

Home Inspection Report



12345 Main Street
Great City, Ohio 12345

Green Leaf Home Inspections

Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Roof	4
Exterior	6
Garage	7
Air Conditioning	8
Structure	9
Plumbing	9
Electrical	10
Basement	11
Heating System	11
Kitchen	13
Living Space	14
Bedroom	14
Bathroom	15
Laundry Room/Area	17
Fireplace	17
Attic	17
Summary	19

Green Leaf Home Inspections

Page 2 of 25
20:44 April 06, 2020

Your Name Here
12345 Main Street

Definitions

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: 12345 Main Street
City: Great City State: Ohio Zip: 12345

Client Information

Client Name: Your Name Here
Client Address: 12345 South Street
City: State: Zip:
Phone:
Email:

Inspection Company

Inspector Name Eric Swiatek
Company Name Green Leaf Home Inspections
Address: 10145 Widgeon Drive
City: Chagrin Falls State: Ohio Zip: 44094
Phone: 330-687-4284
Email: eric@greenleafinspections.com
Amount Received: \$375

Conditions

Others Present: Buyer's Agent Property Occupied: Vacant
Estimated Age: 26 Years Entrance Faces: South
Inspection Date: 03/28/2020
Start Time: 8:40am End Time: 12:00pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature: 48F
Weather: Cloudy/Rainy Soil Conditions: Wet
Space Below Grade: Basement
Building Type: Single Family Garage: Attached
Water Source: Well How Verified: Visual Inspection
Sewage Disposal: Septic How Verified: Visual Inspection

Lots and Grounds

- 1. Acceptable
- 2. Defective

Driveway: Concrete

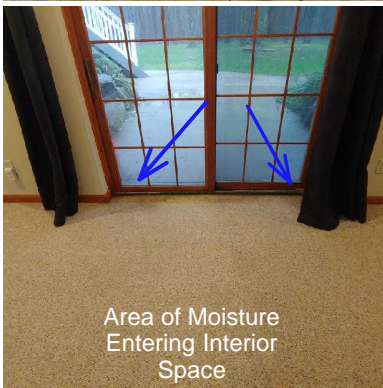
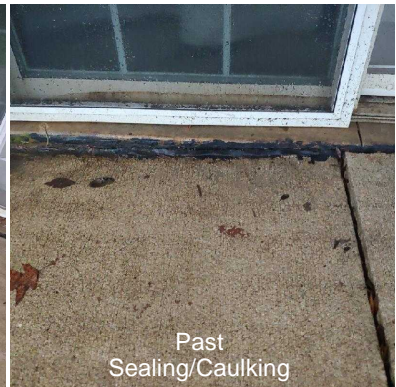
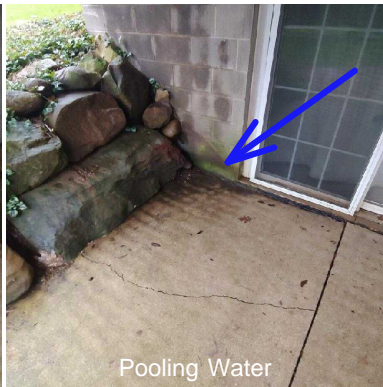
Walks: Stamped Concrete - The home's front sidewalk has settled which has created a difference in surface levels of 1" or more. Due to the trip hazard it represents, I recommend repairs/replacement by a qualified concrete professional.



- 3. Acceptable
- 4. Defective

Porch: Concrete with Brick Veneer

Patio/Walk-Out: The concrete pad located outside the basement walk-out has settled which is allowing moisture to actively enter under the sliding door's threshold. Moisture meter readings were taken in this area which returned elevated moisture levels. I recommend further evaluation and repair by a qualified contractor.



- 5. Acceptable

Deck: Painted Wood

Lots and Grounds (Continued)

6. Marginal Grading: Negative Slope - The front lot slopes towards the home with drainage improvements noted (catch basins). The work appears to be having a positive effect in handling the run-off; however, I recommend that you inquire with the seller regarding the date and scope of the improvements. You may also wish to inquire when moisture was last an issue in the interior basement space.



7. Acceptable Swale: Adequate slope and depth for drainage
8. Acceptable Vegetation: Trees and Shrubs

Roof

Main Roof Surface

1. Method of Inspection: Ladder at Eaves & Binoculars From Ground
2. Acceptable Unable to Inspect: 0%
3. Acceptable Material: Asphalt Shingle - I observed the roof from the ground level with binoculars, as well as several sections along the eave by ladder. The shingles are in very good condition. The shingles have retained a high percentage of their protective granules and no brittle or damaged shingles were noted. I would estimate the roofing system to be 2-3 years of age with approx. 20 years of remaining useful life.



