



American Property Inspectors

of Northwest Florida, Inc.

Home Inspection

For the Property Located At:

1111 Old School House Rd
Somewhere, FL

Report Prepared For:

Customers Name



327A Racetrack Rd NW, Ft Walton Beach, FL 32547
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Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior	4
Roof	6
Garage/Carport	8
Electrical	8
Structure	9
Attic	9
Air Conditioning	10
Fireplace/Wood Stove	11
Heating System	12
Plumbing	12
Bathroom	13
Kitchen	16
Bedroom	17
Living Space	20
Laundry Room/Area	23
Summary	24

American Property Inspectors of North West Florida, Inc.

11:41 December 10, 2014

Page 2 of 39
SampleHome.inspx

Definitions

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

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

General Information

Property Information

Property Address 1111 Old School House Rd
City Somewhere State FL Zip 55555
Contact Name Ima GoodAgent
Phone 555-555-5555

Client Information

Client Name Customers Name
Client Address address
City City State State Zip zip code
Phone (863)678-0500
Fax
E-Mail emailaddress@cox.net

Inspection Company

Inspector Name Kerry Kelly
Company Name American Property Inspectors of North West Florida, Inc.
Address 327-A Racetrack Rd. NW
City Fort Walton Beach State FL Zip 32547
Phone (850)864-2744
Fax (850)863-2980
E-Mail arpi@arpi.gccoxmail.com

Conditions

Others Present Buyer's Agent and Buyer Property Occupied No
Estimated Age 33 Years Entrance Faces South
Inspection Date 04/15/2014
Start Time 9:00 AM End Time 11:45 AM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 80-85 degrees
Weather Clear Soil Conditions Dry
Space Below Grade None
Building Type Single family Garage Attached
Sewage Disposal Public How Verified Visual Inspection

General Information (Continued)

Water Source Public How Verified Visual Inspection

Additions/Modifications N/A

Permits Obtained N/A How Verified N/A

Lots and Grounds

A NP NI M D

1. Driveway: Concrete Heaving and displacement noted at driveway. This is possibly caused by root growth of nearby trees, suggest further evaluation by qualified technician to determine the appropriate remedy. There is a trip hazard present at time of inspection.



2. Walks: Concrete
3. Porch: Concrete
4. Patio: Concrete
5. Grading: Moderate slope
6. Vegetation: Trees/Shrubs
7. Exterior Surface Drain: Surface drain
8. Lawn Sprinklers: Front and back yard

Exterior

A NP NI M D

All Exterior Surface

1. Type: Brick veneer/Wood Hole in rear wall from removed electrical outlet, suggest repair.



2. Trim: Wood 1. Wood rot in trim at front windows, suggest repair.
2. Trim removed at rear door frame, suggest replacement.
3. Wood rot/damage at all patio door frames, suggest repair.



3. Fascia: Wood Wood rot in fascia at front of garage, suggest repair.



4. Soffits: Wood Wood rot in soffit at rear near chimney, suggest repair.



Exterior (Continued)

5. Door Bell: Hard wired Doorbell did not chime when activated, suggest repair/replacement.



6. Entry Doors: Vinyl/Glass

7. Patio Door: Vinyl/Glass Wood rot a the wooden core of all patio doors, suggest repair.



8. Windows: Metal Single/Double hung Sealant separation at window frames, suggest re-sealing during routine maintenance. This applies to all windows.



9. Window Screens: Vinyl mesh

10. Exterior Lighting: Surface mount 1. One of two bulbs at Front entry did not illuminate when activated, suggest bulb replacement and re-test.
2. Exterior lights at rear did not illuminate when activated, suggest bulb replacement and re-test.
3. Exterior lights at garage did not illuminate when activated, suggest bulb replacement and re-test.

Exterior (Continued)

Exterior Lighting: (continued)



11.

Exterior Electric Outlets: 110 VAC

12.

Hose Bibs: Rotary Hose bib at left side did not close completely and water ran during the inspection, suggest repair. Water turned off at the meter after inspection.



13.

Gas Meter: Left Side

14.

