



Hinson & Jung, LLC
21351 Village Green Circle
Germantown, MD 20876
Inspector Pete Jung
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Home Inspection Report



1234 Any Street
Pleasantville, MD or VA 54321

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 Any Street
City Pleasantville State MD or VA Zip
Contact Name Excellent Realtor
Phone Fax

Client Information

Client Name Mr. & Mrs. Client
Client Address
City State Zip
Phone Fax
E-Mail nicepeople@hotmail.com

Inspection Company

Inspector Name Pete Jung
Company Name Hinson & Jung, LLC
Company Address 21351 Village Green Circle
City Germantown State MD Zip 20876
Phone 301 351-1113 Fax
E-Mail petejung1@msn.com
File Number 1234 sample
Amount Received Check or credit card

Conditions

Others Present Buyer's Agent Property Occupied Yes
Estimated Age 28 years old Entrance Faces South south east
Inspection Date
Start Time 9:00 am End Time 12:30 pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 60F
Weather Cloudy Soil Conditions Damp
Space Below Grade Basement
Building Type Single family Garage Attached
Sewage Disposal City How Verified Visual observation
Water Source City How Verified Visual observation
Additions/Modifications Possibly the deck
Permits Obtained Unknown How Verified N/A

Lots and Grounds

Report Limitations- This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly or equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

A NP NI M D

- 1. Walks: Concrete
- 2. Steps/Stoops: Concrete
- 3. Deck: Stained wood Unless the deck was part of the original construction, evidence of its having been inspected by the County is needed



- 4. Vegetation: Shrubs and plants Shrubs too close to the cladding; recommend it be trimmed back at least 6". Keep mulch and all growth at least 6 inches away from the foundation wall.



- 5. Grading: Minor slope to flat It is important that the slope is sufficient to ensure that water does not pool against the foundation wall.
- 6. Driveway: Asphalt Common cracks

Exterior Surface and Components

A NP NI M D

Whole house Exterior Surface

- 1. Type: Brick and wood Wood siding needs to be checked thoroughly to ensure that there is no wood rot. There are several areas near the brick chimney, left side of the house that need attention. Recommend a licensed contractor to make necessary repairs.



- 2. Trim: Wood Trim near the left side of the garage has peeling paint. Check for wood rot and replace if necessary. Scraping and painting advised.



- 3. Fascia: Wood
- 4. Soffits: Aluminum and wood
- 5. Door Bell: Hard wired

Exterior Surface and Components (Continued)

- 6. Entry Doors: Wood
- 7. Patio Door: Sliding glass doors Screen has several holes in it. Recommend it be replaced.
- 8. Windows: Single pane wood frame with storm window Several windows are painted shut. They all need to be operable.
- 9. Window Screens: Functional
- 10. Basement Windows: Aluminum slider
- 11. Exterior Lighting: Surface mount
- 12. Exterior Electric Outlets: 110 VAC GFCI
- 13. Hose Bibs: Appears serviceable.
- 14. Gas Meter: Right side of house

Roof

A NP NI M D

Main Roof Surface

- 1. Method of Inspection: Viewed from the ground with binoculars (these inspections are limited)*
- 2. Material: Asphalt/Composite Shingle
- 3. Type: Gable
- 4. Approx Age: 6 years old (per owner)
- 5. Plumbing Vents: PVC DWV
- 6. Gutters: Adequate
- 7. Downspouts: Adequate except as noted Several downspouts have been squashed so they almost shut. They should be straightened or replaced.



- 8. Leader/Extension: Splash blocks Relocate splash blocks to make them effective, many are not under the downspouts.

Left Chimney

- 9. Chimney: Brick
- 10. Flue/Flue Cap: Tile
- 11. Chimney Flashing: Adequate

Rear Chimney

- 12. Chimney: Metal pipe
- 13. Flue/Flue Cap: Metal
- 14. Chimney Flashing: Adequate

Garage/Carport

A NP NI M D

Front entry Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Functional
3. Door Operation: Mechanized
4. Door Opener: Automatic reverse operated
5. Service Doors: Fire rated
6. Ceiling: Dry wall
7. Walls: Dry wall
8. Floor/Foundation: Poured slab
9. Electrical: GFCI

Electrical

A NP NI M D

1. Service Size Amps: 200 Volts: 220-240 VAC
2. Service: Aluminum Underground
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Conductor Type: Non-metallic sheathed cable
6. Smoke Detectors: Present on all levels of the home NFPA recommends replacing if over 10 years old, Recommend adding a carbon monoxide detector. Hard wire with a battery back up. The best location (if only 1 detector) is in the hall way outside the sleeping rooms.

