

# *Property Inspection Report*



*Inspection prepared for:*  
*Date of Inspection: 8/19/2017*

*Inspector: Juan Jimenez*  
*License #*

*Email: ahouseonarock@gmail.com*

**804-269-4321**  
***www.ahouseonarock.com***



**HOME INSPECTIONS**  
**GOD . FAMILY . HOME**

# Inspection Details

## 1. Inspector

Richmond Home Inspector

## 2. Client Name

Happy Home Buyers

## 3. Property Inspected

Richmond Home

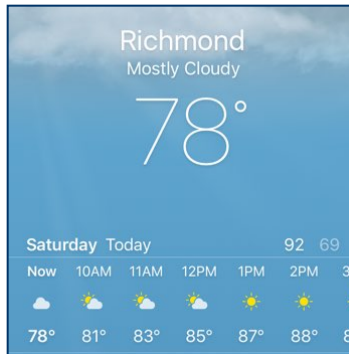
## 4. Date of Inspection

August 19, 2017

## 5. Inspection Start Time

Start Time: 9am

## 6. Weather



## 7. Attendance

Client present • Buyer Agent present

## 8. Home Type

Detached • Single Family Home

## 9. Occupancy

Vacant

# Understanding Your Report

**Please read the entire report.**

As agreed to, the inspection was performed substantially according to the Standards of Practice set forth by the International Association of Certified Home Inspectors. Click the link to see the standards again. <https://www.nachi.org/SOP.htm>

## Photos

Your completed report may contain photographs of various conditions noted during the inspection. Photographs provided in this report are intended to help interested parties understand the context of this report, but may not represent the sum total of all conditions. You must read the entire report.

## Observations:

Text in black denotes general information about the property.

Text in blue denotes observations that the inspector does not deem to be significant, but need maintenance, repair, correction or monitoring. Items in blue may develop into more significant concerns if not addressed. You may feel an item in blue is significant, so read the entire report.

Text in red denotes an observation that in the inspectors opinion is a safety hazard, needs immediate repair, further evaluation, or is otherwise significant. These observations should generally be addressed before the close of escrow. You should read the entire report to understand all observations and recommendations.

## Summary:

**Not all observations will be listed in the summary. You should read the entire report for all observations and recommendations.**

The report is based on the inspectors observations. Not everything in the home will be observed. Additional inspections you may wish to have performed are:

- Level 2 Chimney Inspection
- Sewer Scope
- Lead Testing
- Pool Inspection
- Radon testing
- Well and Septic Inspection
- Water treatment system inspection

## *A House on a Rock Home Inspections*

- Mold Testing
- Asbestos Testing
- Termite/Wood destroying organism inspection

# Roofing

## 1. Method of Inspection

The roof was inspected by walking on the roof.

## 2. Roof Covering Observations

**Description:** The roof was covered with 3-tab fiberglass composition asphalt shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. The typical life for this kind of roofing material is 15-20 years.

- Approximately 15-20 years old.

### Observations:

2.1. The roof appeared to be an older installation. No leaks were observed in the attic. I recommend planning and budgeting to replace the roof.

2.2. There were a considerable amount lichens observed on the roof. Lichens can reduce the life span of the affected areas of roof covering. I recommend having all the lichens cleaned off the roof. You wish to add a zinc strip to the roof to prevent a chronic lichen problem.

2.3. Under driven nails were observed on the roof including some that had damaged the shingles creating leak points. This when the roof installer doesn't drive the nails down far enough, or at an angle creating bumps in the shingles. This can damage the shingles and cause leaks. I recommend discussing repair options with a qualified roofer. There is typically no economical repair other than roof replacement. (\$4000-\$6000+) Proper-nailing-shingles.jpg