4. Type: Gable
5. Approximate Age: 2-3 Years
6. Acceptable Flashing: Metal

Roof (Continued)

7. Marginal

Valleys: Metal - As discussed, I recommend cleaning the two roofing valleys pictured below. These areas should be monitored going forward to ensure proper function.



8. Acceptable

Plumbing Vents: PVC

9. Acceptable

Electrical Mast: Surface Mount

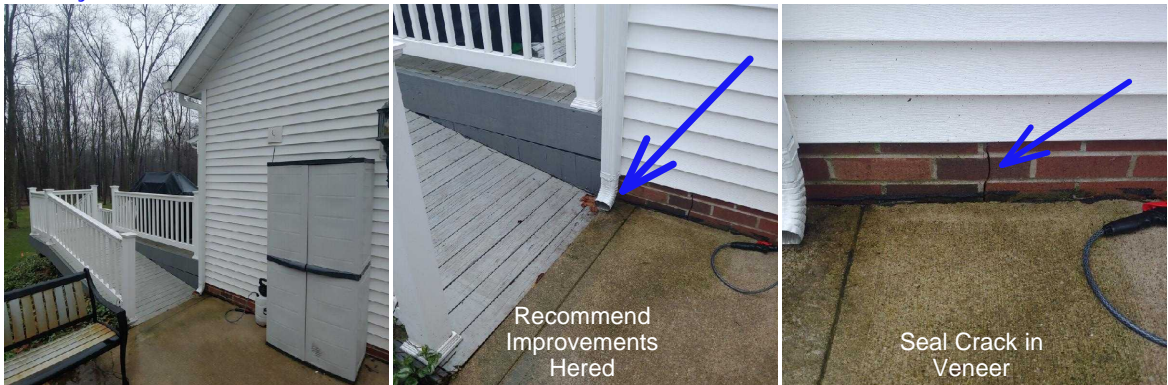
10. Marginal

Gutters: Aluminum - The gutters are in need of cleaning.

11. Marginal

Downspouts: Aluminum - I recommend improvements to the downspout located at the rear left side of the garage. These improvements should be made so that water is no longer discharging on to the concrete/wood decking.

This issue also appears to be the root cause of the crack in the brick veneer in this area. This is not a structural concern; however, I recommend sealing/caulking the crack to prevent water from making its way behind the brick.



Main Chimney

12. Acceptable

Chimney: Metal Pipe

13. Acceptable

Flue/Flue Cap: Metal

14. Acceptable

Chimney Flashing: Metal

Exterior

Main Exterior Surface

- 1. Acceptable Type: Vinyl Siding
- 2. Defective Trim: Wood - **The cut/seam in the trim located above the garage door appears to be allowing water/moisture to enter behind the trim. I recommend further evaluation and repairs by a qualified professional.**



- 3. Acceptable Fascia: Aluminum
- 4. Acceptable Soffits: Aluminum
- 5. Acceptable Entry Doors: Fiberglass
- 6. Defective Patio Door: French Door - **The French door's located off the kitchen have a thermo-seal which has failed. While this is mostly a cosmetic issue, it can affect the window's energy efficiency. I recommend repairs/replacement of this item.**



- 7. Acceptable Windows:
- 8. Acceptable Window Screens: Metal
- 9. Marginal Basement Windows: Wood Awning & Vinyl Double Hung - **As discussed, I recommend improvements so that the vegetation/soil is pulled back away from the window found at the rear right corner of the home.**

Exterior (Continued)

Basement Windows: (continued)



- 10. Acceptable Exterior Lighting: Surface Mount
- 11. Acceptable Exterior Electric Outlets: 110 VAC GFCI
- 12. Acceptable Hose Bibs: Gate
- 13. Acceptable Gas Meter: Exterior Surface Mount at Side of Home
- 14. Acceptable Main Gas Valve: Located at Gas Meter

