

McClure Home Inspections  
1914 N. 22nd Street  
Grand Junction, Colorado 81501

# Steve McClure Home Inspections



## Table of Contents

|                      |    |
|----------------------|----|
| General Information  | 2  |
| Inspection Agreement | 3  |
| Invoice              | 6  |
| Lots and Grounds     | 7  |
| Exterior             | 8  |
| Roof                 | 10 |
| Garage/Carport       | 11 |
| Electrical           | 12 |
| Structure            | 13 |
| Attic                | 13 |
| Crawl Space          | 14 |
| Heating System       | 15 |
| Plumbing             | 16 |
| Bathroom             | 17 |
| Kitchen              | 19 |
| Bedroom              | 20 |
| Living Space         | 22 |
| Laundry Room/Area    | 23 |

## General Information

### Property Information

---

Inspection Address :  
City : State : Zip :

### Client Information

---

Client Name :  
Client Address :  
City : State : Zip :  
Phone :

### Inspection Company

---

Inspector Name Steve McClure  
Company Name McClure Home Inspections  
Inspection Company Address : 1914 N. 22nd Street  
Inspection Company City : Grand Junction State Colorado Zip 81501  
Inspection Company Phone : 435-260-0354  
Inspection Company E-Mail : steve@smcclureinspections.com

### Conditions

---

Others Present : Buyer Property Occupied : Vacant  
Estimated year built : 1950 Entrance Faces : Northeast  
Inspection Date :  
Start Time : 10:30 AM End Time : 4:00 PM  
Electric On : Yes  
Gas/Oil On : Yes  
Water On : No  
Temperature : 80  
Weather : Sunny Soil Conditions : dry  
Space Below Grade : Crawl Space  
Building Type : Single family Garage : Detached

## Inspection Agreement

Inspector Name: Steve McClure  
Company Name: Steve McClure Home Inspections  
City State Zip: 1914 N. 22nd Street

Client Name:

Inspection address:  
City State Zip:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the sellers disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI) posted at <http://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.
3. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. Any third parties who rely on the report in any way also agree to all provisions in this Agreement. INSPECTOR'S inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorneys fees and expenses arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential,

## Inspection Agreement (Continued)

exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) written notification of adverse conditions within 14 days of discovery; and (2) access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado. No such action may be filed unless the plaintiff has first provided InterNACHI with 30 days written notice of the nature of the claim. In any action against INSPECTOR and/or InterNACHI, CLIENT waives trial by jury.

8. If any court declares any provision of this Agreement invalid, the remaining provisions will remain in effect.

This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorneys fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

11. This Agreement is not transferable or assignable.

12. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT

Inspection Agreement (Continued)

Signature:

Inspection Date:

## Invoice

Inspector Name: Steve McClure  
Company Name: Steve McClure Home Inspections  
City State Zip: 1914 N. 22nd Street

Client Name:

Inspection address:

Services Performed :                      Amount Due :

Home Inspection

Termite inspection

**THANK YOU!**

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us at 435-260-0354.

## Lots and Grounds

1. Driveway: Asphalt



2. Walks: Stone, Concrete, Wood



3. Steps/Stoops: Concrete



4. Porch: Concrete



5. Patio: Concrete

6. Grading: Flat, Minor slope



7. Vegetation: Shrubs, Trees

8. Fences: Wood, Picket - Needs replacement, Wood rot or pest damage, A qualified contractor is recommended to evaluate and estimate repairs





