

Accurate Building Consultants, LLC  
4531 Athens Boonesboro Rd.  
Lexington, KY 40509



123 Anywhere Lane  
Lexington, Kentucky 40515



**Definitions**

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

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

**General Information**

**Property Information**

Property Address 123 Anywhere Lane  
 City Lexington State Kentucky Zip 40515  
 Contact Name John Smith  
 Phone Fax

**Client Information**

Client Name  
 Client Address  
 City Lexington State Kentucky Zip  
 Phone Fax

**Inspection Company**

Inspector Name Woody Yonts, Kentucky Home Inspection License # HI-2129, L David Fugate, Kentucky Home Inspection License # HI-2221  
 Company Name Accurate Building Consultants, LLC  
 Company Address 4531 Athens Boonesboro Rd.  
 City Lexington State KY Zip 40509  
 Phone 859-225-4646 Fax

**Conditions**

Others Present Buyer Property Occupied Occupied  
 Estimated Age 40 to 45 years Entrance Faces North  
 Inspection Date 11/21/2006  
 Start Time 12:00 PM End Time 2:00 PM  
 Electric On Yes  
 Gas/Oil On Yes  
 Water On Yes  
 Temperature 40 Degrees  
 Weather Partly cloudy Soil Conditions Damp  
 Space Below Grade Slab  
 Building Type Single family Garage Carport  
 Sewage Disposal City How Verified Visual Inspection  
 Water Source City How Verified Visual Inspection  
 Permits Obtained Plumbing How Verified Visual Inspection



## Lots and Grounds

- |               |   |
|---------------|---|
| 1. Acceptable | <b>Driveway:</b> Concrete Normal expansion cracks on driveway noted.  |
| 2. Acceptable | <b>Walks:</b> Concrete, Stone   |
| 3. Acceptable | <b>Steps/Stoops:</b> Concrete   |
| 4. Acceptable | <b>Patio:</b> Concrete, Stone The concrete patio has normal expansion cracks. There is also surface spalling on the right rear area of the patio. The stone patio has an uneven surface that can cause tripping hazards.  |
| 5. Defective  | <b>Deck:</b> Treated wood Recommend cleaning and sealing the deck to help preserve wood and prolong its service life. This should be repeated approximately every two years as a preventive maintenance action.<br>The space between railings on the deck steps is a safety concern, especially if small children are on the deck. Recommend alterations to the railing with vertical spindles spaced to 4" or less for safety reasons. |
| 6. Acceptable | <b>Grading:</b> Minor slope   |

## Exterior Surface and Components

### 1st and 2nd Floor Exterior Surface

- |               |  |
|---------------|--|
| 1. Acceptable | <b>Type:</b> Block Minor mortar joint cracking under the right front 1st and 2nd level windows and above the front door are noted. There is a hole on the left side near the rear where the cable tv line enters the house that needs to be properly sealed. |
|---------------|--|

### Gable - each side Exterior Surface

- |                |  |
|----------------|--|
| 2. Acceptable  | <b>Type:</b> Vinyl siding  |
| 3. Acceptable  | <b>Trim:</b> Vinyl   |
| 4. Acceptable  | <b>Fascia:</b> Vinyl   |
| 5. Acceptable  | <b>Soffits:</b> Vinyl  |
| 6. Acceptable  | <b>Door Bell:</b> Manual Manual door knocker.  |
| 7. Acceptable  | <b>Entry Doors:</b> Wood   |
| 8. Acceptable  | <b>Windows:</b> Aluminum slider  |
| 9. Acceptable  | <b>Window Screens:</b> Metal Some of the screens are missing and some are rusting.   |
| 10. Acceptable | <b>Exterior Lighting:</b> Surface mount  |
| 11. Defective  | <b>Exterior Electric Outlets:</b> 110 VAC GFCI, 110 VAC Outlet located at the right front of the structure has an open ground and is not GFCI protected. The GFCI located at the right rear is working properly, however the box is loose in the wall and needs to be tightened. |
| 12. Acceptable | <b>Hose Bibs:</b> Frost proof  |
| 13. Acceptable | <b>Main Gas Valve:</b> Located at LP tank  |

## Roof

Chimney flue inspection is limited due to height. The inspection covers only the visible portion of the flue.

