



Property Inspection Services

**Jane Smith**

**Home Inspection Report**

**123 Generic St  
Milwaukee, WI 53224**



**House Detective  
Property Inspection Services  
New Berlin, WI 53151**

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<b>Date:</b> 5/1/2017	<b>Time:</b> 01:00 PM	<b>Report ID:</b> 456789
<b>Property:</b> 123 Generic St Milwaukee WI 53224	<b>Customer:</b> Jane Smith	<b>Real Estate Professional:</b> John Doe

### Comment Rating Definitions

The report Comment Ratings are defined below and should be considered before purchasing the property. All report recommendations for repairs or replacement, require further evaluation by a qualified contractor. All further evaluation costs should also be considered before purchasing the property.

**Inspected (IN)** = The item, component or unit is visually observed and inspected. If no other comments are made, it appeared to be performing its function properly and the condition is appropriate for its age.

**Not Inspected (NI)** = The item, component or unit is not inspected. It is not inspected because it is not visible, not visible enough to inspect properly, or some other condition prevents inspection. No condition is determined.

**Not Present (NP)** = The item, component or unit is not present on the property.

**Defect (D)** = The item, component or unit is not functioning, not functioning as intended or is in a hazardous condition. Risks to health and safety may exist. Further evaluation and repair by a qualified contractor is necessary. Items, components or units that can be repaired may not need replacement.

**Maintenance (M)** = The item, component or unit is at least partially functional with signs of aging, wear or deterioration. It may not be performing all of its functions as intended, or its condition may not be appropriate for its age and use. Monitoring, maintenance, repairs or replacements will be required. All work should be done by a qualified contractor.

Building and property maintenance must be done over time to keep things in top operating condition. It reduces wear and keeps components and systems operating properly and efficiently.

Deferred maintenance is maintenance which should be performed over time, but is not. It can increase the risk of creating safety hazards, breakdowns, or other potentially expensive repair problems.

The inspection is visual and not technically exhaustive. Only normal operating controls are used for systems that are already on. Shut off valves, breakers, pilot lights or other types of system shut offs are not considered normal operating controls. If systems do not operate using normal operating controls, they are not inspected and no functional conditions are determined.

Whether or not the property is occupied or unoccupied, belongings, furnishings, finishes, storage and other listed obstructions will limit the inspection. Standards do not require the inspector to move things. Areas that are not visible or not readily accessible are not inspected and no conditions are determined.

**Property Type:** Weather Conditions:      **Occupancy:** Single Family      Cloudy, Rain-Wet Not Occupied, Not  
Furnished

**Attendance:**  
Customer, Customer Agent

### 1. Roof

The roof is inspected and reported on with the following information. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Walk on any roof surface. Predict the service life expectancy. Inspect underground downspout diverter drainage pipes. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. Move insulation. Inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the inspector's opinion, to be unsafe. Walk on any roof areas if doing so might, in the inspector's opinion, cause damage. Perform a water test. Warrant or certify the roof. Confirm proper fastening or installation of any roof-covering material.

### Styles & Materials

**Visibility Limited:**

Height/Design  
Other Obstructions

**Viewed From:**

Ground  
Roof Edge  
Binoculars

**Structure Type(s):**

Gable

**Covering Material(s):**

Asphalt/Fiberglass  
Shingle

**Attic Exhaust Vent Type:**

Ridge

**Covering Layers:**

Single

**Pitched Age:**

15-20 Years

**Pitched Life Remaining:**

3-5 Years

### Items

#### 1.0 Structure

**Comments:** Inspected

#### 1.1 Pitched Shingle Coverings

**Comments:** Defect



One or more areas have significant wear, deterioration, and damage, exposed felt, exposed nail heads, lifting or granular loss. One or more areas are lifted, missing or damaged. The cause is not determined. Recommend evaluation and repair by a qualified contractor.

## 1.2 Moss / Algae

**Comments:** Maintenance

(1) The black mold-like stains and streaks that appear on roofs, particularly light-colored asphalt shingles, is actually a blue-green algae (*Gloeocapsa magma*). Commonly found in climates with warm, humid summers, it does no damage to the roofing but is a cosmetic issue.

(2) Moss and/or lichens are present on the roof surface. Moss and lichens are more than a cosmetic issue on many kinds of roofing materials - asphalt shingles, roll roofing, wood shingle roofs, wood shake roofs. By holding moisture against the roof surface lichens but more so moss speed the wear of the asphalt shingle surface in freezing climates by increasing frost damage to the mineral granule coating on the shingles. It is possible to remove moss from a roof surface by gentle cleaning using a soft brush or a power washer. But be careful! Brushing or sweeping an asphalt shingle roof is itself a process that can damage the roof by breaking shingles or by loosening the protective mineral granules from the shingle surface. Power washing using high pressure spraying is not recommended.

## 1.3 Gutters / Downspouts

**Comments:** Maintenance

(1) Gutters that are filled with leaves and/or debris should be cleaned out for proper drainage.

(2) Add downspout extensions that are missing, misdirected or damaged for proper drainage.

## 1.4 Valley Flashings

**Comments:** Maintenance

One or more flashings have surface corrosion and/or deterioration. Future repairs or replacements will be necessary.