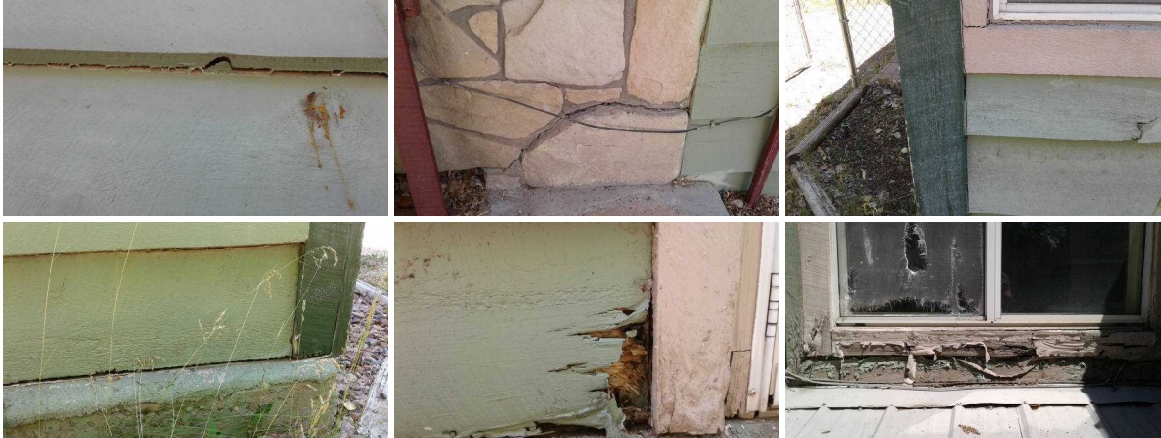
## Lots and Grounds (Continued)

9. Lawn Sprinklers: Front and back yard - Not tested due to season.

## Exterior

North, East, South, West, 1st Floor Exterior Surface

1. Type: Wood - Paint peeling, Rot noted, Stress cracks



2. Trim: Wood - Wood rot, Damaged, Missing, Loose



3. Soffits: Metal

4. Entry Doors: Metal - Storm door on entry door has missing glass. A qualified contractor is recommended to evaluate and estimate repairs

5. Patio Door: Metal sliding, Metal entry door - Screen door off track, Rollers need to be replaced. A qualified contractor is recommended to evaluate and estimate repairs



6. Windows: Vinyl slider, Vinyl double hung, Non-opening

7. Window Screens: Vinyl mesh - Screen is torn and will need repair, A qualified contractor is recommended to evaluate and estimate repairs



## Exterior (Continued)

8. Exterior Lighting: Surface mounted lamps front and rear - Bulbs burned out at time of inspection.



9. Exterior Electric Outlets: 110 VAC GFCI - Loose or missing moisture cover. GFCI test fail by electrical box.



10. Hose Bibs: Rotary

11. Gas Meter: Exterior surface mount at side of home



12. Main Gas Valve: Located at gas meter - Ground wire not attached. A licensed plumber is recommended to evaluate and estimate repairs.



## Roof

### Main Roof Surface

1. Method of Inspection: On roof, Ladder at eaves
2. Material: Tin - Metal fastened improperly, A qualified roofing contractor is recommended to evaluate and estimate repairs



3. Flashing: Aluminum, Galvanized - Prone to possible leaks, A qualified roofing contractor is recommended to evaluate and estimate repairs



4. Plumbing Vents: PVC



5. Electrical Mast: Mast with tie back at roof



6. Gutters: Aluminum, Galvanized - Gutters loose, spikes or straps missing, Loose nails, Need cleaning, Leaking



7. Downspouts: Aluminum





## Roof (Continued)

### Northwest Chimney

8. Chimney: Brick - Chimney shows signs of a past leak. A qualified contractor is recommended to evaluate and estimate repairs



9. Flue/Flue Cap: Metal surface mount direct vent, Clay, Stone

10. Chimney Flashing: Aluminum - shows signs of leaks at one time.



## Garage/Carport

### Detached, Side, Rear Garage

1. Type of Structure: Detached Car Spaces: 2

2. Garage Doors: Insulated aluminum - Rollers damaged or missing, Door panels need to be replaced, A qualified contractor is recommended to evaluate and estimate repairs



3. Door Operation: Manual - Loose or missing hardware, Rollers missing



4. Exterior Surface: Wood, Vinyl siding, Fibrous

5. Roof: Tin



6. Ceiling: Exposed framing

7. Walls: Exposed framing

## Garage/Carport (Continued)

8. Floor/Foundation: Poured concrete, Poured slab - Minor floor cracks noted-seal cracks, Spalled foundation corners



9. Electrical: 110 VAC GFCI - Exposed wiring on exterior.



10. Smoke Detector:

## Electrical

1. Service Size Amps: 200 Volts: 110-240 VAC
2. Service: Aluminum



3. 120 VAC Branch Circuits: Copper and aluminum
4. 240 VAC Branch Circuits: Aluminum
5. Aluminum Wiring: Not present
6. Ground: Rod in ground only
7. Smoke Detectors:

exterior Electric Panel

8. Manufacturer: Seimens
9. Maximum Capacity: 200 Amps
10. Main Breaker Size: 200 Amps



## Electrical (Continued)

11. Breakers: Copper and Aluminum



12. AFCI: 110 volt



13. GFCI: At GFCI receptacles only

## Structure

1. Structure Type: Wood frame
2. Foundation: Block, Poured, Stone, Earth
3. Differential Movement: No movement or displacement noted
4. Beams: Solid wood
5. Bearing Walls: Frame
6. Floor/Slab: Composite wood or plywood, Dimensional wood, Poured slab
7. Subfloor: Composite manufactured materials, Dimensional wood, Plywood - Areas of floor are not level. A qualified contractor is recommended to evaluate and estimate repairs

## Attic

Main Attic

1. Method of Inspection: In the attic
2. Roof Framing: Rafter - Water damage present, Water stains present, A structural engineer is recommended to evaluate and estimate repairs



3. Ventilation: Roof and soffit vents



## Attic (Continued)

4. Insulation: Batts, Fiberglass - Insulation has been damaged by moisture. Insufficient insulation present, No insulation present, Recommend additional insulation be installed, A qualified contractor is recommended to evaluate and estimate repairs, Insulation batts have fallen out of position-properly reinstall.



5. Insulation Depth: 1", 3", 6"  
6. Vapor Barrier:  
7. Attic Fan:  
8. House Fan:  
9. Wiring/Lighting:  
10. Moisture Penetration: Previous water penetration noted - Mildew or moisture stains visible, Wood rot, Moisture stains at type "B" vent piping penetration, Moisture stains in attic insulation at plumbing vent penetration.



11. Bathroom Fan Venting:

## Crawl Space

### Main Crawl Space

1. Method of Inspection: In the crawl space  
2. Unable to Inspect: 50%  
3. Access: Partially blocked, Small  
4. Moisture Penetration:  
5. Moisture Barrier:  
6. Ventilation:  
7. Insulation:



8. Vapor Barrier:  
9. Sump Pump: Submerged - Inoperative at time of inspection, Sump pump not connected to dedicated circuit



## Crawl Space (Continued)

Sump Pump: (continued)



10. Electrical: 110 VAC outlets and lighting circuits - Non-GFCI circuit, Remove temporary wiring running through walls -amateur installation, A licensed electrician is recommended to evaluate and estimate repairs



11. HVAC Source: Heating system register

## Heating System

Main Heating System

1. Heating System Operation: Heating system would not turn on.
2. Manufacturer: Unknown manufacturer
3. Model Number: 867768372 Serial Number: L920936834
4. Type: Forced air Capacity: 100,000 BTUHR
5. Area Served: Whole building Approximate Age: 27
6. Fuel Type: Natural gas
7. Heat Exchanger: 4 Burner



8. Distribution: Metal duct
9. Flue Pipe: Single wall



10. Thermostats: Individual
11. Suspected Asbestos: No



## Plumbing

1. Service Line: Copper
2. Main Water Shutoff: Crawl space



3. Water Lines: PVC, Copper
4. Drain Pipes: PVC



5. Vent Pipes: PVC
6. Gas Service Lines: Cast iron



### Utility Room Water Heater

7. Water Heater Operation:
8. Manufacturer: Vanguard
9. Model Number: 6E705 Serial Number: VGNG1197152767
10. Type: Natural gas Capacity: 40 Gal.
11. Flue Pipe: Single wall



12. TPRV and Drain Tube: Copper



## Bathroom

### 1st floor main kitchen Bathroom

---

1. Closet:
2. Ceiling: Paint



3. Walls: Paint and paneling, Wallpaper - Evidence of past or present water leakage. Wall is uneven near the shower wall. Recommend a contractor look at the wall for repairs.
4. Floor: Linoleum - Noted uneven floor due to settlement



5. Doors: Hollow wood
6. Windows:
7. Electrical: 110 VAC GFCI - Faulty GFCI outlet-replace, Suggest evaluation by licensed electrician



8. Counter/Cabinet: Composite and wood
9. Sink/Basin: Molded single bowl
10. Faucets/Traps:
11. Shower/Surround: Fiberglass pan and ceramic tile surround, Fiberglass pan and fiberglass surround