Basement Electric Panel

7. Manufacturer: Gould Hot(live) wire open inside the panel. Recommend corrective action by a licensed electrician.



8. Max Capacity: 200 Amps

9. Main Breaker Size: 200 Amps
10. Breakers: CU Several breakers not labeled correctly at the panel. Many just say 'lights'.



11. Is the panel bonded? Yes No

Basement Electric Panel

12. Manufacturer: Cutler-Hammer
13. Breakers: CU
14. Is the panel bonded? Yes No

Structure

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings and stored items prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Most basements are not completely water proof. Indications of dampness can be difficult to detect during the inspection especially when there has not been any significant rain prior to the inspection. Even if the basement is perfectly clean and dry at the time of the inspection, basements should be regarded as likely sources of water entry around the foundation or through the floor. Check with the present owners as to any past or present water or dampness in the basement or crawl space. Any areas of staining or discoloration which based on other factors such as evidence of moisture intrusion in the general area, could be a possible fungal/mold/mildew contamination and should be reviewed by a qualified professional trained to work with this environmental concern.

- | | A | NP | NI | M | D | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: Wood frame |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Poured concrete |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Joists/Trusses: Joists Mostly not visible |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor/Slab: Poured slab Mostly not visible |

Attic

A NP NI M D
Main Attic

1. Method of Inspection: Entered attic
2. Roof Framing: 2x4 Truss
3. Sheathing: Plywood
4. Ventilation: Gable and soffit vents Evidence of a mold like substance on several of the 2X4's of the truss system. I do recommend that it be remediated. This is also an indication that there is not adequate ventilation in this attic. It is important that the attic fan is working when the attic temperature reaches 110F.
5. Insulation: Batts of fiberglass
6. Insulation Depth: 0" to 6" Recommend additional insulation be installed; total of 12" needed. There should be as much insulation over the top of the attic stairs as found elsewhere in the attic. Sometimes a light wood frame is built with hinges on one side. Insulation is fastened to the top and it is pushed to the side when entering the attic.



7. Attic Fan: Thermostatically controlled Unable to reach thermostat to test if the attic fan is working. Thermostat should be set between 110F and 120F. Note the open junction box. This is a safety concern. Recommend repairs/replacement by a licensed electrician.



Attic (Continued)

8. House Fan: Not energy efficient recommend not using .
Recommend adding a wood cover in the attic and covering it with insulation.



9. Wiring/Lighting: 110 VAC lighting circuit
10. Bathroom Fan Venting: Not properly vented The duct work needs to be vented to the exterior to comply with the building code.

Basement

A NP NI M D

Main Basement

1. Ceiling: Dry wall
2. Walls: Paint
3. Floors: Carpet and concrete
4. Floor Drain: Surface drain
5. Doors: Sliding glass
6. Windows: Sliding with aluminum frame.
7. Electrical: 110 and 240 V
8. HVAC Source: Ducted air system
9. Bsmt Stairs/Railings: Carpeted stairs

Air Conditioning

A NP NI M D

right side of home AC System

1. A/C System Operation: Functional Does not appear to have been serviced during the past year per the manufacturer's recommendation.
The unit is near the end of its normal life expectancy of 10 to 15 years
2. Condensate Removal: PVC
3. Exterior Unit: Frigidaire
4. Model Number: FS3BA-042KA Serial Number: FSA010506095
5. Area Served: Whole house Approximate Age: 13 years old (Mfr 1995)
6. Fuel Type: 208-230 VAC Temperature Differential: 14 degrees
7. Type: Central A/C Capacity: 3 1/2 ton
8. Refrigerant Lines: Low pressure and high pressure
9. Electrical Disconnect: Properly located
10. Exposed Ductwork: Metal
11. Blower Fan/Filters: Same blower for heating and cooling system
12. Thermostats: Same thermostat for both cooling and heating