Garage

Attached Garage

- 1. Type of Structure: Attached Car Spaces: 3
- 2. Acceptable Garage Doors: Metal
- 3. Acceptable Door Operation: Mechanized
- 4. Acceptable Door Opener: Mechanized
- 5. Acceptable Exterior Surface: Vinyl Siding
- 6. Acceptable Roof: Asphalt Shingle
- 7. Acceptable Roof Structure: 2x4 Truss
- 8. Acceptable Service Doors: Metal
- 9. Acceptable Ceiling: Drywall
- 10. Acceptable Walls: Drywall
- 11. Acceptable Floor/Foundation: Poured Slab
- 12. Acceptable Hose Bibs: Gate
- 13. Acceptable Electrical: 110 VAC GFCI
- 14. Acceptable Windows: Vinyl Double Hung
- 15. Acceptable Gutters: Aluminum
- 16. Acceptable Downspouts: Aluminum

Air Conditioning

Main AC System

- 1. Acceptable A/C System Operation: Functional at Time of Inspection
- 2. Acceptable Condensate Removal: PVC
- 3. Marginal Exterior Unit: Pad Mounted - **While the unit functioned normally during the time of inspection, at 26 years of age, the unit has outlived its expected useful life of 20-25 years. I recommend budgeting for replacement of this item in the near future.**



- 4. Manufacturer: Trane
- 5. Area Served: Whole Home Approximate Age: 26 Years
- 6. Fuel Type: 208-230 VAC Temperature Differential: Adequate
- 7. Type: Central A/C Capacity: 4 Ton
- 8. Acceptable Visible Coil: Aluminum
- 9. Acceptable Refrigerant Lines: Suction Line and Liquid Line
- 10. Defective Electrical Disconnect: Breaker Disconnect - **The AC compressor's disconnect box is severely corroded with active water penetration noted during the time of inspection. I recommend replacement of the box by a licensed electrician.**



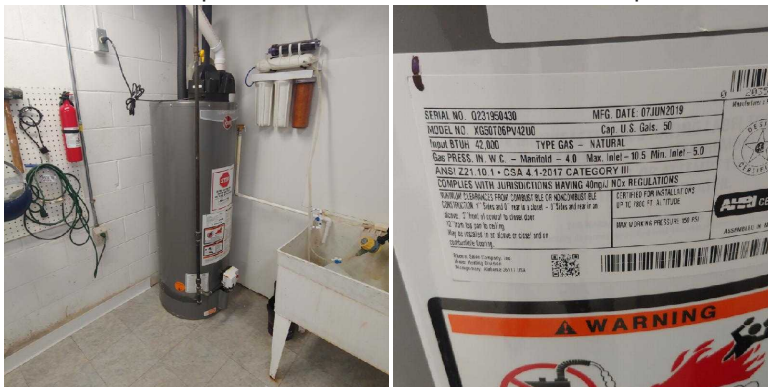
- 11. Acceptable Exposed Ductwork: Metal
- 12. Acceptable Blower Fan/Filters: Direct Drive with Disposable Filter
- 13. Acceptable Thermostats: Individual

Structure

1. Acceptable Structure Type: Masonry and Wood Frame
2. Acceptable Foundation: Poured slab
3. Acceptable Differential Movement: No Movement of Displacement Noted During Time of Inspection
4. Acceptable Beams: Bonded wood
5. Acceptable Bearing Walls: Block and Framing
6. Acceptable Joists/Trusses: 2x10
7. Acceptable Piers/Posts: Steel Posts
8. Acceptable Floor/Slab: Poured Slab
9. Acceptable Stairs/Handrails: Wood Stairs with Wood Handrails
10. Acceptable Subfloor: Plywood

Plumbing

1. Acceptable Service Line: Polybutelene
 2. Acceptable Main Water Shutoff: Basement
 3. Acceptable Water Lines: Copper
 4. Acceptable Drain Pipes: PVC
 5. Acceptable Vent Pipes: PVC
 6. Acceptable Gas Service Lines: Cast Iron
- Basement Water Heater
7. Acceptable Water Heater Operation: Functional at Time of Inspection



8. Manufacturer: Rheem
9. Type: Natural Gas Capacity: 50 Gal.
10. Approximate Age: 1 Year Area Served: Whole Home
11. Acceptable Flue Pipe: PVC
12. Acceptable TPRV and Drain Tube: PVC

Electrical

1. Service Size Amps: 200 Volts: 110-240 VAC
2. Acceptable Service: Aluminum
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Acceptable Conductor Type: Non-metallic sheathed cable
6. Acceptable Ground: Plumbing and rod in ground

Basement Electric Panel

7. Defective Manufacturer: Challenger - **Discoloration was noted on the main bus bar underneath the main breaker. This issue appears to be due to overheating/scorching in this area. Further evaluation is recommended by a licensed electrician.**

Also, per our conversation, as part of this evaluation, it is also recommended that the electrician evaluates the Challenger breakers used to be sure they are free of known safety issues.



