



BROTHERS' INSPECTION INC

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RESIDENTIAL REPORT

1234 Main Street
Grand Junction, CO 81505

Buyer Name

08/26/2026 9:00AM



Inspector

Che Wentz

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Agent

Agent Name

555-555-5555

agent@spectora.com

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At your request a visual inspection of the above referenced property was conducted. 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. Our standards of operation are attached at the end of this report.

1: INSPECTORS OPINION

Information

Inspectors Opinion

This home was built in 2002 using above average quality materials. At large, the home appears to be well built and there are only a few recommendations made in the report. Two areas of concern are what appears to be a leak above the toilet of the primary bathroom and above the bed in the primary bedroom. The presence of water was detected using an infrared camera and confirmed using a moisture meter. The source of the water is uncertain. Invasive measures may be needed to determine the source of water and possible repairs. Addressing this and other notes in the report will help to preserve the property and ensure it provides a comfortable in space.

2: INSPECTION DETAILS

Information

Site Conditions: In Attendance Client's Agent	Site Conditions: Occupancy Staged	Site Conditions: Style Multi-level
Site Conditions: Temperature (approximate) 60 Fahrenheit (F)	Site Conditions: Type of Building Single Family	Site Conditions: Weather Conditions Partly Cloudy
Utilities: Electric Service Location Underground.	Utilities: Water Source/Meter Ute Water District	Utilities: Fuel Type Natural gas is provided by a regulated service company or utility.
Utilities: Cable Service Underground.	Utilities: Telephone Service Underground	Utilities: Cable Television and Telephone Grounding Wire Verified Yes - The cable television and/or the telephone service lines appear to be grounded.
Gas Services: Location Left side of the house.	Gas Services: Type of Supply Natural Gas.	Gas Services: Gas Fired Equipment Furnace/boiler., Water heater.



Gas Services: 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.

Gas Services: Gas Line Primary Piping Material

Black Iron Pipe., CSST (corrugated stainless steel tubing).

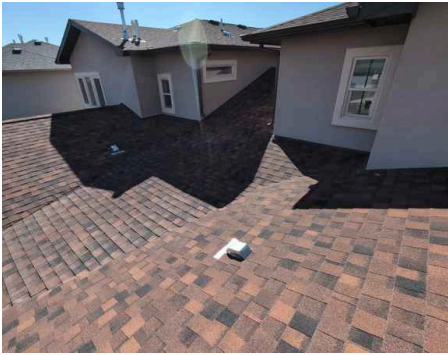
Gas Services: Vents Noted from Roof View

There is at least one gas-fired vent stack through the roofline.

3: ROOF

Information

Roof Type/Style Gable, Hip	Coverings: Material Dimensional Asphalt Shingle	Coverings: Layers 1
Ridges: Satisfactory The ridge covering material appears to be in satisfactory condition.	Valleys: Satisfactory The valleys appear to be in satisfactory condition.	
Inspection Method Walk On		



Notes

3.4.1 Flashings



Normal Maintenance

DRIP EDGE OVER UNDERLAYMENT

The drip edge was installed on top of the underlayment. This is a common error by roofers. It is not ideal, however, once installed it is difficult to change. The main concern is that water could enter underneath the drip edge and affect the fascia and soffits. For this to happen there would have to be an issue with the roof above as well. At this time this should be monitored. If water staining is ever observed on the fascia and soffits, it may be necessary to contact a roofer.



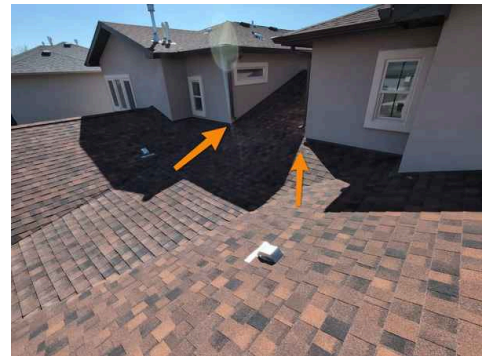
3.6.1 Gutters and Drainage Systems



Recommended Repairs

DOWNSPOUTS DEPOSITING ONTO ROOFING

It is not recommended to have an upper gutter deposit onto a lower roof. This will cause increased granular loss and wear in these areas and is not recommended. Ideally, all upper gutter extensions are routed directly into a lower gutter.



4: ATTIC, INSULATION & VENTILATION

Information

Attic Type Crawl Through- The attic cavity is not useable for any storage due to size	Roof Decking Material OSB	Access Scuttle
Roof Framing : Satisfactory The roof framing appears to be in functional condition.	Roof Framing : H-Clips Present Yes H-Clips help prevent sagging at the sheathing joints.	Ventilation: Ventilation Type Ridge Vents, Soffit Vents
Attic Insulation: Inches of Insulation Over 10"	Attic Insulation: Type of Insulation Fiberglass Loose	
Attic Inspection Method Head and Shoulders		



Evidence of Leaks : None
There is no evidence of current water leaks into the accessible attic spaces.

Ventilation: Satisfactory
There appears to be adequate ventilation installed. There are no signs of moisture or heat issues.

5: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material Stucco, Stone Veneer	Decks, Balconies, Porches & Steps: Type Porch	Decks, Balconies, Porches & Steps: Material Membrane
Driveways: Driveway Material Concrete	Driveways: Satisfactory The driveway material is in satisfactory condition.	Walkways: Walkway Material Concrete
Patios: Patio Material Concrete	Patios: Concrete Satisfactory Patio concrete is in satisfactory condition with no noted concerns.	Fencing: Materials Vinyl
Mailbox: Location Remote Location		
Eaves, Soffits & Fascia: Satisfactory The soffits, eaves and fascia were in satisfactory condition with only normal deterioration noted.		

Notes

5.3.1 Decks, Balconies, Porches & Steps

 Recommended Repairs

BUBBLES IN MEMBRANE

There are bubbles in the membrane deck covering. These both stem from posts installed for the railing. It's possible the posts caused the membrane to wrinkle which is less concerning. It is also possible the anchoring of the posts are allowing moisture to enter underneath the membrane. It is recommended a roofing professional be contacted for further assessment.



5.5.1 Walkways

SLOPE

The outside edge of the walkway, on the north side of the home, appears to have a slope down towards them. Ideally, all surfaces would slope down and away from the foundation.

