



Michigan Clear Vision Home Inspections  
1234 Company Lane  
Waterford , US 48327



123 Some Street  
Somewhere, US 12345

# Michigan Clear Vision Home Inspections

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John Client  
123 Some Street



19:13 January 20, 2022

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# Michigan Clear Vision Home Inspections

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John Client  
123 Some Street



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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

Acceptable      Functional with no obvious signs of defect.

Not Present      Item not present or not found.

Not Inspected    Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal        Item is not fully functional and requires repair or servicing.

Defective        Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 123 Some Street  
City Somewhere State US Zip 12345

### Client Information

Client Name John Client  
Client Address 2222 Client Street  
City Client Place State Client Place Zip 12345  
Phone 513-795-2222 Email john@client.org

Referrer Name Sally Referrer  
Phone 513-795-5791 Email sally@goodagents.com

### Inspection Company

Inspector Name George Kennedy  
Company Name Michigan Clear Vision Home Inspections  
Address 1234 Company Lane  
City Waterford State US Zip 48327  
Phone 248-420-4062  
Email michigancvhi@gmail.com Web www.michiganCVHI.com  
Amount Due 425 Amount Received 425

### Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Estimated Age 31 years Entrance Faces East  
Start Time: 9:00 End Time: 11:45  
Inspection Date 10/01/2019

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## General Information (Continued)

Utilities On Yes  
Weather Partly sunny Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Water Source City How Verified Multiple Listing Service  
Sewage Disposal City How Verified Multiple Listing Service

## Lots and Grounds

This is the disclaimer section. Each category has a disclaimer section. In this section you can include any relevant text for the category. Common uses for this area include: standards of practice, what the inspector does/does not inspect, general information that the client may find helpful, etc.

There is no limit to the amount of information that is included in the section. It can be a few words or a few pages worth of information. You can also change the color and the font of the text.

Acceptable Driveway: Concrete  
Acceptable Walks: Concrete  
Defective Porch: Concrete - **Settling away from foundation with surface cracks noted**



Acceptable Patio: Asphalt pavers  
Acceptable Grading: Moderate slope  
Marginal Vegetation: Trees, Shrubs - **Keep plantings trimmed away from foundation and roof areas**  
Acceptable Window Wells: Drain present  
Acceptable Retaining Walls: Stone  
Acceptable Fences: Vinyl

# Michigan Clear Vision Home Inspections



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## Exterior

### 1st Floor Exterior Surface

Marginal Type: Brick veneer - Some damaged bricks, Recommend sealing brick with penetration sealer products



### 2nd Floor Exterior Surface

Marginal Type: Vinyl siding - Damaged front shutter, Chalking noted due to age, One panel needs to be repositioned at rear elevation



Marginal Trim: Aluminum - Chalking noted due to age, Loose nails in areas

Acceptable Fascia: Aluminum

Marginal Soffits: Vinyl - Loose/sagging at front porch

Acceptable Door Bell: Hard wired

Acceptable Entry Doors: Wood

Marginal Patio Door: Vinyl sliding - Resecure loose handle hardware, Screen damage noted

Marginal Windows: Vinyl insulated - Reseal caulking at window perimeters at brick window openings



Acceptable Window Screens: Metal

Acceptable Basement Windows: Vinyl casement

Acceptable Exterior Lighting: Surface mount



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## Exterior (Continued)

Acceptable Exterior Electric Outlets: 110 VAC GFCI  
Marginal Hose Bibs: Gate - **Properly secure fixture(s) to exterior wall with fasteners**  
Acceptable Gas Meter: Exterior surface mount at side of home - Rust present, Keep bushes and shrubs away from meter



Acceptable Main Gas Valve: Located at gas meter

## Roof

Main Roof Surface

Method of Inspection: On roof



Acceptable Unable to Inspect: 0%  
Acceptable Material: Fiberglass shingle  
Type: Gable  
Approximate Age: 5  
Acceptable Flashing: Metal  
Acceptable Plumbing Vents: Copper  
Acceptable Electrical Mast: Underground utilities

# Michigan Clear Vision Home Inspections



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## Roof (Continued)

Marginal

Gutters: Aluminum - Loose nails, Sagging gutters at front and rear



Acceptable  
Marginal

Downspouts: Aluminum  
Leader/Extension: Splash blocks - Splash block(s) not properly installed



