

RHS, Inc
PO Box 5159
Laytonsville, MD 20882



1234 Any Dr
Anywhere, MD 20000



Table of Contents

General Information	2
Definitions	3
MD State Requirement	3
Roof	4
Exterior	4
Lots and Grounds	6
Garage/Carport	7
Interior Elements	7
Fireplace/Wood Stove	8
Kitchen	9
Bathroom	9
Basement	10
Plumbing	11
Water Heater	12
Electrical	12
Attic	14
Heating System	15
Air Conditioning	15
Summary	16



General Information

Property Information

Client Name: John Doe
Property Address: 1234 Any Dr
City: Anywhere State: MD Zip: 20000
Agent/Contact Name: Buyer's Agent

Inspection Company

Inspector Name David Goldberg
Company Name RHS, Inc
Office Address: PO Box 5159
Laytonsville MD 20882
Inspection Company Phone: 301-913-9213
MD Lic. # 29322
ASHI Certified Inspector # 101584
Inspection Company E-Mail: dave@rhsinspections.com

Conditions

Others Present: Buyer's Agent and Buyer Property Occupied: Vacant
Estimated Age: 33
Inspection Date: 07/31/2016
Start Time: 2:00 PM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature: 85 Degrees
Weather: Partly cloudy Soil Conditions: Damp
Building Type: Cape Code Garage: Attached
Sewage Disposal: Appears to be public
Water Source: Appears to be public water



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	Performing within expected parameters, Operating as designed or intended, Functional with no obvious signs of defect.
M	Marginal	Working as designed but requires typical maintenance, Approaching end of expected service life, Monitor
D	Defective	Item needs immediate repair or replacement. Recommend repair or replacement by a qualified licensed contractor and some cases an engineer may be needed.
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.

MD State Requirement

a)An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observations of the visible and apparent condition of the building and its components on the date of the inspection.

b)The results of this inspection are not intended to make any representation regarding the latent or concealed defects that may exist, and no warranty or guarantee is expressed or implied.

c)If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or the condition of its components or systems, you may be advised to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or observations set forth in the report.

d)Only home inspections performed by Maryland licensed home inspectors will be recognized by the buyer as a valid home inspection under a real estate contract.





Roof

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

Roof Surface _____

Method of Inspection: The roof was inspected from the ground with binoculars.

Type: Sloped

Approximate Age: 18 - 20 years

Material: Asphalt shingle (Fiberglass) , average life 15 - 20 years - The roof is towards the end of a normal service life. Budget to have it replaced. You should plan to replace it soon. Some plywood may need to be replaced. There is a sag or low spot under the front skylights. There is limited view of some roof surfaces from the ground. The shingles are not laid straight over the garage. This is poor workmanship. It is better to replace a roof before it leaks.

Flashing: The flashings should be monitored due to their age and resealed as needed. Concern with leaks if not maintained.

Gutters: The gutters need to be cleaned. It is important to get water away from the house.

Downspouts:

Leader/Extension: Missing splash block on the left side of the house.



Left side Chimney _____

Chimney: Brick - The top or crown is not visible from the ground and was not evaluated.

Exterior

The exterior of the house has had work done in a non-professional manner. You need a contractor to repair or replace these areas. The home inspection is not a code inspection or an exhaustive list of work needed. The decks, decks steps, roof over rear left door, walkway steps, steps on the right side of the addition are not built properly. They are not safe. Expect the repair list to grow once the work is started. Recommend looking to see if permits and inspections were secured for the work that has been done to the house which includes the addition.

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

Exterior Surface _____

Siding Type: Brick veneer



Exterior (Continued)

Exterior Surface _____

Siding Type: Vinyl

Exterior Surface _____

SidingType: Aluminum - The siding is loose on the left side.



Trim: There is trim decay around the house. Budget to replace wood. Examples: on the sides of the garage door, by the rear window of the utility room and under the through the wall A/C unit of the addition.



Fascia: The rear has decayed fascia on the lower right side. One needs to replace this wood. There may be more decayed wood behind the gutters.



Soffits:

Deck: Treated wood - The step heights and tread size are not proper. This is a safety issue. They should be rebuilt. There are hangers missing on some joists. There is limited view of the underside of the deck. You should budget for a major rebuild. It is unknown if there were proper permits and inspections for the deck.