 Recommended Repairs



6: FOUNDATION

Information

Foundation: Type of Foundation

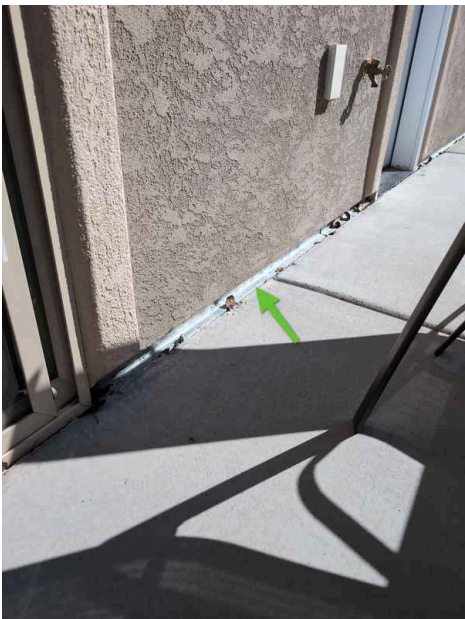
Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.

Foundation: Materials

Poured concrete (Slab)-A minimum of 8 inches thick and 16 inches deep at the footing around the outer edge of the slab and 4 inches deep through out the non-structural portion of the slab.

Foundation: Visibility

The foundation walls are insulated and flashed. This helps increase the thermal efficiency of the home. It also limits visual inspection of the foundation materials.



7: ELECTRICAL

Information

Primary Power Source: Service Voltage

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

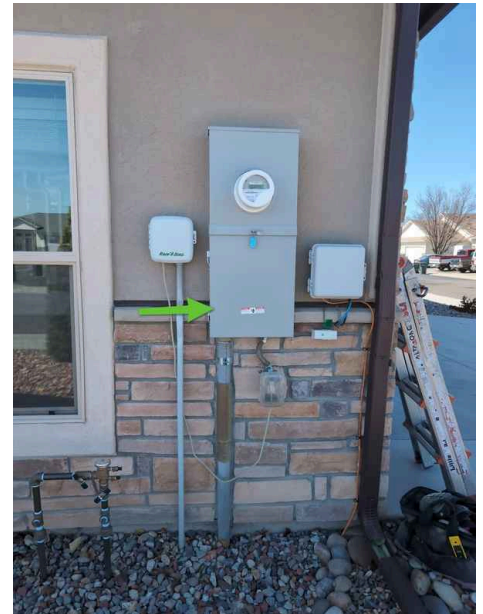


Primary Power Source: Service/Entrance/Meter

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: Panel Location

Left side of the house.



Main Distribution Panel: Panel Accessibility

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

Main Distribution Panel: Panel Type

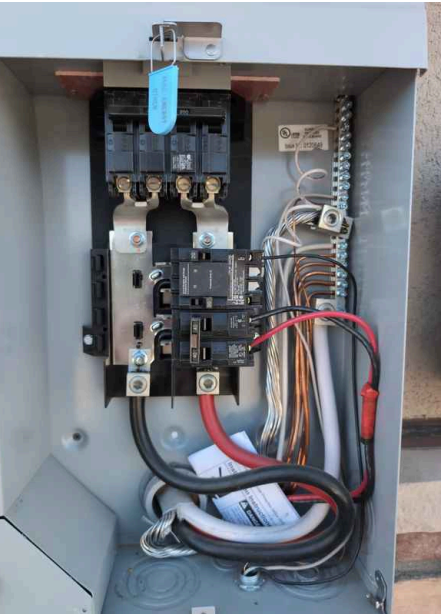
Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off it can easily be reset. Caution: If a breaker is reset and trips back off this is an indication that there is a short or weakened condition in the circuit. Call a qualified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

Main Distribution Panel: Main Breaker 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.

Main Distribution Panel: Panel Cover Removed

Yes



Main Distribution Panel: Service Cable Type

Aluminum

Main Distribution Panel: Main Service Ground

Yes - The main service ground wire was located by the inspector.

Main Distribution Panel: Circuit Wiring Type

Copper-The structure is wired using plastic insulated copper single conductor cables., Copper multi-strand feeders are installed to deliver power to a downstream panel or appliances requiring higher amperage.

Main Distribution Panel: Wire Protection/Routing

Visible wiring appears to be installed in an acceptable manner.

Main Distribution Panel: Hot Tub Panel

The hot tub panel not in use but appears to be in sound condition.



Sub Panel: Panel Location

In the garage.

**Sub Panel: Service Cable Type**

Aluminum

Sub Panel: Panel Accessibility

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

Sub Panel: Main Breaker 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.

Sub Panel: Panel Type

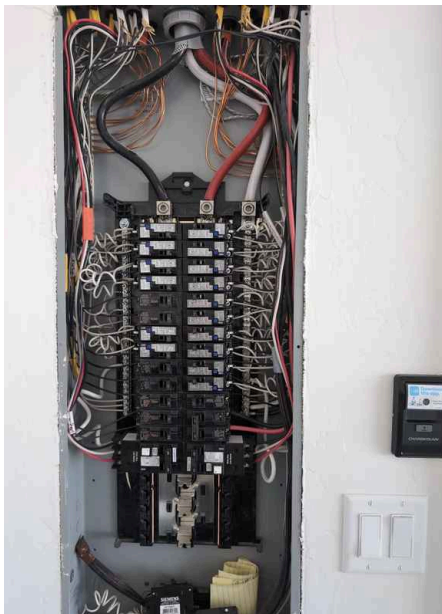
Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off it can easily be reset. Caution: If a breaker is reset and trips back off this is an indication that there is a short or weakened condition in the circuit. Call a qualified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

Sub Panel: Circuit Wiring Type

Copper-The structure is wired using plastic insulated copper single conductor cables.

Sub Panel: Panel Cover Removed

Yes

**Sub Panel: Wire Protection/Routing**

Visible wiring appears to be installed in an acceptable manner.

Smoke and Carbon Monoxide Alarms: 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).

Smoke and Carbon Monoxide**Alarms: Carbon Monoxide**

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

Exterior Outlets: Satisfactory

Yes – the exterior outlets are GFCI protected at the outlet or another location. The GFCI was functional.

ARC Fault Protected Outlets:**Bedrooms ARC Fault Protected**

Yes-The bedrooms are ARC Fault protected as currently recommended.

