



UPDATED INTERNACHI RESIDENTIAL -2026-04-07

123 Sample Street, Demo City, ST 12345

6/04/2026 8:52AM










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# Defects/ Deficiencies Summary



## Roof

-  2.2.3 - Damaged (General)
-  2.2.4 - Granule Loss - Minor
-  2.2.5 - Moss growing on shingles
-  2.4.2 - Corroded - Minor
-  2.4.3 - Loose/Separated
-  2.5.1 - Chimney May Not Be Secured to Structure (Location: Exterior East)
-  2.5.2 - Chimney Unlined
-  2.5.3 - Chimney Crown Cracked
-  2.5.4 - Chimney Cap Damaged



## Exterior

-  3.2.3 - Dryer Exhaust Vent Not sealed (Location: Exterior East)
-  3.2.4 - Staining Below Siding
-  3.2.5 - Gaps in Siding
-  3.2.6 - Improperly Flashes Window (Location: Rear Lower Level)
-  3.2.7 - Unsealed penetrations in Siding (Location: Throughout)
-  3.2.8 - Deteriorating Caulk and Sealant (Location: Deck)
-  3.2.9 - Vegetation on Siding
-  3.3.2 - Weatherstripping damaged/deteriorated
-  3.5.3 - Ledger Board Improperly Flashed (Location: Deck)
-  3.5.4 - Joist Hangers (Location: Deck)
-  3.5.5 - Bird Nests
-  3.5.6 - Deteriorated Wooden Components
-  3.5.7 - Deck Rocks Side to Side
-  3.5.8 - Replacement Deck Boards Undersized
-  3.5.9 - Cupped Deck Boards
-  3.5.10 - Deck Board Nailing Insufficient
-  3.6.1 - Fence Damaged - Aesthetic
-  3.6.2 - Fence Gate Damaged



## Basement, Foundation, Crawlspace & Structure

-  4.2.3 - Minor Cracking in Parge Coat on Exterior Foundation Wall
-  4.6.3 - Daylight Visible In Attic

## Heating

-  5.2.6 - Hole in Exhaust Flue
-  5.2.7 - Leak from Exhaust Flue

## Cooling

-  6.1.6 - Air Flow Restricted
-  6.1.7 - Insulation Missing or Damaged

## Plumbing

- 7.3.3 - Original Plumbing
- 7.4.4 - Toilet Loose (Location: Hallway Bathroom)
- 7.6.2 - Oil Supply Corroded (Location: Basement)
- 7.7.2 - Float Inoperable (Location: Basement)
- 7.7.3 - Sump Pump Crock Deteriorated (Location: Basement)

## Electrical

- 8.1.2 - Frayed Sheathing (Location: Exterior East)
- 8.2.8 - Sub-200 Amp Service
- 8.2.9 - More Than Six Hand Movements
- 8.2.10 - Missing Dead Front Cover Screws
- 8.2.11 - Insufficient Working Space at Panel
- 8.3.3 - Double Tapped Neutrals and Grounds (Location: Main Panel)
- 8.3.4 - Junction Box Cover Missing (Location: Basement Laundry Room Ceiling)
- 8.4.1 - Cover Plates Damaged (Location: Throughout)
- 8.4.2 - Light Inoperable (Location: Rear exterior)
- 8.4.3 - Receptacles painted over (Location: Throughout)
- 8.5.1 - GFCI Missing (Location: Throughout)

## Fireplace


- 9.2.1 - Damper Missing

## Attic, Insulation & Ventilation

- 10.2.3 - Insufficient Insulation (Location: Attic)

## Doors, Windows & Interior

- 11.2.1 - Doorstops Damaged or Missing (Location: Throughout)
- 11.2.2 - Biflod Door Doesnt Close (Location: Master Bedroom)
- 11.2.3 - Door Does Not Remain Open (Location: Basement)
- 11.2.4 - Door - Cosmetic Defects (Location: Basement)
- 11.3.3 - Missing Screen (Location: Throughout)
- 11.3.4 - Failing Window Tensioner (Location: Rear Bedroom)
- 11.3.5 - Window locks do not align. (Location: Throughout)
- 11.3.6 - Weatherstripping damaged (Location: Basement Windows)
- 11.6.2 - Minor Damage (Location: Hallway Bathroom)
- 11.7.1 - Damaged Support
- 11.8.3 - Cabinets Damaged (Location: Kitchen)
- 11.8.4 - Lazy Susan Drags (Location: Kitchen)
- 11.8.5 - Previous water Damage Below Kitchen Sink (Location: Kitchen)
- 11.8.6 - Cabinet Hinge Loose (Location: Kitchen)
- 11.8.7 - Cabinet Hinge Missing (Location: Kitchen)
- 11.9.1 - Drain Pop-Up Operation (Location: Both Bathrooms)
- 11.9.2 - Vanity Loose (Location: Hallway Bathroom)


 11.9.3 - Tub stopper Damaged or missing (Location: Hallway Bathroom)

### Built-in Appliances

 12.1.2 - No Dishwasher High Loop (Location: Kitchen)

 12.2.2 - No water line installed

 12.3.4 - Missing Anti-Tip Bracket (Location: Kitchen)

 12.3.5 - Exhaust Hood Lights Inoperable (Location: Klitchen)

# 1.0 Inspection Details

SUBSECTION	# DEFECTS/ DEFICIENCIES
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1.1 General

—

## 1.1 General

### Information

1.1.1 **In Attendance:** Client's Agent, Client

1.1.2 **Occupancy:** Vacant

1.1.3 **Style:** Multi-level

1.1.4 **Temperature (approximate)**

75

1.1.5 **Type of Building:** Detached

1.1.6 **Weather Conditions:** Clear

## 2.0 Roof

SUBSECTION	# DEFECTS/ DEFICIENCIES
2.1 General	—
2.2 Coverings	2 1
2.3 Roof Drainage Systems	—
2.4 Flashings	2
2.5 Skylights, Chimneys & Other Roof Penetrations	4

### 2.1 General

#### Information

2.1.1 Inspection Method: Roof

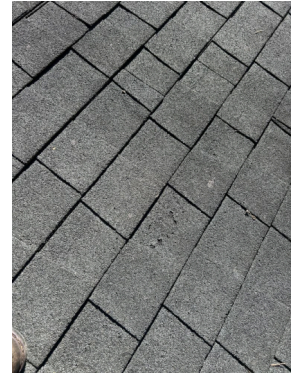
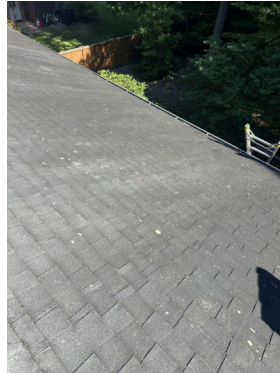
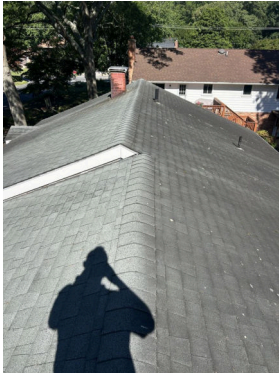
2.1.2 Roof Type/Style: Gable

### 2.2 Coverings

#### Information

2.2.1 Material: Asphalt

2.2.2 Photos for Informational Purposes



#### Defects/ Deficiencies

### 2.2.3 Damaged (General)

Recommendations

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

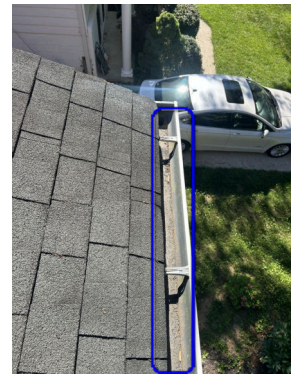
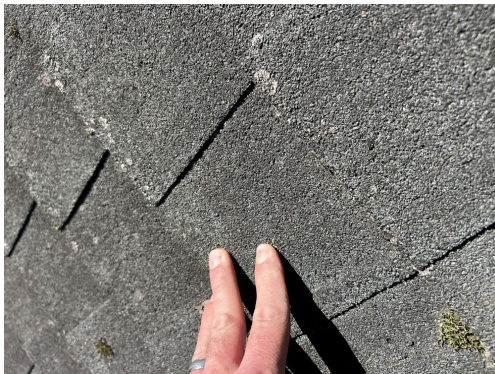


### 2.2.4 Granule Loss - Minor

Maintenance Items

**Service:** Monitor

Slight granule loss was noted on the roof covering, and visible in the gutters of the property. Granule loss that is uniform across the roof is usually a result of normal weathering. Over time, the bond between the granules and asphalt deteriorates, and granules will be loosened and carried away by runoff. Newly installed roofs can also shed a large amount of granules called "hitchhikers." These are granules that were on top of the shingles during manufacturing, but were not completely embedded, and wash away easily during precipitation. Recommend monitoring the area for any signs of further granule loss or erosion of the shingles.

