



**1111 N. Sample Mt. Prospect IL 60000**

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**Inspection Date:**

5/21/2008

**Prepared For:**

John Doe

**Prepared By:**

Spyglass Property Inspections, LTD.

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**Report Number:**

#1130

**Inspector:**

Ryan Foley

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## REPORT OVERVIEW

### THE HOUSE IN PERSPECTIVE

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### CONVENTIONS USED IN THIS REPORT

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**SATISFACTORY** - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL** - Indicates the component will probably require repair or replacement anytime within five years.

**POOR** - Indicates the component will need repair or replacement now or in the very near future.

**MAJOR CONCERNS** - A system or component that is considered significantly deficient or is unsafe.

**SAFETY HAZARD** - Denotes a condition that is unsafe and in need of prompt attention.

### THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### BUILDING DATA

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Approximate Age:	11-25
Style:	Single Family
Main Entrance Faces:	East
State of Occupancy:	Occupied
Weather Conditions:	Sunny
Recent Rain:	No
Ground cover:	Damp

## RECEIPT / INVOICE

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Spyglass Property **Inspections, LTD.**

Date: **9/7/2006**

Inspection Number: **#1130**

Name: **John Doe**

Inspection Fee:	\$NA
Radon:	\$NA
Total:	<hr/> \$NA

- ☒ Check #: **Paid**  
☐ Cash  
☐ Credit Card:

\*\* ☒ Radon    ☐ Pool / Hot Tub    ☐ Shipping    ☐ Well & Septic    ☐ WDO/WDI

Inspected By: **Ryan Foley**  
License/Certification #: 450.0003750

**SERVICE WALKS**

☐ None ☐ **Public sidewalk needs repair**  
**Material:** ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick ☐ Other  
**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ **Trip Hazard**  
☐ **Pitched towards home** ☒ **Settling cracks** ☐ Not visible ☒ Typical cracks

**DRIVEWAY/PARKING**

☐ None  
**Material:** ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick ☐ Other  
**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Fill cracks and seal  
☐ **Pitched towards home** ☐ **Trip hazard** ☐ **Settling Cracks** ☐ Typical crack

**PORCH (covered entrance)**

☐ None  
**Support Pier:** ☒ Concrete ☐ Wood ☐ Not visible ☐ Other  
**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ **Railing/Balusters recommended**  
**Floor:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ **Safety Hazard**

**STOOPS/STEPS**

☐ None ☐ **Uneven risers**  
**Material:** ☒ Concrete ☐ Wood ☐ Other ☐ **Railing/Balusters recommended**  
**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ **Cracked** ☐ **Settled**  
☐ **Rotted/Damaged** ☐ **Safety Hazard**

**DECK/BALCONY (flat, floored, roofless area)**

☐ None  
**Material:** ☒ Wood ☐ Metal ☐ Composite ☐ Not visible ☐ **Railing/Balusters recommended**  
**Finish:** ☐ Treated ☒ Painted/Stained ☐ Other  
☐ **Improper attachment to house** ☐ **Railing loose**  
**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ **Wood in contact with soil**

**DECK/PATIO/PORCH COVERS**

☐ None ☐ **Earth to wood contact** ☐ **Moisture/Insect damage**  
**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ **Posts/Supports need Repair**

**FENCE/WALL**

☐ Not evaluated  
**Type:** ☐ Brick/Block ☐ Wood ☐ Metal ☐ Chain Link ☐ **Rusted** ☒ Other  
**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ **Loose Blocks/Caps** ☐ Typical cracks

**LANDSCAPING AFFECTING FOUNDATION**

(See remarks page)

**Negative Grade:** ☐ East ☒ West ☒ North ☒ South ☐ Satisfactory  
☒ **Recommend additional backfill** ☐ **Recommend window wells/covers** ☐ **Trim back trees/shrubberies**  
☐ **Wood in contact with/improper clearance to soil** ☐ Yard drains observed - not tested

**HOSE BIBS**

☐ None ☐ No anti-siphon valve  
**Operates:** ☒ Yes ☐ No ☐ Not tested ☐ Not on

**GENERAL COMMENTS**

**Grounds:** Walkway had some cracking in the front of the home, but is usable. Recommend sealing gap between walkway and front stoop. Recommend sealing gap between driveway and home. Railings and balusters loose around the AC  
**SAFETY CONCERN.** Low areas next to the foundation need some correction (north, south, west). There was a small crack in the foundation on the east side of home recommend sealing with epoxy. The door on the back deck was not sealed completely on the east side of the dummy door, repair or replace.



**ROOF VISIBILITY** ☒ All ☐ Partial ☐ None ☐ Limited by:

**INSPECTED FROM** ☒ Roof ☐ Ladder at eaves ☐ Ground (*Inspection Limited*) ☐ With Binoculars

**STYLE OF ROOF**

**Type:** ☒ Gable ☒ Hip ☐ Mansard ☐ Shed ☐ Flat ☐ Other  
**Pitch:** ☐ Low ☒ Medium ☐ Steep ☐ Flat

**ROOF COVERING**

**Roof #1:** Type: Asphalt Estimated Layers: 2+ Layers Approximate age of cover: 5-10+ years

**VENTILATION SYSTEM** **Type:** ☒ Soffit ☐ Ridge ☐ Gable ☒ Roof

**Appears Adequate:** ☒ Yes ☐ No ☐ Turbine ☐ Powered ☐ Other

(See Interior remarks page) (See Attic section)

**FLASHING**

**Material:** ☒ Galv/Alum ☐ Asphalt ☐ Not visible ☐ Rubber  
☐ Copper ☐ Foam ☐ Other ☐ Lead  
**Condition:** ☐ Not visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Rusted*  
☐ Separated from chimney/roof ☐ Recommend Sealing ☐ Other