Right side Chimney

Acceptable Chimney: Brick

Not Inspected Flue/Flue Cap: Clay tile - Weather cap obstructed view of flue



Acceptable

Chimney Flashing: Galvanized

# Michigan Clear Vision Home Inspections



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## Garage

### Attached Garage

Type of Structure: Attached Car Spaces: 2

Acceptable Garage Doors: Insulated aluminum

Acceptable Door Operation: Mechanized

Acceptable Door Opener: Overhead Door

Acceptable Exterior Surface: Brick veneer

Acceptable Roof: Asphalt shingle

Acceptable Roof Structure: 2x6 Rafter

Defective Service Doors: Wood - **Wood rot at bottom of door and frame**



Acceptable Ceiling: Drywall

Marginal Walls: Drywall - **Hole(s) noted in walls**

Marginal Floor/Foundation: Poured concrete - **Minor floor cracks noted-seal cracks**

Acceptable Hose Bibs: Gate

Marginal Electrical: 110 VAC - **Fluorescent lighting missing covers and lenses**

Not Present Smoke Detector:

Acceptable Windows: Vinyl Insulated

Acceptable Gutters: Aluminum

Acceptable Downspouts: Aluminum





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## Electrical

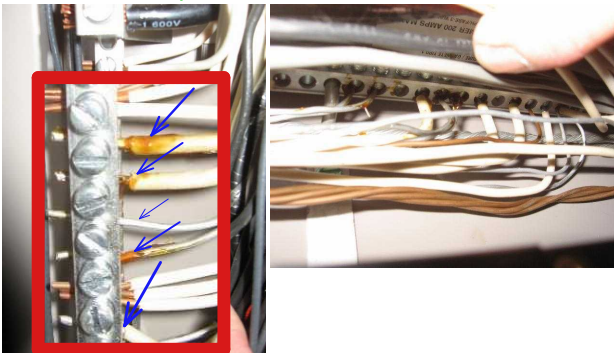
Service Size Amps: 200 Volts: 120/240 VAC

Acceptable Service: Aluminum

Marginal 120 VAC Branch Circuits: Copper and aluminum - **Evaluation by a licensed electrician is recommended, See aluminum wiring notes below**

Acceptable 240 VAC Branch Circuits: Copper

Marginal Aluminum Wiring: Present at several circuits - **Aluminum branch wiring has had a history of problems relating to poor connections due to galvanic corrosion, dissimilar metals, brittle conductors and type of aluminum alloy used during the time period of 1965 through 1972. These problems create unsatisfactory conditions at connections and splice locations and therefore create potential fire hazards. Recommend wiring update for aluminum wiring by a licensed electrician, Circuits are recommended to be upgraded with special compression type connectors at splices and branch circuits to reduce the potential risks of aluminum branch wiring.(Cop-Alum Crimp System)**



Acceptable Conductor Type: Romex, Non-metallic sheathed cable

Acceptable Ground: Plumbing and rod in ground

Acceptable Smoke Detectors: Hard wired with battery back up and light

Basement Electric Panel

Acceptable Manufacturer: Cutler-Hammer



Maximum Capacity: 200 Amps



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## Electrical (Continued)

Acceptable Main Breaker Size: 200 Amps  
Acceptable Breakers: Copper  
Acceptable AFCI: 110 volt  
Acceptable GFCI: Present  
Is the panel bonded? Yes

## Attic

Attached Garage Attic

Method of Inspection: In the attic

Acceptable Unable to Inspect: 15% - Safety and footing

Marginal Roof Framing: 2x3/4 Truss - Wood blocking components missing at chimney perimeter



Marginal Sheathing: Plywood - Water stains and slight damage present, Areas of sheathing have been repaired



Acceptable Ventilation: Ridge and soffit vents  
Acceptable Insulation: Fiberglass loose fill  
Acceptable Insulation Depth: 4"  
Acceptable Wiring/Lighting: 110 VAC