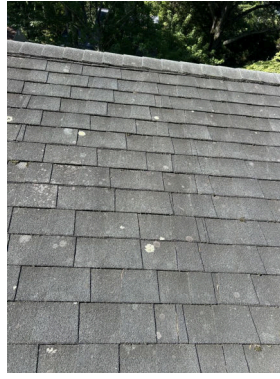


### 2.2.5 Moss growing on shingles

Recommendations

**Service:** Qualified Professional

There is moss growing in one or more areas of the roof. Moss grows on a roof when there is adequate moisture and debris to promote growth. Because moss growing on a roof surface will hold moisture on the roof longer than other areas, these growths can reduce the life of the roof covering. Recommend cleaning moss off the roof - We recommend NOT using a power washer to clean the roof as it can damage the shingles.



## 2.3 Roof Drainage Systems

### Information

#### 2.3.1 Gutter Material: Aluminum

## 2.4 Flashings

### Information

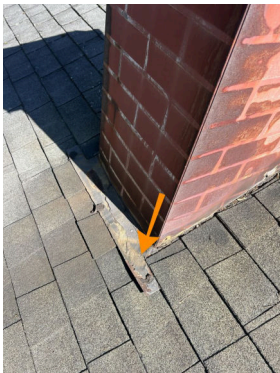
#### 2.4.1 Material: Aluminum, Rubber

### Defects/ Deficiencies

#### 2.4.2 Corroded - Minor

 Recommendations

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.



### 2.4.3 Loose/Separated

Recommendations

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.



## 2.5 Skylights, Chimneys & Other Roof Penetrations

### Defects/ Deficiencies

#### 2.5.1 Chimney May Not Be Secured to Structure

Recommendations

**Service:** Chimney Repair Contractor

There is a visible gap between the chimney and the siding of the house.

It would appear that the chimney may have been added after the siding was installed, and instead of removing siding and properly flashing to the chimney, they installed the brick directly over the siding and filled the gap between the brick and the siding with mortar.

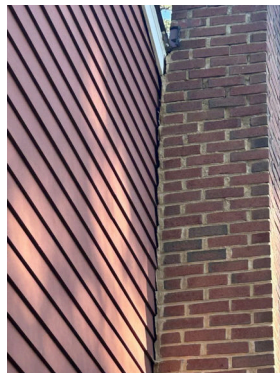
There is now an approx. 3/4-1" gap between the mortar and the siding.

Not only can this allow water to penetrate the area and potentially cause damage, but it may indicate that the chimney has shifted and is not properly secured to the structure.

The inspector was unable to determine if there are supports or brackets securing the chimney to the house. Chimneys can be freestanding, but require a very deep footing which the inspector is unable to confirm.

Recommend a qualified contractor evaluate the chimney to ensure it is properly secured to the structure and sealing the area to ensure no water penetration.

**Location:** Exterior East



### 2.5.2 Chimney Unlined

Recommendations

The chimney was unlined, which can deteriorate the chimney structure and allow harmful gasses to enter home. Recommend a qualified masonry or chimney contractor evaluate and remedy.



### 2.5.3 Chimney Crown Cracked

Recommendations

**Service:** Masonry Contractor

The mortar securing the chimney crown is deteriorating. This can lead to further damage of the chimney, and loose or falling bricks. Recommend repair by a qualified chimney professional or mason.



### 2.5.4 Chimney Cap Damaged

Recommendations

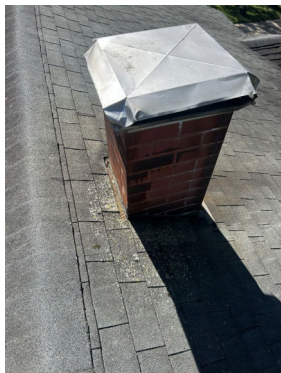
**Service:** Chimney Repair Contractor

The chimney cap was damaged.

This may allow water, pests, and birds to enter the chimney. It may allow the cap to blow off the chimney if no longer properly secured.

Recommend repair or replacing the chimney cap.

- The furnace chimney cap was bent and damaged. It appears to have been resecured with wire.



## 3.0 Exterior

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3.4 Walkways, Patios & Driveways	—
3.5 Decks, Balconies, Porches & Steps	7 1
3.6 Vegetation, Grading, Drainage & Retaining Walls	2

### 3.1 General

#### Information

3.1.1 Inspection Method: Visual

### 3.2 Siding, Flashing & Trim

#### Information

3.2.1 Siding Material: Aluminum

3.2.2 Siding Style: Panels

#### Defects/ Deficiencies

3.2.3 Dryer Exhaust Vent Not sealed

Recommendations

**Service:** Siding Contractor

The vent for the dryer was not properly sealed or flashed. This can allow water to penetrate the siding and cause damage. Recommend a qualified siding contractor properly seal the dryer exhaust

**Location:** Exterior East



### 3.2.4 Staining Below Siding

**Service:** Monitor

Staining was visible on the foundation walls below the siding in one or more areas.

This type of siding may indicate water had penetrated the siding and came out below.

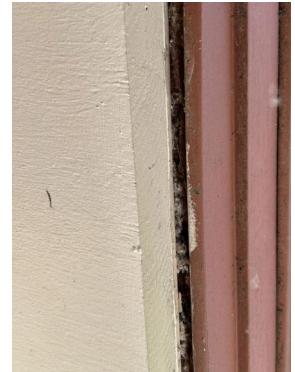
Recommend monitoring the areas to ensure no rot or water intrusion.



### 3.2.5 Gaps in Siding

**Service:** Qualified Professional

There are small gaps/openings in the exterior that can allow pests and moisture to enter the home. Recommend sealing these areas to prevent intrusion.



### 3.2.6 Improperly Flashes Window

**Service:** Qualified Professional

A basement window appears to have been replaced and sealed with a foam. There does not appear to be any flashing in the area.

This can allow water to penetrate and cause damage.

Recommend a qualified contractor evaluate and repair as necessary.

**Location:** Rear Lower Level



### 3.2.7 Unsealed penetrations in Siding

 Recommendations

**Service:** Siding Contractor

There were several unsealed penetrations in the brick where electrical or communication lines were run through. This can allow for water and pest intrusion into the building. Recommend repair by qualified mason.

**Location:** Throughout



### 3.2.8 Deteriorating Caulk and Sealant

 Recommendations

**Service:** Qualified Professional

The caulk or Duct Seal Puddy used to seal penetrations and joints in the siding is deteriorating in one or more areas. This can allow water to penetrate the property. Recommend recaulking and sealing all open penetrations.

**Location:** Deck



### 3.2.9 Vegetation on Siding

Recommendations

**Service:** Handyman

There is vegetation in close contact with the siding.

This can damage the building materials, stain it, and allow a pathway for moisture and pests into the home.

Recommend trimming back vegetation so that it is not in contact with the home, including in windy conditions.



## 3.3 Exterior Doors

### Information

#### 3.3.1 Exterior Entry Door: Fiberglass, Glass, Steel

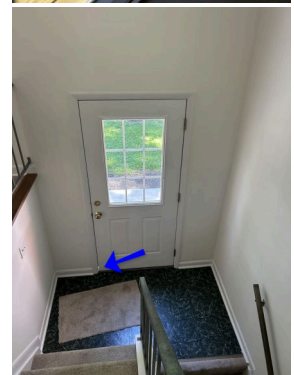
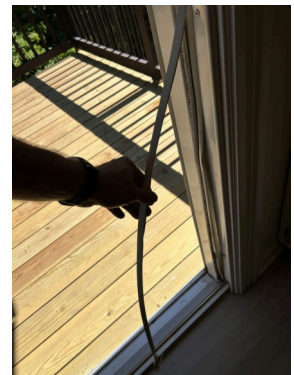
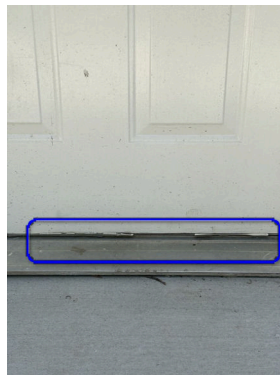
#### Defects/ Deficiencies

#### 3.3.2 Weatherstripping damaged/deteriorated

Maintenance Items

**Service:** Qualified Professional

The weatherstripping on one or more exterior doors is damaged and may not be sealing properly. Recommend repairing or replacing the weatherstripping as necessary.

