

# Inspections, Plus

08:17 September 21, 2007

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Carell, Lisa

## Definitions

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

S	Satisfactory	Functional with no obvious signs of defect.
NI	Not Present/Inspected	Item not present or not found or the item was unable to be inspected for some reason
CI	Client Information	Information or maintenance tip.
M	Maintenance Required	Item is not fully functional, due to normal wear and tear, and requires repair or servicing in the near future.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Street: **2 Tarot Court**

City, State, Zip: **Marlboro, NJ 07746**

Building Type: **Single family** Style: **2 story** Garage: **Attached, /detached**

Estimated Age: **1 year** Property Occupied: **Yes**

Space Below Grade: **Basement**

Water Source: **city** How Verified: **Multiple Listing Service**

Sewage Disposal: **city** How Verified: **Visual Inspection**

Electric On:  Yes  No  Not Applicable

Water On:  Yes  No  Not Applicable

Gas/Oil On:  Yes  No  Not Applicable

General Comments: **The home has maintenance and aging of systems typical of it's age. As a general item it is recommended that all crown molding be recaulked and painted for cosmetic reasons.**

### Client Information:

Client Name:

Client Address:

City, State, Zip:

Client Phone Number: **732-462-7580**

Client E-Mail:

Fee Paid: **\$585** How Paid: **Check**

### Inspector and Inspection Day Information

Inspector: **Phillip R. Hinman**

Company Name **Inspections, Plus**

Company Address **1 Charter Oak Place**

City **Clementon** State **NJ** Zip **8021**

Inspection Company Phone: **856-784-2835** Fax: **856-784-5013**

NJ License Number: **24GI00061200**

Inspection Date: **May 2, 2007** Entrance Faces: **N/A**

General Information (Continued)
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Start Time: 2 pm End Time: 7 pm

Weather: Clear Soil Conditions: Dry

Temperature: 60 's

General Information (Continued)
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## **Additional Property Information**

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Wood Destroying Insects: [Recommend hiring an exterminator for a service contract.](#)

Environmental Issues: [This visual inspection is not intended to be a complete environmental inspection, nor a mold, asbestos, lead paint, well, septic system or contaminated soils inspection.](#)

[We have attempted to report any conditions observed which may indicate the presence of one or any of the above items.](#)

[We recommend that the appropriate professional be consulted should there be any indication of the presence of mold, asbestos, lead paint, wells, septic system or contaminated soils.](#)

## Roof

S N I C I M D

### The Roof Surface

1. Method of Inspection: **Ladder at eaves**
2. Style of Roof: **Intersecting gables**
3. Layers of Existing Roofing: **One layer of roof shingles are present.**
4. Approximate Age: **New**
5. Life Expectancy **17-20 Years with routine maintenance**
6.      Material and Condition: **Asphalt shingle** **There were raised shingles noted on the front of the home. The shingles need to be sealed down to prevent blow off.**
7.      Material and Condition: **Metal and roll roofing**

S N I C I M D

### All Miscellaneous Roof Items

8.      Flashing: **Aluminum**
9.      Plumbing Vents: **PVC**
10.      Electrical Connection to the Home: **Underground utilities**
11.      Valleys: **Asphalt shingle, overlapped**
12.      Skylights: **Insulated glass on curb**
13.      Gutters: **Aluminum** **Important maintenance tip-The maintenance of gutters and downspouts are critical to controlling roof water run off. Problems often caused by allowing water to run along the foundation are hydrostatic pressure which can damage foundation walls and water infiltration into basement/crawlspace. Ponding of water will also damage root systems of plants and grass.**
14.      Downspouts: **Aluminum** **Be sure all splash blocks are pitched away from the home, all downspouts have elbows and that the water can be diverted at least 5' away from the foundation. All storm water should be diverted out of flower and landscaping beds. Have a licensed and qualified handyman/gutter contractor repair as required**

## Exterior Wall Finishes

S N I C I M D

Predominant Exterior Finish \_\_\_\_\_

1.      Type: Vinyl siding on wood frame walls **The improper vinyl accessory was used at the inside corners and the building paper is showing. Install closure piece as required for cosmetic and to prevent leaks**

Front Wall Exterior Finish \_\_\_\_\_

2.      Type: Stone on wood frame walls

3. \_\_\_\_\_ Exterior Details

S N I C I M D

4.      Architectural Trim: Composite columns supporting the front porch **The front column base is twisted and out of alignment and needs to be repainted. There is a missing shutter on the right-hand side of the home. Installed to complete the exterior**

5.      Soffit, Fascia, and Rakes: Vented vinyl soffit and metal fascia **In the rear of the home a piece of the soffit is short at the inside corner above the family room. There is a noise noted in the right rear bedroom. It may be loose soffit/materials. Remove a piece of soffit to be sure there is no trash or debris responsible for the noise**

6.      Door Bell: Hard wired

7.      Windows: Mix of windows types. See room schedule for details

8.      Exterior Lighting: Surface mount

9.      Exterior Electric Outlets: 120 VAC GFCI present

10.      Hose Bibbs: Gate

11.      Gas Meter: Exterior surface mount with shut off valve at meter

## Lots and Grounds

S N I C I M D

1.      Street Walks: Concrete **Remove the forms used to pour new sidewalk**

2.      Service Walks: Concrete

3.      Driveway: Architectural pavers

4.      Grading: Moderate slope

5.      Landscaping: Trees, shrubs and mulch **The mulch beds have been installed to close to the framing of the home which will allow easy access for insects and moisture the damage the home**

