

# *Home Inspection Report*



2008 AnyHouse Lane  
Cincinnati, Ohio 45000

Prepared for: ***Dean Murphy***

Prepared by: ***BEDROCK ENTERPRISES, INC.***  
***4060 Simca Lane***  
***Cincinnati, OH 45211***

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection. An older item may be at or near end of life expectancy.

E	Excellent	Above Average or new or like new
A	Acceptable	In typical condition for its age, showing normal wear and tear
NI	Not Inspected	Item was not present or found, inaccessible, or not part of standard inspection
M	Marginal	Premature aging, heavy wear, may require repair and service
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function

## General Information

### Property Information

Property Address **2008 AnyHouse Lane**  
City **Cincinnati** State **Ohio** Zip **45000**  
Contact Name **Sam Edwards Your Home First 421-1234**

### Client Information

Client Name **Dean Murphy**  
Client Address **4231 House Lane**  
City **Cincinnati** State **Ohio** Zip **45000**  
Phone **(513) 123-1234**  
E-Mail **Dean @emailtoday.com**

### Inspection Company

Company Name **BEDROCK ENTERPRISES, INC.**  
Company Address **4060 Simca Lane**  
City **Cincinnati** State **OH** Zip **45211**  
Inspector **Steve Otten**  
Phone **(513) 574-3884**  
E-mail **Steve@Bedrockinspections.com**

### Conditions

Others Present **Buyer and Buyers parents**  
Estimated Age **35 years old** Entrance Faces **South**  
Inspection Date **06/11/2008**  
Start Time **06/01/07**  
Electric On **Yes**  
Gas/Oil On **Yes**  
Water On **Yes**  
Temperature **70 degrees**  
Weather **Sunny** Soil Conditions **Dry**

## General Information (Continued)

Building Type **Single family**

Sewage Disposal **Public** How Verified **Multiple Listing**

Water Source **Public** How Verified **Multiple Listing**

Type of Inspection Ordered **Termite and standard whole home inspection with limited liability.**

## Lots and Grounds

*Proper grading and water control is essential to prevent water, and/or insect damage to structure. Grading and exterior cannot be evaluated if covered. Constantly damp soil could lead to foundation settlement, cracking and failure. Conditions of trees, bushes, flowers, etc. (live, dead, sick) not part of inspection. If in doubt contact an arborist.*

E A N I M D

1.
2.

Walks: original concrete **Normal cracks and settlement for age**

Driveway: original concrete **Some areas of concrete driveway are in need of repair.**



## Lots and Grounds (Continued)

Driveway: (continued)



- 3.      Steps/Stoops: original concrete
- 4.      Deck: Treated wood **Decks need to be cleaned and sealed every 3 years**
- 5.      Vegetation: Trees and bushes **trim tree branches and vegetation away from house. Branches touching house, may damage roof.**
- 6.      Retaining Walls: original stone
- 7.      Grading: Flat **Water should always be pitched away from house**
- 8.      Window Wells: Drain present
- 9.      Fences: None

## Exterior Surface and Components

*The siding should have several inches of clearance from the ground, or water and/or insect damage may occur. All exterior caulking, paints and sealants need to be maintained to prevent water infiltration and potential damage.*

### E A N I M D

- Exterior Surface
- 
- 1.      Type: Brick/wood siding
  - 2.      Trim: Wood
  - 3.      Fascia: Wood
  - 4.      Soffits
  - 5. Soffits Vented Yes
  - 6.      Entry Doors: Original Wood Door
  - 7.      Basement Windows: Glass block

## Exterior Surface and Components (Continued)

- 8.      Exterior Electric Outlets: **Front and rear**
- 9.      Hose Bibs: **Front and rear**
- 10.      Gas Meter: **Exterior surface mount at side of home**

## Roof

*Severe weather conditions may cause a leak on a roof that appeared acceptable when it was inspected. Often it is not possible to detect leaking gutters if home is inspected on a dry day.*