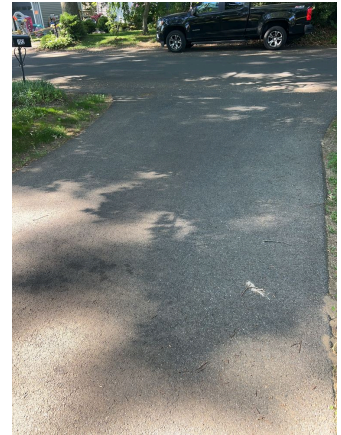




### 3.4 Walkways, Patios & Driveways

#### Information

##### 3.4.1 Driveway Material: Asphalt



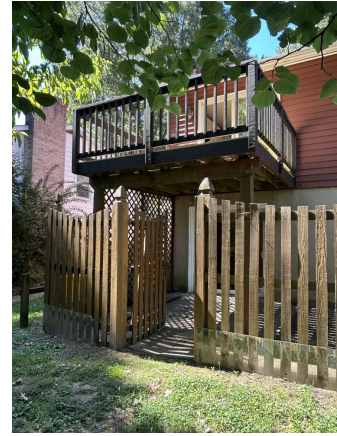
##### 3.4.2 Photos for Informational Purposes



### 3.5 Decks, Balconies, Porches & Steps

#### Information

### 3.5.1 Appurtenance: Deck



### 3.5.2 Material: Wood

#### Defects/ Deficiencies

### 3.5.3 Ledger Board Improperly Flashed

Recommendations

**Service:** Qualified Professional

One or more ledger boards installed on the house is either improperly flashed, or not flashed at all. This can allow water to penetrate behind the ledger, and cause damage. Recommend properly flashing the ledger board.

- It appears the rear deck boards were replaced with a different sized board (2x6 to 5/4x6) and the gap was filled with lumber and caulk, preventing the flashing from doing its job correctly.

**Location:** Deck



### 3.5.4 Joist Hangers

Recommendations

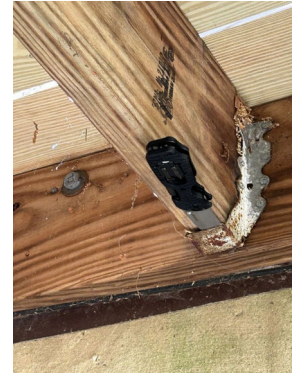
Joist hangers on the deck were improperly installed.

Improperly secured hangers will provide less support than they are designed to hold.

Recommend a qualified contractor evaluate and repair or replace the hangers as necessary.

- There are gaps at the bottom and sides of one or more hangers

**Location:** Deck



### 3.5.5 Bird Nests

**Service:** Handyman Diy

Bird nests were found below the deck or balcony. Birds nesting on or in a home can lead to the spread of disease and general dirtiness. Recommend removing the bird nests.

 Maintenance Items



### 3.5.6 Deteriorated Wooden Components

**Service:** Qualified Professional

Wooden components of the deck showing signs of deterioration and rot.

This can indicate that the component may fail Recommend evaluating and repairing or replacing the components.

 Recommendations



### 3.5.7 Deck Rocks Side to Side

Recommendations

**Service:** Deck Contractor

The deck rocked side to side when shifting body weight.

This can indicate missing lateral supports, a loose ledger connection, inadequate footers on the posts, or inadequate/undersized posts.

Recommend a qualified contractor evaluate and repair as necessary.

### 3.5.8 Replacement Deck Boards Undersized

Recommendations

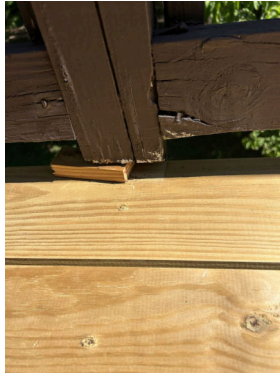
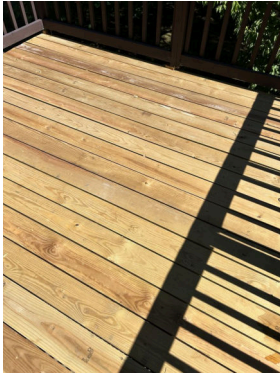
**Service:** Deck Contractor

The deck boards have been replaced. It appears that the original deck boards were 2x6" and they were replaced with 5/4x6 boards.

The joist spacing below the boards is sufficient, however, the thinner boards left gaps below the posts, railings and doors that the contractor filled with scraps of 5/4.

These gaps may weaken the structure supporting the railings.

Recommend evaluation and repair by a qualified contractor.



### 3.5.9 Cupped Deck Boards

Recommendations

**Service:** Deck Contractor

One or more deck boards was cupped or "U" shaped.

This can cause rainwater to sit on the board and cause damage.

Recommend removing and turning over the affected boards to promote proper drainage.



### 3.5.10 Deck Board Nailing Insufficient

 Recommendations

**Service:** Deck Contractor

One or more deck boards was secured to the joist with only one nail or screw. This can allow the board to rock side to side and become loose or damaged. Recommend ensuring all deck boards are properly secured to the joists.



## 3.6 Vegetation, Grading, Drainage & Retaining Walls

### Defects/ Deficiencies

#### 3.6.1 Fence Damaged - Aesthetic

 Recommendations

**Service:** Qualified Professional

The fence was damaged in places. The client may wish to have it repaired for aesthetic reasons.



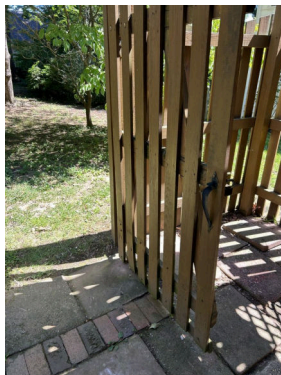
#### 3.6.2 Fence Gate Damaged

 Recommendations

**Service:** Qualified Professional

The fence gate is damaged and difficult to open, close and latch. Recommend evaluation and repair or replacement by a qualified professional

- Gate outside of basement door is damaged and dragging on the ground.



## 4.0 Basement, Foundation, Crawlspace & Structure

SUBSECTION	# DEFECTS/ DEFICIENCIES
4.1 General	—
4.2 Foundation	1
4.3 Floor Structure	—
4.4 Wall Structure	—
4.5 Ceiling Structure	—
4.6 Roof Structure & Attic	1

### 4.1 General

#### Information

4.1.1 **Inspection Method:** Attic Access, Visual

#### Limitations

4.1.2 **Finished Basement - Limitation**

The basement was finished. Wall and ceiling coverings limited visual inspection of the basement structure and floor structure above.

### 4.2 Foundation

#### Information

4.2.1 **Material:** Masonry Block



4.2.2 **Finished Basement**

The basement of the property was finished preventing full evaluation of the foundation.

#### Defects/ Deficiencies

### 4.2.3 Minor Cracking in Parge Coat on Exterior Foundation Wall

**Service:** Monitor

Minor cracking was noted in one ore more areas of the parge coat on the exterior foundation walls.

A Parge coat is a thin layer of concrete placed over the foundation walls for cosmetic purposes. Cracks in the parge coat are normal and can occur over time due to age, deterioration, or settlement of the structure.

Recommend monitoring the area for any changes in the size or shape of the cracks.



### 4.3 Floor Structure

## Information

### 4.3.1 Basement/Crawlspace Floor: Concrete

### 4.3.2 Material: Wooden Joists



### 4.3.3 Sub-floor: Plywood

## 4.4 Wall Structure

### Limitations

#### 4.4.1 Wall Structure Concealed by Drywall

The inspector was unable to evaluate the wall structure because it was concealed by drywall.

## 4.5 Ceiling Structure

### Limitations

#### 4.5.1 Ceiling Structure Concealed By Drywall

The inspector was unable to evaluate the ceiling structure because it was concealed by drywall, and there was no attic crawl space present.