### Main Roof Surface

- |                          |  |
|--------------------------|--|
| 1. Method of Inspection: | On roof  |
| 2. Acceptable            | <b>Unable to Inspect:</b> 20%  |
| 3. Defective             | <b>Material:</b> Asphalt shingle The roof has 2 layers of roofing. It is showing environmental staining and show signs of cupping and cracking and is near the end of its service life. We recommend budgeting for a roof replacement by a qualified roofing contractor as soon as possible. |
| 4. Type:                 | Gable  |
| 5. Approximate Age:      | 13 years   |

**Roof (Continued)**

- 6. Defective      **Flashing:** Galvanized    The flashing on several of the roof vents has raised away from the roof surface. There are also exposed nails and deteriorated roof caulking. The caulking around the plumbing vents also shows signs of deterioration. The caulking around the air conditioning support timbers is deteriorated. The caulk is deteriorated where the air conditioner refrigerant lines penetrate the roof through the PVC conduit. We recommend that a qualified roofer properly repair each of these items.
- 7. Acceptable    **Plumbing Vents:** Galvanized
- 8. Acceptable    **Electrical Mast:** Mast at roof level
- 9. Acceptable    **Gutters:** Aluminum    The front left gutter is pulling down away from the fascia board.
- 10. Acceptable   **Downspouts:** Aluminum

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- 11. Acceptable   **Chimney:** Brick
- 12. Defective    **Flue/Flue Cap:** Clay    The flue liner to the rear is cracked. There is rust around the flue cap. We recommend that a qualified chimney contractor repair.
- 13. Defective    **Chimney Flashing:** Galvanized, Tar covered    The chimney flashing is deteriorated. We recommend that a qualified chimney contractor repair.

**Electrical**

Most parts of any residential electrical system are hidden behind walls and ceilings. Evaluating hidden components is beyond the scope of this inspection. This inspection does not include: Low voltage systems, telephone wiring, intercoms, sound systems, central vac systems, sprinkler systems, alarm systems, cable- or satellite- TV wiring, timers or smoke detectors. Not all receptacles/outlets tested due to limited accessibility (i.e. furniture, clutter and/or obstructions).

- 1. Service Size Amps: 125    Volts: 110-240    VAC
- 2. Acceptable    **Service:** Aluminum
- 3. Acceptable    **120 VAC Branch Circuits:** Copper
- 4. Acceptable    **240 VAC Branch Circuits:** Aluminum
- 5. Defective    **Conductor Type:** Non-metallic sheathed cable    The aerial electric line at the left rear of the structure that spans to the outbuilding is not the correct type wire for outdoor electric circuits. The attachment at the house is pulled loose.  
  
Electric wires attached to the tree directly behind the house need to be removed.  
  
We recommend a qualified, licensed electrician properly repair.
- 6. Acceptable    **Ground:** Plumbing and rod in ground
- 7. Defective    **Smoke Detectors:** Battery operated    The smoke detector in the ceiling of the upstairs landing is inoperative. We recommend that this be properly repaired. We recommend that hardwired smoke detectors be installed in the bedrooms.

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- Kitchen Electric Panel**
- 8. Acceptable    **Manufacturer:** Square D
- 9. Maximum Capacity: 125 Amps
- 10. Acceptable    **Main Breaker Size:** 125 Amps
- 11. Acceptable    **Breakers:** Copper and Aluminum
- 12. Is the panel bonded? No

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- Upstairs utility room Electric Panel**
- 13. Acceptable    **Manufacturer:** Bulldog
- 14. Maximum Capacity: 60 Amps
- 15. Defective    **Fuses:** Screw type    There is a double tap on the fuse located on the right fuse, second from the bottom. We recommend that this be properly repaired by a qualified, licensed electrician.
- 16. Is the panel bonded? No

## Structure

- 1. Acceptable     **Structure Type:** Concrete block
- 2. Acceptable     **Foundation:** Poured slab
- 3. Acceptable     **Differential Movement:** No movement or displacement noted
- 4. Acceptable     **Bearing Walls:** Covered frame, Block
- 5. Acceptable     **Floor/Slab:** Poured slab
- 6. Defective       **Stairs/Handrails:** Wood stairs covered with carpet with wood handrails     The handrail on the stairs leading to the upstairs is loose (unstable) and does not have vertical spindles..     The stairs rise is steep.     We recommend that the handrail be properly repaired including alterations to add vertical spindles 4" or less apart for safety reasons.