Doorbell: Condition

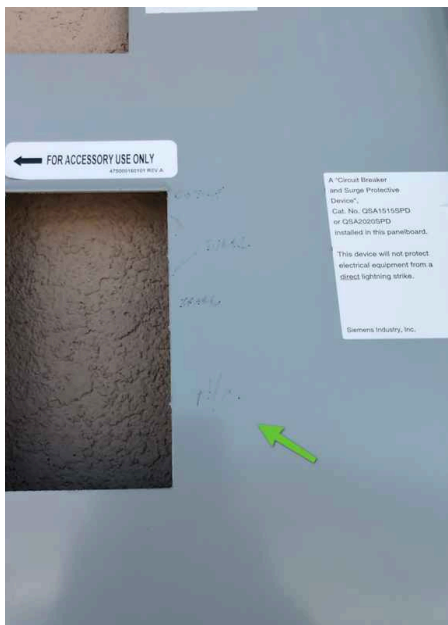
Yes - At least one exterior door has a working doorbell.

Main Distribution Panel: Panel Condition

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

Main Distribution Panel: Legend Available

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

**Main Distribution Panel: Breaker/Fuse to Wire Compatibility**

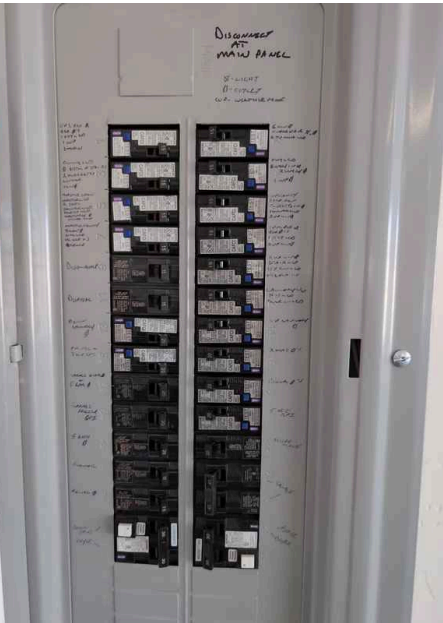
The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Sub Panel: Panel Condition

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

Sub Panel: Legend Available

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



Sub Panel: Breaker/Fuse to Wire Compatibility

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

Exterior Lighting: Satisfactory

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

Notes

7.2.1 Main Distribution Panel

FADING

The legend is fading. It is recommended that the legend be retraced if possible.

 Normal Maintenance



8: PLUMBING

Information

Plumbing General Info: Plumbing Service Size to Structure 3/4"	Plumbing General Info: Plumbing Service Pipe Material Unknown	Plumbing General Info: Location of Main Shut Off Mechanical Platform
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Plumbing General Info: Interior Supply Pipe Size 3/4" - It then reduces to 1/2" or 3/8" risers.	Plumbing General Info: Interior Supply Pipe Material Copper, PEX	Drain Piping: Drain Pipe Material PVC
Vent Piping: Satisfactory - Vent The visible plumbing vent piping appears functional.	Vent Piping: Vent Pipe Material Plastic	Exterior Hose Bibs: Satisfactory The exterior hose bib(s) appeared to function normally.

Supply Piping : Satisfactory
The visible portions of the plumbing show no significant signs of defect, appear to be properly supported, and correctly installed.

Drain Piping: 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.

Water Pressure: Water Pressure OK
Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Functional Supply: Satisfactory

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

Visible Minerals or Deposits: No

No signs of mineral build up were seen on the plumbing supply pipe materials or connections.

Functional Drainage: Satisfactory

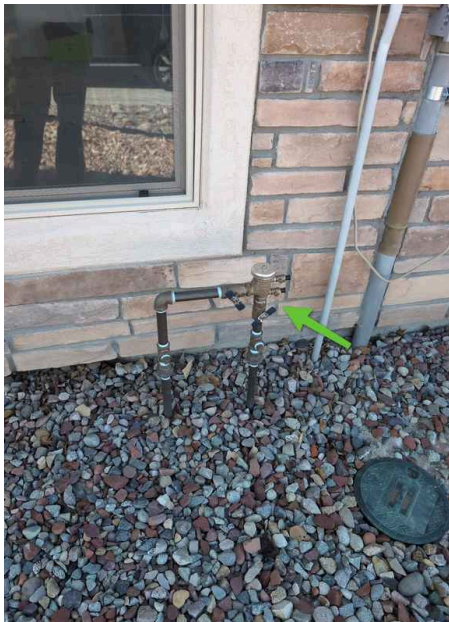
Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at roughly the same rate or faster than was supplied.

Objectional Odors: No

No objectionable odors were noted. This is generally an indication of leaks in the Drain/Waste/Vent system. A health hazard condition may exist.

Lawn Irrigation System: Backflow Preventer Annual Check

Backflow preventers should be checked annually by a qualified company. In some areas this is a required ordinance.



9: WATER HEATER

Information

General: Location
Garage

General: Power Source
Gas

General: Capacity
50 gal.



Flue/Exhaust Pipe Condition:
Satisfactory
The exhaust flue appears to be correctly installed.

Flue/Exhaust Pipe Condition:
Material
Metal

TPR Discharge Pipe: Satisfactory
The overflow pipe is correctly installed.



Gas Valve: Yes

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

Temperature Controls:**Satisfactory**

The thermostat and temperature controls appear to function normally.

General: Manufacturer

AO Smith

It is recommended flushing & servicing of the water heater tank be done annually for optimal life span. This is especially important for tank-less water heaters which should also be flushed with hot vinegar. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

General: Year of Manufacture

2022

Modern water heaters have a life expectancy of 8-12 years on average. Older water heaters were given an average of 12-15. These are only averages and water heaters can surpass these parameters.

Water Piping Condition: Satisfactory

Satisfactory - The incoming and output piping is installed correctly and appears to be in sound condition

**Water Heater Fill Valve: Yes**

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.

TPR Valve: Satisfactory

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

Drain Valve: Satisfactory

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

Limitations

Fire Box Condition

SEALED

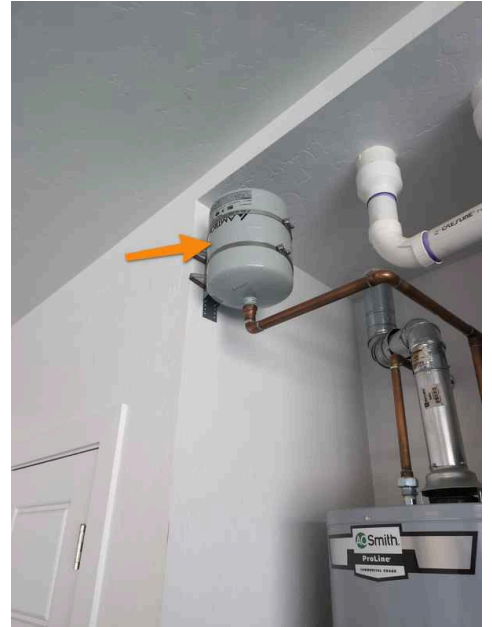
As is common with modern water heaters, the door is sealed and visibility of the firebox is limited.