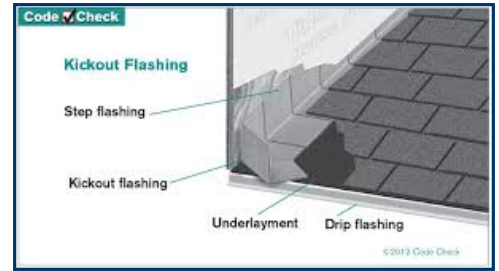
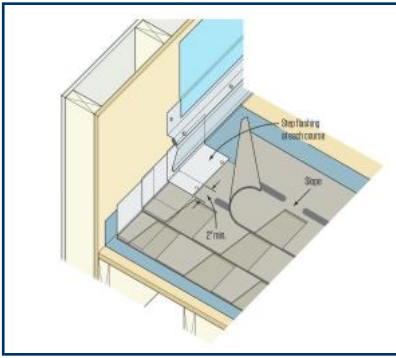
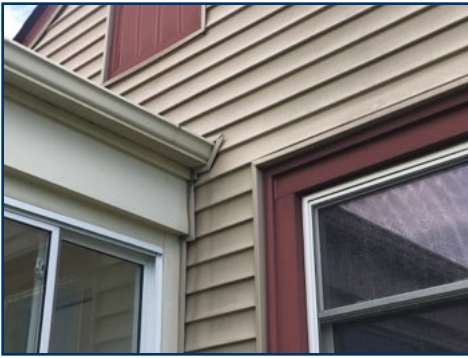
## 3. Roof Flashing

### Observations:

3.1. The side wall **flashing** was continuous instead of stepped. This is more prone to leaks than step flashing. Given the age of the roof, you may be able to wait until the roof is replaced to have the flashing corrected.

3.2. There was no kickout flashing where gutters end at a wall. This sometimes causes damage in the wall. I recommend having kickout flashing installed in these areas. (\$100-\$150+)





#### 4. Chimneys and Vents

##### Observations:

4.1. The CSIA recommends that every fireplace and chimney or vent undergo a level 2 inspection during the sale or transfer of property.

4.2. The flashing on the chimneys is improper. This will leave the chimneys prone to leaks. I recommend having a qualified roofer install proper flashing. (\$300-\$500+)

4.3. There was widespread severe mortar deterioration and loose bricks observed at the chimney. Even though the chimney is not being used, it needs to be maintained (or removed) to prevent damage and leaks into the home. I recommend repair by a qualified contractor. (\$600-\$800+)



# Exterior

## 1. Exterior Cladding

### Observations:

1.1. The bottom of the vinyl siding was in contact with the roof. This can cause heat damage to the siding such as warping and holes. Most vinyl siding manufacturers recommend at least a 1" clearance to prevent this damage. Although there was no damage at the time of inspection, it is possible that it can be damaged in the future necessitating repairs.

1.2. There was siding under the vinyl siding that was consistent with asbestos containing materials. This type of siding is not harmful if it is in good condition. The very limited amount of it that I could observe was in good condition. It is possible that defects exist that I could not observe.

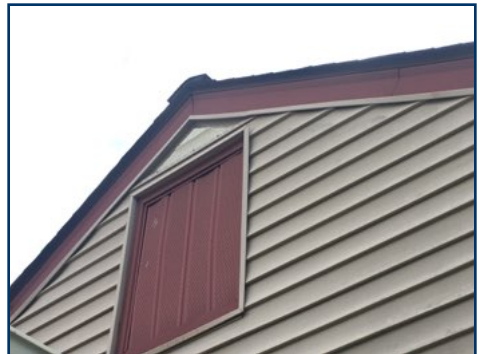
1.3. The siding was loose and unsecured at the bottom on the right side of the home. This may be due to the multiple layers of siding beneath it. I recommend further evaluation and repair by a qualified contractor.

1.4. There were several holes in the window wrap and siding at the front of the house. This can allow moisture behind these areas and cause rot. I recommend repair by a qualified contractor. (\$200-\$300+)

1.5. The siding was not installed properly around the front hose bib making it prone to moisture intrusion and making the hose bib difficult to use. I recommend repair by a qualified contractor. (\$100-\$200+)

1.6. There was a piece of siding missing at the left gable end. I recommend repair by a qualified contractor. (\$50+)

1.7. There was a hole above the crawlspace entrance that had no apparent purpose. I recommend repair by a qualified contractor. (\$100+)





## **2. Caulking**

### **Observations:**

2.1. A lot of the caulking around the the house was dried, cracking, or missing. These areas will be prone to air and moisture leaks. Replacing caulk is general home maintenance and should be done regularly. I recommend having any deficient caulk replaced.

