

No. \_\_\_\_\_ INVOICE # \_\_\_\_\_ DATE 1/1/10 JB  
initials

TO: \_\_\_\_\_ Home Buyer (Work) \_\_\_\_\_  
Present Address: \_\_\_\_\_ (Home) \_\_\_\_\_  
Street \_\_\_\_\_ (Fax) \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_ (E-mail) \_\_\_\_\_

**FREBYRD HOME INSPECTIONS**  
**VIRGINIA BEACH, VA.**  
**BUS/FAX : 757-204-4527**  
**CELL: 757-407-1327**

is pleased to furnish the following report on the property known as:

Some Where In Hampton Roads Area.  
Street \_\_\_\_\_

City \_\_\_\_\_ VA \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_  
Inspection time: 10:00 AM / 12:30 PM Approx. Temp: 50 Occupied/Vacant  
Start Finish  
Recent weather: Clear Today's Clear Approx. property age 38 years.

File this receipt with your: Acquisition Costs Selling Expenses N/A

Client/Agent Attention: Complete Partial Minimal None

Attendance: Seller Buyer Listing Agent Selling Agent Tenant Other: \_\_\_\_\_

Selling agent: \_\_\_\_\_ Listing agent: \_\_\_\_\_

Company: \_\_\_\_\_ Company: \_\_\_\_\_

Telephone: (Office) \_\_\_\_\_ Telephone: (Office) \_\_\_\_\_

(Home) \_\_\_\_\_ (Home) \_\_\_\_\_

(E-mail) \_\_\_\_\_ (E-mail) \_\_\_\_\_

(Fax) \_\_\_\_\_ (Fax) \_\_\_\_\_

**EXTRA/ADDITIONAL  
SERVICE CHARGES**

Telephone followup: \_\_\_\_\_  
Payment via escrow: \_\_\_\_\_  
Rechecks: (utilities off): \_\_\_\_\_  
Weekend/evening service: \_\_\_\_\_  
Pickups/deliveries: ETC.: \_\_\_\_\_

Charges: Inspection \_\_\_\_\_ Standard Visual Inspection \$ \_\_\_\_\_ \$390.00  
\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_  
Discount \$ \_\_\_\_\_ (\$40.00)  
\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_

**All Invoices Due When Rendered: TOTAL \$ \_\_\_\_\_ \$350.00**

Paid in full: \$ \$350.00 Check # \_\_\_\_\_ ☐ Visa ☐ Master Charge ☐ Other \_\_\_\_\_

Card No. \_\_\_\_\_ Expiration Date \_\_\_\_\_ Authorization No. \_\_\_\_\_

Name on Card \_\_\_\_\_ Signature \_\_\_\_\_

Payment Received by: \_\_\_\_\_ Co. **FREBYRD HOME INSPECTIONS**

JOHN BYRD (VA. STATE HOME INSPECTOR CERTIFICATION NUMBER 3380-000336 EXP 01-31-2012)

**CONFIDENTIAL INFORMATION: ONLY THE INSPECTION COMPANY SHALL SELL OR TRANSFER THIS REPORT.**  
Note: This report is a two-part service; the on-site inspection, which is verbal and visual, and the My Home Inspection Report with its recorded "key sheet" report pages that have been completed by the Home Inspector. As such, it is not considered transferable.

e My Home 02 SN: 1013

No.

THIS SHEET SUMMARIZES THE OVERALL CONDITION OF THE VARIOUS HOUSE SYSTEMS  
IN COMPARISON TO HOUSES OF SIMILAR AGE, CONSTRUCTION, AND COMPLEXITY.

<p><b>STRUCTURE:</b></p> <p>Relative Comparison</p> <p><input type="checkbox"/> Above <input type="checkbox"/> Avg. <input checked="" type="checkbox"/> Below</p> <p><u>Major</u> / Minor</p> <p><u>Complex</u> / Simple</p> <p><u>Repairs Recommended</u></p>	<p><b>ELECTRIC:</b></p> <p>Relative Comparison</p> <p><input type="checkbox"/> Above <input type="checkbox"/> Avg. <input checked="" type="checkbox"/> Below</p> <p><u>Major</u> / <u>Minor</u></p> <p><u>Repairs Recommended</u></p> <p><u>Circuit Check</u></p> <p><u>Recommended</u></p>
<p><b>HEATING / AIR CONDITIONING:</b></p> <p>Relative Comparison</p> <p><input type="checkbox"/> Above <input type="checkbox"/> Avg. <input checked="" type="checkbox"/> Below</p> <p><u>Major</u> / Minor</p> <p><u>Repairs / Maintenance</u></p> <p><u>Recommended</u></p> <p><u>Aged Equipment</u></p>	<p><b>PLUMBING:</b></p> <p>Relative Comparison</p> <p><input type="checkbox"/> Above <input type="checkbox"/> Avg. <input checked="" type="checkbox"/> Below</p> <p><u>Major</u> / <u>Minor</u></p> <p><u>Repairs / Maintenance</u></p> <p><u>Recommended</u></p>
<p><b>BASEMENT / CRAWL SPACE / SLAB:</b></p> <p>Relative Comparison</p> <p><input type="checkbox"/> Above <input type="checkbox"/> Avg. <input checked="" type="checkbox"/> Below</p> <p><u>Major</u> / <u>Minor</u></p> <p><u>Repairs Recommended</u></p> <p><u>Moisture</u> / <u>Seepage</u></p> <p><u>signs</u> present</p>	<p><b>KITCHEN:</b></p> <p>Relative Comparison</p> <p><input type="checkbox"/> Above <input type="checkbox"/> Avg. <input checked="" type="checkbox"/> Below</p> <p><u>Major</u> / <u>Minor</u></p> <p><u>Repairs Recommended</u></p> <p><u>Aged Equipment</u></p>
<p><b>INTERIOR:</b></p> <p>Relative Comparison</p> <p><input type="checkbox"/> Above <input type="checkbox"/> Avg. <input checked="" type="checkbox"/> Below</p> <p><u>Major</u> / <u>Minor</u></p> <p><u>Repairs Recommended</u></p> <p><u>Cosmetics</u></p>	<p><b>EXTERIOR:</b></p> <p>Relative Comparison</p> <p><input type="checkbox"/> Above <input type="checkbox"/> Avg. <input checked="" type="checkbox"/> Below</p> <p><u>Major</u> / <u>Minor</u></p> <p><u>Repairs Recommended</u></p> <p><u>Cosmetics</u></p>

Level of complexity: High Medium Low

Subjectivity of opinions: **High** Medium Low

Probability of undiscovered/unreported problems/unsafe conditions

Major **H** M L      Minor **H** M L

MAJOR POINTS OF CONCERN ARE:

--Cracks at front right Foundation block area with soil subsiding under foundation blocks and possible footing area (Recommend a license Structure engineer evaluate and repair as needed)

