

Report: Sample report **Address:**

Confidential Inspection Report

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Prepared for:

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GENERAL INFORMATION

Client & Site Information:

Inspection Date:

December 28, 2009 01:30 PM.

Client:Joe Homebuyer
1245 Happy Ln
Happy Place, WA 98499**Inspection Site:**1524 Sommerset PL
Puget Sound, WA 99999**House Occupied?**

No.

People Present:

Selling agent, Purchaser.

Building Characteristics:

Main Entry Faces:

East.

Estimated Age:

20 yrs.

Building Type:

1 family, Ranch, Stick Built on Lot.

Stories:

1.

Space Below Grade:

Crawl space.

Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Damp.

Outside Temperature (F):

40-50.

Utility Services:

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

Water off at time of inspection.

Payment Information:

Total Fee:

400.00.

Paid By:

Cash.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the

inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

South Sound Inspections adheres to the rules and laws pertaining to home inspections as defined by the State of Washington, Chapter 18.280 RCW.

SITE

Site:

House faces:

The front of the house faces East.

Rear View

The rear of the house faces West.



Rear view of the home

Right Side View

The right side of the house faces South.

Left Side View

The left side of the house faces North.

Style of House:

Ranch.

Estimated age of house:

20 yrs.

Approximate Lot Size:

The lot appears to be of an average size for the area.

Site Drainage:

Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.

Bushes and Shrubs Condition:

Attention Needed - The shrubs and/or bushes need to be trimmed or maintained. Usually this means that the bushes or shrubs are within 4" of the siding. A 4" gap or air space should be maintained between any plant material and the home to allow for proper air flow and to help remove the moisture. Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.



Example of plants/shrubs needing trimmed

Trees Condition:

Attention Needed - Some trees and/or shrubs on the site need to be trimmed.

Mailbox Noted:

There is a mailbox located in a common area within the development.

Paving Condition:

Driveway Paving Material:

Concrete.

Driveway Condition:

Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

Walkways and Stoop Materials:

Concrete.

Walkway Condition:

Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.

Entryway Stoop:

Satisfactory - The entryway stoop is in functional condition.

Patio:

Patio Slab Materials:

Concrete.

Slab Condition:

Satisfactory - The slab is in useable condition.

Patio Lighted:

Yes.

Fences & Gates:

Fencing Materials:

Wood materials used for fencing. The fence is constructed using 6-foot boards.

Fence Materials Condition:

Action Necessary - The fencing is not performing its intended function(damaged along the back of the property). Repair or replacement is suggested.

Gates and Latches:

Satisfactory - The gates and latches are performing as intended.

Utility Services:

Water Source:

City.

Water Meter Location:

Front yard several feet in from the street.

Electric Service:

Underground.

Cable Television Service:

Underground.

Telephone Service:

Underground.

Fuel Source:

Natural gas is provided by a regulated service company or utility.

Sewage Disposal System:

Sewers.

Gas Services:

Gas-fired Equipment Installed:

Furnace. Water heater. Range - oven.

Location of Meter:

Left side of the house.

Type of Gas Supply:

Natural Gas.

Gas Appliances in Garage Area?:

Yes - Any gas appliance located on the floor in a garage must have the combustion chamber located at least 18 inches above the floor and not accessible to damage by a vehicle, or be in a separate enclosure. Appliance installation appears to be within this general guideline. Water heater. Furnace.

Gas Line Primary Piping Material:

Black Iron Pipe.

Piping Installation - Routing - Shutoffs - Hangers - Supports:

Satisfactory - Gas supply piping as installed appears adequate.

Gas Odors Noted:

No.

Vents Noted From Roof View:

There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.

FOUNDATION

Foundation:

Type of Foundation:

Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.

Foundation Materials:

Poured in place concrete, 8 inches or more thick.

Visible Portions of Exterior Foundation Walls:

Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Due to limited visibility, a portion of the foundation is blocked from view and is not covered by this inspection.

Evidence of Recent Movement:

No - There is no evidence of any recent movement.

