



1234 School House Road  
Yourtown, US 12345

Prepared for: Bob Smith

Prepared by: Discovery Home Inspection  
28 Brown Avenue  
Leominster, MA 01453

# Discovery Home Inspection

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Example



## SAMPLE REPORT

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### Definitions

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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

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#### Property Information

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Property Address 1234 School House Road  
City Yourtown State US Zip 12345  
Contact Name Ima Goodagent  
Phone (111)-111-1111 Fax (111)-111-1111

#### Client Information

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Client Name Bob Smith  
Client Address 3212 Homestead Dr.  
City Yourtown State US Zip 12345  
Phone (111)-111-1234 Fax (111)-111-23456  
E-Mail buyer@usedhouse.com

#### Inspection Company

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Inspector Name Jim Johnson  
Company Name Discovery Home Inspection  
Company Address 28 Brown Avenue  
City Leominster State MA Zip 01453  
Phone (111)111-2111 Fax (111)111-2111  
E-Mail inspections@inspector.com  
File Number 22222  
Amount Received \$350.00

#### Conditions

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Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Estimated Age 15 Entrance Faces Northwest  
Inspection Date 4/15/06  
Start Time 10:00am End Time 1:00pm  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 70 degrees  
Weather Partly cloudy Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Detached  
Sewage Disposal City How Verified Visual Inspection  
Water Source City How Verified Visual Inspection  
Additions/Modifications Upgraded electrical service  
Permits Obtained Electrical How Verified Multiple Listing Service

# Discovery Home Inspection

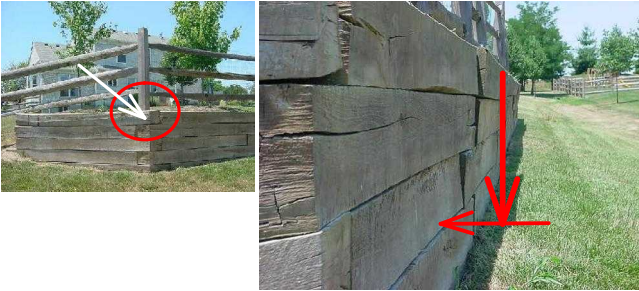


## Lots and Grounds

**Note: Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation.**

### ANPNIM D

1.      Walks: Concrete
2.      Steps/Stoops: Concrete
3.      Patio: Pebble top
4.      Deck: Treated wood **The deck has been built below acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard.**
5.      Balcony: Concrete
6.      Porch: Concrete
7.      Vegetation: Shrubs with some weeds
8.      Retaining Walls: Railroad ties **The wall is showing signs of movement, but appears to be stable at this time. A qualified contractor is recommended to evaluate and estimate repairs to maintain the wall.**



9.      Basement Stairwell: Concrete
10.      Grading: Moderate slope **The grade and landscaping materials are too high and extend above the window well at the Northeast rear of the home. Recommend that the grade be reduced or the metal window well soil retainer be replaced with a taller unit to keep the mulch and soil beds from washing into the well.**



11.      Swale: Adequate slope and depth for drainage
12.      Window Wells: Drain present
13.      Bsmt. Stairwell Drain: Surface drain
14.      Exterior Surface Drain: Not present
15.      Driveway: Concrete
16.      Fences: Split rail
17.      Lawn Sprinklers: Front and back yard

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Example



## Exterior Surface and Components

ANPNIM D

Front Elevation Exterior Surface

1.  Type: Brick veneer **Loose half brick at front door. Remove and tuckpoint back in place.**



2nd Floor rear dormer Exterior Surface

2.  Type: Vinyl siding  
3.  Trim: Composite material **Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.**

1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. Recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.

2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.

3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.

Recommend estimate/repairs by a qualified contractor.