## 1.5 Roof / Wall Flashings

**Comments:** Maintenance

One or more flashings have surface corrosion and/or deterioration. Future repairs or replacements will be necessary.

## 1.6 Chimneys / Exhausts

**Comments:** Maintenance

(1) One or more chimney caps have some cracking, deterioration or damage. Joints should be sealed or repaired to prevent water intrusion. All work should be done by a qualified contractor. Periodic monitoring and maintenance is necessary.

(2) One or more metal exhausts have surface corrosion and/or deterioration. They should be monitored and repaired/replaced as necessary for proper function. All work should be done by a qualified contractor.

## 1.7 Chimneys / Exhausts Flashings

**Comments:** Maintenance

One or more flashings have surface corrosion and/or deterioration. Future repairs or replacements will be necessary.

## 1.8 Attic Exhaust Vents

**Comments:** Maintenance

Fixed ventilation components form the core of all attic ventilation systems, from the simplest to the most sophisticated. A functional attic ventilation system must be balanced between intake and exhaust vents. Intake vents (lower) are designed to permit unobstructed air flow into the attic. Exhaust vents (upper) are designed to permit unobstructed air flow out of the attic. It's the balanced combination of intake and exhaust that gives the system its powerful punch. Ideally, the total net free area of the intake vents should match or exceed the total net free area of the exhaust vents. Anything less than balanced is not optimal. Monitor the attic for high heat and humidity and add more ventilation as needed. All ventilation work should be done by a qualified contractor.

**1.9 Plumbing Vent Pipes**

**Comments:** Defect



One or more pipe boot flashings are damaged. Recommend evaluation and repair by a qualified contractor.

## 2. Exterior

The exterior is inspected and reported on with the following information. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Inspect items that are not visible or readily accessible from the ground, including window and door flashing. Inspect or identify geological, geotechnical, hydrological or soil conditions. Inspect recreational facilities or playground equipment. Inspect seawalls, break walls or docks. Inspect erosion-control or earth stabilization measures. Inspect for safety-type glass. Inspect underground utilities. Inspect underground items. Inspect wells or springs. Inspect solar, wind or geothermal systems. Inspect swimming pools or spas. Inspect wastewater treatment systems, septic systems or cesspools. Inspect irrigation or sprinkler systems. Inspect drain fields or dry wells. Determine the integrity of multiple-pane window glazing or thermal window seals.

## Styles & Materials

### Visibility Limited:

Vegetation/Plantings

### Siding Material:

Vinyl

### Attic Intake Vent Type:

Soffit

## Items

### 2.0 Wall Coverings Comments:

Inspected

One or more areas have minor deterioration and/or damage that should be repaired or sealed to prevent water intrusion. The condition of the underlying structure is not determined. All work should be done by a qualified contractor.

### 2.1 Trim / Soffit / Fascia / Eave

**Comments:** Maintenance

One or more areas have some deterioration and/or damage that should be repaired or sealed to prevent water intrusion. The condition of the underlying structure is not determined.

### 2.2 Attic Intake Vents

**Comments:** Maintenance

Fixed ventilation components form the core of all attic ventilation systems, from the simplest to the most sophisticated. A functional attic ventilation system must be balanced between intake and exhaust vents. Intake vents (lower) are designed to permit unobstructed air flow into the attic. Exhaust vents (upper) are designed to permit unobstructed air flow out of the attic. It's the balanced combination of intake and exhaust that gives the system its powerful punch. Ideally, the total net free area of the intake vents should match or exceed the total net free area of the exhaust vents. Anything less than balanced is not optimal. Monitor the attic for high heat and humidity and add more ventilation as needed. All ventilation work should be done by a qualified contractor.

### 2.3 Windows (representative no.)

**Comments:** Defect



One or more storm windows are broken, cracked, damaged or have significant deterioration. Recommend evaluation and repair by a qualified contractor.

### 3. Exterior Grounds

The exterior grounds are inspected and reported on with the following information. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. Unless otherwise specified, no conditions are determined for sheds, outbuildings or other detached structures. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Inspect items that are not visible or readily accessible from the ground, including window and door flashing. Inspect or identify geological, geotechnical, hydrological or soil conditions. Inspect recreational facilities or playground equipment. Inspect seawalls, break walls or docks. Inspect erosion-control or earth stabilization measures. Inspect for safety-type glass. Inspect underground utilities. Inspect underground items. Inspect wells or springs. Inspect solar, wind or geothermal systems. Inspect swimming pools or spas. Inspect wastewater treatment systems, septic systems or cesspools. Inspect irrigation or sprinkler systems. Inspect drain fields or dry wells. Determine the integrity of multiple-pane window glazing or thermal window seals.

### Styles & Materials

#### Visibility Limited:

Vegetation/Plantings

### Items

#### 3.0 Driveways / Walks / Patios

**Comments:** Defect



There is walk settlement that is causing the step height to be greater than 8in. Recommend evaluation and repair by a qualified contractor. Reconstruction may be necessary.