## Attic

### Main Attic

- 1. Method of Inspection: In the attic
- 2. Defective       **Unable to Inspect:** 40%     The second step from the bottom of the attic access stairs is missing which causes an unsafe climbing condition.     We recommend this be properly repaired.
- 3. Defective       **Roof Framing:** 2x6 Rafter     A visual observation of the left rear roof system indicates sagging rafters and roof sheathing.     The 2x6 rafters on the left rear of the house do not have knee walls over load bearing walls for proper support.     We recommend that a qualified contractor evaluate the roof system and recommend repairs.
- 4. Acceptable     **Sheathing:** Plywood
- 5. Acceptable     **Ventilation:** Gable & roof vents
- 6. Acceptable     **Insulation:** Blown in
- 7. Acceptable     **Insulation Depth:** 6" to 8"
- 8. Defective       **House Fan:** Direct drive with manual controls     The house fan controls are located in the 2nd floor hallway.     There is a note on the controls indicating the fan is inoperative and should not be turned on.
- 9. Defective       **Wiring/Lighting:** 110 VAC     The electrical wiring in the center of the attic along the collar ties and rafters has been removed from the attachment cleats.     We recommend that the wiring sheath be properly attached.

## Garage/Carport

### Attached Garage

- 1. Type of Structure: Carport     **Car Spaces:** 2
- 2. Defective       **Exterior Surface:** Wood at rear     The wood at the rear has water penetration.     We recommend this be properly repaired.
- 3. Acceptable     **Roof:** Vinyl
- 4. Acceptable     **Roof Structure:** Rafter
- 5. Defective       **Ceiling:** Exposed framing     The ceiling area has signs of carpenter bee activity.     We recommend that this be treated by a qualified pest control company.
- 6. Acceptable     **Floor/Foundation:** Poured concrete
- 7. Defective       **Electrical:** 110 VAC outlets and lighting circuits     The electrical wiring in the carport is not approved for outdoor use.     We recommend that the wiring be placed inside protective conduit.     The 220 volt outlet to the left rear has a missing outlet cover plate.     Also the hole where the wiring penetrated the concrete block wall at the left rear needs to be properly sealed.     There are 9 overhead lights in the carport.     Three of the lights are inoperative (bulbs?).

## Air Conditioning

### Roof AC System

- 1. Not Inspected     **A/C System Operation:** Not inspected     To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not tested.     Information : Systems of this type have expected service lives of 10 to 15



## Air Conditioning (Continued)

### A/C System Operation: (continued)

- years. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such.
2. Defective      **Condensate Removal:** PVC      The condensate tubing is routed down the front wall of the house to the left of the front entry door. The tube is emptying directly against the foundation. We recommend that this pipe be extended to divert water away from the foundation.
  3. Acceptable      **Exterior Unit:** Mounted to roof
  4. **Manufacturer:** Ruud
  5. **Area Served:** Whole building      **Approximate Age:** The data plate was not readable.
  6. **Fuel Type:** 220 VAC      **Temperature Differential:** N/A
  7. **Type:** Central A/C      **Capacity:** Unknown - could not read labels.
  8. Defective      **Refrigerant Lines:** Suction line      The suction line does not have an insulated covering. We recommend that this be properly repaired.
  9. Acceptable      **Electrical Disconnect:** Breaker disconnect

## Fireplace/Wood Stove

### Family Room Fireplace

1. Defective      **Freestanding Stove:** Wood burning      The wood burning stove has some minor rust and creosote and soot build up. Recommend cleaning and inspection prior to use.
2. Acceptable      **Fireplace Construction:** Brick
3. **Type:** Wood burning
4. Acceptable      **Damper:** Metal
5. Acceptable      **Hearth:** Raised

### 2nd Floor recreation room Fireplace

6. Acceptable      **Fireplace Construction:** Brick      The fireplace has creosote and soot build up. Recommend cleaning and inspection prior to use.
7. **Type:** Wood burning
8. Acceptable      **Smoke Chamber:** Brick
9. Acceptable      **Flue:** Tile
10. Acceptable      **Damper:** Metal
11. Acceptable      **Hearth:** Raised      The hearth has settled slightly and pulled away from the face of the fireplace. We recommend that this be repaired.

