



Property Inspection Report



111 Morton creek Cir
Johns creek Ga 30022

United We Stand Property Inspections

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Test
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Definitions

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

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 111 Morton creek Cir
City Camptown State Ga Zip 00000
Contact Name Test
Phone 0000000000
Email Dot

Client Information

Client Name Test
Client Address 00000
City Johns Creek State Ga Zip 00000
Phone 000-000-0000
Email Nnnnn

Inspection Company

Inspector Name Victor Jackson,Daniel McKemey,Branden Carstarphen,
Company Name United We Stand Property Inspections
Address 000000
City Johns Creek State Ga Zip 00000
Phone 00000
Email Dot@0000
Amount Received 00000

Conditions

Others Present None Property Occupied Occupied
Estimated Age 22 Entrance Faces East
Inspection Date 01/17/2019
Start Time 11:00 am End Time 1:30 pm
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable
Temperature 43
Weather Cloudy Soil Conditions Wet
Space Below Grade None
Building Type Single family Garage Attached

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General Information (Continued)

Water Source City How Verified Visual Inspection
Sewage Disposal City How Verified Visual Inspection
Additions/Modifications None
Permits Obtained N/A How Verified Visual Inspection

Lots and Grounds

A NPNI M D

1. ☐☐☐☐☒ Driveway: Concrete - Heavy cracks in surface, Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor



2. ☐☐☐☐☒ Walks: Concrete - Trip hazard



3. ☐☒☐☐☐☐ Steps/Stoops:
4. ☒☐☐☐☐☐ Porch: Concrete
5. ☐☒☐☐☐☐ Patio:
6. ☒☐☐☐☐☐ Deck: Stained wood
7. ☐☒☐☐☐☐ Balcony:
8. ☒☐☐☐☐☐ Grading: Steep slope
9. ☒☐☐☐☐☐ Swale: Adequate slope and depth for drainage
10. ☒☐☐☐☐☐ Window Wells: Covered
11. ☐☒☐☐☐☐ Retaining Walls:
12. ☐☒☐☐☐☐ Basement Stairwell Drain:
13. ☐☒☐☐☐☐ Exterior Surface Drain:
14. ☐☒☐☐☐☐ Fences:
15. ☐☒☐☐☐☐ Lawn Sprinklers:

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Exterior

A NPNI M D

East Exterior Surface

1. ☒ ☐ ☐ ☐ ☐ Type: Wood



2. ☒ ☐ ☐ ☐ ☐ Trim: Wood

3. ☒ ☐ ☐ ☐ ☐ Fascia: Wood

4. ☒ ☐ ☐ ☐ ☐ Soffits: Wood

5. ☒ ☐ ☐ ☐ ☐ Door Bell: Hard wired

6. ☒ ☐ ☐ ☐ ☐ Entry Doors: Metal

7. ☐ ☐ ☐ ☐ ☒ Windows: Wood double hung - Wood rot is present, a licensed contractor is recommended for repairs.



8. ☒ ☐ ☐ ☐ ☐ Window Screens: Metal

9. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mount

10. ☒ ☐ ☐ ☐ ☐ Exterior Electric Outlets: 110 VAC GFCI

11. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Rotary

12. ☒ ☐ ☐ ☐ ☐ Gas Meter: Exterior surface mount at side of home

13. ☒ ☐ ☐ ☐ ☐ Main Gas Valve: Located at gas meter

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Outbuilding

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Roof

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Main Roof Surface

1. Method of Inspection: Ground level



2. ☒ ☐ ☐ ☐ ☐ Material: Asphalt shingle
3. Type: Gambrel
4. Approximate Age: 2 years
5. ☒ ☐ ☐ ☐ ☐ Flashing: Aluminum
6. ☒ ☐ ☐ ☐ ☐ Valleys: Asphalt shingle
7. ☐ ☒ ☐ ☐ ☐ Skylights:
8. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC
9. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Underground utilities



10. ☐ ☐ ☐ ☐ ☒ Gutters: Aluminum - Gutters loose, spikes or straps missing, a licensed contractor is recommended to make repairs.



11. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum
12. ☐ ☒ ☐ ☐ ☐ Leader/Extension:

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Roof (Continued)

West Chimney

13. ☐☐☐☐☒ Chimney: Framed - A qualified contractor is recommended to evaluate and estimate repairs



14. ☒☐☐☐☐ Flue/Flue Cap: Metal
15. ☒☐☐☐☐ Chimney Flashing: Aluminum

Garage/Carport

A NPNI M D

Attached Garage

1. Type of Structure: Attached Car Spaces: 2

2. ☒☐☐☐☐ Garage Doors: Wood



3. ☒☐☐☐☐ Door Operation: Mechanized

4. ☒☐☐☐☐ Door Opener: Genie



5. ☒☐☐☐☐ Exterior Surface: Stucco
6. ☒☐☐☐☐ Roof: Asphalt shingle
7. ☒☐☐☐☐ Roof Structure: 2x4 Rafter
8. ☒☐☐☐☐ Service Doors: Metal
9. ☒☐☐☐☐ Ceiling: Paint
10. ☒☐☐☐☐ Walls: Paint
11. ☒☐☐☐☐ Floor/Foundation: Poured concrete
12. ☐☒☐☐☐ Hose Bibs:

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Garage/Carport (Continued)

13. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
14. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
15. ☐ ☒ ☐ ☐ ☐ Heating:
16. ☐ ☒ ☐ ☐ ☐ Windows:
17. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum
18. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum
19. ☐ ☒ ☐ ☐ ☐ Leader/Extensions:

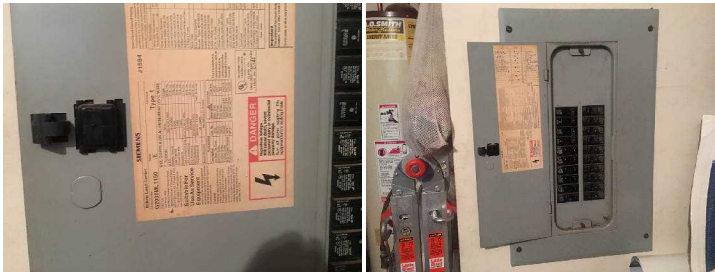
Electrical

A NPNI M D

1. Service Size Amps: 150 Volts: 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: Aluminum
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper
5. ☐ ☒ ☐ ☐ ☐ Aluminum Wiring:
6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex, armored cable and knob and tube
7. ☒ ☐ ☐ ☐ ☐ Ground: Plumbing and rod in ground
8. ☐ ☒ ☐ ☐ ☐ Smoke Detectors:
9. ☐ ☒ ☐ ☐ ☐ Carbon Monoxide Detectors:

Garage Electric Panel

10. ☒ ☐ ☐ ☐ ☐ Manufacturer: Seimens



11. Maximum Capacity: 150
12. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 60 Amps
13. ☒ ☐ ☐ ☐ ☐ Breakers: Copper
14. ☒ ☐ ☐ ☐ ☐ Fuses: Blade type
15. ☒ ☐ ☐ ☐ ☐ AFCI: 110 volt
16. ☒ ☐ ☐ ☐ ☐ GFCI: Kitchen and bathrooms
17. Is the panel bonded? ☒ Yes ☐ No

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Structure

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1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
2. ☒ ☐ ☐ ☐ ☐ Foundation: Poured slab
3. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Frame
4. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Poured slab

Attic

A NPNI M D

Main Attic

1. Method of Inspection: In the attic



2. ☒ ☐ ☐ ☐ ☐ Roof Framing: 2x4 Truss
3. ☒ ☐ ☐ ☐ ☐ Sheathing: Particle board
4. ☒ ☐ ☐ ☐ ☐ Ventilation: Gable, roof and soffit vents
5. ☒ ☐ ☐ ☐ ☐ Insulation: Blown in
6. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 8"
7. ☐ ☒ ☐ ☐ ☐ Vapor Barrier:
8. ☐ ☒ ☐ ☐ ☐ Attic Fan:
9. ☐ ☒ ☐ ☐ ☐ House Fan:
10. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting: 110 VAC
11. ☐ ☒ ☐ ☐ ☐ Moisture Penetration:
12. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Electric fan