Fireplace/Wood Stove

A NP NI M D

Family Room Fireplace

1. Fireplace Construction: Stone



2. Type: Wood burning

3. Smoke Chamber: Fire brick

4. Flue: Tile

5. Damper: Metal

6. Hearth: Flush mounted

Heating System

A NP NI M D

Utility room Heating System

1. Heating System Operation: Appears functional **System does not appear to have been serviced per manufacturer's instructions, within the last year.***

2. Manufacturer: Carrier

3. Model Number: 58TUA100-20 Serial Number: 1402A61313

4. Type: Forced air/ ducted system Capacity: 100,000 btu

5. Area Served: Whole house Approximate Age: 19 years old (Mfr 14th week of 1992)

6. Fuel Type: Natural gas

7. Heat Exchanger: 5 Burner

8. Unable to Inspect: 80%

9. Blower Fan/Filter: Blower fan operating properly at time of inspection **Filter was dirty; replaced by this inspector at the time of the inspection.**



10. Distribution: Air duct system

11. Flue Pipe: Single wall

12. Humidifier: The only recommended type of whole house humidifier has a metal mesh pad with water trickling over it and hot air blowing across the mesh or the 2008 steam humidifiers. **Inspecting the operability of the humidifier is not part of this inspection.**



13. Thermostats: Same thermostat for both cooling and heating

Plumbing

The inspector does not operate water supply or emergency pressure valves since turning them on or off may cause them to begin leaking.

The inspector does not evaluate underground pipes or pipes inside walls for size, leaks or corrosion; nor perform tests for gas leaks. Water quality is not part of this inspection.

The inspector does not light pilot lights or operate systems that have been turned off, or otherwise disabled.

A NP NI M D

- 1. Service Line: copper
- 2. Main Water Shutoff: Basement



- 3. Water Lines: Copper Minor corrosion*
- 4. Drain Pipes: PVC DWV
- 5. Vent Pipes: PVC DWV
- 6. Gas Service Lines: Black steel pipe

Basement Water Heater

- 7. Water Heater Operation: Functional at time of inspection Water heater has exceeded its life span (8 to 12 years for gas and electric), Recommend planning on replacing the water heater in the near future.
- 8. Manufacturer: Kenmore (Sears)
- 9. Model Number: 153.338750 Serial Number: M96406852
- 10. Type: Natural gas Capacity: 75 gallon
- 11. Approximate Age: 13 years old (Mfr 1996) Area Served: Entire home
- 12. Flue Pipe: Single wall
- 13. TPRV and Drain Tube: Copper

Bathroom

A NP NI M D

Basement Bathroom

- 1. Ceiling: Dry wall
- 2. Walls: Paint
- 3. Floor: Ceramic tile Cracked tile



- 4. Doors: Hollow wood
- 5. Electrical: GFCI GFCI will not reset, Suggest repairs/replacement by a licensed electrician



- 6. Counter/Cabinet: Composite and wood

Bathroom (Continued)

- 7. Sink/Basin: Molded single bowl
- 8. Faucets/Traps: Single lever faucet
- 9. Tub/Surround: Fiberglass tub/shower one piece Drain plug missing
- 10. Toilets: American Standard
- 11. Ventilation: Exhaust fan Metal duct does not terminate outdoors as required by the building code. (photo taken in the utility room)
Also note the junction box in need of a cover. This is a safety concern and an electrical code requirement.

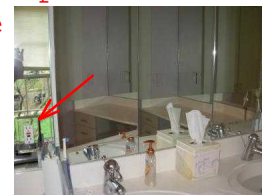


1st floor Bathroom

- 12. Ceiling: Dry wall
- 13. Walls: Paint
- 14. Floor: Ceramic tile
- 15. Doors: Hollow wood
- 16. Electrical: GFCI
- 17. Counter/Cabinet: Composite and wood
- 18. Sink/Basin: Molded single bowl
- 19. Faucets/Traps: Hot and Cold water faucet
- 20. Toilets: Kohler
- 21. HVAC Source: Ducted air system
- 22. Ventilation: Exhaust fan

2nd floor master Bathroom

- 23. Ceiling: Dry wall
- 24. Walls: Paint
- 25. Floor: Ceramic tile
- 26. Doors: Pocket Door will not close properly
- 27. Windows: Single pane with storm window The window will not open
- 28. Electrical: GFCI Outlets loose on the wall. (both on the same wall) Recommend licensed electrician.