**VALLEYS**

☐ N/A **Material:** ☐ Galv/Alum ☒ Asphalt ☐ Lead ☐ Copper  
☐ Not visible ☐ Other  
**Condition:** ☐ Not visible ☒ Satisfactory ☐ Marginal ☐ Poor  
☐ Rusted ☐ Holes ☐ Recommend Sealing

**CONDITION OF ROOF COVERINGS**

**Roof #1:** ☒ Satisfactory ☐ Marginal ☐ Poor

**SKYLIGHTS**

☐ N/A ☐ Cracked/Broken ☐ Not visible  
**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor

**PLUMBING VENTS**

☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor  
☐ Recommend roofer evaluate ☐ Not Visible

Conditions reported above reflect visible portion only

**GENERAL COMMENTS**

**Roof:** The middle peak on the east side of the home was missing some flashing that leads to the gutter line, repair or replace.



## EXTERIOR

### CHIMNEY(S) ☐ None

**Viewed From:** ☒ Roof

### Rain Cap/Spark Arrestor:

**Chase:** ☐ Brick

**Flue:** ☐ Tile

**Evidence of:** ☐ Scaling

☐ *Have flue(s) cleaned and re-evaluated*

**Condition:** ☒ Satisfactory

Location(s): **South**

☐ Ladder at eaves

☒ Yes

☐ Stone

☒ Metal

☐ Cracks

☐ Marginal

☐ Ground with binoculars

☐ No

☐ Metal

☐ *Unlined*

☐ Creosote

☐ *Recommend Cricket/Saddle/Flashing*

☐ Poor

☐ *Recommended*

☐ Blocks

☐ Not visible

☐ *Not evaluated (See remarks page)*

☒ Framed

### GUTTERS/SCUPPERS/EAVESTROUGH

☐ None

**Material:** ☐ Copper

**Condition:** ☒ Satisfactory

**Leaking:** ☐ Corners

**Attachment:** ☒ Loose

**Extension needed:** ☒ North

☐ Vinyl/Plastic

☐ Marginal

☐ Joints

☐ *Missing spikes*

☒ South

☐ *Needs to be cleaned*

☒ Galvanized/Aluminum

☐ Poor

☐ *Rusting*

☐ *Hole in main run*

☐ *Improperly sloped (See remarks page)*

☒ East

☒ West

☐ *Downspouts needed*

☐ Other

### SIDING

**Material:**

☐ Stone

☐ Slate

☒ Block/Brick

☐ Fiberboard

☐ Fiber-cement

☐ Stucco

☐ EIFS\*

☐ Asphalt

☐ Wood

☒ Metal/Vinyl

☐ Other

☒ Typical cracks

☐ *Monitor*

☐ *Wood rot*

☐ Peeling paint

☐ *Loose/Missing/Holes*

**Condition:** ☒ Satisfactory

☐ Marginal

☐ Poor

☐ *Recommend repair/painting*

(\*See remarks page EIFS)

### TRIM, SOFFIT, FASCIA, FLASHING

**Material:**

☐ Wood

☐ Fiberboard

☒ Aluminum/Steel

☐ Fiber Cement

☐ Stucco

☐ *Recommend repair/painting*

☐ *Damaged wood*

☐ Other

**Condition:** ☒ Satisfactory

☐ Marginal

☐ Poor

### CAULKING

**Condition:**

☒ Satisfactory

☐ Marginal

☐ Poor

☐ *Recommend around windows/doors/masonry ledges/corners/utility penetrations*

### WINDOWS & SCREENS

**Material:**

☒ Wood

☐ Metal

☐ Vinyl

☐ Aluminum/Vinyl Clad

**Screens:** ☐ Torn

☐ Bent

☐ Not installed

☐ Glazing/caulk needed

**Condition:** ☒ Satisfactory

☐ Marginal

☐ Poor

☐ *Wood rot*

☐ *Recommend repair/painting*

### GENERAL COMMENTS

**Exterior:** The chimney cap was bent, repair or replace. The chicken wire around the rain cap needs to be repaired. Recommend extending downspouts on the front porch, south side, west, and southwest side of the home. There was no gutter or downspouts installed on the screened in porch, recommend installing. There was a bee's nest in the south vent and the upper north corner of the garage. Recommend installing a window well cover on the west side of home. The downspout elbow on the upper west side of the roof was no longer attached.



Condition: ☐ Sat. ☐ Marginal ☐ Poor  
☐ *Overhead wires too low*  
☐ *Less than 3' from balcony/deck/windows*

☐ Other

☐ Not visible

### *Patio*

### Entrance

☐ Missing ☐ Replace

**Location:** West  
**Model #:** 38CKC048370

☐ *Cabinet/housing rusted*  
☐ Need cleaning  
☐ Marginal ☐ Poor

- ☐ *Improperly sized fuses/breakers*
- ☐ *Damaged base/pad*

**Electric / AC: Safety Issue:** The GFCI in the front was not tripping and there was no GFCI outlet installed on the back deck. The AC unit was not run due to the exterior temperature. The weather stripping on the screened in porch door was no longer in place (on the bottom east side).



