



Aaron Westenburg

(330) 310-6559

www.inspectiontech.us

a_westerburg@inspectiontech.us

Inspected By: Inspection Tech.



Inspection Tech Home Inspection Report

Prepared For:

Mr. & Mrs. Client

Property Address:

1234 Example Dr.

Cleveland, OH 44113

Inspected on Tue, Oct 2 2018 at 10:44 AM

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Inspection Information

Inspector 1:	Aaron Westerborg
Inspector 2:	Dan Malcolm
Additional Services:	Radon Testing, Indoor Air quality Testing, Mold Testing , Pest Inspection, Structural Engineering Inspection
Payment Form:	Invoice
Charitable Contribution:	Achievement Centers for Children
Amount Contributed:	\$5.00

General

Style:	Colonial
Approximate Age:	13 years
Occupied:	No
Furnished:	No
People Present:	Client, Buying Agent
Weather:	Overcast
Temperature:	70-80 degrees
Soil Condition:	Wet
Front Door Faces:	East
General Appearance :	Satisfactory

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Driveway:	Concrete, Spalling Condition: Satisfactory
Service Walks:	Concrete Condition: Satisfactory
Exterior Covering:	Stone, Vinyl Condition: Satisfactory
Exterior Trim Material:	Wood, Vinyl, Aluminum, Needs paint Condition: Marginal

(Exterior continued)

Gutters:	Metal, Vinyl Condition: Satisfactory
Windows:	Vinyl, Wood Condition: Satisfactory
Screens:	Screens installed Condition: Satisfactory
Caulking:	Satisfactory
Front Porch:	Concrete, Masonry Condition: Satisfactory
Stoop/steps:	Concrete, Masonry Condition: Satisfactory
Deck:	Wood, Composite, Vinyl , Evidence of carpenter bees present Condition: Satisfactory
Patio/Lanai:	Concrete, Settling cracks Condition: Satisfactory
Landscaping Affecting Foundation:	None
Hose Bibs:	Operate Condition: Satisfactory
Exterior Electrical:	Under ground, Exterior outlets operate, Exterior outlets GFCI protected, GFCI's not working, SAFETY HAZARD, Recommend repair Condition: Marginal

(Exterior continued)



Comment 1:

Insect nest present near chimney chase. Recommend removal.



Figure 1-1

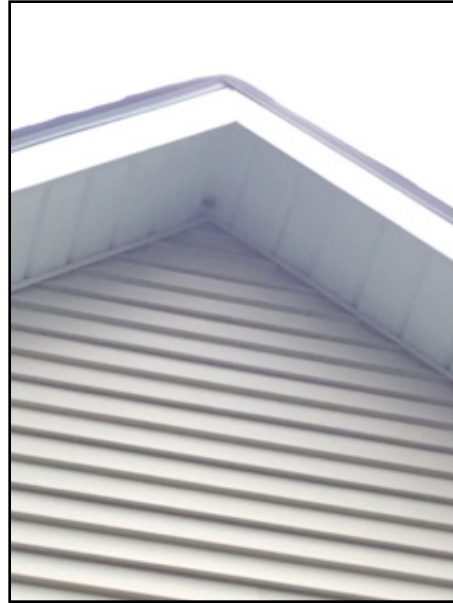


Figure 1-2



Comment 2:

Missing cap for handrail post. Recommend repair.



Figure 2-1

(Exterior continued)



Comment 3:

Damaged piece at rear gutter. Recommend repair.



Figure 3-1



Comment 4:

Wood trim needs paint. Recommend repair.



Figure 4-1

(Exterior continued)



Comment 5:
GFCI outlet does not trip. Recommend replace. Safety Hazard.



Figure 5-1



Comment 6:
Recommend sealing settling crack. Recommend repair.



Figure 6-1

(Exterior continued)



Comment 7:
Conduit and wire at well head were damaged. Recommend repair.



Figure 7-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Roof Visibility:	All
Inspection Method:	From the ground, From windows
Style Of Roof:	Gable
Pitch:	Steep, Medium
Roofing Material:	3 Tab Shingle
Estimated Layers:	1
Estimated Age Of Roof:	10-15 years
Ventilation Present:	Roof, Soffit, Gable Ends
Roof Condition:	Curling, Cupping, Moss buildup, Algae
Flashing Material:	Metal
	Condition: Satisfactory
Valley Material:	Asphalt
	Condition: Satisfactory

(Roofing continued)

Plumbing Vents: Present, Not fully visible from ground

Chimney

Chase:	Stone
	Condition: Satisfactory
Flue:	Tile, Not visible, Viewed from the ground
Inspected From:	Ground