4.  Fascia: Composite material  
5.  Soffits: Composite material  
6.  Door Bell: Hard wired  
7.  Entry Doors: Metal  
8.  Patio Door: Vinyl sliding  
9.  Windows: Vinyl  
10.  Storm Windows:  
11.  Window Screens:  
12.  Basement Windows: Aluminum slider  
13.  Exterior Lighting: Surface mounted lamps front and rear  
14.  Exterior Electric Outlets: 110 VAC GFCI  
15.  Hose Bibs: Frost Free  
16.  Gas Meter: Exterior surface mount at side of home  
17.  Main Gas Valve: Located at main line

# Discovery Home Inspection



## Outbuilding

ANPNIM D

East corner of lot Outbuilding

- 1.      Exterior Surface: Vinyl siding
- 2.      Roof: Fiberglass shingle
- 3.      Roof Structure: Wood truss
- 4.      Ceiling: Drywall
- 5.      Walls: Drywall
- 6.      Floor: Concrete
- 7.      Foundation: Poured slab
- 8.      Doors: Steel
- 9.      Windows: Vinyl double hung
- 10.      Electrical: 110 VAC outlets and lighting circuits
- 11.      Plumbing: Copper
- 12.      HVAC Source: Convection baseboard
- 13.      Gutters: Aluminum
- 14.      Downspouts: Aluminum
- 15.      Leader/Extension: Missing

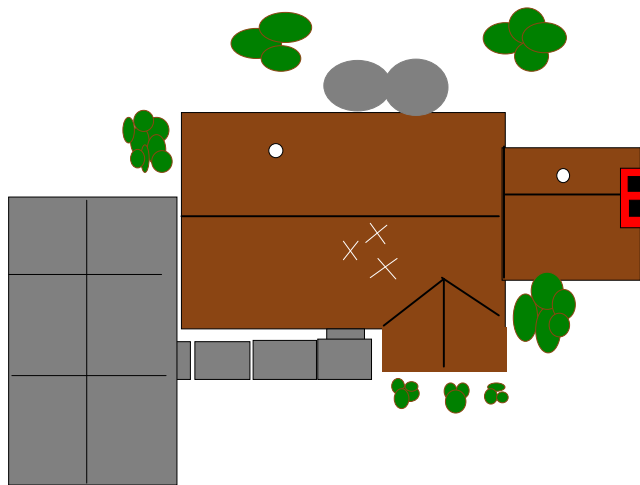
## Roof

Chimney flue inspection is limited due to height. The inspection covers only the visible portion of the flue.

ANPNIM D

Main Roof Surface

- 1. Method of Inspection: On the roof
- 2.      Unable to Inspect: 30% Height of the roof
- 3.      Material: Fiberglass shingle **Missing roof shingles from wind damage as marked "x" in diagram. Repairs are required.**
- 4. Type: Gable



- 5. Approx Age: 7
- 6.      Flashing: Aluminum
- 7.      Valleys: Preformed metal
- 8.      Skylights:
- 9.      Plumbing Vents: PVC
- 10.      Electrical Mast: Underground utilities
- 11.      Gutters: Aluminum
- 12.      Downspouts: Aluminum
- 13.      Leader/Extension: Underground conductors **Reconnect to downspout where pulling loose.**



# Discovery Home Inspection



## Roof (Continued)

### Southeast Chimney

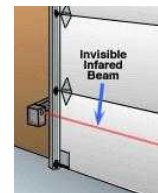
- 14.  Chimney: Aluminum siding & frame covered 3 wall pipe
- 15.  Flue/Flue Cap: Metal
- 16.  Chimney Flashing: Aluminum

## Garage/Carport

### ANPNIM D

#### Left Elevation Garage

- 1. Type of Structure: Tuck under Car Spaces: 2
- 2.  Garage Doors: Insulated aluminum
- 3.  Door Operation: Mechanized
- 4.  Door Opener: Lift Master **The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path. Recommend adjustment of door contact switch. Note: The light beam safety is operative.**
- 5.  Service Doors: Metal
- 6.  Ceiling: Drywall
- 7.  Walls: Drywall
- 8.  Floor/Foundation: Poured concrete **Cracked with minor displacement**
- 9.  Hose Bibs: Frost Free
- 10.  Electrical: 110 VAC outlets and lighting circuits
- 11.  Smoke Detector: Hard wired with battery backup
- 12.  Heating: Air exchange ventilation
- 13.  Windows: Vinyl double hung



## Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, and pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations.