**TYPE**

☒ Attached
 ☐ None
 ☐ Detached
 ☐ 1-car
 ☐ 2-car
 ☐ 3-car
 ☐ 4-car

**AUTOMATIC OPENER**

☒ Yes
 ☐ No
 ☐ Operable
 ☐ Inoperable
 ☐ *Remote not available*

**SAFETY REVERSE**

**Operable:**
☒ Pressure reverse
 ☐ Electric eye
 ☐ *Need(s) adjusting*
☐ *Safety hazard*

**OVERHEAD DOOR(S)**

**Material:**
☐ Wood
 ☒ N/A
 ☒ Fiberglass
 ☐ Masonite
 ☐ Metal
 ☐ *Recommend repair*

**Condition:**
☒ Satisfactory
 ☐ Marginal
 ☐ Poor
 ☐ *Overhead door hardware loose*

*Recommend Priming/Painting Inside & Edges:*
☐ Yes
 ☐ No
 ☐ *Recommend lubrication*
☐ *Weatherstripping missing/damaged*

**ELECTRICITY PRESENT**

☒ Yes
 ☐ No
 ☐ Not visible

**Reverse polarity:**
☐ Yes
 ☒ No
 **Open ground:**
☐ Yes
 ☒ No
 ☐ *Safety hazard*

**GFCI Present:**
☒ Yes
 ☐ No
 **Operates:**
☒ Yes
 ☐ No
 ☐ *Handyman/extension cord wiring*

**GENERAL COMMENTS**

**Garage:** Was in good working order during the time of inspection.

**COUNTERTOPS**
☒ Satisfactory    ☐ Marginal    ☐ *Recommend repair/caulking*
**CABINETS**
☒ Satisfactory    ☐ Marginal    ☐ *Recommend repair/adjustment*
**PLUMBING COMMENTS**

**Faucet Leaks:**    ☐ Yes    ☒ No    **Pipes leak/corroded:**    ☐ Yes    ☒ No  
**Sink/Faucet:**    ☒ Satisfactory    ☐ Corroded    ☐ Chipped    ☐ Cracked    ☐ *Recommend repair*  
**Functional Drainage:**    ☒ Adequate    ☐ Poor    **Functional Flow:**    ☐ Adequate    ☐ Poor

**WALLS & CEILING**

**Condition:**    ☒ Satisfactory    ☐ Marginal    ☐ Poor    ☐ Typical cracks    ☐ *Moisture stains*

**HEATING / COOLING SOURCE**
☒ Yes    ☐ No
**FLOOR**

**Condition:**    ☒ Satisfactory    ☐ Marginal    ☐ Poor    ☐ Sloping    ☐ Squeaks

**APPLIANCES**

(See remarks page)

<input checked="" type="checkbox"/> Disposal	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Trash compactor	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Oven	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Exhaust fan	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Range	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Refrigerator	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Dishwasher	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Microwave	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Other	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No				

**Outlets Present:**    ☒ Yes    ☐ No    Operable:    ☒ Yes    ☐ No  
**G.F.C.I.:**    ☒ Yes    ☐ No    Operable:    ☒ Yes    ☐ No

**GENERAL COMMENTS**

**Kitchen:** The outlet on the island and on the north side of the doors leading to the patio has open grounds **Safety Issue:** The outlet cover on the east side of the stove is cracked, repair or replace. The east pantry door was not installed during inspection. Some of the cabinet hinges need to be tightened.

**LAUNDRY ROOM****ROOM COMPONENTS**

**Laundry sink:**    ☐ N/A    **Faucet leaks:**    ☐ Yes    ☒ No    **Pipes leak:**    ☐ Yes    ☒ No  
**Cross connections:**    ☐ Yes    ☒ No    **Heat source present:**    ☒ Yes    ☐ No    **Room vented:**    ☒ Yes    ☐ No  
**Dryer vented:**    ☐ N/A    ☐ Wall    ☒ Ceiling    ☐ Floor    ☐ Not vented  
    ☐ *Not vented to Exterior*    ☐ *Recommend repair*    ☐ *Safety hazard*  
**Electrical:**    Open ground/reverse polarity within 6' of water:    ☐ Yes    ☒ No    ☐ *Safety hazard*  
**G.F.C.I. present:**    ☒ Yes    ☐ No    **Operates:**    ☒ Yes    ☐ No  
**Appliances:**    ☒ Washer    ☒ Dryer    ☐ Water heater    ☐ Furnace  
**Gas Shut-off Valve:**    ☐ N/A    ☒ Yes    ☐ No    ☐ Cap Needed    ☐ *Safety hazard*    ☐ Not visible

**GENERAL COMMENTS**

**Laundry Room:** Was in good working order during the time of inspection.



## BATHROOM(S)

### BATH: FIRST FLOOR HALF BATH

#### SINKS / TUBS / SHOWERS

Faucet leaks: ☐ Yes ☒ NoLoose: ☐ Yes ☒ NoPipes leak: ☐ Yes ☒ No

Fixture(s) Condition:

☒ Satisfactory ☐ Marginal☐ Poor

#### TOILET

Bowl Loose: ☐ Yes ☒ NoOperates: ☒ Yes ☐ No☐ Toilet leaks☐ Cracked bowl/tank☐ Cross connection

#### WALLS / CEILING / CABINETS

Moisture stains present:

☐ Yes ☒ No

Outlets present:

☒ Yes ☐ No

G.F.C.I. Present:

☒ Yes ☐ No

Operates:

☒ Yes ☐ No

#### HEATING / COOLING SOURCE

Window/Door: ☒ Yes ☐ No☒ Satisfactory☐ Marginal☐ PoorExhaust Fan: ☒ Yes ☐ No

Operates:

☒ Yes ☐ NoNoisy: ☐ Yes ☐ No

#### GENERAL COMMENTS

First Floor Half Bath: Was in good working order during the time of inspection.

