

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. Driveway: Concrete - Cracks present. A qualified contractor is recommended to evaluate and estimate repairs.



2. Walks: Concrete - Cracks present. A qualified contractor is recommended to evaluate and estimate repairs.



3. Patio: Concrete - Hairline crack present. A qualified contractor is recommended to evaluate and estimate repairs.



Exterior

4. North Exterior Surface Type: Brick and siding - Damaged siding. A qualified contractor is recommended to evaluate and estimate repairs.



Defective Summary (Continued)

5. Trim: Wood - Wood rot present. A qualified contractor is recommended to evaluate and estimate repairs



6. Windows: Wood double hung and casement - Wood rot present. Fogging present between the layers of glass. A qualified contractor is recommended to evaluate and estimate repairs.



7. Window Screens: Vinyl mesh - Missing screen in front. Recommend screen be installed.



8. Exterior Lighting: Surface mount - Missing caulking around light fixtures. A qualified contractor is recommended to evaluate and estimate repairs.



9. Exterior Electric Outlets: 120 VAC GFCI - Open or missing ground present. A qualified contractor is recommended to evaluate and estimate repairs.

Exterior (Continued)

Exterior Electric Outlets: (continued)



10. Vent: Plastic - Damaged vent. Recommend vent be repaired or replaced.



Roof

11. Downspouts: Aluminum - Loose downspout. A qualified contractor is recommended to evaluate and estimate repairs.



Garage

12. Front Garage Walls: Paint - Evidence of Termite present. A qualified contractor is recommended to evaluate and estimate repairs.



13. Front Garage Floor/Foundation: Poured slab - Items in garage covering floor and walls. Cracks present. A qualified contractor is recommended to evaluate and estimate repairs.

Garage (Continued)

Floor/Foundation: (continued)



Electrical

14. Garage Electric Panel Manufacturer: Cutler-Hammer - **Missing cover screw. Recommend screw be installed.**



Attic

15. 3rd Floor Attic Unable to Inspect: 20% - **Evidence of pest present. A qualified contractor is recommended to evaluate and estimate repairs.**



Defective Summary (Continued)

Air Conditioning

16. Left side of house AC System Refrigerant Lines: Low pressure and high pressure - Torn insulation at exterior unit. A qualified air conditioning contractor is recommended to evaluate and estimate repairs.



17. Left side of house AC System A/C System Operation: Functional at time of Inspection - A/C unit existing beyond it's design life. A qualified contractor is recommended to evaluate and estimate repairs.
18. Left side of house AC System Refrigerant Lines: Low pressure and high pressure - Torn insulation at exterior unit. A qualified air conditioning contractor is recommended to evaluate and estimate repairs.



Fireplace

19. Family Room Fireplace Damper: Metal - Missing damper clamp. Recommend clamp be installed.



Bedroom

20. 2nd Floor Master Bedroom Closet: Walk In - Closet door does Not catch. A qualified contractor is recommended to evaluate and estimate repairs.
21. 2nd Floor Above Garage Bedroom Doors: Hollow wood - The door is sticking. A qualified contractor is recommended to evaluate and estimate repairs.

Defective Summary (Continued)

22. 2nd Floor Rear Bedroom Closet: Walk In - Closet door sticks. A qualified contractor is recommended to evaluate and estimate repairs.



23. 2nd Floor Rear Bedroom Ceiling: Paint - Cracks present. A qualified contractor is recommended to evaluate and estimate repairs.



24. 3rd Floor Bedroom Ceiling: Paint - Cracks present. A qualified contractor is recommended to evaluate and estimate repairs.



25. 3rd Floor Bedroom Floor: Carpet - The floor squeaks when walked on. A qualified contractor is recommended to evaluate and estimate repairs.

Heating System

26. Garage Utility Closet Heating System Heating System Operation: Functional at time of Inspection - Furnace existing beyond it's design life. A qualified contractor is recommended to evaluate and estimate repairs.
27. 3rd Floor Attic Heating System Heating System Operation: Functional at time of Inspection - Furnace existing beyond it's design life. Rust present in pan. A qualified contractor is recommended to evaluate and estimate repairs.



