

June 12, 2023

Client

RE: Inspection Site
Inspection Address



Dear Client:

At your request a visual inspection of the above referenced property was conducted on September 28, 2022 . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

This 25 year old home was built on a concrete foundation with a walkout basement. The siding is in satisfactory condition, but will require painting in the near future to prevent water/UV damage. The roof covering has several installation concerns, including a leaking skylight. A roofer is needed to provide the necessary repairs. The major mechanical systems were functioning appropriately at the time of the inspection. The water storage expansion tank needs to be replaced and the boiler should be serviced before the winter season. There was a leak from the west facing hose bib. Damage has been caused in the basement area. A plumber is needed. No other plumbing leaks were noted and the drainage in the home was functional. Several minor electrical issues were noted including undersized wiring in the laundry room sub panel. A licensed electrician is needed to correct this. Many of the windows in the home were in need of repairs due to seal/frame warping. All other noted items can be found in the report below. Please contact me with any questions. Thank you for choosing Brothers Inspection!

Sincerely,

BROTHERS' INSPECTION INC.

John Tinker
Lead Inspector

Inspection Report

**Inspection Site
Inspection Address**

Prepared for: Client



**Prepared by: Brothers' Inspection Inc.
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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

REPORT NAME: 7525JT 2930 US-50
INSPECTION DATE: September 28, 2022.
INSPECTION APPOINTMENT TIME: 8:00 AM.
CLIENT NAME: Client.
INSPECTION SITE: Inspection Site.
INSPECTION SITE CITY/STATE/ZIP: Inspection Address.
ACCESS PERSON: Buyer's Agent.

CLIMATIC CONDITIONS:

INSPECTION DAY WEATHER: Clear.
TEMPERATURE AT TIME OF INSPECTION: 60's, 70's.
HOW LONG SINCE LAST MEASURABLE RAIN: 4 Days.
SOIL CONDITIONS: Dry.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: Built in 1997.
BUILDING TYPE: 1 family.
STORIES: 2+ Basement.
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.
HOUSE OCCUPIED? No.
CLIENT PRESENT DURING INSPECTION: No, At the end.
PEOPLE PRESENT DURING INSPECTION: Tenants.

SITE

Site:

<i>House faces:</i>	The front of the house faces East.
<i>Rear View</i>	The rear of the house faces West.
<i>Right Side View</i>	The right side of the house faces North.
<i>Left Side View</i>	The left side of the house faces South.
<i>Style of House:</i>	Tri-level.
<i>Estimated age of house:</i>	25 Years Old.
<i>Approximate Lot Size:</i>	The lot appears to be of an average size for the area.
<i>Site Drainage:</i>	Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.
<i>Bushes and Shrubs Condition:</i>	Satisfactory - The shrubs and/or bushes have a good appearance.
<i>Trees Condition:</i>	Satisfactory - The trees on the site all appear to be alive and in acceptable condition. Note- Trees overhanging the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material.



Mailbox Noted: Yes - There is a mailbox on-site. It is functional and at an acceptable height.

Paving Condition:

<i>Driveway Paving Material:</i>	Gravel. Pavers.
<i>Driveway Condition:</i>	Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.
<i>Walkways and Stoop Materials:</i>	Pavers.
<i>Walkway Condition:</i>	Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.

Patio

<i>Patio Slab Materials:</i>	Concrete.
<i>Slab Condition:</i>	Satisfactory - The slab is in useable condition.
<i>Patio Lighted:</i>	Yes.
<i>Patio Cover Condition:</i>	Satisfactory - The patio cover is functional.

Retaining Walls:

<i>Location of Retaining Wall:</i>	North side.
<i>Materials Used:</i>	The retaining wall is made of stacked rock.
<i>Condition of Wall and Materials Used:</i>	Satisfactory - The retaining wall is in functional condition.



<i>Water Drainage:</i>	Satisfactory - The water above the retaining wall is correctly directed away from the wall.
<i>Retaining Wall Anchoring:</i>	No - The retaining wall does not appear to have any form of anchoring to minimize movement caused by earth movement or water pressure.

Utility Services:

Water Source: Ute Water District.
Water Meter Location: Did not locate.
Electric Service: Underground.
Electric Service Condition: Satisfactory - The underground service appears adequate.

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/boiler.
Location of Meter: Front of house.



Type of Gas Supply: Natural Gas.
Gas Appliances in Garage Area?: None installed in the garage area.
Gas Line Primary Piping Material: Black Iron Pipe.
Secondary Supply Piping: CSST (corrugated stainless steel tubing)
Piping Installation - Routing - Shutoffs - Hangers - Supports: Satisfactory - Gas supply piping as installed appears adequate.
Gas Odors Noted: No, The meter was tested for leaks. No leaks were found.

