

Inspection Report

Provided by:



CRAFTSMEN
HOME INSPECTION SERVICES, LLC

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Report Information

Client Information

Client Name Robert J Doe
Client Phone (716) 812-3456

Property Information

Age of House 11 Years
Number of Bedrooms Three bedrooms
Type of House One Family House
Number of Bathrooms Two full and one half bath
Direction House Faces South
House is Occupied

General Information

Inspection Date April 4, 2020
Inspection Start Time 5:00 pm
Present at the Inspection The realtor, buyer, and owner were present.
Inspection End Time 12:00 pm
Overview Rural Road
Weather Conditions Clear, Dry
Ground Condition Dry
Outside Temperature 65 degrees
House Number is On Mailbox, clearly seen, but not on structure.



Septic System The septic system is excluded from the inspection. I HIGHLY RECOMMEND that the septic system equipment be thoroughly evaluated by a qualified septic system

specialist PRIOR to taking ownership.

Water Treatment System

The water treatment system is excluded from the inspection. I recommend having the system evaluated by a specialist.



Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Roofing and Attic Area		
Roof Covering Condition 1 (Repair)	1.1	There are areas missing roofing shingles. In its present condition, nails and underlayment are exposed. This allows for water penetration. Seek the advice of a qualified roofing specialist.
Gutter & Downspout Conditions (Repair)	1.3	The gutter extension is not long enough. The purpose of the extension is to take water away from the home. In its present condition, water is eroding stone away from under the concrete drive. Seek the advice of a contractor to repair as necessary.
Attic Ventilation Conditions (Monitor)	1.6	The attic area is fully insulated with spray foam. The ridge and soffit vents are blocked. In its present condition, the air is not circulating and feels heavy. Seek the advice of an indoor air quality specialist to evaluate.
Attic Insulation Conditions (Monitor)	1.7	The spray foam insulation appears to be generally in good condition. There is one area where the insulation appears to be compromised. In its present condition, the insulation in this one area is not functioning as designed.
Exterior Walls		
Front Entrance Conditions (Safety)	2.1	There are no railings on the front porch. In its present condition, an unsafe situation is present. Seek advice of a contractor to evaluate. Also, both front porch areas have stain in need of attention. In its present condition, bare wood is exposed to the elements, and the structural integrity of the wood is compromised. Consider applying a fresh coat of stain or consult a painting specialist.
Window Conditions (Repair)	2.4	The seal is broken on this awning window. In its present condition, the home's energy efficiency is affected. This also affects visibility. The seal is also broken on the front window. In its present condition, the home's energy efficiency is affected. This also affects visibility. Seek advice of a window specialist.
Exterior Door Conditions (Repair)	2.5	The seal is broken on the main entry door window. In its present condition, the home's energy efficiency is affected. This also affects visibility. Seek advice of a window and door specialist.
Exterior Grounds		
Driveway Conditions (Monitor)	3.2	The stone base of the driveway is eroding out from under the concrete. In its present condition, the integrity of the driveway is being compromised. Seek advice of a qualified landscaper to repair as necessary.

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Sidewalk Conditions (Monitor)	3.3	The concrete walkway is tilted toward the house. This allows for water to drain toward the foundation of the home. Monitor the basement area for water penetration. Seek the advice of a foundation specialist if necessary.
Well Head Conditions (Repair)	3.4	The well head cap is cracked and is a standard cap. You may wish to replace it with a sanitary cap. In its present condition, dirt, insects, and bacteria, is able to penetrate the casing cavity. Seek the advice of a well specialist to evaluate and replace as necessary. The wire sending power is exposed. The plastic conduit is pulled away from the cap. In its present condition, it may become damaged.

Foundation - Crawl Space

Foundation Conditions (Monitor)	4.1	Small minor cracks There are some minor hairline cracks in the foundation. Normally hairline cracks are not the result of foundation failure. These cracks provide an area for water penetration. Monitor and seek the advice of a qualified foundation specialist if necessary.
Flooring Support Conditions (Repair)	4.2	The main support posts are not fastened. A basement post exists to support the main beam so it does not sag under the weight of the entire structure. Seek the advice of a qualified contractor for a permanent way of fastening.