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Basement

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Crawl Space

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Air Conditioning

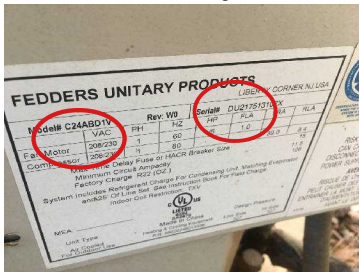
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Main AC System

1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: PVC
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted



4. Manufacturer: Snyder General



5. Model Number: xxxxxxxxxxxx Serial Number: xxxxxxxxxxxx
6. Area Served: Whole building Approximate Age: 12 years
7. Fuel Type: 220-240 VAC Temperature Differential: xxxxxxxxxxxx
8. Type: Central A/C Capacity: 2.5 Ton
9. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
10. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Serviceable condition
11. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Breaker disconnect
12. ☒ ☐ ☐ ☐ ☐ Exposed Ductwork: Metal
13. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filters: Direct drive with disposable filter
14. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable

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Fireplace/Wood Stove

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Living Room Fireplace

1. ☒ ☐ ☐ ☐ ☐ Freestanding Stove: Wood burning
2. ☒ ☐ ☐ ☐ ☐ Fireplace Construction: Prefab
3. Type: Gas log
4. ☒ ☐ ☐ ☐ ☐ Fireplace Insert: Standard
5. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Metal
6. ☒ ☐ ☐ ☐ ☐ Flue: Metal
7. ☒ ☐ ☐ ☐ ☐ Damper: Metal
8. ☒ ☐ ☐ ☐ ☐ Hearth: Flush mounted

Heating System

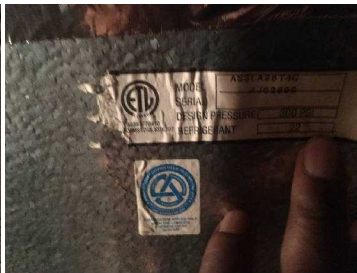
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Attic Heating System

1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Adequate



2. Manufacturer: Lennox



3. Model Number: AS36A26T4C Serial Number: 4J02300
4. Type: Forced air Capacity: 65,000
5. Area Served: Whole building Approximate Age: 15 years
6. Fuel Type: Natural gas
7. ☒ ☐ ☐ ☐ ☐ Heat Exchanger: 4 Burner

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Heating System (Continued)

Heat Exchanger: (continued)



- 8. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Belt drive with electronic filter
- 9. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct
- 10. ☒ ☐ ☐ ☐ ☐ Circulator: Gravity
- 11. ☒ ☐ ☐ ☐ ☐ Draft Control: Automatic
- 12. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Double wall
- 13. ☒ ☐ ☐ ☐ ☐ Controls: Limit switch
- 14. ☒ ☐ ☐ ☐ ☐ Devices: N/A
- 15. ☐ ☒ ☐ ☐ ☐ Humidifier:
- 16. ☒ ☐ ☐ ☐ ☐ Thermostats: Programmable
- 17. ☐ ☒ ☐ ☐ ☐
- 18. Suspected Asbestos: No

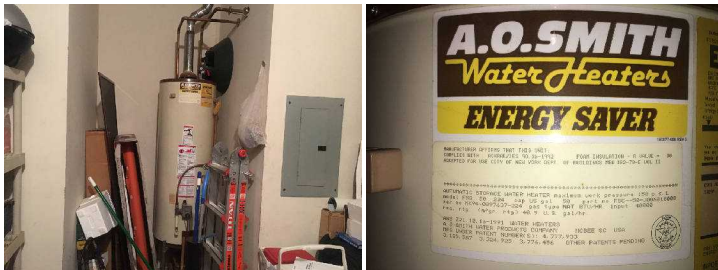
Plumbing

A NP NI M D

- 1. ☒ ☐ ☐ ☐ ☐ Service Line: Cast iron
- 2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: Garage
- 3. ☒ ☐ ☐ ☐ ☐ Water Lines: Copper
- 4. ☒ ☐ ☐ ☐ ☐ Drain Pipes: PVC
- 5. ☒ ☐ ☐ ☐ ☐ Service Caps: Accessible
- 6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: PVC
- 7. ☒ ☐ ☐ ☐ ☐ Gas Service Lines: Cast iron