#### 3.1 Entry Stoops / Steps

**Comments:** Maintenance

There is some cracking, settlement, or surface deterioration present. Seal cracks to prevent water penetration and surface deterioration. Correct settlement that is causing offset trip hazards, low areas, or improper drainage toward the foundation. All work should be done by a qualified contractor. Reconstruction may be necessary.

#### 3.2 Grading / Surface Drainage

**Comments:** Maintenance

Improper or low grade can cause significant drainage problems along the foundation and water intrusion. Areas near the foundation that are improperly graded or low should be re-graded. If the grade around the structure is mostly flat, it may be necessary to make significant modifications to the grade in order for it to slope away for proper drainage. This may involve removing or bringing in soil and raising the window wells. A proper grade slope away from the foundation is typically at least ½ in per foot for a minimum of 5 ft. All work should be done by a qualified grade specialist. Monitor and maintain the grade to prevent future drainage problems.

#### 3.3 Plantings / Trees

**Comments:** Maintenance

Trees and/or other plantings should be trimmed and/or cut back for safety and to avoid damage to the structure. All work should be done by a qualified contractor.

## 4. Electrical Service

The exterior electrical service is inspected and reported on with the following information. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. Operate electrical systems that are shut down. Remove panelboard cabinet covers or dead fronts. Operate or re-set over-current protection devices or overload devices. Operate or test smoke or carbon-monoxide detectors or alarms. Inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems. Measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. Inspect ancillary wiring or remote-control devices. Activate any electrical systems or branch circuits that are not energized. Inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. Verify the service ground. Inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Inspect or test de-icing equipment. Conduct voltage-drop calculations. Determine the accuracy of labeling. Inspect exterior lighting.

## Styles & Materials

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### Visibility Limited:

Vegetation/Plantings

### Type:

Underground Lateral

### Number:

Single Service

## Items

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### 4.0 Utility Meter / Service Box

**Comments:** Inspected

### 4.1 Grounding Electrode (If Visible)

**Comments:** Not Present

## 5. Garage Interior

The interiors are inspected and reported on with the following information. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. Failed window thermal seals may not be detected due to a lack of visibility, obstructions, and atmospheric or dirty window conditions. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Inspect paint, window treatments or finish treatments. Inspect floor coverings. Inspect central vacuum systems. Inspect for safety glazing. Inspect security systems or components. Evaluate the fastening of cabinets or fixtures. Move furniture, stored items, or any coverings, in order to inspect the concealed floor structure. Move suspended-ceiling tiles. Inspect or move any appliances. Inspect or operate equipment housed in the garage, except as otherwise noted. Verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. Operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.

### Styles & Materials

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#### Visibility Limited:

Storage  
Vehicles

#### Vehicle Door Opener:

Present

#### Vehicle Doors:

One

#### Vehicle Door Material:

Metal  
Insulated

#### Walls / Ceilings:

Partially Covered  
Drywall/Plaster

### Items

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#### 5.0 Vehicle Doors

**Comments:** Defect



One or more door tracks are damaged. Recommend evaluation and repair by a qualified contractor.

#### 5.1 Vehicle Door Openers

**Comments:** Inspected

#### 5.2 Receptacles / Switches / Lights

**Comments:** Inspected

#### 5.3 Junctions / Fixtures

**Comments:** Inspected

**5.4 Conduit / Cable**

**Comments:** Defect



There are one or more damaged, improperly installed, supported or routed cables/conduits present. Recommend evaluation and repair by a qualified contractor.

## 6. Garage Interior

The attic is inspected and reported on with the following information. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. Move, touch or disturb insulation. Move, touch or disturb vapor retarders. Break or otherwise damage the surface finish or weather seal on or around access panels or covers. Identify the composition or R-value of insulation material. Activate thermostatically operated fans. Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. Determine the adequacy of ventilation.

## Styles & Materials

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### Visibility Limited:

Insulation

### Insulation Type:

Loose  
Fiberglass

### Insulation Depth:

Ceiling/Floor 10-20in

## Items

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### 6.0 Access Hatches / Entrances Comments:

Maintenance

One or more attic access hatches, panels or doors are not attached properly and/or insulated. Repair or replace them to prevent heat loss. All work should be done by a qualified contractor.

### 6.1 Insulation

**Comments:** Maintenance

Some areas do not have equal amounts of loose insulation. Rake out or distribute the insulation evenly for proper function.

### 6.2 Ventilation

**Comments:** Maintenance

Fixed ventilation components form the core of all attic ventilation systems, from the simplest to the most sophisticated. A functional attic ventilation system must be balanced between intake and exhaust vents. Intake vents (lower) are designed to permit unobstructed air flow into the attic. Exhaust vents (upper) are designed to permit unobstructed air flow out of the attic. It's the balanced combination of intake and exhaust that gives the system its powerful punch.

Ideally, the total net free area of the intake vents should match or exceed the total net free area of the exhaust vents. Anything less than balanced is not optimal. Elevated heat and humidity are caused by inadequate ventilation. Over time this can cause condensation, fungi, wetness, nail corrosion blackening, deterioration, and damage to the roof structure. The life expectancy of the roof covering can also be reduced. Monitor the attic for high heat and humidity and add more ventilation as needed. All work should be done by a qualified contractor.