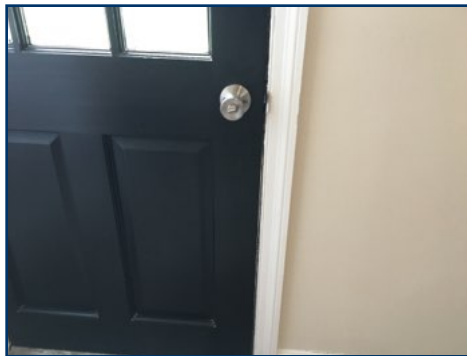
## **3. Doors**

### **Observations:**

3.1. At the time of the inspection, door exteriors showed general weathering commensurate with their age. Weathering typically includes fading of paint and deterioration of the threshold, jamb and trim.

3.2. Weather-stripping at the rear door was missing at the time of the inspection. Weather-stripping should be installed to help prevent air/heat leakage which will increase heating/cooling costs and reduce home comfort.

3.3. The front door was not installed properly. When closed, it's loose and light shines through. I recommend repair by a qualified contractor. (\$100-\$200+)



## **4. Stairs, Steps, Stoops, and Ramps**

### **Observations:**

4.1. There were large cracks in the rear steps. I recommend repair by a qualified contractor. (\$600-\$800+)





#### **5. Eaves,Soffit,Fascia**

##### **Observations:**

5.1. No deficiencies were observed at the time of inspection.

#### **6. Windows**

##### **Observations:**

6.1. Condensation or staining was observed in approximately 17 window sashes. This is a defective condition that reduces the r-value (and appearance) of the the windows, and occurs when the interior seals fail, the inert gas escapes (typically argon), and the manufacturer installed desiccant becomes saturated. Typically, only the glazing assembly needs to be replaced, but the sash or even full window replacement is sometimes necessary. I recommend having the windows repaired/replaced as needed. (\$175-\$500+ per window)

#### **7. Window and Door Trim**

##### **Observations:**

7.1. The trim around the windows was metal covering old wood trim. Although the metal trim looked good, it is impossible to know the condition of the original wood trim.

#### **8. Vegetation**

##### **Observations:**

8.1. There was some vegetation in contact with the property building materials. Not only does vegetation limit the inspection, it can damage building materials. I recommend maintaining all vegetation to be at least 6" away from all building materials.

#### **9. Driveway**

##### **Observations:**

9.1. The driveway was an old brick driveway in relatively poor condition. You may wish to upgrade the driveway.



#### ***10. Walkways***

##### **Observations:**

10.1. No deficiencies were observed at the time of inspection.

#### ***11. Downspouts***

##### **Observations:**

11.1. No deficiencies were observed at the time of inspection.

#### ***12. Grading/Surface Drainage***

##### **Observations:**

12.1. There are some low spots along the foundation. I recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage. (\$200-\$300+)



# Foundation and Structure

## 1. Foundation Type

**Description:** Crawlspace

**Method of inspecting the crawlspace:** Crawled

## 2. Foundation walls

**Observations:**

2.1. No deficiencies were observed at the time of inspection.

## 3. Foundation floor

**Observations:**

3.1. No deficiencies were observed at the time of inspection.

## 4. Columns and Beams

**Observations:**

4.1. The middle column in the crawlspace was deteriorating. Columns are main structural supports. I recommend repair by a qualified contractor. (\$400-\$700+)

4.2. There was elevated moisture on the main beams above all of the columns. This is indicative of active moisture intrusion into the crawl being wicked up by the columns. The source of moisture was not apparent. I recommend further evaluation and repairs by a qualified contractor.



## 5. Floor Structure

**Observations:**

5.1. There was damage to subfloor and joists in the crawlspace near the entrance. Some was not repaired, and some was improperly repaired. I recommend repair by a qualified contractor.