Garage

Type:	4 car, Attached
Mechanical Opener:	Yes, Operates
Electronic Motion Sensor:	Yes, Operates, Does NOT operate, Garage door was not shutting properly with button. Button had to be held down to shut door. Recommend repair.
Overhead Door:	Vinyl, Metal
	Condition: Satisfactory
Service Door:	Satisfactory
Floor:	Concrete
	Condition: Satisfactory
Sill Plates:	Elevated
	Condition: Satisfactory
Electrical:	Present, GFCI protected , Operates
	Condition: Satisfactory
Fire Wall Between Garage & House:	Present
Fire Door:	Satisfactory, Auto closure operates

(Garage continued)



Comment 8:

Garage door was not shutting properly with button. Button had to be held down to shut door. Recommend repair.



Figure 8-1

Exterior

Exterior Covering:

Same as house

Exterior Trim Material:

Same as house, Rotted wood, Recommend repair

Condition: Marginal

(Exterior continued)

**Comment 9:**

Wood trim at garage is rotted. Recommend repair.



Figure 9-1

Roofing

Roofing Material:

Same as house

Gutter Material:

Same as house

Attic

Access:	Scuttlehole
Inspected from :	Inside the attic
Location:	Bedroom closet, Garage
Flooring:	None
Insulation:	Batts, Loose, 6-9 inches, 12+ inches
Insulation installed in:	Floor, Walls
Vent fans:	None present
Ventilation:	Appears adequate
Roof Structure:	Trusses
Roof Sheathing:	Plywood
Fans Exhausted :	To outside

(Attic continued)

Chimney Chase:	Not visible
Structural Problems Observed:	None
Vapor Barrier:	None
Electrical:	Satisfactory, Open junction box(es)


 **Comment 10:**
Old insect nests in attic space. Recommend routine pest management.



Figure 10-1

Interior Rooms

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

General Window Condition:	Satisfactory , Surface deterioration
Window Materials:	Wood, Vinyl
Leaking Insulated Glass:	No
Entry Door(s):	Satisfactory
Entry Door Materials:	Wood, Metal

(Interior Rooms continued)

Smoke & Carbon Monoxide
Detectors:

Smoke detectors present , Operate, Recommend
replace , Near fireplace(s), Near combustibles, Missing
Carbon Monoxide detectors , Recommend adding
Carbon Monoxide detector(s) at, 2nd floor, 1st floor,
Basement, Recommend at least 1 Smoke and 1
Carbon Monoxide detector on each floor



Comment 11:

Flaking paint at multiple wooden window frames. Not all instances pictured.
Recommend repair.

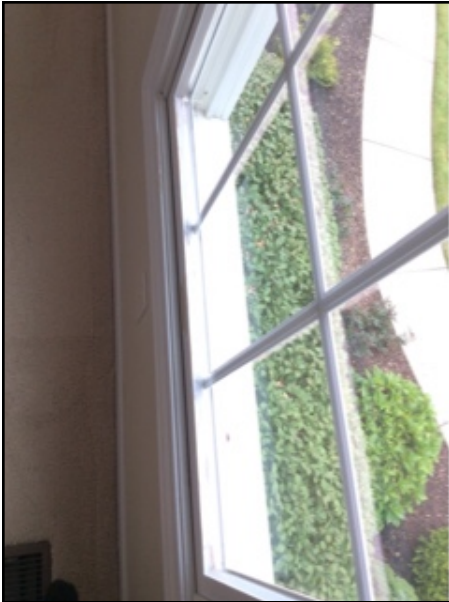


Figure 11-1



Figure 11-2



Comment 12:

Several loose electrical outlets throughout the house. Safety Hazard. Recommend
repair.

(Interior Rooms continued)



Figure 12-1

Master Bedroom

Walls & Ceilings:	Satisfactory
Flooring:	Satisfactory
Ceiling Fan / Lights:	Satisfactory
Electrical:	Switches operate, Outlets operate, Loose outlets
Heat Source Present:	Yes
Doors & Windows:	Surface deterioration

Front Middle Bedroom

Walls & Ceilings:	Satisfactory
Flooring:	Satisfactory
Ceiling Fan / Lights:	Satisfactory
Electrical:	Switches operate, Outlets operate, Loose outlets
Heat Source Present:	Yes
Doors & Windows:	Surface deterioration

(Interior Rooms continued)

Back Middle Bedroom

Walls & Ceilings:	Satisfactory
Flooring:	Satisfactory
Ceiling Fan / Lights:	Marginal
Electrical:	Switches operate, Outlets operate, Loose outlets
Heat Source Present:	Yes
Doors & Windows:	Surface deterioration