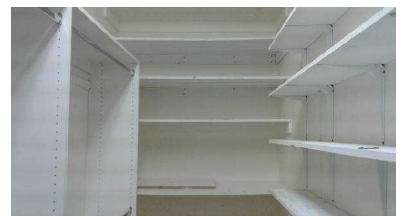


12. Toilets:
13. HVAC Source: Heating system register
14. Ventilation: No ventilation

### 1st floor main "jumbo" Bathroom

---

15. Closet: Walk In, Large



## Bathroom (Continued)

- 16. Ceiling: Paint, Texture paint
- 17. Walls: Paint and paneling, Wallpaper and tile
- 18. Floor: Carpet - Carpet Stained/soiled, This inspection does not cover any damage concealed by carpeting, rugs or furniture



- 19. Windows: Aluminum slider
- 20. Electrical: 110 VAC GFCI
- 21. Counter/Cabinet: Wood, Composite and wood
- 22. Sink/Basin: Molded dual bowl
- 23. Faucets/Traps: Delta fixtures with a PVC trap
- 24. Shower/Surround: Porcelain pan and ceramic tile surround, Porcelain pan and fiberglass surround - Replace old caulking at the shower pan, Loose grout. missing shower head.



- 25. Toilets:



- 26. HVAC Source: Heating system register
- 27. Ventilation: Electric ventilation fan - Fan inoperative

2nd floor main Bathroom

- 28. Closet: Single, Small
- 29. Ceiling: Paint
- 30. Walls: Paint and paneling, Wallpaper - Water damage. Evidence of past or present water leakage, Water stains present, Evidence of past or present water staining, Mold present-potential health concern-needs removal/correction, Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture



- 31. Floor: Linoleum
- 32. Doors:

## Bathroom (Continued)

33. Windows: Aluminum slider - water damage above window sill.



- 34. Electrical: 110 VAC GFCI
- 35. Counter/Cabinet: Composite and wood
- 36. Sink/Basin: Molded single bowl
- 37. Faucets/Traps: Delta fixtures with a PVC trap
- 38. Tub/Surround: Fiberglass tub and ceramic tile surround
- 39. Shower/Surround:
- 40. Toilets:
- 41. HVAC Source: Heating system register
- 42. Ventilation: Window

## Kitchen

### 1st Floor Kitchen

- 1. Cooking Appliances:
- 2. Ventilator: Kenmore
- 3. Disposal: General Electric
- 4. Dishwasher:
- 5. Air Gap Present? No
- 6. Refrigerator:
- 7. Microwave: Kenmore - Power cord would not reach receptical.
- 8. Sink: Porcelain
- 9. Electrical: 110 VAC GFCI - Faulty GFCI outlet-replace, A licensed electrician is recommended to evaluate and estimate repairs



- 10. Plumbing/Fixtures: PVC
- 11. Counter Tops: Formica, Laminate and composite materials
- 12. Cabinets: Laminate and composite materials, Laminate and wood
- 13. Pantry: Single

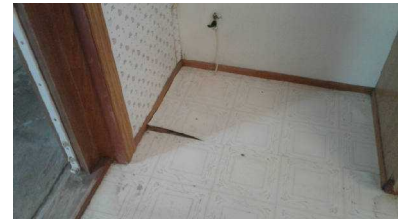


## Kitchen (Continued)

14. Ceiling: Paint - Light above window would not work or bulbs out.  
potential mold on ceiling and water damage.



15. Walls: Wallpaper  
16. Floor: Linoleum, Tile - Raised seams in vinyl flooring-repair



17. Windows: Wood casement, Wood slider - Hard operation, The window will not open, A qualified glazier is recommended to evaluate and estimate repairs  
18. HVAC Source: Heating system register - No heat ducts in the kitchen.