Perimeter Foundation Drainage Surface:

Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

Crawlspace:

Crawlspace Entrance:

Satisfactory - The crawlspace entrance is adequately sized.

Location of Crawlspace Entrance:

There is an interior entry to the crawlspace.

Crawlspace Ceiling Exposed Percent:

None, due to under floor insulation being installed in the floor joist bays.

Percent Interior Foundation Wall Exposed:

Most all.

Conditions Noted in Exterior Walls,Interior View:

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Sill Plates Percentage Visible:

Most all of the sill plates were visible.

Foundation Bolts Noted:

Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation.

Evidence of Mold Noted:

No.

Evidence of Water Entry in the crawlspace Noted:

No.

Main Beam:

Satisfactory - The main beam installed appears to be in satisfactory condition.

Crawlspace Ventilation:

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.

Crawlspace Inspected By:

The crawlspace was inspected by entering and crawling through.

Crawlspace Floor:

Soil. The crawl space cavity has a substantial amount of lint on top of the vapor barrier and some of the ducts. This was caused by a disconnected dryer vent. Exposed lint is considered a fire hazard and needs to be cleaned from the crawl space area.



Example of lint in the crawl space cavity



Vapor Barrier Installed:

Yes - There is a vapor barrier installed. The floor is covered with an approved vapor/moisture retardant material.

Posts Condition:

Satisfactory - There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed. Posts are installed to support the structural framing members above. They should be firmly secured to a solid pad and not in contact with the soil. They should solidly contact both the footer below and the beam above.

Pier Construction Materials:

Exposed concrete piers at least 8" in diameter are visible in the crawlspace.

Condition of Piers:

Satisfactory - The piers as installed appear to be adequate. No engineering analysis was completed.

Evidence of Insects or Animals in Crawlspace:

No - There was no evidence of animal or insect infestation noted.

ROOF & ATTIC

Roofing:

Type Roof:

Gable.

Roof Covering Materials:

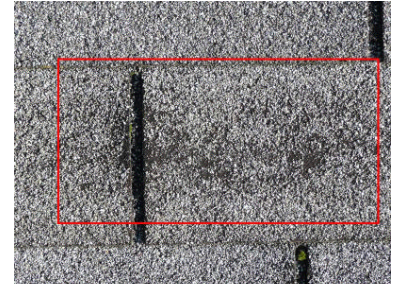
Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

Cover Layers:

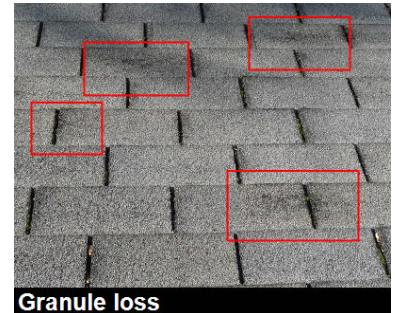
The roof covering on the main structure appears to be the first covering.

Condition of Roof Covering Material:

The roof shingles appear to be original to the home. The shingles that are installed are a 20 yr 3-tab design. Some of the shingles have been replaced and there is visible evidence of shingle deterioration (granule loss). Much of the roof has a moss covering which could indicate that the shingles are no longer shedding the water as intended. I recommend that a qualified roofer(s), offer an estimate for replacement.



Granule loss



Granule loss

Slope:

Medium slope is considered to be between 4 in 12 and 6 in 12.

Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

Skylights:

There are 3 skylights installed. All 3 are loose and not properly attached to the skylight curb. The smaller skylight has a broken thermal seal and should be replaced. All 3 skylights need to be properly secured to the skylight curb(s).



Skylight has a broken thermal seal

**Valleys:**

Satisfactory - The valleys appear to be in satisfactory condition.

Ridges:

Satisfactory - The ridge covering material appears to be in satisfactory condition.

Evidence of Leakage:

No -

Roof Gutter System:

The Gutters are in need of routine cleaning and maintenance to remove debris and allow for proper water drainage to the downspouts.

Attic & Ventilation:

Attic Access Location:

Bedroom ceiling.