Garage Water Heater

- 8. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Adequate
- 9. Manufacturer: A.O. Smith



- 10. Type: Natural gas Capacity: 50 Gal.
- 11. Approximate Age: 20 years Area Served: Whole building

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Plumbing (Continued)

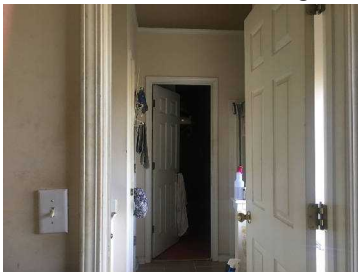
12. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall
13. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

Bathroom

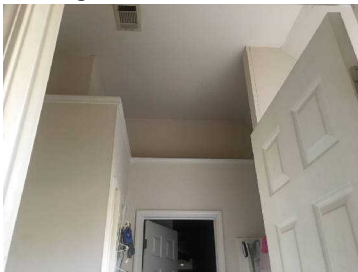
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Master Bathroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Walk In and Large



2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint



3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
4. ☒ ☐ ☐ ☐ ☐ Floor: Tile
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Non-opening
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
8. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood
9. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded dual bowl



10. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Delta fixtures with a PVC trap
11. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and ceramic tile surround

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Bathroom (Continued)

12. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Fiberglass pan and fiberglass surround



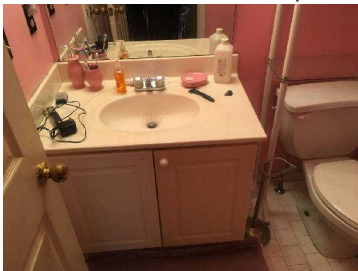
13. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:
14. ☒ ☐ ☐ ☐ ☐ Toilets: American Standard
15. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
16. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

2nd floor main Bathroom

17. ☒ ☐ ☐ ☐ ☐ Closet: Single small
18. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint



19. ☒ ☐ ☐ ☐ ☐ Walls: Paint
20. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
21. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
22. ☐ ☒ ☐ ☐ ☐ Windows:
23. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
24. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood



25. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl
26. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Delta fixtures with a PVC trap
27. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and fiberglass surround
28. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Fiberglass pan and fiberglass surround
29. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:
30. ☒ ☐ ☐ ☐ ☐ Toilets: 1 1/2 Gallon Tank
31. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
32. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

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Kitchen

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1st Floor Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Whirlpool



2. ☒ ☐ ☐ ☐ ☐ Ventilator: Rangeaire



3. ☒ ☐ ☐ ☐ ☐ Disposal: Badger



4. ☒ ☐ ☐ ☐ ☐ Dishwasher: Whirlpool



5. Air Gap Present? ☒ Yes ☐ No

6. ☐ ☒ ☐ ☐ ☐ Trash Compactor:

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Kitchen (Continued)

7. ☒ ☐ ☐ ☐ ☐ Refrigerator: Whirlpool



8. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel



9. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI

10. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: PVC



11. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and wood



12. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood



13. ☒ ☐ ☐ ☐ ☐ Pantry: Single small

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Kitchen (Continued)

14. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
15. ☒ ☐ ☐ ☐ ☐ Walls: Paint
16. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile



17. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
18. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung
19. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

Bedroom

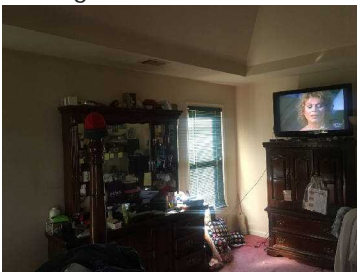
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Master Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Walk In and Large