### BATH: SECOND FLOOR BATH

#### SINKS / TUBS / SHOWERS

Faucet leaks: ☐ Yes ☒ NoLoose: ☐ Yes ☒ NoPipes leak: ☐ Yes ☒ No

Fixture(s) Condition:

☒ Satisfactory ☐ Marginal☐ Poor

#### TOILET

Bowl Loose: ☒ Yes ☐ NoOperates: ☒ Yes ☐ No☒ Toilet leaks☐ Cracked bowl/tank☐ Cross connection

#### SHOWER / TUB AREA / SINK(S)

Material: ☒ Ceramic/Plastic☐ Fiberglass☐ Masonite☐ OtherCondition: ☒ Satisfactory☐ Marginal☐ Poor☐ Rotted floors

Caulk/Grouting Needed:

☐ Yes ☒ No

Where:

Functional Drainage:

☒ Adequate☐ PoorFunctional Flow: ☒ Adequate☐ Poor

#### WALLS / CEILING / CABINETS

Moisture stains present:

☐ Yes ☒ No

Outlets present:

☒ Yes ☐ No

G.F.C.I. present:

☒ Yes ☐ No

Operates:

☒ Yes ☐ No

#### HEAT / COOLING SOURCE

Window/Door: ☒ Yes ☐ No☒ Satisfactory☐ Marginal☐ PoorExhaust Fan: ☒ Yes ☐ No

Operates:

☒ Yes ☐ NoNoisy: ☐ Yes ☐ No

#### GENERAL COMMENTS

Hallway Bath: The toilet bowl was loose and may need to be reset. The toilet bowl was leaking and the water line and needs to be repaired or replace.



## BATHROOM(S)

### BATH: MASTER BATH

#### SINKS / TUBS / SHOWERS

**Faucet leaks:** ☐ Yes ☒ No

**Fixture(s) Condition:**

**Loose:** ☐ Yes ☒ No

☒ Satisfactory

☐ Marginal

☐ Poor

**Pipes leak:**

☐ Yes ☒ No

☐ Poor

#### TOILET

**Bowl Loose:** ☒ Yes ☐ No

**Operates:** ☒ Yes ☐ No

☐ Toilet leaks

☐ *Cracked bowl/tank*

☐ *Cross connection*

#### SHOWER / TUB AREA / SINK(S)

**Material:** ☒ Ceramic/Plastic

☐ Fiberglass

☐ Masonite

☐ Other

**Condition:** ☒ Satisfactory

☐ Marginal

☐ Poor

☐ Rotted floors

**Caulk/Grouting Needed:**

☒ Yes ☐ No

Where: Tile floor connection in shower

**Functional Drainage:**

☒ Adequate

☐ Poor

**Functional Flow:** ☐ Adequate

☐ Poor

#### WALLS / CEILING / CABINETS

**Moisture stains present:**

☐ Yes ☒ No

**Outlets present:**

☒ Yes ☐ No

**G.F.C.I. present:**

☒ Yes ☐ No

**Operates:**

☒ Yes ☐ No

#### HEAT / COOLING SOURCE

**Window/Door:** ☒ Yes ☐ No

☒ Satisfactory

☐ Marginal

☐ Poor

**Exhaust Fan:** ☒ Yes ☐ No

**Operates:**

☒ Yes ☐ No

**Noisy:** ☐ Yes ☐ No

#### GENERAL COMMENTS

**Master Bath:** The striker plate on the door needs to be adjusted, door does not stay closed. The toilet bowl is loose and may need to be reset. The showerhead is leaking and needs to be tightened. The left sink is missing a drain stop and the faucet is leaking.

**LOCATION: FAMILY ROOM**

**Walls & Ceiling:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Moisture stains:** ☐ Yes ☒ No Where: ☐ Squeaks ☐ Slopes  
**Floor:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Typical cracks:** ☒ Yes ☐ No  
**Electrical:** **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No  
**Open ground/Reverse polarity:** ☐ Yes ☒ No ☐ Coverplates missing ☐ **Safety Hazard**  
**Heating/Cooling Source:** ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings  
**Bedroom Egress Restricted:** ☐ N/A ☐ Yes ☒ No  
**Doors & Windows:** Operational: ☒ Yes ☐ No  
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

**GENERAL COMMENTS**

**Family Room:** Some of the upper counter balances need to be tightened.

**LOCATION: DINING ROOM**

**Walls & Ceiling:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Moisture stains:** ☐ Yes ☒ No Where: ☐ Squeaks ☐ Slopes  
**Floor:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Typical cracks:** ☒ Yes ☐ No  
**Electrical:** **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No  
**Open ground/Reverse polarity:** ☐ Yes ☒ No ☐ Coverplates missing ☐ **Safety Hazard**  
**Heating/Cooling Source:** ☐ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings  
**Bedroom Egress Restricted:** ☐ N/A ☐ Yes ☒ No  
**Doors & Windows:** Operational: ☒ Yes ☐ No  
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

**GENERAL COMMENTS**

**Dinning Room:** The light switch needs to be changed to a three-way switch, circuit trips when operating.

**LOCATION: LIVING ROOM**

**Walls & Ceiling:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Moisture stains:** ☐ Yes ☒ No Where: ☐ Squeaks ☐ Slopes  
**Floor:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Typical cracks:** ☒ Yes ☐ No  
**Electrical:** **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No  
**Open ground/Reverse polarity:** ☐ Yes ☒ No ☐ Coverplates missing ☐ **Safety Hazard**  
**Heating/Cooling Source:** ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings  
**Bedroom Egress Restricted:** ☐ N/A ☐ Yes ☒ No  
**Doors & Windows:** Operational: ☒ Yes ☐ No  
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