--All Trusses in Attic Have been cut about 16 total causing vertical& Lateral loads to drift (Recommend a License Structure Engineer evaluate and repair as needed )

--Evidence of past termite damage to subfloor framing at front of home in crawl space about 8 2x10 Damage (Recommend a License Termite inspection and a license Structure engineer/ structure contractor evaluate all framing in crawl space and repair as needed )

--Moisture Damage to Band board and sill plate at rear porch area ( Recommend a license Structure contractor evaluate and repair as needed )

Evidence of past termite damage to framing at Detached Garage ( Recommend a license Termite and Structure contractor evaluate and repair as needed )

### SIGNIFICANT QUALITIES OF THIS HOUSE ARE:

XX

--Temporary Columns under kitchen floor have been installed  
(Recommend a license Structure contractor evaluate and repair as needed )

--Active Leak or at one time at valley on roof over sun room , It now has mastic applied to shingles and side of Home .( Recommend a license Roofer evaluate and repair as needed

--Various areas of trim and Facial boards and soffits at roofs drip edge Have Moisture Damage & wood rot , due to rain water not running of roof into gutters properly ( Recommend a License Maintenance contractor evaluate all trim and facial boards and repair as needed )

--Moisture damage to trim around rear and front doors

--Recommend installing rails at front porch.

--Moisture damage to skirting around rear porch (Recommend repairing all damage wood )

Summary Page Continues on page 11

Additional/enlarged problems and increased expenses are likely unless concerns/recommendations contained in this report are acted on immediately. Failing to act before taking ownership increases your risk of problems and expenses. You must maintain you property; budget 1-3% of the purchase price for routine annual maintenance.

**CONTRACT:** This report is a summary done to a generalist level. You are expected to follow-up with specialists for greater detail, etc. You must read all of the backup information in the report and you must act on it prior to taking ownership of the property. Please reread your contract and contact the inspection company if you or your attorney have any concerns about its provisions.

**IF YOU HAVE NOT ATTENDED THE INSPECTION, THERE IS LIKELY TO BE MUCH THAT YOU WON'T KNOW BY ONLY READING THE REPORT. PLEASE CONTACT THE INSPECTOR AT EITHER OF THE FOLLOWING NUMBERS:**

## Daytime

Evening \_\_\_\_\_

**FOUNDATION: ACCESS** ☐ Typical/ ☐ restricted ☐ Full basement ☒ Crawl space ☒ Slab ☒ Combination  
☒ Pier/piling (elevated) ☒ Columns: concrete / block / brick / metal/ wood  
**MATERIALS:** ☒ Brick ☒ Block ( ☒ Parged/ ☒ unparged) ☒ Terra Cotta ☒ Stone (loose) ☒ Poured Concrete ☒ Wood  
**SETTLEMENT NOTED:** Slight ☒ Moderate ☒ Ongoing  
**HOUSE IS:** ☒ Stone ☒ Solid masonry /cavity wall ☒ Brick veneer ☒ Wood frame ☒ Floor: trusses / joists / reinforced  
☒ Roof: Trusses / Rafters ☒ Log  
**FRAMING:** Settlement ☒ Slight ☒ Moderate ☒ Ongoing ☒ Adequate repairs made ? ☒ Access impaired  
**RD WOOD BORERS:** ☒ Past activity ☒ Evidence of treatment ☒ Not completely seen

Compared to other peer systems/houses this one would be considered: **Above** **Below** **Average**

Typically non-invasive visual home inspections are able to shed light on about 2/3 of the risks within a building. The remaining 1/3 can be addressed however. The likelihood of problems existing within and/or going undetected (including lack of perfection on the inspectors part) is directly related to the age of the building, its complexity, the degree of concealment, the amount of changes made over time, deferred maintenance, and the presence of amateur workmanship. Considering these factors your risk factor for this relative to this system/house is: **High** **Medium** **Low** ☒ Recommend Termite and Moisture Inspection/Structure Engineer /Framing contractor

#### ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action		MINOR PROBLEMS/SAFETY CONCERNS	Action	
<b>A</b> SOIL? slip/heave/expand/subside	Expert	S37	a FOUNDATION CRACKS small		S29, S30, B3
<b>B</b> FOUNDATION bulged/cracked	Expert	S2, S3, S5, S6, S28, S29	one time settlements / poor drainage		S5, S6, S9, S29
Excess load Tree root Settled slab		S2, S3, S5, S6, S28, S29	b SLAB cracked/shrinkage/finish		S5, S6, S9, S29
Ongoing settlement soft mortar		S2, S3, S5, S6, S28, S29	c Cold Pours Form Ties Porous wall		S5, S6
C FOOTING size/placement/undercut/rotation		S29, S30	d DETERIORATED support/s column/s		S7, S20, S30
D SLAB heave/settlement			e FLOOR SAG Crown/Cuts Poor Support		11, S13, S30
E WOOD/EARTH close contact		S29, S30	f CHECK/CRACK/CUT sill beam joist post		S27, S29
<b>F</b> COLUMN unsound / eccentric load	Repair	S29, S30	<b>RD G</b> ROT/DECAY Subfloor/joist/beam/sill plate/post	Repair	EX31
<b>RD G</b> WOOD BORERS ? Unrepaired damage	Repair	I 19	h DAMP WOOD bending CREEP		S27, S28, B3
<b>RD H</b> CANTILEVER/S unsound/rotted		11, S13	<b>RD i</b> WOOD BORERS ? Unrepaired decay/damage		S26, S27, S30
I STOOP ROTATION Foundation/Piers ?		S29	<b>RD j</b> CONDITIONS conducive to wood ROT		I 29
J WALL FRAMING rotted/decayed/Woodborers ?		S29, S30	k FRAMING Crush Hangers Bridging		S26, S27
K EXTENSIVE ROT/DECAY roof floors walls FRT		S30	l LEANING STAIRS multi layered support		S27, S29
L Span/header/column/support nails		S32, S35	m FLOORS deflecting / springy		S32
M LINTEL/ARCH Settled Deflected		S29	n ROOF sags / ponds Cracked rafter/s		S13, EX28
<b>N</b> BRICK VENEER separation settlement	Replace	S29	<b>RD o</b> ROOF TOP EQUIPMENT Support/rot/decay		S13
O WALL bulge CHIMNEY settlement/cracked		S29, S30	<b>RD P</b> TRUSS Rising Cut / damaged chords / rafters	Expert	S31
P Poor bearing soil? Soil/rock ?		11, S1, S29, EX35, EX36	q RAFTER/SHEATHING rot/decay delamination		B6, B7
<b>RD Q</b> PORCH BEAM rot/decay Expanding Lintels		B4, S7, S29, EX36	r LINTEL rusted / expanded		B9, B10, S7, S29, EX36
R ENCLOSURE w/o CONTINUOUS FOOTINGS ?		11	s WALL BULGE / CHIMNEY SETTLEMENT		S29
<b>S</b> VERTICAL/LATERAL LOADS ? Drift	Expert		t CAVITY WALL flashing / weep holes		EX36
T STRUCTURAL CONCRETE DETERIORATION?					