Electrical

Electrical Service Conditions (Safety)	6.1	The electrical conduit LB fittings have damaged gaskets and no seal at the vinyl siding. In its present condition, water can penetrate and cause a dangerous situation in the electrical service panel. Seek the advice of an electrician to repair as necessary.
Electrical Panel Conditions (Safety)	6.3	Water is entering the service panel through the conduit goose neck. Evidence is shown as rust on the screws of the bus bar, on the right side of the panel. In the present condition, an unsafe situation is created. I HIGHLY RECOMMEND seeking the advice of a qualified electrician to evaluate and repair.
Electrical Panel Conditions 2 (Safety)	6.4	A 15 amp single pole breaker has two wires attached to it, which is unsafe. A single wire should attach to each breaker terminal. Multiple wires attached to the same terminal can become loose, arc, and create a fire hazard. Seek advice of a qualified professional electrician.
Electrical Panel Conditions 3 (Safety)	6.5	There are two open slots at the top of the service panel. In its present condition, an unsafe situation exists. A solid, more permanent, cover should be in place. Seek advice from an electrician to repair as necessary.

Plumbing

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Main Line & Valve Conditions (Repair)	7.1	There is a leak under the pressure switch as evidenced by stains on the floor and visible water seen dripping. Seek the advice of a qualified plumbing specialist to repair or replace as necessary.
Master Bathroom		
Caulking (Repair)	9.9	The master bath shower area has deteriorated and missing caulk. A thermal image was taken and the floor area was tested with a moisture meter and showed excessive moisture. In its present condition, the opportunity is present, over time, for damage. Seek advice to repair as necessary.
Main Bathroom		
Caulking (Repair)	10.9	There is no caulk present at the base of the tub. This area, at the present time, shows no excessive moisture, however, caulking is recommended to prevent the opportunity for moisture damage.
Basement		
Other Conditions (Monitor)	13.10	Adjustable screw jacks were present. Typically, these are used as a temporary installation with no footing support under the screw jack columns. Although we observed no obvious evidence suggesting imminent instability as a result of this condition, permanent steel post or block support with footings under would be proper considering today's standards. Client should consult with a contractor for additional information.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

1 Roofing and Attic Area

Roof Covering

Method of Inspection

The roof was inspected by observing from a ladder placed at the edge of the roof. The roof was also inspected with the aid of high powered binoculars.

Roof Style

Combination of gable and hip.

Roof Covering Material

Architectural Shingle

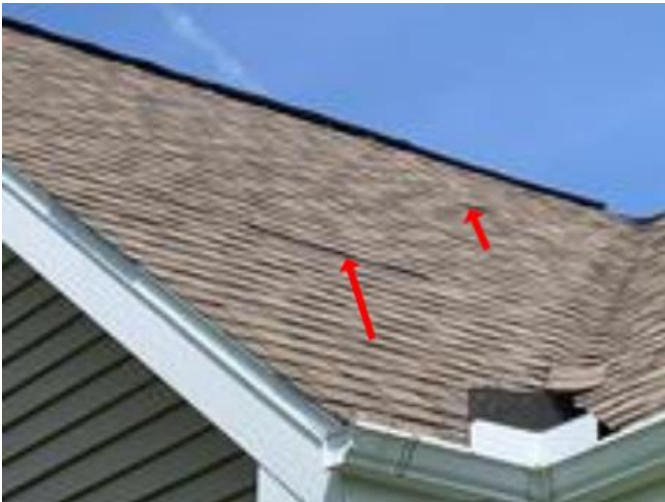
Number of Layers

One

1.1) Roof Covering Condition 1

R

There are areas missing roofing shingles. In its present condition, nails and underlayment are exposed. This allows for water penetration. Seek the advice of a qualified roofing specialist.



1.2) Flashing Conditions

N

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

The flashing is in good condition.

Gutter Material

Aluminum

1.3) Gutter & Downspout Conditions

R

The gutter extension is not long enough. The purpose of the extension is to take water away from the home. In its present condition, water is eroding stone away from under the concrete drive. Seek the advice of a contractor to repair as necessary.



Rainwater should be directed further away from the house.



Roof Ventilation

The ridge vent is raised away from the roofing shingles. Its present condition, allows for water penetration and insect intrusion. Spray foam is covering the main roof ridge vent area. In its present condition, the vent is not being used and therefore, is not serving a useful purpose. An unnecessary opening for water penetration exists. Seek the advice of a roofing specialist. advice of a roofing specialist to repair or replace as necessary.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance



Roof Penetrations

Vent pipes

Gable overhang

12 inches

Eave overhang

12 inches

1.4) Roof Covering Conditions 2

N

The roof shingles on the garage are a different color than the main house. This is only a cosmetic issue and the roof is functioning as designed.



Note lighter brown color on garage roof section.

Roof decking

Plywood

Attic Area

Attic Access

Hallway stairwell.

Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with rafter framing.

1.5) Attic Conditions

N

The attic was generally in good condition.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

Attic Ventilation Type

There is no attic ventilation present.