8. Maximum Capacity: 200 Amps
9. Acceptable Main Breaker Size: 200 Amps - Main service disconnect located at side of home (200 Amp).



10. Acceptable Breakers: Copper
11. Is the panel bonded? Yes

Basement

Main Basement

1. Not Inspected Unable to Inspect: 50% - Please note that approx. 50% of the basement walls were covered with finished drywall which prevented my visual inspection of the block foundation walls behind these areas.
2. Acceptable Ceiling: Drywall & Exposed Framing
3. Acceptable Walls: Drywall and Block
4. Acceptable Floor: Poured
5. Acceptable Floor Drain: Surface drain
6. Acceptable Doors: Vinyl Slider
7. Acceptable Windows: Wood Awning & Vinyl Double Hung
8. Marginal Electrical: 110 VAC - An electrical outlet (unfinished side of the basement - west wall) has a broken faceplate. I recommend replacing this faceplate to properly cover the wires.



9. Acceptable HVAC Source: Heating System Register
10. Acceptable Ventilation: Windows & Door
11. Acceptable Moisture Location: No Moisture Noted During Time of Inspection - Please see my full comments under the "Lots & Grounds - Patio/Walk-Out" section of this report.
12. Acceptable Basement Stairs/Railings: Wood Stairs with Wood Handrails

Heating System

Basement Heating System

1. Acceptable Heating System Operation: Functional at the Time of Inspection
2. Manufacturer: Goodman



Heating System (Continued)

- 3. Type: Forced Air Capacity: 100,000 BTUHR
- 4. Area Served: Whole Home Approximate Age: 10 Years
- 5. Fuel Type: Natural Gas
- 6. Not Inspected Heat Exchanger: 5 Burner
- 7. Marginal Blower Fan/Filter: Direct Drive with Disposable Filter - [I recommend replacing the furnace filter. This should be done as a routine maintenance item going forward.](#)



- 8. Acceptable Distribution: Metal Duct
- 9. Acceptable Draft Control: Automatic
- 10. Acceptable Flue Pipe: PVC
- 11. Acceptable Controls: Limit Switch
- 12. Not Inspected Humidifier: April-Aire - [The whole home humidifier's screen is in need of replacement.](#)

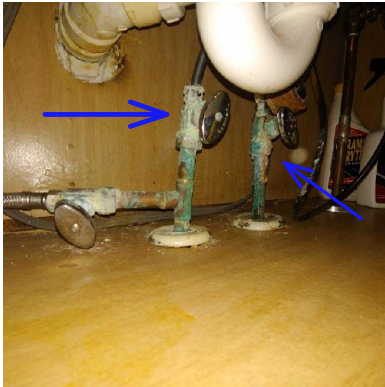


- 13. Acceptable Thermostats: Individual

Kitchen

1st Floor Kitchen

1. Acceptable Cooking Appliances: Natural Gas
2. Acceptable Disposal: Electric
3. Acceptable Dishwasher: Electric
4. Air Gap Present? Yes
5. Acceptable Refrigerator: Functioning
6. Acceptable Microwave: Funtional
7. Acceptable Sink: Stainless Steel
8. Acceptable Electrical: 110 VAC GFCI
9. Defective Plumbing/Fixtures: Stainless Steel and PVC - **The water supply line located under the kitchen sink have failed and are leaking. I recommend replacement of these fittings by a licensed plumber.**



10. Acceptable Counter Tops: Granite
11. Acceptable Cabinets: Wood
12. Acceptable Pantry: Single
13. Acceptable Ceiling: Drywall
14. Acceptable Walls: Drywall
15. Acceptable Floor: Hardwood
16. Acceptable Windows: Wood Double Hung
17. Acceptable HVAC Source: Heating System Register

Living Space

Living Room Living Space

1. Acceptable Closet: Single
2. Acceptable Ceiling: Drywall
3. Acceptable Walls: Drywall
4. Acceptable Floor: Hardwood
5. Acceptable Windows: Wood Double Hung
6. Acceptable Electrical: 110 VAC
7. Acceptable HVAC Source: Heating System Register

Den Living Space

8. Acceptable Ceiling: Drywall
9. Acceptable Walls: Drywall
10. Acceptable Floor: Hardwood
11. Acceptable Windows: Wood Double Hung
12. Acceptable Electrical: 110 VAC
13. Acceptable HVAC Source: Heating System Register