## 6. Wall Structure

**Observations:**

6.1. The wall framing was not visible, or inspected, due to finish materials. It is possible that defects exist that could not be observed.

## 7. Roof/Attic Structure

**Method of Inspection:** The attic was inspected by walking/crawling in the attic

**Observations:**

7.1. No deficiencies were observed at the time of inspection

# Electrical

## 1. Service Drop/Lateral

**Description:** Overhead service drop

**Observations:**

1.1. No deficiencies were observed at the time of inspection.

## 2. Meter Enclosure

**Observations:**

2.1. No deficiencies were observed at the time of inspection.

## 3. Service Entrance Conductors

**Observations:**

3.1. No deficiencies were observed at the time of inspection.

## 4. Service Rating

**Description:** Amperage Rating: • 150 amps • Voltage: 120/240 volts

## 5. Main Service Panel/ Disconnect

**Main electrical panel location:** Outside by meter

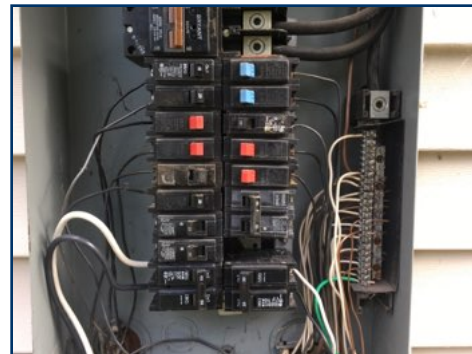
**Over Current Protection Devices** Breakers

**Observations:**

5.1. The main panel had multiple breakers that did not match the brand of the panel. Most manufacturers specifically warn against this on the panel. When brands are mismatched like this, the breakers can have poor connections, can create arcs, damage the panel and pose a safety concern. I recommend correction by a qualified electrician. (\$150-\$250+)

5.2. There was an open knockout in the panel. Insects and small pests can get into the panel and damage the cables. I recommend having a qualified electrician repair as needed. (\$75+)

5.3. The top left 20 amp breaker appeared to have a size 14 wire which is too small. The circuits were not labeled making it difficult to inspect. I recommend further evaluation and repair by a qualified electrician. (\$100-\$200+)

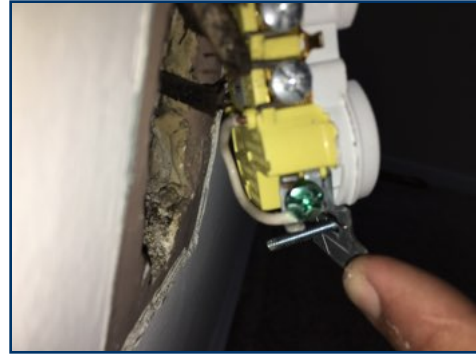


## 6. Lighting/Fixtures/Switches/Outlets

**Observations:**

6.1. The receptacles in the house are wired improperly with fake grounds. This is when a jumper wire is installed between the neutral and ground to give a false reading of being properly installed. This is a safety

hazard. I recommend repair by a qualified electrician. (\$500-\$750+)





# Heating and Cooling

## 1. Heating System Operation

**Age of heating System:** Approximately 1-2 years old

**Description:** The heating system was an electric split system heat pump in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils, were located inside a duct at the **air handler**. The average life of a heat pump is 12-16 years if regular maintenance is performed.

### Observations:

1.1. The electrical heating elements for emergency heat were functioning at the time of the inspection.

1.2. Many manufacturers specifically advise against operating heat pumps in heat mode when outside temperatures are above 68 Degrees. To avoid any damage to the system, it was not operated. I can not verify its operation.



Emergency heat operating

## 2. Cooling System Operation

**Age of cooling sytem:** Approximately 1-2 years old

**Description:** The cooling system was an electric split system heat pump in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils, were located inside a duct at the air handler. The average life of a heat pump is 12-16 years if regular maintenance is performed.

### Observations:

2.1. The cooling system was operational during the inspection. Having general maintenance and servicing will keep the unit running efficiently and prolong its life.