### ANPNIM 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: Not present
  - 6.  Conductor Type: Romex
  - 7.  Ground: Plumbing and rod in ground.
  - 8.  Smoke Detectors: Hard wired with battery backup **Safety: Recommend replacing batteries every 6 months**
- #### Basement Electric Panel
- 9.  Manufacturer: General **Double taps noted in panel at several breakers. Recommend corrections**
  - 10. Max Capacity: 150 Amps
  - 11.  Main Breaker Size: 150 Amps
  - 12.  Breakers: CU/AL
  - 13.  Fuses: Not present
  - 14.  AFCI 110 volt
  - 15.  GFCI Basement, garage, kitchen, bathrooms
  - 16. Is the panel bonded?  Yes  No





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## Structure

ANPNIM D

1.      Structure Type: Wood frame
2.      Foundation: Poured
3.      Differential Movement: No movement or displacement noted
4.      Beams: Steel I-Beam
5.      Bearing Walls: Frame
6.      Joists/Trusses: 2x10
7.      Piers/Posts: Poured piers and steel posts
8.      Floor/Slab: Poured slab
9.      Stairs/Handrails: Wood stairs with metal handrails
10.      Subfloor: Composite manufactured materials

## Basement

ANPNIM D

Main Basement

1.      Unable to Inspect: 20% Storage boxes, Storage shelves
2.      Floor Drain: Surface drain
3.      Doors: Hollow wood
4.      Windows: Vinyl slider
5.      Electrical: 110 VAC GFCI
6.      HVAC Source: Air exchange ventilation
7.      Insulation: Fiberglass
8.      Ventilation:
9.      Sump Pump:
10.      Moisture Location: None found
11.      Bsmt Stairs/Railings: Wood stairs with metal handrails

## Crawl Space

ANPNIM D

East Crawl Space

1. Method of Inspection: In the crawl space
2.      Unable to Inspect: 40% Insulation obstructed complete view of foundation walls
3.      Access: Wood door
4.      Moisture Penetration: Visible evidence Owner disclosed previous moisture concerns- see seller's disclosure
5. Moisture Location: Wall crack-Previous leak
6.      Moisture Barrier: Plastic under gravel
7.      Ventilation: Open to basement No ventilation to exterior present
8.      Insulation: Fiberglass
9.      Vapor Barrier: Plastic
10.      Sump Pump: Submerged
11.      Electrical: 110 VAC

# Discovery Home Inspection



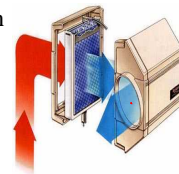
## Heating System

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

ANPNIM D

### Basement Heating System

- Heating System Operation: Appears functional
- Manufacturer: Lennox
- Model Number: 23495-320945 Serial Number: 43p93=24985=30
- Type: Forced air Capacity: 100,000 BTUHR
- Area Served: Whole Bldg Approximate Age: 7
- Fuel Type: Natural gas
- Heat Exchanger: 5 Burner Recommend inspection by a qualified heating specialist
- Unable to Inspect: 40%
- Blower Fan/Filter: Direct drive with disposable filter
- Distribution: Metal duct
- Circulator:
- Draft Control: Automatic
- Flue Pipe: Double wall
- Controls: Limit switch
- Devices:
- Humidifier: April-Aire Humidifier water panel has excessive buildup. Recommend cleaning periodically. See illustration for water panel location.



- Thermostats: Programmable
- 
- Suspected Asbestos: No

## Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

ANPNIM D

### Main AC System

- A/C System Operation: Appears serviceable
- Condensate Removal: PVC
- Exterior Unit: Left side
- Manufacturer: Lennox
- Model Number: AA1CJ030-A Serial Number: 3-509859083
- Area Served: Whole building Approximate Age: 7
- Fuel Type: 220 VAC Temperature Differential: 22\*
- Type: Central A/C Capacity: 2.5 Ton
- Visible Coil: Copper core with aluminum fins **Coils require cleaning**



- Refrigerant Lines: Low pressure and high pressure
- Electrical Disconnect: Breaker disconnect
- Exposed Ductwork: Metal
- Blower Fan/Filters: Direct drive with disposable filter
- Thermostats: Programmable



# Discovery Home Inspection



## Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Approx. 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. Recommended water pressure ranges 55-65 psi.