**GENERAL COMMENTS**

**Living Room:** Some of the upper counter balances were loose and need to be tightened.

**LOCATION: OFFICE**

**Walls & Ceiling:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Moisture stains:** ☐ Yes ☒ No Where: ☐ Squeaks ☐ Slopes  
**Floor:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Typical cracks:** ☒ Yes ☐ No  
**Electrical:** **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No  
**Open ground/Reverse polarity:** ☐ Yes ☒ No ☐ Coverplates missing ☐ **Safety Hazard**  
**Heating/Cooling Source:** ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings  
**Bedroom Egress Restricted:** ☐ N/A ☐ Yes ☒ No  
**Doors & Windows:** Operational: ☒ Yes ☐ No  
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

**GENERAL COMMENTS**

**Office:** The south windows weather-stripping was no longer mounted on the underside of the window.

**LOCATION: SOUTH EAST BEDROOM**

**Walls & Ceiling:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Moisture stains:** ☐ Yes ☒ No Where: ☐ Squeaks ☐ Slopes  
**Floor:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Typical cracks:** ☒ Yes ☐ No  
**Electrical:** **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No  
**Open ground/Reverse polarity:** ☐ Yes ☒ No ☐ Coverplates missing ☐ **Safety Hazard**  
**Heating/Cooling Source:** ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings  
**Bedroom Egress Restricted:** ☐ N/A ☐ Yes ☒ No  
**Doors & Windows:** Operational: ☒ Yes ☐ No  
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

**GENERAL COMMENTS**

**Southeast Bedroom:** Some of the upper counter balances were loose and need to be tightened. The striker plate in the door jam needs to be adjusted. The closet light was not functioning during the time of inspection.

**LOCATION: WEST BEDROOM**

**Walls & Ceiling:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Moisture stains:** ☐ Yes ☒ No Where: ☐ Squeaks ☐ Slopes  
**Floor:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Typical cracks:** ☒ Yes ☐ No  
**Electrical:** **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No  
**Open ground/Reverse polarity:** ☐ Yes ☒ No ☐ Coverplates missing ☐ **Safety Hazard**  
**Heating/Cooling Source:** ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings  
**Bedroom Egress Restricted:** ☐ N/A ☐ Yes ☒ No  
**Doors & Windows:** Operational: ☒ Yes ☐ No  
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

**GENERAL COMMENTS**

**West Bedroom:** Some of the upper counter balances were loose and need to be tightened.


**LOCATION: NORTH EAST  
BEDROOM**

**Walls & Ceiling:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Moisture stains:** ☐ Yes ☒ No Where: ☐ Squeaks ☐ Slopes  
**Floor:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Typical cracks:** ☒ Yes ☐ No  
**Electrical:** **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No  
**Open ground/Reverse polarity:** ☐ Yes ☒ No ☐ Coverplates missing ☐ **Safety Hazard**  
**Heating/Cooling Source:** ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings  
**Bedroom Egress Restricted:** ☐ N/A ☐ Yes ☒ No  
**Doors & Windows:** Operational: ☒ Yes ☐ No  
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

**GENERAL COMMENTS**

**Northeast Bedroom:** The hinges on the door need to be adjusted or replaced, the door does not stay open. The striker plate in the door jam needs to be adjusted. Missing the window screen on the south window. The window seal on the north window is broken, repair or replace.

**LOCATION: MASTER BEDROOM**

**Walls & Ceiling:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Moisture stains:** ☐ Yes ☒ No Where: ☐ Squeaks ☐ Slopes  
**Floor:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Typical cracks:** ☒ Yes ☐ No  
**Electrical:** **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No  
**Open ground/Reverse polarity:** ☐ Yes ☒ No ☐ Coverplates missing ☐ **Safety Hazard**  
**Heating/Cooling Source:** ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings  
**Bedroom Egress Restricted:** ☐ N/A ☐ Yes ☒ No  
**Doors & Windows:** Operational: ☒ Yes ☐ No  
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

**GENERAL COMMENTS**

**Master Bedroom:** Some of the upper counter balances were loose and need to be tightened.

**INTERIOR WINDOWS / GLASS**

**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Needs repair*  
☒ Representative number of windows operated ☐ Painted shut (See remarks page)  
**Evidence of Leaking Insulated Glass:** ☐ Yes ☒ No ☐ N/A **Safety Glazing Needed:** ☐ Yes ☒ No

**FIREPLACE**

☐ None Location(s): **Family room**  
**Type:** ☒ Gas ☐ Wood ☐ *Woodburner stove (See remarks page)* ☐ Electric ☐ Ventless  
**Material:** ☐ Masonry ☐ Metal (pre-fabricated) ☒ Metal insert  
**Miscellaneous:** ☐ Blower built-in Operates: ☐ Yes ☐ No *Damper operates:* ☐ Yes ☒ No  
**Damper Modified for Gas Operation:** ☒ Yes ☐ No ☐ *Damper missing* ☐ *Pre-fab panels damaged/worn*  
**Hearth Adequate:** ☒ Yes ☐ No **Mantle:** ☐ N/A ☒ Satisfactory ☐ Adequate ☐ Loose/missing  
**Physical Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Recommend having flue cleaned and re-examined*

**STAIRS / STEPS / BALCONIES**

☒ Satisfactory ☐ Marginal ☐ Poor ☐ None  
**Handrail:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ *Safety hazard*  
**Risers/Treads:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Risers/Treads uneven*

**SMOKE / CARBON MONOXIDE DETECTORS**

(See remarks page)

**Present:** Smoke Detector: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No ☐ Not tested  
CO Detector: ☐ Yes ☒ No **Operates:** ☐ Yes ☐ No ☐ Not tested