Main Attic

Method of Inspection: In the attic

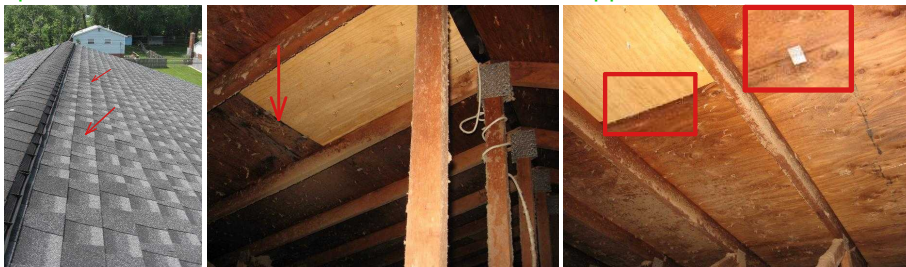
Acceptable Unable to Inspect: 10% - Safety and footing



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## Attic (Continued)

Acceptable Roof Framing: 2x3/4 Truss  
Marginal Sheathing: Plywood - Poor repair at 2 areas near ridge at rear slope - No H clips installed and repair only spanned one truss - Recommend additional support be installed



Acceptable Ventilation: Gable vent(s), Ridge vent(s)  
Acceptable Insulation: Fiberglass loose fill  
Acceptable Insulation Depth: 6"

## Structure

Acceptable Structure Type: Wood frame  
Acceptable Foundation: Poured concrete  
Acceptable Differential Movement: Slight settlement present - Minor settlement at front porch, Cracks will require monitoring  
Acceptable Beams: Steel I-Beam  
Acceptable Bearing Walls: Wood frame  
Marginal Joists/Trusses: 2x10 - Areas not visible due to ceiling finishes or other obstructions, Framing joist near fireplace chimney shows evidence of previous termite infestation - No repairs required, Seal penetration as required



Acceptable Piers/Posts: Steel posts  
Acceptable Stairs/Handrails: Wood stairs with wood handrails

# Michigan Clear Vision Home Inspections



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## Structure (Continued)

Acceptable Subfloor: Plywood

## Basement

### Main Basement

Acceptable Unable to Inspect: 0%



Acceptable Ceiling: Suspended Acoustical System - Evidence of past water staining

Acceptable Walls: Drywall

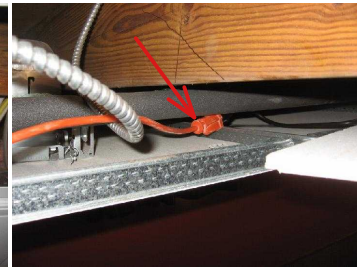
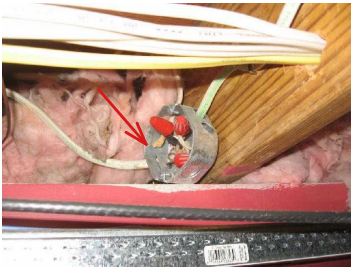
Marginal Floor: Carpet - **Carpet stains noted**

Acceptable Floor Drain: Surface drain

Acceptable Doors: Hollow wood

Acceptable Windows: Vinyl casement

Marginal Electrical: 110 VAC - **Loose junction boxes, missing and mis-sized covers, extension cord wiring to projector**



Acceptable HVAC Source: Air exchange ventilation

Acceptable Insulation: Fiberglass insulation at rim joist areas

Acceptable Ventilation: Windows

Acceptable Sump Pump: Submerged

Acceptable Basement Stairs/Railings: Wood stairs with wood handrails



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## Air Conditioning

### Main AC System

- Acceptable A/C System Operation: Appears serviceable
- Acceptable Condensate Removal: Plastic tubing
- Acceptable Exterior Unit: Pad mounted



- Manufacturer: Rheem
- Area Served: Whole house Approximate Age: 7
- Fuel Type: 110 VAC Temperature Differential: 16 degrees
- Type: Central A/C Capacity: 3 Ton
- Acceptable Visible Coil: Copper core with aluminum fins
- Acceptable Refrigerant Lines: Serviceable condition
- Acceptable Electrical Disconnect: Breaker disconnect
- Acceptable Exposed Ductwork: Metal
- Acceptable Blower Fan/Filters: Direct drive with electronic filter
- Acceptable Thermostats: Single Zone

## Heating System

### Basement Heating System

- Acceptable Heating System Operation: Appears functional



Manufacturer: Ducane



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## Heating System (Continued)