Notes

9.5.1 Expansion Tank

DIAPHRAGM FAILED

The expansion tank needs replaced. The diaphragm has failed and the tank is full of water.

**Recommended Repairs**

10: HEATING - FURNACE

Information

Location

Garage

Brand

Lennox

Manufacture Date

2022



BTU Input

88,000-85,000 /HR

Energy Source

Natural Gas

Unit Tested

Yes



Temperature Differential

45-75, 30-60

Flue Condition: Satisfactory

The furnace flue as installed appears to be in satisfactory condition.



Blower Condition: Satisfactory

The blower assembly appears to be performing as expected.

Filter: Filter Type
1" Paper

Filter: Filter Size
16×24×1

Return Air: Yes
The return air seems sufficient.

Thermostats: Thermostat
Location

Living Room, Upper Hallway

Secondary Air Adequacy: Satisfactory

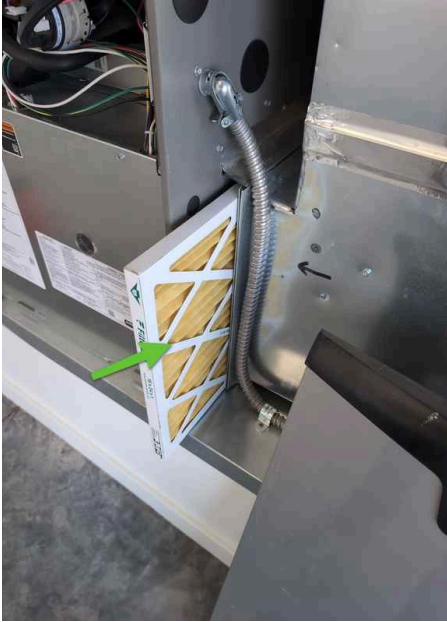
Secondary air is the air required in fossil fuel-fired appliances to mix with the products of combustion and for removal of the products of combustion up the flue.

Carbon Monoxide: No CO Detected

No measurable amounts of carbon monoxide were noted at the time of the test. Be sure to have up to date CO detectors appropriately located in the home. At the least there should be a detector within 15 ft. of any designated sleeping area.

Filter: Satisfactory

The filter is clean and correctly installed. It is recommended that the filter(s) be changed every 30-45 days.



Limitations

Heat Exchanger Condition

NOT INSPECTED - HE UNIT

The heat exchanger is a high efficiency 90% sealed combustion chamber. Therefore, there is very limited visibility.



11: COOLING

Information

Air Conditioning: Location
Exterior East

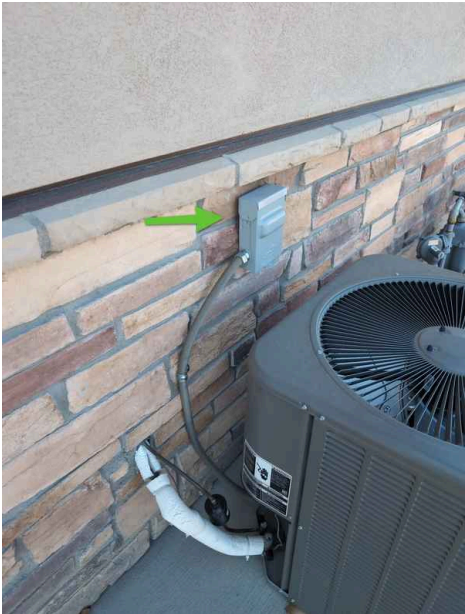


Air Conditioning: Brand
Lennox

Air Conditioning: Year of Manufacture - Condenser
2021

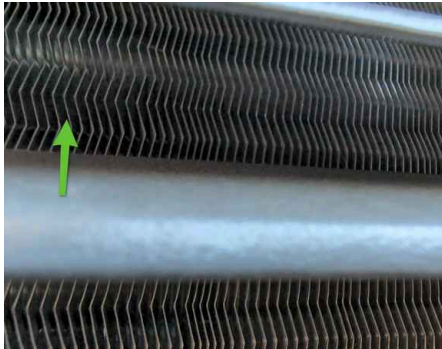
Air Conditioning: Age- Evaporator 2022
Air Conditioning: Capacity 3.5 Ton

Air Conditioning: Service Disconnect
Yes-The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.



Air Conditioning: Condensing Coil Condition

The condensing coil is satisfactorily clean and no blockage is noted.



Air Conditioning: Condensate Line
Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

**Air Conditioning: Condenser Cabinet Level**

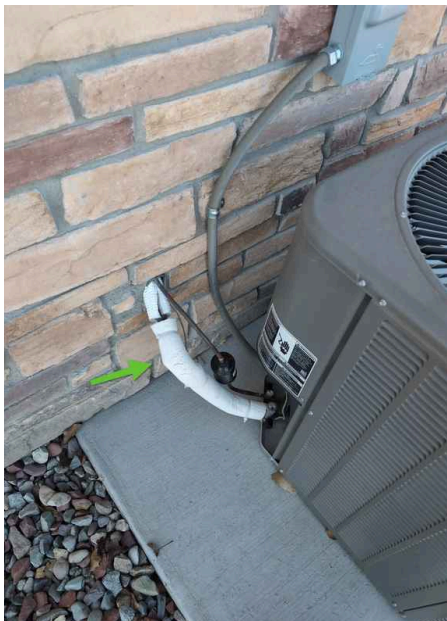
The condenser cabinet is within 5-10 degrees of level and on stable footing.

Air Conditioning: Condenser Clear of Obstructions

The coil appears to meet minimum barnacle requirements from objects, vegetation, walls, etc.

Air Conditioning: Insulation On Suction Line

There is insulation on the suction line and the insulation is in satisfactory condition.



Air Conditioning: Not Tested

The refrigerated air unit should not be tested when the exterior temperatures are below 65° f. This is because the coolant and lubricating oil can separate at lower temperatures. Operating the unit in these conditions could cause the compressor to run without lubrication and cause premature wear or damage.