6.      Landscape/Lampost Lighting: Electric lamppost

7.      Main Steps/Stoops: Architectural pavers

8.      Rear Steps/Stoops: Architectural pavers

9.      Front Porch: Open air style

10.      Front Porch Floor: Architectural pavers

11.      Patio: Work in progress

12.      Retaining Walls: Stone

S N I C I M D

## Garage

**The Garage**

1. Type of Structure: Wood frame Car Spaces: 3
2.      Garage Doors: Metal overhead
3.      Floor/Foundation: Concrete walls and floor
4.      Door Operation: Auto reverse with electric door opener **The center door is not properly installed and does not seal at the apron when closed**
5.      Roof Structure: Wood truss
6.      Windows: Wood double hung
7.      Walls: Drywall
8.      Ceiling: Drywall
9.      Firewall Separation Wall: Drywall **There is no identification on the drywall to be certain of it's fire rating. Homes built at the time were typically constructed using 5/8" fire rated drywall on the walls and ceilings. If living space is above the garage 2 layers of 5/8" is required. Ask seller for any information available about the drywall of the home.**
10.      Rated Door: Steel insulated door
11.      Garage Stairs: Concrete stairs and wood railings
12.      Exit Door: Steel insulated door
13.      Electrical: 120 VAC outlets and lighting circuits
14. GFCI Outlets:  Yes  No

## Attic

S N I C I M D

**Den Attic**

1.      Accessed by: Pull Down stairs in a bedroom **There is no insulation over the pull down stairs when they are closed. Recommend building an insulation tent over the pull down stairs to complete the insulation envelope.**
2. Method of Inspection: In the attic
3.      Ventilation: Ridge and soffit vents
4.      Insulation: Batts
5.      Vapor Barrier: Paper
6.      Insulation Depth: 10" **Insulation has been removed/displaced and uniform coverage in no longer present, is missing at the intersection of the planes are of cathedral ceilings, and is missing over recessed light fixtures and ductwork penetration. Place all insulation in the attic so that the coverage is 100% and uniform to complete the insulation envelope. Have a licensed and qualified insulation contractor evaluate and estimate the required repairs**
7.      Attic/Whole House Fan: Direct drive **The controls for the attic fan cannot be reached without the use of the ladder. It is recommended to lower the controls so the limits can be easily and safely**
8.      Wiring/Lighting: 120 VAC and lighting
9.      Moisture Penetration: None noted
10.      Bathroom Fan Venting: Bath fan venting through the roof
11. Attic Storage Details  No Storage  Light  Heavy  Not Floored  Partial Floored  Floored
12.      Storage Comments: **Alert! Pre-manufactured roof trusses are not designed for storage. Stored items may impact the structural integrity of the roof truss system. This applies to all roof areas with roof truss construction**

Bedroom
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S N I C I M D

Master Bedroom

- |     |                                     |                          |                          |                          |                                     |   |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling: Painted drywall  |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Walls: Painted drywall  |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Floor: Carpet   |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Entrance Doors: 2 Panel Hardboard <b>Install the keeper to the double door in the master bedroom sitting room</b> |
| 5.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Windows: Wood double hung <b>Replace the broken glass on the side wall window.</b>                                |
| 6.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Closet & Door: Average size, 2 Walk In <b>The door does not latch to the closet in the sitting room</b>           |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Electrical: 120 VAC outlets and lighting circuits   |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling Fixture/Fan: Ceiling fan with light kit, Recessed lighting  |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | HVAC Source: Ceiling register   |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Cold Air Returns: Central return utilized   |

Left Front Bedroom

- |     |                                     |                          |                          |                          |                                     |  |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling: Painted drywall   |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Walls: Painted drywall   |
| 13. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Floor: Carpet <b>Stretch the carpet as required for a uniform finish</b> |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Entrance Doors: 2 Panel Hardboard  |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Windows: Vinyl double hung   |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Closet & Door: Walk In   |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Electrical: 120 VAC outlets and lighting circuits                        |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling Fixture/Fan: Ceiling fan with light kit                          |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | HVAC Source: Ceiling register  |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Cold Air Returns: Central return utilized                                |

Right Front Bedroom

- |     |                                     |                          |                          |                          |                          |  |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted drywall   |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted drywall   |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet  |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entrance Doors: 2 Panel Hardboard                                  |
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood double hung  |
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet & Door: Walk In   |
| 27. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 120 VAC outlets and lighting circuits                  |
| 28. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling Fixture/Fan: Ceiling fan with light kit, Recessed lighting |
| 29. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Ceiling register                                      |
| 30. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cold Air Returns: Ceiling  |

Right Rear Bedroom

- |     |                                     |                          |                          |                          |                          |  |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 31. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted drywall   |
| 32. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted drywall   |
| 33. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet  |
| 34. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entrance Doors: 2 Panel Hardboard                                  |
| 35. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood double hung  |
| 36. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet & Door: Walk In   |
| 37. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 120 VAC outlets and lighting circuits                  |
| 38. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling Fixture/Fan: Ceiling fan with light kit, Recessed lighting |
| 39. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Ceiling register                                      |
| 40. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cold Air Returns: High return                                      |

First Floor Bedroom

- |     |                                     |                          |                          |                          |                                     |  |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 41. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling: Painted drywall   |
| 42. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Walls: Painted drywall   |
| 43. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Floor: Carpet  |
| 44. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Entrance Doors: 2 Panel Hardboard <b>The door rubs on the carpet. Cut the door to avoid damaging the pile of the carpet.</b> |

## Bedroom (Continued)

- 45.      Windows: Wood double hung
- 46.      Closet & Door: (2) Average size **The door rubs on the carpet. Cut the door to avoid damaging the pile of the carpet.**
- 47.      Electrical: 120 VAC outlets and lighting circuits
- 48.      Ceiling Fixture/Fan: Ceiling fan with light kit
- 49.      HVAC Source: Floor register
- 50.      Cold Air Returns: High return

