

Inspection Report

Provided by:
Neckar Valley

Inspector: Gerhard Thielmann

Property Address

123 Your Street
Your Town
Your Province
1A2 B3C



Table Of Contents:

Section name:

Page number:

Report Information.....	3
Report Summary Page.....	7
Roof.....	15
Exterior.....	19
Garage.....	23
Grounds.....	25
HVAC.....	26
Electrical.....	28
Plumbing.....	30
Interiors-common areas.....	32
Bedroom-Master.....	35
Bathroom-Ensuite.....	36
Bedroom 2.....	39
Bedroom 3.....	41
Bathroom-Main Common.....	43
Kitchen.....	45
Laundry.....	48
Basement.....	49
Foundation - Crawl Space.....	51

Report Information

Client Information

Client Name	Your Name
Client Phone	Your Phone Number

Property Information

Approximate Year Built	1989
Approximate Square Footage	1500.
Number of Bedroom	3.
Number of Bathrooms	2.
Direction House Faces	East.

Inspection Information

Inspection Date	January 1st 2020
Inspection Time	8 am
Weather Conditions	Recently Rained.
Outside Temperature	5°C

Inspector Name
Gerhard Thielmann

Company Information

Neckar Valley Company
186-39 Sunrise Dr
Blackstock, ON
L0B1B0
(905)-926-2139
neckarvalley@outlook.com
neckarvalley.ca



Inspection Agreement

Home Inspection Agreement

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at the address named in the accompanying documents (estimate, report or invoice). The terms below govern this Agreement.

1. The fee for our inspection is payable in full at a time after the appointment and prior to receiving the report.
2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI") posted at www.nachi.org/sop. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.
4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or

any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied.

6. **LIMITATION ON LIABILITY AND DAMAGES.** We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee.

7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after six months from the date of the inspection.

11. Past-due fees for your inspection shall accrue interest at 10% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement and additional fees.

13. You may not assign this Agreement.

14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

16. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at www.nachi.org/buy

InterNACHI's "We'll Buy Your Home Guarantee"

CLIENT understands that under the "We'll Buy Your Home Back" program, InterNACHI purchases the home, not the INSPECTOR. INSPECTOR's role is limited to his/her participation in the "We'll Buy Your Home Back" program, but InterNACHI purchases the home. CLIENT understands INSPECTOR has no obligation to purchase the home under the "We'll Buy Your Home Back" program, and CLIENT's sole remedy for any failure to purchase the home is against InterNACHI.

Glossary

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

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 sample report to show clients what a report from Neckar Valley Company will look like. The inspection images were collected from various homes in order to protect our client's privacy. *

This is only a summary of the inspection report and is not a complete list of discrepancies. Please be sure to read the report in its entirety.

Roof

1.1 Roof Covering Condition (Appears Serviceable)

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

1.2 Chimney (Repair)

missing mortar between bricks, as well as damage to other masonry components, repair by qualified contractor recommended.



1.8 Attic Insulation Conditions (Repair)

The attic has minimal amount of fiberglass batt insulation. The approximate depth of the insulation is 3 1/2 inches. Additional insulation should be considered.

Exterior

2.3 Exterior Wall Conditions (Appears Serviceable)

Previous repairs to brickwork



2.4 Window Conditions (Repair)

Exterior frame weathering and some deterioration was observed. Recommend repairs / maintenance as needed. Water penetration may have occurred.

2.6 Faucet Conditions (Repair)

The Hose Handle Leaked-Recommend Repairing or Replacing

Garage

3.3 Floor Conditions (Repair)

Minor cracking and/or settlement noted at the garage concrete floor surface. No immediate concern noted at this time. Suggest sealing cracks to reduce potential moisture penetrations.



3.4 Door Conditions (Repair)

Today's standards require garage interior passage door's to be equipped with a self closing hinge device.