- 29. Counter/Cabinet: Composite and wood
- 30. Sink/Basin: Molded dual bowl
- 31. Faucets/Traps: Single lever faucet
- 32. Shower/Surround: Ceramic tile Regrouting is needed, Caulking need at shower base



- 33. Toilets: American Standard
- 34. HVAC Source: Ducted air system
- 35. Ventilation: Exhaust fan

2nd floor front- middle Bathroom

- 36. Ceiling: Dry wall
- 37. Walls: Wallpaper
- 38. Floor: Ceramic tile

Bathroom (Continued)

- 39. Doors: Hollow wood
- 40. Windows: Single pane with storm window The window will not open
- 41. Electrical: GFCI Please note the GFCI reset also will reset the duplex outlet in the first floor bathroom.
- 42. Counter/Cabinet: Composite and wood
- 43. Sink/Basin: Molded dual bowl
- 44. Faucets/Traps: Single lever faucet
- 45. Tub/Surround: Plastic tub and surround Tub/shower fixture is leaking. Also no control (on and off switch) was found for the whirlpool tub. Recommend a licensed plumber
- 46. Toilets: Kohler
- 47. HVAC Source: Ducted air system No damper on this partial register. Ensure duct does not extend behind the bathroom cabinet. Modifications may be necessary.



- 48. Ventilation: Exhaust fan
2nd floor front- far left Bathroom

- 49. Ceiling: Dry wall
- 50. Walls: Paint
- 51. Floor: Ceramic tile
- 52. Doors: Hollow wood
- 53. Electrical: GFCI
- 54. Counter/Cabinet: Composite and wood
- 55. Sink/Basin: Molded dual bowl
- 56. Faucets/Traps: Single lever faucet
- 57. Shower/Surround: Plastic surround Unable to get warm water. Valve may need adjustment. Recommend corrective action by a licensed plumber.





- 58. Toilets: American Standard
- 59. Ventilation: Exhaust fan Duct work needs to be vented to the outdoors.



Kitchen

A NP NI M D

1st Floor Kitchen

1. Cooking Appliances: Thermador and Kenmore Gas surface unit by Thermador, Electric oven by Kenmore.
2. Ventilator: Non Duct microwave vent
3. Disposal: In-Sinkerator
4. Dishwasher: Miele
5. Air Gap Present? Yes No
6. Refrigerator: Sub-Zero [This large green filter holder is found in the utility room \(near the water heater\). Recommend getting all information about this filter from the home owner. It appears to be a filter for the ice maker.](#) 
7. Microwave: Kenmore
8. Sink: SS single basin
9. Electrical: GFCI
10. Plumbing/Fixtures: Single lever faucet [There is also an Insinkerator Instant Hot that is functional.](#)
[Under the sink is a filter for the drinking water tap located to the right of the kitchen sink faucet.](#)
11. Counter Tops: Corian
12. Cabinets: Cabinets appear to be in serviceable condition
13. Ceiling: Dry wall
14. Walls: Paint
15. Floor: Ceramic tile
16. Windows: Casement [No screen, also unable to open the window.](#) 
17. HVAC Source: Ducted air system

Laundry Room/Area

A NP NI M D

1st Floor Laundry Room/Area

- | | | | | | | |
|----|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Dry wall |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Paint |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floors: Ceramic tile |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 and 240 V |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Ducted air system |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Laundry Tub: PVC |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Laundry Tub Drain: PVC DWV |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Hose Bib: Appears serviceable. |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer and Dryer Electrical: Not conveying |



10. Dryer Vent: Metal flex Vent will not close on the outside rear of the home.



11. Washer Drain: Wall mounted drain

Final Comments

There are several electric heaters in this home. They are all in working order. Some are wall mounted and have the thermostats on the unit. Others are electric baseboard (found in some of the bedrooms). These heaters are supplemental. The central gas fired heating furnace should provide adequate heat. Perhaps they were needed when there was a heat pump system that may have been installed prior to the gas fired furnace.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Vegetation:** Shrubs and plants **Shrubs too close to the cladding; recommend it be trimmed back at least 6". Keep mulch and all growth at least 6 inches away from the foundation wall.**
2. **Grading:** Minor slope to flat **It is important that the slope is sufficient to ensure that water does not pool against the foundation wall.**



Exterior Surface and Components

3. **Whole house Exterior Surface Type:** Brick and wood **Wood siding needs to be checked thoroughly to ensure that there is no wood rot. There are several areas near the brick chimney, left side of the house that need attention. Recommend a licensed contractor to make necessary repairs.**