## 4.6 Roof Structure & Attic

### Information

#### 4.6.1 Material: Plywood

#### 4.6.2 Type: Gable

### Defects/ Deficiencies

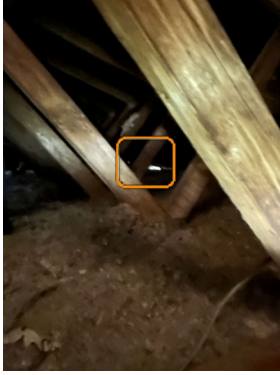
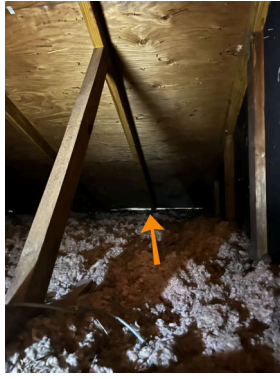
#### 4.6.3 Daylight Visible In Attic

**Service:** Siding Contractor

There was daylight visible in portions of the attic that were not associate with ventilation.

This could be caused by failing siding and flashing or failing eaves and can allow water pest and animal or bird intrusion. Recommend a qualified contractor evaluate and repair as necessary.

 Recommendations



# 5.0 Heating

SUBSECTION	# DEFECTS/ DEFICIENCIES
5.1 General	—
5.2 Equipment	1 1
5.3 Normal Operating Controls	—
5.4 Distribution Systems	—

## 5.1 General

### Information

#### 5.1.1 AFUE Rating

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

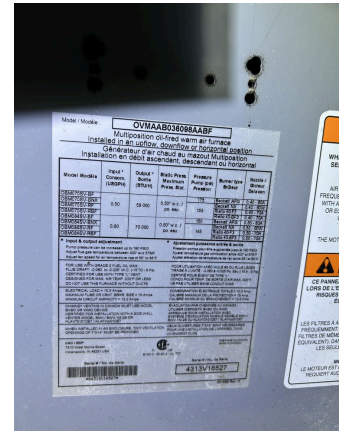
85

#### 5.1.2 Date of Manufacturer

## 5.2 Equipment

### Information

#### 5.2.1 Brand: Carrier



#### 5.2.2 Energy Source: Oil

#### 5.2.3 Heat Type: Forced Air

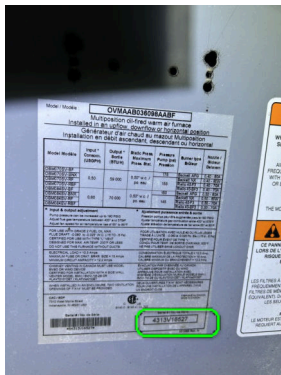
### 5.2.4 Filter size

The air filter size is 20 x 25 x 1.



### 5.2.5 Date of Manufacture

2013



**Style 1: 4006A17330**  
 This is the newest style for Carrier brand (or subsidiary) systems, and the age can be determined by the first four numbers.

The serial number style has been used since 1980, and is formatted by 4 numbers, a letter, then 5 numbers. A manufacture date is also often (but not always) included near the bottom of the data rating tag or directly below the serial number.

**CAUTION:** This style can easily be confused with Lennox serial number styles, which could potentially lead to an incorrect manufacture date.

Year of manufacture can be determined by using the 3<sup>rd</sup> & 4<sup>th</sup> positions of the serial number

Week of manufacture can be determined by using the 1<sup>st</sup> & 2<sup>nd</sup> positions of the serial number

## Defects/ Deficiencies

### 5.2.6 Hole in Exhaust Flue

**Service:** Hvac Professional

There was a hole in the exhaust flue of the oil fired furnace.

This can allow for carbon monoxide and other exhaust gases to enter the home.

Recommend sealing the hole in the exhaust.

**! Safety Concerns**



### 5.2.7 Leak from Exhaust Flue

Water staining was visible on the exhaust flue of the furnace.

This can be caused by a damaged or failing flue or chimney cap allowing water to enter the flue.

Recommend evaluation and repair by a qualified contractor.

**⊖ Recommendations**

- The cap on the chimney for the furnace exhaust flue appears to have been damaged and repaired at one point. The leak may have already been corrected.



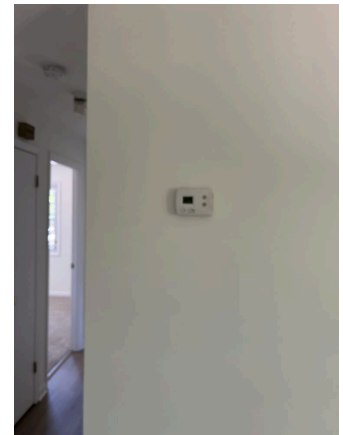
## 5.3 Normal Operating Controls

### Information

#### 5.3.1 Location

Thermostat is located on upper level living room wall

**Location:** Living Room



## 5.4 Distribution Systems

### Information

#### 5.4.1 Ductwork: Non-insulated

### Limitations

#### 5.4.2 Ductwork covered by walls - unable to inspect

Most of the ductwork that distributes the conditioned air was concealed by wall and ceiling coverings. Inspector was unable to fully inspect it.

# 6.0 Cooling

SUBSECTION	# DEFECTS/ DEFICIENCIES
6.1 Cooling Equipment	<b>2</b>
6.2 Normal Operating Controls	—
6.3 Distribution System	—

## 6.1 Cooling Equipment

### Information

6.1.1 Brand: Goodman



6.1.2 Energy Source/Type: Central Air Conditioner, Electric

6.1.3 Location: Exterior West

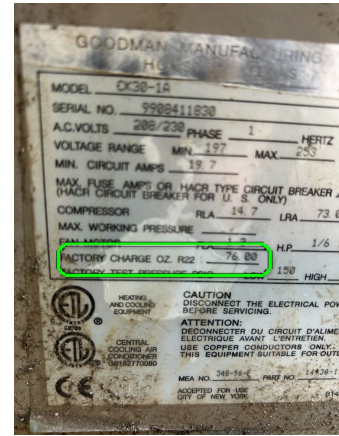


6.1.4 SEER Rating

Modern standards call for at least 14 SEER rating for new install. Read more on energy efficient air conditioning at [Energy.gov](http://Energy.gov).

### 6.1.5 R-22

The AC equipment uses R-22 refrigerant, which is being phased out and is more expensive. If the AC system needs to be recharged (for e.g. due to a leak) this would be more expensive.



### Defects/ Deficiencies

#### 6.1.6 Air Flow Restricted

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit.

Recommendations

- The condenser coils were packed with dirt and multiple fins were bent



#### 6.1.7 Insulation Missing or Damaged

Recommendations

**Service:** Qualified Professional

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend replacing any missing/damaged insulation.

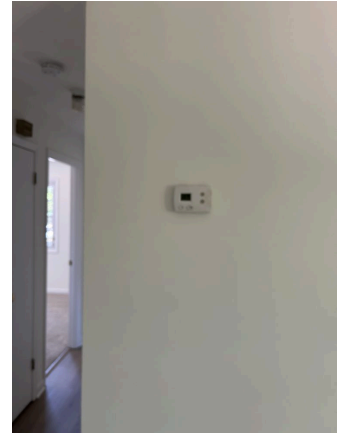


## 6.2 Normal Operating Controls

### Information

#### 6.2.1 Location

Thermostat is located on upper level living room wall



## 6.3 Distribution System

### Information

#### 6.3.1 Configuration: Central

# 7.0 Plumbing

SUBSECTION	# DEFECTS/ DEFICIENCIES
7.1 General	—
7.2 Main Water Shut-off Device	—
7.3 Drain, Waste, & Vent Systems	1
7.4 Water Supply, Distribution Systems & Fixtures	1
7.5 Hot Water Systems, Controls, Flues & Vents	—
7.6 Fuel Storage & Distribution Systems	1
7.7 Sump Pump	2

## 7.1 General

### Information

#### 7.1.1 Filters: Whole house conditioner



#### 7.1.2 Water Source: Well



## 7.2 Main Water Shut-off Device

### Information

### 7.2.1 Location: Basement



## 7.3 Drain, Waste, & Vent Systems

### Information

#### 7.3.1 Drain Size: 4"



#### 7.3.2 Material: Cast Iron, ABS



### Defects/ Deficiencies

### 7.3.3 Original Plumbing

**Service:** Qualified Professional

The drain system in the house contains components that are original to the home's construction. They are nearing the end of their expected useful life. Budget to replace these original components in the next 1-10 years.