FOUNDATION

Foundation

<i>Type of Foundation:</i>	Walkout Basement Foundation - Refers to a basement with foundation walls tall enough to have living space and at least one exposed wall with access to the exterior at ground level.
<i>Foundation Materials:</i>	Poured in place concrete, 8 inches or more thick.
<i>Visible Portions of Exterior Foundation Walls:</i>	Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate.
<i>Visible Foundation Wall Cracks Noted From Exterior:</i>	No visible cracking in the vertical foundation walls was noted during the exterior examination.
<i>Evidence of Recent Movement:</i>	No - There is no evidence of any recent movement.
<i>Perimeter Foundation Drainage Surface:</i>	Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

INTERIOR VIEW of BASEMENT

<i>Interior of Basement Percentage Finished Into Living Space:</i>	Most all of the basement is finished into living space.
<i>Basement Ceiling Exposed:</i>	None - The ceiling on the lower level is completely finished off. As a result, there is no comment as to the condition of the framing that is not visible.
<i>Sill Plates Percentage Visible:</i>	None - The sills are not available for viewing. As a result of the limited visibility, there is no comment given as to the condition of the sill plates and the immediate surrounding area.
<i>Foundation Bolts Noted:</i>	No - This inspection was unable to locate foundation bolts or brackets installed.
<i>Percent Interior Foundation Wall Exposed:</i>	There is limited visibility of the interior portion of the exterior walls due to wall coverings. There may be undesirable conditions in the wall that are hidden from view. Only the readily visible portions of the foundation walls are included as a part of this inspection. It would be necessary to perform a destructive or invasive inspection to verify the condition of the hidden areas.
<i>Columns and Posts:</i>	The inspector was unable to determine the type or condition of the supporting posts under the main beam as they are fully enclosed and concealed from view.
<i>Main Beam:</i>	The main beam is enclosed; therefore, it is impossible to determine its condition.
<i>These Slab Penetrations Were Noted:</i>	Plumbing stack lines pass through the slab floor. There is a floor drain installed in the basement slab floor.
<i>Basement Windows:</i>	There are basement level windows. The windows installed in the basement level appear to be egress accessible in case of an emergency.
<i>Interior Stairway Access From:</i>	Kitchen.
<i>Staircase Condition:</i>	Satisfactory - The staircase to the basement level appears functional.
<i>Electrical Service to Basement level:</i>	Satisfactory - The electrical outlets in the basement level tested as correctly grounded.
<i>Evidence of Insect Infestation:</i>	No - There was no visible evidence of insect infestation on the lower level. This inspection and inspection service is not to be held liable for any representation as to the evidence of or lack of evidence of any wood destroying insects. This was only a visible inspection of the readily available areas of the basement level, and no areas covered by any materials such as wallboard, insulation, furniture, or stored items were included.

WALKOUT BASEMENT:

<i>Walkout Basement - Number of Exposed Walls:</i>	1 wall fully exposed to daylight.
<i>Drainage in Area of Walkout:</i>	Satisfactory - The area around the walkout door appears to have adequate drainage.

ROOF & ATTIC

ROOFING

Type Roof:

Combination of: Gable, Hip.

Roof Covering Materials:

Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows.

Cover Layers:

The roof covering on the main structure appears to be the first covering. The number of layers was determined by counting the number of layers of shingles or material at the lower edge with consideration given the starter course.

Underlayment Noted:

According to current construction standards and manufacturer's installation instructions, there should be felt paper installed as an underlayment beneath the roof covering material.

Condition of Roof Covering Material:

Attention Needed- Although a majority of the shingles are in satisfactory condition, the area above the garage has some damage due to ladder use. Because of this and several other concerns I recommend having a roofer come out to provide quotes for the necessary repairs.





Slope:

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

Flashing:

Attention- The rubber gasket around the plumbing vent is not ideal. These need to be sealed periodically to prevent leaks.



The rubber vent pipe flashing is cracking or in need of repair/replacement at one or more of the plumbing vents.



Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

Valleys:

Satisfactory - The valleys appear to be in satisfactory condition.

Ridges:

Action Necessary - Some portion of the ridge(s) needs to be repaired or replaced. The type of shingle used is not meant for use on a ridge. A ridge type shingle should be installed.



Evidence of Leakage:

No.

Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. The downspouts appear to be clear and functional.

Attention - Installation of downspout extensions would help carry the water further away from the foundation. **Attention** - The gutters are in need of being cleaned out so that the debris build up does not clog or hinder the drainage of water. Note - It is best to leave downspouts in the down position to ensure water is directed away from the foundation.





Attic & Ventilation:

Attic Access Location:

No attic access. Vaulted ceilings in upper level.

STRUCTURAL

Structural:

Type of Construction:

Frame.

Exterior Siding Materials:

Fiber Composite Panels. Stone.

Siding Condition:

Satisfactory - The siding is in serviceable condition.

Siding Conditions.

Note - Gaps in-between the ends of the boards can be periodically sealed with caulk or butt joint trim can be installed. This will help prevent moisture from affecting the siding boards.