Other: Concern with wood destroying insects in the roof framing over part of the deck. There are small round holes in the wood. Need to contact a wood destroying insect inspection company.



Lots and Grounds

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

Walks: Concrete

Driveway: Asphalt - There are many cracks in the surface of the driveway.

The driveway is worn out. Budget to replace.



Steps: Concrete -

The new front step heights are not the same. This is a trip hazard. They are not built properly.



Steps: Wood -

The step heights and tread size are not proper. This is a safety issue. They should be rebuilt. The right side steps landing is not supported on the right side.



Stoop(s): Concrete

Property Grade:

Grading at foundation:

Window Wells:

Other:

This structure was poorly built and should be improved or replaced.





Garage/Carport

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

Garage

Type of Structure: Attached Car Spaces: 2

Garage Doors:

Door Operation: **The garage door did not reverse when it hit a 1 1/2" block on the ground. The safety beams are set too high off the floor. There are no safety cables in the door springs. Need to have them installed. These safety issues need to be fixed. Need a garage door company to correct.**



Service Doors: **The door is not a fire rated door. There should not be a window in the door from the house to the garage. Recommend it be replaced with the proper type of door for safety.**

Ceiling: Drywall

Walls: Drywall - There are water stains on the rear wall under the window. - Monitor for change.

Floor/Foundation:

Interior Elements

The workmanship on the house was not done in a professional manner. There are many examples of problems in the report. Recommend checking the county records to see if there have been permits and inspections for the work. Expect additional work and hidden problems. The home inspection is not a code inspection.

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

Construction Type: Wood frame Masonry Metal framed Concrete Not determined

Living Space

Closet(s):

Ceiling(s):

Walls:



Interior Elements (Continued)

- Floors: The transition in the foyer to the other rooms are a trip hazard. Concern with someone tripping over the uneven areas.



- Stairs:
 Rail(s):
 Windows: Insulated
 Interior Doors:
 Exterior Door(s):
 Sliding Door(s):
 Skylight(s): Roofers normally will recommend replacing the skylights when a new roof is installed.

- Additional Findings: The walls are discolored and appear to have mold on them in the utility room. Concern with additional issues behind the walls and ceilings. Mold evaluation is not part of the home inspection. Mold can cause health issues. You need to have a mold inspection. There may be hidden issues.



Fireplace/Wood Stove

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

Family Room Fireplace

Type: Wood burning

- Fireplace: Brick - There are cracked bricks on the right side. Recommend having the cracks sealed and the flue cleaned and inspected. The flue is not part of the home inspection. Recommend getting a chimney sweep.

- Damper:
 Hearth:



Kitchen

Kitchen

- Range: **The range could not be operated since the gas was off to the house. The anti tip bracket needs to be installed or adjusted to work. The range can tilt forward which is safety issue.**
- Oven: **The gas was off. The oven could not be operated.**
- Ventilator:
- Disposal: **The wire connector is missing and needs to be installed. This is a safety issue.**



- Dishwasher:
- Refrigerator/ Freezer: The refrigerator is set on the standby settings. It needs to be turned down.
- Microwave:
- Sink Fixture:
- Plumbing:
- Counter Tops:
- Cabinets:

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

Bathroom

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

Hall Bathroom

- Sink Faucet/Plumbing:
- Counter/Cabinet:
- Toilet:
- Tub/Shower Faucet,Plumbing:
- Tub/Surround:
- Ventilation: Electric ventilation fan
- Floor:

Master Bathroom

- Sink Faucet/Plumbing:
- Counter/Cabinet:
- Toilet:



Bathroom (Continued)

- Shower/Surround: Concern with the shower pan or wall leaking. There are stains behind the shower which are visible from the jetted tub access from the master bedroom. This needs to be monitored after the shower is used.



- Spa Tub/Surround: **The jetted tub could not be operated since there is no tub stopper.**

- Ventilation: Electric ventilation fan and window

- Floor:

Hall, lower Bathroom

- Sink Faucet/Plumbing: **The sink has a slow drain.**

- Counter/Cabinet:

- Toilet:

- Tub/Shower Faucet, Plumbing:

- Shower/Surround:

- Ventilation: Electric ventilation fan

- Floor:

Basement Bathroom

- Sink Faucet/Plumbing: **The drain pipe is improperly installed into a pipe below the cabinet floor. The flexible waste pipe is not proper and should be replaced. The waste pipe should be a rigid smooth wall pipe.**



- Counter/Cabinet:

- Toilet: **The toilet is loose at the floor and will require replacement of the wax seal and be properly secured.**

- Ventilation: No ventilation - **Recommend having an exhaust fan installed.**

- Floor:

Basement

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

Basement

- Subfloor: Not visible

- Joists: Wood joist

- Foundation Walls: Concrete - Not visible

- Insulation: None visible, concern none was used.