### 6.3 Mechanical Exhaust

**Comments:** Not Present

### 6.4 Skylights

**Comments:** Not Present

### 6.5 Roof Structure Comments:

Inspected

### 6.6 Roof Sheathing (Decking)

**Comments:** Inspected

## 7. Bathrooms

The bathrooms are inspected and reported on with the following information. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Filtering systems, safety or shut-off valves. Determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. Determine the water quality, potability or reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any valve. Test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. Evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient cleanouts for effective cleaning of drains. Inspect water treatment systems or water filters. Evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Examine ancillary or auxiliary systems or components, such as, but not limited to, water heating and hot water circulation. Determine the existence or condition of polybutylene plumbing.

## Styles & Materials

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### Visibility Good:

Little or No Obstruction

### Types:

Hallway  
Master/Bedroom  
Full

### Whirlpool Tubs:

Not Present

## Items

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### 7.1 Switches / Lights

**Comments:** Inspected

### 7.2 Receptacles Comments:

Inspected

### 7.3 Exhaust Fans

**Comments:** Maintenance

One or more exhaust fans should be cleaned for proper function.

### 7.4 Sinks

**Comments:** Inspected

**7.5 Sink Faucets****Comments:** Defect

One or more faucets are loose and need to be properly tightened (upstairs hall). Recommend evaluation and repair by a qualified contractor.



One or more faucets have significant reduced flow on hot and/or cold. The cause is not determined. Recommend evaluation and repair by a qualified contractor.

**7.6 Sink Drains****Comments:** Inspected**7.7 Sink Supply Pipes****Comments:** Inspected**7.8 Sink Supply Shut-off Valves****Comments:** Inspected**7.9 Sink DWV Pipes****Comments:** Inspected**7.10 Toilets****Comments:** Inspected

**7.11 Tubs / Showers**

**Comments:** Inspected

**7.12 Tub / Shower Drains**

**Comments:** Inspected

**7.13 Tub / Shower Faucets**

**Comments:** Inspected

**7.14 Tub / Shower Spigots**

**Comments:** Maintenance

One or more faucet to shower diverters are not functioning and/or not functioning properly. The cause is not determined but could be caused by the buildup of hard water deposits. Clean, repair, or replace the faucet. If the condition does not improve, further evaluation by a qualified plumbing contractor may be necessary.

**7.15 Tub / Shower Heads**

**Comments:** Defect



One or more shower heads are leaking. Recommend evaluation and repair by a qualified contractor.

**7.16 Whirlpool Tubs**

**Comments:** Maintenance

There is debris and/or discolored water coming out of the jets. The cause is not determined, but may be dirt or other system residue from inside the pipes. There are self-cleaning products available to safely remove soap scum buildup, odors, bath and body oils, dirt and other system residue from inside of all pipes, pumps, fittings and the circulation system.

## 8. Interiors

The interiors are inspected and reported on with the following information. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. Failed window thermal seals may not be detected due to a lack of visibility, obstructions, atmospheric or dirty window conditions. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect floor coverings or carpeting. Inspect central vacuum systems. Inspect for safety glazing. Inspect security systems or components. Evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. Move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. Move suspended-ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage, except as otherwise noted. Verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. Operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Discover firewall compromises. Inspect pools, spas or fountains. Determine the adequacy of whirlpool or spa jets, water force, or bubble effects. Determine the structural integrity or leakage of pools or spas.

## Styles & Materials

### Visibility Limited:

Window Coverings

### Interior Doors:

Standard

### Ceiling/Wall Coverings:

Drywall/Plaster

### Windows:

Wood

Thermal/Insulated

Double-Hung

## Items

### 8.0 Entry Doors

**Comments:** Defect



One or more door knobs and/or associated hardware are loose, damaged, stick or do not function properly. Recommend evaluation and repair by a qualified contractor.

### 8.1 Switches / Lights

**Comments:** Maintenance

- (1) One or more lights do not operate. Check light bulbs and repair any non-functional and/or damaged switches or fixtures. All electrical work should be done by a qualified contractor.
- (2) One or more switches do not operate. Check light bulbs and repair any non-functional and/or damaged switches or fixtures. All electrical work should be done by a qualified contractor.

**8.2 Receptacles**

**Comments:** Inspected

**8.3 Other Electrical Fixtures**

**Comments:** Not Present

**8.4 Doors (representative no.)**

**Comments:** Maintenance

One or more doors are sticking/difficult to open/close, worn with minor damage/deterioration or have hardware problems. Repair or replace them as necessary. All work should be done by a qualified contractor.

**8.5 Windows (representative no.)**

**Comments:** Defect

(1) One or more windows have wear, deterioration or minor damage. Make repairs or replacements as necessary. All work should be done by a qualified contractor.



One or more windows stick or do not open/close properly. Recommend evaluation and repair by a qualified contractor.

**8.6 Floors**

**Comments:** Inspected

**8.7 Walls / Ceilings Comments:**

Defect



One or more areas of the interior ceiling coverings have holes, significant damage or have been removed. Recommend evaluation and repair by a qualified contractor.