### E A N I M D

#### Roof Surface

- 1. Method of Inspection: **Walked on lower level, Ladder at rear eaves Height restrictions**
- 2.      Material: **2 Layer asphalt composition**
- 3. Type: **Gable** Approx. Age: **10 years old per Owner**
- 4.      Roof Ventilation **Ridge Vents**

#### Main Chimney

- 5.      Chimney: **Brick Chimney needs tuck pointing and repairs. Some bricks have popped, concrete cap is cracked, tree branches need to be cut back. Recommend remove the TV antenna.**



- 6.      Plumbing Vents: **Plumbing Boot**
- 7.      Gutters: **Aluminum**
- 8.      Leader/Extension:

## Garage/Carport

*A Garage door is the largest moving object in a home. Many doors are operated by electric door openers. Proper installation, operation, maintenance and testing of a garage door and automatic opener are necessary to provide safe, trouble-free operation. If house is occupied, personal Items, boxes, tools etc may impede inspection.*

*An improperly adjusted garage door or automatic opener can exert deadly force when the door closes. Since a garage door is so large and heavy, and many feature electric operators, some incidents of injury to people and pets as well as damage to automobiles and other objects have been reported.*

*Look at the garage door springs, cables, rollers, pulleys and other door hardware for signs of wear. If you suspect any problems, have a qualified person make repairs. The springs and related hardware are under high tension and can cause severe injury when handled improperly.*

**E A N I M D**

Attached 2 car garage Garage

- |    |                          |                                     |                          |                          |                                     |  |
|----|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 1. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Garage Doors: <b>Insulated aluminum</b>                            |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Door Operation: <b>Mechanized</b>                                  |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Door Opener: <b>Craftsman <u>January 2001</u></b>                  |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling: <b>Drywall</b>  |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Service Door <b>Service Door <u>Fire rated solid wood door</u></b> |
| 6. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hose Bibs: <b>Hose bib drips</b>                                   |



7.      Walls: **Drywall**

## Garage/Carport (Continued)

8.      Electrical:

## Electrical

*Inspection is for visible, exposed wiring only, and is limited to random sampling. New Occupants may put load demands on the electric system which can in no way be anticipated. All repairs should be done by a licensed Electrician. Ground Fault Interrupters are recommended at exterior, within 6 feet of all sinks, basements, crawl spaces and garages, Smoke alarms are recommended on each floor level including basements and outside each bedroom and tested monthly.*

**E A N I M D**

1. Service Size Amps: 200 amps Volts: 110-220 volt
  2.      Inspection Sticker January 1973
  3.      Service: 200 amp **Surface coating of service cable is cracked and may allow water to penetrate inside the cable. Recommend replacement**
  4.      Exterior Meter Box Rusty **Seal broken causing rust and corrosion, Replacement recommended**
  5.      110 VAC Branch Circuits: Romex
  6.      220 VAC Branch Circuits: Romex
  7.      Ground: Plumbing ground
  8.      Smoke Detectors: None **Smoke alarms are recommended on each floor level including basements and outside each bedroom and tested monthly**
  9.      Carbon Monoxide Detector None, Recommended
- 
- Electric Panel
10.      Manufacturer: Square D **The inside of panel shows signs of rust and corrosion. Corrosion may prevent circuit breakers from tripping when overheated creating a safety hazard . Replacement recommended**
  11. Max Capacity: 200 Amps
  12.      Main Breaker Size: 200 Amps

## Structure

*Finished basements and heavy vegetation may impede inspection.*

- |    | E                        | A                                   | N                        | I                        | M                        | D                        |  |
|----|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 1. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: <b>Wood frame</b>                        |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: <b>Poured <u>Normal cracks for age</u></b>   |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stairs/Handrails: <b>Wood stairs with wood handrails</b> |