Front Corner Bedroom

Walls & Ceilings:	Satisfactory
Flooring:	Satisfactory
Ceiling Fan / Lights:	Satisfactory
Electrical:	Switches operate, Outlets operate, Loose outlets
Heat Source Present:	Yes
Doors & Windows:	Surface deterioration

Back Corner Bedroom

Walls & Ceilings:	Satisfactory
Flooring:	Satisfactory
Ceiling Fan / Lights:	Satisfactory
Electrical:	Switches operate, Outlets operate, Loose outlets
Heat Source Present:	Yes
Doors & Windows:	Surface deterioration

Living Room

Walls & Ceilings:	Satisfactory
Flooring:	Satisfactory
Ceiling Fan / Lights:	Satisfactory

(Living Room continued)

Electrical:

Switches operate, Outlets operate,
Ungrounded 3 prong outlets, Reverse polarity
outlets, Missing outlets cover(s), SAFETY
HAZARD

Heat Source Present:

Yes

Doors & Windows:

Satisfactory



Comment 13:

Missing outlet cover. Ungrounded outlet. Hot/neutral reversal. Safety hazard.
Recommend repair.

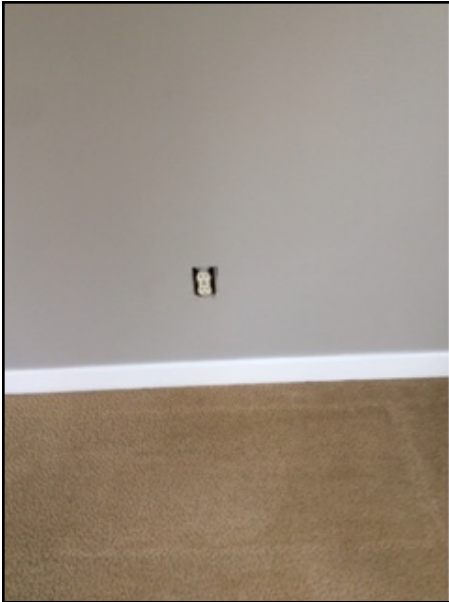


Figure 13-1

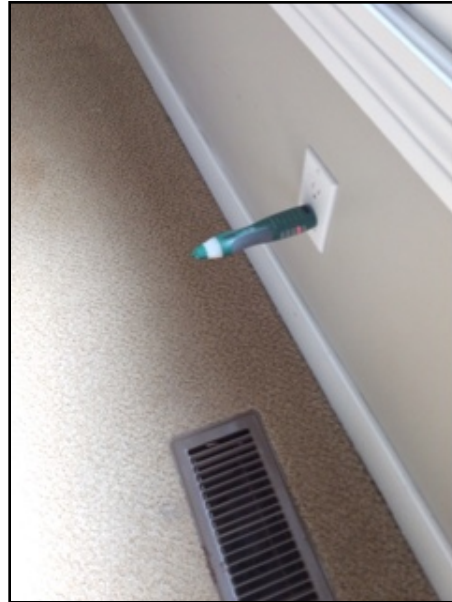


Figure 13-2

(Living Room continued)



Figure 13-3



Figure 13-4

Dining Room

Walls & Ceilings:	Satisfactory
Flooring:	Satisfactory
Ceiling Fan / Lights:	Satisfactory
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Satisfactory

Office / Den

Walls & Ceilings:	Satisfactory, Typical cracks, Previous repairs made
Flooring:	Satisfactory
Ceiling Fan / Lights:	Satisfactory
Electrical:	Switches operate, Outlets operate, Loose outlet covers
Heat Source Present:	Yes
Doors & Windows:	Satisfactory, Missing screen(s)

(Office / Den continued)

**Comment 14:**

For Information: Previous repairs at ceiling.



