

# Walsh Home Inspections



1 Any St  
Any Town, MA 02111

Prepared for: Your Name

Prepared by: Walsh Home Inspections  
4 Clover Ct  
Cumberland, R.I 02864

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# Walsh Home Inspections

18:03 February 18, 2013

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Sample report.inspx

## Definitions

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

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	In Need Of Repair	Does not adequately function or perform as intended and or presents a Safety Hazard.
D	Fully Depreciated	Item inspected is no longer under the manufacturer's warranty and it is reaching the end of its serviceable life, has no dollar or salvage value and replacement should be anticipated.

## General Information

### Property Information

Property Address 1 Any Street



City Happy Town State MA Zip

Contact Name Your realtor

Phone Fax

### Client Information

Client Name Your name

Client Address

City State Zip

Phone Fax

E-Mail Your e-mail

### Inspection Company

Inspector Name Michael Walsh

Company Name Walsh Home Inspections

Address 4 Clover Ct

City Cumberland State R.I Zip 02864

Phone 339-298-1124 Fax Inspector is Mike Walsh

E-Mail walshhi@yahoo.com

File Number 021813900mw

Amount Received \$xxx.xx

### Conditions

Others Present Buyer's Agent and Buyer Property Occupied Vacant

Estimated Age New Entrance Faces

Inspection Date 02/18/2013

## General Information (Continued)

Start Time 9:00am End Time 11:00am

Electric On  Yes  No  Not Applicable

Gas/Oil On  Yes  No  Not Applicable

Water On  Yes  No  Not Applicable

Temperature 14

Weather Sunny Soil Conditions Frozen, Snow covered

Space Below Grade Basement

Building Type Single family Garage Attached

Sewage Disposal City How Verified Buyer's Agent

Water Source City How Verified Visual Inspection

Additions/Modifications New construction, make sure all permits are closed prior to purchase

## Lots and Grounds

A NP NI M D

1.      Driveway: Asphalt Make sure that the builder puts the final coat on the driveway. Seal it occasionally.



2.      Walks: Paver



3.      Steps/Stoops: Treated Wood with wood decking Keep up with the sealant on the steps. Rear steps are not visible due to snow.



4.      Porch: Treated Wood and composite decking



5.      Patio: Due to snow or ice cover, the comments reflect only the visible portion of the patio

6.      Deck:

## Lots and Grounds (Continued)

7.      Balcony:

8.      Grading: Minor slope There is a large amount of snow covering the entire grounds. When gone evaluate the grading. Pitch so that the water drains away from the house. Pitch so that the water drains away from the house. Since this is new construction over the first several years the soil will settle, as this happens make sure to re-grade.



9.      Swale:

10.      Vegetation: Shrubs, Trees

11.      Window Wells:

12.      Retaining Walls: Block



13.      Basement Stairwell: Metal bulkhead and cement stairs The bulkhead is covered in snow. Keep snow off in winter, paint as needed.



14.      Basement Stairwell Drain:

15.      Exterior Surface Drain: There is a large amount of snow covering the entire grounds. When gone evaluate the grading. Pitch so that the water drains away from the house.

16.      Fences:

17.      Lawn Sprinklers: Sprinklers are not inspected as part of a standard home inspection. Suggest contacting the current company that services the existing sprinklers.

## Exterior Surface and Components

A NP NI M D

### Exterior Surface

1.      Type: Hardboard [Get from the builder any warranty info and maintenance info. This type of siding needs to be maintained to keep the warranty active. Where the vents for the heating exit the house the siding has been cut and needs to be caulked to seal up opening, the siding is also damaged in that section.](#)



2.      Trim: Wood [On the driveway side to the left of the doors there is a section of damaged wood, this should be replaced. Keep up with painting to protect wood.](#)



3.      Fascia: Aluminum  
 4.      Soffits: Vinyl  
 5.      Door Bell: Hard wired



6.      Entry Doors: Fiberglass  
 7.      Patio Door: Fiberglass  
 8.      Windows: Vinyl double hung, Vinyl casement, Vinyl awning  
 9.      Window Screens: [Make sure that there is one screen for each window. They are not on the building when it was inspected.](#)  
 10.      Basement Windows: Vinyl double hung  
 11.      Exterior Lighting: Surface mounted lamps front and rear  
 12.      Exterior Electric Outlets: 110 VAC GFCI  
 13.      Hose Bibs: [Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise](#)

## Exterior Surface and Components (Continued)

Hose Bibs: (continued)

noted. Suggest shutting off on the inside in the winter and draining on the outside to prevent freezing.