## 7.4 Water Supply, Distribution Systems & Fixtures

### Information

7.4.1 **Distribution Material:** Copper, CPVC

7.4.2 **Water Supply Material:** Poly, PVC

7.4.3 **Hose Bib Shut Off Location**



### Defects/ Deficiencies

7.4.4 **Toilet Loose**



**Service:** Plumbing Contractor

A toilet was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

**Location:** Hallway Bathroom

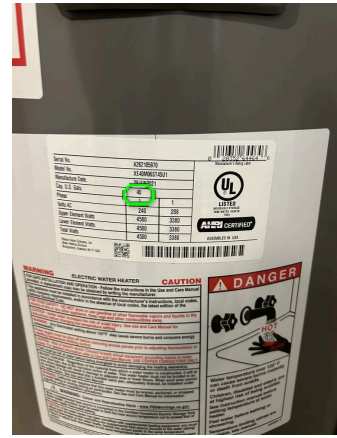
▶ [Watch video](#)

## 7.5 Hot Water Systems, Controls, Flues & Vents

### Information

### 7.5.1 Capacity

40

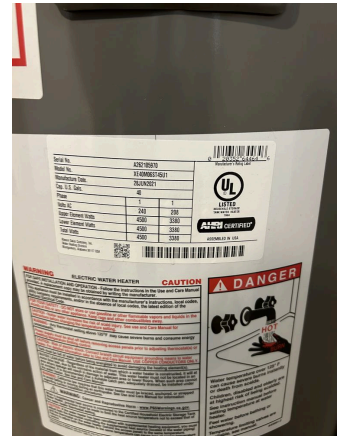


### 7.5.2 Location: Basement



### 7.5.3 Manufacturer: Rheem

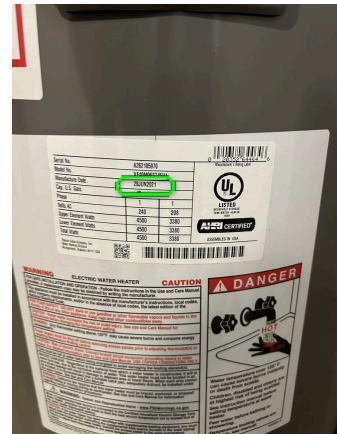
*I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Here is a nice maintenance guide from Lowe's to help.*



### 7.5.4 Power Source/Type: Electric

### 7.5.5 Year of Manufacture

2021



## 7.6 Fuel Storage & Distribution Systems

### Information

#### 7.6.1 Oil Fill Location

Exterior West



### Defects/ Deficiencies

#### 7.6.2 Oil Supply Corroded

**Service:** Hvac Professional

The supply line between the oil tank and the furnace was corroded.

This may cause a leak if left uncorrected.

Recommend replacing the supply line.

**Location:** Basement

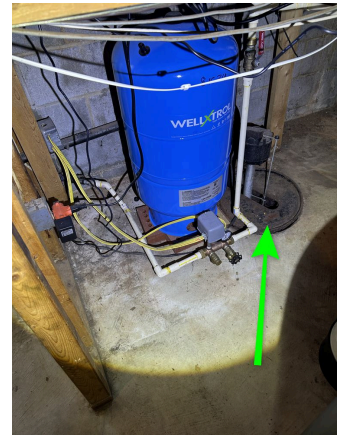
 Recommendations



## 7.7 Sump Pump

### Information

### 7.7.1 Location: Basement



#### Defects/ Deficiencies

### 7.7.2 Float Inoperable

**Service:** Plumbing Contractor

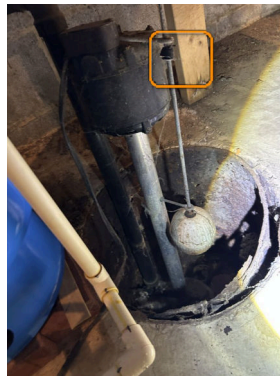
The float on the sump pump in the basement is inoperable, and will not activate the pump.

Recommend repair or replacement by a qualified contractor

- The float stop on the rod does not stay in place, allowing the float to rise all the way to the top of the crock without activating the switch.

**Location:** Basement

 Recommendations



### 7.7.3 Sump Pump Crock Deteriorated

**Service:** Waterproofing Contractor

The crock containing the sump pump is deteriorated.

This will allow water channeled to the crock to leak out into the foundation.

Recommend replacing the sump pump crock.

**Location:** Basement

 Recommendations



# 8.0 Electrical

SUBSECTION	# DEFECTS/ DEFICIENCIES
8.1 Service Entrance Conductors	1
8.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device	1 3
8.3 Branch Wiring Circuits, Breakers & Fuses	2
8.4 Lighting Fixtures, Switches & Receptacles	2 1
8.5 GFCI & AFCI	1

## 8.1 Service Entrance Conductors

### Information

#### 8.1.1 Electrical Service Conductors: Below Ground



### Defects/ Deficiencies

#### 8.1.2 Frayed Sheathing

 Maintenance Items

**Service:** Electrical Contractor

Sheathing on the service entrance cable is damaged or frayed. Recommend contacting a qualified electrician to evaluate and repair.

**Location:** Exterior East



## 8.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

### Information

#### 8.2.1 Main Panel Location: Basement



#### 8.2.2 Panel Capacity: 150 AMP

#### 8.2.3 Panel Manufacturer: Cutler Hammer



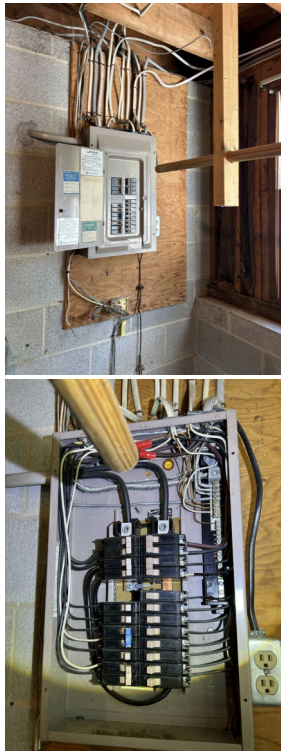
#### 8.2.4 Panel Type: Circuit Breaker

#### 8.2.5 Main Disconnect Rating: No Main Disconnect Present

#### 8.2.6 System Ground: Ground rod(s) in soil



#### 8.2.7 Photos



## Defects/ Deficiencies

### 8.2.8 Sub-200 Amp Service

**Service:** Electrical Contractor

The home had less than 200amp electrical service. Modern homes require more electrical service than in the past. Recommend a qualified electrician evaluate and possible perform load calculation to determine if a larger electrical service is necessary.

 Maintenance Items

### 8.2.9 More Than Six Hand Movements

**Service:** Electrical Contractor

It is required that the entire electrical supply to the home be able to be shut off with six or fewer moves of the hand. This can be in the form of one or more knife switches, one or more fuses or fuse blocks, and, most commonly and in more recently built homes, by throwing the breaker(s). Currently the occupant would have to shut off all individual breakers to isolate electric power to the house. Recommend a qualified electrician evaluate and repair as necessary, possibly with the installation of a "Main Breaker"

 Recommendations

### 8.2.10 Missing Dead Front Cover Screws

**Service:** Electrical Contractor

One or more screws securing the dead front cover to the electrical service panel are missing. Recommend replacing the missing screws with the blunt tipped panel screws.

 Maintenance Items



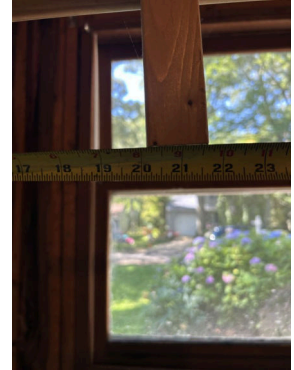
## 8.2.11 Insufficient Working Space at Panel

**Service:** Qualified Professional

There was insufficient space in front of the panel, which can prevent occupants or technicians from working on the panel safely, or turning off breakers quickly.

The proper amount of working space is approximately the size of a fridge.

Recommend removing the drying rack installed in front of the panel.