## Attic

*Limited access and insulation may impede inspection*

- |       | E  | A                                   | N                                   | I                        | M                        | D                        |  |
|-------|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| Attic |  |                                     |                                     |                          |                          |                          |  |
| 1.    | Method of Inspection: <b>From the attic access</b> |                                     |                                     |                          |                          |                          |  |
| 2.    | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Unable to Inspect: <b>40% <u>High insulation</u></b> |
| 3.    | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roof Framing: <b>2x4 Truss</b>                       |
| 4.    | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sheathing: <b>OSB</b>                                |
| 5.    | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: <b>Roof and soffit vents</b>            |
| 6.    | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Insulation: <b>Blown in</b>                          |



## Attic (Continued)

7.      Bathroom Fan Venting: 2nd floor bathroom **Bathroom exhaust fan should be vented outside not into attic**



## Basement

*All basements that are below grade are vulnerable to water at one time or another no matter what type of foundation that they might have. When basements are finished, severe damage can be done to wall and floor coverings. Extra precautions should be taken to control water such as improve grading, and making sure gutters and downspouts are draining properly and installing sump pumps(with battery back-up). If walls and floors are covered, finished, or blocked, a thorough inspection is not possible. If a problem is suspected, the wall coverings should be removed for a complete inspection.*

### E A N I M D

#### Basement

- |     |   |  |
|-----|---|--|
| 1.  | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Unable to Inspect: 50% <b><u>When walls, ceilings and floors are covered or blocked, a thorough inspection is not possible</u></b> |
| 2.  | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Ceiling: <b>Drywall</b>  |
| 3.  | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Walls: <b>Drywall</b>  |
| 4.  | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Floors: <b>Carpet</b>  |
| 5.  | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Floor Drain:   |
| 6.  | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Windows: <b>Glass block</b>  |
| 7.  | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Electrical:  |
| 8.  | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | HVAC Source:   |
| 9.  | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Insulation: <b>Fiberglass</b>  |
| 10. | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Sump Pump: <b>None</b>   |
| 11. | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Bsmt Stairs/Railings: <b>Wood stairs with wood handrails</b>   |

## Crawl Space

*Crawl spaces have limited access.*

E A N I M D

Crawl Space

1. Method of Inspection: **From the access**
2.      Unable to Inspect: **50%**
3.      Access: **Window**
4.      Moisture Barrier: **none** **Recommend 6 mil plastic be used as a moisture barrier.**
5.      Insulation: **for higher energy efficiency, recommend insulate floor and duct work**

## Air Conditioning

E A N I M D

Main AC System

1.      Condensate Removal: **Plastic tubing** **Condensate line drains in crawl space, (safety hazard)**



2.      Exterior Unit: **Carrier**
3. Model Number: **ram-036 324** Serial Number: **200250433m8**
4. Area Served: **Whole building** Approximate Age: **2002**
5. Fuel Type: **Electric** Temperature Differential:
6. Type: **Central A/C** Capacity: **#36 3 Ton Unit**
7.      Visible Coil:
8.      Refrigerant Lines:
9.      Electrical Disconnect:
10.      Thermostats: **Programmable**

## Fireplace/Wood Stove

*Heavy creosote build up can cause the liner to catch fire and crack, To identify if a liner is cracked, a chimney specialist with a camera is recommended, it is beyond the scope of a normal home inspector.*

E A N I M D

Fireplace \_\_\_\_\_

1.      Freestanding Stove: Basement family room Wood Stoves

*Wood stoves worry insurance companies and with good reason. Each year, wood stoves cause over 8000 fires and over 100 deaths a year. To help protect themselves against losses, some insurance companies have developed special underwriting rules for wood stoves.*

*Insurance companies will send out someone to inspect wood decks before insuring it.*

*-The inspector will make sure the stove has been installed properly and whether it is maintained*