14.      Gas Meter: Propane tank  
15.      Main Gas Valve: Located at main line



## Roof

The roof is inspected from the ground using binoculars. We strongly recommend that you hire a chimney contractor to evaluate and clean all chimney's as we inspect only visually the exterior.

A NP NI M D

Main Roof Surface

1. Method of Inspection: Ground level with binoculars  
2.      Material: Asphalt shingle See if the sellers have any transferable warranty on the material.



3. Type: Gable  
4. Approximate Age: New  
5.      Flashing: Aluminum  
6.      Valleys: Asphalt shingle  
7.      Skylights: Insulated glass  
8.      Plumbing Vents: PVC Due to snow coverage the vent boot was not visible. Further evaluation needed by a roofing contractor when the snow is gone.

## Roof (Continued)

9.      Electrical Mast: Surface mount



10.      Gutters: Aluminum Suggest cleaning of gutters at least twice per year.  
11.      Downspouts: Aluminum  
12.      Leader/Extension: [Extend runoff drains to move water away from foundation](#)



Chimney

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## Garage/Carport

A NP NI M D

Attached Garage

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1. Type of Structure: Attached Car Spaces: 2  
2.      Garage Doors: Insulated aluminum

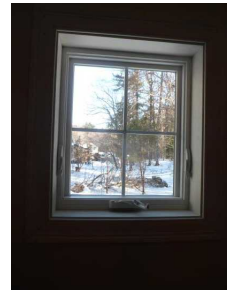


3.      Door Operation: Mechanized  
4.      Door Opener: Lift Master  
5.      Exterior Surface: Hardboard and wood Keep up with the paint on the house. See siding notes in the exterior section.  
6.      Roof: Asphalt shingle  
7.      Roof Structure:  
8.      Service Doors: Metal  
9.      Ceiling: Fixed ceiling  
10.      Walls: Fixed walls



## Garage/Carport (Continued)

11.      Floor/Foundation: Poured concrete
12.      Hose Bibs: Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted. Suggest shutting off on the inside in the winter and draining on the outside to prevent freezing.
13.      Electrical: 110 VAC GFCI
14.      Smoke Detector: Smoke detectors are not inspected at time of inspection. The seller's are responsible for obtaining a smoke certificate prior to closing from the local Fire Department
15.      Heating:
16.      Windows: Vinyl awning **The left rear window is not lining up properly when opening or closing. Repair.**



17.      Gutters: Aluminum Suggest cleaning of gutters at least twice per year.
18.      Downspouts: Aluminum
19.      Leader/Extensions: **Extend runoff drains to move water away from foundation**

## Structure

A NP NI M D

1.      Structure Type: Wood frame
2.      Foundation: Poured
3.      Differential Movement:
4.      Beams: Laminated
5.      Bearing Walls: Frame
6.      Joists/Trusses: 2x12
7.      Piers/Posts: Poured piers and steel posts
8.      Floor/Slab: Poured slab



## Structure (Continued)

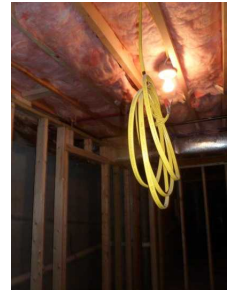
9.      Stairs/Handrails: Wood stairs with wood handrails **The main stair case needs to have the treads sealed and final paint.**
10.      Subfloor: Plywood

## Basement

A NP NI M D

### Main Basement

1.      Ceiling: Exposed framing
2.      Walls: Concrete
3.      Floor: Concrete
4.      Floor Drain:
5.      Doors: Metal
6.      Windows: Vinyl double hung
7.      Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI **There are loose haning wires, these need to be properly sealed and contained.**