Figure 14-1

Eat-In Kitchen Area

Walls & Ceilings:	Satisfactory
Flooring:	Satisfactory
Ceiling Fan / Lights:	Satisfactory
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Satisfactory

Basement Room(s)

Walls & Ceilings:	Satisfactory
Flooring:	Satisfactory
Ceiling Fan / Lights:	Satisfactory
Electrical:	Switches operate, Outlets operate
Heat Source Present:	Yes
Doors & Windows:	Satisfactory

(Interior Rooms continued)

Fire Place

Location:	Living room
Type:	Gas, Wood
Gas Shutoff Valve:	Present, Within 6ft
Insert:	Pre-fabricated panels
Damper:	Operates
Cleanout:	None present
Blower Built In:	N/A
Hearth:	Satisfactory
Mantle:	Satisfactory
Smoke & Carbon Monoxide Detector:	Missing smoke detector, Missing carbon monoxide detector, Recommend adding a smoke detector, Recommend adding a carbon monoxide detector

Bathroom(s)

Jack-n-Jill Bathroom

Sink(s):	Faucet leaks NO, Drain leaks NO
Tub:	Faucet leaks NO, Drain leaks NO
Shower:	Faucet leaks NO, Drain leaks NO
Shower/Tub Area:	Fiberglass, Satisfactory
Toilet:	Working properly
Drainage:	Satisfactory
Water Flow:	Satisfactory
Moisture Stain:	None
Doors & Windows:	Satisfactory
Electrical:	Switches work properly, Outlets present, GFCI protected, Operate
Exhaust Fan:	Present, Operates
Heat Source:	Present

(Bathroom(s) continued)

Master Bathroom

Sink(s):	Faucet leaks NO, Drain leaks NO
Tub:	Faucet leaks NO, Drain leaks NO
Shower:	Faucet leaks NO, Drain leaks NO
Shower/Tub Area:	Tile, Fiberglass, Satisfactory
Toilet:	Working properly
Drainage:	Satisfactory
Water Flow:	Satisfactory
Moisture Stain:	None
Doors & Windows:	Satisfactory, Missing screen
Electrical:	Switches work properly, Outlets present, GFCI protected, Operate
Exhaust Fan:	Present, Operates
Heat Source:	Present



Comment 15:
Slow drain at bathtub. Recommend repair.



Figure 15-1

(Bathroom(s) continued)

Bathroom (front Middle Bedroom)

Sink(s):	Faucet leaks NO, Drain leaks NO
Tub:	Faucet leaks NO, Drain leaks NO
Shower:	Faucet leaks NO, Drain leaks NO
Shower/Tub Area:	Fiberglass, Satisfactory
Toilet:	Working properly
Drainage:	Satisfactory
Water Flow:	Satisfactory
Moisture Stain:	None
Doors & Windows:	Satisfactory
Electrical:	Switches work properly, Outlets present, GFCI protected, Operate
Exhaust Fan:	Present, Operates
Heat Source:	Present

Front Corner Bathroom

Sink(s):	Faucet leaks NO, Drain leaks NO
Tub:	Faucet leaks NO, Drain leaks NO
Shower:	Faucet leaks NO, Drain leaks NO
Shower/Tub Area:	Fiberglass, Satisfactory
Toilet:	Working properly
Drainage:	Satisfactory
Water Flow:	Satisfactory
Moisture Stain:	None
Doors & Windows:	Satisfactory
Electrical:	Switches work properly, Outlets present, GFCI protected, Operate
Exhaust Fan:	Present, Operates
Heat Source:	Present

(Bathroom(s) continued)

Half Bathroom

Sink(s):	Faucet leaks NO, Drain leaks NO
Toilet:	Working properly, Bowl is loose, Recommend repair
Drainage:	Satisfactory
Water Flow:	Satisfactory
Moisture Stain:	None
Doors & Windows:	Satisfactory, Missing screen
Electrical:	Switches work properly, Outlets present, GFCI protected, Operate
Exhaust Fan:	Present, Operates
Heat Source:	Present



Comment 16:
Toilet bowl is loose. Recommend repair.



Figure 16-1

(Bathroom(s) continued)

Basement Bathroom

Sink(s):	Faucet leaks NO, Drain leaks NO
Shower:	Faucet leaks NO, Drain leaks NO
Shower/Tub Area:	Fiberglass, Satisfactory
Toilet:	Working properly
Drainage:	Satisfactory
Water Flow:	Satisfactory
Moisture Stain:	None
Doors & Windows:	Satisfactory
Electrical:	Switches work properly, Outlets present, GFCI protected, Operate
Exhaust Fan:	Present, Operates
Heat Source:	Present

Kitchen

Counter Tops:	Satisfactory
Cabinets:	Satisfactory
Plumbing:	Faucet leaks NO, Drain leaks NO
Drainage:	Adequate
Water Pressure:	Adequate
Walls & Ceiling:	Satisfactory, Typical cracks
Floor:	Satisfactory
Electrical:	Switches work properly, Outlets present , GFCI protected, Operate, Open ground within 6 ft of water, SAFETY HAZARD, Recommend upgrading to GFCI outlets, Kitchen outlet(s) are grounded, but not GFCI protected

(Kitchen continued)


 **Comment 17:**
Grounded outlet at kitchen counter tops. Safety Hazard. Recommend repair.
Recommend upgrading to GFCI protected outlet.