## Heating System

### Closet - Upstairs recreation room Heating System

1. Acceptable      **Heating System Operation:** Adequate
2. **Manufacturer:** Goodman
3. **Model Number:** GDT090-4A      **Serial Number:** 0304612529
4. **Type:** Forced air      **Capacity:** 90,000 BTUHR
5. **Area Served:** Whole building      **Approximate Age:** 2 years
6. **Fuel Type:** Propane gas
7. Acceptable      **Blower Fan/Filter:** Direct drive with disposable filter
8. Acceptable      **Distribution:** Metal duct
9. Acceptable      **Circulator:** Pump
10. Acceptable      **Flue Pipe:** Double wall
11. Acceptable      **Thermostats:** Individual
12. Acceptable      **Fuel Tank:** Propane tank
13. **Tank Location:** Front yard
14. **Suspected Asbestos:** No



## Plumbing

- 1. Acceptable Service Line: Copper
- 2. Acceptable Main Water Shutoff: Below kitchen sink
- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes: ABS, PVC, Galvanized
- 5. Acceptable Vent Pipes: Galvanized

### Closet - Upstairs recreation room Water Heater

- 6. Defective Water Heater Operation: Adequate The water temperature is 134 degrees. To prevent scalding, we recommend that the water temperature be adjusted to not exceed 125 degrees.

The water heater inspection was performed 11/29/2000.

- 7. Manufacturer: Bradford-White
- 8. Type: Electric Capacity: 80 Gal.
- 9. Approximate Age: 6 years Area Served: Whole building
- 10. Acceptable TPRV and Drain Tube: Copper

## Bathroom

### 1st floor - kitchen Bathroom

- 1. Acceptable Ceiling: Texture paint
- 2. Defective Walls: Ceramic tile There is hole in the lower left wall that needs to be properly repaired.
- 3. Acceptable Floor: Carpet
- 4. Acceptable Doors: Hollow wood
- 5. Acceptable Electrical: Lighting circuit only
- 6. Acceptable Sink/Basin: Porcelain wall mounted
- 7. Defective Faucets/Traps: Delta fixtures with a metal trap The sink stopper is inoperable. The metal trap is covered with electrical tape and is leaking. We recommend that this be properly repaired.
- 8. Acceptable Shower/Surround: Ceramic tile with floor drain The shower head has been removed.
- 9. Acceptable Toilets: Crane
- 10. Acceptable HVAC Source: Heating system register
- 11. Acceptable Ventilation: Electric ventilation fan

### 1st floor main Bathroom

- 12. Acceptable Closet: Single
- 13. Acceptable Ceiling: Texture paint
- 14. Acceptable Walls: Ceramic tile, Wallpaper
- 15. Acceptable Floor: Ceramic tile
- 16. Acceptable Doors: Hollow wood
- 17. Acceptable Windows: Aluminum slider
- 18. Defective Electrical: 110 VAC outlets and lighting circuits Non-GFCI circuit -recommend GFCI circuit be installed by a qualified, licensed electrician.
- 19. Acceptable Counter/Cabinet: Laminate and wood
- 20. Acceptable Sink/Basin: Molded single bowl
- 21. Acceptable Faucets/Traps: Delta fixtures with ABS trap
- 22. Acceptable Tub/Surround: Cast iron tub and ceramic tile surround The caulk between the ceramic tile floor and the tub is cracked and needs to be re-caulked.
- 23. Acceptable Toilets: Crane
- 24. Acceptable HVAC Source: Heating system register
- 25. Acceptable Ventilation: Window

### 2nd floor main Bathroom

- 26. Acceptable Closet: Single small
- 27. Acceptable Ceiling: Tile
- 28. Acceptable Walls: Wallpaper and tile
- 29. Acceptable Floor: Ceramic tile
- 30. Acceptable Doors: Hollow wood
- 31. Acceptable Windows: Aluminum slider