Main Gas Valve: Meter

Roof

A NP NI M D

Main Roof Surface

1. Method of Inspection: On roof

2. Material: Fiberglass shingle Aging noted at roof surfaces and evidence of water penetration and deterioration of the sheathing in the attic. This roof should be evaluated by a licensed roofing contractor to determine the integrity of the shingles and roof sheathing.



3. Type: Gable

4. Approximate Age: Unknown

Roof (Continued)

5. Flashing: Metal Flashing at right side front inadequate. Light can be seen from the attic at the kick-out flashing at the bottom of the right front rake. This indicates that water may enter the structure at this location, suggest further evaluation and repair by licensed roofing contractor.



6. Plumbing Vents: PVC with Rubber Boots Damage/deterioration noted at all plumbing vent boots, suggest repair/replacement.



7. Gutters: Aluminum
8. Downspouts: Aluminum

Rear Center Chimney

9. Chimney: Brick
10. Flue/Flue Cap: Metal
11. Chimney Flashing: Metal

Garage/Carport

A NP NI M D

Front Left Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Braced, Insulated Aluminum with Glazing
3. Door Operation: Mechanized
4. Door Opener: Lift Master
5. Service Doors: Metal
6. Ceiling: Sheetrock-Paint **Incomplete patch at ceiling, suggest repair.**



7. Walls: Sheetrock-Paint
8. Floor/Foundation: Poured concrete
9. Electrical: 110 VAC outlets and lighting circuits **Overhead lights did not illuminate, suggest bulb replacement and re-test.**



Electrical

A NP NI M D

1. Service Size Amps: 200 Volts: 220 VAC
 2. Service: Aluminum
 3. 120 VAC Branch Circuits: Copper
 4. 240 VAC Branch Circuits: Copper and aluminum
 5. Aluminum Wiring: Dedicated, Braided 220 VAC Circuit
 6. Conductor Type: Romex
 7. Ground: Rod in ground
 8. Smoke Detectors: Strategic
- Laundry Room Electric Panel
9. Manufacturer: Square D
 10. Maximum Capacity: 125 Amps
 11. Main Breaker Size: 100 Amps
 12. Breakers: CU/AL
 13. GFCI: GFI receptacles

Electrical (Continued)

14. Is the panel bonded? Yes No

Structure

A NP NI M D

1. Structure Type: Wood frame
2. Foundation: Poured
3. Differential Movement: No movement or displacement noted
4. Bearing Walls: Frame
5. Floor/Slab: Poured slab

Attic

A NP NI M D

Main Attic _____

1. Method of Inspection: In the attic
2. Attic Access Drop-down Ladder Ladder unstable (over-extended at hinge) at attic access, suggest repair for safety.



3. Unable to Inspect: 20% Framing, insulation and placement of HVAC equipment prevented full visual inspection.
4. Roof Framing: 2x4 Truss
5. Sheathing: Plywood
6. Ventilation: Ridge and soffit vents
7. Insulation: Loose
8. Insulation Depth: 10-12 inches
9. Wiring/Lighting: 110 VAC lighting circuit
10. Moisture Penetration: Ongoing water penetration noted Water staining and penetration at all vent penetrations, suggest repair/replacement of vent boots. See remarks at Roof-Plumbing Vents. Water staining at front center above garage. Water staining and sheathing damage at right side center (Near ridge), These areas should be evaluated by a Licensed roofing contractor to determine the integrity of the roofing system.

Attic (Continued)

Moisture Penetration: (continued)



Air Conditioning

A NP NI M D

Right Side AC System

1. A/C System Operation: Functional at time of inspection System produced adequate temperature differential of 16 degrees.



2. Condensate Removal: Rubber
3. Exterior Unit: Pad mounted
4. Manufacturer: Trane
5. Model Number: TWX024C100A1 Serial Number: K04226694
6. Area Served: Entire Dwelling Approximate Age: 19 Years
7. Fuel Type: 220 VAC Temperature Differential: 16 degrees

Air Conditioning (Continued)

8. Type: Central A/C Capacity: 2 Ton
9. Visible Coil: Aluminum
10. Refrigerant Lines: Serviceable condition
Damage/deterioration noted at refrigerant line insulation, suggest replacement during routine maintenance.