1.6) Attic Ventilation Conditions

M

The attic area is fully insulated with spray foam. The ridge and soffit vents are blocked. In its present condition, the air is not circulating and feels heavy. Seek the advice of an indoor air quality specialist to evaluate.



Note the ridge vent area is covered.



Note the soffit area ventilation is covered.

Attic Insulation Type

Spray Foam

1.7) Attic Insulation Conditions

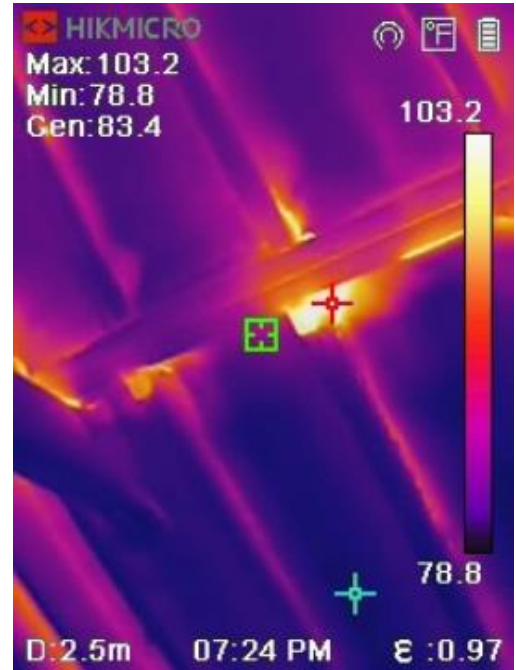
M

The spray foam insulation appears to be generally in good condition. There is one area where the insulation appears to be compromised. In its present condition, the insulation in this one area is not functioning as designed.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance



Note foam material is not attached to the structure.
Exterior heat is able to penetrate into the attic space.



Moisture penetration

None noted.

Attic flooring

Fully floored

Insulation location

Roof

Bathroom vent ductwork

Noted and exhausts outside

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

2 Exterior Walls

Front - Back Entrance

Front Entrance Type Covered Deck

2.1) Front Entrance Conditions S

There are no railings on the front porch. In its present condition, an unsafe situation is present. Seek advice of a contractor to evaluate. Also, both front porch areas have stain in need of attention. In its present condition, bare wood is exposed to the elements, and the structural integrity of the wood is compromised. Consider applying a fresh coat of stain or consult a painting specialist.



Porch steps down Four

Porch roof The porch roof is an extension of the main roof.

Back Entrance Type Patio

2.2) Back Entrance Conditions N

The patio appeared to be in good condition.

Exterior Walls

Structure Type Wood frame

Exterior Wall Covering The visible and accessible areas of the exterior siding material are vinyl.

2.3) Exterior Wall Conditions N

The wall covering was in good condition.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

Trim

Trim condition

Aluminum

The trim is in good condition.

Exterior Windows - Doors

Window Type

Window Material

2.4) Window Conditions

Double Hung

Vinyl

R

The seal is broken on this awning window. In its present condition, the home's energy efficiency is affected. This also affects visibility. The seal is also broken on the front window. In its present condition, the home's energy efficiency is affected. This also affects visibility. Seek advice of a window specialist.



The lower right front window has a broken seal.

Door Material

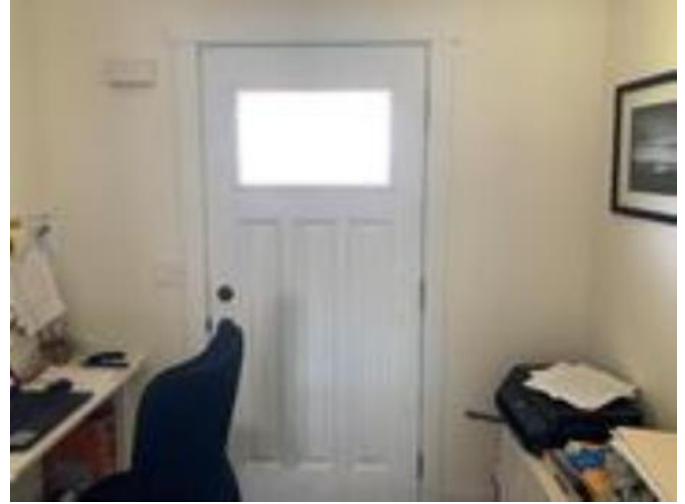
Fiberglass

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

2.5) Exterior Door Conditions

R

The seal is broken on the main entry door window. In its present condition, the home's energy efficiency is affected. This also affects visibility. Seek advice of a window and door specialist.