## Bathroom

S N I C I M D

### Left Front Bedroom Bathroom

- 1.      Ceiling: Painted drywall
- 2.      Walls: Painted drywall
- 3.      Floor: Ceramic tile **Repair all tiles not flush with adjacent tiles**
- 4.      Entrance Doors: 2 Panel Hardboard
- 5.      Linen Closet: Average size **Repaint the door where it has been repaired for cosmetic reasons**
- 6.      Electrical: 120 VAC GFCI and lighting circuits
- 7.      GFCI Outlets: 120 VAC GFCI
- 8.      Cabinets: Wood with raised panel doors **Adjust clearances of the doors for a uniform appearance/reveal**
- 9.      Counters: Solid surface top with integral bowl
- 10.      Faucet and Trap: Brushed finish
- 11.      Toilets: Kohler
- 12.      Bathtub: Fiberglass tub **Maintain a good caulk joint at the tub, floor and walls to prevent water infiltration the the substrate. Water reaching this area can cause mold/rot to the substrate**
- 13.      Bathtub Walls: Ceramic tile
- 14.      Tub Faucets: Brushed finish
- 15.      Tub/Shower Enclosure: Shower curtain
- 16.      HVAC Source: Ceiling register
- 17.      Ventilation: Electric ventilation fan
- 18.      Inspectors' Notes: **Maintenance tip A good caulk joint should be installed at the floor where the tub, shower, toilet and baseboard meet to stop water infiltration to the substrate. Water can damage the substrate during normal use of the room and while cleaning the floor. A good caulk joint should be installed around all faucets and shower heads, where the surrounds meet the tub decks and shower pans because water can leak behind the fixtures/faucets and damage the substrate.**

### Master Bathroom

- 19.      Ceiling: Painted drywall
- 20.      Walls: Papered drywall
- 21.      Floor: Ceramic tile
- 22.      Entrance Doors: 2 Panel Hardboard **The door to the toilet room is sticking. Repair and repaint as required**
- 23.      Windows: Wood casement
- 24.      Electrical: 120 VAC GFCI and lighting circuits
- 25.      GFCI Outlets: 120 VAC GFCI
- 26.      Cabinets: Wood with raised panel doors
- 27.      Counters: Granite
- 28.      Sink/Basin: Undermounted bowl

## Bathroom (Continued)

- 29.      Faucet and Trap: Brushed finish
- 30.      Toilets: Kohler
- 31.      Bathtub: Fiberglass tub It is recommended that cement/plaster be installed uniformly under the entire bottom of the tub as per manufacturer's recommendations.  
Install a backer for the screws at the bottom of the access panel so the access panel stays in place
- 32.      Bathtub Walls: Ceramic tile Remove the caulk/grout and re caulk the tile at the wall and tub deck.
- 33.      Tub Faucets: Brushed finish
- 34.      Shower: Ceramic tile pan
- 35.      Shower Walls: Composite tile walls It is recommended that the shower door sill be canted so water runs into the shower and not on the bathroom floor  
A penetrating moisture meter indicated that there is moisture behind the tile at the shower seat and floor. It is recommended that all grout at inside corners be removed and a matching siliconized acrylic caulk be used to seal these joints.  
It is also recommended that due to the moisture noted that repair of this area be left as an open item for the next year rather than remove and replace the tile at this time because there does not appear to be any damage to the substrate.
- 36.      Shower Faucets: Brushed finish Secure the handle to the valve stem and adjust the water pressure so all body sprays have the same pressure
- 37.      Tub/Shower Enclosure: Frameless doors
- 38.      HVAC Source: Ceiling register
- 39.      Ventilation: Electric ventilation fan
- 40.      Inspectors' Notes: Maintenance tip A good caulk joint should be installed at the floor where the tub, shower, toilet and baseboard meet to stop water infiltration to the substrate. Water can damage the substrate during normal use of the room and while cleaning the floor.  
A good caulk joint should be installed around all faucets and shower heads, where the surrounds meet the tub decks and shower pans because water can leak behind the fixtures/faucets and damage the substrate.

### Jack and Jill Bathroom

- 41.      Ceiling: Painted drywall
- 42.      Walls: Painted drywall
- 43.      Floor: Ceramic tile
- 44.      Entrance Doors: 2 Panel Hardboard
- 45.      Linen Closet: Average size
- 46.      Electrical: 120 VAC GFCI and lighting circuits
- 47.      GFCI Outlets: 120 VAC GFCI
- 48.      Cabinets: Wood with raised panel doors Adjust clearances of the doors for a uniform appearance/reveal
- 49.      Counters: Solid surface top with integral bowl
- 50.      Faucet and Trap: Split finish fixtures
- 51.      Toilets: Kohler
- 52.      Bathtub: Fiberglass tub
- 53.      Bathtub Walls: Ceramic tile
- 54.      Tub Faucets: Split finish fixtures
- 55.      Tub/Shower Enclosure: Shower curtain
- 56.      HVAC Source: Low side wall registers It is recommended that another heat source be installed in this bathroom to provide an evenly heated and cooled room
- 57.      Ventilation: Electric ventilation fan

## Bathroom (Continued)

### 1st Floor Hall Bathroom

- |     |                                     |                          |                          |                          |                          |  |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 58. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted drywall                       |
| 59. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted drywall                         |
| 60. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Ceramic tile                            |
| 61. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entrance Doors: 2 Panel Hardboard              |
| 62. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Awning                                |
| 63. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 120 VAC GFCI and lighting circuits |
| 64. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GFCI Outlets: 120 VAC GFCI                     |
| 65. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cabinets: Wood with raised panel doors         |
| 66. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counters: Granite                              |
| 67. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Basin: Undermounted bowl                  |
| 68. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Faucet and Trap: Brass/Gold Fixtures           |
| 69. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets: Kohler                                |
| 70. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bathtub: Fiberglass tub                        |
| 71. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bathtub Walls: Ceramic tile                    |
| 72. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tub Faucets: Brass/Gold Fixtures               |
| 73. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tub/Shower Enclosure: Shower curtain           |
| 74. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Low side wall registers           |
| 75. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Electric ventilation fan          |