11. Electrical Disconnect: Breaker disconnect
12. Exposed Ductwork: Insulated flex
13. Blower Fan/Filters: Direct drive with disposable filter
14. Thermostats: Individual Cover for thermostat not present, suggest replacement. Thermostat operated properly during inspection.



Fireplace/Wood Stove

A NP NI M D

Living Room Fireplace

1. Fireplace Construction: Brick
2. Type: Wood burning
3. Smoke Chamber: Metal
4. Flue: Clay
5. Damper: Metal
6. Hearth: Raised

Heating System

A NP NI M D

Utility Closet Heating System

1. Heating System Operation: Not Operated Ambient temperature was above 70 degrees. System not operated to avoid potential damage to reversing valve.
2. Manufacturer: Trane
3. Model Number: TEV024B140A1 Serial Number: K27349094
4. Type: Heat Pump Capacity: N/A
5. Area Served: Entire Dwelling Approximate Age: 19 Years
6. Fuel Type: Electric
7. Blower Fan/Filter: Direct drive with disposable filter
8. Distribution: Insulflex duct **Loose connection at top of air handler, suggest sealing. Mildew growth at this location should be cleaned. Growth may be attributed to condensation caused by loose duct connection.**
9. Thermostats: Individual
10. Suspected Asbestos: No



Plumbing

A NP NI M D

1. Service Line: Undetermined Service line not visible due to soil/sand accumulation at meter box.
 2. Main Water Shutoff: Meter
 3. Water Lines: Copper
 4. Drain Pipes: PVC
 5. Service Caps: Not visible
 6. Vent Pipes: PVC
 7. Gas Service Lines: Steel
- ### Garage Water Heater
8. Water Heater Operation: Functional at time of inspection Hot water measured 120 degrees at kitchen sink.



9. Manufacturer: A.O. Smith
10. Model Number: GCV 40 100 Serial Number: K06A114475
11. Type: Natural gas Capacity: 40 Gal.

Plumbing (Continued)

12. Approximate Age: 8 Years Area Served: Entire Dwelling

13. TPRV and Drain Tube: PVC

Bathroom

A NP NI M D

Master Bathroom

1. Ceiling: Sheetrock-Paint Water staining at ceiling and incomplete finishing, suggest repair. See remarks at Roof-Plumbing Vents.



2. Walls: Sheetrock-Paint Wallpaper removed from walls and incomplete patching, suggest repair.



3. Floor: Tile

4. Doors: Standard Door lock non-functional, suggest repair/replacement.



5. Windows: Metal Single/Double hung

6. Electrical: 110 VAC outlets and lighting circuits 1. Cover plates not installed at walls, suggest replacement.
2. Not all lights illuminated, suggest bulb replacement and re-test.



Bathroom (Continued)

7. Counter/Cabinet: Fiberglass/Wood Door handles not present at cabinet, suggest replacement.



8. Sink/Basin: Molded single bowl
9. Faucets/Traps: Metal/PVC Handle not present at shower diverter, suggest replacement.



10. Tub/Surround: Fiberglass tub and fiberglass surround
Cracking in tub surround with caulking applied, suggest proper repair or replacement.



11. Shower/Surround: Over Tub
12. Toilets: Kilgore Flushing mechanism damaged/disconnected at handle, suggest adjustment/repair.



13. HVAC Source: HVAC Register
14. Ventilation: Window

Right Hall Bathroom

15. Ceiling: Stucco
16. Walls: Stucco
17. Floor: Tile

Bathroom (Continued)

18. Doors: Standard Door hardware removed, suggest replacement.



19. Electrical: 110 VAC outlets and lighting circuits Not all lights illuminated, suggest bulb replacement and re-test.



20. Counter/Cabinet: Fiberglass/Wood
21. Sink/Basin: Molded single bowl Sink stopper damaged/not present at sink, suggest repair/replacement.



22. Faucets/Traps: Metal/PVC 1. Leak observed at all three tub faucet handles when in operation, suggest adjustment/repair.
2. Leak observed in supply line for the cold water side of sink, suggest repair. Water turned off at shut-off valve after detection.



