

# On-Site Insight Inspection Services

## Definitions

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

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

## General Information

### Property Information

**Property Address** Sample  
**City** Chesapeake **State** Virginia **Zip**  
**Contact Name** Home Buyer

### Client Information

**Client Name** Mrs. Buyer

### Inspection Company

**Inspector Name** Michael Behm, President  
**Company Name** On-Site Insight Inspection Services  
**Company Address** 917 Bowling Green Trail  
**City** Chesapeake **State** VA **Zip** 23320  
**Phone** (757) 410-4827 **Fax** (757) 410-4827

### Conditions

**Others Present** Home Owner **Property Occupied** Yes  
**Estimated Age** 40 **Entrance Faces**  
**Inspection Date** December 16, 2004  
**Start Time** 5:00 **End Time** 7:30  
**Electric On** ☒ Yes ☐ No  
**Gas/Oil On** ☒ Yes ☐ No  
**Water On** ☒ Yes ☐ No  
**Temperature** 40  
**Weather** Partly cloudy **Soil Conditions** Wet  
**Space Below Grade** Crawl  
**Building Type** Single family **Garage** Detached

**Sewage Disposal** City **How Verified** Visual Inspection

**Water Source** City **How Verified** Visual Inspection

### Lots and Grounds

A NP NI M D

1. \_ \_ \_ X \_ **Walks:** Concrete - Cracked
2. \_ \_ \_ \_ X **Steps/Stoops:** Brick - Missing hand rails on right side. Brick steps should have mortar placed in the open gaps.
3. X \_ \_ \_ \_ **Porch:** Wood
4. \_ \_ \_ \_ X **Vegetation:** Shrubs / Trees - The trees on the left side of the garage should be cut back, they rubbing against the garage roof.
5. \_ \_ \_ \_ X **Grading:** Negative slope - Grading at the rear of the house has a negative slope by the crawl space access. This condition is causing water to run into the crawl space through the crawl space access.
6. X \_ \_ \_ \_ **Driveway:** Concrete

### Exterior Surface and Components

A NP NI M D

**All Exterior Surface**

1. X \_ \_ \_ \_ **Type:** Aluminum siding
2. \_ \_ \_ X \_ **Trim:** Wood - All wood trim needs to be painted
3. X \_ \_ \_ \_ **Entry Doors:** Wood
4. \_ \_ \_ \_ X **Exterior Lighting:** Surface mount - Side door light not functioning
5. \_ \_ \_ \_ X **Exterior Electric Outlets:** 110 VAC - Non-GFCI outlet, pool outlet required to be GFCI. The wiring to the front outlet is exposed and the outlet is loose from the wall
6. X \_ \_ \_ \_ **Hose Bibs:** Gate

### Roof

A NP NI M D

**Main Roof Surface**

1. **Method of Inspection:** On roof
2. X \_ \_ \_ \_ **Unable to Inspect:** 0%
3. \_ \_ \_ \_ X **Material:** Asphalt shingle - Nail are driven through the shingles on the front ridges possibly for Christmas lights. It is recommended to remove the mails and seal the holes.
4. **Type:** Hip
5. **Approx Age:** 3 years
6. \_ \_ \_ \_ X **Valleys:** metal - Valley shingles not trimmed and sealed properly back of house Chimney
7. X \_ \_ \_ \_ **Chimney:** Metal pipe
8. \_ \_ \_ \_ X **Chimney Flashing:** none - The chimney pipe for the wood stove is not flashed causing a roof leak and damage to ceiling tiles which have been removed. It is also recommended to replace the

insulation in the ceiling of the sunroom as it can cause mold growth from any retained moisture

9. ☐ ☐ ☐ ☒ **Plumbing Vents:** Cast Iron - The vent pipes are not properly flashed. It is recommended to have a rubber pipe collar installed on all the plumbing vents at the roof line
10. ☒ ☐ ☐ ☐ **Electrical Mast:** Surface mount
11. ☐ ☐ ☐ ☒ **Gutters:** Aluminum - The gutters are loose. No gutters at the back side of the house. The run-off from the rear roof is directed towards the crawl space access and causing flooding of the crawl space