Exterior Water Faucet(s)

Faucet Location

East side of home and North side of home.

2.6) Faucet Conditions

N

Faucets are in good condition.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

3 Exterior Grounds

Grading

Grading Slope

The site is moderately sloped.

3.1) Grading Conditions

N

Grading is in good condition.

Grading Within 6 feet of house

Slopes away nicely

Grading Beyond 6 feet of house

About level

Driveways - Sidewalks - Walkways

Driveway Material

Concrete

3.2) Driveway Conditions

M

The stone base of the driveway is eroding out from under the concrete. In its present condition, the integrity of the driveway is being compromised. Seek advice of a qualified landscaper to repair as necessary.



Sidewalk Material

Concrete

3.3) Sidewalk Conditions

M

The concrete walkway is tilted toward the house. This allows for water to drain toward the foundation of the home. Monitor the basement area for water penetration. Seek the advice of a foundation specialist if necessary.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance



Well Head

Well Head location

Front yard

3.4) Well Head Conditions

R

The well head cap is cracked and is a standard cap. You may wish to replace it with a sanitary cap. In its present condition, dirt, insects, and bacteria, is able to penetrate the casing cavity. Seek the advice of a well specialist to evaluate and replace as necessary. The wire sending power is exposed. The plastic conduit is pulled away from the cap. In its present condition, it may become damaged.



Crack noted on the well cap. Plastic conduit separated from the cap, exposing wire.



R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

4 Foundation - Crawl Space

Foundation

Foundation Type

Basement

Foundation Material

Cast concrete, sealed and bolted together.

4.1) Foundation Conditions

M

Small minor cracks There are some minor hairline cracks in the foundation. Normally hairline cracks are not the result of foundation failure. These cracks provide an area for water penetration. Monitor and seek the advice of a qualified foundation specialist if necessary.



Foundation exposure

16 inches

Flooring Structure

Flooring Support Type

The wood framing floor system was constructed of 2 X 10 floor joists. The column / support is steel columns.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

4.2) Flooring Support Conditions

R

The main support posts are not fastened. A basement post exists to support the main beam so it does not sag under the weight of the entire structure. Seek the advice of a qualified contractor for a permanent way of fastening.



R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

5 Heating - Air Conditioning

Heating

Location of Unit	Basement
Heating Type	Geothermal
Energy Source	Geothermal
Approximate BTU Rating	19,700

5.1) Unit Conditions N

The heating system was operational at the time of inspection. This is not an indication of future operation or condition.

Distribution Type	The visible areas of the heat distribution system is ductwork with registers.
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5.2) Distribution Conditions N

The distribution ductwork was in good condition.

5.3) Ventilation Conditions N

The visible and accessible portion of the venting flue appeared to be in normal working order at the time of inspection.

5.4) Thermostat Condition N

The normal operating controls appeared to be in normal working order at the time of inspection.

Air Condition - Cooling

Type of Cooling System	Geothermal
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5.5) Cooling System Conditions N

The system appeared to be in good working condition at the time of the inspection.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance



Geothermal heating/cooling system noted.

Approximate BTU Rating 26,500

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

6 Electrical

Service Drop - Weatherhead

Electrical Service Type	The electrical service is underground.
Electrical Service Material	Aluminum
Meter caulking intact	Good
Meter amperage	200 amps
Number of Conductors	Three
6.1) Electrical Service Conditions	<div>S</div>

The electrical conduit LB fittings have damaged gaskets and no seal at the vinyl siding. In its present condition, water can penetrate and cause a dangerous situation in the electrical service panel. Seek the advice of an electrician to repair as necessary.

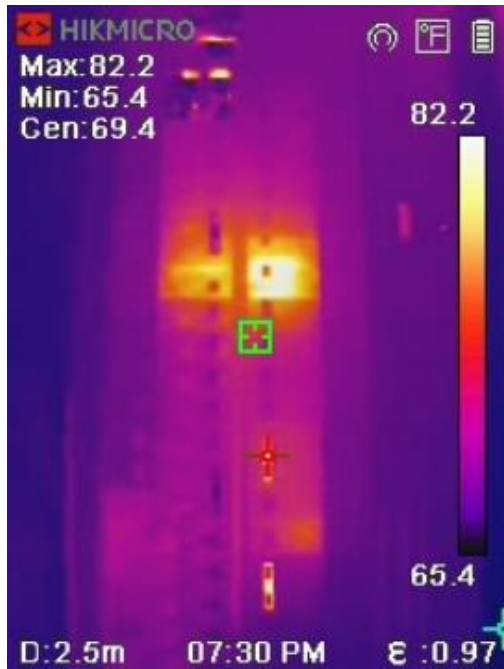


Damaged gaskets and no caulking is allowing water to enter.