Dining Room Living Space

14. Acceptable Ceiling: Drywall
15. Acceptable Walls: Drywall
16. Acceptable Floor: Hardwood
17. Acceptable Windows: Wood Double Hung
18. Acceptable Electrical: 110 VAC
19. Acceptable HVAC Source: Heating System Register

Bedroom

Master Bedroom

1. Acceptable Closet: Walk In
2. Acceptable Ceiling: Drywall
3. Acceptable Walls: Drywall
4. Acceptable Floor: Carpet
5. Acceptable Doors: Wood
6. Acceptable Windows: Wood Double Hung
7. Acceptable Electrical: 110 VAC
8. Acceptable HVAC Source: Heating System Register

2nd Floor Front Right Bedroom

9. Acceptable Closet: Single
10. Acceptable Ceiling: Drywall
11. Acceptable Walls: Drywall
12. Acceptable Floor: Carpet
13. Acceptable Doors: Wood
14. Acceptable Windows: Wood Double Hung
15. Acceptable Electrical: 110 VAC
16. Acceptable HVAC Source: Heating System Register

Bedroom (Continued)

- 2nd Floor Rear Left Bedroom
-
- 17. Acceptable Closet: Single
 - 18. Acceptable Ceiling: Drywall
 - 19. Acceptable Walls: Drywall
 - 20. Acceptable Floor: Carpet
 - 21. Acceptable Doors: Wood
 - 22. Acceptable Windows: Wood Double Hung
 - 23. Acceptable Electrical: 110 VAC
 - 24. Acceptable HVAC Source: Heating System Register

- 2nd Floor Rear Right Bedroom
-
- 25. Acceptable Closet: Single
 - 26. Acceptable Ceiling: Drywall
 - 27. Acceptable Walls: Drywall
 - 28. Acceptable Floor: Carpet
 - 29. Acceptable Doors: Wood
 - 30. Acceptable Windows: Wood Double Hung
 - 31. Acceptable Electrical: 110 VAC
 - 32. Acceptable HVAC Source: Heating System Register

Bathroom

- Master Bathroom
-
- 1. Acceptable Closet: Walk In
 - 2. Acceptable Ceiling: Drywall
 - 3. Acceptable Walls: Drywall
 - 4. Acceptable Floor: Tile
 - 5. Acceptable Doors: Wood
 - 6. Acceptable Windows: Wood Double Hung
 - 7. Acceptable Electrical: 110 VAC GFCI
 - 8. Acceptable Counter/Cabinet: Laminate and wood
 - 9. Acceptable Sink/Basin: Porcelain
 - 10. Acceptable Faucets/Traps: Metal/PVC
 - 11. Acceptable Shower/Surround: Tile pan and Tile Surround
 - 12. Acceptable Spa Tub/Surround: Fiberglass tub and ceramic tile surround
 - 13. Acceptable Toilets: 1 1/2 Gallon Tank
 - 14. Acceptable HVAC Source: Heating System Register
 - 15. Acceptable Ventilation: Electric ventilation fan and window

- 2nd Floor Main Bathroom
-
- 16. Acceptable Ceiling: Drywall
 - 17. Acceptable Walls: Drywall
 - 18. Acceptable Floor: Tile
 - 19. Acceptable Doors: Wood
 - 20. Acceptable Windows: Wood Double Hung
 - 21. Acceptable Electrical: 110 VAC GFCI

Bathroom (Continued)

- 22. Acceptable Counter/Cabinet: Laminate and wood
- 23. Acceptable Sink/Basin: Porcelain
- 24. Acceptable Faucets/Traps: Metal/PVC
- 25. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround
- 26. Acceptable Toilets: 1 1/2 Gallon Tank
- 27. Acceptable HVAC Source: Heating System Register
- 28. Acceptable Ventilation: Electric ventilation fan

1st Floor Half Bath Bathroom

- 29. Acceptable Ceiling: Drywall
- 30. Acceptable Walls: Drywall
- 31. Acceptable Floor: Tile
- 32. Acceptable Doors: Wood
- 33. Acceptable Electrical: 110 VAC GFCI
- 34. Acceptable Counter/Cabinet: Laminate and wood
- 35. Acceptable Sink/Basin: Porcelain
- 36. Acceptable Faucets/Traps: Metal/PVC
- 37. Acceptable Toilets: 1 1/2 Gallon Tank
- 38. Acceptable HVAC Source: Heating System Register
- 39. Acceptable Ventilation: Electric ventilation fan