## Foyer and Upper Hallways

### The Foyer & Upper Hallways

- |     |                                     |                          |                          |                          |                                     |  |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceilings: Painted drywall  |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Walls: Painted drywall   |
| 3.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Floors: Hardwood <b>It is recommended that the nosing to the family room be replaced with the same species of wood used for the floors. Replace all floor boards at the walls where incorrect fasteners were used and poor patching techniques were implemented to hide the holes.</b> |
| 4.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Main Entrance Door: Fiberglass with sidelights <b>Sand and repaint the fluted architectural trim around the front door to provide a uniform and smooth finish</b>  |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Interior Doors: 2 Panel Hardboard  |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Foyer Closet: Average size   |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Windows: Fixed wood/vinyl/aluminum   |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Electrical: 120 VAC outlets and lighting circuits  |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling Fixture/Fan Hanging light fixture, Recessed lighting   |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | HVAC Source: Ceiling register , Floor register   |
| 11. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Main Stair: Wood stairs with metal balusters and wood handrail <b>Install a new tread where it is short. The tread should be extended so that it is cut flush against the finish wall. This needs to be completed on set of stairs</b>   |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Secondary Stair: Wood stairs with metal balusters and wood handrail  |

## Living Spaces

S N I C I M D

### Living Room

- |    |                                     |                          |                          |                          |                          |   |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted drywall                          |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted drywall                            |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Hardwood                                   |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood double hung                         |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 120 VAC outlets and lighting circuits |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling Fixture/Fan: Recessed lighting            |

## Living Spaces (Continued)

7.      HVAC Source: Floor register

8.      Cold Air Returns: High return

**Dining Room**

9.      Ceiling: Painted drywall

10.      Walls: Painted drywall

11.      Floor: Hardwood

12.      Windows: Wood double hung **Replace the cracked sash lock**

13.      Electrical: 120 VAC outlets and lighting circuits

14.      Ceiling Fixture/Fan: Hanging light fixture, Recessed lighting

15.      HVAC Source: Floor register

16.      Cold Air Returns: None noted

**Family Room**

17.      Ceiling: Painted drywall

18.      Walls: Painted drywall

19.      Floor: Carpet **When standing in the family room looking towards the street the floor squeaks near the step up to the foyer. It was noted in the basement that the subfloor was not nailed in this area. Repair as required**

20.      Windows: Wood casement

21.      Electrical: 120 VAC outlets and lighting circuits

22.      Ceiling Fixture/Fan: Ceiling fan with light kit, Recessed lighting

23.      HVAC Source: Floor register

24.      Cold Air Returns: High return

**Den Room**

25.      Ceiling: Painted drywall

26.      Walls: Painted drywall

27.      Floor: Ceramic tile

28.      Interior Doors: French doors **Remove and reinstall the lever handle properly**

29.      Closet: No clothes closet

30.      Windows: Wood double hung, Wood casement

31.      Electrical: 120 VAC outlets and lighting circuits

32.      Ceiling Fixture/Fan: Recessed lighting

33.      HVAC Source: Floor register

34.      Cold Air Returns: Low side wall

**Exercise Room**

35.      Ceiling: Painted drywall

36.      Walls: Painted drywall

37.      Floor: Carpet **There is a slight hump in the floor of no concern at this time. The carpet seam is visible and unacceptable. Repair as required to provide an invisible seam**

38.      Interior Doors: French doors

39.      Closet: No clothes closet

40.      Windows: Wood double hung

41.      Electrical: 120 VAC outlets and lighting circuits

42.      Ceiling Fixture/Fan: Recessed lighting

43.      HVAC Source: Ceiling register

44.      Cold Air Returns: Central return utilized

**Home Office Room**

45.      Ceiling: Painted drywall

46.      Walls: Papered drywall, wood wainscoting

47.      Floor: Hardwood **The same condition as to foyer exists in this room**

48.      Interior Doors: French doors **One of the double doors is warped and is uneven when closed. Replace the door as required**

49.      Closet: No clothes closet

## Living Spaces (Continued)

- 50.      Windows: Wood double hung
- 51.      Electrical: 120 VAC outlets and lighting circuits
- 52.      Ceiling Fixture/Fan: Recessed lighting
- 53.      HVAC Source: Floor register
- 54.      Cold Air Returns: High return

## Powder Room

- |     | S                                   | NI                       | CI                                  | M                        | D                                   |   |
|-----|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Ceiling: Painted drywall  |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Walls: Painted drywall  |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Floor: Wood floors  |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Entrance Door: 2 Panel Hardboard  |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Electrical: 120 VAC GFCI and lighting circuits  |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | GFCI Outlets: 120 VAC GFCI  |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Sink/Basin: Pedestal  |
| 8.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Faucets/Traps: Black <span style="color: red;">There appears to be some debris in the trap. Remove and clean the trap.</span>   |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Toilets: Kohler   |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | HVAC Source: Low side wall registers  |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Ventilation: Electric ventilation fan   |
| 12. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Inspectors' Notes: <span style="color: green;">Maintenance tip A good caulk joint should be installed at the floor where at the base of the toilet and where the baseboard meets to stop water infiltration to the substrate. Water can damage the substrate during normal use of the room and while cleaning the floor. A good caulk joint should be installed around all wall mounted sinks and counter tops for sanitary reasons.</span> |

## Fireplace/Wood Stove

- |                       | S                                   | NI                                  | CI                       | M                        | D                        |  |
|-----------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| Family Room Fireplace |                                     |                                     |                          |                          |                          |  |
| 1.                    | Type: Gas log                       |                                     |                          |                          |                          |  |
| 2.                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fireplace Construction: Prefab                                   |
| 3.                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Firebox Construction: Metal walls and floor                      |
| 4.                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Flue: Direct rear vent   |
| 5.                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Damper: Not visible  |
| 6.                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Chamber: Requires disassembly to check                     |
| 7.                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fireplace Facing/Mantel: Wood mantel with natural stone surround |
| 8.                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hearth: Flush mounted  |