Main Electrical Panel

Electric Panel Location	The main electric panel is located at the basement.
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R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance



Location of Main Disconnect

Top of Panel

Location of Distribution Box

Non noted

Panel Amperage Rating

The electrical capacity of main breaker was listed / labeled as 200 amps.

Service Conductor Material

Aluminum

Circuit Protection Type

Breakers

6.2) Type of Branch Circuit Wiring

N

Plastic insulated (romex) type wire is present.

Aluminum Branch Wiring Present

No

Additional Room in Panel

Yes, three breaker spaces are remaining.

Double Tapped Breakers Present

Yes

15 amp breaker

14 Gauge Wire

20 amp breaker

12 Gauge Wire

30 amp breaker

10 Gauge Wire

40 amp breaker

8 Gauge Wire

50 amp breaker

6 Gauge Wire

Grounding observed to

Exterior ground rod

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

Grounding connection feels

Secure

If grounded to water main, is meter jumped

NA

Generator back up

Noted. PLEASE understand that the back up generator is NOT part of this inspection.



6.3) Electrical Panel Conditions

S

Water is entering the service panel through the conduit goose neck. Evidence is shown as rust on the screws of the bus bar, on the right side of the panel. In the present condition, an unsafe situation is created. I HIGHLY RECOMMEND seeking the advice of a qualified electrician to evaluate and repair.



Water entering from exterior and traveling through goose neck into the service panel.



Rust noted.

6.4) Electrical Panel Conditions 2

S

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

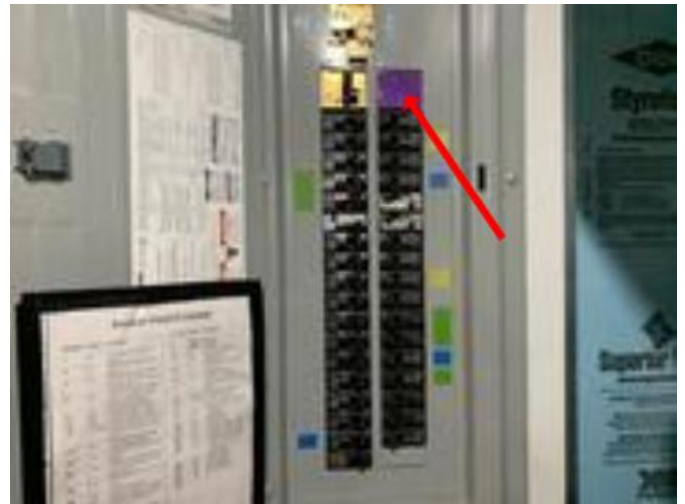
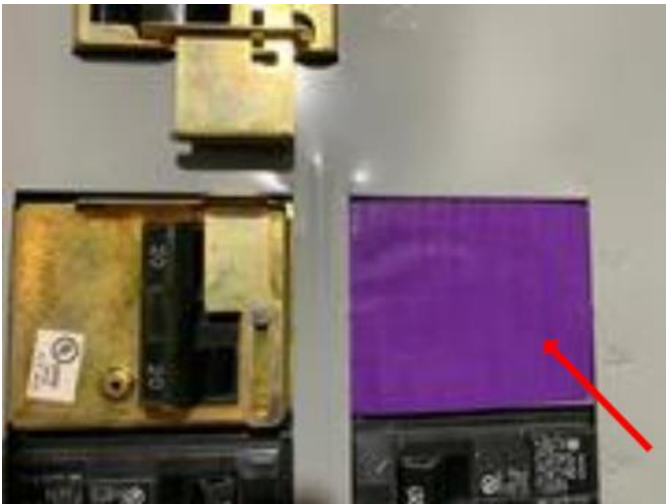
A 15 amp single pole breaker has two wires attached to it, which is unsafe. A single wire should attach to each breaker terminal. Multiple wires attached to the same terminal can become loose, arc, and create a fire hazard. Seek advice of a qualified professional electrician.



6.5) Electrical Panel Conditions 3

S

There are two open slots at the top of the service panel. In its present condition, an unsafe situation exists. A solid, more permanent, cover should be in place. Seek advice from an electrician to repair as necessary.



Note tape

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

7 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the basement.

Main Line Material

Polyethelyne

7.1) Main Line & Valve Conditions

R

There is a leak under the pressure switch as evidenced by stains on the floor and visible water seen dripping. Seek the advice of a qualified plumbing specialist to repair or replace as necessary.