## Bathroom (Continued)

32. Defective      **Electrical:** 110 VAC outlets and lighting circuits    The electrical outlet has an open ground.    Non-GFCI circuit -recommend GFCI circuit be installed
33. Acceptable      **Sink/Basin:** Porcelain
34. Acceptable      **Faucets/Traps:** Delta fixtures with a metal trap
35. Acceptable      **Tub/Surround:** Cast iron tub and ceramic tile surround
36. Acceptable      **Toilets:** Round bowl
37. Acceptable      **HVAC Source:** Heating system register
38. Acceptable      **Ventilation:** Window

## Kitchen

### 1st Floor Kitchen

1. Acceptable      **Cooking Appliances:** General Electric
2. Acceptable      **Ventilator:** Broan
3. Defective      **Dishwasher:** Hotpoint    The dishwasher is not properly anchored to the cabinet and is inoperative.    The dishwasher does not have an air gap installed.    We recommend that a qualified, licensed plumber properly install a new dishwasher.
4. Air Gap Present? No
5. Acceptable      **Refrigerator:** Frigidaire
6. Acceptable      **Sink:** Stainless Steel    The sink drains slowly.
7. Defective      **Electrical:** 110 VAC outlets and lighting circuits    There is an open wiring junction box below the kitchen sink.    The light switch to the left of the kitchen entry door does not have a face plate.    Both of these items need a cover plate installed.
- The kitchen does not have GFCI protected electrical outlets.
8. Acceptable      **Plumbing/Fixtures:** Delta fixtures with ABS trap
9. Acceptable      **Counter Tops:** Laminate
10. Acceptable      **Cabinets:** Laminate and wood
11. Acceptable      **Ceiling:** Texture paint
12. Acceptable      **Walls:** Painted paneling, Ceramic tile, Wallpaper border
13. Acceptable      **Floor:** Vinyl floor covering
14. Acceptable      **Doors:** Solid wood    The door does not have a dead bolt.
15. Acceptable      **Windows:** Aluminum slider
16. Acceptable      **HVAC Source:** Heating system register

## Bedroom

### Front - Right Bedroom

1. Acceptable      **Closet:** Single    The closet doors have been removed.
2. Acceptable      **Ceiling:** Suspended ceiling
3. Acceptable      **Walls:** Paneling
4. Acceptable      **Floor:** Tile
5. Acceptable      **Doors:** Hollow wood
6. Acceptable      **Windows:** Aluminum slider
7. Defective      **Electrical:** 110 VAC outlets and lighting circuits    The outlet to the left of the door has an open ground and is not properly attached to the wall.    We recommend that the outlet be properly repaired.
8. Acceptable      **HVAC Source:** Heating system register

### Middle Rear Bedroom

9. Acceptable      **Closet:** Two single closets
10. Acceptable      **Ceiling:** Texture paint
11. Acceptable      **Walls:** Paint
12. Acceptable      **Floor:** Carpet
13. Acceptable      **Doors:** Hollow wood
14. Acceptable      **Windows:** Aluminum slider
15. Defective      **Electrical:** 110 VAC outlets and lighting circuits    Electrical outlet on the left



## Bedroom (Continued)

### Electrical: (continued)

wall has an open ground.