### Garage/Carport

A NP NI M D

#### Detached Garage/Carport

1. **Type of Structure:** Detached **Car Spaces:** 1
2. ☒ ☐ ☐ ☐ **Garage Doors:** Metal
3. ☒ ☐ ☐ ☐ **Door Operation:** Mechanized
4. ☒ ☐ ☐ ☐ **Door Opener:** Sears
5. ☒ ☐ ☐ ☐ **Exterior Surface:** Aluminum siding
6. ☐ ☐ ☐ ☒ **Roof:** Asphalt shingle - Several shingles are missing. The low roof attached to the rear of the garage is not properly flashed, two leaks were noted.
7. ☒ ☐ ☐ ☐ **Roof Structure:**
8. ☒ ☐ ☐ ☐ **Walls:** Paint
9. ☐ ☐ ☐ ☒ **Ceiling:** Exposed framing - Water damage visible at rear wall of workshop
10. ☒ ☐ ☐ ☐ **Floor/Foundation:** Poured slab
11. ☒ ☐ ☐ ☐ **Hose Bibs:** Gate
12. ☐ ☐ ☐ ☒ **Electrical:** 110 VAC - Open or missing ground
13. ☒ ☐ ☐ ☐ **Heating:** Window A/C

### Electrical

A NP NI M D

1. **Service Size Amps:** 200 **Volts:** 110-240 VAC
2. ☒ ☐ ☐ ☐ **Service:** Aluminum
3. ☒ ☐ ☐ ☐ **110 VAC Branch Circuits:** Copper
4. ☒ ☐ ☐ ☐ **220 VAC Branch Circuits:** Copper and aluminum
5. ☒ ☐ ☐ ☐ **Conductor Type:** Romex
6. ☒ ☐ ☐ ☐ **Ground:** Plumbing and rod in ground.

#### Laundry Room Electric Panel

7. ☒ ☐ ☐ ☐ **Manufacturer:** Crause Hinds
8. **Max Capacity:** 200 Amps
9. ☒ ☐ ☐ ☐ **Main Breaker Size:** 200 Amps
10. ☒ ☐ ☐ ☐ **Breakers:** CU/AL
11. **Is the panel bonded?** ☒ Yes ☐ No

<b>Structure</b>
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A NP NI M D

- |    |   |   |   |   |   |                               |                                   |
|----|---|---|---|---|---|-------------------------------|-----------------------------------|
| 1. | X | _ | _ | _ | _ | <b>Structure Type:</b>        | Wood frame                        |
| 2. | X | _ | _ | _ | _ | <b>Foundation:</b>            | Poured slab / Block piers         |
| 3. | X | _ | _ | _ | _ | <b>Differential Movement:</b> | No movement or displacement noted |
| 4. | X | _ | _ | _ | _ | <b>Beams:</b>                 | Solid wood                        |
| 5. | X | _ | _ | _ | _ | <b>Bearing Walls:</b>         | Frame                             |
| 6. | X | _ | _ | _ | _ | <b>Piers/Posts:</b>           | Block piers and posts             |
| 7. | X | _ | _ | _ | _ | <b>Floor/Slab:</b>            | Composite wood or plywood         |