Type: Forced air Capacity: 100,000 BTUHR  
Area Served: Whole house Approximate Age: 6  
Fuel Type: Natural gas  
Acceptable Heat Exchanger: 5 Burner  
Unable to Inspect: 20%  
Acceptable Blower Fan/Filter: Direct drive with electronic filter  
Acceptable Distribution: Metal duct  
Acceptable Draft Control: Automatic  
Acceptable Flue Pipe: Double wall  
Acceptable Controls: Limit switch  
Defective Humidifier: General - **Inoperative - Requires service/replacement**  
Acceptable Thermostats: Single Zone  
Suspected Asbestos: No

## Fireplace/Wood Stove

Family Room Fireplace  
Acceptable Fireplace Construction: Masonry  
Type: Wood burning  
Acceptable Fireplace Insert: Standard  
Acceptable Smoke Chamber: Brick  
Acceptable Flue: Clay tile  
Acceptable Damper: Metal  
Acceptable Hearth: Raised

## Plumbing

Acceptable Service Line: Copper  
Acceptable Main Water Shutoff: Basement  
Acceptable Water Lines: Copper



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## Plumbing (Continued)

Defective Drain Pipes: Cast iron, Copper - **Pitting cast iron drain piping stack - replace affected sections where required**



Acceptable Service Caps: Accessible

Acceptable Vent Pipes: Copper

Acceptable Gas Service Lines: Black Iron

Utility Room Water Heater

Acceptable Water Heater Operation: Functional at time of inspection

Manufacturer: Ruud

Type: Natural gas Capacity: 40 Gal.

Approximate Age: 9 Area Served: Whole house

Acceptable Flue Pipe: Single wall metal

Acceptable TPRV and Drain Tube: Brass/Copper

## Bathroom

Master Bathroom

Acceptable Ceiling: Drywall

Acceptable Walls: Drywall

Marginal Floor: Laminated flooring - **Gapping noted in planks**

Acceptable Doors: Hollow wood

Acceptable Windows: Vinyl Insulated

Acceptable Electrical: GFCI

Acceptable Counter/Cabinet: Wood

Acceptable Sink/Basin: One piece sink/counter top

Acceptable Faucets/Traps: Delta



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## Bathroom (Continued)

Marginal Shower/Surround: Ceramic tile - **Leaking at corner of door frame**

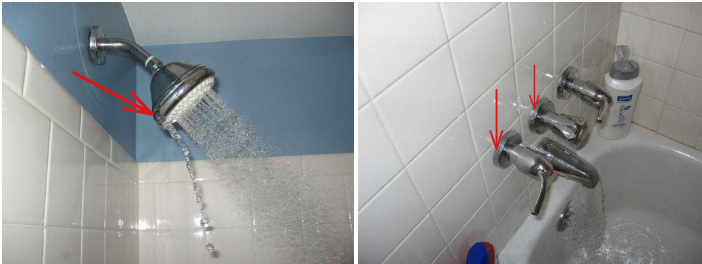


Acceptable Toilets: Porcelain  
Acceptable HVAC Source: Air exchange ventilation  
Acceptable Ventilation: Window

### 2nd Floor Hall Bathroom

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Marginal Closet: Large - **Alignment needed at closet doors**  
Acceptable Ceiling: Drywall  
Acceptable Walls: Drywall  
Marginal Floor: Laminated flooring - **Gapping noted in planks**  
Acceptable Doors: Hollow wood  
Acceptable Windows: Vinyl Insulated  
Acceptable Electrical: GFCI  
Acceptable Counter/Cabinet: Wood  
Acceptable Sink/Basin: One piece sink/counter top  
Defective Faucets/Traps: Delta fixtures with a metal trap - **Leaking shower head, Loose trim rings**



Acceptable Tub/Surround: Porcelain tub and ceramic tile surround  
Acceptable Toilets: Porcelain  
Acceptable HVAC Source: Air exchange ventilation  
Acceptable Ventilation: Window

### 1st Floor Hall Half Bathroom

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Acceptable Ceiling: Drywall  
Acceptable Walls: Drywall





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## Bathroom (Continued)

Marginal

Floor: Ceramic tile - **Cracked tile noted**



Acceptable Doors: Solid wood  
Acceptable Windows: Vinyl Insulated  
Acceptable Electrical: GFCI  
Acceptable Counter/Cabinet: Laminate and wood  
Acceptable Sink/Basin: One piece sink/counter top  
Acceptable Faucets/Traps: Delta fixtures with a metal trap  
Acceptable Toilets: Porcelain  
Acceptable HVAC Source: Air exchange ventilation  
Acceptable Ventilation: Window