A/B --Cracks at front right Foundation block area with soil subsiding under foundation blocks and possible footing area ( Recommend a license Structure engineer evaluate and repair as needed )

n--Brick veneer at front of home has cracked ( Recommend a license structure/Masonry evaluate and repair as needed )

F--Temporary Columns under kitchen floor have been installed (Recommend a license Structure contractor evaluate and repair as needed )

--Evidence of past termite damage to framing at Detached Garage ( Recommend a license Termite and Structure contractor evaluate and repair as needed )

N/p--All Trusses & chords in Attic Have been cut or removed about 16 total causing vertical& Lateral loads to drift ( Recommend a License structure Engineer evaluate and repair as needed )

G--Evidence of past termite damage to subfloor framing at front of home in crawl space about 8 2x10 Damage ( Recommend a License Termite inspection and a license Structure engineer/ structure contractor evaluate all framing in crawl space and repair as needed )

g--Moisture Damage to Band board and sill plate at rear porch area ( Recommend a license Structure contractor evaluate and repair as needed )





## HEATING/AIR CONDITIONING

No.

ACCESS: ☐ A Typical ☒ B restricted ☐ D COMBUSTION AIR SUPPLY ☐ D out/makeup/house ☐ Heat exchanger inaccessible/non-visible

MAIN GAS VALVE LOCATION: inside/outside/gas tank

HEAT: ☐ E Space ☒ F central ☐ G combination ☐ H Multiple systems☒ J GAS/OIL/ELECTRIC APPROX. BTU/KW/TON: Heating 100,000 / / / BTU/KW Cooling: 3 1/2 / / / TON☒ K GRAVITY airflow ☒ A FORCED airflow ☐ V Humidifier: Evap/atom/drip/steamHOT WATER: ☐ Z circulated ☐ A1 Radiators ☐ B1 convectors ☐ C1 baseboards ☐ D1 fan coils ☒ A radiantBOILER: ☐ H1 tube type ☒ I1 STEAM:FUEL/S: ☒ L1 Gas ☐ M1 oil ☐ N1 electric/radiant ☐ O1 heatpump element ? ☐ P1 wood ☐ Q1 coal ☐ R1 Kerosene ☐ S1 LP gasFLUES: ☐ D2 Masonry ☐ E2 Terra cotta ☒ F2 Transite ☒ G2 Metal/Plastic/ ☒ H2 Pre-heater☒ I2 OIL: Tank ☐ J2 Inside ☐ K2 outside ☐ L2 buried☒ P2 SPACE HEATING: ☐ Q2 Elec. (bsbd/fan) ☒ A2 Radiant ☒ R2 Heatpumps ☐ S2 Gas ☐ T2 Kerosene ☐ U2 Wood stove ☐ V2 (insert)AIR CONDITIONING: ☒ X2 space/central/combination split/package☒ Y2 Electric compressor/s ☐ Z2 Gas Chiller/s ☐ A3 Window/wall units ☐ C3 EvaporativeTHERMOSTAT/CONTROLS: ☒ D3 Single/multiple ☐ E3 Central ☐ F3 CombinationHEAT AGE: 9 / / 5 Yr. replace prob. ☐ H ☒ M ☐ L \$ \$ \$AC AGE: 9 / / 5 Yr. replace prob. ☒ H ☐ M ☐ L \$ \$ \$Compared to other peer systems/houses this one would be considered: Above Below ☒ Average

Typically non-invasive visual home inspections are able to shed light on about 2/3 of the risks within a building. The remaining 1/3 can be addressed however. The likelihood of problems existing within and/or going undetected (including lack of perfection on the inspectors part) is directly related to the age of the building, its complexity, the degree of concealment, the amount of changes made over time, deferred maintenance, and the presence of amateur workmanship. Considering these factors your risk factor for this relative to this system/house is: ☒ High ☒ Medium ☐ Low ☒ Recommend HVAC Contractor

## ACCESSIBLE &amp; VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	Ref.	MINOR PROBLEMS/SAFETY CONCERNS	Action	Ref.
A MISMATCH unit/house/distribution		H6, H13, H16	a HEAT EXCHANGER/casing/duct rust		H1
B HEAT EXCHANGER ? cracked/holed/rusted test		H8	b FURNACE/BOILER water/rust/clean/service		H12, H13
C BOILER LEAKAGE frozen system ?		H15	c FLUE rust/connection/incline/length		H1, H15
D FLUE unsafe clearance/capacity/mixed draft ?		H1, H15	d WIRING burned/loose		H12
E COMBUSTION AIR insufficient ?		H1, H4	e PILOT/BURNER adjust/clean/replace		H12
F AC/HEAT PUMP UNIT/S out/partial/not tested		H12, H15	f AIR HANDLER vibrating/loose/dirty/drip pan/drain ?		H13, H15, H16
BACKUP heat out/partial ?		H12, H15	g "V" BELT adjust/replace pulley		H12, H16
RD G ASBESTOS? exposed friable ?		I 50	h CONTROLS/GAUGES repair/replace ?		H11, H12, H16
H STEAM CONTROL repair replace		H15, H16	i AC COIL dirty clean tray fix pump		H12
I APPLIANCE/WOODSTOVE clearance ?		H17	j SWITCH missing/broken poor location		E5
J FLUE DAMPER malfunction ?		H1, H12, H15	k HUMIDIFIER/STAT out water/service ?		H12, H16
K OIL BURNER/HEATER dangerous		H1, H12	l ELEC FILTER out? hookup/dirty/service		H16
L SPACE HEATER dangerous ?		H1	<input checked="" type="radio"/> m FILTER/DUCT dirty/loose/missing ?	Replace	H16
M UNEVEN HEAT Distribution/Stratification ?		H6, H12	<input checked="" type="radio"/> n PLENUM/DUCTS noisy/tape/insulate/repair	Repair	H16
SUPPLY/RETURN placement ?		H6, H12	o CIRCULATOR out/repair/lubricate		H11, H16
N ROOMS WITHOUT heat/cooling		H6	p VALVES feed/relief/zone AIR TANK		H11
O ELECTRIC UNIT out/series ?		E5, E9	q AIR BLOCK High/low pressure/purging		H11, H15, H16
			r OILBURNER FIREBOX seal reline		H12
			BAROMETRIC damper install service		H12
			s UTILITY ROOM enclosure ?		
--Gas Furnace Working fine today			t RADIATOR/BASEBOARD valves/handles		H11
			u REGISTER missing/damaged/stuck		H16
--HVAC System working fine today			v CONDENSER/Heat Pump/chiller Clearance Support		H13
			Refrigerant Lines Fins Oil stains Service		H13
			w FLUE CAP missing/rusted/loose		H1, H8
			x THERMOSTAT broken/loose/old/location		H16
			y Evaporative Cooler leaks/fouled/pump/service		
			n--Various Hvac duct work torn (Recommend a license Hvac Contractor evaluate repair/replace )		

SYMBOLS: ? = unknown/subjective judgement \$ = approximated minimum contractor price # = number R/U = repair or upgrade recommended  
 Rpl = Replace M = Monitor EX = Expert evaluation needed LNA = Local non acceptance \* = Questioned acceptance RD = Regulated Disclosure  
 ‡ = Do-it-yourself item-May be a "major problem" if extensive or professionally contracted.