**8.8 Smoke / CO Detectors**

**Comments:** Maintenance

One or more Smoke/CO detectors are beeping in a way that indicates the battery is low on energy. A new battery should be installed by a qualified contractor or by following the detector installation instructions.

**8.9 Stairways / Railings**

**Comments:** Inspected

**8.10 Balusters / Spindles**

**Comments:** Maintenance

One or more baluster/spindle openings are > 6in and/or are not constructed to modern building standards. They should be repaired for safety. All work should be done by a qualified contractor.

## 9. Fireplaces

Fireplaces and Stoves are inspected and reported on with the following information. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible and examination of concealed or inaccessible areas is beyond the scope of the inspection. If the unit is sealed, no interior conditions are determined. Always refer to the manufactures recommendations for cleaning and servicing. Only a complete evaluation by a qualified fireplace repair contractor or chimney sweep can determine the condition of inaccessible areas. Any further evaluations, recommended repairs, or cleaning mentioned in this report should be considered for safety before purchase. All further evaluations, recommended repairs or cleaning should be done by a qualified contractor.

**The inspector is not required to:** Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of any installation. Inspect automatic fuel-fed devices. Inspect combustion and/or make-up air devices. Inspect heat-distribution assists, whether gravity-controlled or fan assisted. Ignite or extinguish fires. Determine the adequacy of drafts or draft characteristics. Move fireplace inserts, stoves or firebox contents. Perform a smoke test. Dismantle or remove any component. Perform a National Fire Protection Association (NFPA)-style inspection. Perform a Phase I fireplace and chimney inspection. This is a confidential report by House Detective Property Inspection Services LLC.

## Styles & Materials

### Visibility Limited:

Opening Doors/Screens

### Types:

Open  
Gas Burning

### Number Present:

One

## Items

### 9.0 Hearth Areas Comments:

Inspected

### 9.1 Opening Lintels Comments:

Inspected

### 9.2 Firebox Interior Comments:

Maintenance

Creosote is present the firebox and/or flue. It should be removed before use by a qualified contractor to reduce the risk of chimney fires.

### 9.3 Damper Door Function

Comments: Defect



The damper clamp is not keeping the damper fully open. Some jurisdictions require dampers be permanently open for gas fireplace logs. The reason for this is that using the gas logs with the damper closed would put deadly carbon monoxide in the house. Damper clamps (also referred to as damper stops, damper locks or damper flue clamps) are typically a small C-clamp or steel beam clamp. The damper clamp is designed to lock the damper in a fully-open position. Recommend evaluation and repair by a qualified contractor.

**9.4 Smoke / CO Detectors**

**Comments:** Maintenance

Smoke and CO detectors should be properly installed for safety. Installation should be done by a qualified contractor or by following the detector installation instructions and municipal requirements.

**9.5 Firebox Doors / Glass**

**Comments:** Inspected

**9.6 Gas Supply / Valves / Burner**

**Comments:** Not Inspected

The valve is off. No functional conditions are determined.

## 10. Kitchens / Sink Areas

The kitchens are inspected and reported on with the following information. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Filtering systems, safety or shut-off valves. Determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. Determine the water quality, potability or reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any valve. Test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. Evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient cleanouts for effective cleaning of drains. Inspect water treatment systems or water filters. Evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Examine ancillary or auxiliary systems or components, such as, but not limited to, water heating and hot water circulation. Determine the existence or condition of polybutylene plumbing.

### Styles & Materials

**Visibility Good:**

Little or No Obstruction

**Number:**

Single Kitchen

**Built In Appliances:**

Dishwasher  
Microwave

**Exhaust Fans:**

Range Hood

### Items

#### 10.0 Switches / Lights

**Comments:** Inspected

#### 10.1 Receptacles **Comments:**

Inspected

#### 10.2 Exhaust Fans

**Comments:** Defect



The exhaust duct work is damaged, not connected or not connected properly. Recommend evaluation and repair by a qualified contractor.

#### 10.3 Sinks

**Comments:** Maintenance

- (1) One or more sinks are worn and/or have cosmetic damage. Future repairs or replacement may be necessary.
- (2) One or more sinks have small cracks that do not appear to be leaking. Repair or replace the sink as necessary. All work should be done by a qualified contractor.

**10.4 Sink Faucets****Comments:** Defect

One or more faucets handles are loose and/or damaged. One or more faucet spouts are tight moving side to side. This could be from improper installation and/or some kind of damage. Recommend evaluation and repair by a qualified contractor.

**10.5 Sink Drains****Comments:** Inspected**10.6 Sink Supply Pipes****Comments:** Maintenance

One or more supply pipes have some corrosion and/or evidence of past leaking. Monitor and repair any leaks to avoid water damage. Work should be done by a qualified contractor.

**10.7 Sink Supply Shut-off Valves****Comments:** Inspected**10.8 Sink DWV Pipes****Comments:** Inspected**10.9 Sink Waste Disposer****Comments:** Defect

The rubber boot is damaged and should be replaced for safety and proper function. Recommend evaluation and repair by a qualified contractor.