## Bedroom

### 2nd Floor Master Bedroom

Acceptable Closet: Walk In and Large  
Acceptable Ceiling: Drywall  
Acceptable Walls: Drywall  
Acceptable Floor: Carpet  
Acceptable Doors: Solid wood  
Acceptable Windows: Vinyl Insulated  
Acceptable Electrical: 110 VAC  
Acceptable HVAC Source: Air exchange ventilation  
Acceptable Smoke Detector: Hard wired with battery back up and light

### Middle Bedroom

Acceptable Closet: Large  
Acceptable Ceiling: Drywall  
Acceptable Walls: Drywall  
Acceptable Floor: Carpet  
Acceptable Doors: Hollow wood



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## Bedroom (Continued)

Acceptable Windows: Vinyl Insulated  
Acceptable Electrical: 110 VAC  
Acceptable HVAC Source: Air exchange ventilation  
Acceptable Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway

### Southeast Bedroom

Acceptable Closet: Large  
Acceptable Ceiling: Drywall  
Acceptable Walls: Drywall  
Acceptable Floor: Carpet  
Acceptable Doors: Solid wood  
Acceptable Windows: Vinyl Insulated  
Acceptable Electrical: 110 VAC  
Acceptable HVAC Source: Air exchange ventilation  
Acceptable Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway

### Southwest Bedroom

Acceptable Closet: Large  
Acceptable Ceiling: Drywall  
Acceptable Walls: Drywall  
Acceptable Floor: Hardwood  
Acceptable Doors: Hollow wood  
Acceptable Windows: Vinyl Insulated  
Acceptable Electrical: 110 VAC  
Acceptable HVAC Source: Air exchange ventilation  
Acceptable Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway

## Kitchen

### 1st Floor Kitchen

Acceptable Cooking Appliances: Frigidaire  
Acceptable Disposal: General Electric  
Marginal Dishwasher: Maytag - Properly secure the dishwasher discharge hose so that it creates a "high loop" above the basin drain to minimize food or water backup under dishwasher



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## Kitchen (Continued)

Dishwasher: (continued)



Air Gap Present? No

- Acceptable Refrigerator: Amana
- Acceptable Microwave: General Electric
- Marginal Sink: Stainless Steel - **Chipping at drain**
- Acceptable Electrical: 110 VAC GFCI
- Acceptable Plumbing/Fixtures: Stainless Steel
- Acceptable Counter Tops: Solid Surface
- Acceptable Cabinets: Wood - Loose cabinet door hinges
- Acceptable Pantry: Large
- Acceptable Ceiling: Drywall
- Acceptable Walls: Drywall
- Acceptable Floor: Ceramic tile
- Acceptable Doors: Hollow wood
- Defective Windows: Vinyl Insulated - **Insulated glass unit seal failure**



Acceptable HVAC Source: Air exchange ventilation

# Michigan Clear Vision Home Inspections

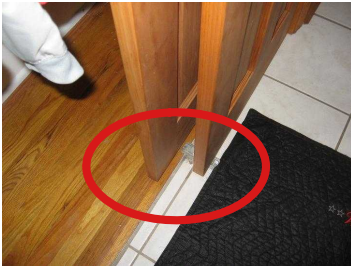


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## Living Space

1st Floor Living Space

Marginal Closet: Various - **Missing door glides at bypass closet door in Foyer**



Acceptable  
Acceptable  
Marginal

Ceiling: Drywall  
Walls: Drywall  
Floor: Ceramic tile, Carpet, Hardwood - **Worn wood finish in Family room**



Acceptable  
Acceptable  
Acceptable

Doors: Solid wood  
Windows: Vinyl Insulated  
Electrical: 110 VAC - Replace missing dimmer switch in Dining room



Acceptable  
Acceptable

HVAC Source: Air exchange ventilation  
Smoke Detector: Hard wired with battery back up and light



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## Laundry Room/Area

### Basement Laundry Room/Area

Acceptable	Ceiling: Exposed framing
Acceptable	Walls: Concrete
Acceptable	Floor: Poured
Acceptable	Doors: Hollow wood
Acceptable	Electrical: 110 VAC
Acceptable	Smoke Detector: Hard wired with battery back up and light
Acceptable	HVAC Source: Air exchange ventilation
Acceptable	Laundry Tub: Concrete
Acceptable	Laundry Tub Drain: Copper
Acceptable	Washer Hose Bib: Gate valves
Acceptable	Washer and Dryer Electrical: 120/240 VAC
Acceptable	Dryer Vent: Metal flex
Acceptable	Washer Drain: Drains to laundry tub
Acceptable	Floor Drain: Surface drain

## Final Comments

This area would be used for our inspectors final notes of the home.