Trim Condition:

Attention - The trim needs some minor repair to prevent further deterioration. Some portion of the trim boards needs some painting to prevent further deterioration.



Soffit/Eaves:

Attention - Soffit/eaves appear to need some minor repair to prevent further deterioration. Hole in the eaves or soffit should be repaired.



Fascia & Rake Boards:

Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear. **Note** - The rake board or fascia is in contact with the roof covering materials. Ideally, there is a gap between these two materials to prevent moisture transfer. Moisture being wicked up from the roof surface can cause premature deterioration of the fascia or rake board materials.



Condition of Painted Surfaces:

Action Necessary - Portions of the exterior finish or painted surfaces are in a condition that calls for refinishing. Delay will cause further deterioration of the siding material.



Outside Entry Doors:

Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior. There is a deadbolt installed on the entry door, and it is operational. This is a recommended safety feature.

Windows Type:

There are both vinyl single hung and horizontal sliding windows installed.

Window Condition:

Attention Needed - Some of the window screens installed need to be replaced.

Attention Needed - There is at least one window that needs attention given to the glazing, framing, or caulking. **Attention** - Several of the window sills and around the frames through the house are in need of having the caulking re-done. Window condensation can cause moisture damage over time in these areas if not sealed as well as loss of efficiency. These are old vinyl windows. There is some warping and damage to the frame and seals on many of the windows.



Window Flashing:

Satisfactory - The installed window flashing above the windows appears to be adequate.

Earth-to-Wood Clearance:

Attention - There does not appear to be adequate clearance between the earth and the wood siding or framing members of the structure. It is suggested that there should be a minimum of a 4" clearance between the earth and any wood siding or framing materials. The OSB sheathing is visible on the south side of the home.



Structural Caulking:

Attention - Several spots around the structure were noted that need to be caulked. 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.



Wall Covering Material:

Sheetrock.

Ceiling Covering Material:

Sheetrock.

Deck, Porch or Balcony:North

There is a Wood Framed:

Wood deck.

Deck/Porch/Balcony Materials:

Pine.

Condition of Wood Materials:

Attention Needed - The wood materials used in the deck need some repair or replacement. **Note** - Paint or stain updates will help to preserve the wood materials.



Framing of Deck/Porch:

Action Necessary - Some portion of the framing in the deck or porch is in a condition that warrants immediate repair. The deck framing is not bolted to the rim joist of the

structure. This can allow the deck to pull away from the structure resulting in collapse and possible serious injury to anyone on the deck.

Deck, Porch, or Balcony Flooring Material: Satisfactory - The decking materials appear to be in satisfactory condition.

Supporting Posts: Satisfactory - The supporting posts appear to be in satisfactory condition.

The Foundation Materials: The deck support posts are anchored onto concrete pads.

Stairs Condition: Satisfactory - The steps are in useable condition.

Deck or Porch Railings: **Attention Needed** - The railings are in place; however, some repair is needed. The center of the long railing could use more support.



Deck, Porch or Balcony: Front

There is a Wood Framed: Wood deck.

Deck/Porch/Balcony Materials: Pine.

Condition of Wood Materials: Satisfactory - The wood materials are in satisfactory condition. **Note** - Paint or stain updates will help to preserve the wood materials.

Framing of Deck/Porch: **Action Necessary** - Some portion of the framing in the deck or porch is in a condition that warrants immediate repair. The deck framing is not bolted to the rim joist of the structure. This can allow the deck to pull away from the structure resulting in collapse and possible serious injury to anyone on the deck.



Deck, Porch, or Balcony Flooring Material: Satisfactory - The decking materials appear to be in satisfactory condition.

Supporting Posts: Satisfactory - The supporting posts appear to be in satisfactory condition.

The Foundation Materials: The deck support posts are set in soil. The inspector was unable to determine the depth to which the posts are set and if the posts are set below the frost line.



Stairs Condition: Satisfactory - The steps are in useable condition.

Deck or Porch Railings: Satisfactory - The railings as installed are functional. The spacing between balusters is 4". This was instituted as a safety issue to prevent small children from getting caught between the balusters.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit:

Model/ Serial Number/ Size: Mastercool. Manufactured 2009.
Type: Evaporative Cooler. Electricity-powered.
Unit/Condenser Location: Roof top.
Unit Tested: Yes, this unit works well by the settings of the control switch.
Unit Condition: **Attention Needed-** There is water dripping out of the cooler. Adjustments are needed.