12: KITCHEN

Information

General: Location East This includes the breakfast nook area.	Ceiling: Satisfactory The ceiling shows no current signs of defect or other concerns.	Walls: Satisfactory The walls shows no current signs of defect or other concerns.
Window: Satisfactory The windows and associated hardware in this kitchen are satisfactory.	Floor: Floor Material Vinyl	Lighting: Satisfactory The lights in the kitchen are in satisfactory condition.
Cabinetry: Satisfactory The cabinets, doors, and drawers are functional.	Counter Tops: Satisfactory The countertops in the kitchen are satisfactory.	Faucet and Supply : Satisfactory Faucets and supply lines appear satisfactory with no leaks noted.
Sink and Drain: Satisfactory The sink and drainage lines appear to be satisfactory.	Oven/Cooktop: Range/Oven Energy Source Electric	Range Hood: Exhaust Hood Type Re-circulate
		
Refrigerator: Ice Maker Functional There is ice in the ice maker.	Heat Source: Satisfactory There is a heat source noted in the kitchen and it is functional.	
Floor: Condition The flooring in the kitchen is in satisfactory condition with no notable concerns.		
Electrical Outlets: Satisfactory The outlets tested in the kitchen are correctly wired and grounded. They also have GFCI protection as per modern standards		
Waste Disposal: Satisfactory The food waste disposal functioned when tested. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.		

Dishwasher: Tested

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.

Oven/Cooktop: Electric Tested

All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested.

Microwave Oven: Sat. Built In

Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.

Range Hood: Satisfactory

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

Refrigerator: 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.

13: LAUNDRY ROOM

Information

Location: Location In From Garage Between the Hallway and Primary bedroom closet.	Walls: Satisfactory The walls in the laundry room appear to be satisfactory.	Floor : Floor Material Vinyl
Floor : Satisfactory The flooring shows no signs of defect.	Lighting: Satisfactory Lighting in the laundry is adequate.	Electrical Outlets: Satisfactory The outlets tested in the laundry are correctly wired and grounded.
Electrical Outlets: GFCI Outlets Yes	Dryer: Dryer Power Source 240v Electric	Ventilation: Ventilation Above Door Vent
Heat Source: Satisfactory There is a heat source in this room.		
Ceiling: Satisfactory The ceiling is satisfactory. There are no signs of leaks or significant movement.		
Washer: Satisfactory A washer is installed. It was tested and functioned normally during the inspection		



Dryer: Satisfactory

A dryer is installed. It was tested and functioned normally during the inspection

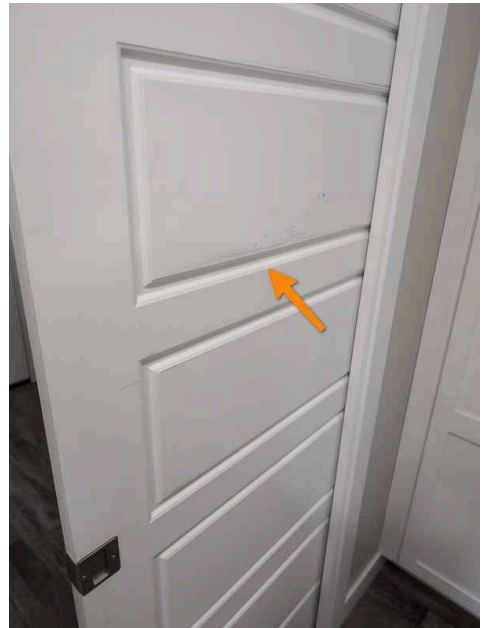


Notes

13.2.1 Interior Entry Door

RUBS

The pocket door rubs on the door jamb. Adjustments may be needed to prevent this.



14: LAUNDRY ROOM 2

Information

Location: Location Second Floor, Bathroom Between the Hallway and Primary bedroom closet.	Electrical Outlets: Satisfactory The outlets tested in the laundry are correctly wired and grounded.	Electrical Outlets: GFCI Outlets Yes
Dryer: Dryer Power Source 240v Electric	Ventilation: Ventilation Wall Vent	

Washer: Satisfactory
A washer is installed. It was tested and functioned normally during the inspection



Dryer: Satisfactory
A dryer is installed. It was tested and functioned normally during the inspection

15: PRIMARY BATHROOM

Information

General: Location Attached to Primary Bedroom, South	Interior Entry Door: Satisfactory The entry door to the bathroom is functional.	Walls: Satisfactory The walls shows no current signs of defect or other concerns.
Floor: Floor Material Vinyl	Lighting: Satisfactory The lights are in satisfactory condition.	Electrical Outlets: Satisfactory The outlets tested in the bathroom are correctly wired and grounded.
GFCI Outlets: Functional GFCI In bathroom- The GFCI is functional and located in the bathroom.	Vanity Cabinet: Satisfactory The vanity cabinet and top in this bathroom is satisfactory.	Faucet and Supply: Satisfactory Faucets and supply lines appear satisfactory.
Toilet: Satisfactory The toilet in this bathroom appears to be functional.	Shower Plumbing: Satisfactory The shower head, and mixing valves are all performing as required.	Glass Shower Door: Satisfactory The glass door(s) feels secure and is functioning normally.
Heat Source: Satisfactory There is a heat source in this room.		
Ventilation Fans: Satisfactory The ventilation fan functions via the switch in the room and showed no signs of defects.		
Basin and Drainage: Satisfactory The basin and drainage fixture appears to be satisfactory.		

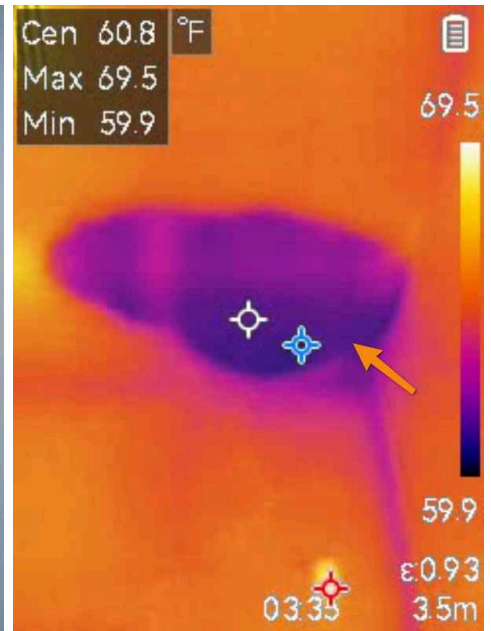


Notes

15.3.1 Ceiling
LEAK

Recommended Repairs

There is evidence of a leak. This was found using an IR camera and cross referencing with a moisture meter. To determine the source of the leak further testing or invasive measures may be necessary. This was above the toilet.



