



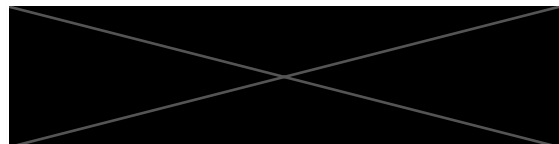
Insight Home Inspection Services

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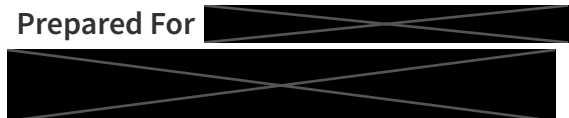
Home Inspection Report Report Summary



Inspected By



Prepared For



This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Deficiency

Garage

The garage door does not automatically close and hinge adjustment appears needed. A self-closing garage door is a fire and life-safety feature that helps prevent the spread of fire, smoke, and carbon monoxide from the garage into the living space. Recommend adjustment/repair by a qualified technician.



Garage

GFCI receptacles recommended at garage area.



Electrical: GFCI/AFCI Breakers

GFCI / AFCI breaker would not trip. Recommend further electrician evaluation and repair as needed.



Electrical

GFCI receptacles and weatherproof receptacle covers recommended at exterior.



HVAC: Heating: Heating Fuel

Recommend installing a drip leg at gas line for the furnaces.



HVAC: Heating: Condensate Drainage

The HVAC condensation drain terminated less than 12 inches from the home's foundation. This can allow water to collect near the structure and contribute to moisture intrusion or foundation settlement over time. Recommend extending the drain line to discharge further away from the home.



HVAC: Heating

Improperly installed flue connection with visible gap at furnace. Potential for exhaust gas leakage. Recommend repair.



HVAC: Heating

Flex duct improperly secured at air handler. Tape used in lieu of proper fastening. Air leakage likely. Recommend correction.



Plumbing

Exterior hose bib leaks during operation. Recommend repair / replacement as needed.



Plumbing: Water Heater: Fuel

Recommend installing drip legs at gas supply lines as needed. None visible.



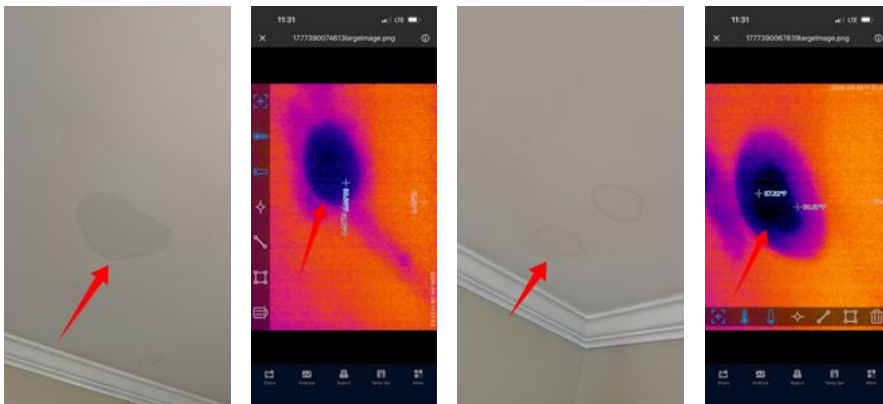
Interior: Walls

Moisture damage noted at wall base/corner. Likely ongoing or recurring. Source unknown. Recommend evaluation and repair.



Interior

Ceiling is actively wet with visible staining. Source unknown. Recommend immediate evaluation and repair.



Kitchen: Appliances: Range

No anti-tip device installed at time of the inspection. This is a child safety concern.



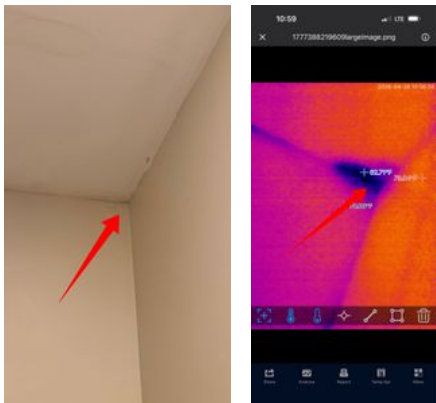
Bathrooms: Bathroom #1: GFCI Protection

GFCI receptacles recommended within 6' of water sources. (Kitchen, bathroom (s), laundry room, etc.)



Bathrooms: Bathroom #2: Ventilation Type

Active moisture noted at master bathroom ceiling above toilet. Thermal anomaly and visible damage present. Source unknown. Recommend immediate evaluation and repair.



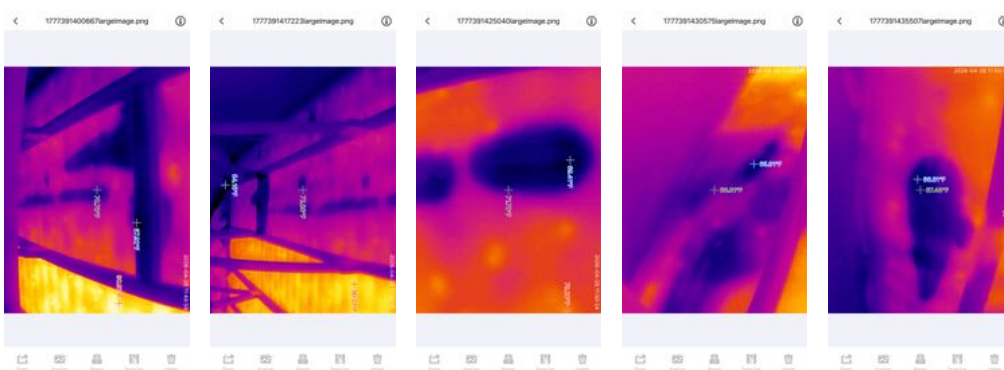
Laundry: GFCI Protection

GFCI receptacles recommended within 6' of water sources. (Kitchen, bathroom (s), laundry room, etc.)



Structure: Attic: Roof Deck Material

Thermal anomalies noted at roof sheathing/drywall interface consistent with possible moisture intrusion. Recommend further evaluation.



Structure: Attic

improper fire separation with openings—needs to be sealed and corrected, not just cosmetically patched.