## 8.3 Branch Wiring Circuits, Breakers & Fuses

### Information

#### 8.3.1 Branch Wire 15 and 20 AMP: Copper

#### 8.3.2 Wiring Method: Romex

### Defects/ Deficiencies

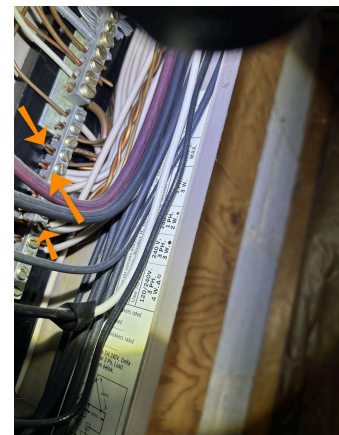
#### 8.3.3 Double Tapped Neutrals and Grounds - Recommendations

**Service:** Qualified Professional

There are multiple neutral conductors under the same lug in the panel. When current flows through a wire, it heats and expands. When current flow stops the wire cools and contracts. Double tapped neutrals can expand and contract enough to the point where the connection becomes loose. The loose connection could overheat and cause a fire. Double tapped neutrals also prevent isolation of the circuit in the event it needs to be serviced

Recommend separating all neutral conductors in the panel

**Location:** Main Panel



### 8.3.4 Junction Box Cover Missing

Recommendations

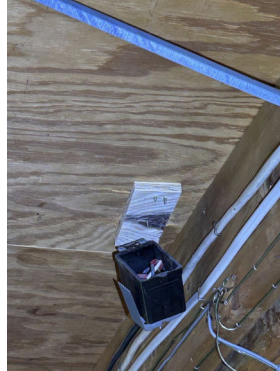
**Service:** Qualified Professional

One or more electrical junction boxes s missing its cover.

This poses a shock or electrocution hazard.

Recommend installing a cover over all open junction boxes

**Location:** Basement Laundry Room Ceiling



## 8.4 Lighting Fixtures, Switches & Receptacles

### Defects/ Deficiencies

#### 8.4.1 Cover Plates Damaged

Recommendations

**Service:** Qualified Professional

One or more receptacles have a damaged cover plate.

Recommend replacement.

**Location:** Throughout



### 8.4.2 Light Inoperable

**Service:** Qualified Professional

One or more lights are not operating.

Troubleshoot by replacing bulb. If fixture does not operate with new bulb, recommend evaluation and repair by an electrical contractor.

**Location:** Rear exterior



### 8.4.3 Receptacles painted over

**Service:** Electrical Contractor

Multiple receptacles were painted over, some would not allow for a plug to be inserted.

Recommend replacing all painted receptacles.

**Location:** Throughout



## 8.5 GFCI & AFCI

### Defects/ Deficiencies

### 8.5.1 GFCI Missing

**Service:** Electrical Contractor

GFCI protection was missing from one or more required areas.

GFCI protection is required on receptacles that are:

Installed within 6' of a water source

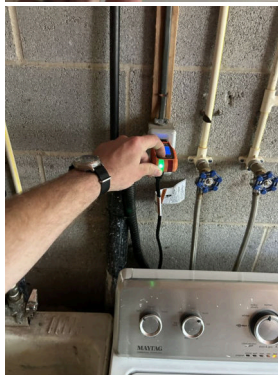
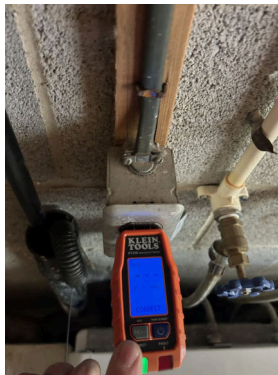
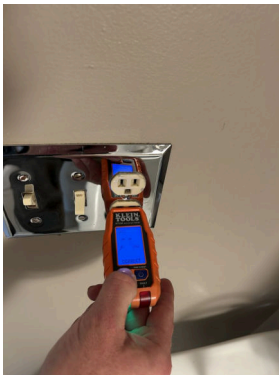
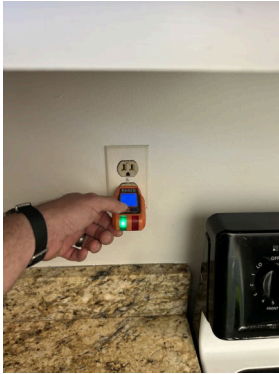
On all exterior receptacles

Receptacles located in garages

Receptacles located above or servicing countertops

Recommend a qualified electrician evaluate and ensure receptacles are GFCI protected.

**Location:** Throughout



# 9.0 Fireplace

SUBSECTION	# DEFECTS/ DEFICIENCIES
9.1 General	—

9.2 Damper Doors	1
------------------	---

## 9.1 General

### Information

9.1.1 Type: Wood

## 9.2 Damper Doors

### Defects/ Deficiencies

#### 9.2.1 Damper Missing

Recommendations

**Service:** Fireplace Contractor

The flue damper is missing in the chimney.

Without the flue damper, warm air will be pushed up the chimney and cause higher heating bills. It can also allow for rodent entry and water intrusion.

Recommend a qualified chimney technician replace the missing flue damper.

- It appears the damper was removed and was placed inside the firebox



# 10.0 Attic, Insulation & Ventilation

SUBSECTION	# DEFECTS/ DEFICIENCIES
10.1 General	—
10.2 Attic Insulation	1
10.3 Ventilation	—
10.4 Exhaust Systems	—

## 10.1 General

### Information

10.1.1 **Dryer Power Source:** 220 Electric

10.1.2 **Dryer Vent:** Metal (Flex)

10.1.3 **Flooring Insulation:** None

## 10.2 Attic Insulation

### Information

10.2.1 **Insulation Type:** Loose-fill

10.2.2 **R-value**

R12

Loose fill insulation R values are determined by depth of insulation.  
Loose fill =2.2-3.8 per inch, average of R3 per inch.



### Defects/ Deficiencies

10.2.3 **Insufficient Insulation**

 Recommendations

**Service:** Qualified Professional

Modern insulation standards require an R-Value of 49 in an attic space, which is greater than the insulation R-value currently installed in the property. Client may wish to install additional insulation in the attic space.

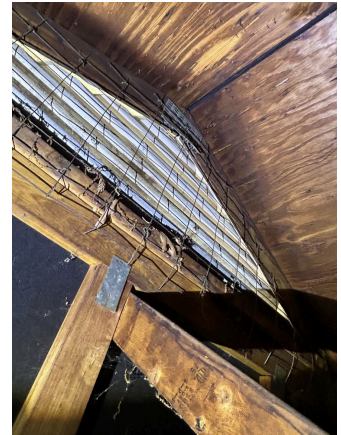
**Location:** Attic



### 10.3 Ventilation

#### Information

#### 10.3.1 Ventilation Type: Gable Vents



### 10.4 Exhaust Systems

#### Information

#### 10.4.1 Exhaust Fans: Fan Only

# 11.0 Doors, Windows & Interior

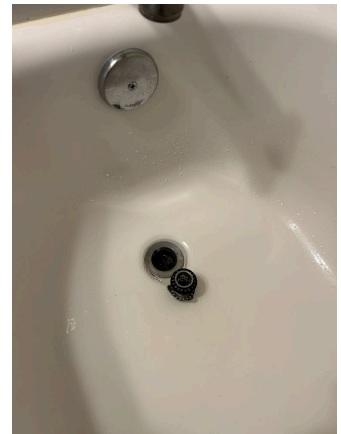
SUBSECTION	# DEFECTS/ DEFICIENCIES
11.1 General	—
11.2 Doors	2 2
11.3 Windows	4
11.4 Floors	—
11.5 Walls	—
11.6 Ceilings	1
11.7 Steps, Stairways & Railings	1
11.8 Countertops & Cabinets	4 1
11.9 Bathroom	1 2

## 11.1 General

### Limitations

#### 11.1.1 Tub Stopper Missing

There was no stopper present, or the stopper did not function, and we were unable to properly evaluate the tub.