## Bedroom

2nd Floor, Rear Bedroom

1. Closet: Walk In  
2. Ceiling: Paint, Texture paint



3. Walls: Wallpaper, Paint  
4. Floor: Carpet - Carpet Stained/soiled, Worn carpets, This inspection does not cover any damage concealed by carpeting, rugs or furniture  
5. Doors: Hollow wood  
6. Windows: Aluminum slider - Hard operation, Window sticks-improve operation  
7. Electrical: 110 VAC - Install missing junction box cover plates, A licensed electrician is recommended to evaluate and estimate repairs



8. HVAC Source: Heating system register  
9. Smoke Detector:

## Bedroom (Continued)

### 2nd Floor, Front Bedroom

---

- 10. Closet: Single
- 11. Ceiling: Paint, Texture paint



- 12. Walls: Wallpaper, Paint
- 13. Floor: Carpet - Carpet Stained/soiled, This inspection does not cover any damage concealed by carpeting, rugs or furniture
- 14. Doors: Hollow wood
- 15. Windows: Aluminum slider - Window sticks, Window sticks-improve operation, A qualified glazier is recommended to evaluate and estimate repairs
- 16. Electrical: 110 VAC
- 17. HVAC Source: Heating system register
- 18. Smoke Detector:

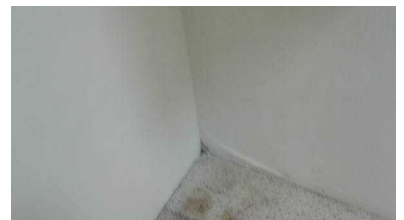
### 1st Floor Master Bedroom

---

- 19. Closet: Large, Walk In - Water stains noted at closet interior wall.
- 20. Ceiling: Paint, Texture paint



- 21. Walls: Wallpaper, Paint
- 22. Floor: Carpet - Damaged carpet, Water damage, Carpet Stained/soiled, Floor shows evidence of previous water penetration/stains, This inspection does not cover any damage concealed by carpeting, rugs or furniture



- 23. Doors: Hollow wood
- 24. Windows: Aluminum slider - Hard operation, Window sticks-improve operation, A qualified glazier is recommended to evaluate and estimate repairs
- 25. Electrical: 110 VAC
- 26. HVAC Source: Heating system register
- 27. Smoke Detector:



## Living Space

### 2nd Floor Hall Living Space

1. Closet:
2. Ceiling: Paint, Texture paint - Loose or peeling paint, Loose plaster, Water stains present, A qualified contractor is recommended to evaluate and estimate repairs
3. Walls: Paint, Paint, Wallpaper - Evidence of past or present water leakage, Loose or peeling paint,
4. Floor: Carpet - Carpet Stained/soiled, Floor shows evidence of previous water penetration/stains, Worn carpets, This inspection does not cover any damage concealed by carpeting, rugs or furniture
5. Windows: Non-opening - Broken glass, A qualified glazier is recommended to evaluate and estimate repairs



6. HVAC Source: Heating system register
7. Smoke Detector: Hard wired with battery back up and light - Inoperative, Evaluation by a fire alarm certified licensed electrician is recommended



### Family Room Living Space

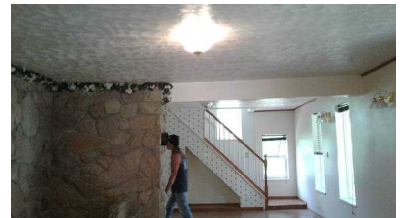
8. Ceiling: Paint, Texture paint



9. Walls: Wallpaper, Paint
10. Floor: Carpet - Worn carpets, Carpet Stained/soiled, This inspection does not cover any damage concealed by carpeting, rugs or furniture
11. Windows: Aluminum slider - Hard operation, Window sticks, Window sticks-improve operation
12. Electrical: 110 VAC
13. HVAC Source: Heating system register
14. Smoke Detector:

### Great Room Living Space

15. Ceiling: Paint, Texture paint



16. Walls: Wallpaper, Paint

## Living Space (Continued)

17. Floor: Vinyl floor covering, Linoleum, Hardwood - Noted uneven floor due to settlement



18. Windows: Aluminum slider - Window sticks, Window sticks-improve operation, Hard operation-needs improvements for ease of operation

19. Electrical: 110 VAC

20. HVAC Source: Heating system register

21. Smoke Detector:

## Laundry Room/Area

1st Floor Laundry Room/Area

1. Ceiling: Texture paint

2. Walls: Paint and paneling, Wallpaper and tile

3. Floor: Linoleum

4. Doors: Hollow wood

5. Electrical: 220 VAC

6. Smoke Detector:

7. HVAC Source:

8. Laundry Tub:

9. Laundry Tub Drain:

10. Washer Hose Bib: Rotary



11. Washer and Dryer Electrical: 220-240 VAC, 110-240 VAC, 220-240 VAC

12. Dryer Vent: Metal flex



13. Dryer Gas Line:

14. Washer Drain: Wall mounted drain

15. Floor Drain:



## 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. Fences: Wood, Picket - Needs replacement, Wood rot or pest damage, A qualified contractor is recommended to evaluate and estimate repairs



