

Inspection Report

Provided by:



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Property Address

Sample Report



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Report Information

Client Information

Client Name	Sample Report
Client Agent	Sample Report

Property Information

Approximate Year Built	1979
Approximate Square Footage	1803
Number of Bedroom	4
Number of Bath	2
Direction House Faces	West.

Inspection Information

Inspection Date	9/7/2020
Inspection Time	9:00 AM
Weather Conditions	Dry.
Outside Temperature	78
Personal Present at Inspection	Agent Buyer

OBJECTIVE EVALUATION

A general home inspection is an objective evaluation performed by a licensed home inspector regarding readily accessible systems and components of the home as they exist at the time of this inspection. The inspector is limited by time constraints and limited disclosure, if any, of previous concerns or defects which may or may not be known by the seller. The inspector also cannot predict the failure of aging systems or components. While every attempt is made by the inspector to access and visually inspect all items and systems required by the Oklahoma State Statutes regarding home inspector performance, not all defects will be detected and as such may not be reported as part of the general home inspection. The buyer is advised to budget for possible future repairs and maintenance which would typically be associated with homeownership.

MOLD EXCLUSION

Interior Exterior Home Inspection is not responsible for discovering or reporting on the presence of mold or mildew. Furthermore, we are not responsible for any damages that arise from mold or mildew. Per the Home Inspectors act c 70 "The inspector is not required to determine the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms, mold, mildew, fungi or diseases harmful to humans"

ENVIRONMENTAL CONCERNS

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, groundwater contamination, and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Throughout the report, you'll find special symbols at certain comments. Below are the symbols and their meanings.

IN = Inspected: Visually observed the item, component, or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Report Summary Page

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself. Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Section	Condition#	Comment
Roofing		
Roof Covering Condition	2.1	<ul style="list-style-type: none"> • The roof covering showed signs of cracking, curling, and loss of granules. This condition generally indicates that the roofing materials are approaching or close to the end of their useful life. Replacement is most likely needed in the near future. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. We recommend further evaluation by a qualified roofing contractor prior to close. The client should obtain full disclosure/history information from the seller prior to close. • Debris was observed on the roof. Recommend clearing the debris to prevent damage to the roof. • Moss covering was observed on the roof. While mostly cosmetic and not immediately harmful, this condition can indicate a moisture-related condition. This condition may also be seasonal depending on tree/leave coverage and the position of the sun during the changing seasons. The client should consult a roofing contractor or roofing supply company regarding maintenance related issues and products that can reduce this condition.
Roof Penetrations	2.3	The roof penetrations sealant was deteriorating. No signs of water enter the home was observed during the inspection. Recommend correction to the roof penetrations.
Gutter & Downspout Conditions	2.4	<ul style="list-style-type: none"> • The gutters were filled with debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area. • Recommend gutter downspouts be extended and routed away from the building for proper drainage. Water seepage under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.
Attic Conditions	2.7	Improper electrical splices were observed in the attic. Any electrical splice should be made in the appropriate junction box. Recommend correction.
Exterior		
Exterior Wall Conditions	3.3	A crack of 1/8 " or more was observed in the exterior wall. The cracking implies that foundation movement has occurred. Recommend further review and inspection by a qualified foundation/masonry contractor.

Report Summary Page

Exterior Lighting	3.5	An exposed splice was observed on the rear patio. This could be a shock hazard. Recommend correction.
Exterior Door Conditions	3.8	A double-keyed dead bolt was installed. Although this may be helpful for security reasons, an interior keyed lock can be a fire safety concern. Recommend removal and replacement with a standard lock for increased fire related safety.
Foundation - Crawl Space		
Foundation Conditions	4.1	A crack of 1/8 " or more was observed in the foundation wall. The cracking implies that foundation movement has occurred. Recommend further review and inspection by a qualified foundation/masonry contractor.
Kitchen		
Dishwasher Conditions	10.12	The dishwasher was not operational. Recommend repair or replacement.
Garage - Laundry		
Lighting Conditions	11.6	No light in entry area. Recommend installing a light in this area for safety.
Hallway Bathroom		
Sink Conditions	12.11	<ul style="list-style-type: none">• The sink was scratched and had possible small cracks, and signs of leakage were observed at the sink in the bathroom. The sink(s) has approached the end of its life. Recommend correction.• The sink drained slowly at the time of inspection in bathroom. Repair may be warranted.
Northeast Room		
Wall Condition	17.2	Drywall was not installed in the bedroom behind the door. Recommend installing drywall to the area.