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 HI000130302A-06

No.

ACCESS: A Typical A restricted

**WATER:** C Public ? △<sub>D</sub> Private △<sub>F</sub> Shallow F deep △<sub>Z</sub> Well Problems:

**MAIN SHUTOFF:** (K) Location Street

O **Street/well supply line:**
P **Internal Supply lines:**
Q **Drain, Waste, Vents (mechanical): Exterior**

Material	Street/well supply line	Internal Supply lines	Drain, Waste, Vents (mechanical): Exterior
Lead	<span style="border: 1px solid black; padding: 2px;">a</span>	<span style="border: 1px solid black; padding: 2px;">a</span>	<span style="border: 1px solid black; padding: 2px;">a</span>
Gal	<span style="border: 1px solid black; padding: 2px;">b</span>	<span style="border: 1px solid black; padding: 2px;">b</span>	<span style="border: 1px solid black; padding: 2px;">b</span>
Brass	<span style="border: 1px solid black; padding: 2px;">c</span>	<span style="border: 1px solid black; padding: 2px;">c</span>	<span style="border: 1px solid black; padding: 2px;">c</span>
Copp	<span style="border: 1px solid black; padding: 2px;">d</span>	<span style="border: 1px solid black; padding: 2px;">d</span>	<span style="border: 1px solid black; padding: 2px;">d</span>
Plas	<span style="border: 1px solid black; padding: 2px;">e</span>	<span style="border: 1px solid black; padding: 2px;">e</span>	<span style="border: 1px solid black; padding: 2px;">e</span>

**WASTE:** (R) Public ? (S) Private septic system


**TILE:**  Mastic/Mud/Painted

U1	WASHER: N/A	Age	Replace Prob.	H	M	L	\$

(v1) DRYER:	N/A	Age	Replace Prob.	H	M	L	\$	Gas/electric	(v1) Un-vented
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(W1) WATER HEATERS: #1 Age 14 Yrs. 50 Gal. Tank Replace Prob. (H) M L \$ \_\_\_\_\_ Gas (X1) electric (Y1) oil (Z1) lp gas (D2) Integral boiler  
 #2 Age \_\_\_\_\_ Yrs. \_\_\_\_\_ Gal. Tank Replace Prob. (H) M L \$ \_\_\_\_\_

Compared to other peer systems/houses this one would be considered: **Above** **Below** **Average**

Typically non-invasive visual home inspections are able to shed light on about 2/3 of the risks within a building. The remaining 1/3 can be addressed however. The likelihood of problems existing within and/or going undetected (including lack of perfection on the inspectors part) is directly related to the age of the building, its complexity, the degree of concealment, the amount of changes made over time, deferred maintenance, and the presence of amateur workmanship. Considering these factors your risk factor for this relative to this system/house is: **High** **Medium** **Low**  **Recommend Plumbing Contractor**

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

[illegible]

# BASEMENT/CELLAR/CRAWL SPACE/SLAB No.

ACCESS: ☒ Typical/ ☐ restricted/ ☐ none

UNDER HOUSE SPACE IS BEST DESCRIBED AS: ☒ Basement ☐ Cellar ☐ Crawl space ☐ Slab ☐ Combination

FLOOR: ☒ Dirt (w/vapor barrier) ☐ Concrete

☒ CRAWL SPACE: ☐ VENTILATION: (☒ Typical ☐ Restrictive ☐ none)

FINISHING: ☒ All/some/none ☐ Heat/cool (Partial) ☐ Ceiling/walls insulated ? ☐ (Partial) ☐ Mildew noticed

LOWEST LEVEL: ☐ Floor drain: Y ☐ N ☐ Outside entrance: Y ☐ N ☐ Areaway drain: Y ☐ N/A

☐ Stiffening posts/beams ☐ Window/Door damaged/loose

**WATER/MOISTURE SYMPTOMS:** ☐ Efflorescence ☐ Peeling paint ☐ Swelled materials ☐ Stains ☐ Loose flooring  
☐ Rotted/decayed wood ☐ Silt ☐ Water on floor ☐ Damp floor/walls ☐ Mildew/odor ☐ Raised appliances/storage  
☐ Window stains ☐ Rust stains/appliances ☐ Other

Compared to other peer systems/houses this one would be considered: ☐ Above ☐ Below ☒ Average

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## ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	Ref.	MINOR PROBLEMS/SAFETY CONCERNS	Action	Ref.
<input checked="" type="radio"/> <b>PERSISTENT FLOODING likely</b>	Expert	B3, B4	<input checked="" type="radio"/> <b>OCCASIONAL SEEPAGE DAMP WALL</b>		B3, B4, I 37, I 38
B PERSISTENT MINOR SEEPAGE likely		B3, B4	<b>Mildew/mold formation likely/possible ?</b>	Expert	B3, B4, I 37, I 38
<sup>RD</sup> C HIGH MOISTURE/ROT/DECAY conditions		I 19, I 37, I 38	b CRAWL SPACE ventilation inadequate ?		B1, I 19
D SPRING/HIGH WATER TABLE likely ?		B3	<input checked="" type="radio"/> <b>VAPOR BARRIER needed/incomplete</b>	Expert	B3
E DEWATERING SYSTEM needed		B3	d AREAWAY damp STEP rust/rot		B3, I 38
F DEWATERING VITAL AC dependent		B3	e SUMP PUMP inoperative ? shallow/		B2, B3
G POINTING/PARGING needed ?		S37, I 37, I 38, EX31	no checkvalve/freeze vulnerable/cover missing/		B2, B3
H WATER SPOTS through slab		B3, B4	discharge short/to sewer		B2, B3
I SLAB SETTLEMENT		B3, I 19	f STEPS loose/rotted/decayed tripping hazard		I 3, B6, B9, B10
J WICKING MOISTURE/CONDENSATION		B3, I 37, I 38	g ASHDUMP Clean/secure/provide door		
A--Very Wet at Front of Home ( Recommend a license Moisture contractor evaluate and repair as needed )			<sup>‡</sup> h INSULATION fallen/reversed		B4, B6, B7
			i Wood forms/debris present		

a--Mold, mildew, fungus formations on subfloor framing (Recommend a moisture control contractor evaluate and repair as needed )

c--Vapor barrier needed at crawl space (Recommend a license moisture contractor )