ANPNIM D

- Service Line: Copper
- Main Water Shutoff: Basement
- Water Lines: Copper
- Drain Pipes: PVC
- Service Caps: Accessible
- Vent Pipes: PVC
- Gas Service Lines: Cast iron

Basement Water Heater

- Water Heater Operation: Appeared servicable at time of inspection
- Manufacturer: State
- Model Number: PRV50 NBRTO Serial Number: J957470005
- Type: Natural gas Capacity: 50 Gal.
- Approximate Age: 7 Area Served: Whole building
- Flue Pipe: Single wall
- TPRV and Drain Tube: Missing drain tube **Missing drain tube**



## Fireplace/Wood Stove

ANPNIM D

Family Room Fireplace

- Freestanding Stove:
- Fireplace Construction: Stone
- Type: Wood burning
- Fireplace Insert:
- Smoke Chamber: Brick
- Flue: Tile
- Damper: Metal
- Hearth: Raised

## Bathroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

ANPNIM D

Master Bathroom Bathroom

- Closet: Large
- Ceiling: Drywall
- Walls: Drywall
- Floor: Carpet
- Doors: Hollow wood
- Windows: Vinyl double hung
- Electrical: 110 VAC outlets and lighting circuits
- Counter/Cabinet: Laminate and wood
- Sink/Basin: Corian

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## Bathroom (Continued)

10.  Faucets/Traps: Moen fixtures with a PVC trap **Leaking trap, repair required**



11.  Tub/Surround: Fiberglass tub and ceramic tile surround  
12.  Shower/Surround: Fiberglass pan and ceramic tile surround  
13.  Spa Tub/Surround:  
14.  Toilets: 3 Gallon Tank  
15.  HVAC Source: Air exchange ventilation  
16.  Ventilation: Electric ventilation fan and window

## Kitchen

**Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.**

ANPNIM D

1st Floor Kitchen

1.  Cooking Appliances: General Electric  
2.  Ventilator: Air Care  
3.  Disposal: In-Sinkerator  
4.  Dishwasher: General Electric **SAFETY ISSUE- Hotpoint Dishwashers from 4/83 to 1/89, Slide - switch fire hazard, GSD500D, with S/N with 2nd letter of A. Contact GE at 1-800-599-2929 or [www.geappliancerecall.com](http://www.geappliancerecall.com) for rebate info on replacement and/or supplemental rewiring option of existing unit.**  
5. Air Gap Present?  Yes  No Air gap hose improperly connected  
6.  Trash Compactor: In-Sinkerator  
7.  Refrigerator: Frigidaire **Loose or damaged door seal**  
8.  Microwave: Amana  
9.  Sink: Porcelain  
10.  Electrical: 110 VAC GFCI  
11.  Plumbing/Fixtures: PVC **Hot/Cold water operation reversed**  
12.  Counter Tops: Laminate  
13.  Cabinets: Laminate and composite materials  
14.  Pantry: Large  
15.  Ceiling: Drywall  
16.  Walls: Drywall  
17.  Floor: Linoleum **Cuts or minor damage in flooring- repair/replace as required**  
18.  Doors: Hollow wood  
19.  Windows: Vinyl double hung **Hard operation-needs improvements for ease of operation**  
20.  HVAC Source: Air exchange ventilation

# Discovery Home Inspection



## Bedroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

ANPNIM D

### 2nd Floor Bedroom

- Closet: Walk In
- Ceiling: Drywall
- Walls: Drywall
- Floor: Carpet
- Doors: Hollow wood
- Windows: Vinyl double hung
- Electrical: 110 VAC outlets and lighting circuits
- HVAC Source: Air exchange ventilation
- Smoke Detector: Hard wired with battery back up

## Living Space

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

ANPNIM D

### Family Room Living Space

- Closet: None
- Ceiling: Drywall
- Walls: Drywall
- Floor: Hardwood
- Doors: Hollow wood
- Windows: Vinyl double hung
- Electrical: Outlets, lighting and ceiling fan
- HVAC Source: Air exchange ventilation
- Smoke Detector: Hard wired with battery back up

## Laundry Room/Area

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

ANPNIM D

### 1st Floor Laundry Room/Area

- Closet: Single small
- Ceiling: Drywall
- Walls: Drywall
- Floors: Ceramic tile
- Doors: Hollow wood
- Windows: Vinyl double hung
- Electrical: 110 VAC/220 VAC
- Smoke Detector: Air exchange ventilation
- HVAC Source: Air exchange ventilation
- Laundry Tub: PVC
- Laundry Tub Drain: PVC
- Washer Hose Bib: Multi-port Washer hose worn/expanded and ready to burst, recommend hose replacement with burst-proof stainless steel braided hoses



- Washer and Dryer Electrical: 110-240 VAC
- Dryer Vent: Rigid metal
- Dryer Gas Line: Insulflex
- Washer Drain: Floor drain