Return air temperature



Supply air temperature

### **3. Exterior Unit**

#### **Observations:**

3.1. No deficiencies were observed at the time of inspection.

### **4. Thermostat**

#### **Observations:**

4.1. No deficiencies were observed at the time of inspection.

### **5. Distribution Methods**

#### **Observations:**

5.1. No deficiencies were observed at the time of inspection.

### **6. Other Components**

#### **Observations:**

6.1. The primary and secondary drain lines were plumbed together. The secondary drain line is installed to prevent damage to the property when the primary clogs. They should be piped independent of each other. I recommend repair by a qualified HVAC contractor. (\$100-\$200+)

6.2. There was an open vent before the trap at the air handler. This prevents it from draining properly. There was also an open drain line port. I recommend repair by a qualified HVAC contractor. (\$75+)



# Plumbing

## 1. Water Heater

**Description:** The American Society of Sanitary Engineering recommends setting the temperature of home water heaters to 135 degrees to 140 degrees Fahrenheit, a range shown to destroy bacteria such as Legionella. At those temperatures, bacteria can neither thrive or survive to contaminate fixtures downstream from the heater. Adjusting a water heater to a higher temperature must always be accompanied by the installation of anti-scald devices in the home by a licensed plumber to prevent potential burn injuries. • The house has a gas water heater. There is a burner at the bottom of the tank that heats the water along with heat from the combustion products venting through the middle of the water heater. The average life span of a gas water heater is 8-12 years. Having them flushed regularly and serviced will help achieve maximum life.

### Observations:

1.1. The water heater was old, leaking, and the gas to it was turned off. The vent was improperly installed and did not have proper clearance to combustibles. I recommend having the water heater replaced by a qualified plumber ensuring the vent gets installed properly. (\$800-\$1200+)

## 2. Toilets

### Observations:

2.1. The toilet tank in the hallway bathroom was loose. I recommend having this corrected to prevent leaking. (\$75-\$100+)

2.2. The toilet tank in the master Bathroom was loose. I recommend having this corrected to prevent leaking. (\$75-\$100+)

## 3. Sinks, Tubs, Showers

### Observations:

3.1. There was a leak under the kitchen sink. I recommend having a qualified plumber repair as needed. (\$100-\$200+)

3.2. The kitchen sinks drained slowly and gurgled. This can indicate a problem with the venting system. I recommend repair by a qualified plumber.

3.3. The shower faucet and handles in the hallway bathroom were loose. This leaves them prone to damage and leaking. I recommend repair by a qualified plumber. (\$200+)



## 4. Supply Piping

**Supply Piping Materials:** Readily visible water supply pipes are: • Copper • Thermoplastic - CPVC (Chlorinated Polyvinyl Chloride) - yellowish white in color • Galvanized

### Observations:

## *A House on a Rock Home Inspections*

4.1. There was old galvanized piping in the home. This type of piping rusts from the inside out. Inspecting the inside of pipes is out of the scope of the inspection. It is possible that repairs or replacement will be needed in the future.

4.2. The rear hose bib was leaking. A qualified plumber should repair as needed. (\$100-\$200+)

4.3. There was a copper pipe leaking in the crawlspace near the drop in access from inside the house. I recommend repair by a qualified plumber. (\$100-\$200+)



### **5. Drain/Waste/Vent Piping**

#### **Observations:**

5.1. There was a sump pump in the crawlspace connected to the main drain system. Sump pumps are not allowed to connect to the drainage system. I recommend repair (or removal) by a qualified plumber. (\$100-\$200+)

# Insulation and Ventilation

## 1. Attic

**Attic Insulation:** Fiberglass, loose fill-This type of insulation typically has an R-value of 2.2-2.7 per inch. • Approximately 2-3 inches

**Attic Ventilation:** Passive ventilation • Gable louver vents

### Observations:

1.1. The insulation and ventilation levels in the attic are consistent with levels during the time the house was built. This can affect your comfortability with the climate in the home and the performance of the attic insulation and ventilation systems. Adding more insulation and ventilation may be cost effective depending on how long you plan to live at the home, and can prevent moisture problems associated with low insulation and ventilation levels.