<b>Attic</b>
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A NP NI M D

**Main Attic**

- |     |   |   |   |   |   |                              |  |
|-----|---|---|---|---|---|------------------------------|--|
| 1.  | _ | _ | _ | _ | _ | <b>Method of Inspection:</b> | In the attic   |
| 2.  | X | _ | _ | _ | _ | <b>Unable to Inspect:</b>    | 20%  |
| 3.  | X | _ | _ | _ | _ | <b>Roof Framing:</b>         | Rafter   |
| 4.  | X | _ | _ | _ | _ | <b>Sheathing:</b>            | Plywood  |
| 5.  | X | _ | _ | _ | _ | <b>Ventilation:</b>          | Roof vents   |
| 6.  | _ | _ | _ | _ | X | <b>Insulation:</b>           | Fiber fill - Insulation compressed, Recommend additional insulation be installed |
| 7.  | _ | _ | _ | _ | X | <b>Attic Fan:</b>            | Direct drive - Inoperative at time of inspection                                 |
| 8.  | X | _ | _ | _ | _ | <b>Wiring/Lighting:</b>      | 110 VAC lighting circuit   |
| 9.  | X | _ | _ | _ | _ | <b>Moisture penetration:</b> | none noted   |
| 10. | X | _ | _ | _ | _ | <b>Bathroom Fan Venting:</b> | Electric fan   |

<b>Crawl Space</b>
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A NP NI M D

**Main Crawl Space**

- |    |   |   |   |   |   |                              |   |
|----|---|---|---|---|---|------------------------------|---|
| 1. | _ | _ | _ | _ | _ | <b>Method of Inspection:</b> | In the crawl space                                |
| 2. | X | _ | _ | _ | _ | <b>Unable to Inspect:</b>    | 10%   |
| 3. | X | _ | _ | _ | _ | <b>Access/Cover:</b>         | Rear of house                                     |
| 4. | _ | _ | _ | _ | X | <b>Moisture Penetration:</b> | Yes - Pooling water                               |
| 5. | _ | _ | _ | _ | _ | <b>Moisture Location:</b>    | Under entire home                                 |
| 6. | _ | _ | _ | _ | X | <b>Moisture Barrier:</b>     | plastic - Barrier is torn and should be replaced. |
| 7. | X | _ | _ | _ | _ | <b>Ventilation:</b>          | Vents   |

<b>Air Conditioning</b>
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A NP NI M D

**AC System**

- |    |   |   |   |   |   |                              |  |
|----|---|---|---|---|---|------------------------------|--|
| 1. | _ | _ | _ | _ | X | <b>A/C System Operation:</b> | Inoperative - A qualified air conditioning |
|----|---|---|---|---|---|------------------------------|--|

contractor is recommended to evaluate and make repairs. The entire system should be inspected to ensure proper operation of the entire system.

2. **Model Number:** CA5036UKB1 **Serial Number:** L912673471
3. **Type:** Central A/C **Capacity:** 3 ton
4. **Area Served:** Whole building **Approximate Age:** 12 years
5. **Fuel:** 220 VAC **Temperature Differential:**
6. ☐ ☒ ☐ ☐ ☐ **Electrical Disconnect:** Breaker disconnect
7. ☒ ☐ ☐ ☐ ☐ **Condensate Removal:** PVC
8. ☒ ☐ ☐ ☐ ☐ **Thermostats:** Individual
9. ☒ ☐ ☐ ☐ ☐ **Refrigerant Lines:** Suction line and liquid line
10. ☒ ☐ ☐ ☐ ☐ **Blower Fan/Filters:** Direct drive with disposable filter
11. ☐ ☐ ☐ ☐ ☒ **Visible Coil:** Aluminum - Under repair
12. ☐ ☐ ☐ ☐ ☒ **Exposed Ductwork:** Insulated flex/metal - All ducts need to be properly secured to the main trunk. The duct to the garage conversion (left front corner room of house) is crushed and should be replaced.