## 11.2 Doors

### Defects/ Deficiencies

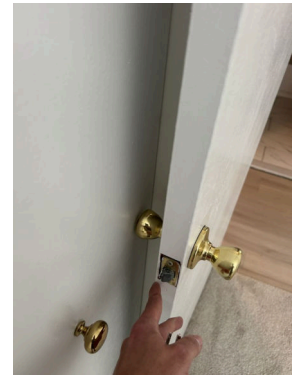
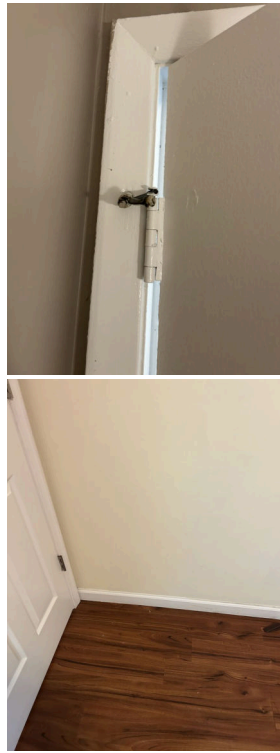
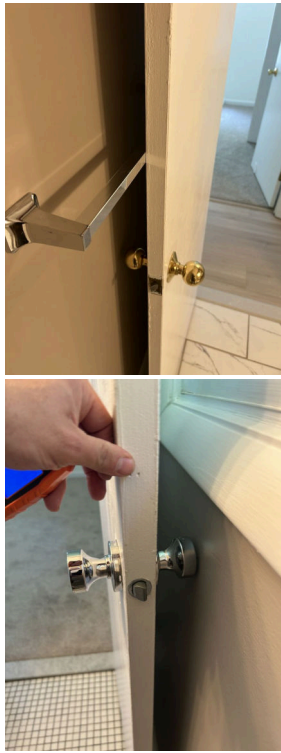
#### 11.2.1 Doorstops Damaged or Missing

Recommendations

**Service:** Handyman Diy

One or more doorstops were damaged or missing. These should be repaired/replaced to prevent damage to doors and walls.

**Location:** Throughout



### 11.2.2 Bifold Door Doesnt Close

 Maintenance Items

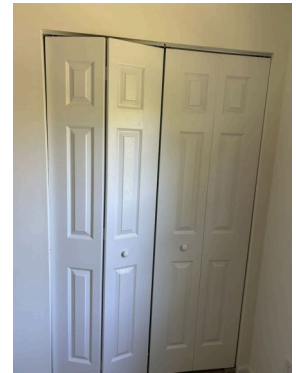
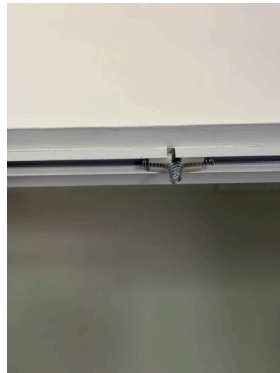
**Service:** Handyman

One or more bifold doors in the property did not close correctly.

Recommend evaluation and repair by a qualified handyman

- Two springs were installed on the top bifold track - Only one is necessary. Recommend removing additional spring.

**Location:** Master Bedroom



### 11.2.3 Door Does Not Remain Open

 Maintenance Items

**Service:** Carpentry Contractor

One or more doors does not stay open on its own. This can occur when the door is out of alignment. Recommend evaluation and repair by a qualified professional.

**Location:** Basement

▶ [Watch video](#)

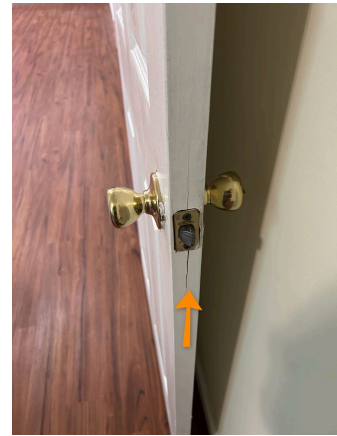
### 11.2.4 Door - Cosmetic Defects

Recommendations

**Service:** Qualified Professional

There is light damage to one or more interior doors from normal wear and tear. Damage consists of The client may wish to repair/replace the door for cosmetic reasons.

**Location:** Basement



## 11.3 Windows

### Information

11.3.1 **Window Manufacturer:** Unknown

11.3.2 **Window Type:** Double-hung, Single Pane, Single-hung

### Defects/ Deficiencies

11.3.3 **Missing Screen**

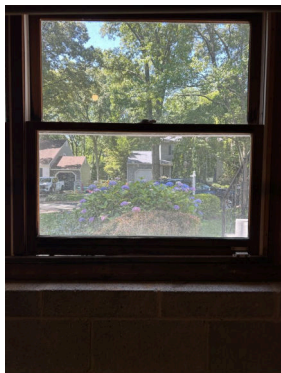
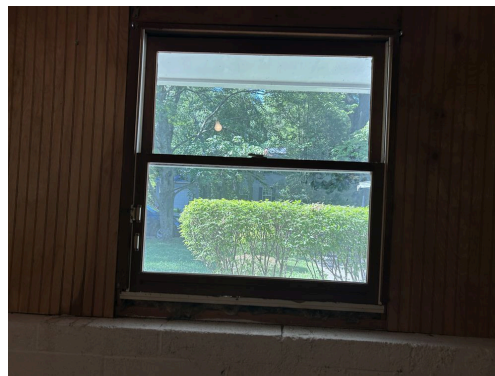
Recommendations

**Service:** Qualified Professional

One or more windows were missing a screen. Recommend replacement.

- Majority of windows and both sliding doors did not have screens installed. There were several window screens present in the basement, and no screens for the sliding doors.

**Location:** Throughout



### 11.3.4 Failing Window Tensioner

Recommendations

**Service:** Qualified Professional

The window tensioner in one or more windows is failing, causing the window not to open/close properly.

Recommend repair or replacement of tensioner.

**Location:** Rear Bedroom



### 11.3.5 Window locks do not align.

Recommendations

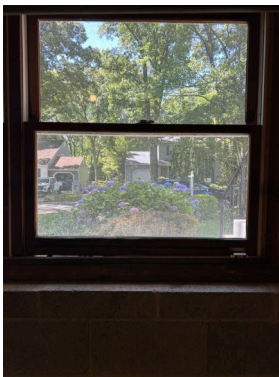
**Service:** Qualified Professional

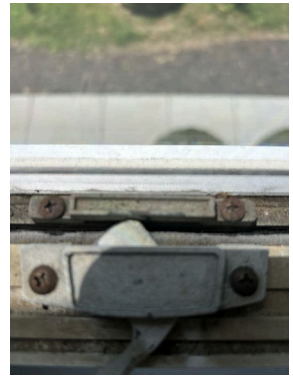
One or more window locks do line up and can not be locked.

This can happen when a window is out of alignment or there is debris in the tracks and jambs preventing the sash from closing completely.

Recommend evaluation and repair by a qualified professional.

**Location:** Throughout





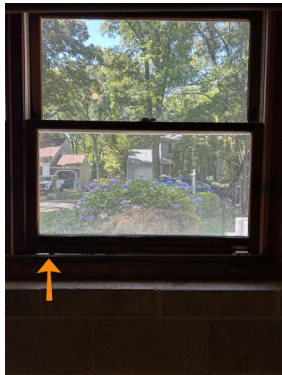
### 11.3.6 Weatherstripping damaged

 Recommendations

**Service:** Qualified Professional

The weatherstripping on one or more windows was damaged or missing. This can reduce the home's energy efficiency. Recommend a qualified person repair.

**Location:** Basement Windows



## 11.4 Floors

### Information

11.4.1 **Floor Coverings:** Vinyl Plank, Carpet, Vinyl

## 11.5 Walls

### Information

11.5.1 **Wall Material:** Drywall

## 11.6 Ceilings

### Information

11.6.1 **Ceiling Material:** Drywall

### Defects/ Deficiencies

11.6.2 **Minor Damage**

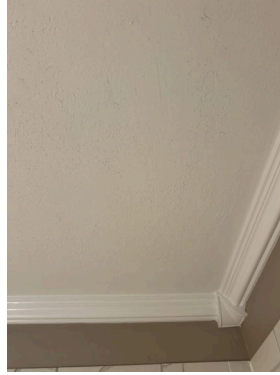
Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommend monitoring the area for future damage.

 Recommendations

- Drywall and paint on the ceiling of the bathroom was chipping or damaged. This can occur when moisture stays in the bathroom while showering. Recommend ensuring the bathroom vent is in use while showering and operating correctly.

**Location:** Hallway Bathroom



## 11.7 Steps, Stairways & Railings

### Defects/ Deficiencies

#### 11.7.1 Damaged Support

 Recommendations

One or more supports for the railing was damaged at the time of inspection

Recommend repair or replacement by a qualified contractor.