- Floor:



Basement (Continued)

- Basement Stairs/Railings:
 Moisture Penetration: **The basement baseboard is meter damp. The basement is damp at the time of the inspection and corrective actions should be done. Concern with mold. Mold evaluation is not part of the home inspection. There is a musty smell in the basement.**



- Floor Drain:
 Windows: Single Glazed

Plumbing

Need a plumber to address the plumbing issues in the house.

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

- Main Water Service Line: Copper
 Main Water Shutoff: Basement front wall
 Water Lines: CPVC, (plastic), Copper, Polybutelene - **The plumbing above the water heater is loose and one line goes to a trash can on the wall. This is not proper. What the trash can is for is unknown.**



- Shut off valves: Shut off valves should be operated periodically. Often since they are not used they do not perform as intended. They may not shut off all the way or they may leak. The shut off valves were not operated. This is beyond the scope of the home inspection.

- Hose Bibs:
 Water flow:
 Drain Pipes: PVC
 Plumbing Vents: PVC
 Service Caps:
 Sump Pump: **The sump pump operated but the flexible discharge pipe is not a standard pipe which normally is PVC. The flex pipe is damaged outside. Recommend having a new PVC pipe installed.**





Plumbing (Continued)

- Gas Meter: Exterior left side - The main gas valve is off on the meter. The gas equipment could not be operated in the house.



- Gas Service Lines:

Water Heater

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

Utility Room Water Heater _____

Manufacturer: Rheem

Type: Natural gas. Average service life is 8 - 12 years Capacity: 50 Gal.

Approximate Age: 1 Area Served:

- Water Heater: **There is no expansion tank and should be on a recently installed water heater. It should not be installed in front of the furnace which limits proper access. There is no gas for the water heater so it is unknown if it works.**



- TPRV and Drain Tube:
 Flue Pipe: Single wall

Electrical

Need to have a master electrician correct the items noted in the report. The scope of work may grow once the repairs are started and things are opened up. Concern with so many findings that the house will require major electrical work.

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

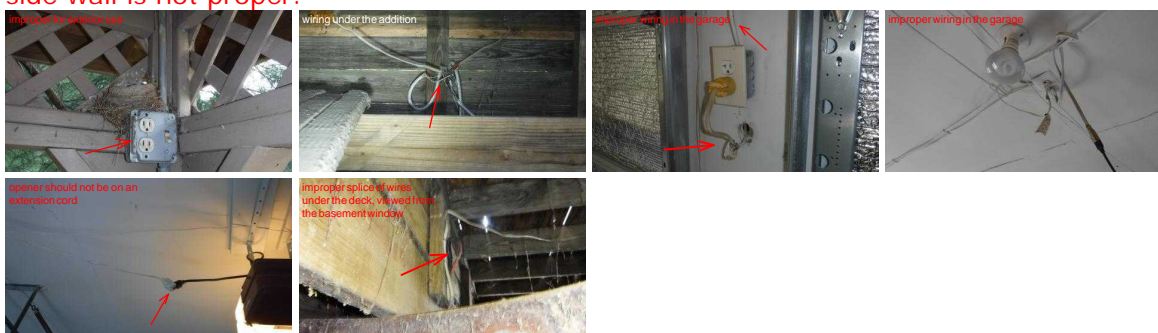
- Receptacles 120 VAC Branch Circuits: **Need a proper cover on the outlet in the master bedroom mounted in the floor. There is an open neutral in the kitchen outlet by the switch to the dining room. The family room front wall outlet does not work.**

- Switches:
 Lights:



Electrical (Continued)

