



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds			
	Page 6 Item: 4	Grounds Electrical	<ul style="list-style-type: none"> Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed. GFCI trip test failed.
	Page 7 Item: 5	GFCI	<ul style="list-style-type: none"> Weatherproof outlets—Exterior outlet / switch cover(s) not waterproof. Have certified electrician evaluate and repair as necessary. Outlets on the front and back porches were not Ground Fault Circuit Interrupter (GFCI) protected. Adding GFCI protection is relatively inexpensive. All electrical work should be performed by a qualified electrical contractor. Consider adding GFCI protection of these outlets. Outdoor receptacles are not GFCI protected, need to be updated.
Exterior Areas			
	Page 10 Item: 1	Doors	<ul style="list-style-type: none"> Front entry door does not seal well. This can be an energy drain.
Garage			
	Page 12 Item: 3	Garage Door's Reverse Status	<ul style="list-style-type: none"> No eye beam system present. This appears to be an older unit when these safety features were not included with openers. We recommend upgrading to a newer model with all safety features included.
Roof			
	Page 15 Item: 2	Flashing	<ul style="list-style-type: none"> Plastic and rubber boot flashing around the plumbing vents have deteriorated and may allow moisture to enter the attic space. Recommend replacement by a qualified roofing subcontractor.
Bedrooms			
	Page 26 Item: 6	Smoke Detectors	<ul style="list-style-type: none"> Due to the age of the home there are no smoke detectors located in the bedrooms. There are smoke detectors in the hallway adjacent to the bedrooms both upstairs and downstairs that are hard wired and interconnected. We recommend having hard wired smoke detectors with battery back up installed in each of the bedrooms.
Interior Areas			
	Page 29 Item: 5	Stairs & Handrail	<ul style="list-style-type: none"> The opening between spindles is over 4 inches wide . Guardrail met the standards applicable at the time the home was built.