Thank you for choosing Michigan Clear Vision Home Inspections LLC.  
"Our intent is to deliver you an honest inspection"



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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.

### Lots and Grounds

1. Vegetation: Trees, Shrubs - **Keep plantings trimmed away from foundation and roof areas**

### Exterior

2. 1st Floor Exterior Surface Type: Brick veneer - **Some damaged bricks, Recommend sealing brick with penetration sealer products**



3. 2nd Floor Exterior Surface Type: Vinyl siding - **Damaged front shutter, Chalking noted due to age, One panel needs to be repositioned at rear elevation**



4. Trim: Aluminum - **Chalking noted due to age, Loose nails in areas**
5. Soffits: Vinyl - **Loose/sagging at front porch**
6. Patio Door: Vinyl sliding - **Resecure loose handle hardware, Screen damage noted**
7. Windows: Vinyl insulated - **Reseal caulking at window perimeters at brick window openings**





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## Marginal Summary (Continued)

8. Hose Bibs: Gate - Properly secure fixture(s) to exterior wall with fasteners

### Roof

9. Gutters: Aluminum - Loose nails, Sagging gutters at front and rear



10. Leader/Extension: Splash blocks - Splash block(s) not properly installed



### Garage

11. Attached Garage Walls: Drywall - Hole(s) noted in walls  
12. Attached Garage Floor/Foundation: Poured concrete - Minor floor cracks noted-seal cracks  
13. Attached Garage Electrical: 110 VAC - Fluorescent lighting missing covers and lenses

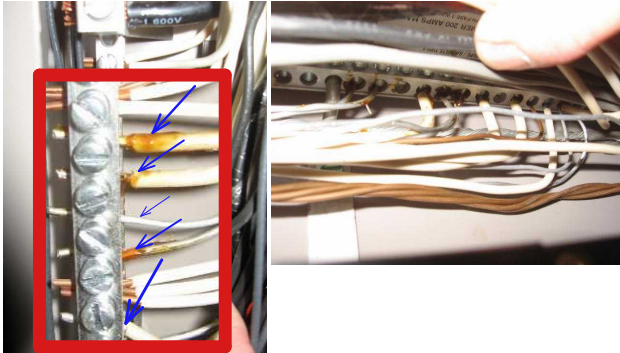
### Electrical

14. 120 VAC Branch Circuits: Copper and aluminum - Evaluation by a licensed electrician is recommended, See aluminum wiring notes below  
15. Aluminum Wiring: Present at several circuits - Aluminum branch wiring has had a history of problems relating to poor connections due to galvanic corrosion, dissimilar metals, brittle conductors and type of aluminum alloy used during the time period of 1965 through 1972. These problems create unsatisfactory conditions at connections and splice locations and therefore create potential fire hazards. Recommend wiring update for aluminum wiring by a licensed electrician, Circuits are recommended to be upgraded with special compression type connectors at splices and branch circuits to reduce the potential risks of aluminum branch wiring.(Cop-Alum Crimp System)



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## Electrical (Continued)



### Attic

16. Attached Garage Attic Roof Framing: 2x3/4 Truss - Wood blocking components missing at chimney perimeter



17. Attached Garage Attic Sheathing: Plywood - Water stains and slight damage present, Areas of sheathing have been repaired



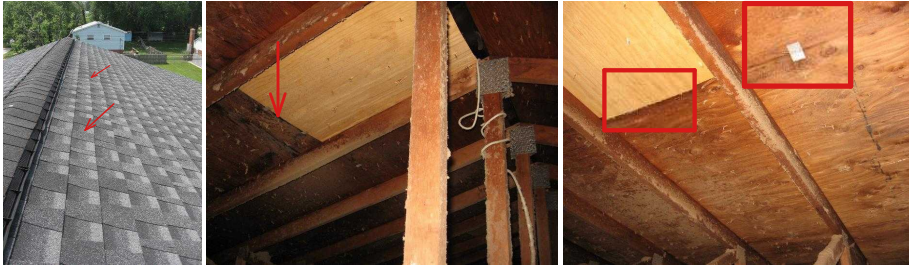
18. Main Attic Sheathing: Plywood - Poor repair at 2 areas near ridge at rear slope - No H clips installed and repair only spanned one truss - Recommend additional support be installed