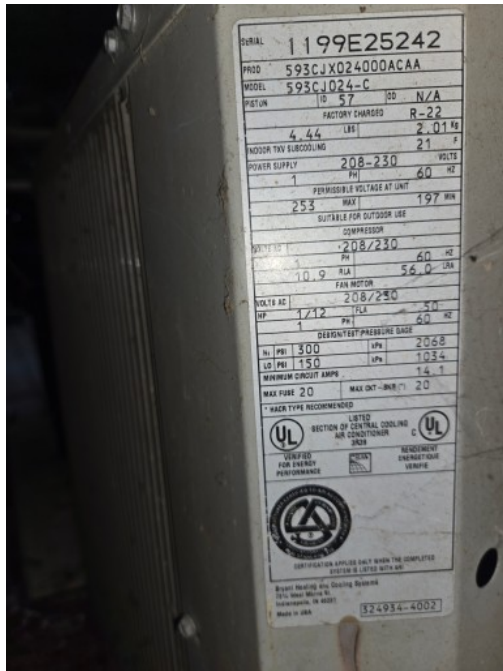
3.6 Electrical Conditions (Safety)

Some of the electrical outlets in the garage are not GFCI (a safety device for outlets near water) protected. For today's standards all of these outlets need to be GFCI protected. Although it is common amongst homes of that time

HVAC

5.5 AC Unit Conditions (Appears Serviceable)

Appears to be in normal working order at the time of inspection. unit is charged with r-22, which may be difficult to find today as well as costly



Air conditioner unit label

Electrical

6.2 Wiring Methods (Safety)

The main power cable is aluminum. The branch cables are copper. With the exception of some aluminum branch circuit wiring. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

Plumbing

7.4 Water Heater Conditions (Repair)

T P R (temperature pressure relief) valve overflow pipe was missing at the time of the inspection. Recommend installation of an extension pipe for increased safety. consult a licensed plumber for additional information.



Interiors-common areas

8.4 Heat Source Conditions (Repair)

Low air volume / flow was noted in the living room. Recommend further evaluation by a qualified heating contractor.

8.9 Ceiling Fan Conditions (Repair)

The ceiling fan at dining room wobbled, vibrated or made some noise when operated. Mounting hardware of this or any other fan was not visible or readily accessible at the time of inspection. Recommend repair as needed. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

8.11 Fireplace Conditions (Safety)

The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection. The fireplace is gas fired and the pilot was not lit or fuel / gas was turned off. No flue was observed at this unit. Depending on the type and manufacturer, some of these units burn cleanly and do not require a flue. Client is advised to obtain information from the manufacturer regarding use, maintenance, and carbon monoxide risks, if any.

Bathroom-Ensuite

10.7 Electrical Conditions (Safety)

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



10.9 Vent Fan Conditions (Repair)

Window ventilation only was observed in bath . While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.

10.13 Toilet Conditions (Repair)

The toilet was loose at the floor in master bath . Recommend securing / repair as needed. While this condition is somewhat common, it can increase the likelihood that some water penetration may have occurred at the base / wax seal area of the floor.

Bedroom 2

11.7 Electrical Conditions (Appears Serviceable)

not all outlets were accessible for testing due to occupants belongings. the accessible outlets tested were in satisfactory condition



11.10 Smoke Detector Conditions (Safety)

No smoke detectors were found at the time of the inspection.

Bedroom 3

12.7 Electrical Conditions (Safety)

Missing receptacle or switch covers were observed . Recommend covers be installed for safety.



Bathroom-Main Common

13.5 Bathroom Window Conditions (Repair)

windows were difficult to operate. Recommend adjustment and / or repairs as needed.

13.12 Shower - Tub Conditions (Repair)

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



Kitchen

14.7 Electrical Conditions (Safety)

missing GFCI, GFCI protection is needed in potentially wet areas. consult a licensed and qualified electrical contractor.



Basement

16.1 Basement Stair Conditions (Safety)

Missing or broken railing



16.8 Electrical Conditions (Repair)

Minimal outlets were observed. Recommend adding outlets to reduce extension cord usage and to increase safety.