8.      Smoke Detector: Smoke dectors are not inspected at time of inspection. The seller's are responsible for obtaining a smoke certificate prior to closing from the local Fire Department
9.      HVAC Source:
10.      Vapor Barrier: Paper
11.      Insulation: Fiberglass
12.      Ventilation: Windows
13.      Sump Pump: **Per Mass CMR 266, we are not allowed to test the sump pump. There is no power source for the pump. Have one installed.**



14.      Moisture Location:
15.      Basement Stairs/Railings: Wood stairs with wood handrails

## Attic

A NP NI M D

### Main Attic

1. Method of Inspection: In the attic
2.      Roof Framing: 2x12 Rafter
3.      Sheathing: Plywood
4.      Ventilation: Ridge and soffit vents
5.      Insulation: Fiberglass
6.      Insulation Depth: 10"+
7.      Vapor Barrier: Paper
8.      Attic Fan:
9.      House Fan:
10.      Wiring/Lighting: 110 VAC lighting circuit
11.      Moisture Penetration:
12.      Bathroom Fan Venting: Electric fan These are very long runs and are not insulated.

## Heating System

The heating system should be tuned up every 2 to 3 years for a gas system and every year for and oil system.

A NP NI M D

### Basement Heating System

1.      Heating System Operation: Functional at the time of the inspection
2. Manufacturer: Concord



3. Model Number: EC1P23BG-1 Serial Number: 6012H32003
4. Type: Forced air Capacity:
5. Area Served: 1st floor Approximate Age: New
6. Fuel Type: Propane gas
7.      Heat Exchanger: Recommend inspection by a qualified heating specialist
8.      Blower Fan/Filter: Direct drive with disposable filter **The filter is very dirty due to construction. Have changed.**

## Heating System (Continued)

9.      Distribution: Insulated duct, Insulflex duct Suggest having the duct work cleaned. There is a duct for the living room that is capped and not connected. A qualified heating system contractor is recommended to evaluate and estimate repairs



10.      Circulator: Fan  
11.      Draft Control: Automatic  
12.      Flue Pipe: PVC  
13.      Devices: Condensate pump  
14.      Thimble: This is a direct vent system  
15.      Humidifier:

### Attic Heating System

16.      Heating System Operation: Functional at the time of the inspection  
17. Manufacturer: Concord



18. Model Number: EM1P23BG-1 Serial Number: 6012G07302  
19. Type: Forced air Capacity:  
20. Area Served: 2nd floor only Approximate Age: New  
21. Fuel Type: Propane gas  
22.      Heat Exchanger: Recommend inspection by a qualified heating specialist  
23.      Blower Fan/Filter: Direct drive with disposable filter  
24.      Distribution: Insulated duct, Insulflex duct  
25.      Circulator: Fan  
26.      Draft Control: Automatic  
27.      Flue Pipe: PVC  
28.      Devices: Condensate pump  
29.      Thimble: This is a direct vent system  
30.      Humidifier:  
31.      Thermostats: Individual  
32.      Fuel Tank: Propane tank The tank is in the ground which is covered with snow.  
33. Tank Location: Side yard  
34. Suspected Asbestos: No

## Air Conditioning

Exterior unit should be covered in the winter to prevent any damage to the internal components.

A NP NI M D

### Basement AC System

1.      A/C System Operation: Appears serviceable To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. This is a new unit, get any warranty info from the seller/builder.
2.      Condensate Removal: Plastic tubing
3.      Exterior Unit: Pad mounted The unit is covered in snow, when the snow is gone monitor the pad the unit is set on to make sure it is level. Cover unit in the winter.
4. Manufacturer: Concord



5. Model Number: 4AC13L24P-6A Serial Number: 1912H16857



6. Area Served: 1st floor Approximate Age: New
7. Fuel Type: 220-240 VAC Temperature Differential:
8. Type: Central A/C Capacity:
9.      Visible Coil: Copper core with aluminum fins
10.      Refrigerant Lines: Low pressure and high pressure The line is not visible it is covered with snow.
11.      Electrical Disconnect: Breaker disconnect There is a electric source, not connected next to the unit. This needs to be capped and sealed or removed or connected to something.



