathtub faucet was leaking.
Page 21 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> ✓ • No sediment trap on gas line. <i>Professionally Fixed</i> ✓ • Drain pan was rusty. <i>Professionally Fix</i>
Page 22 Item: E	Gas Distribution and Gas Appliances	<ul style="list-style-type: none"> ✓ • Plug missing at end of gas line in attic. <i>Professionally Fixed</i>

APPLIANCES

Page 25 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • The garage door sensors should be installed within {6"} of the finished floor
Page 26 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> • The dryer vent has either a damaged and/or missing exterior cover