Foundation - Crawl Space

17.1 Foundation Conditions (Appears Serviceable)

Typical of this style home, the inspector was unable to fully inspect the foundation walls and floors due to the finished interior components. Also typical of this style home, the inspector was unable to fully inspect the main beam, floor joists and floorboards due to the finished ceiling and / or wall components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.

17.2 Flooring Support Conditions (Not Inspected)

The inspector was unable to fully inspect the main beam, floor joists and floorboards due to the finished ceiling and / or wall components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.

1 Roof

Roof Covering

Method of Inspection The roof was inspected by walking the safe and accessible areas.

Roof Style Hip.



Roof Covering Material Asphalt Shingles

Number of Layers One.

1.1) Roof Covering Condition AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

1.2) Chimney R

missing mortar between bricks, as well as damage to other masonry components, repair by qualified contractor recommended.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



1.3) Flashing Conditions

AS

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

1.4) Gutter & Downspout Conditions

R

The gutters were filled with leaves and 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.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

1.5) Soffit & Fascia

AS

Appears Serviceable.

Attic Area

Attic Access

Guest Bedroom.



Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with truss framing.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



1.6) Attic Conditions

AS

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

Attic Ventilation Type roof vents

1.7) Attic Ventilation Conditions

AS

The ventilation in the attic appeared to be adequate.

Attic Insulation Type Batt Insulation.

1.8) Attic Insulation Conditions

R

The attic has minimal amount of fiberglass batt insulation. The approximate depth of the insulation is 3 1/2 inches. Additional insulation should be considered.

2 Exterior

Front & Back Entrance

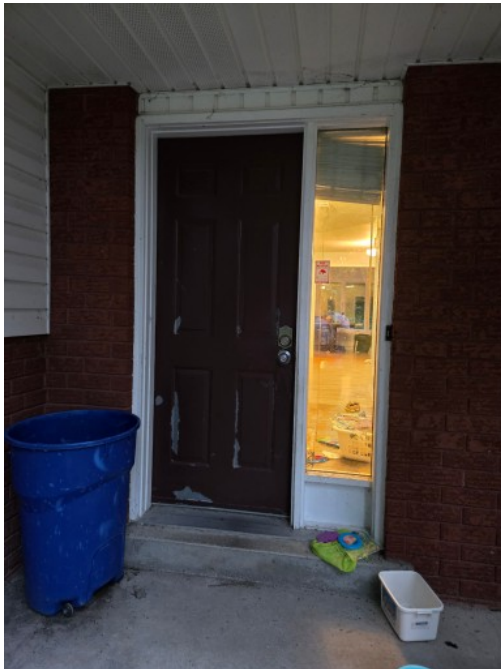
Front Entrance Type

Covered Porch.

2.1) Front Entrance Conditions

AS

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



Back Entrance Type

Deck.



2.2) Back Entrance Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

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

Exterior Walls

Building Structure Type	Wood frame.
Exterior Wall Covering	The visible and accessible areas of the exterior siding material are brick. Some of the visible and accessible areas of the exterior siding material are vinyl.

2.3) Exterior Wall Conditions

AS

Previous repairs to brickwork



Exterior Windows - Doors

Window Type	Sliding.
-------------	----------



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

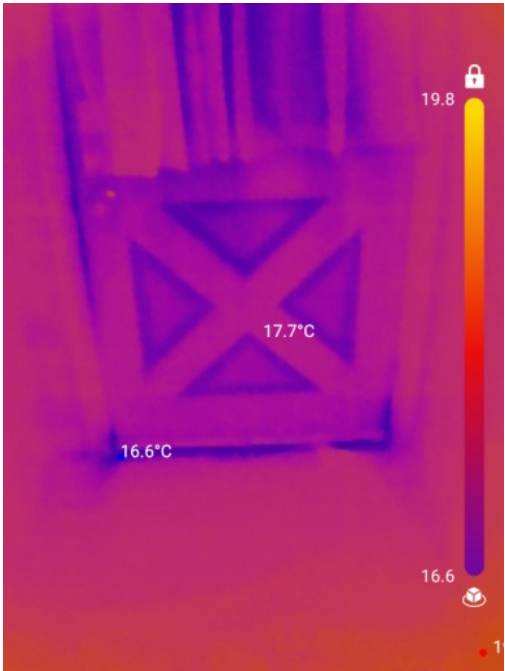
Window Material Aluminum.