# Discovery Home Inspection



## Laundry Room/Area (Continued)

17.  Floor Drain: Surface drain

## Attic

ANPNIM D

Northeast Attic

1. Method of Inspection: In the attic
2.  Unable to Inspect: 10% Cathedral or vaulted ceiling
3.  Roof Framing: 2x4 Truss
4.  Sheathing: Strand board
5.  Ventilation: Ridge and soffit vents
6.  Insulation: Fiberglass **Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.**
7.  Insulation Depth: 12"
8.  Vapor Barrier: Plastic
9.  Attic Fan: Direct drive
10.  House Fan: Direct drive with manual controls
11.  Wiring/Lighting: 110 VAC lighting circuit
12.  Moisture Penetration: Previous water penetration noted
13.  Bathroom Fan Venting: Electric fan



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Example



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## Marginal Summary

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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.

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### Lots and Grounds

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1. Vegetation: Shrubs with some weeds
2. Retaining Walls: Railroad ties The wall is showing signs of movement, but appears to be stable at this time. A qualified contractor is recommended to evaluate and estimate repairs to maintain the wall.

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### Garage/Carport

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3. Left Elevation Garage Floor/Foundation: Poured concrete Cracked with minor displacement  
Electrical
4. Basement Electric Panel Manufacturer: General Double taps noted in panel at several breakers. Recommend corrections

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### Crawl Space

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5. East Crawl Space Moisture Penetration: Visible evidence Owner disclosed previous moisture concerns- see seller's disclosure
6. East Crawl Space Ventilation: Open to basement No ventilation to exterior present

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### Air Conditioning

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7. Main AC System Visible Coil: Copper core with aluminum fins Coils require cleaning  
Kitchen
8. 1st Floor Kitchen Refrigerator: Frigidaire Loose or damaged door seal
9. 1st Floor Kitchen Floor: Linoleum Cuts or minor damage in flooring- repair/replace as required
10. 1st Floor Kitchen Windows: Vinyl double hung Hard operation-needs improvements for ease of operation  
Laundry Room/Area

11. 1st Floor Laundry Room/Area Washer Hose Bib: Multi-port Washer hose worn/expanded and ready to burst, recommend hose replacement with burst-proof stainless steel braided hoses  
Attic

12. Northeast Attic Moisture Penetration: Previous water penetration noted

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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. Deck: Treated wood **The deck has been built below acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard.**
2. Grading: Moderate slope **The grade and landscaping materials are too high and extend above the window well at the Northeast rear of the home. Recommend that the grade be reduced or the metal window well soil retainer be replaced with a taller unit to keep the mulch and soil beds from washing into the well.**

### Exterior Surface and Components

3. Front Elevation Exterior Surface Type: Brick veneer **Loose half brick at front door. Remove and tuckpoint back in place.**
4. Trim: Composite material **Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.**
  1. **Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. Recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.**
  2. **The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.**
  3. **The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.**

**Recommend estimate/repairs by a qualified contractor.**

### Roof

5. Main Roof Surface Material: Fiberglass shingle **Missing roof shingles from wind damage as marked "x" in diagram. Repairs are required.**
6. Leader/Extension: Underground conductors **Reconnect to downspout where pulling loose.**

### Garage/Carport

7. Left Elevation Garage Door Opener: Lift Master **The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path. Recommend adjustment of door contact switch. Note: The light beam safety is operative.**

### Plumbing

8. Basement Water Heater TPRV and Drain Tube: **Missing drain tube Missing drain tube**

### Bathroom

9. Master Bathroom Bathroom Faucets/Traps: Moen fixtures with a PVC trap **Leaking trap, repair required**

### Kitchen

10. 1st Floor Kitchen Dishwasher: General Electric **SAFETY ISSUE- Hotpoint Dishwashers from 4/83 to 1/89, Slide - switch fire hazard, GSD500D, with S/N with 2nd letter of A. Contact GE at 1-800-599-2929 or [www.geappliancerecall.com](http://www.geappliancerecall.com) for rebate info on replacement and/or supplemental rewiring option of existing unit.**
11. 1st Floor Kitchen Plumbing/Fixtures: PVC **Hot/Cold water operation reversed**



# Discovery Home Inspection

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Example



## Defective Summary (Continued)

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### Attic

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12. Northeast Attic Insulation: Fiberglass Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.