## Bar

- |         | S                                   | NI                       | CI                       | M                        | D                        |  |
|---------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| The Bar |                                     |                          |                          |                          |                          |  |
| 1.      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bar Top: Granite                               |
| 2.      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink: Undermounted bowl                        |
| 3.      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plumbing/Fixtures: Brushed finish              |
| 4.      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 120 VAC GFCI and lighting circuits |
| 5.      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GFCI Outlets: 120 VAC GFCI                     |
| 6.      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wine Refrigerator: Appeared serviceable        |

## Kitchen

S N I C I M D

& Nook Kitchen

- |                              |                                     |                          |                                     |                          |                          |                          |  |
|------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| 1.                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted drywall   |
| 2.                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted drywall   |
| 3.                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Ceramic tile  |
| 4.                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Interior Doors: 2 Panel Hardboard  |
| 5.                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Pantry: Average  |
| 6.                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood double hung  |
| 7.                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Door: Glass sliding door  |
| 8.                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 120 VAC and 120 VAC GFCI outlets and lighting circuits   |
| 9.                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GFCI Outlets: 120 VAC GFCI   |
| 10.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Main Ceiling Fixture: Hanging light fixture  |
| 11.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Nook Fixture: Hanging light fixture  |
| 12.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Floor register  |
| 13. Cabinets and Appliances: |                                     |                          |                                     |                          |                          |                          |  |
| 14.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cabinets: Wood with raised panel doors   |
| 15.                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter Tops/Backsplash: Granite <span style="color: green;">Caulk around the sink and where the back splash meets the wall for sanitary reasons.</span> |
| 16.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink: Undermounted bowl  |
| 17.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plumbing/Fixtures: Brushed finish  |
| 18.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cooking Appliances: Gas Range wall oven  |
| 19.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilator: Hood over the range  |
| 20.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dishwasher: Kitchen-Aid  |
| 21.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | High Loop or Air Gap Present? High loop is present   |

## Laundry Room/Area

S N I C I M D

The Laundry Room/Area

- |     |                                     |                          |                                     |                          |                          |                          |   |
|-----|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Painted drywall  |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Painted drywall  |
| 3.  | <input checked="" type="checkbox"/> | <input 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"/> | <input type="checkbox"/> | Entrance Door: 2 Panel Hardboard  |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood double hung   |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Floor register   |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 120 VAC outlets and lighting circuits   |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Electric: 120 VAC  |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Drain: Wall mounted drain  |
| 10. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Connection: Gate <span style="color: green;">Be sure to use reinforced hoses for the washer water connection for additional protection from bursting water lines</span> |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Electric: 120 VAC   |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Gas Line: Black iron pipe and flex  |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Vent: Metal flex  |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Laundry Tub: Appears serviceable  |

## Plumbing

S N I C I M D

The Water Main: \_\_\_\_\_

1.      Main Water Service Line: **Appears serviceable**
2.      Main Water Shutoff: **Basement It is recommended that water valves throughout the the home be operated annually to ensure that corrosion does not freeze up the valves. This will ensure that the valves will function in and in emergency/maintenance condition**
3.      Interior Water Lines: **Copper**

The Sanitary Sewer Main: \_\_\_\_\_

4.      Street Line: **PVC This line can only be inspected from the interior and there is no way to warrant it's condition outside of the foundation wall.**
5.      Interior Drain Lines: **PVC**
6.      Roof Vent Pipes: **PVC**

The Water Heater \_\_\_\_\_

7. Manufacturer: **American**
  8. Model Number: **PVG 62-75T75-3NV** Serial Number: **0548108817**
  9. Type: **Natural gas** Capacity: **75 Gallon**
  10. Approximate Age: **1 Year** Area Served: **Entire home**
  11. Life Expectancy: **10-15 Years with diligent maintenance**
  12.      Water Heater Operation: **Appears serviceable It is recommended to tie securely the plug for the draft hood to prevent it coming loose and allowing flue gases into the home**
  13.      Flue Pipe: **Metal vent**
  14.      TPRV and Drain Tube: **Copper**
- The Interior Gas Lines \_\_\_\_\_
15.      Interior Gas Lines: **Black iron pipe and flex lines**
  16.      Inspector's Notes: **Miscellaneous Notes The plumbing components of a home should be checked periodically for leaks**

## Electrical

S N I C I M D

Main Electrical Service \_\_\_\_\_

1. Service Amperage: **300** Service Voltage: **120/240 VAC**
2.      Service & Conductor Type: **Underground aluminum**
3.      Grounding: **Rod in ground only.**

(2) Main Electric Panel \_\_\_\_\_

4. Manufacturer: **Siemens**
5. Max Capacity: **300 amps**
6. 120 VAC Branch Circuits: **Copper** Number of Circuits: **N/A**
7. 240 VAC Branch Circuits: **Copper and aluminum** Number of Circuits: **N/A**
8. Expansion Slots Available:  Yes  No
9.      Main Breaker Size: **150 Amps each The main breaker is not tested at a home inspection due to the possibility of damaging sensitive electrical equipment and setting off an alarm. Also testing the main breaker would necessitate the need to reset clocks, computers and the like. Recommend if you like testing the switch at the walk through**
10.      Breakers: **CU/AL/HACR One or more circuit breakers are "double tapped", where 2 or more wires are clamped in a circuit breaker terminal, and the circuit breaker is only designed for 1 wire. This is a safety hazard since wires may come loose and cause arcing, sparking and fires. It is recommended that the transformers in the panel be relocated outside of the panel.**