Figure 17-1



Figure 17-2

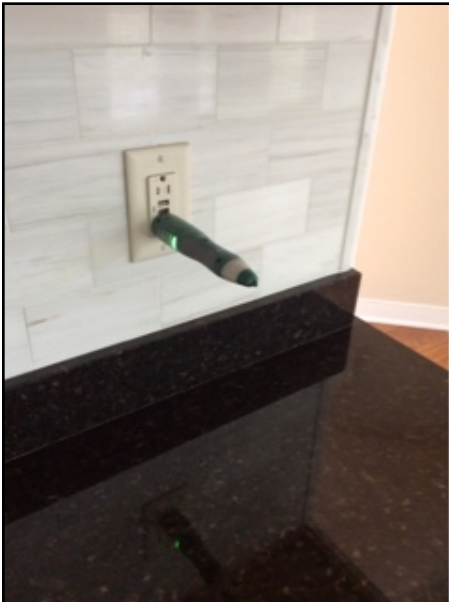


Figure 17-3



Figure 17-4

(Kitchen continued)

Appliances

Disposal:	Yes, Operates
Range:	Yes, Operates
Oven:	Yes, Operates
Gas Shutoff Valve:	Present, Within 6ft
Refrigerator:	Yes, Operates, Water/ice dispenser operates
Microwave:	Yes, Operates
Exhaust Fan:	Yes, Operates, Noisy
Dishwasher:	No, Does not operate, Proper drain line



Comment 18:

For Information: Appliances present at the time of inspection.



Figure 18-1



Figure 18-2

(Appliances continued)



Figure 18-3



Figure 18-4



Figure 18-5

(Appliances continued)



Comment 19:

For Information: Dishwasher is controlled with switch.



Figure 19-1

Laundry Room

Laundry Sink:	Faucet leaks NO, Drain leaks NO, Satisfactory
Appliances Present:	None
Dryer:	Electric, Vented out wall
Gas Shutoff Valve:	Not present
Electrical:	Open ground within 6 ft of water, SAFETY HAZARD, Recommend repair, Recommend upgrading to GFCI protected outlets, Outlets near water are grounded, but not GFCI protected
Room Appears Vented:	Yes

(Laundry Room continued)



Comment 20:

For Information: Washer & Dryer Area.

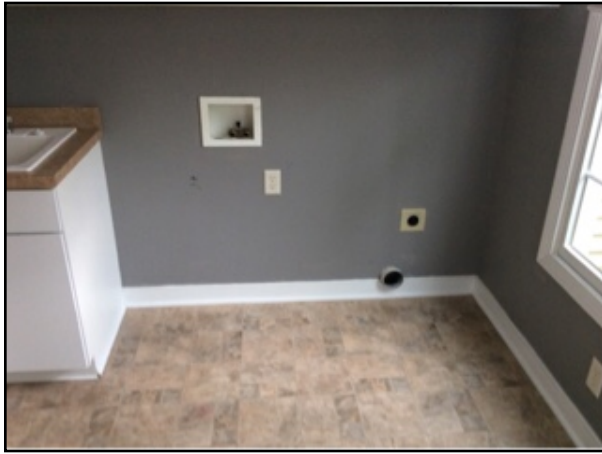


Figure 20-1

Basement

Stairs:	Satisfactory
Handrail:	Satisfactory
Headway Over Stairs:	Satisfactory
Under Carriage:	Satisfactory

Foundation Walls

Building Material:	Poured block
Horizontal Cracks:	None apparent
Verticle Cracks :	Typical
Step Cracks :	None apparent
Movement Apparent :	None apparent
Covered Walls:	Finished basement
Condition:	Satisfactory
Additional Structural Supports:	None present

(Basement continued)

Floor

Building Material: Concrete, Carpet, Tile, Areas not visible
Condition: Satisfactory

Basement Drainage

Indications Of Moisture: No
Sump Pump: No
Floor Drains: Yes, Not tested
Basement Waterproofing System: None present

Girders & Columns

Building Material: Steel, Not visible
Condition: Satisfactory
Additional Supports: None present

Joists/Trusses

Building Material: Wood , Joists, 2x10
Condition: Satisfactory
Additional Supports: None present

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types: Basement
Foundation Materials: Concrete
Floor Structure: Wood Framed, Slab
Wall Structure: Wood Framed

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Brand Name:	Carrier
Type:	Forced Air
Model Number:	58MCA080-16
Serial Number:	58MCA08018116
Approximate Age:	14 years
Energy Source:	Gas
Gas Shutoff Valve:	Present, Not within 6ft
Hot Air Systems:	Direct drive
Heat Exchanger:	N/A sealed
Type of Distribution:	Metal Ducting, Flexible Ducting
Flue Piping:	PVC, Satisfactory
Filter:	Standard
Controls:	Disconnect switch, Safety controls
Operation:	Fired, Satisfactory
Location Of Thermostat:	Eat in Kitchen

(Heating continued)



Comment 21:
For Information: Furnaces.