Note corrosion on floor.

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is PEX.

7.2) Supply Line Conditions

N

The supply lines appeared to be in good condition.

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

7.3) Drain Line Conditions

N

The drain lines appeared to be in good condition.

Water Heater(s)

Water Heater Type

Propane

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

Water Heater Location

Basement

Water Heater Capacity

40 Gallon

7.4) Water Heater Condition 1

S

The safety relief valve extension pipe is not long enough. In its present condition, if the pressure relief valve were needed, it would not allow the hot water to safely discharge to the floor. Seek the advice of a plumber to repair as necessary.



Note blue pipe not directing hot water safely to the ground

7.5) Water Heater Conditions 2

R

The hot water tank safety relief valve shows corrosion. In its present condition, the valve can begin to leak causing the valve to not operate as designed. Seek the advice of a qualified plumber to repair as necessary.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance



7.6) Water Heater Conditions 3

R

The hot water tank valve shows corrosion. In its present condition, the valve can begin leaking at any time. Seek the advice of a plumber to repair or replace as necessary.



Water Heater

Note the hot water system consists of two tanks. The "pre-heat" water tank is AO Smith and is newer. The "conditioned" water tank is Bradford White and is beyond its useful life.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance



R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

8 General Interior

Walls - Ceilings - Floors

Walls Appear to be Made of

Drywall

8.1) Wall Conditions

N

The walls were in good condition at the time of the inspection.

Ceiling Type

Drywall

Ceiling Style

Flat

Stains noted on ceilings

No

8.2) Ceiling Conditions

N

The ceilings were in good condition at the time of the inspection.

8.3) Floor Conditions

N

The floors were in good condition at the time of the inspection.

8.4) Heat Source Conditions

N

The heat source conditions were in good condition at the time of the inspection.

Floor Coverings

Laminate, Vinyl sheet goods

Windows - Doors

8.5) Interior Window Conditions

N

Interior windows and trim were in good condition at the time of inspection.

8.6) Interior Door Conditions

N

Interior doors and trim were in good condition at the time of the inspection.

Electrical Conditions

8.7) Electrical Conditions

N

There were no individual room electrical conditions at the time of the inspection.

8.8) Lighting Conditions

N

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

There were no lighting condition concerns at the time of the inspection.

8.9) Ceiling Fan Conditions

R

Ceiling fans not present in the home.

8.10) Smoke Detector Conditions

Smoke and carbon monoxide detectors are an important safety device. It is HIGHLY RECOMMENDED that all smoke and carbon monoxide detectors be replaced and updated as recommended by the manufacturer.

Smoke detectors

Noted at each bedroom.

Carbon Monoxide Detector

Noted

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

9 Master Bathroom

Walls - Ceilings - Floors

Bathroom location First floor

9.1) Wall Conditions

There were no wall condition concerns.

9.2) Ceiling Conditions

There were no ceiling condition concerns.

Floor type Ceramic tile

9.3) Floor Conditions

There were no floor condition concerns.

9.4) Heat Source Conditions

There were no heat source condition concerns at the time of the inspection.

Windows - Doors

9.5) Bathroom Window Conditions

No concerns at the time of the inspection.

9.6) Bathroom Door Conditions

No concerns at the time of the inspection.

General Conditions

GFIC present Yes, and was operational at the time of the inspection.

Number of other outlets Three

9.7) Lighting Conditions

No concerns at the time of the inspection.

Ventilation Type A ventilation fan and a window are present.

9.8) Vent Fan Conditions

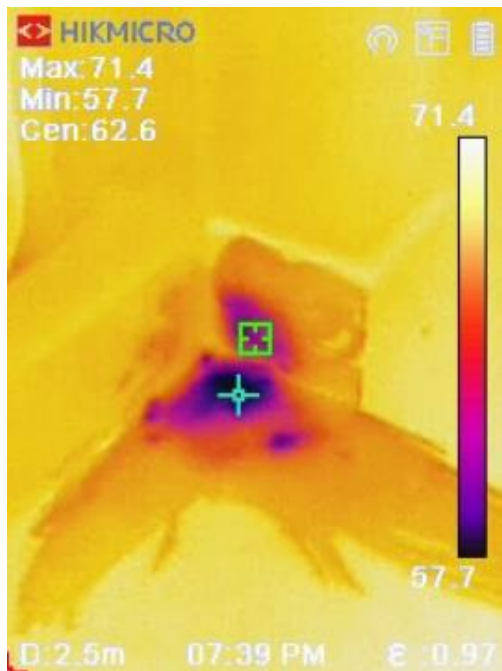
The ventilation fan was operational at the time of the inspection.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

9.9) Caulking

R

The master bath shower area has deteriorated and missing caulk. A thermal image was taken and the floor area was tested with a moisture meter and showed excessive moisture. In its present condition, the opportunity is present, over time, for damage. Seek advice to repair as necessary.