## Electrical (Continued)

11.      Conductor Type: Romex  
 Basement Electrical Sub Panel: \_\_\_\_\_
12. Manufacturer: Murray
13. Max Capacity: 125 Amps
14. 120 VAC Branch Circuits: Copper Number of Circuits: 5
15. 240 VAC Branch Circuits: Copper Number of Circuits: 1
16. Expansion Slots Available:  Yes  No
17.      Main Breaker Size: No main breaker present **The main breaker to turn off all power simultaneously is located in the main electrical panel in the home.**
18.      Breakers: CU/AL/HACR
19.      Conductor Type: Romex
- All Electrical Devices \_\_\_\_\_
20.      Outlets, Switches and Fixtures: **Where accessible all devices were tested A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. See room schedule for details of any required repairs.**
21. GFCI Present:  Bathrooms  Garage  Kitchen  Exterior Outlets  None Noted
22.      Carbon Monoxide & Smoke Detectors: **Noted but not tested The smoke and carbon monoxide detectors will be checked by the local municipality as required by state law and therefore not inspected during the home inspection.**

## Heating System

First Floor Heating System \_\_\_\_\_

1. Manufacturer: Goodman
2. Model Number: GMS91155DXA Serial Number: 0505753958
3. Fuel Type: Natural gas Heater Location: Basement
4. Type: Forced air Capacity: 115,000 BTU's
5. Area Served: 1st floor Approximate Age: 1 year
6. Life Expectancy 20-30 Years with routine maintenance
7.      Heating System Operation: Appears serviceable
8.      Burners/Heat Exchanger: 5 Burner **The heat exchanger portion of a fossil fuel fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.**
9.      Flue Pipe: PVC
10.      Combustion Air: Adequate combustion air is available to the heater
11.      Blower Fan/Filter: Direct drive with disposable filter
12.      Air Flow & Distribution: Flex duct
- S N I C I M D

Second Floor Heating System \_\_\_\_\_

13. Manufacturer: Goodman
14. Model Number: GMS90904CXA Serial Number: 0507081089
15. Fuel Type: Natural gas Heater Location: Attic
16. Type: Forced air Capacity: 92,000 BTU's
17. Area Served: Second floor Approximate Age: 1 year
18. Life Expectancy 20-30 Years with routine maintenance
19.      Heating System Operation: Appears serviceable
20.      Burners/Heat Exchanger: 4 Burner **The heat exchanger portion of a fossil fuel fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat**

## Heating System (Continued)

Burners/Heat Exchanger: (continued)

exchanger prior to settlement date.

- 21.  Flue Pipe: PVC Insulate the vent pipe to avoid condensation forming on the walls of the pipe
- 22.  Combustion Air: Adequate combustion air is available to the heater
- 23.  Blower Fan/Filter: Direct drive with disposable filter
- 24.  Air Flow & Distribution: Metal duct and insulated flex duct

Conservatory Heating System

- 25. Manufacturer: Goodman
- 26. Model Number: GMS90453BXA Serial Number: 0604503259
- 27. Fuel Type: Natural gas Heater Location: Basement
- 28. Type: Forced air Capacity: 46,000 BTU's
- 29. Area Served: Conservatory Approximate Age: 1 year
- 30. Life Expectancy 20-30 Years with routine maintenance
- 31.  Heating System Operation: Appears serviceable
- 32.  Burners/Heat Exchanger: 2 Burner The heat exchanger portion of a fossil fuel fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.
- 33.  Flue Pipe: PVC
- 34.  Combustion Air: Adequate combustion air is available to the heater
- 35.  Blower Fan/Filter: Direct drive with disposable filter
- 36.  Air Flow & Distribution: Metal duct and insulated flex duct
- 37.  Thermostats: One for each zone
- 38.  Fuel Supply: Natural gas
- 39.  Inspector's Notes: Miscellaneous Notes Recommend obtaining a annual service contract/breakdown policy on furnace and AC Condenser which will help attain the maximum life span and efficiency of the unit.

## Air Conditioning

First Floor AC System

- 1. Manufacturer: Goodman
- 2. Model Number: CKL49-1L Serial Number: 051213804
- 3. Fuel Type: 220-240 VAC Temperature Differential: 18 degrees
- 4. Area Served: 1st floor Approximate Age: 1 year
- 5. Type: Central A/C Capacity: 4 tons
- 6. Life Expectancy: 10-15 Years with diligent maintenance
- 7.  A/C System Operation: Appears serviceable
- 8.  Air Handler/"A" Coil: Basement
- 9.  Electrical Disconnect: Pull switch
- 10.  Condensate Removal: Electric pump and plastic tubing
- 11.  Refrigerant Lines: Suction line and liquid line

Second Floor Air Conditioning

- 12. Manufacturer: Goodman
- 13. Model Number: Could not read label Serial Number: Could not read label
- 14. Fuel Type: 220-240 VAC Temperature Differential: 16 degrees
- 15. Area Served: Second floor Approximate Age: 1 year
- 16. Type: Central A/C Capacity: Unknown
- 17. Life Expectancy: 10-15 Years with diligent maintenance
- 18.  A/C System Operation: Appears serviceable

## Air Conditioning (Continued)

19.      Air Handler/"A" Coil: **Attic**
20.      Electrical Disconnect: **Pull switch**
21.      Condensate Removal: **PVC**
22.      Refrigerant Lines: **Suction line and liquid line**
- 
- Conservatory Air Conditioning
23. Manufacturer: **Goodman**
24. Model Number: **CKL18-1M** Serial Number: **0601070035**
25. Fuel Type: **220-240 VAC** Temperature Differential: **22 degrees**
26. Area Served: **Conservatory** Approximate Age: **1 year**
27. Type: **Central A/C** Capacity: **1.5 Ton**
28. Life Expectancy: **10-15 Years with diligent maintenance**
29.      A/C System Operation: **Appears serviceable**
30.      Air Handler/"A" Coil: **Basement**
31.      Electrical Disconnect: **Pull switch**
32.      Condensate Removal: **Electric pump and plastic tubing**
33.      Refrigerant Lines: **Suction line and liquid line**