Attic Accessibility:

Ceiling scuttle hole.

Method of Inspection:

The attic cavity was inspected by entering the area.

Attic Cavity Type:

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

Roof Framing:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

Roof Framing Condition:

Satisfactory - The roof framing appears to be in functional condition.

Roof Bracing:

The roof framing as installed seems adequate.

Roof Decking:

The roof decking material is oriented strand board sheeting.

Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

Insulation Clear of Sheathing:

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

Insulation Noted:

Satisfactory - The attic insulation appears to be adequate and properly installed. The following type of insulation was noted in the attic: Fiberglass. Loose bagged or blown in place.

Attic ventilation fan:

None installed.

Whole House Ventilation System:

None installed.

STRUCTURAL

Structural:

Type of Construction:

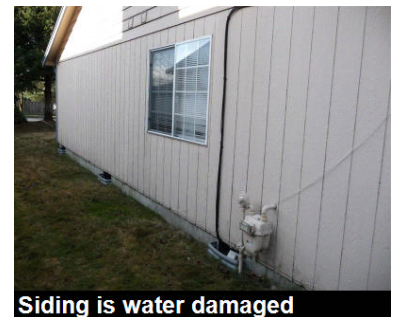
Frame.

Exterior Siding Materials:

Fiber Composite Panels. "Louisiana Pacific" or "LP" (Inner Seal) Siding is installed on the exterior of this home. Composite wood sidings are made from various combinations of wood veneers, fibers or flakes, bound together with glues, resins, and/or waxes. They come with different names, LP siding, T1-11, Plywood, oriented strand board (OSB), and hardboard are basic engineered wood siding materials.

Siding Condition:

Composite Fiberboard Panels, **Action Necessary** - The LP siding installed on the home is damaged beyond repair and in need of replacement. There is also evidence (drill holes around the exterior of the home into the wall voids) of treatment by a pest control company.





Siding is water damaged



Siding is water damaged



Siding is water damaged/checking



Siding is water damaged

**Trim Condition:**

Satisfactory - The trim is intact and satisfactory.

Soffit/Eaves:

Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards:

Attention Needed - The fascia and/or rake boards appear to need some minor repair(paint) to prevent further deterioration.

**Condition of Painted Surfaces:**

Attention Needed - The exposed painted surfaces need some minor attention or touch-ups to make the surfaces weathertight. These repairs should be scheduled soon to prevent further deterioration.

Outside Entry Doors:

The exterior doors are missing the deadbolts and are in need of repair.

Windows Type:

Double Hung.

Window Condition:

Please NOTE... It is not possible to fully evaluate the seals on Double pane (thermopane) windows as conditions can change from morning to evening, and due to temperature and weather... (Internal Fogging is the best indicator of seal problems and it can come and go) thus they are excluded from the inspection. However if we observe any fogging or broken glass in our random check we will certainly note it in the report

Insulation Seal - One or more insulated glass windows have lost their vacuum seal (bedroom). As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency.

**Earth-to-Wood Clearance:**

Satisfactory - There appears to be adequate clearance between the earth and the wood.

Structural Caulking:

Caulk should be applied to areas where brick and wood siding meet, trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration.

Framing Type:

Platform framing was the chosen style of framing.

Wall Covering Material:

The wall covering material is sheetrock.

Ceiling Covering Material:

The predominant ceiling covering material is sheetrock.

Evidence of Mold Noted:

No.

Interior of the Wall Cavity:

Not visible.

HEATING, VENTILATION & AIR CONDITIONING

Heating Unit # 1:

Heating System Location:

Garage.

Heating System Type:

A forced air furnace is installed as the primary source of heat.

Fuel Source:

The fuel source is natural gas.

General Information:

There is a gas fired, forced air furnace installed in the garage. The unit appears to be original to the home. The recommended life span of a gas fired furnace is 17-20 yrs. There is a sticker on the front of the furnace which indicates it was serviced by an HVAC contractor in 2008. While the furnace was operating at time of the inspection, replacement may be due at anytime due to age.