**ATTIC/STRUCTURE/FRAMING/INSULATION**☐ N/A

**Access:** ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ *No access* ☐ Other  
**Inspected From:** ☐ Access panel ☒ In the attic ☐ Other  
**Location:** ☒ Bedroom hall ☐ Bedroom closet ☐ Garage ☐ Other  
**Access Limited By:**  
**Flooring:** ☐ Complete ☐ Partial ☒ None  
**Insulation:** Type: **Fiberglass** ☒ Batts ☐ Loose Average inches: **6-9**  
☐ *Damaged* ☐ *Displaced* ☐ *Missing* ☐ *Compressed* ☐ *Recommend Baffles @ Eaves*  
**Installed In:** ☒ Rafters ☐ Walls ☐ Between ceiling joists ☐ Not visible  
☐ *Recommend additional insulation*  
**Ventilation:** ☒ *Ventilation appears adequate* ☐ *Recommend additional ventilation*  
**Fans Exhausted To:** ☐ N/A Attic: ☐ Yes ☒ No Outside: ☒ Yes ☐ No ☐ Not visible  
**Structural Problems Observed:** ☐ Yes ☒ No ☐ *Recommend repair* ☐ *Recommend Structural Engineer*  
**Roof Structure:** ☒ Rafters ☒ Trusses ☐ Wood ☐ Metal ☐ Other  
**Collar Ties Present:** ☒ Yes ☐ No ☐ N/A  
**Roof Sheathing:** ☒ Plywood ☐ OSB ☐ 1x Wood ☐ *Rotted* ☐ *Stained* ☐ *Delaminated*  
**Evidence of Condensation/Moisture Leaking:** ☐ Yes ☒ No (See remarks page)  
**Ceiling Joists:** ☒ Wood ☐ Metal ☐ Other ☐ Not visible

**GENERAL COMMENTS**

**Interior:** There was no CO detector in the home **Safety Issue:** Recommend installing on the second floor and in the basement by the furnace. Some of the windows upper counter balances were loose and need to be tightened in many rooms in the house. The damper on the fireplace would not close during the time of inspection. Recommend installing and extension on the gas valve on the fireplace. The attic was missing some backer board on the north side, repair or replace. The railing leading upstairs are loose and should be tightened. The front screen door hinges are loose repair or replace.



**STAIRS** ☐ N/A

**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical wear and tear ☐ Need repair  
**Handrail:** ☐ Yes ☐ No **Condition:** ☐ Satisfactory ☒ Loose  
**Headway Over Stairs:** ☒ Satisfactory ☐ Low clearance ☐ Safety hazard

**FOUNDATION** **Condition:** ☐ Satisfactory ☐ Marginal ☐ Have evaluated ☐ Monitor ☐ Monitor  
**Material:** ☐ Brick ☐ Concrete block ☐ Fieldstone ☒ Poured concrete  
**Horizontal Cracks:** ☐ North ☐ South ☐ East ☐ West  
**Step Cracks:** ☐ North ☐ South ☐ East ☐ West  
**Vertical Cracks:** ☐ North ☐ South ☐ East ☐ West  
**Covered Walls:** ☒ North ☒ South ☒ East ☒ West  
**Movement Apparent:** ☐ North ☐ South ☐ East ☐ West  
**Indication Of Moisture:** ☐ Yes ☐ No ☐ Fresh ☐ Old stains

*Condition reported above reflects visible portion only*

**BASEMENT/CRAWL SPACE WALLS**

Diagram indicates where wall not visible and type of covering:

P = Paneling

D = Drywall

S = Storage

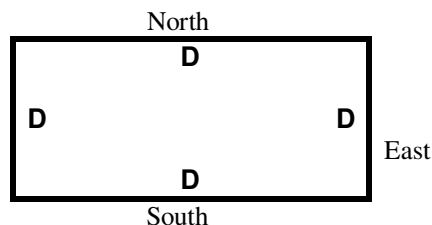
O = Other

C = Crack(s)

M = Monitor

E = Evaluate

West



**FLOOR** **Material:** ☐ Concrete ☐ Dirt/Gravel ☒ Not visible ☐ Other  
**Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks

**BASEMENT DRAINAGE**

**Sump Pump:** ☒ Yes ☐ No ☒ Working ☐ Not working ☐ Needs cleaning ☐ Not tested  
**Floor Drains:** ☐ Yes ☐ Not visible **Tested:** ☐ Yes ☐ No ☐ Efflorescence present

**GIRDERS / BEAMS / COLUMNS** **Material:** ☐ Steel ☐ Wood ☐ Block ☐ Concrete ☒ Not visible  
**Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/rusted

**JOISTS** **Material:** ☒ Wood ☐ Steel ☐ Truss ☒ Not visible  
☐ 2x8 ☒ 2x10 ☐ 2x12 ☐ Engineered I-Type ☐ Sagging/altered joists  
**Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor

**GENERAL COMMENTS**

**Basement:** The railing leading downstairs is loose and needs to be secured to the wall. The door leading down to the basement was missing caulk around the door jams. The sump pump in the basement should be replaced in the near future. Many of the cover plates were missing on the outlets and need to be installed. The fire escape window is not opening correctly; recommend sanding down drywall **Safety Issue:**

**WATER SERVICE****Main Shut-off Location:** In the basement

**Water Entry Piping:** ☐ Not visible ☒ Copper/Galv. ☐ Plastic\* (PVC, CPVC, Polybutylene, PEX) ☐ Unknown  
**Visible Water Distribution Piping:** ☒ Copper ☐ Galvanized ☐ Plastic\* (PVC, CPVC, Polybutylene, PEX) ☐ Unknown  
**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Lead Other Than Solder Joints:** ☐ Yes ☒ No ☐ Unknown ☐ Service entry  
**Functional Flow:** ☒ Adequate ☐ Poor ☐ Water pressure over 80 psi  
**Drain/Waste/Vent Pipe:** ☐ Copper ☐ Cast iron ☐ Galvanized ☒ PVC ☐ ABS  
**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor **Cross connection:** ☐ Yes ☐ No  
**Traps Proper P-Type:** ☐ N/A ☒ Yes ☐ No ☐ P-traps recommended  
**Functional Drainage:** ☒ Adequate ☐ Poor ☐ Recommend plumber evaluate  
**Interior Fuel Storage System:** ☒ Yes ☐ No  
**Gas Line:** ☐ Copper ☐ Brass ☒ Black iron ☐ Stainless steel ☐ CSST ☐ Not visible  
**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor

**MAIN FUEL SHUT-OFF LOCATION**In the basement ☐ N/A**WATER HEATER #1**☐ N/A**Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor

**Brand name:** Bradford White  
**Type:** ☒ Gas ☐ Electric ☐ Oil ☐ Other  
**Capacity:** 50 gallons  
**Combustion Air Venting Present:** ☒ Yes ☐ No ☐ N/A  
**Relief Valve:** ☒ Yes ☐ No **Extension proper:** ☒ Yes ☐ No ☐ Missing ☐ Recommend repair  
**Vent Pipe:** ☐ N/A ☒ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair  
 Approximate age: 1991 year(s)  
 Seismic restraints needed: ☐ Yes ☒ No ☐ N/A

**GENERAL COMMENTS****Plumbing:** The water heater is in marginal condition just on age alone.



## HEATING SYSTEM

### HEATING SYSTEM - UNIT #1

Location: **In the basement**

(See remarks page)

**Brand Name:** **Bryant**      Approximate age: **1991** year(s)      ☐ Unknown  
**Energy Source:** ☒ Gas      ☐ LP      ☐ Oil      ☐ Electric      ☐ Solid Fuel  
**Warm Air System:** ☐ Belt drive      ☐ Direct drive      ☐ Gravity      ☒ Central system      ☐ Floor/Wall unit  
**Heat Exchanger:** ☒ N/A (sealed)      ☐ Visual w/mirror      ☐ **Flame distortion**      ☐ **Rusted**      ☐ **Carbon/soot buildup**  
**Controls:** Disconnect: ☒ Yes      ☐ No      ☒ Normal operating and safety controls observed  
**Distribution:** ☒ Metal duct      ☐ Insul. flex duct      ☐ Cold air returns      ☐ Duct board      ☐ **Asbestos-like wrap**  
**Filter:** ☒ Standard      ☐ Electrostatic      ☐ Satisfactory      ☐ Needs cleaning/replacement      ☐ Missing  
**When Turned On By Thermostat:** ☒ Fired      ☐ Did not fire      Proper Operation: ☒ Yes      ☐ No      ☐ Not tested  
☐ **Recommend technician examine**      **System Condition:** ☒ Satisfactory      ☐ Marginal      ☐ Poor

### GENERAL COMMENTS

**Heating System:** Furnace was in normal working order at the time of the inspection.



## ELECTRIC/COOLING SYSTEM

### MAIN PANEL Location: Basement

**Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Adequate Clearance To Panel:** ☒ Yes ☐ No Amperage: 200 Volts 120/240 ☒ Breakers ☐ Fuses  
**Appears Grounded:** ☒ Yes ☐ No ☐ Not visible  
**MAIN WIRE:** ☒ Copper ☐ Aluminum ☐ Copper clad aluminum ☐ Not visible  
☐ *Tapping before the main breaker* ☐ *Double tapping of the main wire*  
**Condition:** ☒ Satisfactory ☐ Poor ☐ **Federal Pacific Panel Stab Lok® (See remarks page)\***  
**BRANCH WIRE:** ☒ Copper ☐ Aluminum\* ☐ Copper clad aluminum ☐ Not visible  
**Condition:** ☒ Satisfactory ☐ Poor ☐ *Recommend electrician evaluate/repair\**  
☐ Romex ☐ BX cable ☒ Conduit ☐ *Knob & tube\*\**

### GENERAL COMMENTS

**Electric:** Panel size appeared to be compatible to service size. Branch breaker distribution appeared normal. No signs of overheating were evident at the time of the inspection.



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## ITEMS NOT OPERATING

### INFO

**Grounds:** Walkway had some cracking in the front of the home, but is usable. Recommend sealing gap between walkway and front stoop. Recommend sealing gap between driveway and home. There was a small crack in the foundation on the east side of home recommend sealing with epoxy. The door on the back deck was not sealed completely on the east side of the dummy door, repair or replace.

**Roof:** The middle peak on the east side of the home was missing some flashing that leads to the gutter line, repair or replace.

**Exterior:** The chimney cap was bent, repair or replace. The chicken wire around the rain cap needs to be repaired. Recommend extending downspouts on the front porch, south side, west, and southwest side of the home. There was no gutter or downspouts installed on the screened in porch, recommend installing. There was a bee's nest in the south vent and the upper north corner of the garage. Recommend installing a window well cover on the west side of home. The downspout elbow on the upper west side of the roof was no longer attached.

**AC:** The AC unit was not run due to the exterior temperature.

**Kitchen:** The outlet cover on the east side of the stove is cracked, repair or replace. The east pantry door was not installed during inspection. Some of the cabinet hinges need to be tightened.

**Hallway Bath:** The toilet bowl was loose and may need to be reset. The toilet bowl was leaking and the water line and needs to be repaired or replace.

**Master Bath:** The striker plate on the door needs to be adjusted, door does not stay closed. The toilet bowl is loose and may need to be reset. The showerhead is leaking and needs to be tightened. The left sink is missing a drain stop and the faucet is leaking.