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## Attic (Continued)



Structure

19. Joists/Trusses: 2x10 - Areas not visible due to ceiling finishes or other obstructions, Framing joist near fireplace chimney shows evidence of previous termite infestation - No repairs required, Seal penetration as required



Basement

20. Main Basement Floor: Carpet - Carpet stains noted  
21. Main Basement Electrical: 110 VAC - Loose junction boxes, missing and mis-sized covers, extension cord wiring to projector



Bathroom

22. Master Bathroom Floor: Laminated flooring - Gapping noted in planks



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## Marginal Summary (Continued)

23. Master Bathroom Shower/Surround: Ceramic tile - **Leaking at corner of door frame**



24. 2nd Floor Hall Bathroom Closet: Large - **Alignment needed at closet doors**  
25. 2nd Floor Hall Bathroom Floor: Laminated flooring - **Gapping noted in planks**  
26. 1st Floor Hall Half Bathroom Floor: Ceramic tile - **Cracked tile noted**



## Kitchen

27. 1st Floor Kitchen Dishwasher: Maytag - **Properly secure the dishwasher discharge hose so that it creates a "high loop" above the basin drain to minimize food or water backup under dishwasher**



28. 1st Floor Kitchen Sink: Stainless Steel - **Chipping at drain**

## Living Space

29. 1st Floor Living Space Closet: Various - **Missing door glides at bypass closet door in Foyer**



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## Living Space (Continued)



30. 1st Floor Living Space Floor: Ceramic tile, Carpet, Hadwood - Worn wood finish in Family room





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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. Porch: Concrete - **Settling away from foundation with surface cracks noted**



### Garage

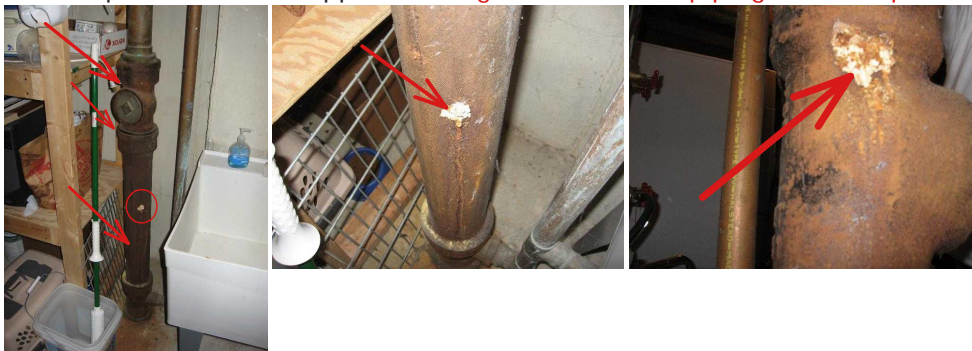
2. Attached Garage Service Doors: Wood - **Wood rot at bottom of door and frame**



### Heating System

3. Basement Heating System Humidifier: General - **Inoperative - Requires service/replacement**  
Plumbing

4. Drain Pipes: Cast iron, Copper - **Pitting cast iron drain piping stack - replace affected sections where required**



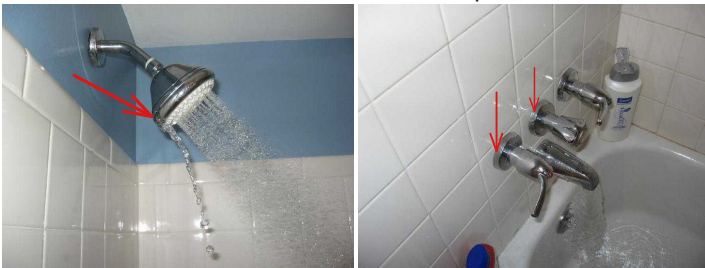


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## Defective Summary (Continued)

### Bathroom

5. 2nd Floor Hall Bathroom Faucets/Traps: Delta fixtures with a metal trap - **Leaking shower head, Loose trim rings**



### Kitchen

6. 1st Floor Kitchen Windows: Vinyl Insulated - **Insulated glass unit seal failure**