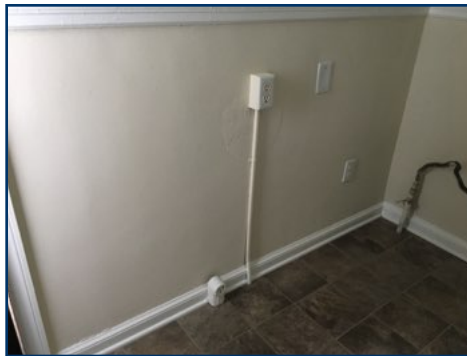
1.2. The insulation in the attic was old, compressed and missing in some areas. This is typical for this age of home. Compressed insulation is ineffective, may affect your comfortability with the climate in the home, and can sometimes cause moisture issues in the attic. You should consider upgrading the insulation.

## 2. Mechanical Ventilation Systems

### Observations:

2.1. There was no bathroom ventilation fan in the bathrooms This is typically not required when an operable window is present in the bathroom. However, if you find opening the window is a nuisance, and excessive moisture and rust accumulates in the bathroom, you should have a bathroom fan installed by a qualified contractor.

2.2. There was no dryer vent. I recommend repair by a qualified contractor. (\$100-\$200+)



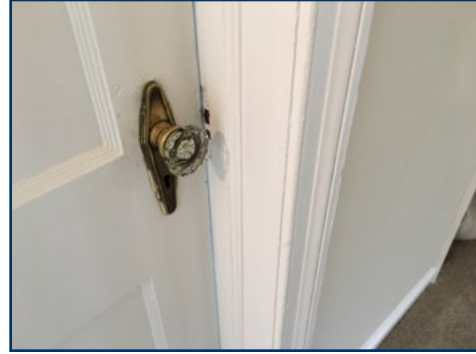
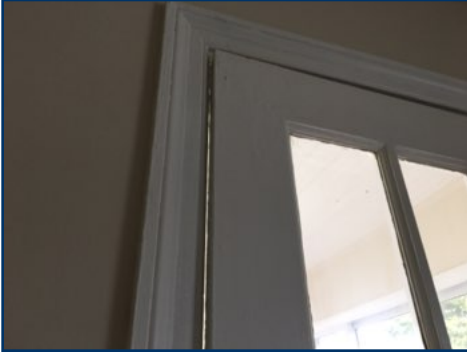


# Interior

## 1. Doors

### Observations:

- 1.1. The sunroom door was sticking. I recommend having it adjusted or planed so that it closes smoothly
- 1.2. The bathroom door would not latch. I recommend having the door or the catch adjusted so that it latches closed



## 2. Appliances

**Appliances Tested:** Appliances are only tested to determine that they respond to normal operating controls. The quality, accuracy of temperatures, efficiency etc are not tested. For example, a dishwasher may be run but we can not determine that it cleans dishes sufficiently, or that an oven can bake a cake.

In addition: Clothes washers, and clothes dryers are not part of this inspection and were not inspected or tested. • Built-In Microwave

### Observations:

- 2.1. Tested appliances were functioning during the inspection. Appliances are only tested for functionality. The quality of the appliances is not tested.
- 2.2. The kitchen fan is a type that recirculates filtered air back into the kitchen. This is an approved method, but is not sufficient for some styles of cooking. You may find that you need the kitchen to exhaust to the outdoors. You should replace the filter regularly.

## Glossary

<i><b>Term</b></i>	<i><b>Definition</b></i>
Air Handler	air handler: Components that blow air through ductwork for heating, cooling and/or ventilation purposes.
flashing	flashing: A material (typically, metal) that is shaped or molded for the location and used at an angle in a roof or wall to prevent rainwater/moisture leakage into the structure.

# Report Summary

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This Summary is not the entire report. The complete report will include additional information of concern to the customer. It is recommended that the customer read the complete report. **If included, the prices below are not “quotes”, “estimates” or “costs to cure”. They are a guess based on what I saw to help you prioritize the major defects.** Individual prices from contractors can vary substantially from these ranges. I advise that several bids be obtained on any work exceeding a few hundred dollars.