### Attic AC System

12.      A/C System Operation: Appears serviceable To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. This is a new unit, get any warranty info from the seller/builder.
13.      Condensate Removal: Plastic tubing

## Air Conditioning (Continued)

14.      Exterior Unit: Pad mounted The unit is covered in snow, when the snow is gone monitor the pad the unit is set on to make sure it is level. Cover unit in the winter.
15. Manufacturer: Concord
16. Model Number: 4AC13L30P-6A Serial Number: 1912E17108
17. Area Served: 2nd floor only Approximate Age: New
18. Fuel Type: 220-240 VAC Temperature Differential:
19. Type: Central A/C Capacity:
20.      Visible Coil: Copper core with aluminum fins
21.      Refrigerant Lines: Low pressure and high pressure The line is not visible it is covered with snow.
22.      Electrical Disconnect: Breaker disconnect
23.      Exposed Ductwork: Insulated flex, Insulated metal ducts
24.      Blower Fan/Filters: Direct drive with disposable filter Change filter on a regular basis
25.      Thermostats: Programmable



## Plumbing

A NP NI M D

1.      Service Line: Copper
2.      Main Water Shutoff: Basement
3.      Water Lines: Copper and Pex



## Plumbing (Continued)

4.      Drain Pipes: PVC Your waste pipe is below the level of the sewer so you have a waste ejector on the outside. This is generally maintenance free, make sure to not use when there is no power.



5.      Service Caps: Accessible  
6.      Vent Pipes: PVC  
7.      Gas Service Lines: Black pipe

### Basement Water Heater

8.      Water Heater Operation: Functional at time of inspection  
9. Manufacturer: A.O. Smith



10. Model Number: GPVH-50-101 Serial Number: 1241A002087  
11. Type: Propane Capacity: 50 Gal.  
12. Approximate Age: New Area Served: Whole building  
13.      Flue Pipe: PVC  
14.      Thimble: This is a direct vent system.  
15.      TPRV and Drain Tube: Copper

## Electrical

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2.      Service: Aluminum
3.      120 VAC Branch Circuits: Copper
4.      240 VAC Branch Circuits: Copper
5.      Aluminum Wiring: Main line only
6.      Conductor Type: Romex
7.      Ground: Plumbing and rod in ground
8.      Smoke Detectors: Smoke detectors are not inspected at time of inspection. The seller's are responsible for obtaining a smoke certificate prior to closing from the local Fire Department

### Basement Electric Panel

9.      Manufacturer: Eaton The cover is not securely installed, the top knock out is loose and needs to be secured. There appears to be several wires that are not yet connected and some that are connected and shut off. Make sure the electric panel gets signed off on.



10. Maximum Capacity: 200 Amps
11.      Main Breaker Size: 200 Amps
12.      Breakers: Copper
13.      Fuses:
14.      AFCI: 110 volt
15.      GFCI: At GFCI receptacles only
16. Is the panel bonded?  Yes  No

## Kitchen

A NP NI M D

### 1st Floor Kitchen

1.      Cooking Appliances: Frigidaire, General Electric There is no power to the unit, unable to test. make sure to test at the walk through.





## Kitchen (Continued)

2.  Ventilator: Not present **There is no vent in place but there is an exposed live wire. Install vent.**
3.  Disposal: In-Sinkerator **There is no power to the unit, unable to test. make sure to test at the walk through.**
4.  Dishwasher: Frigidaire **There is no power to the unit, unable to test. make sure to test at the walk through.**
5. Air Gap Present?  Yes  No
6.  Trash Compactor:
7.  Refrigerator: Frigidaire **Unit is not on.**
8.  Microwave: General Electric
9.  Sink: Stainless Steel
10.  Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI **There are missing light fixtures and some missing switch plates. These need to be installed.**
11.  Plumbing/Fixtures: Chrome, PVC
12.  Counter Tops: Granite
13.  Cabinets: Wood
14.  Pantry:
15.  Ceiling: Paint
16.  Walls: Paint
17.  Floor: Hardwood
18.  Doors:
19.  Windows: Vinyl casement
20.  HVAC Source: Forced air