### Heating System

A NP NI M D

#### Utility Room Heating System

1. ☒ ☐ ☐ ☐ ☐ **Heating System Operation:** Adequate
2. **Manufacturer:** American-Standard
3. **Model Number:** 68N-J5 **Serial Number:** G-24-DPT
4. **Type:** Boiler system **Capacity:** 72000
5. **Area Served:** Whole building **Approximate Age:** not listed
6. **Fuel:** Natural gas **Temperature Differential:**
7. ☐ ☐ ☐ ☐ ☒ **Heat Exchanger:** 3 Burner - Needs to be cleaned
8. **Unable to Inspect:** 20%
9. ☒ ☐ ☐ ☐ ☐ **Distribution:** Hot water
10. ☒ ☐ ☐ ☐ ☐ **Circulator:** Pump
11. ☒ ☐ ☐ ☐ ☐ **Flue Pipe:** Class b
12. ☒ ☐ ☐ ☐ ☐ **Fuel Lines:** Copper
13. ☒ ☐ ☐ ☐ ☐ **Thermostats:** Individual

### Plumbing

A NP NI M D

1. ☒ ☐ ☐ ☐ ☐ **Service Line:** Copper
2. ☒ ☐ ☐ ☐ ☐ **Main Water Shutoff:** Front of house
3. ☒ ☐ ☐ ☐ ☐ **Water Lines:** Copper
4. ☒ ☐ ☐ ☐ ☐ **Vent Pipes:** Cast iron
5. ☐ ☐ ☐ ☒ ☐ **Drain Pipes:** Galvanized / PVC - Galvanized drain pipe present. The galvanized pipes are corroding. It is recommended to budget for upgrading the pipe to PVC

## Bathroom

A NP NI M D

### Master Bathroom

- 
- |     |   |   |   |   |                         |  |
|-----|---|---|---|---|-------------------------|--|
| 1.  | X | _ | _ | _ | <b>Ceiling:</b>         | Paint  |
| 2.  | X | _ | _ | _ | <b>Walls:</b>           | Paint  |
| 3.  | _ | _ | _ | X | <b>Floor:</b>           | Vinyl floor covering - <b>Damaged flooring</b>   |
| 4.  | X | _ | _ | _ | <b>Doors:</b>           | Hollow wood  |
| 5.  | X | _ | _ | _ | <b>Windows:</b>         | Vinyl double hung  |
| 6.  | _ | _ | _ | X | <b>Electrical:</b>      | 110 VAC - <b>Wiring to outlet not secured</b>  |
| 7.  | X | _ | _ | _ | <b>Counter/Cabinet:</b> | Wood   |
| 8.  | X | _ | _ | _ | <b>Sink/Basin:</b>      | Single bowl  |
| 9.  | X | _ | _ | _ | <b>Faucets/Traps:</b>   | standard with metal trap   |
| 10. | _ | _ | _ | X | <b>Tub/Surround:</b>    | Cast tub and ceramic fiberglass surround - <b>Replace caulking, shower head is leaking</b>     |
| 11. | _ | _ | _ | X | <b>Toilets:</b>         | standard - <b>The toilet is loose at the floor and may require replacement of the wax seal</b> |
| 12. | X | _ | _ | _ | <b>HVAC Source:</b>     | Gas Furnace / Central AC   |
| 13. | _ | _ | _ | X | <b>Ventilation:</b>     | Electric ventilation fan - <b>Fan inoperative</b>  |

### 1st Floor Hall Bathroom

- 
- |     |   |   |   |   |                         |  |
|-----|---|---|---|---|-------------------------|--|
| 14. | X | _ | _ | _ | <b>Ceiling:</b>         | Paint  |
| 15. | X | _ | _ | _ | <b>Walls:</b>           | Paint  |
| 16. | X | _ | _ | _ | <b>Floor:</b>           | Vinyl floor covering   |
| 17. | X | _ | _ | _ | <b>Doors:</b>           | Hollow wood  |
| 18. | X | _ | _ | _ | <b>Electrical:</b>      | 110 VAC  |
| 19. | X | _ | _ | _ | <b>Counter/Cabinet:</b> | Wood   |
| 20. | X | _ | _ | _ | <b>Sink/Basin:</b>      | Single bowl  |
| 21. | _ | _ | _ | X | <b>Faucets/Traps:</b>   | standard with metal trap - <b>Tub faucet handles damaged</b> |
| 22. | X | _ | _ | _ | <b>Tub/Surround:</b>    |  |
| 23. | X | _ | _ | _ | <b>Toilets:</b>         | standard   |
| 24. | X | _ | _ | _ | <b>HVAC Source:</b>     | Gas Furnace / Central AC                                     |
| 25. | X | _ | _ | _ | <b>Ventilation:</b>     | Electric ventilation fan                                     |