Flue Type:

The flue pipe is metal.

Flue Condition:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

Unit Tested:

Yes.

Furnace Temperature output within manufacturer specifications:

Yes.

Heat Exchanger Inspected:

Yes. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible portions were inspected.

Heat Exchanger Inspected Via:

The heat exchanger was tested by a visual inspection with the aid of a flashlight and mirrors, and no cracks or voids were noted.

Draft Hoods/Draw:

Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.

Gas-fired Appliance Flue/Vents:

Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

Secondary Air Adequacy:

Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

Blower Condition:

Satisfactory - The blower assembly appears to be performing as expected.

Electronic Air Cleaner Installed:

No.

Ducts Condition:

Satisfactory - The ductwork appears to be properly installed and supported.

Duct Insulation in Unheated Spaces:

Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.

Does each habitable room have a heat source?

Yes.

Adequate Returns or Undercut Doors:

Yes.

Humidifier Installed:

No.

Thermostat Location:

Hallway wall.

Thermostat Condition:

Satisfactory - The thermostat worked properly when tested.

ELECTRICAL SYSTEMS

Primary Power Source

Service Voltage:

The incoming electrical service to this structure is 120/240 volts.

Service/Entrance/Meter:

Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

Main Power Panel & Circuitry

Main Power Distribution Panel Location:

Interior garage wall.

Main Power Panel Size:

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

Service Cable to Panel Type:

Aluminum.

Is Panel Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Panel Cover Removed:

Yes.

Condition of Wiring in Panel:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Feeder and Circuit Wiring Type:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

Circuit Wiring Condition:

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Ground Fault Protected Outlets:

At all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement. Ground fault protection is provided by use of interrupt resets at the outlets rather than the main panel.

Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector. The ground driven rod, solid conductor, and connection were located.

Wire Protection/Routing:

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

Smoke Detectors:

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

Doorbell :

Yes - At least one exterior door has a working doorbell.

Central Vacuum Installed:

No.

Exterior Lighting:

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

Electrical Service:

Patio:

Yes, The outlet is weather protected.

Garage:

Satisfactory - The electrical outlets in the garage tested as correctly grounded.

Electric Service Condition:

Utility Services:

Satisfactory - The underground service appears adequate.

Lighting:

Kitchen:

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

Master Bathroom:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #2:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #3:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Electrical Outlets:

Kitchen:

Satisfactory - The outlets tested in the kitchen are correctly wired and grounded.

Master Bedroom:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Bedroom #2:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Bedroom #3:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Ground Fault Interrupt Outlets:

Master Bathroom:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Bathroom #2:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Bathroom #3:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Master Bathroom:

Satisfactory - The light switch is satisfactory.

Bathroom #2:

Satisfactory - The light switch is satisfactory.

Bathroom #3:

Satisfactory - The light switch is satisfactory.

Master Bedroom:

Satisfactory - The light and light switch were functional at the time of the inspection.

Bedroom #2:

Satisfactory - The light and light switch were functional at the time of the inspection.

Bedroom #3:

Satisfactory - The light and light switch were functional at the time of the inspection.

PLUMBING SYSTEM

Plumbing:

Water Source:

City/Municipal.

Plumbing Service Piping Size to Structure:

1" water service line from the meter to the main cutoff.

Public Service Piping Material:

The main service line to the structure is copper.

Interior Supply Piping Size:

The interior water supply piping is 1/2" in diameter.

Interior Supply Piping Material:

The interior supply piping in the structure is predominantly copper.

Water Pressure:

Satisfactory.

Exterior Hose Bibs Functional:

Satisfactory - The exterior hose bib(s) appeared to function normally.

Functional Supply:

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

Leaks in the Supply Piping Noted:

No.

Sewage Disposal Type:

Public Sewer System.

Waste Line Materials

The predominant waste line material is plastic.

Waste Piping Condition:

Satisfactory - The visible plumbing waste piping appears functional.

Vent Piping Material

The vent material, as it passes through the roof, is plastic.

