15000 Main Street
City, State, zip code

SUMMARY OF DEFICIENCIES

***Note**: This analysis is not meant to be technically exhaustive, but rather to highlight areas where repairs are needed or areas of long-term future concern relating to maintenance and operation.*

This summary lists items taken from the main report that we feel need immediate attention or consideration. It is entirely the customer's decision whether or not to include additional items from the main report that they may have concerns about.

Further, the Summary is not a substitute for reading and understanding the complete report.

EXTERIOR

Portions of the exterior woodwork and painted surfaces are showing deterioration to the paint/stain finish. It is important that these surfaces are kept well protected to ensure a maximum service life. The need for exterior painting is now indicated. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.

The asphalt on the driveway is not in good condition.

The retaining brick wall in the backyard has a significant crack and is starting to bulge.

The pressure wood stairs of the backyard deck must be bolted to the retaining wall instead of being nailed, once this retaining wall is repaired. Two pressurized wood posts of the outside stair in the patio start to rot and will have to be replaced.

ROOF SYSTEM

The cedar shakes of the roof appears to be in satisfactory condition. Routine cleaning and maintenance is recommended.

With binoculars from the parking side behind the backyard and from inside in the attic, I observed damaged rake boards on both side of the roof. From this distance I could not see whether drip edges have been properly installed. A licensed roof contractor must replace the rake boards, they must be primed and painted. The contractor should also check the drip edges.

The coper gutters appear properly configured and pitched with no obvious defects or leaks noted. The gutters have leave protection devices, but they should be checked and cleaned at least once a year and the caulking at joints and seams inspected and touched up at two-year intervals.

The gutters are properly configured and pitched with no obvious defects or leaks noted.

The skylights were observed from above and below and no defects were noted.

All chimneys were examined and at least one was found to need professional cleaning. Whether clean or not, it is impossible for us to determine with any degree of certainty whether all flues are free of defects. In accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected before buying/selling a home, the client(s) should consider having a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.

ELECTRICAL SYSTEM

Note. This is a list of only those items readily apparent during my limited inspection of the electrical system

There is no room for future upgrades or new additions to the system.

No ground fault circuit interrupters (GFCI) were found in the Bathroom 2 and Bathroom 3 and outside on the street side. We recommend to replace the receptacles in both bathrooms by GFCI receptacles. The receptacle on the outdoor wall on the street side should also be replaced by a GFCI receptacle. It is also recommended to check once a month all GFCI receptacles in the house.

All GFCI were tested. One GFCI receptacle near the sink of Bathroom 4 did not trip during test. It must be checked by a licensed professional.

In Bathroom 2, the light switch reachable from the shower/tub must be remove.

The open box (without cover) over the water heater in the utility/machine room on first level, must be closed with the appropriate cover and secured by two screws

All smoke alarms were tested and found to be working in the manner intended at the time of the inspection. Two smoke alarms are operated with 9 volts batteries. We recommend to change them twice a year, for example when some clock have to be adjusted to summer and winter time.

PLUMBING SYSTEM

The cold water tap of the sink in the utility room is not working and must be repaired/replaced.

HEATING SYSTEM

The actual condition of the fuel oil tank is unknown. Having the tank checked and the ground around the tank sampled for signs of leaks and any necessary corrections made is recommended prior to closing.

The heating unit was not checked for heating function due to the time of year and potential for damage if switched from cooling to heat without down time in between functions.

The forced air gas furnace was not checked for function due to the outside temperature and due to the homeowner having the air conditioning in use.

AIR CONDITIONING SYSTEMS

At the time of the inspection the exterior temperature was above 60°F, this system was tested using normal controls.

There are refrigerant lines and/or a primary condensate drain line that are not well insulated in this air conditioning system.

INTERIOR

Note. The condition of floor covering under furnishings and appliances is unknown and outside the scope of the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection.

There are minor wall blemishes throughout the home that are of no real significance to this inspection. I only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.

Some areas of the ceilings or walls exhibited nail pops. This condition is usually the result of the lumber drying out after the drywall is attached. Recommendation: Reset nails, patch and paint as appropriate.

There is damaged door trim around one door in the house that needs to be repaired by a competent trim carpenter.

There are holes in the interior walls that need to be repaired. I recommend repairs by an experienced handyman or drywall professional.

Tile and vinyl floors should be caulked to bathtubs, toilets, cabinets, baseboards, etc., for moisture protection.

BATHROOMS

In Bathroom 3, the plinth behind the toilet and the plinth on the base of the tub are rotten and must be replaced.

INSULATION AND VENTILATION

The mesh screen of the right-hand side soffit vent of the street side is missing. Birds are flying in the attic through this opening and it should be replaced.

FIREPLACES

Dampers of the fireplaces in the family room on the first level is hard to operate and should be repaired by a competent handyman.

BASEMENT AND CRAWLSPACE

The vents were found to be open, clear and unobstructed, which is correct for this time of the year in this region of the country.

In summary, the residence is typical of a number of similar vintage and style dwellings. The residence is standing up well and requires attention to a typical number of maintenance items.

PLUMBING SYSTEM

In accordance with the NACHI's Standard of Practice pertaining to Plumbing Systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping.