**10.10 Built In Dishwasher****Comments:** Inspected**10.11 Built In Microwave****Comments:** Inspected

## 11. Cooling (Central)

The central cooling system is inspected and reported on with the following information. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect portable window units, through-wall units, or electronic air filters. Operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. Examine electrical current, coolant fluids or gases, or coolant leakage.

### Styles & Materials

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<b>Visibility Limited (Ext.):</b> Location	<b>Accessibility (Int.):</b> Inaccessible Areas	<b>Type:</b> Shared Furnace
<b>Thermostat Location:</b> Interior Room(s)	<b>Approximate Age (Years):</b> 15- 20	<b>Number:</b> One

### Items

#### 11.0 Cabinet (Ext.)

**Comments:** Not Inspected

The outside temperature is too low for testing. No functional conditions are determined. AC systems should be serviced regularly by a qualified HVAC contractor to maintain proper function.

#### 11.1 Coil / Fins (Ext.)

**Comments:** Maintenance

(1) There is some damage, obstruction and/or deterioration of the condenser coils. Future repair or replacement maybe necessary.

(2) There is dirt or debris on the condenser coils. It should be removed for proper function and efficiency.

#### 11.2 Pad / Foundation

**BracketComments:**

Maintenance

One or more AC units should be leveled for proper function. All work should be done by a qualified contractor

#### 11.3 Electrical Disconnect

**Comments:** Inspected

#### 11.4 Line Set (Ext.)

**Comments:** Maintenance

The AC gas line insulation is deteriorated and/or missing. It should be repaired or replaced at the next servicing to maintain proper system function. All work should be done by a qualified contractor.

#### 11.5 Line Set / Coil (Int.)

**Comments:** Inspected

#### 11.6 Condensation Line

**Comments:** Inspected

## 12. Heating (Forced Air)

The heating system is inspected and reported on with the following information. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. Inspect fuel tanks or underground or concealed fuel supply systems. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

### Styles & Materials

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#### Visibility Limited:

Location  
Storage  
Other Obstructions

#### Accessibility:

Inaccessible Areas

#### Type:

High Efficiency

#### Thermostat Location:

Interior Room(s)

#### Fuel Source:

Natural Gas

#### Approximate Age (Years):

15-20

#### Number of Units:

One

#### Location:

Basement

#### Size:

75-100k BTU

#### Exhaust:

PVC

#### Distribution:

Standard Metal Ducts

#### Filter Type:

Disposable

### Items

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#### 12.0 Thermostat Controls

**Comments:** Inspected

#### 12.1 Power / Shut-off Switch

**Comments:** Inspected

#### 12.2 Cabinet / Access Cover

**Comments:** Inspected

#### 12.3 Cabinet Interior

**Comments:** Maintenance

The interior cabinet area is dirty and/or dusty, indicating a lack of maintenance. Recommend servicing now. Servicing should be done by a qualified HVAC contractor.

#### 12.4 Circulating Fan

**Comments:** Not Inspected

The circulating fan operated properly with the furnace running using normal operating controls. It is inside the cabinet and is not visible.

**12.5 Fuel Supply Piping****Comments:** Defect

One or more gas supply pipes may be leaking. Recommend evaluation and repair by a qualified plumbing contractor.

**12.6 Burner Area / Combustion Chamber****Comments:** Not Inspected

The burners are not visible. Only disassembly and evaluation by a qualified HVAC contractor can determine the condition of areas that are not visible. No conditions are determined.

**12.7 Heat Exchanger****Comments:** Not Inspected

The heat exchanger is not visible. Only disassembly and evaluation by a qualified HVAC contractor can determine the condition of areas that are not visible. No conditions are determined.

**12.8 Condensation Line****Comments:** Inspected**12.9 Supply Plenum****Comments:** Maintenance

Seal any holes or openings to prevent air leakage. All work should be done by a qualified contractor.

**12.10 Supply / Return Ducts****Comments:** Maintenance

(1) Seal any holes to prevent air leakage. All work should be done by a qualified contractor.

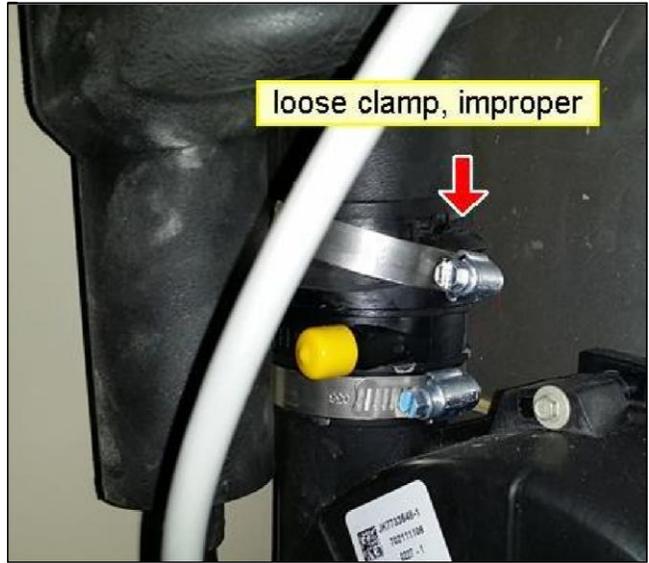
(2) non-standard maintenance

**12.11 Air Filter****Comments:** Maintenance

One or more filters are dirty and should be replaced with a new filter in the correct orientation for proper function.