**"Seepage" would rarely be expected to build water more than an inch or so deep.**

# KITCHEN

No. \_\_\_\_\_

APPLIANCE	ENERGY SOURCE	APPROXIMATE AGE	REPLACEMENT PROBABILITY	APPROXIMATE COST
<input checked="" type="radio"/> Range/s wall oven/s Convection - <input checked="" type="radio"/> Cont./Self cleaning	G <input checked="" type="radio"/> LPG	_____	(cook) H M L \$	_____
<u>Microwave</u>		_____	(micro) H M L \$	_____
Cooktop (ceramic)	G E LPG	_____	(Cook) H M L \$	_____
<input checked="" type="radio"/> Refrigerator <input checked="" type="radio"/> (ice maker)		_____	(Ref.) H M L \$	_____
<input checked="" type="radio"/> Dishwasher (portable)		_____	(D.W.) H M L \$	_____
<input checked="" type="radio"/> Compactor		_____	(Comp.) H M L \$	_____
<input checked="" type="radio"/> Instant Hot		_____	(I.H.) H M L \$	_____
<input checked="" type="radio"/> Disposer		_____	(Disp.) H M L \$	_____
<input checked="" type="radio"/> Water filter in use: Y N				
EXHAUST FANS: <input checked="" type="radio"/> External discharge <input checked="" type="radio"/> Recirculating				

Compared to other peer systems/houses this one would be considered: **Above** **Below** **Average**

Typically non-invasive visual home inspections are able to shed light on about 2/3 of the risks within a building. The remaining 1/3 can be addressed however. The likelihood of problems existing within and/or going undetected (including lack of perfection on the inspectors part) is directly related to the age of the building, its complexity, the degree of concealment, the amount of changes made over time, deferred maintenance, and the presence of amateur workmanship. Considering these factors your risk factor for this relative to this system/house is: **High** **Medium** **Low** ☒ **Appliance Contractor**

## ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A TOTAL REMODELING recommended	K7	a OVEN bake/broil element out/together	K4, K6
B FLOORING buckled/swelled/split/seams	K3, B6, B7	DOOR hinges ? warped/glass/latch	K4, K6
scratched/damaged	K3, B6, B7	gasket/closure oven dirty	K4, K6
C CABINETS or COUNTERTOPS damaged	K7	b COOKTOP element/burner out/stained	K4, K6
D EXTRA CIRCUITRY recommended	E1, E2, E4, E5	<input checked="" type="radio"/> MICROWAVE out/timer/malfunction ?	Upgrade K2
E GAS/MICROWAVE leakage/problem ?	K2	d REFRIGERATOR/freezer out/noisy/closure	K6, K12
F STOVE CLEARANCE top/side/window	9, K7	cabinet not level/dirty/damaged	K6, K12
G CHARCOAL COOKING EQUIPMENT		GASKETS torn/loose/dirty DEFROST FAN/	K6, K12
		SHELVES/TRAYS/CASING damaged/missing	K6, K12
--Aged Microwave ( upgrade )		e ICEMAKER out/noisy/leaking ?	K4, K6, K12
		<input checked="" type="radio"/> DISHWASHER noisy/out/leaks	Repair K4, K6
		discharge hose blocked/traps water	K4
		no vacuum breaker latch ineffective	K4, K6
		DOOR springs/rust/gasket	K4, K6
		g DISPOSER out/leaks/jammed/noisy	K4
		smells/rusted/wire loose	K4
i--Various cabinets and door and drawers are loose are damage ( Recommend Replacing /repairing as needed )		h INSTANT HOT out/leaking/wire	K4
		i EXHAUST FAN out/dirty/noisy/drafty/flap discharge ?	K8
		j COMPACTOR out/dirty/noisy/locked ?	K2, K4
		k SINK damaged hardware leaks RINSE HOSE out	K9, K12
		<input checked="" type="radio"/> CABINETS/COUNTERTOPS damaged/loose	Upgrade K7, B6, B7
		<input checked="" type="radio"/> DOORS/DRAWERS strike/guides/hardware	Upgrade B6, B7
		n FLOOR seams/buckled/uneven/loose/	B4, B6, B7
		dirty/delaminated/torn ?	B4, B6, B7
		o PILOTS/CONTROLS out range no power	K4, K6
		f--Dishwasher is loose at Kitchen counter top ( Re-secure)	



# INTERIOR

No. \_\_\_\_\_

ACCESS: (A) Typical (A) restricted ATTIC ACCESS: (A) Typical (B) restricted (B) none ENTERED: Fully Partially \_\_\_\_\_

WALLS/CEILINGS: Plaster (C) Wood (D) Rock (E) Wire lath (F) Drywall (G) Paneling \_\_\_\_\_

P HI HAT Recessed lighting fixtures

PRIMARY FLOORS: (R) Strip (S) Tongue and groove (face nailed) (T) Parquet (U) Ceramic/quarry tile (V) Vinyl squares (W) Sheet vinyl  
(X) Carpet (Y) Slate (Z) Marble Other: \_\_\_\_\_

PRIMARY WINDOWS: (B1) (W=Wood M=Metal V=Vinyl) GLAZING: (C1) Single (D1) double other: \_\_\_\_\_  
(E1) Single/double hung (F1) Casement (G1) Sliding (H1) Awning ?  
(I1) Jalousie (J1) Fixed

STORM WINDOWS: (G1) None/some/all/incomplete

FIREPLACE/S: (P1) Prefab # \_\_\_\_\_ (Q1) masonry # 1 (R1) unlined/relined ?

INSULATION: (U1) Attic fiberglass ? R Value 30 Wall \_\_\_\_\_ ? R Value \_\_\_\_\_ W1 upgrade  
(R=Retrofitted P=Partial U=Upgrade Recommended) 2x4 2x6

ATTIC VENTILATION: (X1) Typical/ (X1) restrictive/damaged (Y1) none Soffits (baffles) Gables Ridge thru roof Window Wall grilles upgrade

ROOF: Leakage Evidence (A1) stains active/inactive ? Leakage Probability: HIGH MEDIUM LOW Evidence of condensation

FAN/S: (A2) Bath (B2) Attic/thermostat (C2) Whole house (unguarded)

MISC: (F2) Garage Door: (F2) Auto Reversing (F2) Non-reversing Release (A2) Alarms: Smoke/Carbon Monoxide Recommended Upgrade Test

Compared to other peer systems/houses this one would be considered: Above Below Average

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☒ Chimney Sweep, Painting contractor, DryWall, Maintenance

## ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	Ref.	MINOR PROBLEMS/SAFETY CONCERNS	Action	Ref.
* A FIREPLACE/CHIMNEY unsafe		I 18, I 31, H17, H18	a WALL/CEILING loose/cracks/nail pops	Repair	B6, B7, EX21
B WOOD STOVE clearance/creosote		I 32	stains/spalling/repairs		B6, B7, EX21
C HEATING unit clearance ?		H1, I 4, I 33	b PAINT old/faded/peeling/alligatoring	Upgrade	B6, B7, EX21
D HI-HAT lights (recessed) insulation ?		I 18	c FLOOR/CARPET loose/marred/stained/dirty	Upgrade	I 4, B6, B7
E INSULATION uncovered UFFI ?		I 34, I 39, I 40, I 41	d FLOOR SAG cracked floor tiles		S31, B6, B7
F GARAGE SLAB elevation/flames separation ?		I 18	e WINDOW/DOOR adjust/repair/replace/stuck/	Repair	I 43
RD G FRIABLE ASBESTOS ?		I 46, H22	weatherstrip/hardware/locks/screens/glazing/seals ?	Upgrade	I 43
H SLAB DUCTS water/chemicals ?		I 42	f STORM SASH incomplete/broken/adjust		
I Condensation/ventilation/ice dams ?		I 29, I 36, I 45	caulk/weep holes		
J CEILINGS/WALLS damaged/loose		I 4, B6, B7	g TRIM missing/damaged/renail	Repair	I 2, B6, B7
wallpaper/paint repairs		I 4, B6, B7	h FIREPLACE smoky cracked/point up (cap+screen)		I 49
K FLOOR stained/swelled/rotted damaged		I 4, B6, B7	Gas logs service/repair Clean ashdump/tile		I 49
L CARPET Worn/Torn/Stained/pet odor		I 3	Clearance Damper seal/warped/rod		I 49
M WINDOW/DOOR repair/replace/secure		I 2, I 32, I 34, I 44, I 45	i INSULATION placement/baffles/vapor barrier		I 34, I 36, I 44, I 45
clouded between panes		I 2, I 32, I 34, I 44, I 45	vents blocked/pests/screening		I 34, I 36, I 44, I 45
N PARTY/FIRE WALL material type/missing/incomplete			j FAN/S attic/whole house out/mounting	Upgrade	I 36, I 44, I 45
h--Gas log fire place pilot not lit ( Recommend have lit and retest during final walk thur.)			k GARAGE DOOR broken/sags/tracks/springs/locks/power supply/remotes ?		EX31, B4, B6, B7
h--Recommend fireplace insert be inspected and clean by a license chimney sweep)			l BATH TRANSOM loose/missing		I 34
e--Various doors in home have loose hardware , & stick in door jam ( Recommend a license door contractor			m CENTRAL VACUUM out/activators ?		
e--Recommend upgrading all weather striping at all exterior doors .			n STAIR Risers uneven railing	Repair	
--Recommend replacing all exterior Door locks			o VAPOR RETARDER in attic missing/reversed		
--Recommend replacing all smoke and carbon Monoxide Alarms in Home			j--Various Fans in Home do not work ( upgrade )		
			n--Loose railing at stairs .( Recommend a license Framing contractor evaluate and repair as needed )		
			a--Various walls and ceiling in home have cracks , stains, Nail pops . repairs ( Recommend a license Contractor evaluate and repair as needed )		
			g/c--Moisture damage to trim and flooring in sun room		

EXTERIOR: ACCESS: <input checked="" type="checkbox"/> Typical <input checked="" type="checkbox"/> restrictive <input type="checkbox"/> none					ROOF: ACCESS: <input checked="" type="checkbox"/> Typical <input checked="" type="checkbox"/> restrictive <input type="checkbox"/> none				
ROOF INSPECTION TYPE: <input checked="" type="checkbox"/> Walked/viewed from: edge/ground <input type="checkbox"/> ROOF PITCH: Steep <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Low <input type="checkbox"/> Flat					ROOFING LEGEND				
ROOF LOC.	TYPE	AGE	LAYERS	5 YR. REPLACE PROB. (\$)	A= <input checked="" type="checkbox"/> Asphalt Shingle    AL= <input checked="" type="checkbox"/> Aluminum Panel    M= <input checked="" type="checkbox"/> Metal BUR= <input checked="" type="checkbox"/> Built UP Roofing    CP= <input checked="" type="checkbox"/> Corrugated Plastic    SP= <input checked="" type="checkbox"/> Single Ply Membrane RM= <input checked="" type="checkbox"/> Rolled Mineral    S= <input checked="" type="checkbox"/> Slate    WS= <input checked="" type="checkbox"/> Wood Shake/Shingle TC= <input checked="" type="checkbox"/> Terra Cotta/Clay/Concrete    V= <input checked="" type="checkbox"/> Vinyl    Open/Solid Sheath/Felts AC= <input checked="" type="checkbox"/> Asbestos Cement    CS= <input checked="" type="checkbox"/> Composite Shingles				
MAIN	A		2	<input checked="" type="checkbox"/> M L \$					
PORCH(ES)				<input checked="" type="checkbox"/> M L \$					
BAY				<input checked="" type="checkbox"/> M L \$					
GARAGE	A		1	<input checked="" type="checkbox"/> M L \$					
OTHER	SP			<input checked="" type="checkbox"/> M L \$					
GUTTERS: <input checked="" type="checkbox"/> Incomplete <input checked="" type="checkbox"/> Attached <input checked="" type="checkbox"/> Box <input checked="" type="checkbox"/> Trough <input checked="" type="checkbox"/> Yankee <input checked="" type="checkbox"/> Internal <input checked="" type="checkbox"/> Alum <input checked="" type="checkbox"/> Galv <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Wood SIDING MATERIAL: WOOD <input checked="" type="checkbox"/> Drop <input checked="" type="checkbox"/> Panel / no "Z" flashing <input checked="" type="checkbox"/> Shiplap <input checked="" type="checkbox"/> Board + Batten <input checked="" type="checkbox"/> Shingle/Shake <input checked="" type="checkbox"/> Pressboard <input checked="" type="checkbox"/> Asphalt shingle <input checked="" type="checkbox"/> Asbestos cement <input checked="" type="checkbox"/> Aluminum/steel    Other _____ <input checked="" type="checkbox"/> stucco (perma stone) <input checked="" type="checkbox"/> Texture/EIFS <input checked="" type="checkbox"/> Stone/brick/block <input checked="" type="checkbox"/> Painted Masonry IMPROVEMENTS: POOL <input checked="" type="checkbox"/> Retain/seawall/s _____ DRIVEWAY: <input checked="" type="checkbox"/> dirt/gravel/asphalt/concrete/brick									
Compared to other peer systems/houses this one would be considered: <b>Above</b> <b>Below</b> <b>Average</b> Typically non-invasive visual home inspections are able to shed light on about 2/3 of the risks within a building. The remaining 1/3 can be addressed however. The likelihood of problems existing within and/or going undetected (including lack of perfection on the inspectors part) is directly related to the age of the building, its complexity, the degree of concealment, the amount of changes made over time, deferred maintenance, and the presence of amateur workmanship. Considering these factors your risk factor for this relative to this system/house is: <b>High</b> <b>Medium</b> <b>Low</b> <input checked="" type="checkbox"/> Recommend Roofing Contractor/chimney sweep/Masonry/Maintenance									
ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:									
MAJOR PROBLEMS/SAFETY CONCERNS	Action	Ref.	MINOR PROBLEMS/SAFETY CONCERNS	Action	Ref.				
<input checked="" type="checkbox"/> ROOF/FLASHING Repairs	Expert	B6, B7, H6, EX9	a ROOFING material repairs		EX, EX9				
<input checked="" type="checkbox"/> ROOFING prematurely aged	Expert	EX8	<input checked="" type="checkbox"/> FLASHING repairs vent collars	Repair	EX8, H6				
C ROOF PITCH sagging/ponding		B6, B7, EX9	valley/sidewall/chimney/base		EX8, H6				
RD D SHEATHING/RAFTER Rot likely ?		B6, B7	c CHIMNEY cap/weathering repairs		S4				
E CHIMNEY Roof height/top repair		11, H17	d MASONRY flaking/point/clean/repair		S4				
F MASONRY Repair/point up/parge		B6, B7, EX31	<input checked="" type="checkbox"/> GUTTER realign/renail/clean/repair Add	Repair	H6				
G BRICK flaking/spalling		S7	<input checked="" type="checkbox"/> DOWNSPOUT add/clean secure/extend	Upgrade	H6				
H SIDING/TRIM Clean/repair/replace/paint/stain		EX10, EX21	g VENT STACK opens below roof		P1				
I PAINT failure/chalked		B4, B6, B7, EX21, EX31	RD h SIDING buckled/kinked/delaminated		EX8				
J STUCCO texture bulge/crack(s) EIFS		EX35	split/loose/rotted/decayed ? No "J" Channel		EX8				
K PARAPET WALL Soffit damage			RD i TRIM/SIDING Caulk/paint/repair	Repair	EX18				
L PORCH/DECK/DOCK/pier/rail/escape/repair/replace		11	Roof contact Wood borers Earth contact		EX18				
M STOOP/STEP/SLAB Repair/replace		B3, EX40	<input checked="" type="checkbox"/> j PORCH/DECK/DOCK/pier/rail/escape pad/bracing/repair	Repair	B9, B10				
N DRIVEWAY repair/slope/drain		B4	<input checked="" type="checkbox"/> k CAULK windows/doors/thresholds/utilities/slabs	Upgrade	EX18				
O RETAIN/SEAWALL repair/rebuild/replace		B4, EX39, EX42	<input checked="" type="checkbox"/> l STOOP/walk/patio/drive voids/repairs		B3				
* P POOL repairs/fencing Tripping hazard/s		EX1	m BREEZEWAY/GARAGE/SLAB settled/seal		B2, B3				
* Q OUTBUILDING (S E H P E) Placement ?			n DRIVEWAY/SLABS drain to house		B2, B3				
			o LANDSCAPE grading/swales/catches		S4				
			p RETAIN/SEAWALL point/weepholes/repair		B3				
			RD q FENCE posts/slats rotted/decayed/broken		B3				
			<input checked="" type="checkbox"/> r TREES/LIMBS/VINES/SHRUBS trim/remove		B3				
			RD s Form boards/debris pests present		B3				
			<input checked="" type="checkbox"/> t IRON work/rail rusted/damaged	Upgrade	EX18				
			u COLUMN BASE rot/crush vent holes						
			v PARAPET WALL soffit damage						