## Living Space

A NP NI M D

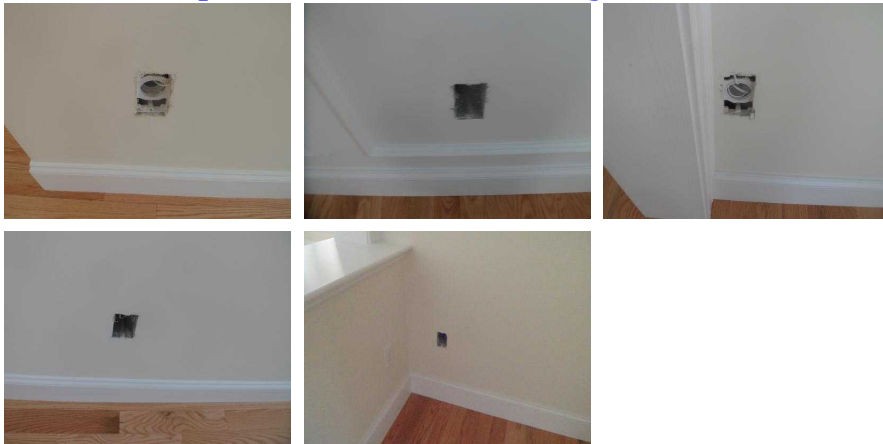
Dining room, Living room, Family room, Office, Hall and Mudroom Living Space

1.      Closet: Large



2.      Ceiling: Paint In the dining room there are many defects in the ceiling. This should be repaired. In the family room the ceiling appears to have some spots on the ceiling that looks to be spotty in paint.

3.      Walls: Paint In the dining room over the right window there is a seam visible, repair. There are missing covers for the central vac.



## Living Space (Continued)

4.      Floor: Hardwood There are a few gaps especially around the vents. These areas may tighten up when some humidity gets into the wood



5.      Doors: Wood, Fiberglass, French The office doors are not hung level.

6.      Windows: Vinyl double hung and awning The vinyl awning window is not opening and unlocking well, have repaired.



7.      Electrical: 110 VAC Exposed live wires due to missing light fixtures and some detectors.



8.      HVAC Source: Forced air

9.      Smoke Detector: Smoke detectors are not inspected at time of inspection. The seller's are responsible for obtaining a smoke certificate prior to closing from the local Fire Department

## Fireplace/Wood Stove

A fireplace should ALWAYS be inspected and cleaned by a licensed professional PRIOR to use. Walsh Home Inspections only does a visual inspection of the chimney and fireplace in accordance with the MA CMR 266. This is not an exhaustive inspection of the flue or liner, inspection by a licensed chimney contractor is strongly recommended.

A NP NI M D

### Family Room Fireplace

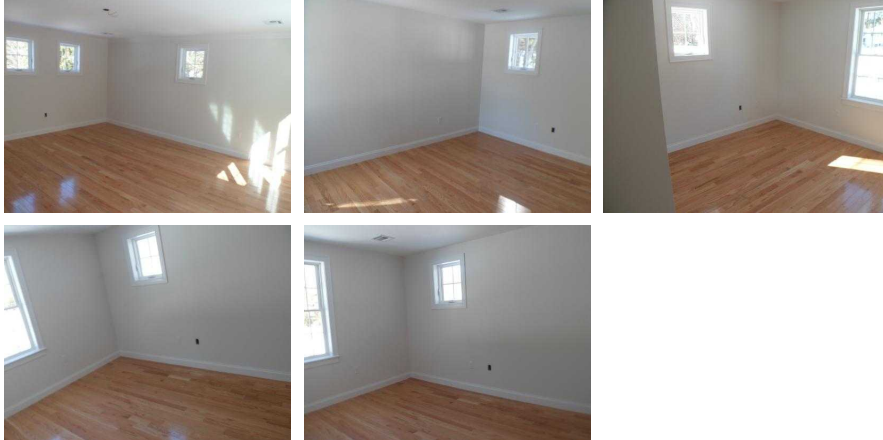
1.      Freestanding Stove:  
2.      Fireplace Construction: Prefab  
3. Type: Gas log  
4.      Fireplace Insert: Standard, With blower fan  
5.      Smoke Chamber: Metal  
6.      Hearth: Flush mounted