23. Tub/Surround: Porcelain tub and fiberglass surround
24. Shower/Surround: Over Tub
25. Toilets: Kilgore
26. HVAC Source: HVAC Register
27. Ventilation: Electric ventilation fan

Kitchen

A NP NI M D

Main Kitchen

1. Cooking Appliances:
2. Ventilator:
3. Disposal: In-Sinkerator Water discharged from disposal at dishwasher drain entry, suggest replacement of drain hose and re-test.



4. Dishwasher:
5. Air Gap Present? Yes No
6. Refrigerator:
7. Microwave:
8. Sink: Stainless Steel
9. Electrical: 110 VAC outlets and lighting circuits
Light fixtures removed from ceiling, suggest replacement.



10. Plumbing/Fixtures: Metal/PVC Spray handle damaged (operation handle not present), suggest repair/replacement.



11. Counter Tops: Stone Ill-fitting and uneven seams at counter-tops, suggest adjustment/repair.



Kitchen (Continued)

12. Cabinets: Wood 1. Cupboard doors above microwave enclosure collide when closed, suggest adjustment/repair.
2. Cupboard doors at right side collide when closed, suggest adjustment/repair.
3. Cabinet doors under sink collide when closed, suggest adjustment/repair.



13. Ceiling: Sheetrock-Paint
14. Walls: Sheetrock-Paint
15. Floor: Tile
16. HVAC Source: HVAC Register

Bedroom

A NP NI M D

Master Bedroom

1. Closet: Walk In Trim removed from interior frame of closet door, suggest replacement.
2. Ceiling: Sheetrock-Paint Incomplete repair at ceiling of rear area of bedroom, suggest repair.



Bedroom (Continued)

3. Walls: Sheetrock-Paint 1. Holes in wall behind door, suggest repair.
2. Peeling sheet-rock paper at rear area of bedroom, suggest repair.



4. Floor: Tile
5. Doors: Standard 1. Door lock non-functional, suggest repair/replacement.
2. Door collides with frame at closing, suggest adjustment/repair.



6. Windows: Metal Slider
7. Electrical: 110 VAC outlets and lighting circuits 1. Cover plate not installed at rear wall, suggest replacement.
2. Fixture removed from ceiling at rear area of bedroom, suggest replacement.



8. HVAC Source: HVAC Register

Right Rear Bedroom

9. Closet: Single 1. Closet door removed from hardware (leaning against wall), suggest replacement.
2. Holes in closet wall, suggest repair.



Bedroom (Continued)

Closet: (continued)



- 10. Ceiling: Sheetrock-Paint
- 11. Walls: Sheetrock-Paint
- 12. Floor: Carpet
- 13. Doors: Standard Door lock non-functional, suggest repair/replacement.



- 14. Windows: Metal Single/Double hung
- 15. Electrical: 110 VAC outlets and lighting circuits Fixture and bulbs not present at lighting, suggest replacement and re-test.



- 16. HVAC Source: HVAC Register

Right Front Bedroom

- 17. Closet: Single Closet doors rub at carpet, suggest adjustment/repair during routine maintenance.



- 18. Ceiling: Sheetrock-Paint
- 19. Walls: Sheetrock-Paint
- 20. Floor: Carpet

Bedroom (Continued)

21. Doors: Standard Hardware removed from door, suggest replacement.



22. Windows: Metal Single/Double hung Window screen bent at right front window, suggest replacement.



23. Electrical: 110 VAC outlets and lighting circuits Fixture and bulbs not present at lighting, suggest replacement and re-test.