Vent Piping Condition:

Satisfactory - The visible plumbing vent piping appears functional.

Supply/Waste Piping Supports:

Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Objectionable Odors Noted:

No.

Sewage Pump Installed:

No.

Sump Pump:

No.

Water Softener:

No.

Fire Sprinkler Installed:

No.

Lawn Sprinkler System:

There is a lawn sprinkler system installed. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

Water Heater:**Location:**

Garage.

Model & Serial Numbers:

There is an AO Smith gas fired water heater installed in the garage. The water heater is 21 yrs old and well beyond the recommended life span of 8-12 yrs. Replacement is recommended.

**Water heater label****Tank Capacity:**

A 40 gallon water heater is installed.

Fuel Source for Water Heater:

The water heater is gas-fired.

Firebox Condition

There is rust on the underside of the tank.

Drip Leg Installed for Natural Gas-Fired Unit:

Yes - There is a drip leg installed on the incoming gas line to the water heater.

Gas Valve:

Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/Exhaust Pipe Condition:

Satisfactory - The exhaust flue appears to be correctly installed.

Water Piping Condition:

Satisfactory - The incoming and output piping is installed correctly.

Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature Controls:

Satisfactory - The thermostat and temperature controls appear to function normally.

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve:

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

Safety Overflow Pipe:

Satisfactory - The overflow pipe is correctly installed.

Water Heater Insulation Jacket:

No.

KITCHEN

Kitchen:

Location:

Main level rear of house.

Windows:

Satisfactory - The windows and associated hardware in the kitchen are satisfactory.

Walls:

Satisfactory - The walls in the kitchen appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The flooring in the kitchen is satisfactory.

Countertops:

Satisfactory - The countertops in the kitchen are satisfactory.

Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.

Sink and Drain Lines:

Satisfactory - The sink and drainage lines appear to be satisfactory.

Caulking Water Contact Areas:

Satisfactory - The caulking in water contact areas appears to be satisfactory.

Food Waste Disposal:

Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

Dishwasher:

The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

Range Hood:

Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

Range/Oven Fuel Source:

Gas - There is a gas line installed for a range/oven.

Range/Oven:

All the range top burners were tested and are functional. The oven also was functional. Temperatures of heat settings were not tested.

Refrigerator:

No.

Water For Refrigerator:

There is a water valve noted in the area of the refrigerator.

Heat Source:

Satisfactory - There is a heat register in this room.

BATHROOMS

Master Bathroom:

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet in the bathroom appears to be functional.

Tub:

There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly.

Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Shower Pan:

Fiberglass - The fiberglass shower pan does not appear to leak at this time.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

Yes.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #2:

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet in the bathroom appears to be functional.

Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #3:

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet in the bathroom appears to be functional.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

BEDROOMS

Master Bedroom:

Entry Door:

Satisfactory - The entry door on the master room is as I expected, and it is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

Bedroom #2:

Entry Door:

Satisfactory - The entry door on the master room is as I expected, and it is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

Bedroom #3:

Entry Door:

Satisfactory - The entry door on the master room is as I expected, and it is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Floor:

Satisfactory - The floors are in satisfactory condition.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

GARAGE

Garage:

Garage Type

The garage is attached.

Size of Garage:

Two car garage.

Number of Overhead Doors

There is a single overhead door.

Overhead Door and Hardware Condition:

Satisfactory - The overhead door is in satisfactory condition, and it is functional.

Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.

Safety Reverse Switch on the Automatic Opener:

Yes - The door opener is equipped with an automatic reverse safety switch.

Outside Entry Door:

The outside entry door to the garage is satisfactory.

Floor Condition:

Satisfactory - The garage floor is in satisfactory condition.

Fire Rated Ceiling:

Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.

Fire Rated Entry Door to Structure:

Yes - There is a fire rated door separating the garage from the living areas of the house.

Garage Foundation:

Satisfactory - The visible portions of the foundation under the garage appear to be functional.

Garage Roof Condition:

The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition.

Water Source Installed:

Yes - There is a water source installed in the garage.