Exterior

2. Patio Door: Metal sliding, Metal entry door - Screen door off track, Rollers need to be replaced. A qualified contractor is recommended to evaluate and estimate repairs



### Roof

3. Gutters: Aluminum, Galvanized - Gutters loose, spikes or straps missing, Loose nails, Need cleaning, Leaking
4. Northwest Chimney Chimney: Brick - Chimney shows signs of a past leak. A qualified contractor is recommended to evaluate and estimate repairs
5. Northwest Chimney Chimney Flashing: Aluminum - shows signs of leaks at one time.



## Marginal Summary (Continued)

### Garage/Carport

6. Detached, Side, Rear Garage Floor/Foundation: Poured concrete, Poured slab - Minor floor cracks noted-seal cracks, Spalled foundation corners



### Structure

7. Subfloor: Composite manufactured materials, Dimensional wood, Plywood - Areas of floor are not level. A qualified contractor is recommended to evaluate and estimate repairs

### Bathroom

8. 1st floor main kitchen Bathroom Shower/Surround: Fiberglass pan and ceramic tile surround, Fiberglass pan and fiberglass surround

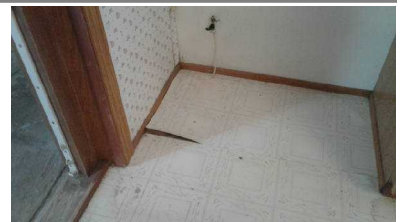


9. 1st floor main "jumbo" Bathroom Floor: Carpet - Carpet Stained/soiled, This inspection does not cover any damage concealed by carpeting, rugs or furniture



### Kitchen

10. 1st Floor Kitchen Floor: Linoleum, Tile - Raised seams in vinyl flooring-repair



11. 1st Floor Kitchen Windows: Wood casement, Wood slider - Hard operation, The window will not open, A qualified glazier is recommended to evaluate and estimate repairs

### Bedroom


12. 2nd Floor, Rear Bedroom Floor: Carpet - Carpet Stained/soiled, Worn carpets, This inspection does not cover any damage concealed by carpeting, rugs or furniture
13. 2nd Floor, Rear Bedroom Windows: Aluminum slider - Hard operation, Window sticks-improve operation
14. 2nd Floor, Front Bedroom Floor: Carpet - Carpet Stained/soiled, This inspection does not cover any damage concealed by carpeting, rugs or furniture

## Marginal Summary (Continued)

15. 2nd Floor, Front Bedroom Windows: Aluminum slider - Window sticks, Window sticks-improve operation, A qualified glazier is recommended to evaluate and estimate repairs
16. 1st Floor Master Bedroom Closet: Large, Walk In - Water stains noted at closet interior wall.
17. 1st Floor Master Bedroom Windows: Aluminum slider - Hard operation, Window sticks-improve operation, A qualified glazier is recommended to evaluate and estimate repairs