*-There is enough clearance between the stove and the walls, ceiling and floor.*

*-The stove is listed by Underwriters Laboratories.*

*-The home includes smoke detectors.*

*-The underwriter may ask for a picture of the stove and its venting system, Recommend cleaning and inspection prior to use*



Fireplace/Wood Stove (Continued)

Freestanding Stove: (continued)



2.      Fireplace Construction: Living room brick fireplace **Heavy creosote build-up may cause a fire inside the chimney. It is recommended that the fireplace and liner be cleaned and serviced before using.**

3. Type: Wood burning



Fireplace/Wood Stove (Continued)

4.  Damper: Metal **unable to close, Recommend service**



Heating System

*Heating equipment needs to be cleaned and serviced on a regular basis.*

E A N I M D

Heating System

1.  Heating System Operation: **Extremely dirty, Recommend service and cleaning**



2. Manufacturer: Carrier  
3. Model Number: R4782MAY432 Serial Number: 45021rhIT7  
4. Type: Gas Capacity: 93,000  
5. Area Served: Whole building Approximate Age: 1999

## Heating System (Continued)

6. Fuel Type: **Natural gas**
7.      Heat Exchanger: **not part of inspection, requires special tools to test**
8.      Blower Fan/Filter:
9.      Circulator:
10.      Humidifier: **not part of inspection, requires special tools to test.**
11.      Thermostats:

## Plumbing

- E A N I M D
1.      Service Line: **Copper**
2.      Main Water Shutoff: **Basement**
3.      Water Pressure **60 PSI** **Normal range is 60 to 80 PSI**
4.      Water Lines: **Copper**
5.      Waste Lines **PVC**
- Water Heater
- 
6.      Water Heater Operation:
7. Manufacturer: **A.O. Smith**
8. Model Number: **GDER4058** Serial Number: **24999PMNE34**
9. Type: **Natural gas** Capacity: **40 Gallon**
10. Approximate Age: **1999** Area Served: **whole house**
11.      Flue Pipe:
12.      TPRV and Drain Tube:

## Bathroom

- E A N I M D
- 2 locations Bathroom
- 
1.      Ceiling: **Drywall**
2.      Walls: **Drywall**
3.      Floor:
4.      Doors:
5.      Windows:
6.      Electrical: **GFI**
7.      Counter/Cabinet: **original**
8.      Sink/Basin: **Original**
9.      Faucets/Traps:
10.      Tub/Surround:

## Bathroom (Continued)

- |     |                          |                                     |                          |                                     |                          |   |
|-----|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 11. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Toilets: <b>Master Bathroom <u>high water level, adjustment recommended</u></b> |
| 12. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | HVAC Source:  |
| 13. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Ventilation:  |

## Kitchen

E A N I M D

Main Kitchen

- |     |                          |                                     |                          |                                     |                          |   |
|-----|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 1.  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Cooking Appliances: <b>Original <u>needs cleaning</u></b> |
| 2.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Ventilator:   |
| 3.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Disposal:   |
| 4.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Dishwasher: <b>KitchenAid</b>                             |
| 5.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Refrigerator: <b>Frigidaire</b>                           |
| 6.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Microwave:  |
| 7.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Sink:   |
| 8.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Electrical: <b>GFI</b>                                    |
| 9.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Plumbing/Fixtures: <b>Delta faucet</b>                    |
| 10. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Counter Tops:   |
| 11. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Cabinets:   |
| 12. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Floor: <b>Ceramic tile</b>                                |
| 13. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Windows:  |

## Bedroom

E A N I M D

3 bedrooms Bedroom

- |    |                          |                                     |                          |                          |                          |  |
|----|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| 1. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet:                                  |
| 2. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling:                                 |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls:                                   |
| 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: <b>Carpet</b>                     |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors:                                   |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: <b>windows replaced 1n 2001</b> |
| 7. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical:                              |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source:                             |