Heating Unit:

Heating System Location: Basement.
Heating System Type: Hot Water heat is installed as the primary heating system.
Fuel Source: The fuel source is natural gas.
Gas Comments: Tested for leaks- None found.
Model/Serial Number/Size: Williamson. 210,000 BTU Input. Manufactured 2006.
Flue Type: The flue pipe is metal.
Flue Condition: **Note** - The outer wall of the b-type vent is deteriorated and cracked. An HVAC professional should be contacted to your place this section to ensure proper ventilation. At roof level.
Unit Tested: Yes.
Heat Exchanger Inspected: No, Equipment and controls which are part of the furnace block access to the heat exchanger. They must be removed to view the heat exchanger, which is beyond the scope of this inspection.
Carbon Monoxide Tested: Yes. No measurable amounts of carbon monoxide were noted at the time of the test.
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: **Action Necessary** - Some visible portion of the flue/vent system appears to be installed improperly or is in a deteriorated condition. Action is necessary to correct this condition immediately.



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.
Does each habitable room have a heat source? Yes, **Note-** Upper levels appear to have in-floor radiant heat.
Adequate Returns or Undercut Doors: It is recommended that the doors to the room be undercut 1/2 - 3/4 inch above the carpet or flooring to allow airflow. **Note** - There does not appear to be enough gap below the entrance doors to the rooms. This may reduce the air flow of the system in these rooms if the doors are left shut.
Thermostat Location: 11 thermostats. In most rooms.

Thermostat Condition:

Satisfactory - The thermostat(s) worked properly when tested. There are multiple thermostats. The structure is divided into zones. Attention- At least one thermostat needs a new battery.

Comments:

There is an expansion tank installed. It is functional and holding air.

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 Distribution Panel

Main Power Distribution Panel Location:

Rear of the house.

Main Power Panel Size:

400 Amp Main feeding 2- 200 amp breakers. One is not being used.

Service Cable to Panel Type:

The service line can not be seen with this type of panel.

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.

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.

Panel Cover Removed:

Yes.



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.



Comments:

Attention Needed- The GFCI protecting the external outlets was not functional at the time of the inspection and should be replaced.



Exterior Sub Panel:

Panel Location:

Rear of the house.

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. **Attention-** The opening in the panel should be covered.



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.

Interior Sub Panel:

Panel Location:

Laundry room.

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.

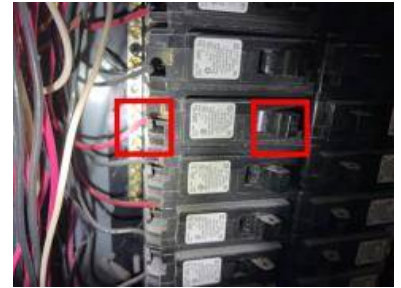
Panel Type:

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

Breaker/Fuse to Wire Compatibility:

in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Attention Needed- There was at least one instance of a 14 gauge wire being fed into a 20 amp breaker. This is under sized and an unsafe electrical condition. A licensed electrician should correct this.



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:

Partially. The cabinetry is blocking the panel cover from being removed.

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.

Circuit Wiring Condition:

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

Ground Fault Protected Outlets:

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

Wire Protection/Routing:

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

Smoke Detectors:

Yes - The structure is equipped with 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). The installed smoke detector(s) are wired into the electrical system. If a hardwired smoke detector is installed, be sure it is a battery backup type or install a battery backup type as a safety, in case power goes off before the alarm sounds. Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level. Note- Several of the smoke detectors are older than 10 years and should be replaced.

Carbon Monoxide Detectors:

Yes - Carbon Monoxide detectors were noted properly installed in the house.

Doorbell :

Not functioning.

Exterior Lighting:

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

PLUMBING SYSTEM

Plumbing:

<i>Water Source:</i>	Water District - Ute Water.
<i>Plumbing Service Piping Size to Structure:</i>	3/4" water service line from the meter to the main cutoff.
<i>Public Service Piping Material:</i>	The main service line to the structure is copper.
<i>Main Water Line Cutoff Location:</i>	Basement level wall.



Visible Mineral Deposits or Encrustations:

No.

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:

Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. **Note** - There is no pressure regulator installed on the incoming service line. Installation of a pressure regulator is recommended to keep the pressure lower and consistent.

Exterior Hose Bibs Functional:

Attention Needed- The west facing hose bib is leaking from the anti siphon valve. Repairs are needed.



Action Necessary - At least one of the exterior hose bibs is either not functional or is broken inside the wall or structure. Water is leaking into the basement.



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 This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. For further evaluation, this Inspection Company may perform further testing under separate contract and direction.

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.

Location of Waste Line Cleanouts: North side under deck. Very little standing water or buildup was noted.



Floor Drains Functional: Floor drains were not flood tested. **Note** - Be sure to keep enough water in the trap to prevent unwanted gases from entering the room.

Water Heater

Location: Basement.

Model & Serial Numbers: Burnham Water Storage tank. Hot water is supplied from the boiler. I was unable to determine the age based off of the serial number.

Tank Capacity: 53 Gallons.

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.