**Family Room:** Some of the upper counter balances need to be tightened.

**Dinning Room:** The light switch needs to be changed to a three-way switch, circuit trips when operating.

**Living Room:** Some of the upper counter balances were loose and need to be tightened.

**Office:** The south windows weather-stripping was no longer mounted on the underside of the window.

**Southeast Bedroom:** Some of the upper counter balances were loose and need to be tightened. The striker plate in the door jam needs to be adjusted. The closet light was not functioning during the time of inspection.

**West Bedroom:** Some of the upper counter balances were loose and need to be tightened.

**Northeast Bedroom:** The hinges on the door need to be adjusted or replaced, the door does not stay open. The striker plate in the door jam needs to be adjusted. Missing the window screen on the south window. The window seal on the north window is broken, repair or replace

**Master Bedroom:** Some of the upper counter balances were loose and need to be tightened.

**Interior:** Recommend installing on the second floor and in the basement by the furnace. Some of the windows upper counter balances were loose and need to be tightened in many rooms in the house. The damper on the fireplace would not close during the time of inspection. Recommend installing and extension on the gas valve on the fireplace. The attic was missing some backer board on the north side, repair or replace. The railing leading upstairs are loose and should be tightened. The

front screen door hinges are loose repair or replace. The weather stripping on the screened in porch door was no longer in place (on the bottom east side).

**Basement:** The railing leading downstairs is loose and needs to be secured to the wall. The door leading down to the basement was missing caulk around the door jams. The sump pump in the basement should be replaced in the near future. Many of the cover plates were missing on the outlets and need to be installed.

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## MAJOR CONCERNS

*Item(s) that have failed or have potential of failing soon.*

INFO

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## POTENTIAL SAFETY HAZARDS

INFO

**Grounds:** Railings and balusters loose around the AC SAFETY CONCERN.

**Electric Safety Issue:** The GFCI in the front was not tripping and there was no GFCI outlet installed on the back deck.

**Kitchen:** The outlet on the island and on the north side of the doors leading to the patio has open grounds **Safety Issue:**

**Interior:** There was no CO detector in the home **Safety Issue:**

**Basement:** The fire escape window is not opening correctly; recommend sanding down drywall **Safety Issue:**

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## DEFERRED COST ITEMS

*Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

INFO

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\* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

## Photo Summary



GFCI will not trip in the front of home.



Seal step and front walk crack.



Negative grade on north, south, and west.



Fill crack in foundation on the east side of home.



Extend all downspouts.



Bees nest in vent on the south side.



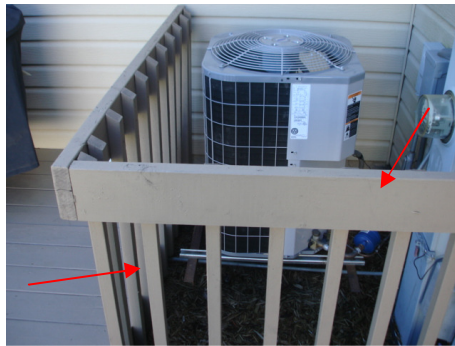
## Photo Summary



Missing window well cover west.



GFCI outlet needed on the back deck.



Railings and balusters loose around AC.



Gap in sliding door on back deck.



Missing gutters and downspouts on back porch.



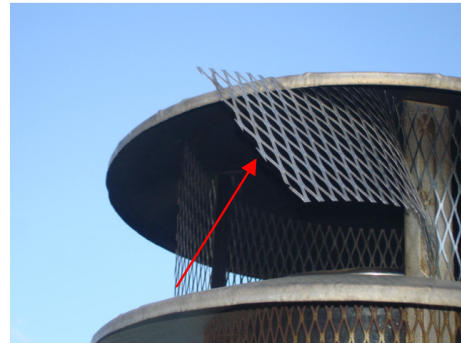
Missing extension elbow on upper west side of home.



## Photo Summary



Chimney cap is bent.



Wire loose around rain cap on chimney.



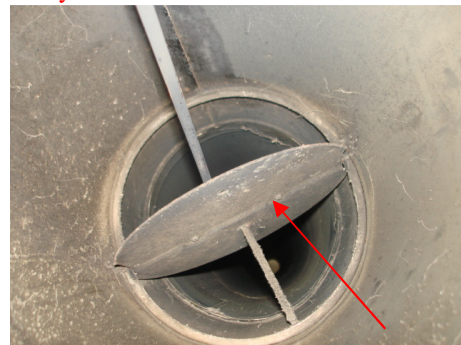
Missing flashing on middle peak of roof.



Pantry door not installed in kitchen.



Weather-stripping not attached on sliding door on back porch.



Damper not closing on fireplace flue.

## Photo Summary



Extend gas valve for fireplace.



Loose weather-stripping on office window.



Loose hinge on front screen door.



Railing loose leading upstairs.



2<sup>nd</sup> floor toilets loose and hallway toilet is leaking.



Missing screen in NE bedroom.



## Photo Summary



Seal broken on NE bedroom window.



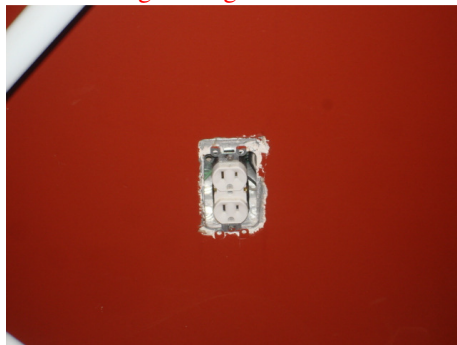
Missing backer board on the north side of attic.



Loose railing leading into basement.



Missing caulk around basement door jam.



Outlet covers missing in basement.



Fire window not functioning in basement.