Basement Bathroom

- 40. Acceptable Ceiling: Drywall
- 41. Acceptable Walls: Drywall
- 42. Acceptable Floor: Tile
- 43. Acceptable Doors: Wood
- 44. Acceptable Electrical: 110 VAC GFCI
- 45. Acceptable Counter/Cabinet: Laminate and wood
- 46. Acceptable Sink/Basin: Porcelain
- 47. Acceptable Faucets/Traps: Metal/PVC
- 48. Acceptable Shower/Surround: Tile pan and Tile Surround
- 49. Acceptable Toilets: 1 1/2 Gallon Tank
- 50. Acceptable HVAC Source: Heating System Register
- 51. Acceptable Ventilation: Electric ventilation fan

Laundry Room/Area

1st Floor Laundry Room/Area

1. Acceptable Closet: Single
2. Acceptable Ceiling: Drywall
3. Acceptable Walls: Drywall
4. Acceptable Floor: Tile
5. Acceptable Doors: Wood
6. Acceptable Electrical: 110 VAC/220 VAC
7. Acceptable HVAC Source: Heating System Register
8. Acceptable Washer Hose Bib: Gate valves
9. Acceptable Washer and Dryer Electrical: 110-240 VAC
10. Acceptable Dryer Vent: Metal flex
11. Acceptable Dryer Gas Line: Insulflex
12. Acceptable Washer Drain: Wall mounted drain

Fireplace

Living Room Fireplace

1. Acceptable Fireplace Construction: Prefab
2. Type: Wood Burning
3. Acceptable Fireplace Insert: With blower fan
4. Acceptable Smoke Chamber: Metal
5. Acceptable Flue: Metal
6. Acceptable Damper: Metal
7. Acceptable Hearth: Raised

Attic

Main Attic

1. Method of Inspection: From the Attic Access



2. Acceptable Unable to Inspect: 0%
3. Acceptable Roof Framing: 2x4 Truss
4. Acceptable Sheathing: Plywood
5. Acceptable Ventilation: Soffit and Ridge Vents
6. Acceptable Insulation: Blown in

Attic (Continued)

7. Acceptable Insulation Depth: 14"



8. Acceptable Wiring/Lighting: 110 VAC

9. Acceptable Moisture Penetration: No Moisture Penetration Noted During Time of Inspection

10. Acceptable Bathroom Fan Venting: Electric fan

Walk-In Attic Space Attic

11. Method of Inspection: In the Attic

12. Acceptable Unable to Inspect: 0%

13. Acceptable Roof Framing: 2x6 Rafter

14. Acceptable Sheathing: Plywood

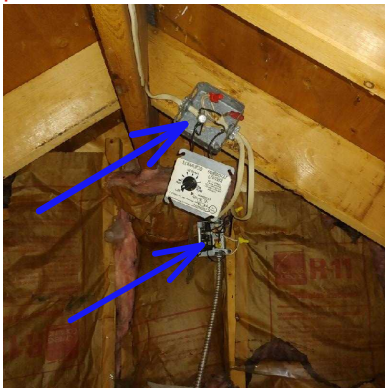
15. Acceptable Ventilation: Soffit and Ridge Vents

16. Acceptable Insulation: Fiberglass

17. Acceptable Insulation Depth: 6"

18. Acceptable Vapor Barrier: Paper

19. Defective Attic Fan: Humidistat controlled - **The wall mounted fan (south wall) has two electrical junction boxes have detached covers with exposed wires. I recommend correction of this issue by a qualified professional.**



20. Acceptable Wiring/Lighting: 110 VAC

21. Acceptable Moisture Penetration: No Moisture Penetration Noted During Time of 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.

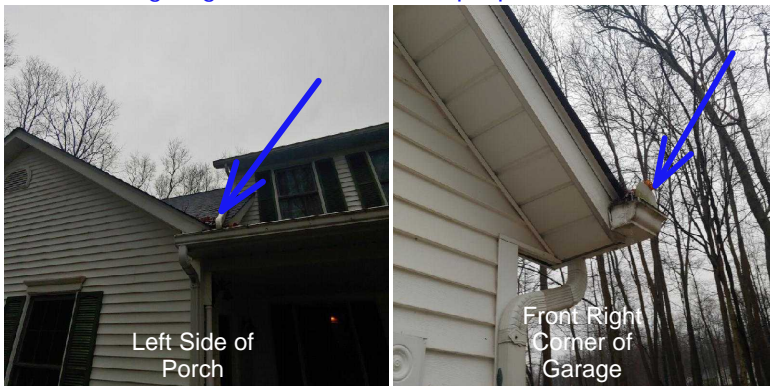
Lots and Grounds

1. Grading: Negative Slope - The front lot slopes towards the home with drainage improvements noted (catch basins). The work appears to be having a positive effect in handling the run-off; however, I recommend that you inquire with the seller regarding the date and scope of the improvements. You may also wish to inquire when moisture was last an issue in the interior basement space.