Roofing		
Page 4 Item: 2	Roof Covering Observations	<p>2.2. There were a considerable amount lichens observed on the roof. Lichens can reduce the life span of the affected areas of roof covering. I recommend having all the lichens cleaned off the roof. You wish to add a zinc strip to the roof to prevent a chronic lichen problem.</p> <p>2.3. Under driven nails were observed on the roof including some that had damaged the shingles creating leak points. This when the roof installer doesn't drive the nails down far enough, or at an angle creating bumps in the shingles. This can damage the shingles and cause leaks. I recommend discussing repair options with a qualified roofer. There is typically no economical repair other than roof replacement. (\$4000-\$6000+)Proper-nailing-shingles.jpg</p>
Page 5 Item: 3	Roof Flashing	<p>3.2. There was no kickout <b>flashing</b> where gutters end at a wall. This sometimes causes damage in the wall. I recommend having kickout flashing installed in these areas. (\$100-\$150+)</p>
Page 5 Item: 4	Chimneys and Vents	<p>4.2. The flashing on the chimneys is improper. This will leave the chimneys prone to leaks. I recommend having a qualified roofer install proper flashing. (\$300-\$500+)</p> <p>4.3. There was widespread severe mortar deterioration and loose bricks observed at the chimney. Even though the chimney is not being used, it needs to be maintained (or removed) to prevent damage and leaks into the home. I recommend repair by a qualified contractor. (\$600-\$800+)</p>
Exterior		

Page 6 Item: 1	Exterior Cladding	<p>1.3. The siding was loose and unsecured at the bottom on the right side of the home. This may be due to the multiple layers of siding beneath it. I recommend further evaluation and repair by a qualified contractor.</p> <p>1.4. There were several holes in the window wrap and siding at the front of the house. This can allow moisture behind these areas and cause rot. I recommend repair by a qualified contractor. (\$200-\$300+)</p> <p>1.5. The siding was not installed properly around the front hose bib making it prone to moisture intrusion and making the hose bib difficult to use. I recommend repair by a qualified contractor. (\$100-\$200+)</p> <p>1.6. There was a piece of siding missing at the left gable end. I recommend repair by a qualified contractor. (\$50+)</p> <p>1.7. There was a hole above the crawlspace entrance that had no apparent purpose. I recommend repair by a qualified contractor. (\$100+)</p>
Page 7 Item: 3	Doors	3.3. The front door was not installed properly. When closed, it's loose and light shines through. I recommend repair by a qualified contractor. (\$100-\$200+)
Page 7 Item: 4	Stairs, Steps, Stoops, and Ramps	4.1. There were large cracks in the rear steps. I recommend repair by a qualified contractor. (\$600-\$800+)
Page 8 Item: 6	Windows	6.1. Condensation or staining was observed in approximately 17 window sashes. This is a defective condition that reduces the r-value (and appearance) of the windows, and occurs when the interior seals fail, the inert gas escapes (typically argon), and the manufacturer installed desiccant becomes saturated. Typically, only the glazing assembly needs to be replaced, but the sash or even full window replacement is sometimes necessary. I recommend having the windows repaired/replaced as needed. (\$175-\$500+ per window)
Page 9 Item: 12	Grading/Surface Drainage	12.1. There are some low spots along the foundation. I recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage. (\$200-\$300+)
<b>Foundation and Structure</b>		
Page 10 Item: 4	Columns and Beams	<p>4.1. The middle column in the crawlspace was deteriorating. Columns are main structural supports. I recommend repair by a qualified contractor. (\$400-\$700+)</p> <p>4.2. There was elevated moisture on the main beams above all of the columns. This is indicative of active moisture intrusion into the crawl being wicked up by the columns. The source of moisture was not apparent. I recommend further evaluation and repairs by a qualified contractor.</p>
Page 10 Item: 5	Floor Structure	5.1. There was damage to subfloor and joists in the crawlspace near the entrance. Some was not repaired, and some was improperly repaired. I recommend repair by a qualified contractor.
<b>Electrical</b>		

