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# Inspection Summary

Hello world

Record 1 - TEST, REPORT 123 YOUR STREET, SOME WHERE USA, DE 19702

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## Major Defect

### EXTERIOR

#### Soffit\Fascia

Loose paint on soffit and fascia.  
Badly rotted area noted at rear center dormer and loose trim noted on the front of the same dormer and should be repaired.



Rot on the left rear and loose trim on front

## Safety Concern

### ELECTRIC

#### Electrical Duplex Receptacles

GFCI near panel would not trip when tested and should be replaced.

### KITCHEN

#### Kitchen Wall Receptacles

GFCI would not trip when tested and should be repaired or replaced.

### HALF BATH

#### Half Bath Receptacles

GFCI would not trip when tested.

### INTERIOR

#### Windows

Large number of windows that the top sash would not stay open when tested and all should be repaired.

# Service/Repair

## EXTERIOR

### Siding

Siding makes soil contact and soil should be redressed to allow 6" to 8" of clearance should be created below siding .  
No major wood rot where excavated but all areas not checked.



### Masonry Walls

Some small cracks noted.

## GROUNDNS

### Walks

Other = Per-cast some settlement noted.

### Steps

Other = Pre-Cast  
Some settlement noted.

### Patio

Some settlement noted.

## GUTTERS

### Gutter Type

Some dented gutters noted.

### Splash Blocks

Splash blocks or run off drains should be added.

## Service/Repair

### ROOF

#### Roof Covering

Some cracked, and damaged shingles and should be sealed noted also loose shingles noted on back of center of home and all should be repaired. shingles run short at the rear of dormer with chimney and should be extended to better protect fascia board at base of the valley.



#### Flashing

Some caulk noted at flashing and will require maintenance.

### CHIMNEY

#### Access Restricted

Could not view interior of chimney due to cap, caps are not removed as part of the home inspection.

#### Chimney 2 Location

Three chimneys noted some small cracks noted all should be sealed. Loose flashing noted at base of rear center chimney.

#### Flue Lining

Unable to view interior of chimneys.

#### Chimney Top

Some small cracks noted in chimney top.

### COOLING

#### Cooling System Coils and Fins

All Unit should be leveled.  
Mulch should be dressed away from units.

### GARAGE

#### Garage Windows

Some would not stat open and should be adjusted.

#### Garage Floor

Some cracking noted.

## Service/Repair

### PLUMBING

#### PLUMBING

No check valve installed at injector pump and one should be.



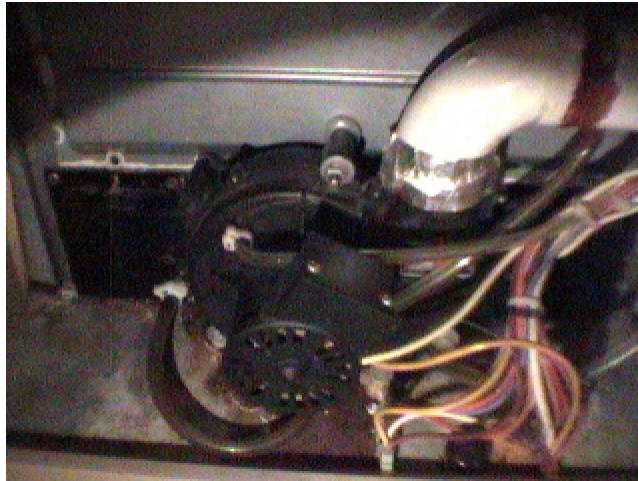
#### Interior Visible Water Pipes

Some discoloration noted.

### FURNACE

#### Forced Air System 1 Mfg.

Large unit has rust and some damage noted due to condensate leakage and should be monitored for future leakage as this model has a documented history of ID fan gasket and housing failures and if it has not been repaired it should be before heating season.



#### Heat Exchanger Visual

Even when great care is taken to inspect heat exchanger visual most of it is not accessible and some problems may not be visible.

Sealed heat exchanger noted and inspection of inside of unit not possible

#### Forced Air System 2 Mfg.

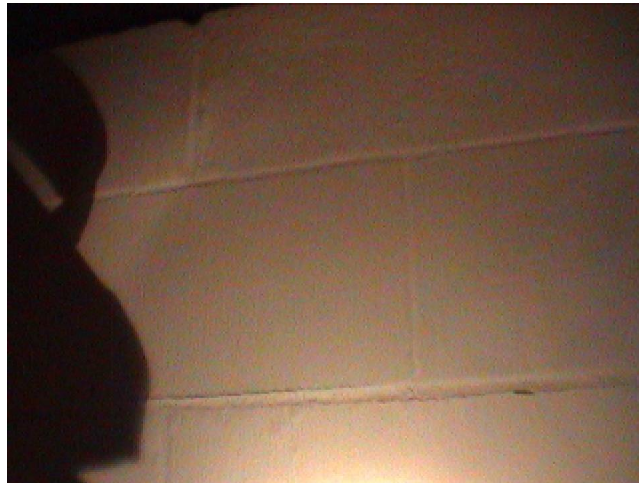
Some condensate dripping of lines and should be better insulated.

## Service/Repair

### BASEMENT

#### Basement Foundation Walls

Some cracks and water penetration noted. Some horizontal cracks and slight bow noted and should be monitored for any change or evaluated by a structural contractor or engineer and any needed repair work done.

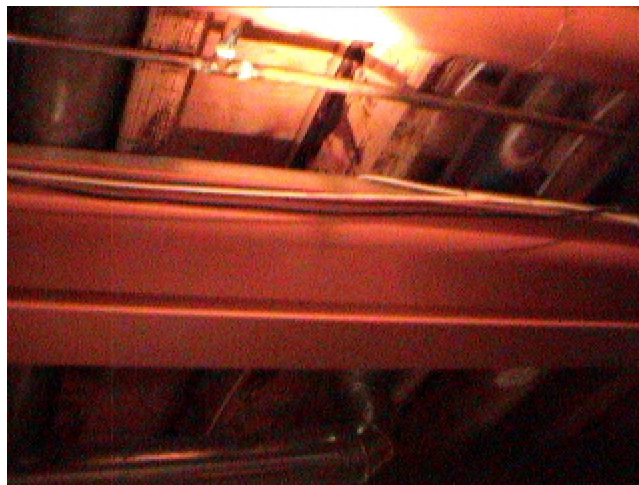


#### Basement Floor

Finished area on a platform.

#### Basement Bridging

Some missing squash blocks noted and should be installed were I truss members cross main steel beam.



#### Basement Insulation

Insulation limits inspection.

#### Basement Wall Finish

Inspection limited by finished areas.

### CRAWL SPACE

#### Crawl Space Access

Access to low to crawl and was inspected from the hatch.

#### Crawl Space Foundation Walls

Some cracks and water penetration noted.

#### Crawl Space Insulation

## Service/Repair

### Crawl Space Ventilation

There is minimal ventilation available from the full basement area.

### HALF BATH

#### Half Bath Ventilation

Fan noisy

### BATHROOM

#### Bathroom Doors, Windows

Upper sash would not stay up in master bath.

### ATTIC

#### Attic Accessibility

Some parts of the attic not accessible.

### INTERIOR

#### Interior Fire Place 1

Unit in the off of foyer had no pilot lit and was not tested.