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected

1 Grounds

Grading

Grading Slope Westside is slightly sloped.
The Eastside grading slope is steep.

1.1) Grading Conditions IN

Grading of the soil near the foundation appears to be in serviceable condition.

1.2) Exterior Drainage IN

Appeared serviceable at the time of inspection.

Driveways - Sidewalks - Walkways

Driveway Material Concrete.

1.3) Driveway Conditions R

Common cracks and settlement were observed. Recommend sealing and monitoring the cracks.



Sidewalk Material Concrete.

1.4) Sidewalk Conditions IN

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

Retaining Wall

Retaining Wall Material Concrete.

1.5) Retaining Wall Conditions IN

A common crack was observed on the retaining wall. Recommend sealing and monitoring the crack.

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Crack

2 Roofing

Roof Covering

Method of Inspection	The roof was inspected by walking the safe and accessible areas.
Roof Style	Gable.
Roof Covering Material	3-Tab asphalt composition shingles.
Number of Layers	One.

2.1) Roof Covering Condition

R

- The roof covering showed signs of cracking, curling, and loss of granules. This condition generally indicates that the roofing materials are approaching or close to the end of their useful life. Replacement is most likely needed in the near future. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. We recommend further evaluation by a qualified roofing contractor prior to close. The client should obtain full disclosure/history information from the seller prior to close.
- Debris was observed on the roof. Recommend clearing the debris to prevent damage to the roof.
- Moss covering was observed on the roof. While mostly cosmetic and not immediately harmful, this condition can indicate a moisture-related condition. This condition may also be seasonal depending on tree/leave coverage and the position of the sun during the changing seasons. The client should consult a roofing contractor or roofing supply company regarding maintenance related issues and products that can reduce this condition.

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Repairs made to the area



Broken Shingles



Cracking and Loss of Granules



Cracking and Loss of Granules



Loss of Granules



Debris on roof

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected



Moss on roof under tree

2.2) Flashing Conditions

IN

The flashings had evidence of patching and repair at the chimney. Given this condition, it is likely that the roof has leaked at one time. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. The client should obtain full disclosure/history information from the seller prior to close.



Chimney flashing repaired with roofing sealant

2.3) Roof Penetrations

IN

The roof penetrations sealant was deteriorating. No signs of water enter the home was observed during the inspection. Recommend correction to the roof penetrations.

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected



Vent sealing deteriorating



Vent sealing deteriorating

2.4) Gutter & Downspout Conditions

R

- The gutters were filled with debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area.
- Recommend gutter downspouts be extended and routed away from the building for proper drainage. Water seepage under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.



Debris filled

Eaves, Soffits, and Fascias

2.5) Eaves, Soffits, and Fascias

R

Some moisture damage was observed during the inspection. Recommend correction to the area.

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Moisture damage on fascia

Attic Area

Attic Access

- Guest Bedroom.
- The pull-down attic stair assembly needs repair or adjustment. The stairs will not open fully because it is too long.



Attic access



Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with truss framing.

Roof Sheathing Material

Deck Planking

2.6) Roof Sheathing Condition

R

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Minor water stains were observed. The inspector was unable to determine if the water stains were active at the time of the inspection. The stains may have been caused by condensation or leakage at a previous time. The inspector does not offer an opinion or warranty as to whether the roof leaks now (unless it is moderately raining at the time of inspection) or is subject to future leakage. The client should obtain disclosure/history information from the current owner or occupant prior to close.