## Living Space

	E	A	N	I	M	D	
1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door Bell <b>Front doorbell operable</b>
2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Closet:
3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling:
4.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls:
5.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor: <b>Carpet</b>
6.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors <b>Original doors</b>
7.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling Fans
8.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows: <b>replaced in 2001</b>
9.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical:
10.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HVAC Source:

## Laundry Room/Area

	E	A	N	I	M	D	
Basement Laundry Room/Area							
1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry Tub: <b>Plastic</b>
2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer Hose Bib:
3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer and Dryer Electrical:
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dryer Gas Line: <b>Rigid metal</b> - <b><u>The outside dryer vent is covered with vegetation, The vent needs to be above grade/snow levels</u></b>



Marginal Summary

Bathroom

---

1. 2 locations Bathroom Toilets: **Master Bathroom** *high water level, adjustment recommended*

Kitchen

---

2. Main Kitchen Cooking Appliances: **Original** *needs cleaning*

## Defective Summary

### Lots and Grounds

1. Driveway: **original concrete** Some areas of concrete driveway are in need of repair.
2. Vegetation: **Trees and bushes** trim tree branches and vegetation away from house. Branches touching house, may damage roof.

### Roof

3. Main Chimney Chimney: **Brick** Chimney needs tuck pointing and repairs. Some bricks have popped, concrete cap is cracked, tree branches need to be cut back. Recommend remove the TV antenna.

### Garage/Carport

4. Attached 2 car garage Garage Hose Bibs: **Hose bib drips**

### Electrical

5. Service: **200 amp** Surface coating of service cable is cracked and may allow water to penetrate inside the cable. Recommend replacement
6. Exterior Meter Box **Rusty** Seal broken causing rust and corrosion, Replacement recommended
7. Smoke Detectors: **None** Smoke alarms are recommended on each floor level including basements and outside each bedroom and tested monthly
8. Electric Panel Manufacturer: **Square D** The inside of panel shows signs of rust and corrosion. Corrosion may prevent circuit breakers from tripping when overheated creating a safety hazard. Replacement recommended

### Attic

9. Attic Bathroom Fan Venting: **2nd floor bathroom** Bathroom exhaust fan should be vented outside not into attic

### Crawl Space

10. Crawl Space Moisture Barrier: **none** Recommend 6 mil plastic be used as a moisture barrier.
11. Crawl Space Insulation: for higher energy efficiency, recommend insulate floor and duct work

### Air Conditioning

12. Main AC System Condensate Removal: **Plastic tubing** Condensate line drains in crawl space, (safety hazard)

### Fireplace/Wood Stove

13. Fireplace Freestanding Stove: **Basement family room** Wood Stoves

Wood stoves worry insurance companies and with good reason. Each year, wood stoves cause over 8000 fires and over 100 deaths a year. To help protect themselves against losses, some insurance companies have developed special underwriting rules for wood stoves.

Insurance companies will send out someone to inspect wood decks before insuring it.

The inspector will make sure the stove has been installed properly and whether it is

Defective Summary (Continued)
-------------------------------

Freestanding Stove: (continued)

**maintained**

**-There is enough clearance between the stove and the walls, ceiling and floor.**

**-The stove is listed by Underwriters Laboratories.**

**-The home includes smoke detectors.**

**-The underwriter may ask for a picture of the stove and its venting system,**

**Recommend cleaning and inspection prior to use**

14. Fireplace Fireplace Construction: **Living room brick fireplace** **Heavy creosote build-up may cause a fire inside the chimney. It is recommended that the fireplace and liner be cleaned and serviced before using.**
15. Fireplace Damper: **Metal** **unable to close, Recommend service**  
Heating System
- 
16. Heating System Heating System Operation: **Extremely dirty, Recommend service and cleaning**  
Laundry Room/Area
- 
17. Basement Laundry Room/Area Dryer Gas Line: **Rigid metal** **The outside dryer vent is covered with vegetation, The vent needs to be above grade/snow levels**