## Bedroom

A NP NI M D

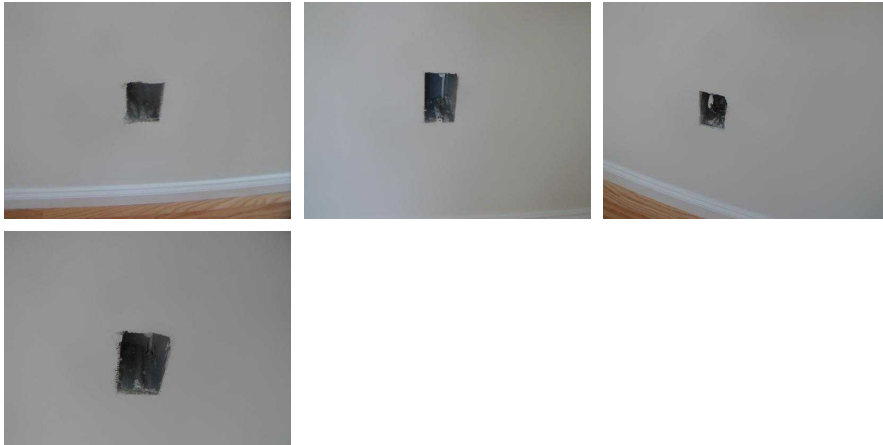
Bedrooms Bedroom

1.      Closet: Walk In and Large



2.      Ceiling: Paint

3.      Walls: Paint **There are cover plates missing on the walls.**



4.      Floor: Hardwood

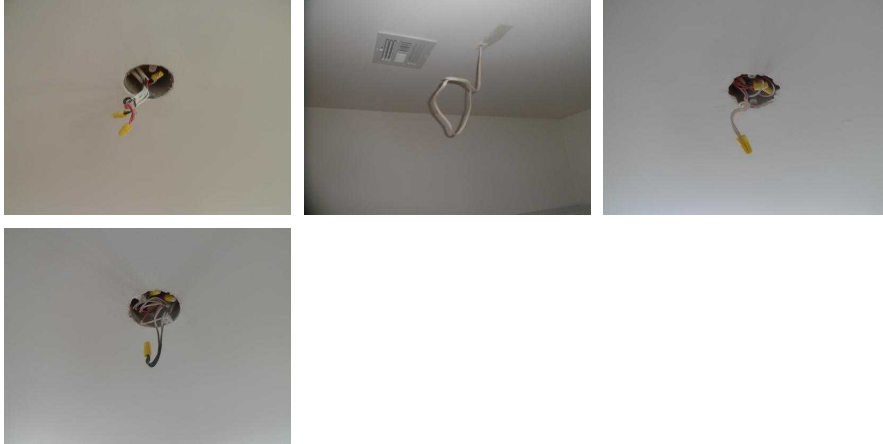
5.      Doors: Hollow wood

6.      Windows: Vinyl double hung, Vinyl awning **The locks on the awning windows do not work properly, they are either sticking to open or wont close and lock correct. Repair.**



## Bedroom (Continued)

7.      Electrical: 110 VAC **There are light fixtures missing.**



8.      HVAC Source: Forced air

9.      Smoke Detector: Smoke detectors are not inspected at time of inspection. The seller's are responsible for obtaining a smoke certificate prior to closing from the local Fire Department

## Bathroom

A NP NI M D

1/2 bath Bathroom

1.      Closet:



2.      Ceiling: Paint

3.      Walls: Wood and paint

4.      Floor: Hardwood **There are a few gaps especially around the vents. These areas may tighten up when some humidity gets into the wood**



5.      Doors: Hollow wood

6.      Windows:

7.      Electrical: 110 VAC GFCI

8.      Counter/Cabinet:

9.      Sink/Basin: Pedestal

10.      Faucets/Traps: PVC

11.      Shower/Surround:

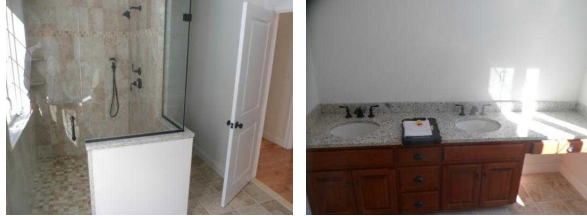
## Bathroom (Continued)