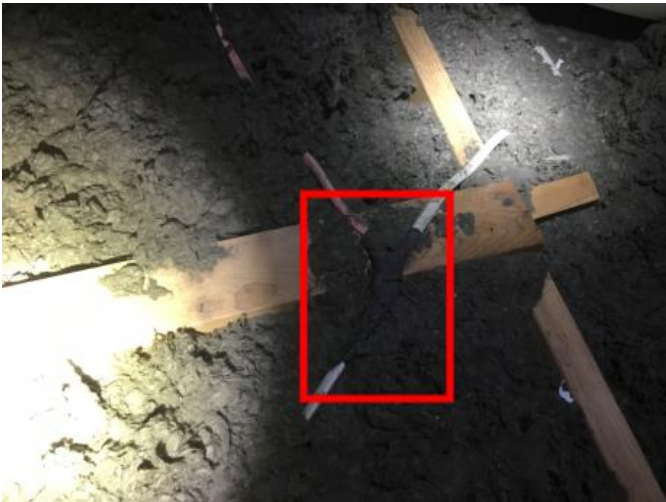


Water stains by chimney

2.7) Attic Conditions

R

Improper electrical splices were observed in the attic. Any electrical splice should be made in the appropriate junction box. Recommend correction.



Attic Ventilation Type

Gable Vents.

2.8) Attic Ventilation Conditions

IN

Appeared serviceable at the time of inspection.

Attic Insulation Type

Loose fill.

2.9) Attic Insulation Conditions

R

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Compared with today's standards, the amount or type of insulation was minimal.

Signs of pest in Attic

No.

3 Exterior

Front - Back Entrance

Front Entrance Type

Porch.

3.1) Front Entrance Conditions

IN

The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.

Back Entrance Type

Covered Patio.

3.2) Back Entrance Conditions

IN

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.

Exterior Walls

Structure Type

Poured concrete.

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are brick.

3.3) Exterior Wall Conditions

R

A crack of 1/8 " or more was observed in the exterior wall. The cracking implies that foundation movement has occurred. Recommend further review and inspection by a qualified foundation/masonry contractor.



3.4) Flashing and Trim

IN

The flashing and trim appeared to be in serviceable condition at the time of the inspection.

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3.5) Exterior Lighting

R

An exposed splice was observed on the rear patio. This could be a shock hazard. Recommend correction.



Open splice

3.6) Exterior Outlets

IN

- The exterior outlets appeared to be in serviceable condition at the time of the inspection.
- Recommend replacing the exterior outlets with GFCI outlets.

Exterior Windows - Doors

Window Type Sliding.

Window Material Aluminum.

3.7) Window Conditions

IN

The window caulking, putty, and glazing compound were cracking with some deterioration observed. Recommend sealing the windows.

Exterior Door Material Steel and Wood

3.8) Exterior Door Conditions

R

A double-keyed dead bolt was installed. Although this may be helpful for security reasons, an interior keyed lock can be a fire safety concern. Recommend removal and replacement with a standard lock for increased fire related safety.

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Exterior Water Faucet(s)

Faucet Location

East and west side of home.

3.9) Faucet Conditions

IN

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

Chimney

Chimney Material

Brick.

3.10) Chimney Conditions

IN

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection.

Decks, Balconies, Steps, Patio and Applicable Railings

3.11) Decks, Balconies, Steps, Patio and Applicable Railings

R

The rear patio ramp was missing balusters. Recommend adding balusters to the area for safety.

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected



Missing balusters



Missing balusters

4 Foundation - Crawl Space

Foundation

Foundation Type Slab on grade.

Foundation Material Concrete.

4.1) Foundation Conditions R

A crack of 1/8 " or more was observed in the foundation wall. The cracking implies that foundation movement has occurred. Recommend further review and inspection by a qualified foundation/masonry contractor.



Settlement Crack

Method used to observe Walked.

5 Heating - Air

Heating

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected

Location of Unit Utility Closet.

Heating Type Forced Air.

Energy Source Electric.

5.1) Unit Conditions IN

The heating system was operational at the time of inspection. This is not an indication of future operation or condition. The system MFG date is 2001. The average lifespan of an electric furnace is 20-30 years.



Distribution Type The visible areas of the heat distribution system is ductwork with registers.

5.2) Distribution Conditions R

Insulation on the duct was damaged during the inspection. Recommend adding insulation to the duct.



Duct insulation damaged

5.3) Ventilation Conditions IN

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The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

5.4) Thermostat Condition and Location

IN

- Hallway
- The normal operating controls appeared to be serviceable at the time of the inspection.



Filter Type

Disposable. Recommend changing filters every 30 days.

Air Condition - Cooling

Type of Cooling System

Central Air Conditioning

AC Unit Power

240V.