2.4) Window Conditions R

Exterior frame weathering and some deterioration was observed. Recommend repairs / maintenance as needed. Water penetration may have occurred.

2.5) Exterior Door Conditions AS

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



Thermal image of back entry door, showing signs of heat escaping around the bottom of the door

Exterior Water Faucet(s)

Faucet Location North side of home.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



2.6) Faucet Conditions

R

The Hose Handle Leaked-Recommend Repairing or Replacing

3 Garage

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.

3.1) Wall Conditions

AS

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

3.2) Ceiling Conditions

AS

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

3.3) Floor Conditions

R

Minor cracking and/or settlement noted at the garage concrete floor surface. No immediate concern noted at this time. Suggest sealing cracks to reduce potential moisture penetrations.



3.4) Door Conditions

R

Today's standards require garage interior passage door's to be equipped with a self closing hinge device.

3.5) Vehicle Door Conditions

AS

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

3.6) Electrical Conditions

S

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Some of the electrical outlets in the garage are not GFCI (a safety device for outlets near water) protected. For today's standards all of these outlets need to be GFCI protected. Although it is common amongst homes of that time

3.7) Lighting Conditions

AS

Appears Serviceable.

4 Grounds

Grading

Grading Slope The site is moderately sloped

4.1) Grading Conditions

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

Driveways - Sidewalks - Walkways

Driveway Material Asphalt.

4.2) Driveway Conditions

Common cracks were observed in the driveway.

Sidewalk Material Concrete.

4.3) Sidewalk Conditions

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

Retaining Wall

Retaining Wall Material Block.

4.4) Retaining Wall Conditions

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

5 HVAC

Heating

Location of Unit	Basement.
Heating Type	Forced Air.
Energy Source	Natural Gas.

5.1) Unit Conditions AS

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

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

5.2) Distribution Conditions AS

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

5.3) Ventilation Conditions AS

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 AS

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



Air Condition - Cooling

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

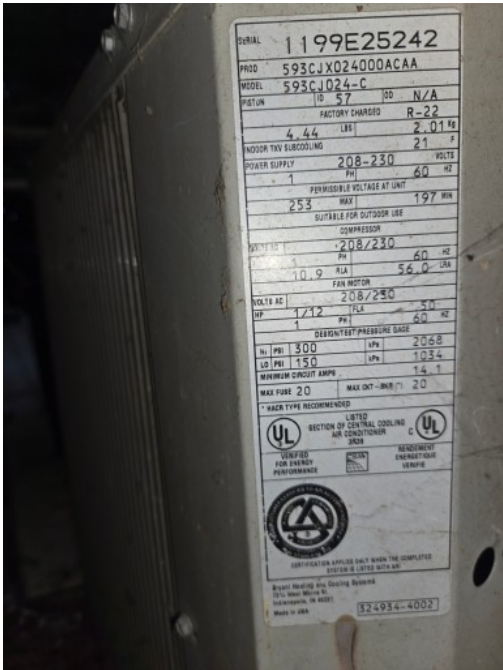
Type of Cooling System central air conditioner unit

AC Unit Power 240V.

5.5) AC Unit Conditions

AS

Appears to be in normal working order at the time of inspection. unit is charged with r-22, which may be difficult to find today as well as costly



Air conditioner unit label

6 Electrical

Service Drop - Weatherhead

Electrical Service Type	The electrical service is underground.
Electrical Service Material	Aluminum.
Number of Conductors	Three.

6.1) Electrical Service Conditions AS

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

Main Electrical Panel

Main Disconnect Location	At Main Panel.
Electric Panel Location	The main electric panel is located at the basement.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Aluminum branch circuit wiring

Panel Amperage Rating

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

Circuit Protection Type

Breakers.