12.12 Exhausts / Intakes / Damper

Comments: Defect



The intake is leaking or has condensation that is coming into the cabinet. Recommend evaluation and repair by a qualified contractor.

## 13. Plumbing System

The plumbing system is inspected and reported on with the following information. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Light or ignite pilot flames. Measure the capacity, temperature, age, life expectancy or adequacy of the water heater. Inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. Determine the water quality, potability or reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any valve. Test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. Evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient cleanouts for effective cleaning of drains. Evaluate fuel storage tanks or supply systems. Inspect wastewater treatment systems. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps, or bladder tanks. Evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. Examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. Determine the existence or condition of polybutylene plumbing. Inspect or test for gas or fuel leaks, or indications thereof.

## Styles & Materials

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### Visibility Limited:

Location  
Wall/Ceiling Coverings

### Main Supply Type:

Municipal

### Main Supply Shut-off Location:

Basement

### Main Fuel Shut-off Location: Not

Visible  
Exterior  
Meter

### Fuel Storage Location:

Not Present

## Items

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### 13.0 Main Water Supply Pipe

**Comments:** Inspected

### 13.1 Main Water Shut Off Valve

**Comments:** Maintenance

One or more main supply shut off valves are not readily accessible or not accessible at all. Recommend making them readily accessible to prevent water damage in a water emergency. All work should be done by a qualified contractor.

### 13.2 Water Supply Piping

**Comments:** Maintenance

One or more pipes are in a non-standard configuration and may be improper. Monitor for leaks and make repairs as necessary.

### 13.3 Water Supply Shut Off Valves

**Comments:** Maintenance

One or more shut off valves have corrosion and/or evidence of past leakage. Monitor for leaks and make repairs as necessary.

**13.4 Main DWV Pipes**

**Comments:** Defect



One or more pipes are in a non-standard configuration and are improper. Recommend evaluation and repair by a qualified plumbing contractor.

**13.5 DWV Clean Out(s)**

**Comments:** Defect



One or more clean out covers are not accessible. Remove the obstruction or move the cleanout. Recommend evaluation and repair by a qualified contractor.

**13.6 DWV Pipes**

**Comments:** Defect



One or more pipes are in a non-standard configuration and are improper. Recommend evaluation and repair by a qualified plumbing contractor.

**13.7 Main Fuel Shut Off Valve**

**Comments:** Not Inspected

**13.8 Fuel Supply Piping**

**Comments:** Maintenance

One or more gas supply pipes are in a non-standard configuration and may be improper. Monitor for leaks and make repairs for safety. All work should be done by a qualified plumbing contractor.

## 14. Water Heater

The water heater is inspected and reported on with the following information. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Light or ignite pilot flames. Measure the capacity, temperature, age, life expectancy or adequacy of the water heater. Inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, safety or shut-off valves. Determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. Determine the water quality, potability or reliability of the water supply or source. Inspect clothes washing machines or their connections. Operate any valve. Evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps, or bladder tanks. Evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. Examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. Determine the existence or condition of polybutylene plumbing. Inspect or test for gas or fuel leaks, or indications thereof.

## Styles & Materials

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<b>Visibility Limited:</b> Location	<b>Type:</b> Tank	<b>Energy Source:</b> Natural Gas
<b>Capacity (if labeled):</b> 50 Gallon	<b>Number of Systems:</b> One	<b>Approximate Age (Years):</b> 1-5
<b>Location:</b> Basement		

## Items

- 
- 14.0 Exterior Condition**  
**Comments:** Inspected
  - 14.1 Shut-off Valve Comments:**  
Inspected
  - 14.2 Water Supply Piping**  
**Comments:** Inspected
  - 14.3 Fuel Supply Piping**  
**Comments:** Inspected
  - 14.4 Exhaust**  
**Comments:** Inspected
  - 14.5 TPR Valve / Pipe**  
**Comments:** Inspected
  - 14.6 Drain Valve**  
**Comments:** Inspected
  - 14.7 Thermostat Control**  
**Comments:** Inspected

## 15. Foundation / Structural

The foundation and structure are inspected and reported on with the following information. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. Move stored items or debris. Operate sump pumps with inaccessible floats. Identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. Provide any engineering or architectural service. Report on the adequacy of any structural system or component.

### Styles & Materials

#### Visibility Limited:

Storage  
Wall/Ceiling Coverings

#### Type:

Full Basement  
Partially Finished

#### Foundation Type(s):

Formed Concrete

### Items

#### 15.0 Foundation

**Comments:** Maintenance

There are minor cracks and/or deterioration in one or more locations. Properly maintain the foundation drainage system (if present), roof drainage, and foundation grading. Any additional cracking or widening of the existing cracks should be evaluated by a qualified structural engineer or foundation repair contractor.

#### 15.1 Sub Floor Structure

**Comments:** Defect



There is water damage present on the floor structure and/or sub-floor. Significant damage or weakening has occurred. Recommend evaluation and repair by a qualified contractor.