5.5) AC Unit Conditions

IN

The AC system was operational at the time of inspection. This is not an indication of future operation or condition. The system date is 2014. The average lifespan of a central AC system is 15-20 years.

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Number of AC only Units 1

6 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.
Electrical Service Material Copper.
Number of Conductors Two.

6.1) Electrical Service Conditions IN

The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

Main Disconnect Location At Main Panel.



Main disconnect in the house



Main disconnect at the pole

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Electric Panel Location

The main electric panel is located at the garage.



Panel Amperage Rating

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

Circuit Protection Type

Breakers.

6.2) Electrical Panel Conditions

IN

The panel manufacturer is Federal Pacific. The company is no longer in business. Thousands of these panels were installed from about the 60's to the early 80's. In some cases, problems have been associated with breakers not tripping when needed. Client is advised to consult a licensed electrician for further information.



Electrical Subpanel

Subpanel Location

East side of the home

6.3) Subpanel Conditions

IN

The sub panel appeared to be in serviceable condition at the time of inspection.

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected



7 Plumbing

Water Main Line

Water Source

Well

Main Shutoff Location

The main valve is located at the garage.



Main Shutoff

Main Line Material

PVC

7.1) Main Line & Valve Conditions

IN

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

7.2) Supply Line Conditions

IN

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material PVC

7.3) Drain Line Conditions IN

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

Water Heater Type Electric.

Water Heater Location Garage.

Water Heater Capacity 50 Gallon.

7.4) Water Heater Conditions IN

- The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition. The system date is 2009. The average lifespan of a water heater is 8-12 years. The system is nearing its useful lifespan. Recommend preparing for replacement in the near future.
- T P R (temperature pressure relief) valve overflow pipe was missing at the time of the inspection. Recommend the installation of an extension pipe for increased safety.
- The water temperature set point was too high. This condition can cause scalding. Recommend lowering the temperature of the hot water. The hot water temperature should not exceed 125 degrees.



Hot water measured at 131 degrees

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected



No TPR valve extension

8 Living Room

Walls - Ceilings - Floors

8.1) Wall Conditions

IN

There were common settlement type cracks observed on the interior walls. Although these conditions are common in most homes, client is advised to monitor cracks for future movement.



Common Crack



Common Crack

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected



Settlement Crack

8.2) Ceiling Conditions

R

- There was a settlement type crack observed on the ceiling. This crack is related to the exterior crack found. The client is advised to monitor cracks for future movement.
- Moisture damage was observed in the living room. The area was tested with a moisture meter. No moisture was detected during the inspection. Recommend monitoring this area.



Moisture damage

8.3) Floor Conditions

IN

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

8.4) Heat Source Conditions

IN

Appeared serviceable at the time of inspection.

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected

Windows

8.5) Interior Window Conditions

IN

The window(s) appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

8.6) Electrical Conditions

R

An open neutral wire condition was observed at an outlet(s) located in the living room. This condition is usually corrected by minor wiring adjustments at the specified item. Recommend correction.



8.7) Lighting Conditions

IN

The lighting appeared to be in serviceable condition at the time of the inspection.

8.8) Ceiling Fan Conditions

IN

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

8.9) Smoke Detector Conditions

IN

Recommend smoke detectors be installed.

Fireplace

Fireplace Location

A fireplace is located at the living room.

Fireplace materials

The fireplace is metal/pre-fabricated.

8.10) Fireplace Conditions

IN

The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection.

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected



9 Hallway

Walls - Ceilings - Floors

9.1) Wall Conditions

IN

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

9.2) Ceiling Conditions

IN

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

9.3) Floor Conditions

IN

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

Doors

9.4) Interior Door Conditions

IN

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

Electrical Conditions

9.5) Electrical Conditions

IN

The electrical appeared to be in serviceable condition at the time of the inspection.

9.6) Lighting Conditions

IN

The lighting appeared to be in serviceable condition at the time of the inspection.

9.7) Smoke Detector Conditions

IN

Appeared serviceable at the time of inspection.

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected

10 Kitchen

Walls - Ceilings - Floors

10.1) Wall Conditions

IN

There were common settlement type cracks observed to the interior walls. Although these conditions are common in most homes, client is advised to monitor cracks for future movement.