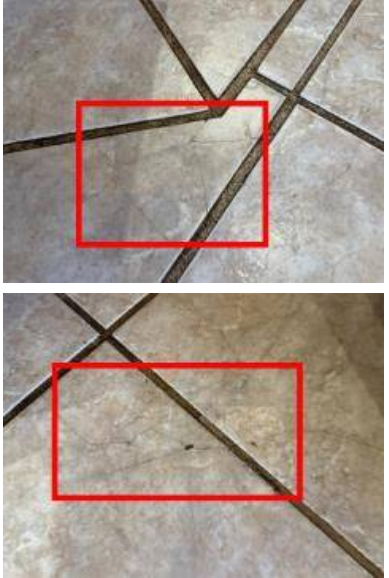


Safety Overflow Pipe: Satisfactory - The overflow pipe is correctly installed.


Comments: **Attention** - The expansion tank needs replaced. It has failed.



KITCHEN


Kitchen

<i>Location:</i>	Main level rear of house.	
<i>Pantry:</i>	Satisfactory - The pantry is functional, and it has shelving installed.	
<i>Windows:</i>	Satisfactory - The windows and associated hardware in the kitchen are satisfactory.	
<i>Walls:</i>	Satisfactory - The walls in the kitchen appear to be satisfactory.	
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as expected.	
<i>Floor:</i>	Attention Needed - The flooring in the kitchen is in need of attention to prevent further deterioration. There are several cracked tiles.	
<i>Lighting:</i>	Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.	
<i>Electrical Outlets:</i>	Attention Needed- Several outlets in the kitchen were ungrounded indicating some loose wiring. In addition, the GFCI outlets appear original. It is best practice to replace these every 20 years. These may be due for replacement.	
<i>Countertops:</i>	Satisfactory - The countertops in the kitchen are satisfactory.	
<i>Cabinets, Drawers, and Doors:</i>	Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.	
<i>Faucet and Supply Lines:</i>	Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional.	
<i>Sink and Drain Lines:</i>	Satisfactory - The sink and drainage lines appear to be satisfactory.	
<i>Caulking Water Contact Areas:</i>	Note - Caulking is recommended between the backsplash and countertop. This will help to prevent water from entering between the two surfaces and affecting the wall materials behind them.	

<i>Food Waste Disposal:</i>	Attention Needed- The disposal is noisy and may have broken or worn interior components. It should be replaced.
<i>Dishwasher:</i>	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.
<i>Range Hood:</i>	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.
<i>Range/Oven Fuel Source:</i>	Electric - There is a 220-volt hookup for an electric oven. Gas - There is also a gas line installed for the range top. The installed cook stove has a gas range and electric oven.
<i>Range/Oven:</i>	All the range top burners were tested and are functional. Temperatures of heat settings were not tested. All the heating elements in the oven were functional at the time of the inspection. Temperatures of heat settings were not tested.
<i>Microwave Oven:</i>	Attention Needed- Arcing was noted inside the microwave when tested. The microwave should be replaced if this condition continues.
	
<i>Refrigerator:</i>	Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.
<i>Water For Refrigerator:</i>	There is a water line for the refrigerator.
<i>Heat Source:</i>	Satisfactory - There is a heat register in this room.



LAUNDRY

LAUNDRY

<i>Location:</i>	Basement.
<i>Walls:</i>	Satisfactory - The walls in the laundry room appear to be satisfactory.
<i>Ceilings:</i>	Satisfactory - The ceiling is satisfactory.
<i>Floor:</i>	<p>Attention Needed- Some of the flooring in the laundry room is loose and needs to be re-attached.</p> 
<i>Windows:</i>	Satisfactory - There is at least one window and associated hardware in the laundry room that operates satisfactorily.
<i>Electrical Outlets:</i>	Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.
<i>Lighting:</i>	Satisfactory - Lighting in the laundry is adequate.
<i>Ground Fault Interrupt Outlets:</i>	None, This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.
<i>Washer & Dryer</i>	A washer and dryer are installed. Both units were tested and functioned normally during the inspection.
<i>Washer Hookup:</i>	There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.
<i>Dryer Hookup:</i>	Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.
<i>Dryer Ventilation:</i>	Attention - The dryer ventilation appears to need cleaned out. A vent clogged with lint can create a fire hazard.
<i>Area Ventilation:</i>	Satisfactory - The area ventilation seems adequate.
<i>Laundry Basin:</i>	<p>Yes - There is a laundry basin installed. The unit is functional. No leaks were noted.</p> <p>Note - The utility sink is not anchored to anything. It's only held in place by the plumbing. Attention- The basin drained slowly. A clog may be forming.</p>

BATHROOM

Master Bathroom:

<i>Location:</i>	Off of Master Bedroom.	
<i>Walls:</i>	Satisfactory - The walls in this bathroom are satisfactory.	
<i>Windows:</i>	Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.	
<i>Ceiling:</i>	Satisfactory - The ceiling in this bathroom is satisfactory.	
<i>Floor:</i>	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.	
<i>Lighting:</i>	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition. Note -One vanity bulbs needs to be replaced.	
<i>Ventilation Fans:</i>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.	
<i>Ground Fault Interrupt Outlets:</i>	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.	
<i>Light Switch:</i>	Satisfactory - The light switch is satisfactory.	
<i>Vanity Cabinet:</i>	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.	
<i>Basin and Drain Fixture:</i>	Satisfactory - The basin and drainage fixture appears to be satisfactory.	
<i>Faucet and Supply Lines:</i>	Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.	
<i>Toilet Condition</i>	Action Recommended - The toilet in the master bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble or twist and possibly leak. Action should be taken to re-secure it to the floor.	
<i>Tub:</i>	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.	
<i>Tub Mixing Valve & Stopper:</i>	Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.	
<i>Shower/Shower Head and Mixing Valves:</i>	Satisfactory - The shower, shower head, and mixing valves are all performing as required.	
<i>Shower Pan:</i>	Fiberglass - The fiberglass shower pan does not appear to leak at this time.	
<i>Tub & Shower Walls:</i>	Satisfactory - The walls appear to be in satisfactory condition.	
<i>Tub/Shower Drain:</i>	Satisfactory - The tub/shower appears to drain at an acceptable rate.	
<i>Glass Tub/Shower Door:</i>	Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.	
<i>Caulking/Water Contact Areas:</i>	Satisfactory - The caulking in the water contact areas appears to be satisfactory.	
<i>Heat Source:</i>	In floor heat.	

Bathroom No. 1:

Location: Off the hallway to the guest bedrooms, Upstairs.
Entry Door: Satisfactory - The entry door to the bathroom is functional.
Walls: Satisfactory - The walls in this bathroom are satisfactory.
Windows: **Attention Needed-** The seals are warping. These windows will need to be replaced.



Ceiling: Satisfactory - The ceiling in this bathroom is satisfactory.
Floor: Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.
Lighting: Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
Ventilation Fans: Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily. **Note** - As part of maintenance, the cover and fan should be cleaned.
Ground Fault Interrupt Outlets: Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
Light Switch: Satisfactory - The light switch is satisfactory.
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. There are shutoffs installed for both hot and cold water pipes under the basin.
Toilet Condition Satisfactory - The toilet in this 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. Surface of tub can be easily damaged.
Tub Mixing Valve & Stopper: Satisfactory - Tub mixing valve and 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.
Glass Tub/Shower Door: No, There is a shower curtain installed.
Caulking/Water Contact Areas: Satisfactory - The caulking in the water contact areas appears to be satisfactory.
Heat Source: In floor heat.

Bathroom No. 2:

Location: Basement.
Entry Door: **Attention** - The entry door or hardware to this bathroom needs some adjustment or

repair to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

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. The floor covering material is ceramic or glazed tile.

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

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

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

Electrical Outlets: There is a grounded outlet correctly installed.

Light Switch: Satisfactory - The light switch is satisfactory.

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

Basin and Drain Fixture: **Attention** - The basin or drainage fixture needs attention. The lavatory drains slowly. There may be some blockage either in the fixture or the drain line.



Faucet and Supply Lines: Satisfactory - Faucets and supply lines appear satisfactory. The faucet has a reduced water flow rate.

Toilet Condition Satisfactory - The toilet in this bathroom appears to be functional.

Tub: Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

Tub Mixing Valve & Stopper: Satisfactory - Tub mixing valve and 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.

Glass Tub/Shower Door: No.

Caulking/Water Contact Areas: **Attention** - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The wall - tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.



Heat Source: Satisfactory - There is a heat source in this room.

Partial Bathroom:

Location: Middle level. Off of kitchen.

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

Walls: Satisfactory - The walls in this bathroom are satisfactory.

Windows:

Attention Needed- The seals are warping. This window will need to be replaced although it is keeping the elements out.



Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Attention Needed - The flooring in this bathroom is in need of attention to prevent further deterioration.



Lighting:

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

Ventilation Fans:

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

Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity. *Attention Needed-*The GFCI in this bathroom is on the same circuit as the other bathroom outlets. It appears to be original. It is best practice to replace GFCI outlets every 20 years. This one should be replaced.



Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

Attention Needed- The countertop is not anchored as well as it should be.

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. There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition

Action Recommended - The toilet in this bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble or twist and possibly leak. Action should be taken to re-secure it to the floor.



Caulking/Water Contact Areas:

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

Heat Source:

In floor heat.

BEDROOMS

Master Bedroom:

Location:

North upper level.

Outside Entry Door:

The outside entry door to the bedroom is satisfactory. Note- The weather stripping needs to be replaced.

Entry Door:

Satisfactory - The entry door on the master bedroom is as I expected, and it is functional. **Note** - The latch is worn and the door is difficult to shut.

Closet:

Attention- There is some swelling on the edges of the flooring. This is typically caused by excess moisture.

Note- There is evidence of drywall repairs around the closet window.



Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory. There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



Ceiling:

Satisfactory - The ceiling is functional and as I expected. **Note-** Minor cracking was noted. This is not a concern.



Light and Light Switch.

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

Ceiling Fan: Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
Floor: Satisfactory - The floors are in satisfactory condition. The floor covering material is.
Windows: Satisfactory - The windows and associated hardware in this bedroom are all satisfactory. **Note-** The large window was missing its screen.
Electrical Outlets: Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
Heat Source Noted: Yes- In floor heat.
Smoke Detector: There is a smoke detector installed in the room. **Note** - Replacement of the smoke detectors is generally recommended by the manufacturers every 10 years. These may be due for replacement.

Bedroom 1:

Location: Upstairs east side.
Entry Door: **Attention** - The entry door or hardware for this bedroom needs some adjustment or repair for it to function properly. At least one of the door hinges needs repair or replacement. They are loose.
Closet: Satisfactory - The closet is functional and of average size.
Walls: Satisfactory - The walls in the bedroom appear to be satisfactory.
Ceiling: Satisfactory - The ceiling is functional and as I expected.
Light and Light Switch. Satisfactory - The light and light switch were functional at the time of the inspection.
Floor: Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.
Windows: Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
Electrical Outlets: Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
Heat Source Noted: There is a heat source to this room.
Smoke Detector: There is a smoke detector installed in this room.

Bedroom 2:

Location: Upstairs southeast corner.
Entry Door: **Attention** - The entry door or hardware for this bedroom needs some adjustment or repair for it to function properly. The door rubs. In addition, the knob and lock are worn and do not function as they should.
Closet: Satisfactory - The closet is functional and of average size.
Walls: Satisfactory - The walls in the bedroom appear to be satisfactory.
Ceiling: Satisfactory - The ceiling is functional and as I expected.
Light and Light Switch. Satisfactory - The light and light switch were functional at the time of the inspection.
Floor: Satisfactory - The floors are in satisfactory condition. The floor covering material is.
Windows: **Action Recommended** - At least one window or associated hardware in this bedroom needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced. The window screens are missing from this window.



Electrical Outlets: Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
Heat Source Noted: There is a heat source to this room.
Smoke Detector: There is a smoke detector installed in this room.

Bedroom 3:

Location: Upstairs Southwest corner.
Entry Door: Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Closet: Satisfactory - The closet is functional and of average size.
Walls: Satisfactory - The walls in the bedroom appear to be satisfactory.
Ceiling: Satisfactory - The ceiling is functional and as I expected.
Light and Light Switch. Satisfactory - The light and light switch were functional at the time of the inspection.
Floor: Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.
Windows: **Attention Needed** - At least one window or associated hardware in this bedroom needs attention. Locking hardware needs repair or replacement.



Electrical Outlets: Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
Heat Source Noted: There is a heat source to this room.
Smoke Detector: There is a smoke detector installed in this room.

Bedroom 4:

Location: Basement Northeast.
Entry Door: Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
Closet: Satisfactory - The closet is functional and of average size.
Walls: Satisfactory - The walls in the bedroom appear to be satisfactory.
Ceiling: **Action Necessary** - There is deterioration in the ceiling of this bedroom that needs to be repaired. There is a leak from the hose bib piping.



Light and Light Switch. Satisfactory - The light and light switch were functional at the time of the inspection.
Floor: Satisfactory - The floors are in satisfactory condition.
Windows: Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
Electrical Outlets: Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
Heat Source Noted: There is a heat source to this room.
Smoke Detector: There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom 5:

Location: Basement, off of laundry room.
Entry Door: Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
Closet: Satisfactory - The closet is functional and of average size.
Walls: Satisfactory - The walls in the bedroom appear to be satisfactory.
Ceiling: Satisfactory - The ceiling is functional and as I expected.
Light and Light Switch. Satisfactory - The light and light switch were functional at the time of the inspection.
Floor: Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.

Windows:

Action Recommended - At least one window or associated hardware in this bedroom needs repair. The seals around the vinyl and on the interior have failed.



Electrical Outlets:

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

Heat Source Noted:

There is a heat source to this room.

Smoke Detector:

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

OTHER LIVING SPACES

Front Entry and Main Hallway:

The Main Entrance Faces:

Front Entry Door:

East.

Attention - The main entry door or its associated hardware needs adjustment or repair. The weather strip around the door needs some repair. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature. The guest at the front door is visible by either a window in the door or next to it, or by a viewing lens. This is a safety feature.



Entry Floor:

Attention Needed - The entry flooring is in need of repair or refinishing.



Lighting:

Satisfactory- The installed lighting is functioning as intended.

Main Hallway:

Satisfactory - The main hallway walls and floor are in satisfactory condition.

Smoke Detector:

There is a smoke detector installed in the hallway.

Guest Closet:

Satisfactory - The guest closet is functional and of average size.

Linen Closet:

Satisfactory - The closet is functional, and it has shelving installed.