Roof

2. Valleys: Metal - As discussed, I recommend cleaning the two roofing valleys pictured below. These areas should be monitored going forward to ensure proper function.



3. Gutters: Aluminum - The gutters are in need of cleaning.
4. Downspouts: Aluminum - I recommend improvements to the downspout located at the rear left side of the garage. These improvements should be made so that water is no longer discharging on to the concrete/wood decking.

This issue also appears to be the root cause of the crack in the brick veneer in this area. This is not a structural concern; however, I recommend sealing/caulking the crack to prevent water from making its way behind the brick.

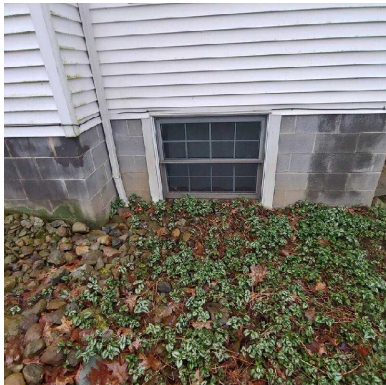
Roof (Continued)

Downspouts: (continued)



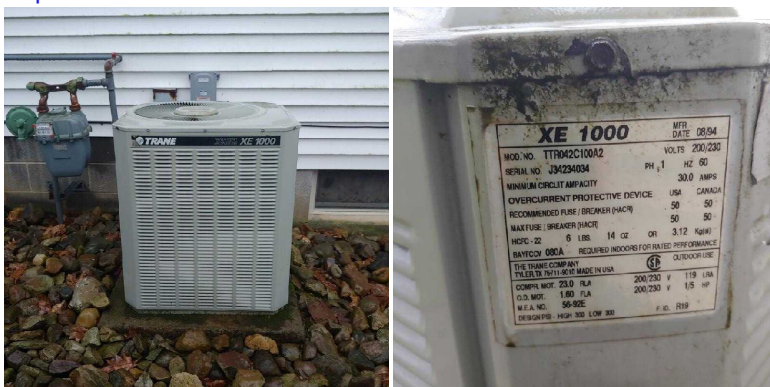
Exterior

5. Basement Windows: Wood Awning & Vinyl Double Hung - As discussed, I recommend improvements so that the vegetation/soil is pulled back away from the window found at the rear right corner of the home.



Air Conditioning

6. Main AC System Exterior Unit: Pad Mounted - While the unit functioned normally during the time of inspection, at 26 years of age, the unit has outlived its expected useful life of 20-25 years. I recommend budgeting for replacement of this item in the near future.



Marginal Summary (Continued)

Basement

7. Main Basement Electrical: 110 VAC - An electrical outlet (unfinished side of the basement - west wall) has a broken faceplate. I recommend replacing this faceplate to properly cover the wires.



Heating System

8. Basement Heating System Blower Fan/Filter: Direct Drive with Disposable Filter - I recommend replacing the furnace filter. This should be done as a routine maintenance item going forward.