Common Crack



Common Crack

10.2) Ceiling Conditions

IN

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

10.3) Floor Conditions

IN

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

10.4) Heat Source Conditions

IN

Appeared serviceable at the time of inspection.

Electrical Conditions

10.5) Electrical Conditions

IN

- The electrical appeared to be in serviceable condition at the time of the inspection.
- GFCI (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended in the kitchen.

10.6) Lighting Conditions

IN

The lighting appeared to be in serviceable condition at the time of the inspection.

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected

Kitchen Sink - Counter tops - Cabinets

10.7) Counter Conditions

IN

The counter was loose. Recommend repair for increased safety.



10.8) Cabinet Conditions

IN

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

10.9) Sink Plumbing Conditions

IN

- The kitchen sink appeared to be in serviceable condition at the time of the inspection.
- The faucet appeared to be in serviceable condition at the time of the inspection.
- The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

Appliances

Stove - Range Type

The range and oven are electric.

10.10) Stove - Range Condition

IN

The stove and range appeared to be in serviceable condition at the time of the inspection.

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10.11) Hood Fan Conditions

IN

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

10.12) Dishwasher Conditions

R

The dishwasher was not operational. Recommend repair or replacement.

11 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage has been converted into living space. Client is advised to obtain permit information from township.

11.1) Wall Conditions

IN

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

11.2) Ceiling Conditions

IN

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

11.3) Floor Conditions

IN

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

11.4) Door Conditions

IN

See exterior door section 3.8

11.5) Electrical Conditions

IN

The electrical appeared to be in serviceable condition at the time of the inspection.

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected

11.6) Lighting Conditions

R

No light in entry area. Recommend installing a light in this area for safety.

Laundry Room

Location

The laundry facilities are located in the laundry room.

11.7) Laundry Room Conditions

IN

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

Dry Power Source

220 Electric.

Dry Vent Material

Metal

11.8) Dryer Vent Condition

IN

Appeared serviceable at the time of inspection.

12 Hallway Bathroom

Walls - Ceilings - Floors

12.1) Wall Conditions

IN

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

12.2) Ceiling Conditions

IN

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

12.3) Floor Conditions

IN

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

12.4) Heat Source Conditions

IN

Appeared serviceable at the time of inspection.

Windows - Doors

12.5) Bathroom Window Conditions

IN

The window(s) appeared to be in serviceable condition at the time of the inspection.

12.6) Bathroom Door Conditions

IN

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

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected

Electrical Conditions

12.7) Electrical Outlets

IN

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended in the bathroom.

12.8) Lighting Conditions

IN

The lighting appeared to be in serviceable condition at the time of the inspection.

12.9) Vent Fan Conditions

IN

Appeared serviceable at the time of inspection.

Bathroom Sink

12.10) Counter - Cabinet Conditions

IN

The counter and cabinets appeared to be in serviceable condition at the time of the inspection.

12.11) Sink Conditions

R

- The sink was scratched and had possible small cracks, and signs of leakage were observed at the sink in the bathroom. The sink(s) has approached the end of its life. Recommend correction.
- The sink drained slowly at the time of inspection in bathroom. Repair may be warranted.



Sink leaking

Shower - Tub - Toilet

12.12) Shower - Tub Conditions

IN

The bathtub, faucet, and drains appeared to be in serviceable condition.

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12.13) Toilet Conditions

IN

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

Plumbing System

12.14) Plumbing Drain System

IN

The drain system appeared to be in serviceable condition at the time of the inspection.

12.15) Plumbing Water Supply and Distribution Systems

IN

The water supply system appeared to be in serviceable condition at the time of the inspection.

13 Master Bathroom

Walls - Ceilings - Floors

13.1) Wall Conditions

IN

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

13.2) Ceiling Conditions

IN

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

13.3) Floor Conditions

IN

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

13.4) Heat Source Conditions

IN

Appeared serviceable at the time of inspection.

Windows - Doors

13.5) Bathroom Window Conditions

IN

The window(s) appeared to be in a serviceable condition at the time of the inspection.

13.6) Bathroom Door Conditions

IN

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

Electrical Conditions

13.7) Electrical Outlets

IN

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended in the bathroom.

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected

13.8) Lighting Conditions

IN

The lighting appeared to be in serviceable condition at the time of the inspection.