16. Acceptable HVAC Source: Heating system register

### Right-Rear Bedroom

17. Acceptable Closet: Single

18. Acceptable Ceiling: Texture paint

19. Acceptable Walls: Paint

20. Acceptable Floor: Carpet

21. Acceptable Doors: Hollow wood

22. Acceptable Windows: Aluminum slider

23. Acceptable Electrical: 110 VAC outlets and lighting circuits

24. Acceptable HVAC Source: Heating system register

### Front - Right Bedroom

25. Acceptable Closet: Single

26. Acceptable Ceiling: Paint A crack is noted in the ceiling to the right of the door - normal.

27. Acceptable Walls: Paint

28. Acceptable Floor: Carpet

29. Acceptable Doors: Hollow wood

30. Acceptable Windows: Aluminum slider

31. Acceptable Electrical: 110 VAC outlets and lighting circuits

32. Acceptable HVAC Source: Heating system register

## Living Space

### 1st Floor Entry Living Space

1. Acceptable Closet: Single

2. Acceptable Ceiling: Tile

3. Acceptable Walls: Paneling

4. Acceptable Floor: Tile

5. Acceptable Doors: Solid wood There is no dead bolt on the entry door.

6. Acceptable Windows: Aluminum slider

7. Defective Electrical: 110 VAC outlets and lighting circuits The electrical outlet on the right side of the room is not working. In the closet there is an exposed live electrical wire hanging from the ceiling. The three way light switch on the rear wall is not working correctly (jiggle switch to engage). We recommend that a qualified, licensed electrician properly repair each of these defective items.

8. Acceptable HVAC Source: Heating system register

### 1st Floor Hall Living Space

9. Acceptable Ceiling: Texture paint

10. Acceptable Walls: Paint

11. Acceptable Floor: Vinyl floor covering

12. Acceptable Electrical: 110 VAC outlets and lighting circuits

13. Acceptable HVAC Source: Heating system register

14. Acceptable Smoke Detector: Battery operated

### Family Room Living Space

15. Acceptable Ceiling: Burlap Cloth

16. Acceptable Walls: Painted paneling

17. Acceptable Floor: Vinyl floor covering Old tiles were not removed and are showing through the surface.

18. Acceptable Doors: Solid wood

19. Acceptable Windows: Aluminum slider

20. Defective Electrical: 110 VAC outlets and lighting circuits, Ceiling fans The wall outlets on the left front wall, the left front side wall, and to the left of the fireplace have open grounds. The ceiling fan to the rear is inoperable. We recommend that these items be properly repaired by a qualified, licensed electrician.

Living Space (Continued)

Electrical: (continued)

We recommend that the ceiling fan blades be tightened periodically.

21. Acceptable HVAC Source: Heating system register

2nd Floor landing Living Space

22. Acceptable Closet: Single

23. Acceptable Ceiling: Texture paint

24. Acceptable Walls: Paint

25. Acceptable Floor: Carpet

26. Acceptable Doors: Hollow wood

27. Acceptable Electrical: Lighting circuit only

28. Defective Smoke Detector: Battery operated See notes in electrical section.

2nd Floor Hall Living Space

29. Acceptable Closet: Single small

30. Acceptable Ceiling: Texture paint

31. Acceptable Walls: Paint and paneling

32. Acceptable Floor: Carpet

33. Acceptable Doors: Hollow wood

34. Acceptable Electrical: 110 VAC outlets and lighting circuits

35. Acceptable HVAC Source: Heating system register

Upstairs Recreation Room Living Space

36. Acceptable Closet: Single

37. Acceptable Ceiling: Texture paint

38. Acceptable Walls: Paint and paneling

39. Acceptable Floor: Carpet

40. Acceptable Doors: Hollow wood, Atrium The atrium entry door needs to be cleaned and painted.

41. Acceptable Windows: Aluminum slider

42. Defective Electrical: 110 VAC outlets and lighting circuits A wall outlet in the closet has a face plate missing. The closet overhead light has the bulb missing and does not have a globe. We recommend that both of these items be repaired.

43. Acceptable HVAC Source: Heating system register

Laundry Room/Area

1st Floor Laundry Room/Area

1. Acceptable Ceiling: Paint

2. Defective Walls: Paneling, Paint The drywall behind the washer and dryer has been partially removed near the bottom. There is signs of mold / mildew on the drywall surface and rotting wood at the base of the wall structure, indicating previous water penetration. We recommend that this be properly repaired by a qualified contractor.

3. Acceptable Floor: Vinyl floor covering The vinyl floor is peeled away behind the washer indicating water penetration.

4. Acceptable Windows: Aluminum slider

5. Acceptable Electrical: 110 VAC outlets and lighting circuits

6. Acceptable HVAC Source: Heating system register

7. Acceptable Laundry Tub Drain: PVC The plumbing is stubbed out and capped.

8. Acceptable Washer Hose Bib: Rotary

9. Acceptable Washer and Dryer Electrical: 110-240 VAC

10. Acceptable Dryer Vent: Metal flex

11. Acceptable Washer Drain: Wall mounted drain

## Defective 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.

### Lots and Grounds

1. **Deck:** Treated wood Recommend cleaning and sealing the deck to help preserve wood and prolong its service life. This should be repeated approximately every two years as a preventive maintenance action.  
The space between railings on the deck steps is a safety concern, especially if small children are on the deck. Recommend alterations to the railing with vertical spindles spaced to 4" or less for safety reasons.