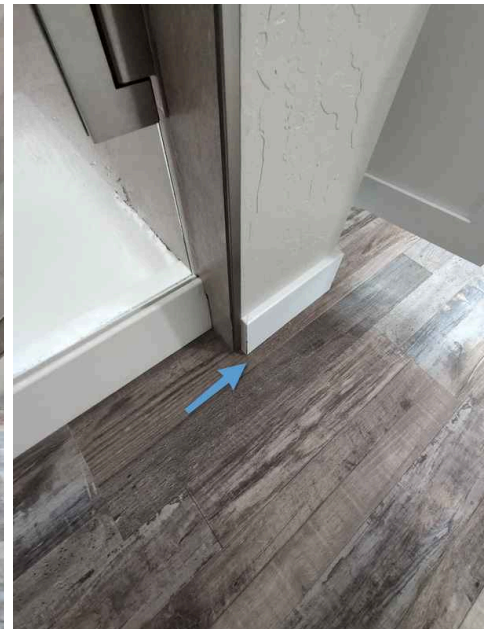
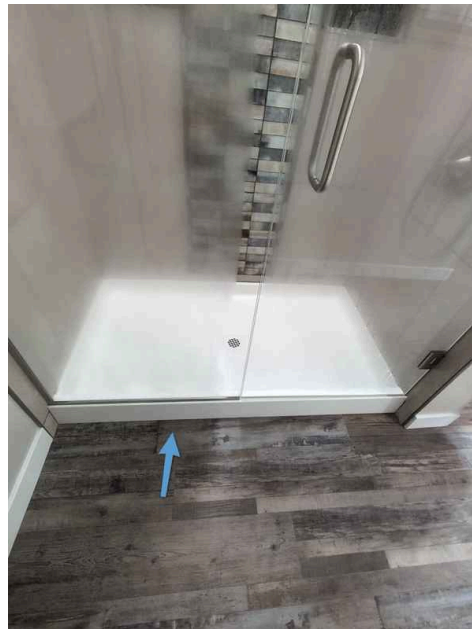
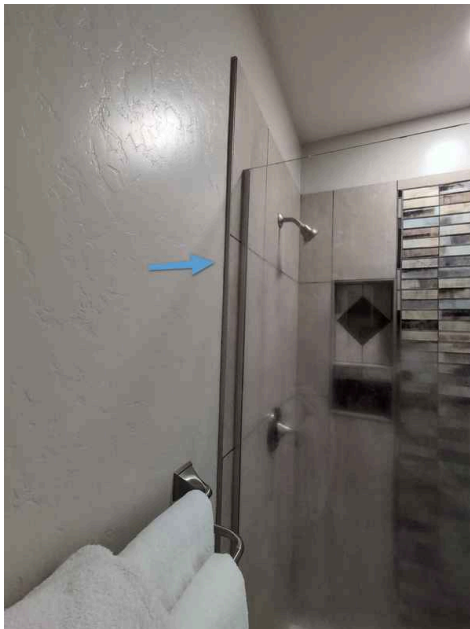
15.17.1 Tub and Shower Walls

CAULK PERIMETER

Caulking updates are recommended around the perimeter of the shower walls.



Normal Maintenance



16: BATHROOM 1

Information

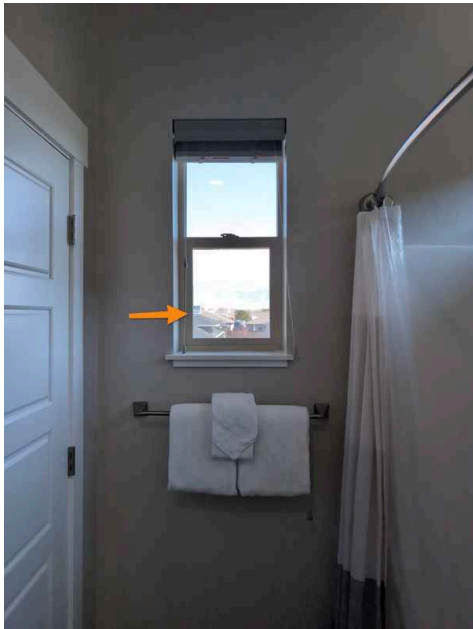
General: Location Second Floor	Interior Entry Door: Satisfactory The entry door to the bathroom is functional.	Ceiling: Satisfactory The ceiling shows no current signs of defect or other concerns.
Walls: Satisfactory The walls shows no current signs of defect or other concerns.	Floor: Floor Material Vinyl	Ventilation Fans: Satisfactory There is a ventilation fan present and it functions using normal controls.
Lighting: Satisfactory The lights in the bathroom are in satisfactory condition.	Electrical Outlets: Satisfactory The outlets tested in the bathroom are correctly wired and grounded.	GFCI Outlets: Functional GFCI Shared- The outlets in this bathroom are GFCI protected. The GFCI is located in a separate bathroom.
Vanity Cabinet: Satisfactory The vanity cabinet and top in this bathroom are satisfactory.	Faucet and Supply: Satisfactory Faucets and supply lines appear satisfactory.	Basin and Drainage: Satisfactory The basin and drainage fixture appears to be satisfactory.
Toilet: Satisfactory The toilet in the guest bathroom appears to be functional.	Tub Plumbing: Satisfactory The tub mixing valve and the tub unit are in satisfactory condition.	Shower Plumbing: Satisfactory The shower, shower head, and mixing valves are all performing as required.
Heat Source: Satisfactory There is a heat source in this room.		



Notes

16.6.1 Window
MISSING SCREEN
One or more of the window screens are missing

Recommended Repairs

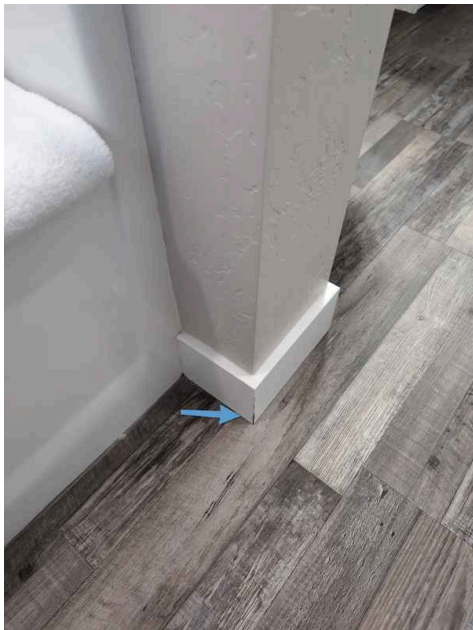


16.17.1 Tub and Shower Walls

CAULK PERIMETER

 Normal Maintenance

Caulking updates are recommended around the perimeter of the shower walls.