### Living Space

---

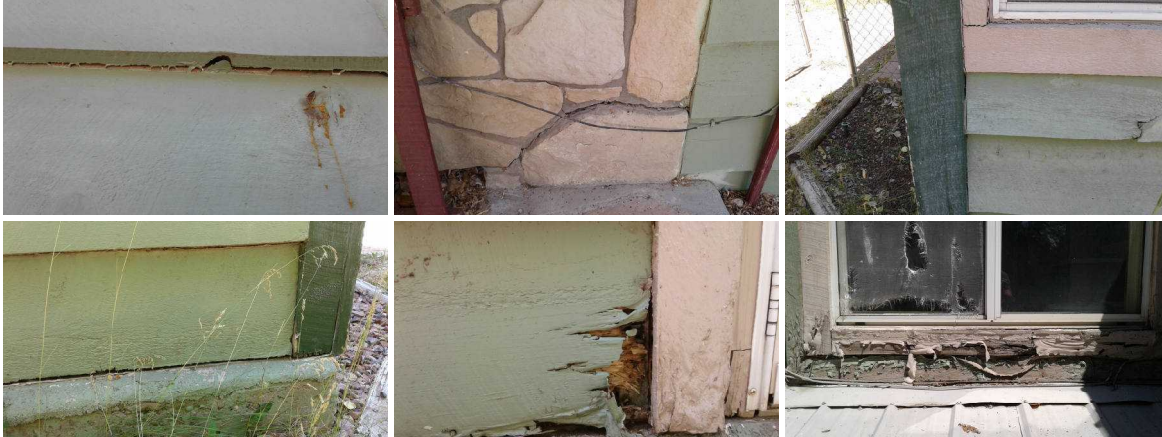
18. 2nd Floor Hall Living Space Ceiling: Paint, Texture paint - Loose or peeling paint, Loose plaster, Water stains present, A qualified contractor is recommended to evaluate and estimate repairs
  19. 2nd Floor Hall Living Space Walls: Paint, Paint, Wallpaper - Evidence of past or present water leakage, Loose or peeling paint,
  20. 2nd Floor Hall Living Space Floor: Carpet - Carpet Stained/soiled, Floor shows evidence of previous water penetration/stains, Worn carpets, This inspection does not cover any damage concealed by carpeting, rugs or furniture
  21. Family Room Living Space Floor: Carpet - Worn carpets, Carpet Stained/soiled, This inspection does not cover any damage concealed by carpeting, rugs or furniture
  22. Family Room Living Space Windows: Aluminum slider - Hard operation, Window sticks, Window sticks-improve operation
  23. Great Room Living Space Floor: Vinyl floor covering, Linoleum, Hardwood - Noted uneven floor due to settlement
- 
24. Great Room Living Space Windows: Aluminum slider - Window sticks, Window sticks-improve operation, Hard operation-needs improvements for ease of operation

## 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.

### Exterior

1. North, East, South, West, 1st Floor Exterior Surface Type: Wood - Paint peeling, Rot noted, Stress cracks



2. Trim: Wood - Wood rot, Damaged, Missing, Loose

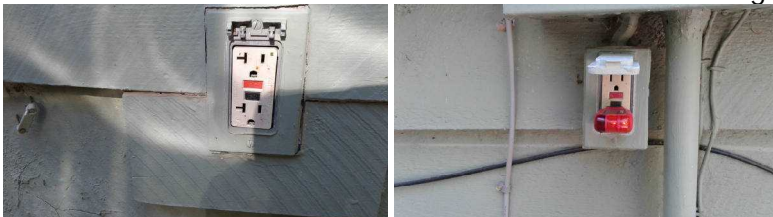


3. Entry Doors: Metal - Storm door on entry door has missing glass. A qualified contractor is recommended to evaluate and estimate repairs

4. Window Screens: Vinyl mesh - Screen is torn and will need repair, A qualified contractor is recommended to evaluate and estimate repairs



5. Exterior Electric Outlets: 110 VAC GFCI - Loose or missing moisture cover. GFCI test fail by electrical box.



6. Main Gas Valve: Located at gas meter - Ground wire not attached. A licensed plumber is recommended to evaluate and estimate repairs.



## Exterior (Continued)

Main Gas Valve: (continued)



Roof

7. Main Roof Surface Material: Tin - Metal fastened improperly, A qualified roofing contractor is recommended to evaluate and estimate repairs



8. Flashing: Aluminum, Galvanized - Prone to possible leaks, A qualified roofing contractor is recommended to evaluate and estimate repairs



Garage/Carport

9. Detached, Side, Rear Garage Garage Doors: Insulated aluminum - Rollers damaged or missing, Door panels need to be replaced, A qualified contractor is recommended to evaluate and estimate repairs



10. Detached, Side, Rear Garage Door Operation: Manual - Loose or missing hardware, Rollers missing



11. Detached, Side, Rear Garage Electrical: 110 VAC GFCI - Exposed wiring on exterior.

## Garage/Carport (Continued)

Electrical: (continued)



## Attic

12. Main Attic Roof Framing: Rafter - Water damage present, Water stains present, A structural engineer is recommended to evaluate and estimate repairs



13. Main Attic Insulation: Batts, Fiberglass - Insulation has been damaged by moisture. Insufficient insulation present, No insulation present, Recommend additional insulation be installed, A qualified contractor is recommended to evaluate and estimate repairs, Insulation batts have fallen out of position-properly reinstall.