### Exterior Surface and Components

2. **Exterior Electric Outlets:** 110 VAC GFCI, 110 VAC Outlet located at the right front of the structure has an open ground and is not GFCI protected. The GFCI located at the right rear is working properly, however the box is loose in the wall and needs to be tightened.

### Roof

3. **Main Roof Surface Material:** Asphalt shingle The roof has 2 layers of roofing. It is showing environmental staining and show signs of cupping and cracking and is near the end of its service life. We recommend budgeting for a roof replacement by a qualified roofing contractor as soon as possible.
4. **Flashing:** Galvanized The flashing on several of the roof vents has raised away from the roof surface. There are also exposed nails and deteriorated roof caulking. The caulking around the plumbing vents also shows signs of deterioration. The caulking around the air conditioning support timbers is deteriorated. The caulk is deteriorated where the air conditioner refrigerant lines penetrate the roof through the PVC conduit. We recommend that a qualified roofer properly repair each of these items.



5. **East Chimney Flue/Flue Cap:** Clay The flue liner to the rear is cracked. There is rust around the flue cap. We recommend that a qualified chimney contractor repair.
6. **East Chimney Chimney Flashing:** Galvanized, Tar covered The chimney flashing is deteriorated. We recommend that a qualified chimney contractor repair.

## Defective Summary (Continued)

### Electrical

7. **Conductor Type:** Non-metallic sheathed cable The aerial electric line at the left rear of the structure that spans to the outbuilding is not the correct type wire for outdoor electric circuits. The attachment at the house is pulled loose.
- Electric wires attached to the tree directly behind the house need to be removed.
- We recommend a qualified, licensed electrician properly repair.
8. **Smoke Detectors:** Battery operated The smoke detector in the ceiling of the upstairs landing is inoperative. We recommend that this be properly repaired. We recommend that hardwired smoke detectors be installed in the bedrooms.
9. **Upstairs utility room Electric Panel Fuses:** Screw type There is a double tap on the fuse located on the right fuse, second from the bottom. We recommend that this be properly repaired by a qualified, licensed electrician.

### Structure

10. **Stairs/Handrails:** Wood stairs covered with carpet with wood handrails The handrail on the stairs leading to the upstairs is loose (unstable) and does not have vertical spindles.. The stairs rise is steep. We recommend that the handrail be properly repaired including alterations to add vertical spindles 4" or less apart for safety reasons.

### Attic

11. **Main Attic Unable to Inspect:** 40% The second step from the bottom of the attic access stairs is missing which causes an unsafe climbing condition. We recommend this be properly repaired.
12. **Main Attic Roof Framing:** 2x6 Rafter A visual observation of the left rear roof system indicates sagging rafters and roof sheathing. The 2x6 rafters on the left rear of the house do not have knee walls over load bearing walls for proper support. We recommend that a qualified contractor evaluate the roof system and recommend repairs.



13. **Main Attic House Fan:** Direct drive with manual controls The house fan controls are located in the 2nd floor hallway. There is a note on the controls indicating the fan is inoperative and should not be turned on.
14. **Main Attic Wiring/Lighting:** 110 VAC The electrical wiring in the center of the attic along the collar ties and rafters has been removed from the attachment cleats. We recommend that the wiring sheath be properly attached.

### Garage/Carport

15. **Attached Garage Exterior Surface:** Wood at rear The wood at the rear has water penetration. We recommend this be properly repaired.
16. **Attached Garage Ceiling:** Exposed framing The ceiling area has signs of carpenter bee activity. We recommend that this be treated by a qualified pest control company.
17. **Attached Garage Electrical:** 110 VAC outlets and lighting circuits The electrical wiring in the carport is not approved for outdoor use. We recommend that the wiring be placed inside protective conduit. The 220 volt outlet to the left rear has a missing outlet cover plate. Also the hole where the wiring penetrated the concrete block wall at the left rear needs to be properly sealed. There are 9 overhead lights in the carport. Three of the lights are inoperative (bulbs?).