17: BATHROOM 2

Information

General: Location PARTIAL, Off Living Room	Interior Entry Door: Satisfactory The entry door to the bathroom is functional.	Ceiling: Satisfactory The ceiling shows no current signs of defect or other concerns.
Walls: Satisfactory The walls shows no current signs of defect or other concerns.	Floor: Floor Material Vinyl	Window: Satisfactory The windows and associated hardware in the bathroom are satisfactory.
Ventilation Fans: Satisfactory	Lighting: Satisfactory The lights in the bathroom are in satisfactory condition.	Electrical Outlets: Satisfactory The outlets tested in the bathroom are correctly wired and grounded.
GFCI Outlets: Functional GFCI Shared- The outlets in this bathroom are GFCI protected. The GFCI is located in a separate bathroom.	Vanity Cabinet: Satisfactory The vanity cabinet and top in this bathroom are satisfactory.	Faucet and Supply: Satisfactory Faucets and supply lines appear satisfactory.
Basin and Drainage: Satisfactory The basin and drainage fixture appears to be satisfactory.	Toilet: Satisfactory The toilet in this bathroom appears to be functional.	



Heat Source: No Heat Fine

There is no heat source in the bathroom but due to the open design there should be no heating problems.

18: PRIMARY BEDROOM

Information

General: Location West	Interior Entry Door: Satisfactory The entry door to this bedroom is satisfactory.	Walls: Satisfactory The walls shows no current signs of defect or other concerns.
Windows: Satisfactory The windows and associated hardware in the bedroom are satisfactory.	Floors: Floor Coverings Carpet	Closet: Satisfactory The closet is functional and of average size.
Lighting: Satisfactory The lights in the bedroom are in satisfactory condition.	Electrical Outlets: Satisfactory The outlets tested in this bedroom are correctly wired and grounded.	Smoke Detectors: Yes There is a smoke detector installed in the room.
Heat Source: Yes There is a heat source to this room.	Heat Source: Adequate Returns The air returns appear to be adequate.	

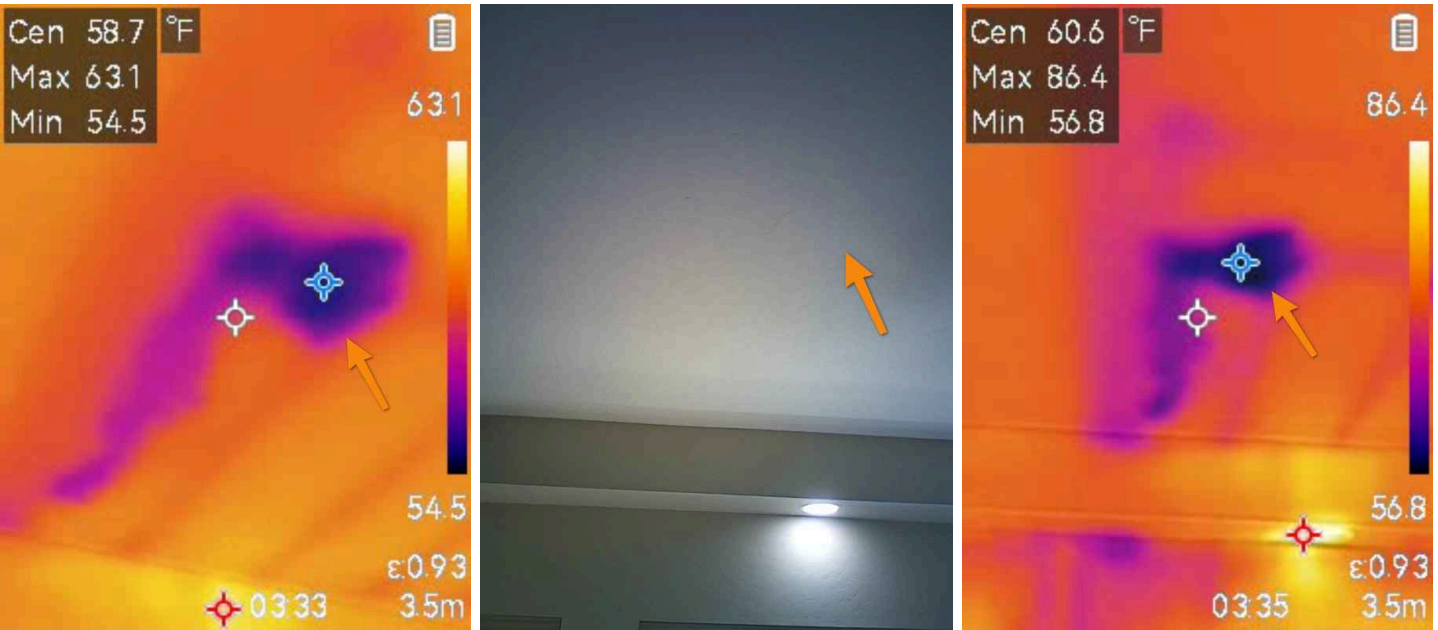
Notes

18.3.1 Ceiling

ACTIVE LEAK

There is evidence of an active leak. This was found using an IR camera and cross referencing with a moisture meter. To determine the source of the leak further testing or invasive measures may be necessary.