Figure 21-1

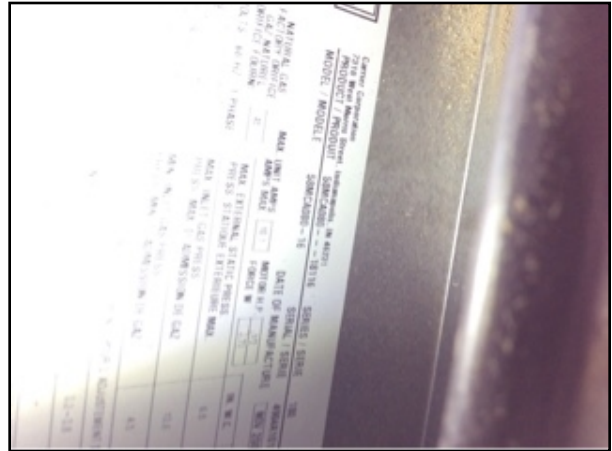


Figure 21-2



Comment 22:
For Information: Air filter size.



Figure 22-1

(Heating continued)



Comment 23:

For Information: Recommend having furnace serviced by a professional once a year. In the fall before using the furnace all winter.



Comment 24:

Excessive rust present inside furnace. Recommend HVAC service and repairs as needed.



Figure 24-1

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Air cooled
Type of Distribution:	Metal Ducting, Flexible Ducting
Operated:	Yes
Temperature Differential:	60 in : 90+ out

(Cooling continued)



Comment 25:

For Information: Recommend having A/C serviced by a professional once a year. In the spring before using the A/C all summer.

A/C Condenser

Brand:	Carrier
Model Number:	38CKG036350
Serial Number:	405E29162
Approximate Age:	13 years
Max Breaker:	30
Level:	Yes
Rusted:	No
Refrigerant Line:	Needs Insulation, Needs Sealed at House Penetration



Comment 26:

For Information: A/C Unit.



Figure 26-1



Figure 26-2

(A/C Condenser continued)

**Comment 27:**

Refrigerant line needs sealed at house penetration. Recommend repair. Insulation at refrigerant lines needs repaired or replaced.



Figure 27-1



Figure 27-2

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Service Panel Location:	Basement
Service Voltage:	120/240 volts
Service Amperage:	200 amps x2
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	N/A
Appears Grounded:	Yes
Main Wire:	Aluminum
Branch Wire:	Copper, Romex
Arc Fault:	Present and operates
GFCI :	None present
Panel:	Satisfactory

(Electrical continued)



Comment 28:
For Information: Electrical Panel(s).



Figure 28-1

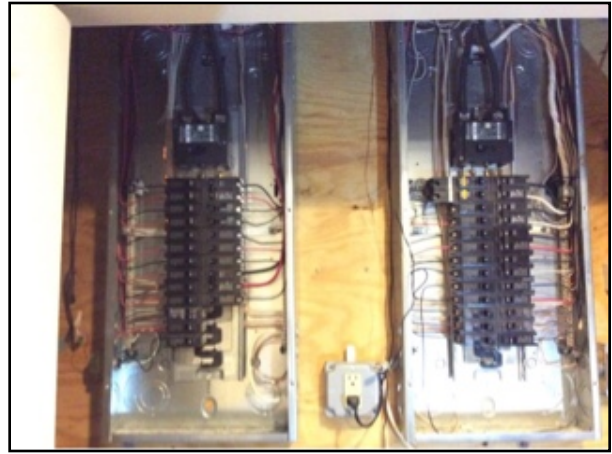


Figure 28-2

A representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and exterior walls were tested.