# REPORT ADDENDUM

REPORT NO.

--All Gutters and downspouts at home and detached garages need upgraded to funnel rain water away from all Foundations ( Recommend a license gutter contractor evaluate and repair as needed ) upgrade needed

--Moisture/rot damage to trim and facial boards and soffits at Detached Garages ( Recommend evaluate and repair )

--Aged, deteriorated roof with missing and cracked shingle tabs at Home and at all detached garages (Recommend a license Roofer evaluate and repair as needed )

--Multiple layers of shingles on Roof all in bad shape (Recommend a License Roofer evaluate and repair as needed.)

--Pool, And Detached Buildings Not fully inspected.

--Moisture damage to trim and flooring in sun room

--Various doors in home have loose hardware , & stick in door jam are do not open or close correctly ( Recommend a license door contractor evaluate and repair as needed )

--Gas log fire place pilot not lit ( Recommend have lit and retest during final walk thur.)

--Recommend fireplace insert be inspected and clean by a license chimney sweep)

--Mold, mildew, fungus formations on subfloor framing (Recommend a moisture control contractor evaluate and repair as needed )

--Vapor barrier needed at crawl space (Recommend a license moisture contractor )

--Aged hot water heater and extension pipe not installed correctly (Recommend a license plumber evaluate and repair as needed )

--Various Hardware at tubs and sinks need replacing hard to turn ( Recommend a license plumber evaluate all plumbing

--Master bathroom exhaust fan is noisy ( Recommend replacing )

--TV Antenna is loose at right side of home at ridge area and is in danger of falling toward Electrical service cable (Recommend removing antenna from home )

--Various unprotected wires/splices at exterior of Home and at Detached Garage and buildings ( Recommend a License Electrician evaluate and repair all unprotected wires at home and detached buildings

--Various Spliced wires in home , hot water heater, exterior of home and detached buildings ( Recommend a license Electrician evaluate all wiring at Home and all Detached Garage and building and repair as needed )

--Multiple Extension cords run all over the home and at exterior of home to detached buildings ( Recommend a license Electrician evaluate and remove all cords )

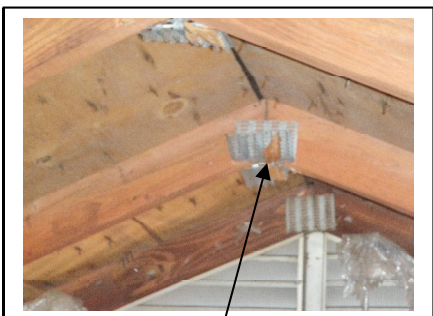


The following images are to give better understanding of the location of the concern/s listed on the home inspection report. The images do not represent all the concerns listed on the home inspection report. These images are supplemental only and not to be relied upon as the only concerns within the property inspected. Some images boxes may contain "for your information" (FYI) content.