Bathroom Sink

9.10) Counter - Cabinet Conditions

There were no counter or cabinet concerns at the time of the inspection.

Number of sinks

Two

Sink type

Vanity

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

9.11) Sink Conditions

There were no sink condition concerns at the time of the inspection.

Shower - Tub - Toilet

9.12) Shower - Tub Conditions

M

Caulking is recommended at the tub walls and or floors in bath . Conditions behind wall or under floor were concealed and not visible or accessible for inspection. Thermal image and moisture meter reading show moisture.

Safety grab bar

Noted

Surround

Fiberglass

Surround condition

Good

9.13) Toilet Conditions

Good

9.14) Functional Flow Test

NO drop in pressure noted during the functional flow test.



R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance



Water cut offs

Water cut offs noted at the toilet and under the sink.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

10 Main Bathroom

Walls - Ceilings - Floors

Bathroom location First floor

10.1) Wall Conditions

There were no wall condition concerns.

10.2) Ceiling Conditions

There were no ceiling condition concerns.

Floor type Vinyl

10.3) Floor Conditions

There were no floor condition concerns.

10.4) Heat Source Conditions

There were no heat source condition concerns at the time of the inspection.

Windows - Doors

10.5) Bathroom Window Conditions

No window present

10.6) Bathroom Door Conditions

No concerns at the time of the inspection.

General Conditions

GFIC present Yes, and was operational at the time of the inspection.

Number of other outlets One

10.7) Lighting Conditions

No concerns at the time of the inspection.

Ventilation Type Fan

10.8) Vent Fan Conditions

The ventilation fan was operational at the time of the inspection.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

10.9) Caulking

R

There is no caulk present at the base of the tub. This area, at the present time, shows no excessive moisture, however, caulking is recommended to prevent the opportunity for moisture damage.



Bathroom Sink

Number of sinks	One
Sink type	Vanity

10.10) Sink Conditions

There were no sink condition concerns at the time of the inspection.

Shower - Tub - Toilet

10.11) Shower - Tub Conditions

There were no shower or tub condition concerns at the time of the inspection.

Safety grab bar	Noted
Surround	Fiberglass
Surround condition	The tub surround was in good condition.

10.12) Toilet Conditions

The toilet appeared to be in good condition at the time of inspection.

10.13) Functional Flow Test

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

NO drop in pressure noted during the functional flow test.



Water cut offs



Water cut offs noted at the toilet and under the sink.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

11 Half Bathroom

Walls - Ceilings - Floors

Bathroom location First floor hallway.

11.1) Wall Conditions

N

There were no wall condition concerns.

11.2) Ceiling Conditions

N

There were no ceiling condition concerns.

Floor type Vinyl

11.3) Floor Conditions

N

There were no floor condition concerns.

11.4) Heat Source Conditions

N

There were no heat source condition concerns at the time of the inspection.

Windows - Doors

11.5) Bathroom Window Conditions

N

No concerns at the time of the inspection.

11.6) Bathroom Door Conditions

N

No concerns at the time of the inspection.

General Conditions

GFIC present Yes, and was operational at the time of the inspection.

Number of other outlets One

11.7) Lighting Conditions

N

No concerns at the time of the inspection.

Ventilation Type Fan

11.8) Vent Fan Conditions

N

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

The ventilation fan was operational at the time of the inspection.

11.9) Caulking

N

Caulking was noted.

Bathroom Sink

Number of sinks

One

Sink type

Pedestal

11.10) Sink Conditions

N

There were no sink condition concerns at the time of the inspection.

Sink - Toilet

11.11) Toilet Conditions

N

Good

11.12) Functional Flow Test

N

NO drop in pressure noted during the functional flow test.



Water cut offs

Water cut offs noted at the toilet and at the sink.

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

12 Kitchen

Walls - Ceilings - Floors

12.1) Wall Conditions

N

There were no wall condition concerns.

12.2) Ceiling Conditions

N

There were no ceiling condition concerns.

12.3) Floor Conditions

N

There were no floor condition concerns.

12.4) Heat Source Conditions

N

There were no heat source concerns.

Floor type

Vinyl

Windows - Doors

12.5) Kitchen Window Conditions

N

There were no kitchen window concerns.