Electrical Fixtures

Overall Condition:

Satisfactory, Missing outlet cover(s), Loose outlet(s), Outlets near water are grounded, but not GFCI protected, SAFETY HAZARD

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Location of Water Shutoff:	In the Basement
Water Entry Piping:	Plastic
Water Lines:	Copper
Water Flow:	Satisfactory
Water Pressure:	Satisfactory
Drain Lines:	Plastic
Waste Discharge:	Satisfactory

(Plumbing continued)

Gas Lines: Black iron
Water Source: Private, Well

Water Heater

Brand Name:	Rheem
Model #:	RHLN 0405102646
Serial #:	41VRP50N
Approximate Age:	13 years
Heat Source:	Gas
Gas Shutoff Valve:	Present, Within 6ft
Capacity:	50 gallons
Relief Valve:	Present , Proper extension
Vent Pipe:	PVC, Satisfactory



Comment 29:
For Information: Water heater.



Figure 29-1



Figure 29-2

(Water Heater continued)



Comment 30:

Dripping present at water heater pressure relief valve extension. Recommend monitor and replace as needed.



Figure 30-1

Main Shutoff Locations

Main Gas Shutoff:	At the gas meter outside
Main Electrical Shutoff:	At the main electrical panel, In the basement
Main Water Shutoff:	In the basement

(Main Shutoff Locations continued)



Comment 31:

For Information: Main gas shutoff.



Figure 31-1



Comment 32:

For Information: Main electrical shutoff.



Figure 32-1

(Main Shutoff Locations continued)



Comment 33:

For Information: Main water shutoff.



Figure 33-1

Summary

Items Not Operating:	None apparent
Major Concerns:	None apparent
Potential Safety Hazards:	Loose outlet(s), Missing outlet cover(s), Outlets near water that are grounded, but not GFCI protected, Missing Carbon Monoxide detector(s)
Deferred Cost Items (Budget To Repair Or Replace In Next 5 Years):	Furnace that is 13+ years. , A/C that is 7+ years. , Water heater that is 5+ years.
Items Not Tested:	None

*Items listed in this report may inadvertently have been left off the Summary list.
Customer should read the entire report, including the remarks.

Report Summary

Exterior

1) Insect nest present near chimney chase. Recommend removal.



Figure 1-1

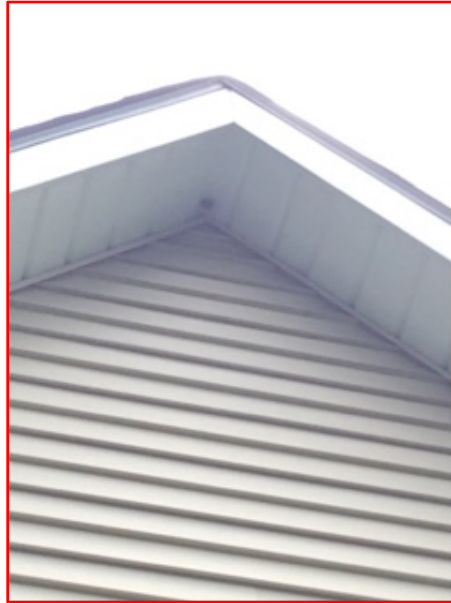


Figure 1-2

2) Missing cap for handrail post. Recommend repair.



Figure 2-1

3) Damaged piece at rear gutter. Recommend repair.

(Report Summary continued)



Figure 3-1

4) Wood trim needs paint. Recommend repair.



Figure 4-1

5) GFCI outlet does not trip. Recommend replace. Safety Hazard.

(Report Summary continued)

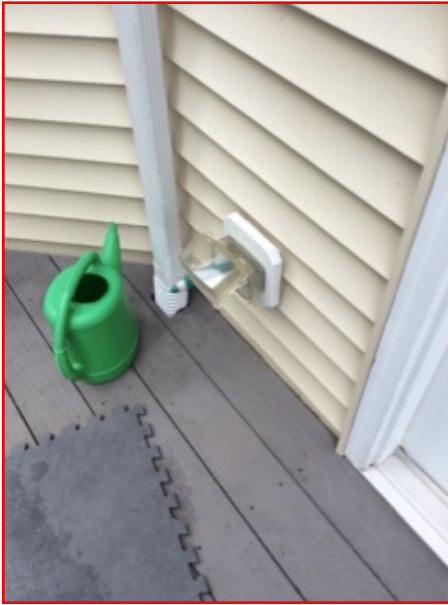


Figure 5-1

6) Recommend sealing settling crack. Recommend repair.



Figure 6-1

7) Conduit and wire at well head were damaged. Recommend repair.

(Report Summary continued)



Figure 7-1

Garage

8) Garage door was not shutting properly with button. Button had to be held down to shut door. Recommend repair.



Figure 8-1

(Report Summary continued)

Garage: Exterior

9) Wood trim at garage is rotted. Recommend repair.