Main Staircase:

Action Necessary - Some portion of the main stairway needs Immediate Action. Newel post needs tightening. It is excessively loose.



Upper Level Hallway:

Satisfactory - The upper level hallway walls and floor are in satisfactory condition.

Upper Level Smoke Detector:

There is a functional smoke detector installed in the second level hallway.

Living Room:

Location:

Front of home.

Walls:

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

Ceiling:

Satisfactory - The ceiling is functional and as expected. **Note-** There is minor drywall cracking along the threshold to the dining room.



Ceiling Fan:

Action Necessary - The ceiling fan did not function properly.

Floor:

Satisfactory - The floor in this room is in satisfactory condition. **Note-**There is swelling along the seams in several areas. This is typically due to excess moisture when cleaning or incorrect chemicals.



Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Electrical Outlets:

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

Heat Source Noted:

There is a heat source in this room.

Dining Room:

Location:

Off of kitchen.

Walls:

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

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floor in this room is in satisfactory condition. The floor covering material is ceramic or glazed tile.

Windows:

Action Recommended - At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is not functional. It needs to be replaced.



Electrical Outlets:

The 3-prong outlets are not grounded. This is an unsafe condition. There may be loose wiring.

Heat Source Noted:

There is a heat source in this room.

Family Room:

Location:

Middle level in from garage.

Walls:

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

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Ceiling Fan: Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.
Floor: Satisfactory - The floor in this room is in satisfactory condition.
Windows: Satisfactory - The windows and associated hardware in this room are all satisfactory.
Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded.
Heat Source Noted: There is a heat source in this room.

Family Room: Basement

Location: Basement North side.
Outside Entry Door: Satisfactory - The outside entry door to this room is satisfactory. **Action Necessary** - The screen door is missing. Replacement is needed.
Closet: Satisfactory - The closet is functional and of average size.
Walls: Satisfactory - The walls in this room appear to be satisfactory.
Ceiling: Satisfactory - The ceiling is functional and as expected.
Floor: Satisfactory - The floor in this room is in satisfactory condition. The floor covering material is carpet.
Windows: **Action Recommended** - At least one window or associated hardware in this room needs repair. The thermal seal in at least one window is noted as deficient. The window still keeps the rain out, but the staining between the panes of glass will continue to cloud the glass. At some time, if left in place, the window will turn opaque.



Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded. Note - One or more outlets in this room are loose. Tightening up outlet hardware helps to ensure the wiring connections stay secure.
Heat Source Noted: There is a heat source in this room.

Study/Den:

Location: In from main entry.
Entry Door: **Attention** - The entry door or hardware to this room needs some adjustment or repair to function properly. The lock is broken and the latch plate needs to be adjusted on the south door.
Closet: **Attention Needed-** One door has fallen off the tracks and the other needs adjustment to not rub on the carpet.



Walls: Satisfactory - The walls in this room appear to be satisfactory.
Ceiling: Satisfactory - The ceiling is functional and as expected.
Floor: Satisfactory - The floor in this room is in satisfactory condition. The floor covering material is carpet.
Windows: Satisfactory - The windows and associated hardware in this room are all satisfactory.
Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded.
Heat Source Noted: There is a heat source in this room.

Comments:

Attention Needed- The smoke detector is over 10 years old and should be replaced.



GARAGE

Garage

Garage Type

The garage is attached.

Size of Garage:

Three car garage.

Number of Overhead Doors

There are three overhead doors.

Overhead Door and Hardware Condition:

Attention Needed - The overhead door needs some minor repair. The overhead door weather seal needs some repair, or the overhead door needs adjustment.



Action Necessary - The overhead door needs repair or replacement. At least one door panel needs to be replaced due either to deterioration or mechanical damage. North door.



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

Automatic Overhead Door Opener: There is no door opener installed but the wiring has been preinstalled so that one can be easily added. Manual doors.

Outside Entry Door:

Attention Needed- The door rubs along the edge, the latch play needs adjustment in order to latch properly. In addition there is no deadbolt hole or latch plate installed.



Floor Condition:

Satisfactory - The garage floor is in satisfactory condition.

Garage Walls Condition:

Unfinished. **Note**- The portion sharing a wall with the home is fire rated as there is siding installed.

Fire Rated Entry Door to Structure: Yes - There is a fire rated door separating the garage from the living areas of the house.

Electric Service to Garage:

The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards. Do not use a Ground

Fault Protected outlet for either a food freezer or a refrigerator. Should the outlet cut the power to the appliance, you may not be aware that the unit is off and possibly ruin the contents. **Attention-** The GFCI appears older than 20 years and should be replaced.

Action Necessary - At least one outlet tested in the garage is incorrectly wired or needs to be replaced. Several outlets had an open neutral.

Comment:

Attention Needed- There is evidence of leaking around the skylight. Some repairs are needed at the roof level.