Recommended Repairs

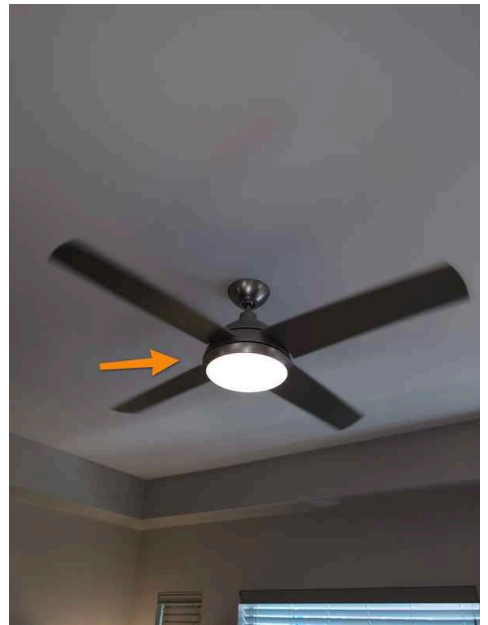




18.9.1 Ceiling Fan

SLIGHT WOBBLE**Recommended Repairs**

The ceiling fan installed in this bedroom appears to need some adjustment. The fan blades wobble slightly. The blades may need to be cleaned, balanced, or the hardware tightened. Sometimes the blades or brackets have bent over time and the only way to remedy the wobble is replacement



19: BEDROOM 1

Information

General: Location Southwest, Second Floor	Outside Entry Door: Satisfactory The outside entry door to the bedroom is satisfactory.	Interior Entry Door: Satisfactory The entry door to this bedroom is satisfactory.
Ceiling: Satisfactory The ceiling shows no current signs of defect or other concerns.	Walls: Satisfactory The walls shows no current signs of defect or other concerns.	Windows: Satisfactory The windows and associated hardware in the bedroom are satisfactory.
Floors: Floor Coverings Carpet	Floors: Satisfactory Condition The flooring in this room is in satisfactory condition overall.	Closet: Satisfactory The closet is functional and of average size.
Lighting: Satisfactory The lights in the bedroom are in satisfactory condition.	Electrical Outlets: Satisfactory The outlets tested in this bedroom are correctly wired and grounded.	Smoke Detectors: Yes There is a smoke detector installed in the room.
Heat Source: Yes There is a heat source to this room.		

20: BEDROOM 2

Information

General: Location Second Floor, Northwest	Outside Entry Door: Satisfactory The outside entry door to the bedroom is satisfactory.	Interior Entry Door: Satisfactory The entry door to this bedroom is satisfactory.
Ceiling: Satisfactory The ceiling shows no current signs of defect or other concerns.	Walls: Satisfactory The walls shows no current signs of defect or other concerns.	Windows: Satisfactory The windows and associated hardware in the bedroom are satisfactory.
Floors: Floor Coverings Carpet	Floors: Satisfactory Condition The flooring in this room is in satisfactory condition overall.	Closet: Satisfactory The closet is functional and of average size.
Lighting: Satisfactory The lights in the bedroom are in satisfactory condition.	Electrical Outlets: Satisfactory The outlets tested in this bedroom are correctly wired and grounded.	Smoke Detectors: Yes There is a smoke detector installed in the room.
Heat Source: Yes There is a heat source to this room.	Heat Source: Adequate Returns The air returns appear to be adequate.	

21: FRONT ENTRY AND HALLWAY

Information

General: Direction of Front Entry North	General: Floor Material Vinyl	Front Entry Door: Front Door Condition The main entry door to the structure is in functional condition
Main Hallway: Walls The main hallway walls are in satisfactory condition.	Main Hallway: Guest Closet The guest closet is functional and of average size.	Main Hallway: Linen Closet The closet is functional
Main Hallway: Smoke Detector Satisfactory- There is a smoke detector installed in the hallway.	Steps, Stairways & Railings: Handrail Installed Yes- There is a graspable handrail installed.	

Notes

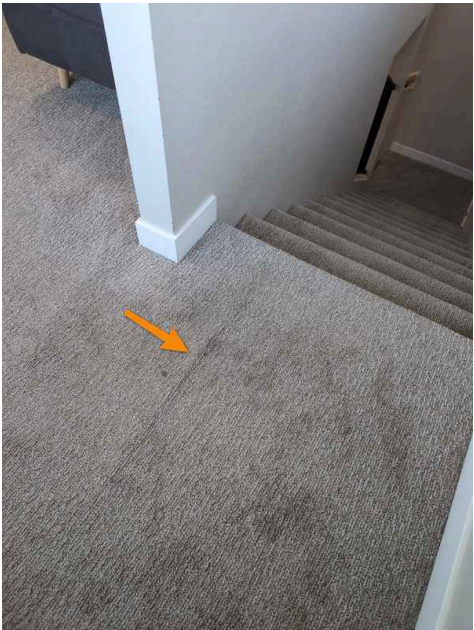
21.3.1 Main Hallway

CARPET ROLLED

In the second floor hallway there are rolls in the carpet. A carpet company can be contacted to stretch the material.



Recommended Repairs



2nd Floor

21.3.2 Main Hallway

HAIRLINE CRACKS

There are hairline cracks in the ceiling and/or wall materials. These can be from a number of causes such as shrinkage of the building materials, normal settling, and vibrations. Generally, these are not a concern but should be monitored.



Normal Maintenance



2nd Floor

22: LIVING ROOM

Information

General: Location Northwest	Outside Entry Door: Satisfactory The outside entry door to the room is satisfactory.	Ceiling: Satisfactory The ceiling shows no current signs of defect or other concerns.
Walls: Satisfactory The walls shows no current signs of defect or other concerns.	Windows: Satisfactory The windows and associated hardware in the room are satisfactory.	Floor: Floor Material Vinyl
Floor: Satisfactory The floors are in satisfactory condition.	Lighting: Satisfactory The lights in the room are in satisfactory condition.	Electrical Outlets: Satisfactory The outlets tested in this room are correctly wired and grounded.
Heat Source: Satisfactory There is a heat source to this room.	Heat Source: Adequate Returns The air returns appear to be adequate.	
Ceiling Fan: Satisfactory There is a ceiling fan installed in this room. It appears to be functional.		

23: GARAGE

Information

Type Attached	Size Two car	Number of Overhead Doors There is a single overhead door
Garage Door: Door Type Automatic, Sectional	Automatic Overhead Door Opener: Satisfactory The overhead door opener was tested and functioned appropriately.	Garage Floor: Satisfactory The garage floor is in satisfactory condition.

Garage Roof: Attached
The garage is attached to the house.

Overhead Door and Hardware Condition: Satisfactory
Satisfactory - The overhead door is in satisfactory condition, and it is functional.

Garage Ceiling: Fire Rated
There appears to be a fire rated separation between the garage ceiling and the attic and/or living areas above.

Garage Ceiling: Minor Cracking
There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage. It does not appear to be a concern.



Garage Walls: Fire Rated
The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.

Fire Rated Entry Door: Yes

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

Electrical Service to Garage: GFCI Yes

The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.

Notes

23.4.1 Safety Reverse Switch

BEAM HIGH

The sensors are installed higher than the 6" standard.

 Normal Maintenance

