



The following is our report **summary** and describes each of the home's systems and also details any recommendations we have for improvements. We've also included potential and obvious limitations that could have restricted our inspection as well.

The suggested time frames for completing our suggestions and recommendations are based on the limited information available during a pre-purchase home inspection. Keep in mind that our suggested time frames may have to be adjusted based on the findings of specialists, contractors and/or professionals who are asked to render any further opinions about your home. Our recommendations for further evaluation by workers, handymen, professional tradesmen and others should include inquiry by licensed individuals where possible. We do not recommend work performed by unlicensed (where licensing is warranted) or unqualified professionals.

No heating/cooling, water heater and other appliance service records were made available at the time of the inspection. It is common practice to have heating/cooling equipment serviced annually. If no records are available (and your home is more than one year old), we suggest you have a qualified HVAC Tech service your equipment for cleaning and maintenance.

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3.8.1 Dryer Vent Cap

SEAL TOP OF VENT CAP

OUTSIDE

The brick is damaged at the dryer termination point. Repairs are needed. Water can easily enter your house through your dryer hose. Seal the top of the vent cap after the brick is repaired.

[ORDER SEAL ONLINE HERE](#)



6.1.1 Gas Meter

CSST GAS PIPE NOT BONDED



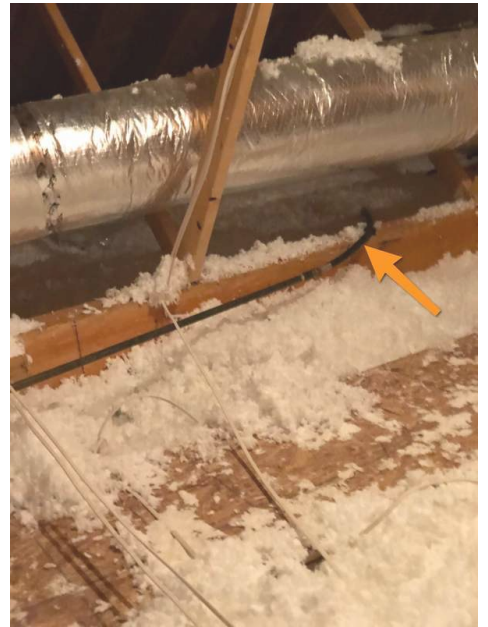
Gas pipes were not bonded. I recommend a qualified plumber and electrician evaluate and address this condition.

Corrugated stainless steel tubing or CSST is a flexible thin wall pipe used to carry gas to appliances. Its prone to damage if exposed to stray voltage from lightening strikes. It's **IMPORTANT! that this condition be corrected.**

HAVE THE PLUMBER AND ELECTRICIAN READ THIS LINK

Recommendation

Contact a qualified plumbing contractor.



In the attic near the furnace.

6.4.1 Interior Fixtures/Faucets

MISSING SHOWER DOOR

MASTER BATH

Missing shower door - install as needed.

Recommendation

Contact a qualified professional.



6.5.1 Drain/Vent Systems

DRAIN REPAIRS

IN ALL DRAIN LOCATIONS

At the time of the inspection the vanities were draining slow. At one point water stood in the bowl...see picture of water mark in the bowl.

While testing the dishwasher the kitchen sink was also backing up. We ran the disposal and noted a noise and believe it to be debris in the unit. Have a plumber clean the system and tested for function.



10.3.1 Floors

FINISH REPAIR

Finish repairing the family room flooring.

Recommendation

Contact a qualified professional.





11.6.1 Garbage Disposal

EXCESSIVE NOISE

KITCHEN

Debris is in the disposal - I believe a screw or other metal is loose in the unit. Remove and inspect for operation.



11.11.1 Exhaust Vent

MISSING VENT PIPE

IN THE ATTIC

The vent hood pipe designed to carry cooking smoke and moisture is missing in the attic. When installing the pipe make sure to seal the pipe to the drywall (at the attic penetration) to prevent a fire draft. The pipe should extend to the roof decking and terminate in a roof mounted vent equipped with a bug screen.

Recommendation

Contact a qualified professional.