6.2) Wiring Methods

S

The main power cable is aluminum. The branch cables are copper. With the exception of some aluminum branch circuit wiring. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

6.3) Electrical Panel Conditions

AS

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

7 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the basement.



Main Service shutoff

Main Line Material

The visible material of the main line / pipe appears to be plastic.

7.1) Main Line & Valve Conditions

AS

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

AS

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

The visible portions of the waste lines are ABS plastic.

7.3) Drain Line Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

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	Basement.
Water Heater Capacity	48 Gallon.

7.4) Water Heater Conditions R

T P R (temperature pressure relief) valve overflow pipe was missing at the time of the inspection. Recommend installation of an extension pipe for increased safety. consult a licensed plumber for additional information.



8 Interiors-common areas

Walls - Ceilings - Floors

8.1) Wall Conditions

AS

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

8.2) Ceiling Conditions

AS

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

8.3) Floor Conditions

AS

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

R

Low air volume / flow was noted in the living room. Recommend further evaluation by a qualified heating contractor.

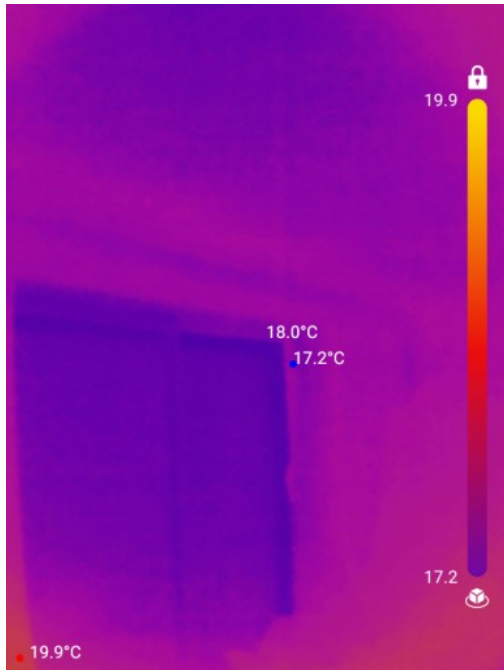
Windows - Doors

8.5) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



8.6) Interior Door Conditions

AS

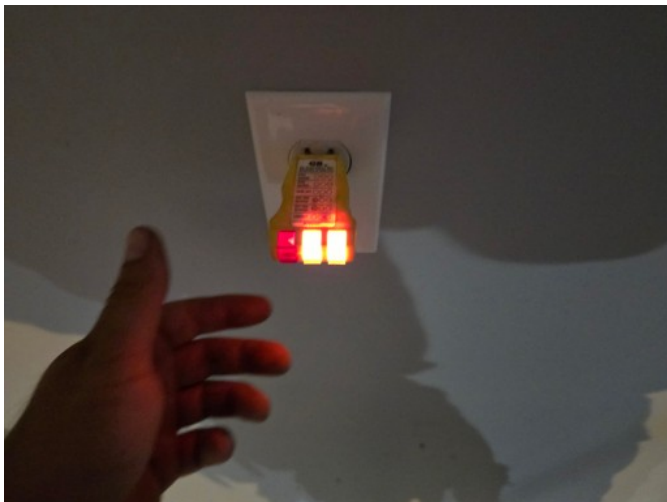
The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

8.7) Electrical Conditions

AS

Appears Serviceable.



8.8) Lighting Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

8.9) Ceiling Fan Conditions

R

The ceiling fan at dining room wobbled, vibrated or made some noise when operated. Mounting hardware of this or any other fan was not visible or readily accessible at the time of inspection. Recommend repair as needed. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

8.10) Smoke Detector Conditions

AS

Appears Serviceable.

Fireplace**Fireplace Location**

A fireplace is located at the living room.

**Fireplace materials**

The fireplace is metal/pre-fabricated.