Defective Summary

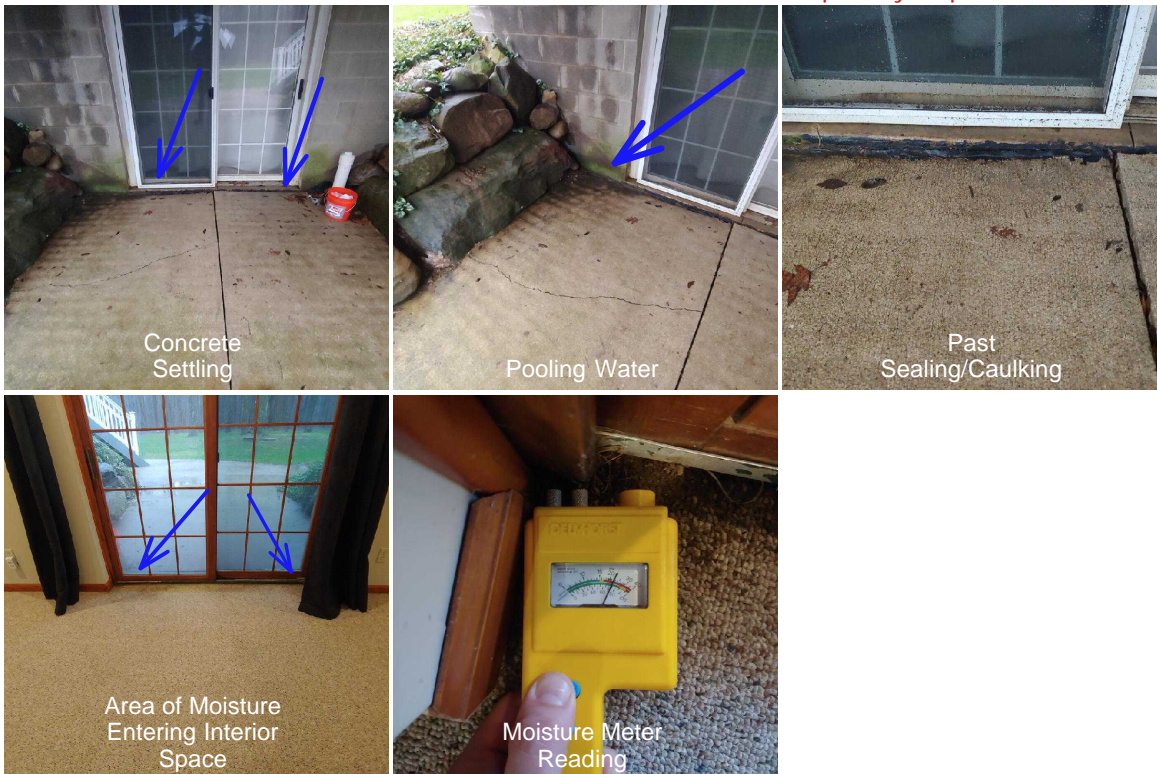
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walks: Stamped Concrete - The home's front sidewalk has settled which has created a difference in surface levels of 1" or more. Due to the trip hazard it represents, I recommend repairs/replacement by a qualified concrete professional.



2. Patio/Walk-Out: The concrete pad located outside the basement walk-out has settled which is allowing moisture to actively enter under the sliding door's threshold. Moisture meter readings were taken in this area which returned elevated moisture levels. I recommend further evaluation and repair by a qualified contractor.



Defective Summary (Continued)

Exterior

3. Trim: Wood - The cut/seam in the trim located above the garage door appears to be allowing water/moisture to enter behind the trim. I recommend further evaluation and repairs by a qualified professional.



4. Patio Door: French Door - The French door's located off the kitchen have a thermo-seal which has failed. While this is mostly a cosmetic issue, it can affect the window's energy efficiency. I recommend repairs/replacement of this item.



Air Conditioning

5. Main AC System Electrical Disconnect: Breaker Disconnect - The AC compressor's disconnect box is severely corroded with active water penetration noted during the time of inspection. I recommend replacement of the box by a licensed electrician.



Defective Summary (Continued)

Electrical

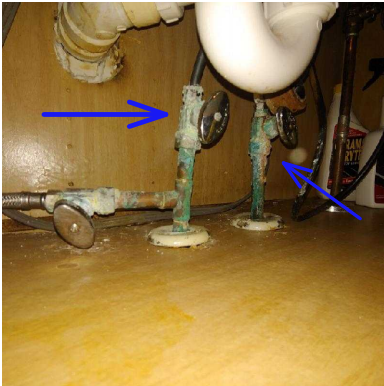
- Basement Electric Panel Manufacturer: Challenger - **Discoloration was noted on the main bus bar underneath the main breaker. This issue appears to be due to overheating/scorching in this area. Further evaluation is recommended by a licensed electrician.**

Also, per our conversation, as part of this evaluation, it is also recommended that the electrician evaluates the Challenger breakers used to be sure they are free of known safety issues.



Kitchen

- 1st Floor Kitchen Plumbing/Fixtures: Stainless Steel and PVC - **The water supply line located under the kitchen sink have failed and are leaking. I recommend replacement of these fittings by a licensed plumber.**



Attic

- Walk-In Attic Space Attic Attic Fan: Humidistat controlled - **The wall mounted fan (south wall) has two electrical junction boxes have detached covers with exposed wires. I recommend correction of this issue by a qualified professional.**

Attic (Continued)

Attic Fan: (continued)