- Ceiling Fan(s): The ceiling fan did not work in the master bedroom. The front left bedroom ceiling fan pull switch is missing part of it. It is broken off. The family room ceiling fan light is loose, it is too low and should be replaced with a flush mounted one.
- GFCI: There is no GFI outlet in the basement bathroom. The hall bathroom GFI would not trip. Recommend adding GFI outlets in the kitchen for safety. The garage outlets are not GFI protected and should be.
- Smoke Detectors:
 Carbon monoxide Detector: There is no installed carbon monoxide detector by the bedrooms. Recommend one be installed for safety.
- Exterior Lighting:
 Exterior Electric Outlets:
 Main Service: Underground, Aluminum service wire
 Wires: There are chewed wires in the laundry area above the rear wall and left side. Concern with wires being damaged that are not visible. This is very dangerous.
- Misc. Electric: The wiring is not proper for exterior work to the gazebo. Examples - not exterior rated electrical box, switch and not GFI protected outlet. The wiring under the addition is not safe. There is an open splice of wires and two strands of wires not protected by the sheathing. The rear left bedroom does not have a switched outlet or light. The wiring in the garage is not proper or safe. Examples - openers into extension cord, wires run improperly along the walls and ceiling and outlets are not GFI protected. There is a tapped wire connection under the deck which was viewed from the rear basement window. The wiring in the utility room behind the side wall is not proper.



Left side, lower level Electric Panel

Panel Amps: 200 Main Breaker size: 200 Amps Volts: 120-240 VAC
 Interior Wire Type: Nonmetallic (NM) Cloth Wrap Knob and Tube Metal Sheathed (BX)
 Interior Circuits Wire: Aluminum Copper Not Determined
 Branch Circuit Protection: Breakers Fuses



Electrical (Continued)

- Electrical Panel: **The panel is not labeled. The breakers need to be labeled. There are different manufactured breakers. Normally they all should be the same as the manufacturer of the panel box.**
- Breakers:

Attic

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

Attic _____

Method of Inspection: In the attic, Limited access in the attic

Insulation location: Floor

- Insulation: Batts, Loose Insulation depth: 6" -8" - Recommend additional insulation be installed. Today's homes may have up to 16 inches. Contact an insulation company.

Roof Framing: Trusses

Sheathing:

- Ventilation: **The front gable screen is damaged. There is a pile of animal droppings that appear to be from bats. Need to have the droppings removed and the screen replaced. Droppings can cause illnesses.**

- Moisture Penetration: There were water stains observed. They were dry at the time of the inspection.

- Additional observations: **The attic access is not the proper material. It should not be a thin piece of wood. Need a contractor to replace it.**





Heating System

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

Utility room Heating System _____

Manufacturer: Carrier

Type: Forced air (Gas furnaces average service life 15-20 years)

Area Served: Approximate Age: 9

Fuel Type: Natural gas

Heating System: **There is not proper access to the furnace. The gas is off to the house so the furnace could not be operated.**

Thermostat(s):

Blower Fan/Filter: The filter is very dirty and needs to be replaced in the staircase return.

Distribution: **In the addition the duct air flow was very low.**

Flue Pipe: Single wall

Additional Findings: **There is no make up air vents to the utility room. This is so the furnace and water heater can vent properly. Consult a heating contactor about this. This is a safety issue that needs to be corrected.**

Electric heaters: The wall heaters could not come on in the addition since it was so hot.

Air Conditioning

A = Acceptable, M = Marginal, D = Defective, NP = Not Present, NI = Not Inspected

A M D NPNI

AC System _____

Manufacturer: Carrier

Area Served: Approximate Age: 9

Fuel Type: Electric

Type: Central A/C Average service life 8-14 years

Refrigerant Lines: The refrigerant lines are missing insulation and need to be insulated and caulked around the siding.

Electrical Disconnect:

Exterior Unit:

A/C System Operation:

Condensate Removal:

Through wall unit: The through the wall A/C works in the addition. It may not be large enough for the room. Sizing HVAC equipment is not part of the home inspection.



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.

Roof

1. Roof Surface Material: Asphalt shingle (Fiberglass) , average life 15 - 20 years - The roof is towards the end of a normal service life. Budget to have it replaced. You should plan to replace it soon. Some plywood may need to be replaced. There is a sag or low spot under the front skylights. There is limited view of some roof surfaces from the ground. The shingles are not laid straight over the garage. This is poor workmanship. It is better to replace a roof before it leaks.
2. Flashing: The flashings should be monitored due to their age and resealed as needed. Concern with leaks if not maintained.
3. Gutters: The gutters need to be cleaned. It is important to get water away from the house.
4. Leader/Extension: Missing splash block on the left side of the house.