Defective Summary (Continued)

28. 3rd Floor Attic Heating System Heat Exchanger: 3 Burner - **Rust present on burners. A qualified contractor is recommended to evaluate and estimate repairs.**



29. 3rd Floor Attic Heating System Blower Fan/Filter: Direct drive with disposable filter - **Filter size 16 X 25 X 4. Filter is dirty. Recommend filter be replaced.**



Bathroom

30. 1st Floor Bathroom Tub/Surround: Porcelain tub and tile surround - **Chipped tub. A qualified contractor is recommended to evaluate and estimate repairs.**



31. 1st Floor Bathroom Toilets: Universal-Rundle - **The toilet is loose at the floor. A qualified contractor is recommended to evaluate and estimate repairs.**



Defective Summary (Continued)

32. 2nd Floor Master Bathroom Floor: Tile - **Damaged flooring. A qualified contractor is recommended to evaluate and estimate repairs.**



33. 2nd Floor Master Bathroom Doors: Hollow wood - **The door to toilet does Not catch when closed. A qualified contractor is recommended to evaluate and estimate repairs.**

34. 2nd Floor Master Bathroom Electrical: 120 VAC GFCI - **Inoperable light fixture above spa tub. Missing screws in light fixtures. A qualified contractor is recommended to evaluate and estimate repairs.**



35. 2nd Floor Master Bathroom Faucets/Traps: Moen fixture with a PVC trap - **Leaking around shower head. A qualified contractor is recommended to evaluate and estimate repairs.**



36. 2nd Floor Master Bathroom Shower/Surround: Fiberglass pan and tile surround - **Gap present in tile. A qualified contractor is recommended to evaluate and estimate repairs.**



Defective Summary (Continued)

37. 2nd Floor Jack and Jill Bathroom Doors: Hollow wood - The door is sticking. A qualified contractor is recommended to evaluate and estimate repairs.



38. 2nd Floor Jack and Jill Bathroom Faucets/Traps: Moen fixture with a PVC trap - Inoperable diverter tub faucet. A qualified contractor is recommended to evaluate and estimate repairs.



39. 3rd Floor Bathroom Closet: Small - Damaged closet door frame. A qualified contractor is recommended to evaluate and estimate repairs.
40. 3rd Floor Bathroom Doors: Not present - Missing doors. Recommend doors be installed.
41. 3rd Floor Bathroom Electrical: 120 VAC GFCI - Inoperable bulbs in light fixture. A qualified contractor is recommended to evaluate and estimate repairs.
42. 3rd Floor Bathroom Shower/Surround: Tile pan and surround - Missing grout. A qualified contractor is recommended to evaluate and estimate repairs.



Kitchen

43. Center Kitchen Cooking Appliances: Maytag - Loose oven handle. A qualified contractor is recommended to evaluate and estimate repairs.



Defective Summary (Continued)

Living Space

44. Foyer Living Space Doors: Metal entry - **Damaged door frame. Missing screw in door catch. A qualified contractor is recommended to evaluate and estimate repairs.**



45. Foyer Living Space Electrical: 120 VAC - **Inoperable light fixture. A qualified contractor is recommended to evaluate and estimate repairs.**

46. Dining Room Living Space Floor: Wood - **Stains present. A qualified contractor is recommended to evaluate and estimate repairs.**



47. Dining Room Living Space Windows: Wood double hung - **Loose window latch. A qualified contractor is recommended to evaluate and estimate repairs.**



48. Breakfast Living Space Electrical: 120 VAC - **Loose light switch button. Inoperable light fixture. A qualified contractor is recommended to evaluate and estimate repairs.**

49. 1st Floor Hall Living Space Closet: Large and small - **The closet door is sticking. A qualified contractor is recommended to evaluate and estimate repairs.**

50. 1st Floor Hall Living Space Smoke Detector: Battery operated - **Missing smoke detector. Recommend smoke detector be replaced.**

Living Space (Continued)

Smoke Detector: (continued)



51. Family Living Space Windows: Wood double hung and casement - Fogging present inside the layers of glass. A qualified contractor is recommended to evaluate and estimate repairs.



52. 2nd Floor Hall Living Space Ceiling: Paint - Cracks and damage present. A qualified contractor is recommended to evaluate and estimate repairs.



53. 2nd Floor Hall Living Space Floor: Wood - The floor is Not level. A qualified contractor is recommended to evaluate and estimate repairs.



Defective Summary (Continued)

54. 2nd Floor Hall Living Space Smoke Detector: Hard wired with battery back up - **Missing smoke detector.**
Recommend smoke detector be replaced.



Laundry Room/Area

55. 2nd Floor Laundry Room/Area Doors: Hollow wood - **Missing door stop. Recommend door stop be installed.**
The door is sticking. A qualified contractor is recommended to evaluate and estimate repairs.
56. 2nd Floor Laundry Room/Area Dryer Vent: Metal, Plastic - **Needs cleaning. Recommend vent be cleaned.**