**NOTE: There may be empty image boxes not used on this image page.**



Various Trusses Damage and chords are missing in attic



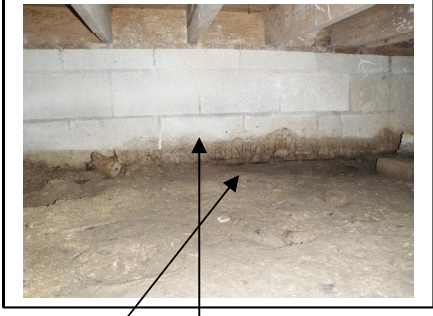
More damage Trusses in Attic about a total of 16



Various Termite damage to Floor framing in crawl space at front of home



Moisture damage to rear Band board and sill plate at rear door under porch in crawl space



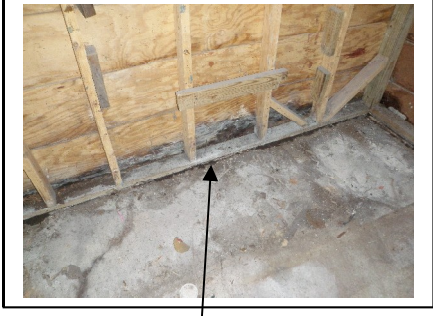
Cracked House foundation with soil subsiding under foundation blocks



Mold and fungus like formations on subflooring in crawl space



Temporary columns under kitchen area in Crawl space



Moisture Damage to Sill plate and framing at detached garage



Termite Tubes In Detached garage



Termite Damage to Structure members in detached Garage

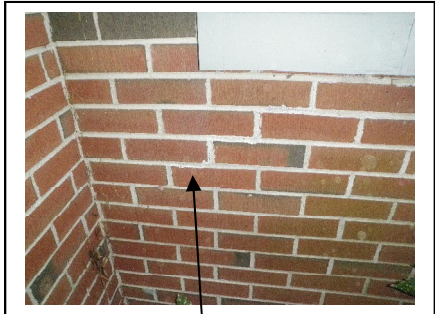


Moisture Stains in side Detached garage



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Cracks at brick veneer at front of home



More damage to trim and facial boards



More Moisture damage



Moisture damage to trim around front door



Moisture damage to skirting around rear porch



Moisture damage to trim



Moisture damage to Exterior trim and soffit at home and detached garage and other buildings



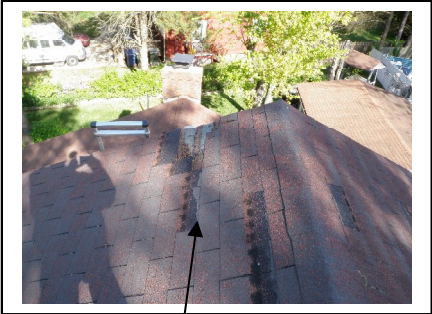
Damage valley on roof that has at some time leaked to sun room



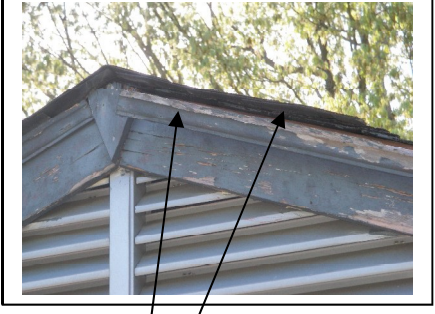
Age and damage roof shingles



Damage Flat roof and damage to gutters



Aged And Deteriorated Roofs with missing and damage tabs.



Multiple Layers of shingles installed on roofs and loose trim



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Loose Old TV Antenna at ridge of roof



Railing needed (upgrade )



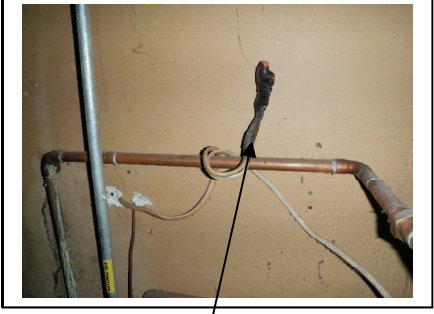
Spliced nwires/at left side of home



Loose Electrical wire at right side of sun room



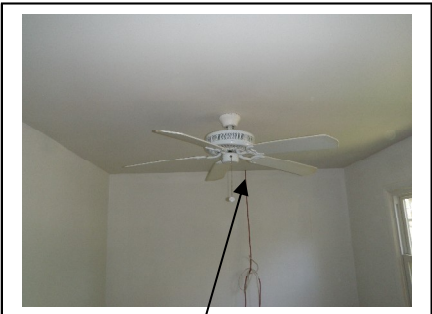
Splice wires at left side of detached garage



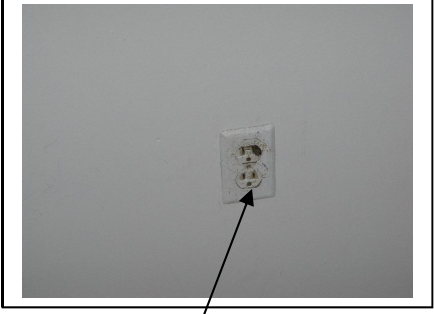
Splice electrical wire at hot water heater



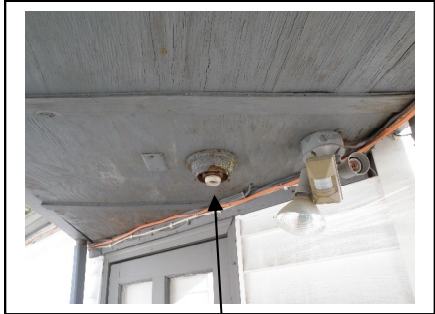
Various Covers missing



Various fan do not work



Various Broken crack Electrical outlets



Open Light fixtures



Open electrical box in attic



Noisy bath fan at master bathroom

The following images are to give better understanding of the location of the concern/s listed on the home inspection report. The images do not represent all the concerns listed on the home inspection report. These images are supplemental only and not to be relied upon as the only concerns within the property inspected. Some images boxes may contain "for your information" (FYI) content.

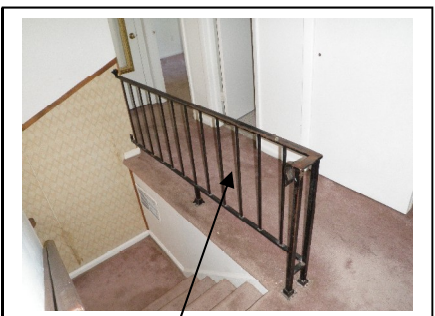
**NOTE: There may be empty image boxes not used on this image page.**



Aged Hot water heater , No Pan , and TPR extension pipe is not correct



Plumbing fixtures that do work , hard to turn



Loose railing at stairs



Gas log fire place / not tested ((Recommend a license chimney sweep inspect and service )



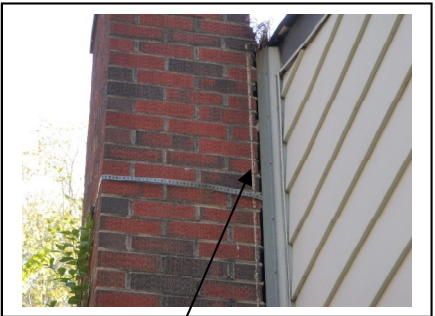
Dishwasher loose at counter top and aged Microwave



Various Plumbing fixtures in home do not work hard to turn



Damage flooring in sun room



Chimney is pull away from home or vice versa



Stains in sunroom