24. HVAC Source: HVAC Register

Living Space

A NP NI M D

Living Room Living Space

1. Ceiling: Sheetrock-Paint Holes in ceiling from removed sound system, suggest repair.



2. Walls: Sheetrock-Paint
3. Floor: Tile

Living Space (Continued)

4. Electrical: 110 VAC outlets and lighting circuits **Fixtures/bulbs removed from overhead lighting, suggest replacement.**



5. HVAC Source: HVAC Register

Dining Room Living Space

6. Ceiling: Sheetrock-Paint

7. Walls: Sheetrock-Paint **Damage to right side wall, suggest repair.**



8. Floor: Tile

9. Windows: Metal Single/Double hung **Evidence of condensation between panes of glass indicate thermal seal is broken at both lower sashes, suggest repair/replacement.**



10. Electrical: 110 VAC outlets and lighting circuits **No lights illuminated, bulb replacement and re-test indicated no electricity at this fixture, suggest further evaluation by qualified technician with repair as necessary.**



11. HVAC Source: HVAC Register

Office Area Living Space

12. Ceiling: Sheetrock-Paint

Living Space (Continued)

13. Walls: Sheetrock-Paint **Hole in rear wall, suggest repair.**



14. Floor: Carpet
15. Doors: Standard **Door lock non-functional, suggest repair/replacement.**



16. Windows: Metal Single/Double hung **Window screen damaged/not present at window, suggest replacement.**



17. Electrical: 110 VAC outlets and lighting circuits **Not all lights illuminated, suggest bulb replacement and re-test.**



18. HVAC Source: HVAC Register
Foyer/Hallways Living Space

19. Closet: Linen & Utility **Hardware removed from linen and utility closet doors, suggest replacement.**



20. Ceiling: Sheetrock-Paint

Living Space (Continued)

21. Walls: Sheetrock-Paint
 22. Floor: Tile
 23. Electrical: 110 VAC outlets and lighting circuits **Fixtures removed from hall and foyer ceilings, suggest replacement.**



24. HVAC Source: HVAC Register

Laundry Room/Area

A NP NI M D

Off Garage Laundry Room/Area

1. Ceiling: Sheetrock-Paint
 2. Walls: Sheetrock-Paint
 3. Floor: Tile
 4. Electrical: 110 VAC outlets and lighting circuits **Outlet removed from wall and exposed wires at ground level, suggest replacement of outlet and removal of exposed wiring.**



5. HVAC Source: HVAC Register
 6. Washer Hose Bib: Rotary
 7. Washer and Dryer Electrical: 110-240 VAC
 8. Dryer Vent: Rigid metal
 9. Dryer Gas Line: Steel
 10. 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.

Exterior

1. Windows: Metal Single/Double hung Sealant separation at window frames, suggest re-sealing during routine maintenance. This applies to all windows.



Air Conditioning

2. Right Side AC System Refrigerant Lines: Serviceable condition
Damage/deterioration noted at refrigerant line insulation, suggest replacement during routine maintenance.



Kitchen

3. Main Kitchen Disposal: In-Sinkerator Water discharged from disposal at dishwasher drain entry, suggest replacement of drain hose and re-test.



Bedroom

4. Right Front Bedroom Closet: Single Closet doors rub at carpet, suggest adjustment/repair during routine maintenance.



Living Space

5. Living Room Living Space Walls: Sheetrock-Paint

Marginal Summary (Continued)

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

1. Driveway: Concrete Heaving and displacement noted at driveway. This is possibly caused by root growth of nearby trees, suggest further evaluation by qualified technician to determine the appropriate remedy. There is a trip hazard present at time of inspection.



Exterior

2. Trim: Wood 1. Wood rot in trim at front windows, suggest repair.
2. Trim removed at rear door frame, suggest replacement.
3. Wood rot/damage at all patio door frames, suggest repair.



Defective Summary (Continued)

3. Fascia: Wood Wood rot in fascia at front of garage, suggest repair.



4. Soffits: Wood Wood rot in soffit at rear near chimney, suggest repair.



5. Door Bell: Hard wired Doorbell did not chime when activated, suggest repair/replacement.



6. Patio Door: Vinyl/Glass Wood rot at the wooden core of all patio doors, suggest repair.



7. Exterior Lighting: Surface mount 1. One of two bulbs at Front entry did not illuminate when activated, suggest bulb replacement and re-test.
2. Exterior lights at rear did not illuminate when activated, suggest bulb replacement and re-test.
3. Exterior lights at garage did not illuminate when activated, suggest bulb

Defective Summary (Continued)

Exterior Lighting: (continued)

replacement and re-test.