## Structure

S N I C I M D

The Structure

1.      Structure Type: **Wood frame**
2.      Foundation: **Poured concrete walls**
3.      Differential Movement: **No movement or displacement noted**
4.      Sill Plates: **Wood plates noted**
5.      Beams/Girders: **Laminated**
6.      Piers/Posts: **Steel posts**
7.      Floor Joists/Trusses: **I beam joists-19.2" on center** Replace the I joist cut by the plumber to install the drains and install fillets at all flush construction were joist hangers were used as per manufacturer's recommendations.
8.      Subfloor: **Oriented strand board**
9.      Above Grade Bearing Walls: **Wood frame walls** The walls could not be seen due to finishes but the walls are likely wood frames walls typical of this construction. The visual inspection of the walls are limited to looking for bows in the drywall and the siding.
10.      Roof Framing: **2x4 Truss-24" on center** The following issues were noted:
1. There are loose gusset plates throughout the attic.
  2. There is a repair made to a stepped down hip truss that appears inadequate.
  3. Install lateral bracing on all trusses without plywood sheathing. This would include exposed trusses underneath of "A" roofs and the ends of trusses where they sit on interior walls.
  4. Install a ledger with connecting clips under the 2x10 valley rafters at the knee wall in the attic in front of the heater.
  5. "X" brace all lateral bracing as per industry standards to create a load path to the structure.
  6. The placement of many splice plates is poor at best. See photos
- It is recommended that a license and qualified structural engineer expert in the design and installation of roof trusses evaluate and estimate the required repairs
11.      Sheathing: **Plywood**

## Structure (Continued)

## Basement

S N I C I M D

The Basement

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- |     |                                     |                          |                          |                          |                          |   |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: <b>Exposed framing</b>                                 |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: <b>Poured concrete walls</b>                             |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floors: <b>Concrete</b>   |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Entrance: <b>Open concrete stairwell with railings</b> |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Interior Door: <b>2 Panel Hardboard</b>                         |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: <b>Standard basement sash</b>                          |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: <b>120 VAC GFCI and lighting circuits</b>           |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Insulation: <b>Batting at rim joists</b>                        |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vapor Barrier: <b>Paper</b>                                     |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Moisture Location: <b>None noted</b>                            |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Basement Stairs/ Railings: <b>Wood stairs and railings</b>      |

## Maintenance Required 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.

### General Information

1. General Comments: The home has maintenance and aging of systems typical of it's age. As a general item it is recommended that all crown molding be recaulked and painted for cosmetic reasons.
2. Wood Destroying Insects: Recommend hiring an exterminator for a service contract.
3. Environmental Issues: This visual inspection is not intended to be a complete environmental inspection, nor a mold, asbestos, lead paint, well, septic system or contaminated soils inspection.  
We have attempted to report any conditions observed which may be indicate the presence of one or any of the above items.  
We recommend that the appropriate professional be consulted should there be any indication of the presence of mold, asbestos, lead paint, wells, septic system or contaminated soils.

### Plumbing

4. The Sanitary Sewer Main: Street Line: PVC This line can only be inspected from the interior and there is no way to warrant it's condition outside of the foundation wall.

### Electrical

5. All Electrical Devices Outlets, Switches and Fixtures: Where accessible all devices were tested A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. See room schedule for details of any required repairs.

### Heating System

6. First Floor Heating System Burners/Heat Exchanger: 5 Burner The heat exchanger portion of a fossil fuel fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.
7. Second Floor Heating System Burners/Heat Exchanger: 4 Burner The heat exchanger portion of a fossil fuel fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.
8. Conservatory Heating System Burners/Heat Exchanger: 2 Burner The heat exchanger portion of a fossil fuel fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.
9. Inspector's Notes: Miscellaneous Notes Recommend obtaining a annual service contract/breakdown policy on furnace and AC Condenser which will help attain the maximum life span and efficiency of the unit.

## 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.

### Roof

1. The Roof Surface Material and Condition: **Asphalt shingle** **There were raised shingles noted on the front of the home. The shingles need to be sealed down to prevent blow off.**

### Exterior Wall Finishes

2. Predominant Exterior Finish Type: **vinyl siding on wood frame walls** **The improper vinyl accessory was used at the inside corners and the building paper is showing. Install closure piece as required for cosmetic and to prevent leaks**
3. Architectural Trim: **Composite columns supporting the front porch** **The front column base is twisted and out of alignment and needs to be repainted.**  
**There is a missing shutter on the right-hand side of the home. Installed to complete the exterior**
4. Soffit, Fascia, and Rakes: **Vented vinyl soffit and metal fascia** **In the rear of the home a piece of the soffit a short at the inside corner above the family room.**  
**There is a noise noted in the right rear bedroom. It may be loose soffit/materials. Remove a piece of soffit to be sure there is no trash or debris responsible for the noise**

### Lots and Grounds

5. Street Walks: **Concrete** **Remove the forms used to pour new sidewalk**
6. Landscaping: **Trees, shrubs and mulch** **The mulch beds have been installed to close to the framing of the home which will allow easy access for insects and moisture the damage the home**

### Garage

7. The Garage Door Operation: **Auto reverse with electric door opener** **The center door is not properly installed and does not seal at the apron when closed**

### Attic

8. Den Attic Accessed by: **Pull Down stairs in a bedroom** **There is no insulation over the pull down stairs when they are closed. Recommend building an insulation tent over the pull down stairs to complete the insulation envelope.**
9. Den Attic Insulation Depth: **10"** **Insulation has been removed/displaced and uniform coverage in no longer present, is missing at the intersection of the planes are of cathedral ceilings, and is missing over recessed light fixtures and ductwork penetration. Place all insulation in the attic so that the coverage is 100% and uniform to complete the insulation envelope. Have a licensed and qualified insulation contractor evaluate and estimate the required repairs**
10. Den Attic Attic/Whole House Fan: **Direct drive** **The controls for the attic fan cannot be reached without the use of the ladder. It is recommended to lower the controls so the limits can be easily and safely**