2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint



3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Non-opening

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Bedroom (Continued)

7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI



8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

9. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

East Bedroom

10. ☒ ☐ ☐ ☐ ☐ Closet: Single small

11. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint



12. ☒ ☐ ☐ ☐ ☐ Walls: Paint

13. ☒ ☐ ☐ ☐ ☐ Floor: Carpet

14. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

15. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung

16. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC

17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

18. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

Front Bedroom

19. ☒ ☐ ☐ ☐ ☐ Closet: Single



20. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint

21. ☒ ☐ ☐ ☐ ☐ Walls: Paint

22. ☒ ☐ ☐ ☐ ☐ Floor: Carpet

23. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

24. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung

25. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC

26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

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Bedroom (Continued)

27. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

Living Space

A NPNI M D

2nd Floor Hall Living Space

1. ☒ ☐ ☐ ☐ ☐ Closet: None

2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint



3. ☒ ☐ ☐ ☐ ☐ Walls: Paint

4. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood

5. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

6. ☐ ☒ ☐ ☐ ☐ Windows:

7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC

8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

9. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired with battery back up and light

Living Room Living Space

10. ☒ ☐ ☐ ☐ ☐ Closet: None



11. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint

12. ☒ ☐ ☐ ☐ ☐ Walls: Paint

13. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood

14. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

15. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung

16. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC

17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

18. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

Dining Room Living Space

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Living Space (Continued)

19. ☒ ☐ ☐ ☐ ☐ Closet: None



20. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint

21. ☒ ☐ ☐ ☐ ☐ Walls: Paint

22. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood

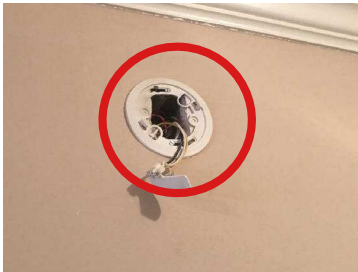
23. ☐ ☒ ☐ ☐ ☐ Doors:

24. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung

25. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC

26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation

27. ☐ ☐ ☐ ☐ ☒ Smoke Detector: Hard wired with battery back up and light - **Inoperative, Evaluation by a fire alarm certified licensed electrician is recommended**



Laundry Room/Area

A NPNI M D

1st Floor Laundry Room/Area _____

1. ☒ ☐ ☐ ☐ ☐ Closet: Large



2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint

3. ☒ ☐ ☐ ☐ ☐ Walls: Paint

4. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile

5. ☐ ☐ ☐ ☒ ☐ Doors: Bi-fold - **Replace missing door(s)**

6. ☐ ☒ ☐ ☐ ☐ Windows:

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Laundry Room/Area (Continued)

- 7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC/220 VAC
- 8. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
- 9. ☒ ☐ ☐ ☐ ☐ HVAC Source: Air exchange ventilation
- 10. ☐ ☒ ☐ ☐ ☐ Laundry Tub:
- 11. ☒ ☐ ☐ ☐ ☐ Laundry Tub Drain: PVC
- 12. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Rotary
- 13. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC
- 14. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Metal flex
- 15. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain

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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.

Laundry Room/Area

1. 1st Floor Laundry Room/Area Doors: Bi-fold - [Replace missing door\(s\)](#)

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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. Driveway: Concrete - Heavy cracks in surface, Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor



2. Walks: Concrete - Trip hazard



Exterior

3. Windows: Wood double hung - Wood rot is present, a licensed contractor is recommended for repairs.



Roof

4. Gutters: Aluminum - Gutters loose, spikes or straps missing, a licensed contractor is recommended to make repairs.



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Defective Summary (Continued)

5. West Chimney Chimney: Framed - **A qualified contractor is recommended to evaluate and estimate repairs**



Living Space

6. Dining Room Living Space Smoke Detector: Hard wired with battery back up and light - **Inoperative, Evaluation by a fire alarm certified licensed electrician is recommended**