Page 11 Item: 5	Main Service Panel/ Disconnect	<p>5.1. The main panel had multiple breakers that did not match the brand of the panel. Most manufacturers specifically warn against this on the panel. When brands are mismatched like this, the breakers can have poor connections, can create arcs, damage the panel and pose a safety concern. I recommend correction by a qualified electrician. (\$150-\$250+)</p> <p>5.2. There was an open knockout in the panel. Insects and small pests can get into the panel and damage the cables. I recommend having a qualified electrician repair as needed. (\$75+)</p> <p>5.3. The top left 20 amp breaker appeared to have a size 14 wire which is too small. The circuits were not labeled making it difficult to inspect. I recommend further evaluation and repair by a qualified electrician. (\$100-\$200+)</p>
Page 12 Item: 6	Lighting/Fixtures/Switches/Outlets	<p>6.1. The receptacles in the house are wired improperly with fake grounds. This is when a jumper wire is installed between the neutral and ground to give a false reading of being properly installed. This is a safety hazard. I recommend repair by a qualified electrician. (\$500-\$750+)</p>
<b>Heating and Cooling</b>		
Page 14 Item: 6	Other Components	<p>6.1. The primary and secondary drain lines were plumbed together. The secondary drain line is installed to prevent damage to the property when the primary clogs. They should be piped independent of each other. I recommend repair by a qualified HVAC contractor. (\$100-\$200+)</p> <p>6.2. There was an open vent before the trap at the <b>air handler</b>. This prevents it from draining properly. There was also an open drain line port. I recommend repair by a qualified HVAC contractor. (\$75+)</p>
<b>Plumbing</b>		
Page 15 Item: 1	Water Heater	<p>1.1. The water heater was old, leaking, and the gas to it was turned off. The vent was improperly installed and did not have proper clearance to combustibles. I recommend having the water heater replaced by a qualified plumber ensuring the vent gets installed properly. (\$800-\$1200+)</p>
Page 15 Item: 2	Toilets	<p>2.1. The toilet tank in the hallway bathroom was loose. I recommend having this corrected to prevent leaking. (\$75-\$100+)</p> <p>2.2. The toilet tank in the master Bathroom was loose. I recommend having this corrected to prevent leaking. (\$75-\$100+)</p>
Page 15 Item: 3	Sinks, Tubs, Showers	<p>3.1. There was a leak under the kitchen sink. I recommend having a qualified plumber repair as needed. (\$100-\$200+)</p> <p>3.2. The kitchen sinks drained slowly and gurgled. This can indicate a problem with the venting system. I recommend repair by a qualified plumber.</p> <p>3.3. The shower faucet and handles in the hallway bathroom were loose. This leaves them prone to damage and leaking. I recommend repair by a qualified plumber. (\$200+)</p>



Page 16 Item: 4	Supply Piping	<p>4.2. The rear hose bib was leaking. A qualified plumber should repair as needed. (\$100-\$200+)</p> <p>4.3. There was a copper pipe leaking in the crawlspace near the drop in access from inside the house. I recommend repair by a qualified plumber. (\$100-\$200+)</p>
Page 16 Item: 5	Drain/Waste/Vent Piping	<p>5.1. There was a sump pump in the crawlspace connected to the main drain system. Sump pumps are not allowed to connect to the drainage system. I recommend repair (or removal) by a qualified plumber. (\$100-\$200+)</p>
<b><i>Insulation and Ventilation</i></b>		
Page 17 Item: 1	Attic	<p>1.2. The insulation in the attic was old, compressed and missing in some areas. This is typical for this age of home. Compressed insulation is ineffective, may affect your comfortability with the climate in the home, and can sometimes cause moisture issues in the attic. You should consider upgrading the insulation.</p>
Page 17 Item: 2	Mechanical Ventilation Systems	<p>2.2. There was no dryer vent. I recommend repair by a qualified contractor. (\$100-\$200+)</p>