#### 15.2 Beam Structure

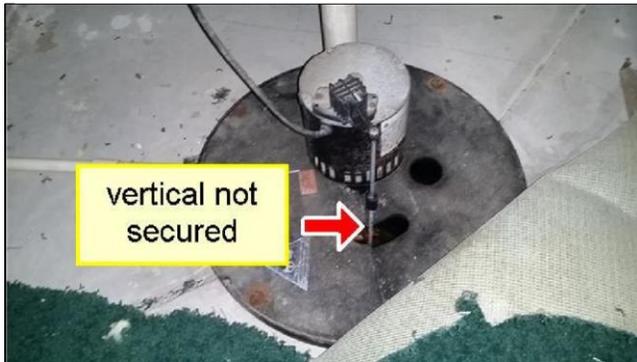
**Comments:** Inspected

#### 15.3 Column Structure

**Comments:** Inspected

### 15.4 Foundation Drainage System

Comments: Defect



The pump float rod is interfering with the lid and could jam. This could lead to a potentially serious water intrusion issue. Recommend evaluation and repair by a qualified contractor.

### 15.5 Water Intrusion / Penetration

Comments: Defect



There is efflorescence, damp areas, heavy staining, deterioration or active water intrusion present. The cause is not determined. Water intrusion can be caused by problems with the foundation drainage system, roof drainage and grading. Recommend evaluation by a foundation inspection consultant (an independent inspector with no contractor affiliation). If drain tiles are present the evaluation should include a drain tile test to determine exactly how the foundation drainage system is functioning. Drain tile testing typically involves creating holes in the basement floor, and must be approved by the seller. Significant repair or reconstruction may be necessary.

### 15.6 Insulation

Comments: Inspected

## 16. Main Electrical System

The electrical system is inspected and reported on a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button (where possible), all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester (where possible), and the presence of smoke and carbon-monoxide detectors. While every effort is made to find all areas of concern, some areas can go unnoticed or are obstructed from view. Visibility Limited, whether occupied or unoccupied, means the area is not entirely visible. No conditions are determined for areas that are not visible. Any repair items mentioned in this report should be considered before purchase. All further evaluations and recommended repairs should be done by a qualified contractor. This is a confidential report by House Detective Property Inspection Services LLC.

**The inspector is not required to:** Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. Operate electrical systems that are shut down. Remove panelboard cabinet covers or dead fronts. Operate or re-set over-current protection devices or overload devices. Operate or test smoke or carbon-monoxide detectors or alarms. Inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems. Measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. Inspect ancillary wiring or remote-control devices. Activate any electrical systems or branch circuits that are not energized. Inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. Verify the service ground. Inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Inspect or test de-icing equipment. Conduct voltage-drop calculations. Determine the accuracy of labeling. Inspect exterior lighting.

## Styles & Materials

### Visibility Limited:

Location  
Wall/Ceiling Coverings

### Main Panel Capacity:

200 AMP  
120/240 Volt

### Circuit Conduit / Cable Types:

Flexible  
Cable (Romex)

### Main Panel Type:

Breakers

### Main Panel Conductors:

Aluminum

### Main Panel Location:

Basement

### Main Branch Circuit

Wires: Copper

## Items

### 16.0 Panel Location Comments:

Inspected

### 16.1 Panel Conduit / Cable

Comments: Inspected

### 16.2 Panel Box

Comments: Maintenance

One or more dead front screws are missing, damaged or are not the proper type. They should be replaced for safety by a qualified contractor.

### 16.3 Panel Conductors

Comments: Inspected

### 16.4 Panel Disconnect

Comments: Inspected

### 16.5 Panel Grounding

Comments: Inspected

### 16.6 Panel Circuit Breakers

Comments: Inspected

### 16.7 Panel Circuit Wires

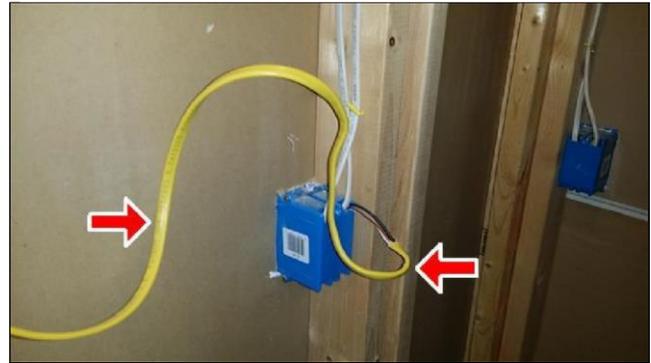
Comments: Inspected

**16.8 Unfinished Conduit / Cable**

**Comments:** Defect



There are one or more exposed cable/conduit wires present. Recommend evaluation and repair by a qualified contractor.



There are one or more improperly installed, supported or routed cables/conduits present. Recommend evaluation and repair by a qualified contractor.

**16.9 Unfinished Receptacles / Switches / Lights**

**Comments:** Defect



There are one or more lights that are damaged, improperly installed, not functioning or not functioning properly. Recommend evaluation and repair by a qualified contractor.