Supply and Piping

Supply and Waste System: a municipal supply and waste system
Service Piping Size: 3/4-inch
Service Piping Type: galvanized steel
Branch Piping Size: 1/2-inch
Branch Piping Type: copper
Waste Piping: Cast iron and PVC DWV plastic
Vent Piping: PVC DWV plastic

Main Water Shut Off Location: in the utility (furnace/laundry) room
Main Water Regulator Location: in the furnace room
Waste Clean Out Locations: in the furnace room
Main Floor Drain Location: in the utility room (basement)

Water Heater

Water Heater Type: two conventional storage tanks
Water Heater Energy Source: electricity
Capacity: RUUD80 + GE 67 Gallons
Date of Manufacture: 1988 & 2004
Water Heater Location: utility room

I did not see any sump & pump

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended.

Inspectors are NOT required to inspect the connections for clothes washing machines, interiors of flues or chimneys when not readily accessible, wells or well pumps, equipment associated with water storage, water conditioning equipment, solar water heating components or systems, fire sprinkler or irrigation systems or private waste disposal (septic) systems. Additionally, inspectors are not required to operate safety valves or shut-off valves of any kind. We DO NOT determine the quantity or quality of water supplies or whether water supply and waste disposal systems are public or private.

ELECTRICAL SYSTEM

In accordance with the NACHI's Standard of Practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring and the absence of smoke detectors. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are

focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's.

A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

Service Entry

Service Drop Type: underground service lateral
Service Entry Conductor: not viewable
Meter Location: south-west side of the residence
Service Ground Conductor: stranded copper
Service Ground Location: not viewable

Main Disconnect

Main Disconnect Type: lever shutoff
Main Disconnect Rating: 200 amps
Main Disconnect Location: inside the service entrance panel

Main Panel

Service Entrance Panel Location: basement
Panel Type: General Electric
Panel Style: breaker system
Amperage Rating: 200 amps
Voltage Rating: 120/240 volts
Final Service Rating: 200 amps

Distribution Wiring

Wiring Type: non-metallic sheathed cable (romex)
Wiring Conductors: copper
Outlets & Switches Tested: inside of the building, basement, garage, porch, hallway, furnace room, laundry room, living room, kitchen, bedroom, master bedroom, back bedroom, northwest bedroom, bathroom, main bathroom, attic, front of the residence, back of the residence, north side of the residence and south side of the residence
Polarity & Ground Tested: garage, bathroom, main bathroom, kitchen, laundry room, exterior of the residence, north side of the residence, south side of the residence, east side of the residence and west side of the residence
GFCI Locations: main bathroom, north side of the residence and west side of the residence[1]

Sub Panel

Sub Panel Location: fUtility room
Sub Panel Amperage Rating: 200 amp
Sub Panel Voltage Rating: 120/240 volt

Smoke Alarm Detectors

Smoke Alarms: 4 Alarms Found
Smoke Alarm Type: 2 Battery Powered and 2 on 120 volts

The main service panel appears to have no room for future upgrades or additions to the system.

1 GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.

No ground fault circuit interrupters (GFCI) were found in the kitchen, bathroom, laundry room, wet bar countertop and outside (front/street) of the residence.

The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.

The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted.

We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The. power to the entire house should be turned off before beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke alarms should be installed within 15 feet of all bedroom doors and in bedrooms. These units should be tested monthly.

BATHROOMS

Number of Bathrooms: four

Bathroom 1 (Master Bath Room)

Fan: two, operational
Floor material: vinyl tile
Cabinet types: wood
Cabinet top: gray stone
Shower/tub surrounding: ceramic tiles
Tub type: one shower stall and a separate whirlpool/Jacuzzi
Toilet: operational
Receptacles: GFCI operational and tested.

Bathroom 2 (Main Floor hallway)

Fan: one, operational
Floor material: ceramic tile
Cabinet types: laminated
Cabinet top: laminated
Shower/tub surrounding: ceramic tiles
Tub type: built in
Toilet: operational
Receptacles: Receptacle near the sink is not GFCI! Must be replaced.

[All electrical outlets within 6 feet of bathroom, kitchen, and laundry sink shall be GFIC protected. NEC, Art. 210.8. GFCI protection is required NEC (210-8(a)(1))]

Switch: the light switch reachable from the shower/tub must be moved away.

Bathroom 3 (Basement hallway)

Fan: one, operational
Floor material: ceramic tile
Cabinet types: laminated
Cabinet top: Plastic
Shower/tub surrounding: Plastic
Tub type: built in
Toilet: operational
Receptacles: Receptacle near the sink is not GFCI! Must be replaced.

[All electrical outlets within 6 feet of bathroom, kitchen, and laundry sink shall be GFIC protected. NEC, Art. 210.8. GFCI protection is required NEC (210-8(a)(1))]

Plinth behind the toilet and plinth on the base of the tub are rotten and must be replaced.

Bathroom 4 (Half Bathroom on Main Floor hallway)

Fan: one, operational, although oversized and noisy
Floor material: flagstone tile
Cabinet types: laminated
Cabinet top: standard marble
Toilet: operational
Receptacles: Receptacle near the sink is GFCI; but it did not trip during test. Must be checked by a licensed professional.