8.11) Fireplace Conditions

S

The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection. The fireplace is gas fired and the pilot was not lit or fuel / gas was turned off. No flue was observed at this unit. Depending on the type and manufacturer, some of these units burn cleanly and do not require a flue. Client is advised to obtain information from the manufacturer regarding use, maintenance, and carbon monoxide risks, if any.

9 Bedroom-Master

Walls - Ceilings - Floors

9.1) Ceiling Conditions

AS

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

9.2) Wall Conditions

AS

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

9.3) Floor Conditions

AS

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

9.4) Heat Source Conditions

AS

The register in this room was observed to be distributing heat at the time of inspection.

Windows - Doors

9.5) Interior Window Conditions

AS

The accessible windows were tested and were operational at the time of the inspection.

9.6) Interior Door Conditions

AS

The interior doors closed and latched at the time of inspection

Electrical Conditions

9.7) Electrical Conditions

AS

All accessible outlets were operation and tested for proper wiring at the time of inspection.

9.8) Lighting Conditions

AS

The lighting controlled by wall switches was operational at the time of inspection.

9.9) Smoke Detector Conditions

S

There was no smoke detector in this room.

10 Bathroom-Ensuite

Walls - Ceilings - Floors

10.1) Wall Conditions

AS

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

10.2) Ceiling Conditions

AS

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

10.3) Floor Conditions

AS

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

AS

Satisfactory

Windows - Doors

10.5) Bathroom Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.



10.6) Bathroom Door Conditions

AS

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

Electrical Conditions

10.7) Electrical Conditions

S

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



10.8) Lighting Conditions

AS

Satisfactory

10.9) Vent Fan Conditions

R

Window ventilation only was observed in bath . While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.

Bathroom Sink

10.10) Counter - Cabinet Conditions

AS

Appears Serviceable.

10.11) Sink Conditions

AS

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

Shower - Tub - Toilet

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

10.12) Shower - Tub Conditions**AS**

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

10.13) Toilet Conditions**R**

The toilet was loose at the floor in master bath . Recommend securing / repair as needed. While this condition is somewhat common, it can increase the likelihood that some water penetration may have occurred at the base / wax seal area of the floor.

11 Bedroom 2

Walls - Ceilings - Floors

11.1) Ceiling Conditions

AS

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

11.2) Wall Conditions

AS

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

11.3) Floor Conditions

AS

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) Heat Source Conditions

AS

Satisfactory

Windows - Doors

11.5) Interior Window Conditions

AS

The window was operational at the time of the inspection.

11.6) Interior Door Conditions

AS

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

Electrical Conditions

11.7) Electrical Conditions

AS

not all outlets were accessible for testing due to occupants belongings. the accessible outlets tested were in satisfactory condition

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



11.8) Lighting Conditions

AS

Appears Serviceable.

11.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

11.10) Smoke Detector Conditions

S

No smoke detectors were found at the time of the inspection.

12 Bedroom 3

Walls - Ceilings - Floors

12.1) Ceiling Conditions

AS

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

12.2) Wall Conditions

AS

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

12.3) Floor Conditions

AS

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

AS

Satisfactory

Windows - Doors

12.5) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

12.6) Interior Door Conditions

AS

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

Electrical Conditions

12.7) Electrical Conditions

S

Missing receptacle or switch covers were observed . Recommend covers be installed for safety.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



12.8) Lighting Conditions

AS

Lighting conditions appeared to be in serviceable condition at the time of inspection.

12.9) Ceiling Fan Conditions

AS

Not Applicable - None

12.10) Smoke Detector Conditions

S

No smoke detectors were found at the time of the inspection.

13 Bathroom-Main Common

Walls - Ceilings - Floors

13.1) Wall Conditions

AS

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

13.2) Ceiling Conditions

AS

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

13.3) Floor Conditions

AS

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

AS

Satisfactory

Windows - Doors

13.5) Bathroom Window Conditions

R

windows were difficult to operate. Recommend adjustment and / or repairs as needed.

13.6) Bathroom Door Conditions

AS

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

Electrical Conditions

13.7) Electrical Conditions

AS

Satisfactory

13.8) Lighting Conditions

AS

Appears Serviceable.