### Bedroom

11. Master Bedroom Windows: **Wood double hung** **Replace the broken glass on the side wall window.**
12. Master Bedroom Closet & Door: **Average size, 2 Walk In** **The door does not latch to the closet in the sitting room**
13. Left Front Bedroom Floor: **Carpet** **Stretch the carpet as required for a uniform finish**
14. First Floor Bedroom Entrance Doors: **2 Panel Hardboard** **The door rubs on the carpet. Cut the door to avoid damaging the pile of the carpet.**
15. First Floor Bedroom Closet & Door: **(2) Average size** **The door rubs on the carpet. Cut the door to avoid damaging the pile of the carpet.**

## Defective Summary (Continued)

### Bathroom

16. Left Front Bedroom Bathroom Floor: **Ceramic tile** **Repair all tiles not flush with adjacent tiles**
17. Left Front Bedroom Bathroom Linen Closet: **Average size** **Repaint the door where it has been repaired for cosmetic reasons**
18. Left Front Bedroom Bathroom Cabinets: **Wood with raised panel doors** **Adjust clearances of the doors for a uniform appearance/reveal**
19. Left Front Bedroom Bathroom Bathtub: **Fiberglass tub** **Maintain a good caulk joint at the tub, floor and walls to prevent water infiltration the the substrate. Water reaching this area can cause mold/rot to the substrate**
20. Master Bathroom Bathtub: **Fiberglass tub** **It is recommended that cement/plaster be installed uniformly under the entire bottom of the tub as per manufacturer's recommendations. Install a backer for the screws at the bottom of the access panel so the access panel stays in place**
21. Master Bathroom Bathtub Walls: **Ceramic tile** **Remove the caulk/grout and re caulk the tile at the wall and tub deck.**
22. Master Bathroom Shower Walls: **Composite tile walls** **It is recommended that the shower door sill be canted so water runs into the shower and not on the bathroom floor**  
**A penetrating moisture meter indicated that there is moisture behind the tile at the shower seat and floor. It is recommended that all grout at inside corners be removed and a matching siliconized acrylic caulk be used to seal these joints.**  
**It is also recommended that due to the moisture noted that repair of this area be left as an open item for the next year rather than remove and replace the tile at this time because there does not appear to be any damage to the substrate.**
23. Master Bathroom Shower Faucets: **Brushed finish** **Secure the handle to the valve stem and adjust the water pressure so all body sprays have the same pressure**
24. Jack and Jill Bathroom Cabinets: **Wood with raised panel doors** **Adjust clearances of the doors for a uniform appearance/reveal**
25. Jack and Jill Bathroom HVAC Source: **Low side wall registers** **It is recommended that another heat source be installed in this bathroom to provide an evenly heated and cooled room**

### Foyer and Upper Hallways

26. The Foyer & Upper Hallways Floors: **Hardwood** **It is recommended that the nosing to the family room be replaced with the same species of wood used for the floors.**  
**Replace all floor boards at the walls where incorrect fasteners were used and poor patching techniques were implemented to hide the holes.**
27. The Foyer & Upper Hallways Main Entrance Door: **Fiberglass with sidelights** **Sand and repaint the fluted architectural trim around the front door to provide a uniform and smooth finish**
28. The Foyer & Upper Hallways Main Stair: **Wood stairs with metal balusters and wood handrail** **Install a new tread where it is short. The tread should be extended so that it is cut flush against the finish wall. This needs to be completed on set of stairs**

### Living Spaces

29. Dining Room Windows: **Wood double hung** **Replace the cracked sash lock**
30. Family Room Floor: **Carpet** **When standing in the family room looking towards the street the floor squeaks near the step up to the foyer. It was noted in the basement that the subfloor was not nailed in this area. Repair as required**
31. Den Room Interior Doors: **French doors** **Remove and reinstall the lever handle properly**
32. Exercise Room Floor: **Carpet** **There is a slight hump in the floor of no concern at this time. The carpet seam is visible and unacceptable. Repair as required to provide an invisible seam**
33. Home Office Room Floor: **Hardwood** **The same condition as to foyer exists in this room**
34. Home Office Room Interior Doors: **French doors** **One of the double doors is warped and is uneven when closed. Replace the door as required**

## Defective Summary (Continued)

### Powder Room

35. Faucets/Traps: **Black** There appears to be some debris in the trap. Remove and clean the trap.

### Electrical

36. (2) Main Electric Panel Breakers: **CU/AL/HACR** One or more circuit breakers are "double tapped", where 2 or more wires are clamped in a circuit breaker terminal, and the circuit breaker is only designed for 1 wire. This is a safety hazard since wires may come loose and cause arcing, sparking and fires.  
It is recommended that the transformers in the panel be relocated outside of the panel.

### Heating System

37. Second Floor Heating System Flue Pipe: **PVC** Insulate the vent pipe to avoid condensation forming on the walls of the pipe

### Structure

38. The Structure Floor Joists/Trusses: **I beam joists-19.2" on center** Replace the I joist cut by the plumber to install the drains and install fillets at all flush construction where joist hangers were used as per manufacturer's recommendations.
39. The Structure Roof Framing: **2x4 Truss-24" on center** The following issues were noted:
1. There are loose gusset plates throughout the attic.
  2. There is a repair made to a stepped down hip truss that appears inadequate.
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  5. "X" brace all lateral bracing as per industry standards to create a load path to the structure.
  6. The placement of many splice plates is poor at best. See photos
- It is recommended that a license and qualified structural engineer expert in the design and installation of roof trusses evaluate and estimate the required repairs