13.9) Vent Fan Conditions

IN

Appeared serviceable at the time of inspection.

Bathroom Sink

13.10) Counter - Cabinet Conditions

IN

The counter and cabinets appeared to be in serviceable condition at the time of the inspection.

13.11) Sink Conditions

IN

The sink was scratched and had possible small cracks, however, no visible signs of leakage was observed at the sink in bath . The sink(s) maybe approaching the end of its life.

Shower - Tub - Toilet

13.12) Shower - Tub Conditions

IN

The bathtub, faucet, and drains appeared to be in serviceable condition.

13.13) Toilet Conditions

IN

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

Plumbing System

13.14) Plumbing Drain System

IN

The drain system appeared to be in serviceable condition at the time of the inspection.

13.15) Plumbing Water Supply and Distribution Systems

IN

The water supply system appeared to be in serviceable condition at the time of the inspection.

14 Master Bedroom

Ceiling

14.1) Ceiling Condition

IN

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

Walls

14.2) Wall Condition

IN

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected

There were common settlement type cracks observed on the interior walls. Although these conditions are common in most homes, client is advised to monitor cracks for future movement.



Common Crack

Floors

14.3) Floor Condition

IN

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

Interior Door

14.4) Door Condition

IN

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

Window

14.5) Window Condition

IN

The window(s) appeared to be in a serviceable condition at the time of the inspection.

Electrical Conditions

14.6) Electrical Outlets

R

Damaged outlet was observed in the master bedroom. Recommend correction.

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected



Damaged outlet

14.7) Lighting Conditions

IN

The lighting appeared to be in serviceable condition at the time of the inspection.

14.8) Ceiling Fan Conditions

IN

The ceiling fan(s) were operational at the time of the inspection.

14.9) Smoke Detector Conditions

Recommend smoke detectors be installed.

15 Southwest Bedroom

Ceiling

15.1) Ceiling Condition

IN

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

Walls

15.2) Wall Condition

IN

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

Floors

15.3) Floor Condition

IN

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

Interior Door

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected

15.4) Door Condition

IN

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

Window

15.5) Window Condition

IN

The window(s) appeared to be in a serviceable condition at the time of the inspection.

Electrical Conditions

15.6) Electrical Conditions

IN

The electrical appeared to be in serviceable condition at the time of the inspection.

15.7) Lighting Conditions

IN

The lighting appeared to be in serviceable condition at the time of the inspection.

15.8) Ceiling Fan Conditions

IN

The ceiling fan(s) were operational at the time of the inspection.

15.9) Smoke Detector Conditions

Recommend smoke detectors be installed.

16 Southeast Bedroom

Ceiling

16.1) Ceiling Condition

IN

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

Walls

16.2) Wall Condition

IN

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

Floors

16.3) Floor Condition

IN

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

Interior Door

16.4) Door Condition

IN

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected

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

Window

16.5) Window Condition

IN

The window(s) appeared to be in a serviceable condition at the time of the inspection.

Electrical Conditions

16.6) Electrical Conditions

IN

The electrical appeared to be in serviceable condition at the time of the inspection.

16.7) Lighting Conditions

IN

The lighting appeared to be in serviceable condition at the time of the inspection.

16.8) Ceiling Fan Conditions

IN

The ceiling fan(s) were operational at the time of the inspection.

16.9) Smoke Detector Conditions

Recommend smoke detectors be installed.

17 Northeast Room

Ceiling

17.1) Ceiling Condition

IN

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

Walls

17.2) Wall Condition

R

Drywall was not installed in the bedroom behind the door. Recommend installing drywall to the area.

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected



No drywall installed

Floors

17.3) Floor Condition

IN

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

Interior Door

17.4) Door Condition

IN

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

Electrical Conditions

17.5) Electrical Conditions

R

Missing receptacle cover was observed. Recommend covers be installed for safety.



Missing Cover

IN = Inspected | R = Repair | S = Safety | NI = Not Inspected

17.6) Lighting Conditions

IN

The lighting appeared to be in serviceable condition at the time of the inspection.

17.7) Ceiling Fan Conditions

IN

The ceiling fan(s) were operational at the time of the inspection.

17.8) Smoke Detector Conditions

Recommend smoke detectors be installed.