Exterior

5. Exterior Surface SidingType: Aluminum - The siding is loose on the left side.
6. Trim: There is trim decay around the house. Budget to replace wood. Examples: on the sides of the garage door, by the rear window of the utility room and under the through the wall A/C unit of the addition.



7. Soffits:
8. Other: Concern with wood destroying insects in the roof framing over part of the deck. There are small round holes in the wood. Need to contact a wood destroying insect inspection company.

Lots and Grounds

9. Driveway: Asphalt - There are many cracks in the surface of the driveway. The driveway is worn out. Budget to replace.





Marginal Summary (Continued)

Garage/Carport

10. Garage Garage Doors:

Interior Elements

11. Living Space Floors: The transition in the foyer to the other rooms are a trip hazard. Concern with someone tripping over the uneven areas.



12. Living Space Skylight(s): Roofers normally will recommend replacing the skylights when a new roof is installed.

Fireplace/Wood Stove

13. Family Room Fireplace Fireplace: Brick - There are cracked bricks on the right side. Recommend having the cracks sealed and the flue cleaned and inspected. The flue is not part of the home inspection. Recommend getting a chimney sweep.

Bathroom

14. Master Bathroom Shower/Surround: Concern with the shower pan or wall leaking. There are stains behind the shower which are visible from the jetted tub access from the master bedroom. This needs to be monitored after the shower is used.



15. Hall, lower Bathroom Counter/Cabinet:

Basement

16. Basement Windows: Single Glazed

Plumbing

17. Shut off valves: Shut off valves should be operated periodically. Often since they are not used they do not perform as intended. They may not shut off all the way or they may leak. The shut off valves were not operated. This is beyond the scope of the home inspection.

Electrical

18. Left side, lower level Electric Panel Breakers:

Attic

19. Attic Insulation: Batts, Loose 6" -8" - Recommend additional insulation be installed. Today's homes may have up to 16 inches. Contact an insulation company.



Marginal Summary (Continued)

20. Attic Moisture Penetration: There were water stains observed. They were dry at the time of the inspection.



Heating System

21. Utility room Heating System Blower Fan/Filter: The filter is very dirty and needs to be replaced in the staircase return.

Air Conditioning

22. AC System Refrigerant Lines: The refrigerant lines are missing insulation and need to be insulated and caulked around the siding.
23. AC System Through wall unit: The through the wall A/C works in the addition. It may not be large enough for the room. Sizing HVAC equipment is not part of the home inspection.



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. Fascia: **The rear has decayed fascia on the lower right side. One needs to replace this wood. There may be more decayed wood behind the gutters.**
2. Deck: Treated wood - **The step heights and tread size are not proper. This is a safety issue. They should be rebuilt. There are hangers missing on some joists. There is limited view of the underside of the deck. You should budget for a major rebuild. It is unknown if there were proper permits and inspections for the deck.**
3. Other: Concern with wood destroying insects in the roof framing over part of the deck. There are small round holes in the wood. Need to contact a wood destroying insect inspection company.



Lots and Grounds

4. Steps: Concrete - **The new front step heights are not the same. This is a trip hazard. They are not built properly.**
5. Steps: Wood - **The step heights and tread size are not proper. This is a safety issue. They should be rebuilt. The right side steps landing is not supported on the right side.**



6. Other: **This structure was poorly built and should be improved or replaced.**



Garage/Carport

7. Garage Door Operation: **The garage door did not reverse when it hit a 1 1/2" block on the ground. The safety beams are set too high off the floor. There are no safety cables in the door springs. Need to have them installed. These safety issues need to be fixed. Need a garage door company to correct.**



Garage/Carport (Continued)

Door Operation: (continued)



8. Garage Service Doors: The door is not a fire rated door. There should not be a window in the door from the house to the garage. Recommend it be replaced with the proper type of door for safety.

Interior Elements

9. Living Space Additional Findings: The walls are discolored and appear to have mold on them in the utility room. Concern with additional issues behind the walls and ceilings. Mold evaluation is not part of the home inspection. Mold can cause health issues. You need to have a mold inspection. There may be hidden issues.