- 12.      Spa Tub/Surround:
- 13.      Toilets: 1 1/2 Gallon Tank
- 14.      HVAC Source: Forced air
- 15.      Ventilation: Electric ventilation fan

### Master Bathroom

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- 16.      Closet:



- 17.      Ceiling: Paint
- 18.      Walls: Wood and paint
- 19.      Floor: Hardwood
- 20.      Doors: Hollow wood
- 21.      Windows: Vinyl casement The right window needs to be repaired, will not open and close properly.



- 22.      Electrical: 110 VAC GFCI
- 23.      Counter/Cabinet: Wood and granite
- 24.      Sink/Basin: Porcelain coated
- 25.      Faucets/Traps: PVC
- 26.      Shower/Surround: Ceramic tile base and tile surround Caulk all seems and seal the grout
- 27.      Spa Tub/Surround:
- 28.      Toilets: 1 1/2 Gallon Tank
- 29.      HVAC Source: Forced air
- 30.      Ventilation: Electric ventilation fan, Window

### 2nd floor main Bathroom

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- 31.      Closet:



- 32.      Ceiling: Paint
- 33.      Walls: Wood and paint
- 34.      Floor: Hardwood
- 35.      Doors: Hollow wood

## Bathroom (Continued)

36.      Windows: Vinyl casement **The window needs to be repaired, will not open and close properly.**
37.      Electrical: 110 VAC GFCI
38.      Counter/Cabinet: Wood and granite
39.      Sink/Basin: Porcelain coated
40.      Faucets/Traps: PVC
41.      Tub/Surround: Fiberglass tub and fiberglass surround Caulk all seems inside and out and seal the grout
42.      Spa Tub/Surround:
43.      Toilets: 1 1/2 Gallon Tank
44.      HVAC Source: Forced air
45.      Ventilation: Electric ventilation fan, Window



## Laundry Room/Area

A NP NI M D

### 2nd Floor Laundry Room/Area

1.      Closet:
2.      Ceiling: Paint
3.      Walls: Paint
4.      Floor: Ceramic tile
5.      Doors: Vented
6.      Windows:
7.      Electrical: 110 VAC/220 VAC **Open exposed wires. A licensed electrician is recommended to evaluate and estimate repairs**
8.      Smoke Detector: Smoke detectors are not inspected at time of inspection. The seller's are responsible for obtaining a smoke certificate prior to closing from the local Fire Department
9.      HVAC Source: Forced air
10.      Laundry Tub:



## Laundry Room/Area (Continued)

- 11.      Laundry Tub Drain:
- 12.      Washer Hose Bib: Gate valves
- 13.      Washer and Dryer Electrical: 110-240 VAC
- 14.      Dryer Vent:
- 15.      Dryer Gas Line:
- 16.      Washer Drain: Wall mounted drain
- 17.      Floor Drain: Surface drain





## In Need Of Repair Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior Surface and Components

1. Exterior Surface Type: Hardboard [Get from the builder any warranty info and maintenance info.](#) This type of siding needs to be maintained to keep the warranty active. Where the vents for the heating exit the house the siding has been cut and needs to be caulked to seal up opening, the siding is also damaged in that section.



2. Trim: Wood On the driveway side to the left of the doors there is a section of damaged wood, this should be replaced. Keep up with painting to protect wood.



### Roof

3. Leader/Extension: [Extend runoff drains to move water away from foundation](#)



### Garage/Carport

4. Attached Garage Leader/Extensions: [Extend runoff drains to move water away from foundation](#)  
**Structure**

5. Stairs/Handrails: Wood stairs with wood handrails [The main stair case needs to have the treads sealed and final paint.](#)

### Heating System

6. Basement Heating System Distribution: Insulated duct, Insulflex duct [Suggest having the duct work cleaned. There is a duct for the living room that is capped and not connected. A qualified heating system contractor is recommended to evaluate and estimate repairs](#)

## Heating System (Continued)

Distribution: (continued)



## Electrical

7. Basement Electric Panel Manufacturer: Eaton The cover is not securely installed, the top knock out is loose and needs to be secured. There appears to be several wires that are not yet connected and some that are connected and shut off. Make sure the electric panel gets signed off on.