## Kitchen

A NP NI M D

### 1st Floor Kitchen

- 
- |    |   |   |   |   |                            |                                       |
|----|---|---|---|---|----------------------------|---------------------------------------|
| 1. | X | _ | _ | _ | <b>Cooking Appliances:</b> |                                       |
| 2. | X | _ | _ | _ | <b>Disposal:</b>           | Not Determined                        |
| 3. | X | _ | _ | _ | <b>Dishwasher:</b>         | Kenmore                               |
| 4. | _ | _ | _ | X | <b>Refrigerator:</b>       | GE - <b>Limited cooling</b>           |
| 5. | X | _ | _ | _ | <b>Sink:</b>               | Molded single bowl                    |
| 6. | _ | _ | _ | X | <b>Electrical:</b>         | 110 VAC - <b>Missing outlet cover</b> |

7. X \_ \_ \_ \_ Plumbing/Fixtures: standard with PVC trap  
 8. X \_ \_ \_ \_ Counter Tops: Laminant  
 9. X \_ \_ \_ \_ Cabinets: Wood  
 10. X \_ \_ \_ \_ Ceiling: Paint  
 11. X \_ \_ \_ \_ Walls: Paint  
 12. X \_ \_ \_ \_ Floor: Vinyl floor covering  
 13. X \_ \_ \_ \_ Windows: Vinyl double hung  
 14. X \_ \_ \_ \_ HVAC Source: Gas Boiler /

<b>Bedroom</b>
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A N P N I M D

**Garage conversion Bedroom**

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1. X \_ \_ \_ \_ Ceiling: Paint  
 2. X \_ \_ \_ \_ Walls: Paint/Paneling  
 3. X \_ \_ \_ \_ Floor: Carpet  
 4. X \_ \_ \_ \_ Windows: Vinyl double hung  
 5. X \_ \_ \_ \_ Electrical: 110 VAC  
 6. X \_ \_ \_ \_ HVAC Source: Gas Furnace / Central AC

**1st Floor Master Bedroom**

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7. \_ \_ \_ \_ X Closet: Single - Doors not installed  
 8. X \_ \_ \_ \_ Ceiling: Paint  
 9. X \_ \_ \_ \_ Walls: Paint  
 10. X \_ \_ \_ \_ Floor: Hardwood  
 11. X \_ \_ \_ \_ Doors: Hollow wood  
 12. \_ \_ \_ \_ X Windows: Wood double hung - Window needs to be re-glazed  
 13. X \_ \_ \_ \_ Electrical: 110 VAC  
 14. X \_ \_ \_ \_ HVAC Source: Gas Furnace / Central AC

**Front corner Bedroom**

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15. X \_ \_ \_ \_ Closet:  
 16. X \_ \_ \_ \_ Ceiling: Paint  
 17. X \_ \_ \_ \_ Walls: Paint  
 18. X \_ \_ \_ \_ Floor: Carpet  
 19. X \_ \_ \_ \_ Doors: Hollow wood  
 20. X \_ \_ \_ \_ Windows: Vinyl double hung  
 21. X \_ \_ \_ \_ Electrical: 110 VAC  
 22. X \_ \_ \_ \_ HVAC Source: Gas Furnace / Central AC

**Front center Bedroom**

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23. X \_ \_ \_ \_ Closet: Single  
 24. X \_ \_ \_ \_ Ceiling: Paint  
 25. X \_ \_ \_ \_ Walls: Paint  
 26. X \_ \_ \_ \_ Floor: Carpet