8. Hose Bibs: Rotary Hose bib at left side did not close completely and water ran during the inspection, suggest repair. Water turned off at the meter after inspection.



Roof

9. Main Roof Surface Material: Fiberglass shingle Aging noted at roof surfaces and evidence of water penetration and deterioration of the sheathing in the attic. This roof should be evaluated by a licensed roofing contractor to determine the integrity of the shingles and roof sheathing.



10. Flashing: Metal Flashing at right side front inadequate. Light can be seen from the attic at the kick-out flashing at the bottom of the right front rake. This indicates that water may enter the structure at this location, suggest further evaluation and repair by licensed roofing contractor.



11. Plumbing Vents: PVC with Rubber Boots Damage/deterioration noted at all plumbing vent boots, suggest repair/replacement.

Roof (Continued)

Plumbing Vents: (continued)



Garage/Carport

12. Front Left Garage Ceiling: Sheetrock-Paint **Incomplete patch at ceiling, suggest repair.**



13. Front Left Garage Electrical: 110 VAC outlets and lighting circuits **Overhead lights did not illuminate, suggest bulb replacement and re-test.**



Attic

14. Main Attic Moisture Penetration: Ongoing water penetration noted **Water staining and penetration at all vent penetrations, suggest repair/replacement of vent boots. See remarks at Roof-Plumbing Vents.**
Water staining at front center above garage.
Water staining and sheathing damage at right side center (Near ridge), These areas should be evaluated by a Licensed roofing contractor to determine the integrity of the roofing system.

Attic (Continued)

Moisture Penetration: (continued)



Air Conditioning

15. Thermostats: Individual Cover for thermostat not present, suggest replacement. Thermostat operated properly during inspection.



Heating System

16. Utility Closet Heating System Distribution: Insulflex duct Loose connection at top of air handler, suggest sealing. Mildew growth at this location should be cleaned. Growth may be attributed to condensation caused by loose duct connection.



Defective Summary (Continued)

Bathroom

17. Master Bathroom Ceiling: Sheetrock-Paint Water staining at ceiling and incomplete finishing, suggest repair. See remarks at Roof-Plumbing Vents.



18. Master Bathroom Walls: Sheetrock-Paint Wallpaper removed from walls and incomplete patching, suggest repair.



19. Master Bathroom Doors: Standard Door lock non-functional, suggest repair/replacement.



20. Master Bathroom Electrical: 110 VAC outlets and lighting circuits 1. Cover plates not installed at walls, suggest replacement.
2. Not all lights illuminated, suggest bulb replacement and re-test.



21. Master Bathroom Counter/Cabinet: Fiberglass/Wood Door handles not present at cabinet, suggest replacement.

Bathroom (Continued)

Counter/Cabinet: (continued)



22. Master Bathroom Faucets/Traps: Metal/PVC Handle not present at shower diverter, suggest replacement.



23. Master Bathroom Tub/Surround: Fiberglass tub and fiberglass surround Cracking in tub surround with caulking applied, suggest proper repair or replacement.



24. Master Bathroom Toilets: Kilgore Flushing mechanism damaged/disconnected at handle, suggest adjustment/repair.



25. Right Hall Bathroom Doors: Standard Door hardware removed, suggest replacement.



Defective Summary (Continued)

26. Right Hall Bathroom Electrical: 110 VAC outlets and lighting circuits
Not all lights illuminated, suggest bulb replacement and re-test.



27. Right Hall Bathroom Sink/Basin: Molded single bowl Sink stopper damaged/not present at sink, suggest repair/replacement.



28. Right Hall Bathroom Faucets/Traps: Metal/PVC 1. Leak observed at all three tub faucet handles when in operation, suggest adjustment/repair.
2. Leak observed in supply line for the cold water side of sink, suggest repair. Water turned off at shut-off valve after detection.



Kitchen

29. Main Kitchen Electrical: 110 VAC outlets and lighting circuits Light fixtures removed from ceiling, suggest replacement.



30. Main Kitchen Plumbing/Fixtures: Metal/PVC Spray handle damaged (operation handle not present), suggest repair/replacement.