12.6) Kitchen Door Conditions

N

There was not a kitchen door.

Electrical Conditions

12.7) Electrical Conditions

N

There were no kitchen electrical condition concerns.

12.8) GFI Outlets

N

Noted and working as designed.

Number of other outlets

Four

12.9) Lighting Conditions

N

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

There were no kitchen lighting condition concerns.

12.10) Ceiling Fan Conditions

N

There was no kitchen ceiling fan present.

Kitchen Sink - Counter tops - Cabinets

Kitchen sink type Stainless steel

Ran water and found No leaks

12.11) Sink Plumbing Conditions

N

Appeared to be in good condition

12.12) Garbage Disposal Condition

No garbage disposal present

Counter Top Type Plastic Laminate

12.13) Counter securely fastened

Yes

Cabinets Wooden

12.14) Cabinet Conditions

N

Appeared to be in good condition.

Opened and Closed Cabinets and Found Seemed to function.

Appliances

Range Type Propane

12.15) Range Conditions

N

Operational

12.16) Ventilation Conditions

N

The fan / hood and light were in operational condition at the time of the inspection.

Refrigerator Type Kenmore

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

12.17) Refrigerator Conditions

M

Midlife

Dishwasher type

Whirlpool

12.18) Dishwasher Conditions

M

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

Oven

Propane, part of range

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

13 Basement

Walls - Ceilings - Floors

Basement access

Stairs from interior

13.1) Basement Stair Conditions

N

Foundation Walls made of

Cast Concrete

13.2) Foundation Wall Conditions

N

Some areas were hidden by insulation. Areas exposed to view were in good condition.

Support Column material

Steel

Beam Material

Built up wood

Ceiling framing

Exposed to view

Floor structure above

Wood joists

13.3) Ceiling Conditions

N

The general condition of the ceilings appeared to be in good condition at the time of the inspection.

Basement floor

Poured slab with control joints present.

Floor drainage

Two drains noted

13.4) Floor Conditions

M

Some minor cracks observed.

Windows - Doors

Basement window type

Vinyl Hopper

13.5) Basement Window Conditions

N

The basement windows were in good condition.

13.6) Basement Door Conditions

N

The interior doors appeared to be in good condition at the time of the inspection.

Electrical Conditions

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

13.7) Electrical Conditions

N

No concerns noted.

13.8) Lighting Conditions

N

No concerns noted.

13.9) Sump Pump Conditions

NA

Sump pump

None noted

Other Conditions**13.10) Other Conditions**

M

Adjustable screw jacks were present. Typically, these are used as a temporary installation with no footing support under the screw jack columns. Although we observed no obvious evidence suggesting imminent instability as a result of this condition, permanent steel post or block support with footings under would be proper considering today's standards. Client should consult with a contractor for additional information.

**Water stains observed on**

None

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

14 Garage - Laundry

Walls - Ceilings - Floors

Garage Type The garage is attached to the house.

14.1) Siding Conditions (if detached)

NA

14.2) Roof Conditions (if detached)

NA

Walls Wood frame

Framing of walls Drywall covered

14.3) Wall Conditions

N

The general condition of the walls appeared to be in good condition at the time of the inspection.

14.4) Ceiling Conditions

No ceiling present

14.5) Floor Conditions

N

The general condition of the visible and accessible portions of the floors appeared to be in good condition at the time of the inspection.

14.6) Window Conditions

N

The garage windows were in good condition.

Non-vehicle door to exterior Metal

Interior door material Metal

14.7) Interior Door Conditions

N

The interior doors appeared to be in good condition and was fire door rated.

Style of vehicle doors Overhead

Number of electric openers One

Lift cable Good

R = Repair | S = Safety | N = No Concerns | M = Monitor | G = General Maintenance

Springs Good

Operated electric openers Operated as designed.

Safety cable Noted

14.8) Vehicle Door Conditions

N

The vehicle door(s) appeared to be in good condition at the time of the inspection.

14.9) Electrical Conditions

N

No concerns.

14.10) Lighting Conditions

N

No concerns.

Laundry Room

Location The laundry facilities are located in the basement.

14.11) Laundry Room Conditions

N

The visible and accessible portions of the laundry plumbing components appeared to be in good condition at the time of inspection.

Washing machine Samsung

Washing machine age Newer

Connections from water, drain & electric Noted

Dryer Maytag

Dryer age Midlife

Dryer power Electric

Vented to Exterior

Dryer vent material Rigid metal

Drain pipe and Electric Are a safe distance.

Washer has overflow pan Not necessary