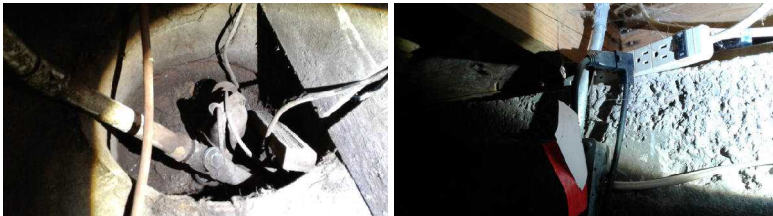


14. Main Attic Moisture Penetration: Previous water penetration noted - Mildew or moisture stains visible, Wood rot, Moisture stains at type "B" vent piping penetration, Moisture stains in attic insulation at plumbing vent penetration.



## Crawl Space

15. Main Crawl Space Sump Pump: Submerged - Inoperative at time of inspection, Sump pump not connected to dedicated circuit



## Defective Summary (Continued)

16. Main Crawl Space Electrical: 110 VAC outlets and lighting circuits - Non-GFCI circuit, Remove temporary wiring running through walls -amateur installation, A licensed electrician is recommended to evaluate and estimate repairs



## Bathroom

17. 1st floor main kitchen Bathroom Walls: Paint and paneling, Wallpaper - Evidence of past or present water leakage. Wall is uneven near the shower wall. Recommend a contractor look at the wall for repairs.
18. 1st floor main kitchen Bathroom Floor: Linoleum - Noted uneven floor due to settlement



19. 1st floor main kitchen Bathroom Electrical: 110 VAC GFCI - Faulty GFCI outlet-replace, Suggest evaluation by licensed electrician



20. 1st floor main "jumbo" Bathroom Shower/Surround: Porcelain pan and ceramic tile surround, Porcelain pan and fiberglass surround - Replace old caulking at the shower pan, Loose grout. missing shower head.



21. 2nd floor main Bathroom Walls: Paint and paneling, Wallpaper - Water damage. Evidence of past or present water leakage, Water stains present, Evidence of past or present water staining, Mold present-potential health concern-needs removal/correction, Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture



22. 2nd floor main Bathroom Windows: Aluminum slider - water damage above window sill.

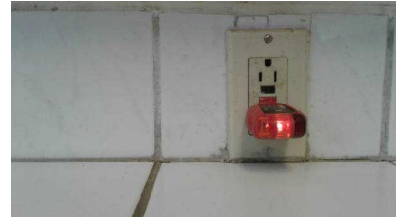




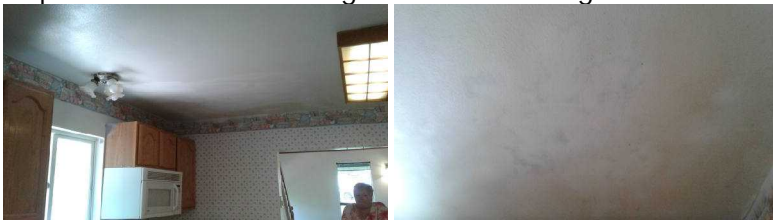
## Defective Summary (Continued)

### Kitchen

23. 1st Floor Kitchen Electrical: 110 VAC GFCI - Faulty GFCI outlet-replace, A licensed electrician is recommended to evaluate and estimate repairs



24. 1st Floor Kitchen Ceiling: Paint - Light above window would not work or bulbs out. potential mold on ceiling and water damage.



25. 1st Floor Kitchen HVAC Source: Heating system register - No heat ducts in the kitchen.

### Bedroom

26. 2nd Floor, Rear Bedroom Electrical: 110 VAC - Install missing junction box cover plates, A licensed electrician is recommended to evaluate and estimate repairs



27. 1st Floor Master Bedroom Floor: Carpet - Damaged carpet, Water damage, Carpet Stained/soiled, Floor shows evidence of previous water penetration/stains, This inspection does not cover any damage concealed by carpeting, rugs or furniture



### Living Space

28. 2nd Floor Hall Living Space Windows: Non-opening - Broken glass, A qualified glazier is recommended to evaluate and estimate repairs



29. 2nd Floor Hall Living Space Smoke Detector: Hard wired with battery back up and light - Inoperative, Evaluation by a fire alarm certified licensed electrician is recommended





Defective Summary (Continued)