## Defective Summary (Continued)

### Air Conditioning

18. **Roof AC System Condensate Removal:** PVC The condensate tubing is routed down the front wall of the house to the left of the front entry door. The tube is emptying directly against the foundation. We recommend that this pipe be extended to divert water away from the foundation.
19. **Roof AC System Refrigerant Lines:** Suction line The suction line does not have an insulated covering. We recommend that this be properly repaired.

### Fireplace/Wood Stove

20. **Family Room Fireplace Freestanding Stove:** Wood burning The wood burning stove has some minor rust and creosote and soot build up. Recommend cleaning and inspection prior to use.

### Plumbing

21. **Closet - Upstairs recreation room Water Heater Water Heater Operation:** Adequate The water temperature is 134 degrees. To prevent scalding, we recommend that the water temperature be adjusted to not exceed 125 degrees.

The water heater inspection was performed 11/29/2000.

### Bathroom

22. **1st floor - kitchen Bathroom Walls:** Ceramic tile There is hole in the lower left wall that needs to be properly repaired.
23. **1st floor - kitchen Bathroom Faucets/Traps:** Delta fixtures with a metal trap The sink stopper is inoperable. The metal trap is covered with electrical tape and is leaking. We recommend that this be properly repaired.
24. **1st floor main Bathroom Electrical:** 110 VAC outlets and lighting circuits Non-GFCI circuit -recommend GFCI circuit be installed by a qualified, licensed electrician.
25. **2nd floor main Bathroom Electrical:** 110 VAC outlets and lighting circuits The electrical outlet has an open ground. Non-GFCI circuit -recommend GFCI circuit be installed

### Kitchen

26. **1st Floor Kitchen Dishwasher:** Hotpoint The dishwasher is not properly anchored to the cabinet and is inoperative. The dishwasher does not have an air gap installed. We recommend that a qualified, licensed plumber properly install a new dishwasher.
27. **1st Floor Kitchen Electrical:** 110 VAC outlets and lighting circuits There is an open wiring junction box below the kitchen sink. The light switch to the left of the kitchen entry door does not have a face plate. Both of these items need a cover plate installed.

The kitchen does not have GFCI protected electrical outlets.

### Bedroom

28. **Front - Right Bedroom Electrical:** 110 VAC outlets and lighting circuits The outlet to the left of the door has an open ground and is not properly attached to the wall. We recommend that the outlet be properly repaired.
29. **Middle Rear Bedroom Electrical:** 110 VAC outlets and lighting circuits Electrical outlet on the left wall has an open ground.

### Living Space

30. **1st Floor Entry Living Space Electrical:** 110 VAC outlets and lighting circuits The electrical outlet on the right side of the room is not working. In the closet there is an exposed live electrical wire hanging from the ceiling. The three way light switch on the rear wall is not working correctly (jiggle switch to engage). We recommend that a qualified, licensed electrician properly repair each of these defective items.
31. **Family Room Living Space Electrical:** 110 VAC outlets and lighting circuits, Ceiling fans The wall outlets on the left front wall, the left front side wall, and to the left of the fireplace have open grounds. The ceiling fan to the rear is inoperable. We recommend that these items be properly repaired by a qualified, licensed electrician.

We recommend that the ceiling fan blades be tightened periodically.



## Defective Summary (Continued)

32. 2nd Floor landing Living Space Smoke Detector: Battery operated See notes in electrical section.
33. Upstairs Recreation Room Living Space Electrical: 110 VAC outlets and lighting circuits A wall outlet in the closet has a face plate missing. The closet overhead light has the bulb missing and does not have a globe. We recommend that both of these items be repaired.

### Laundry Room/Area

34. 1st Floor Laundry Room/Area Walls: Paneling, Paint The drywall behind the washer and dryer has been partially removed near the bottom. There is signs of mold / mildew on the drywall surface and rotting wood at the base of the wall structure, indicating previous water penetration. We recommend that this be properly repaired by a qualified contractor.