Figure 9-1

Attic

10) Old insect nests in attic space. Recommend routine pest management.



Figure 10-1

(Report Summary continued)

Interior Rooms

11) Flaking paint at multiple wooden window frames. Not all instances pictured. Recommend repair.

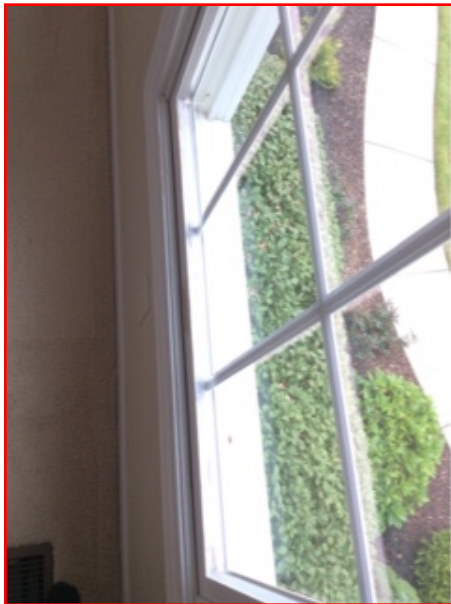


Figure 11-1



Figure 11-2

12) Several loose electrical outlets throughout the house. Safety Hazard. Recommend repair.



Figure 12-1

(Report Summary continued)

Interior Rooms: Living Room

13) Missing outlet cover. Ungrounded outlet. Hot/neutral reversal. Safety hazard. Recommend repair.



Figure 13-1

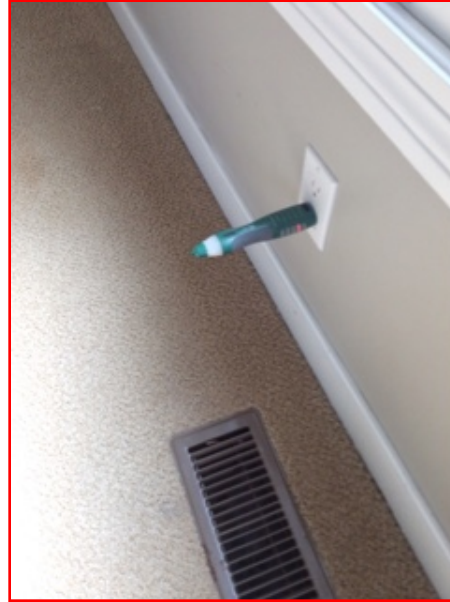


Figure 13-2



Figure 13-3



Figure 13-4

(Report Summary continued)

Interior Rooms: Office / Den

14) For Information: Previous repairs at ceiling.



Figure 14-1

Bathroom(s): Master Bathroom

15) Slow drain at bathtub. Recommend repair.



Figure 15-1

(Report Summary continued)

Bathroom(s): Half Bathroom

16) Toilet bowl is loose. Recommend repair.



Figure 16-1

Kitchen

17) Grounded outlet at kitchen counter tops. Safety Hazard. Recommend repair. Recommend upgrading to GFCI protected outlet.



Figure 17-1



Figure 17-2

(Report Summary continued)

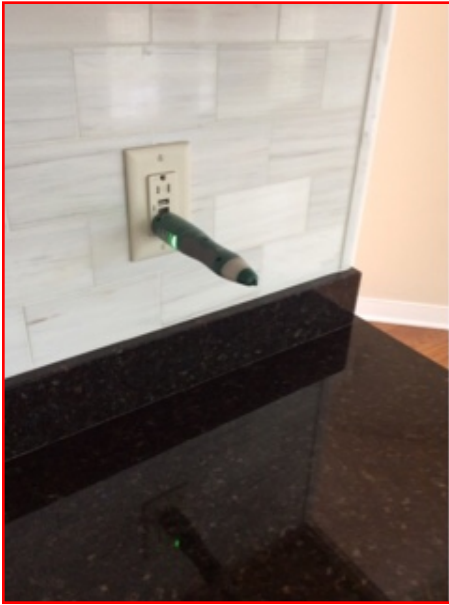


Figure 17-3



Figure 17-4

Heating

18) Excessive rust present inside furnace. Recommend HVAC service and repairs as needed.



Figure 24-1

(Report Summary continued)

Cooling: A/C Condenser

19) Refrigerant line needs sealed at house penetration. Recommend repair. Insulation at refrigerant lines needs repaired or replaced.



Figure 27-1



Figure 27-2

Plumbing: Water Heater

20) Dripping present at water heater pressure relief valve extension. Recommend monitor and replace as needed.



Figure 30-1