4. **Trim:** Wood **Trim near the left side of the garage has peeling paint. Check for wood rot and replace if necessary. Scraping and painting advised.**



5. **Patio Door:** Sliding glass doors **Screen has several holes in it. Recommend it be replaced.**
6. **Windows:** Single pane wood frame with storm window **Several windows are painted shut. They all need to be operable.**

Roof

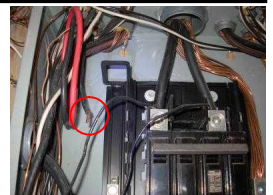
7. **Downspouts:** Adequate except as noted **Several downspouts have been squashed so they almost shut. They should be straightened or replaced.**



8. **Leader/Extension:** Splash blocks **Relocate splash blocks to make them effective, many are not under the downspouts.**

Electrical

9. **Basement Electric Panel Manufacturer:** Gould **Hot(live) wire open inside the panel. Recommend corrective action by a licensed electrician.**



Marginal Summary (Continued)

10. Basement Electric Panel Breakers: CU Several breakers not labeled correctly at the panel. Many just say 'lights'.



Attic

11. Main Attic Ventilation: Gable and soffit vents Evidence of a mold like substance on several of the 2X4's of the truss system. I do recommend that it be remediated.

This is also an indication that there is not adequate ventilation in this attic.

It is important that the attic fan is working when the attic temperature reaches 110F.



12. Main Attic Insulation Depth: 0" to 6" Recommend additional insulation be installed; total of 12" needed.

There should be as much insulation over the top of the attic stairs as found elsewhere in the attic. Sometimes a light wood frame is built with hinges on one side. Insulation is fastened to the top and it is pushed to the side when entering the attic.



13. Main Attic Attic Fan: Thermostatically controlled Unable to reach thermostat to test if the attic fan is working. Thermostat should be set between 110F and 120F.

Note the open junction box. This is a safety concern. Recommend repairs/replacement by a licensed electrician.



Heating System

14. Utility room Heating System Blower Fan/Filter: Blower fan operating properly at time of inspection Filter was dirty; replaced by this inspector at the time of the inspection.



Bathroom

15. Basement Bathroom Floor: Ceramic tile Cracked tile



16. Basement Bathroom Tub/Surround: Fiberglass tub/shower one piece Drain plug missing

Marginal Summary (Continued)

17. 2nd floor master Bathroom Doors: Pocket Door will not close properly
18. 2nd floor master Bathroom Windows: Single pane with storm window The window will not open
19. 2nd floor master Bathroom Electrical: GFCI Outlets loose on the wall. (both on the same wall) Recommend licensed electrician.



20. 2nd floor master Bathroom Shower/Surround: Ceramic tile Regrouting is needed, Caulking need at shower base



21. 2nd floor front- middle Bathroom Windows: Single pane with storm window The window will not open
22. 2nd floor front- middle Bathroom Tub/Surround: Plastic tub and surround Tub/shower fixture is leaking. Also no control (on and off switch) was found for the whirlpool tub. Recommend a licensed plumber
23. 2nd floor front- middle Bathroom HVAC Source: Ducted air system No damper on this partial register. Ensure duct does not extend behind the bathroom cabinet. Modifications may be necessary.



24. 2nd floor front- far left Bathroom Shower/Surround: Plastic surround Unable to get warm water. Valve may need adjustment. Recommend corrective action by a licensed plumber.



Kitchen

25. 1st Floor Kitchen Windows: Casement No screen, also unable to open the window.



Laundry Room/Area

26. 1st Floor Laundry Room/Area Dryer Vent: Metal flex Vent will not close on the outside rear of the home.



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Attic

1. Main Attic Bathroom Fan Venting: Not properly vented The duct work needs to be vented to the exterior to comply with the building code.

Bathroom

2. Basement Bathroom Electrical: GFCI GFCI will not reset, Suggest repairs/replacement by a licensed electrician



3. Basement Bathroom Ventilation: Exhaust fan Metal duct does not terminate outdoors as required by the building code. (photo taken in the utility room)
Also note the junction box in need of a cover. This is a safety concern and an electrical code requirement.



4. 2nd floor front- far left Bathroom Ventilation: Exhaust fan Duct work needs to be vented to the outdoors.