13.9) Vent Fan Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Bathroom Sink

13.10) Counter - Cabinet Conditions

AS

Appears Serviceable.

13.11) Sink Conditions

AS

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

Shower - Tub - Toilet

13.12) Shower - Tub Conditions

R

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



13.13) Toilet Conditions

AS

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

14 Kitchen**Walls - Ceilings - Floors****14.1) Wall Conditions**

AS

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

14.2) Ceiling Conditions

AS

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

14.3) Floor Conditions

AS

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

14.4) Heat Source Conditions

AS

Satisfactory

Windows - Doors**14.5) Kitchen Window Conditions**

AS

windows tested were operational at the time of the inspection.

14.6) Kitchen Door Conditions

Not Applicable - None

Electrical Conditions**14.7) Electrical Conditions**

S

missing GFCI, GFCI protection is needed in potentially wet areas. consult a licensed and qualified electrical contractor.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



14.8) Lighting Conditions

AS

Appears Serviceable.

14.9) Ceiling Fan Conditions

AS

Not Applicable - None

Kitchen Sink - Counter tops - Cabinets

14.10) Counter Conditions

AS

Appears Serviceable.

14.11) Cabinet Conditions

AS

Appears Serviceable.

14.12) Sink Plumbing Conditions

AS

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

14.13) Hood Fan Conditions

R

The fan was noisy at the time of inspection. Recommend adjustment and/or repair and / or replacement.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Microwave

Appears Serviceable. Tested

Stove - Range Type

Electric

14.14) Stove - Range Condition

AS

Appears Serviceable. Tested all 4 burners, showed signs of warming. This is no guarantee of future operation of the appliance.

14.15) Oven-Condition

AS

Operational at the time of inspection

Oven-Type

Electric

14.16) Dishwasher Conditions

AS

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

Fridge

Appeared to be in working order.

15 Laundry

Laundry Room Washer and Dryer

Location Bathroom

15.1) Laundry Room Conditions AS

There were no appliances present for proper testing of plumbing components.

15.2) Electrical Conditions AS

Appears Serviceable.

15.3) Plumbing AS

The plumbing for the washer appeared to be in serviceable condition.

Appliances

15.4) washer

Not Applicable - None

Dryer Type Not Applicable - None

15.5) Dryer Vent AS

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

16 Basement**Walls - Ceilings - Floors****16.1) Basement Stair Conditions****S**

Missing or broken railing

**16.2) Wall Conditions****AS**

The inspector was unable to fully inspect the foundation walls and floors due to the finished basement components. Areas behind finished walls and ceilings were concealed and were not visible or accessible for a full and complete inspection.

16.3) Ceiling Conditions**AS**

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

16.4) Floor Conditions**AS**

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

16.5) Heat Source Conditions**AS**

Satisfactory

Windows - Doors**16.6) Basement Window Conditions****AS**

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

The sample of windows tested were operational at the time of the inspection.

16.7) Basement Door Conditions

AS

Not Applicable - None

Electrical Conditions

16.8) Electrical Conditions

R

Minimal outlets were observed. Recommend adding outlets to reduce extension cord usage and to increase safety.

16.9) Lighting Conditions

AS

Appears Serviceable.

16.10) Sump Pump Conditions

AS

The sump pump operated when tested at the time of the inspection. This does not however guarantee future conditions or operation.

17 Foundation - Crawl Space

Foundation

Foundation Type	Basement.
Foundation Material	Concrete.

17.1) Foundation Conditions

AS

Typical of this style home, the inspector was unable to fully inspect the foundation walls and floors due to the finished interior components. Also typical of this style home, the inspector was unable to fully inspect the main beam, floor joists and floorboards due to the finished ceiling and / or wall components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.

Flooring Structure

Flooring Support Type	The wood framing floor system was constructed of 2 X 10 floor joists.
-----------------------	---

17.2) Flooring Support Conditions

NI

The inspector was unable to fully inspect the main beam, floor joists and floorboards due to the finished ceiling and / or wall components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.