Defective Summary (Continued)

31. Main Kitchen Counter Tops: Stone Ill-fitting and uneven seams at counter-tops, suggest adjustment/repair.



32. Main Kitchen Cabinets: Wood
1. Cupboard doors above microwave enclosure collide when closed, suggest adjustment/repair.
 2. Cupboard doors at right side collide when closed, suggest adjustment/repair.
 3. Cabinet doors under sink collide when closed, suggest adjustment/repair.



Bedroom

33. Master Bedroom Closet: Walk In Trim removed from interior frame of closet door, suggest replacement.



34. Master Bedroom Ceiling: Sheetrock-Paint Incomplete repair at ceiling of rear area of bedroom, suggest repair.



35. Master Bedroom Walls: Sheetrock-Paint
1. Holes in wall behind door, suggest repair.
 2. Peeling sheet-rock paper at rear area of bedroom, suggest repair.

Bedroom (Continued)

Walls: (continued)



36. Master Bedroom Doors: Standard 1. Door lock non-functional, suggest repair/replacement.
2. Door collides with frame at closing, suggest adjustment/repair.



37. Master Bedroom Electrical: 110 VAC outlets and lighting circuits 1. Cover plate not installed at rear wall, suggest replacement.
2. Fixture removed from ceiling at rear area of bedroom, suggest replacement.



38. Right Rear Bedroom Closet: Single 1. Closet door removed from hardware (leaning against wall), suggest replacement.
2. Holes in closet wall, suggest repair.



Bedroom (Continued)

Closet: (continued)



39. Right Rear Bedroom Doors: Standard Door lock non-functional, suggest repair/replacement.



40. Right Rear Bedroom Electrical: 110 VAC outlets and lighting circuits Fixture and bulbs not present at lighting, suggest replacement and re-test.



41. Right Front Bedroom Doors: Standard Hardware removed from door, suggest replacement.



42. Right Front Bedroom Windows: Metal Single/Double hung Window screen bent at right front window, suggest replacement.



43. Right Front Bedroom Electrical: 110 VAC outlets and lighting circuits Fixture and bulbs not present at lighting, suggest replacement and re-test.

Bedroom (Continued)

Electrical: (continued)



Living Space

44. Living Room Living Space Ceiling: Sheetrock-Paint Holes in ceiling from removed sound system, suggest repair.



45. Living Room Living Space Electrical: 110 VAC outlets and lighting circuits Fixtures/bulbs removed from overhead lighting, suggest replacement.



46. Dining Room Living Space Walls: Sheetrock-Paint Damage to right side wall, suggest repair.



47. Dining Room Living Space Windows: Metal Single/Double hung Evidence of condensation between panes of glass indicate thermal seal is broken at both lower sashes, suggest repair/replacement.



Defective Summary (Continued)

48. Dining Room Living Space Electrical: 110 VAC outlets and lighting circuits **No lights illuminated, bulb replacement and re-test indicated no electricity at this fixture, suggest further evaluation by qualified technician with repair as necessary.**



49. Office Area Living Space Walls: Sheetrock-Paint **Hole in rear wall, suggest repair.**



50. Office Area Living Space Doors: Standard **Door lock non-functional, suggest repair/replacement.**



51. Office Area Living Space Windows: Metal Single/Double hung **Window screen damaged/not present at window, suggest replacement.**



52. Office Area Living Space Electrical: 110 VAC outlets and lighting circuits **Not all lights illuminated, suggest bulb replacement and re-test.**



53. Foyer/Hallways Living Space Closet: Linen & Utility **Hardware removed from linen and utility closet doors, suggest replacement.**

Living Space (Continued)

Closet: (continued)



54. Foyer/Hallways Living Space Electrical: 110 VAC outlets and lighting circuits **Fixtures removed from hall and foyer ceilings, suggest replacement.**



Laundry Room/Area

55. Off Garage Laundry Room/Area Electrical: 110 VAC outlets and lighting circuits **Outlet removed from wall and exposed wires at ground level, suggest replacement of outlet and removal of exposed wiring.**