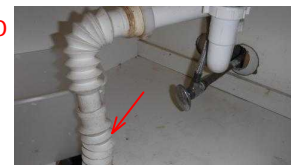
Kitchen

10. Kitchen Range: The range could not be operated since the gas was off to the house. The anti tip bracket needs to be installed or adjusted to work. The range can tilt forward which is safety issue.
11. Kitchen Oven: The gas was off. The oven could not be operated.
12. Kitchen Disposal: The wire connector is missing and needs to be installed. This is a safety issue.



Bathroom

13. Master Bathroom Spa Tub/Surround: The jetted tub could not be operated since there is no tub stopper.
14. Hall, lower Bathroom Sink Faucet/Plumbing: The sink has a slow drain.
15. Basement Bathroom Sink Faucet/Plumbing: The drain pipe is improperly installed into a pipe below the cabinet floor. The flexible waste pipe is not proper and should be replaced. The waste pipe should be a rigid smooth wall pipe.



16. Basement Bathroom Toilet: The toilet is loose at the floor and will require replacement of the wax seal and be properly secured.
17. Basement Bathroom Ventilation: No ventilation - Recommend having an exhaust fan installed.



Defective Summary (Continued)

Basement

18. **Basement Moisture Penetration:** The basement baseboard is meter damp. The basement is damp at the time of the inspection and corrective actions should be done. Concern with mold. Mold evaluation is not part of the home inspection. There is a musty smell in the basement.



Plumbing

19. **Water Lines:** CPVC, (plastic), Copper, Polybutelene - The plumbing above the water heater is loose and one line goes to a trash can on the wall. This is not proper. What the trash can is for is unknown.



20. **Sump Pump:** The sump pump operated but the flexible discharge pipe is not a standard pipe which normally is PVC. The flex pipe is damaged outside. Recommend having a new PVC pipe installed.



Water Heater

21. **Utility Room Water Heater Water Heater:** There is no expansion tank and should be on a recently installed water heater. It should not be installed in front of the furnace which limits proper access. There is no gas for the water heater so it is unknown if it works.



Electrical

22. **Receptacles 120 VAC Branch Circuits:** Need a proper cover on the outlet in the master bedroom mounted in the floor. There is an open neutral in the kitchen outlet by the switch to the dining room. The family room front wall outlet does not work.
23. **Ceiling Fan(s):** The ceiling fan did not work in the master bedroom. The front left bedroom ceiling fan pull switch is missing part of it. It is broken off. The family room ceiling fan light is loose, it is too low and should be replaced with a flush mounted one.
24. **GFCI:** There is no GFI outlet in the basement bathroom. The hall bathroom GFI would not trip. Recommend adding GFI outlets in the kitchen for safety. The garage outlets are not GFI protected and should be.



Defective Summary (Continued)

25. Wires: There are chewed wires in the laundry area above the rear wall and left side. Concern with wires being damaged that are not visible. This is very dangerous.



26. Misc. Electric: The wiring is not proper for exterior work to the gazebo. Examples - not exterior rated electrical box, switch and not GFI protected outlet. The wiring under the addition is not safe. There is an open splice of wires and two strands of wires not protected by the sheathing. The rear left bedroom does not have a switched outlet or light. The wiring in the garage is not proper or safe. Examples - openers into extension cord, wires run improperly along the walls and ceiling and outlets are not GFI protected. There is a tapped wire connection under the deck which was viewed from the rear basement window. The wiring in the utility room behind the side wall is not proper.



27. Left side, lower level Electric Panel Electrical Panel: The panel is not labeled. The breakers need to be labeled. There are different manufactured breakers. Normally they all should be the same as the manufacturer of the panel box.

Attic

28. Attic Ventilation: The front gable screen is damaged. There is a pile of animal droppings that appear to be from bats. Need to have the droppings removed and the screen replaced. Droppings can cause illnesses.
29. Attic Additional observations: The attic access is not the proper material. It should not be a thin piece of wood. Need a contractor to replace it.



Heating System

30. Utility room Heating System Heating System: There is not proper access to the furnace. The gas is off to the house so the furnace could not be operated.



Defective Summary (Continued)

31. Utility room Heating System Distribution: **In the addition the duct air flow was very low.**
32. Utility room Heating System Additional Findings: **There is no make up air vents to the utility room. This is so the furnace and water heater can vent properly. Consult a heating contactor about this. This is a safety issue that needs to be corrected.**