## Kitchen

8. 1st Floor Kitchen Cooking Appliances: Frigidaire, General Electric There is no power to the unit, unable to test. make sure to test at the walk through.



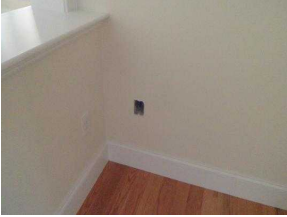
## Living Space

9. Dining room, Living room, Family room, Office, Hall and Mudroom Living Space Ceiling: Paint In the dining room there are many defects in the ceiling. This should be repaired. In the family room the ceiling appears to have some spots on the ceiling that looks to be spotty in paint.
10. Dining room, Living room, Family room, Office, Hall and Mudroom Living Space Walls: Paint In the dining room over the right window there is a seam visible, repair. There are missing covers for the central vac.



## Living Space (Continued)

Walls: (continued)



11. Dining room, Living room, Family room, Office, Hall and Mudroom Living Space Floor: Hardwood **There are a few gaps especially around the vents. These areas may tighten up when some humidity gets into the wood**



12. Dining room, Living room, Family room, Office, Hall and Mudroom Living Space Doors: Wood, Fiberglass, French **The office doors are not hung level.**

## Bedroom

13. Bedrooms Bedroom Walls: Paint **There are cover plates missing on the walls.**



## Bathroom

14. 1/2 bath Bathroom Floor: Hardwood **There are a few gaps especially around the vents. These areas may tighten up when some humidity gets into the wood**



## Fully Depreciated Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

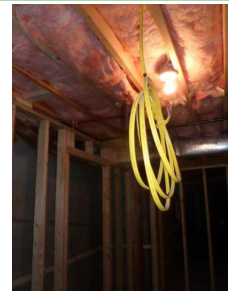
### Garage/Carport

1. Attached Garage Windows: Vinyl awning The left rear window is not lining up properly when opening or closing. Repair.



### Basement

2. Main Basement Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI There are loose hanging wires, these need to be properly sealed and contained.



### Heating System

3. Basement Heating System Blower Fan/Filter: Direct drive with disposable filter The filter is very dirty due to construction. Have changed.

### Air Conditioning

4. Basement AC System Electrical Disconnect: Breaker disconnect There is a electric source, not connected next to the unit. This needs to be capped and sealed or removed or connected to something.



### Kitchen

5. 1st Floor Kitchen Ventilator: Not present There is no vent in place but there is an exposed live wire. Install vent.



## Fully Depreciated Summary (Continued)

6. 1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI **There are missing light fixtures and some missing switch plates. These need to be installed.**



## Living Space

7. Dining room, Living room, Family room, Office, Hall and Mudroom Living Space Windows: Vinyl double hung and awning **The vinyl awning window is not opening and unlocking well, have repaired.**



8. Dining room, Living room, Family room, Office, Hall and Mudroom Living Space Electrical: 110 VAC **Exposed live wires due to missing light fixtures and some detectors.**



## Bedroom

9. Bedrooms Bedroom Windows: Vinyl double hung, Vinyl awning **The locks on the awning windows do not work properly, they are either sticking to open or wont close and lock correct. Repair.**



10. Bedrooms Bedroom Electrical: 110 VAC **There are light fixtures missing.**



## Fully Depreciated Summary (Continued)

### Bathroom

11. Master Bathroom Windows: Vinyl casement The right window needs to be repaired, will not open and close properly.



12. 2nd floor main Bathroom Windows: Vinyl casement The window needs to be repaired, will not open and close properly.



### Laundry Room/Area

13. 2nd Floor Laundry Room/Area Electrical: 110 VAC/220 VAC Open exposed wires. A licensed electrician is recommended to evaluate and estimate repairs