27. X \_ \_ \_ \_ **Doors:** Hollow wood
28. X \_ \_ \_ \_ **Windows:** Vinyl double hung
29. \_ \_ \_ \_ X **Electrical:** 110 VAC - Fan and light connected to a dimmer switch  
fan slows when light dims
30. X \_ \_ \_ \_ **HVAC Source:** Gas Furnace / Central AC

### Living Space

A NP NI M D

#### Sun Room Living Space

1. \_ \_ \_ \_ X **Ceiling:** tile - Fallen from roof leak
2. X \_ \_ \_ \_ **Walls:** Paneling over framing
3. X \_ \_ \_ \_ **Floor:** Poured Slab
4. \_ \_ \_ \_ X **Doors:** Sliding Glass - Side door not opening, rear door need new  
rollers
5. \_ \_ \_ \_ X **Windows:** Steel frame - Opening Mechanism off frame on center  
right side window
6. \_ \_ \_ \_ X **Electrical:** 110 VAC - Ceiling fan does not work
7. X \_ \_ \_ \_ **HVAC Source:** Window A/C

#### Dining Room Living Space

8. X \_ \_ \_ \_ **Ceiling:** tile
9. X \_ \_ \_ \_ **Walls:** Paint
10. X \_ \_ \_ \_ **Floor:** Vinyl floor covering
11. X \_ \_ \_ \_ **Windows:** Vinyl double hung
12. X \_ \_ \_ \_ **Electrical:** 110 VAC
13. X \_ \_ \_ \_ **HVAC Source:** Boiler - No A/C vents

#### Living Room Living Space

14. X \_ \_ \_ \_ **Ceiling:** Paint
15. X \_ \_ \_ \_ **Walls:** Paint
16. \_ \_ \_ \_ X **Floor:** Hardwood - Water stains, needs to be re-finished
17. X \_ \_ \_ \_ **Doors:** Hollow wood
18. X \_ \_ \_ \_ **Electrical:** 110 VAC
19. X \_ \_ \_ \_ **HVAC Source:** Gas Furnace / Central AC

### Laundry Room/Area

A NP NI M D

#### 1st Floor Laundry Room/Area

1. X \_ \_ \_ \_ **Ceiling:** Paint
2. X \_ \_ \_ \_ **Walls:** Paint
3. \_ \_ \_ \_ X **Floors:** Tile - Damaged floor tile under washer
4. X \_ \_ \_ \_ **Electrical:** 110 VAC
5. X \_ \_ \_ \_ **Washer and Dryer Electrical:** 110 VAC
6. X \_ \_ \_ \_ **Dryer Vent:** Metal flex



7. X \_ \_ \_ \_ **Washer Drain:** Wall mounted 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

**Walks:** Concrete - Cracked

### Exterior Surface and Components

**Trim:** Wood - All wood trim needs to be painted

### Plumbing

**Drain Pipes:** Galvanized / PVC - Galvanized drain pipe present. The galvanized pipes are corroding. It is recommended to budget for upgrading the pipe to PVC

### 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.

### Lots and Grounds

**Steps/Stoops:** Brick - Missing hand rails on right side. Brick steps should have mortar placed in the open gaps.

**Vegetation:** Shrubs / Trees - The trees on the left side of the garage should be cut back, they rubbing against the garage roof.

**Grading:** Negative slope - Grading at the rear of the house has a negative slope by the crawl space access. This condition is causing water to run into the crawl space through the crawl space access.

### Exterior Surface and Components

**Exterior Lighting:** Surface mount - Side door light not functioning

**Exterior Electric Outlets:** 110 VAC - Non-GFCI outlet, pool outlet required to be GFCI. The wiring to the front outlet is exposed and the outlet is loose from the wall

### Roof

**Main Roof Surface - Material:** Asphalt shingle - Nail are driven through the shingles on the front ridges possibly for Christmas lights. It is recommended to remove the mails and seal the holes.