- The trim supporting the railing around the top of the stairs was damaged. It appears a longer screw was installed to properly secure the railing. The railing is secure, client should monitor for it becoming loose again, and possible repair or replacement.



## 11.8 Countertops & Cabinets

### Information

#### 11.8.1 Cabinetry: Wood

#### 11.8.2 Countertop Material: Granite

### Defects/ Deficiencies

#### 11.8.3 Cabinets Damaged

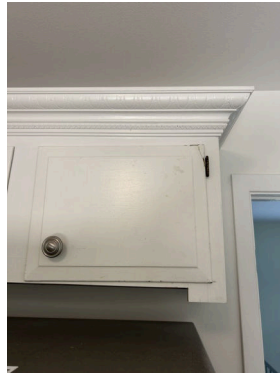
 Recommendations

Cabinets had visible damage at time of inspection.

Recommend a qualified cabinets contractor evaluate and repair.

- Inspector did not open the cabinet doors to prevent further damage.

**Location:** Kitchen



### 11.8.4 Lazy Susan Drags

 Recommendations

**Service:** Cabinet Contractor

The lazy Susan in the corner cabinet drags on the base of the cabinet when in operation. Recommend evaluation and repair by a qualified contractor.

**Location:** Kitchen

[▶ Watch video](#)

### 11.8.5 Previous water Damage Below Kitchen Sink

 Maintenance Items

**Service:** Qualified Professional

The floor of the cabinet below the kitchen sink showed signs of a previous leak.

Recommend monitoring the area for any future leaks or damage.

**Location:** Kitchen



### 11.8.6 Cabinet Hinge Loose

 Recommendations

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair. Here is a helpful DIY article on cabinet repairs.

**Location:** Kitchen



[▶ Watch video](#)

[▶ Watch video](#)

### 11.8.7 Cabinet Hinge Missing

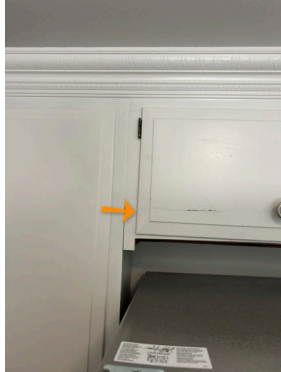
**Service:** Cabinet Contractor

One or more cabinet doors was missing a hinge.

This can cause the door to fall out of alignment and not operate properly. Recommend replacing the missing hinge.

- Inspector did not open the cabinet doors to prevent further damage.

**Location:** Kitchen



## 11.9 Bathroom

### Defects/ Deficiencies

#### 11.9.1 Drain Pop-Up Operation

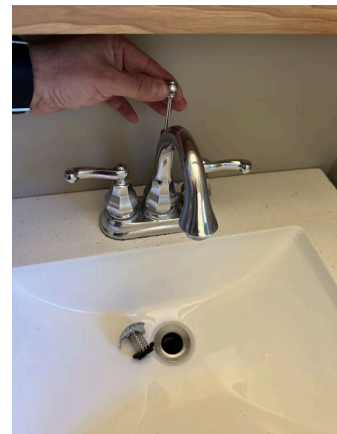
**Service:** Handyman

A pop-up drain assembly did not operate correctly.

Recommend evaluation and repair by a handyman.

**Location:** Both Bathrooms

Maintenance Items



[▶ Watch video](#)

#### 11.9.2 Vanity Loose

The wall mounted vanity was loose on its bracket.

Recommend qualified contractor secure vanity properly.

**Location:** Hallway Bathroom

Recommendations



[▶ Watch video](#)

### 11.9.3 Tub stopper Damaged or missing

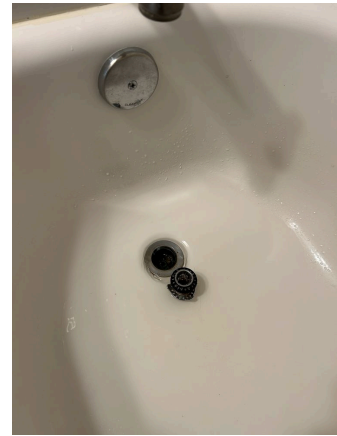
 Maintenance Items

**Service:** Qualified Professional

One or more tub stoppers was damaged or did not operate correctly.

Recommend repair or replacement

**Location:** Hallway Bathroom



## 12.0 Built-in Appliances

SUBSECTION	# DEFECTS/ DEFICIENCIES
12.1 Dishwasher	1
12.2 Refrigerator	1
12.3 Range/Oven/Cooktop	1 1
12.4 Garbage Disposal	—
12.5 Built-in Microwave	—
12.6 Laundry	—

### 12.1 Dishwasher

#### Information

##### 12.1.1 Brand: Kitchenaid



#### Defects/ Deficiencies

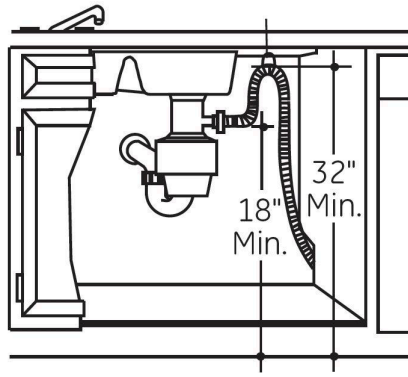
##### 12.1.2 No Dishwasher High Loop

 Recommendations

**Service:** Qualified Professional

The dishwasher drain hose lacks a required high loop (or air gap) and runs downward directly into the garbage disposal or sink drain. Without the high loop, dirty sink water can siphon back into the dishwasher during drainage cycles, contaminating clean dishes, creating foul odors, promoting mold growth, and potentially causing premature failure of the dishwasher pump. Recommend re-routing the dishwasher drain line to ensure it has a high loop.

**Location:** Kitchen



## 12.2 Refrigerator

### Information

#### 12.2.1 Brand: Whirlpool



### Defects/ Deficiencies

#### 12.2.2 No water line installed

 Recommendations

**Service:** Plumbing Contractor

A refrigerator with an ice maker and water dispenser was installed in the property, but there is no water line present to supply the refrigerator. Recommend a qualified plumber install a water line if the desired.



## 12.3 Range/Oven/Cooktop

### Information

### 12.3.1 Exhaust Hood Type: Re-circulate, Vented



### 12.3.2 Range/Oven Brand: General Electric



### 12.3.3 Range/Oven Energy Source: Electric

#### Defects/ Deficiencies

#### 12.3.4 Missing Anti-Tip Bracket

**Service:** Appliance Repair

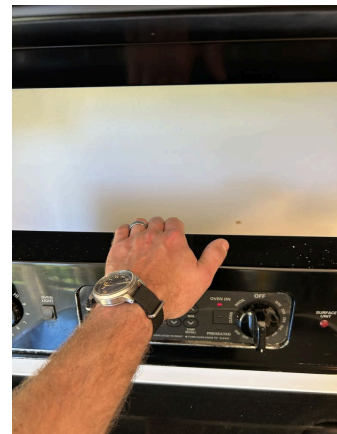
There is no anti-tip bracket installed on the range.

The bracket prevents the range from falling forward if too much weight is placed on the open door

Recommend installing an anti-tip bracket.

**Location:** Kitchen

 Recommendations



 Maintenance Items

#### 12.3.5 Exhaust Hood Lights Inoperable

**Service:** Appliance Repair

The lights in the range hood did not operate.

Recommend replacing the bulbs, and possible repair or replacement of the hood by a qualified appliance technician.

**Location:** Kitchen



## 12.4 Garbage Disposal

### Information

12.4.1 **Brand:** Badger



## 12.5 Built-in Microwave

### Information

12.5.1 **Brand:** Unknown

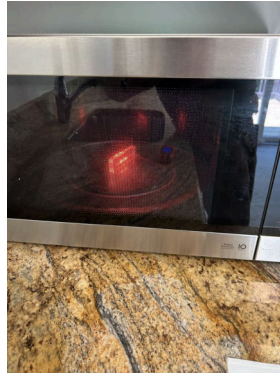


12.5.2 **Microwave Installation Type:** Counter Top

### Limitations

12.5.3 **No Built in Microwave**

There was no built in microwave present, but there was a microwave on the countertop. The unit was tested.



## 12.6 Laundry

### Information

#### 12.6.1 Dryer Brand

Hotpoint



#### 12.6.2 Washer Brand

Maytag