**Valleys:** metal - Valley shingles not trimmed and sealed properly

**back of house Chimney - Chimney Flashing:** none - The chimney pipe for the wood stove is not flashed causing a roof leak and damage to ceiling tiles which have been removed. It is also recommended to replace the insulation in the ceiling of the sunroom as it can cause mold growth from any retained moisture

**Plumbing Vents:** Cast Iron - The vent pipes are not properly flashed. It is recommended to have a rubber pipe collar installed on all the plumbing vents at the roof line

**Gutters:** Aluminum - The gutters are loose. No gutters at the back side of the house. The run-off from the rear roof is directed towards the crawl space access and causing flooding of the crawl space

### Garage/Carport

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**Detached Garage/Carport - Roof:** Asphalt shingle - Several shingles are missing. The low roof attached to the rear of the garage is not properly flashed, two leaks were noted.

**Detached Garage/Carport - Ceiling:** Exposed framing - Water damage visible at rear wall of workshop

**Detached Garage/Carport - Electrical:** 110 VAC - Open or missing ground

### Attic

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**Main Attic - Insulation:** Fiber fill - Insulation compressed, Recommend additional insulation be installed

**Main Attic - Attic Fan:** Direct drive - Inoperative at time of inspection

### Crawl Space

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**Main Crawl Space - Moisture Penetration:** Yes - Pooling water

**Main Crawl Space - Moisture Barrier:** plastic - Barrier is torn and should be replaced.

### Air Conditioning

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**AC System - A/C System Operation:** Inoperative - A qualified air conditioning contractor is recommended to evaluate and make repairs. The entire system should be inspected to ensure proper operation of the entire system.

**Visible Coil:** Aluminum - Under repair

**Exposed Ductwork:** Insulated flex/metal - All ducts need to be properly secured to the main trunk. The duct to the garage conversion (left front corner room of house) is crushed and should be replaced.

## Heating System

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**Utility Room Heating System - Heat Exchanger:** 3 Burner - Needs to be cleaned

## Bathroom

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**Master Bathroom - Floor:** Vinyl floor covering - Damaged flooring

**Master Bathroom - Electrical:** 110 VAC - Wiring to outlet not secured

**Master Bathroom - Tub/Surround:** Cast tub and ceramic fiberglass surround - Replace caulking, shower head is leaking

**Master Bathroom - Toilets:** standard - The toilet is loose at the floor and may require replacement of the wax seal

**Master Bathroom - Ventilation:** Electric ventilation fan - Fan inoperative

**1st Floor Hall Bathroom - Faucets/Traps:** standard with metal trap - Tub faucet handles damaged

## Kitchen

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**1st Floor Kitchen - Refrigerator:** GE - Limited cooling

**1st Floor Kitchen - Electrical:** 110 VAC - Missing outlet cover

## Bedroom

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**1st Floor Master Bedroom - Closet:** Single - Doors not installed

**1st Floor Master Bedroom - Windows:** Wood double hung - Window needs to be re-glazed

**Front center Bedroom - Electrical:** 110 VAC - Fan and light connected to a dimmer switch fan slows when light dims

## Living Space

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**Sun Room Living Space - Ceiling:** tile - Fallen from roof leak

**Sun Room Living Space - Doors:** Sliding Glass - Side door not opening, rear door need new rollers

**Sun Room Living Space - Windows:** Steel frame - Opening Mechanism off frame on center right side window

**Sun Room Living Space - Electrical:** 110 VAC - Ceiling fan does not work

**Living Room Living Space - Floor:** Hardwood - Water stains, needs to be

re-finished

## Laundry Room/Area

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**1st Floor Laundry Room/Area - Floors:** Tile - Damaged floor tile under washer

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**End of Report**