

Inspection Report

Provided by:

Home Inspectors Pro
(424) 281-6940

sample report

Property Address:

767 Fairmont Ave.
Glendale, CA 91203



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1 Report Information

Client Information

Client Name

Client Phone

Client Email n

Agent Information

Agent Name

Agent Phone

Property Information

Property Type

Stories

Approximate Year

Built

Approximate Square

Footage

Number of Bedroom

Number of Bath

Direction House Faces

Furnished

Occupied

Utilites on During

Inspection

People Present

Inspection Information

Inspection Date

Inspection Time

Weather Conditions

Outside Temperature

Price for Inspection

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water

penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible) (as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

-The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

Definition of conditions:

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.

2 Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Roofing	1	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. Although immediate replacement may not appear necessary at this time, we recommend maintenance be performed on a regular basis with annual inspection by a qualified roofing contractor. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection.
Roofing	2	The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis.
Exterior	8	The paint / finish of the Stucco was deteriorated and is in need of repair, replacement and / or maintenance.
Exterior	9	A few of the window Sills had dry rot damage. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Foundation - Crawl Space	14	Evidence of rodents were observed. While this observation may exist now, the occurrence may have been some time ago. Client should contact a pest control company for further evaluation.
Grounds	19	The Vegetation on the property needs to be trimmed to prevent damage to the house. It is suggested that a "Licensed Landscaping Contractor" be contacted for further evaluation and repair.
Heating & Cooling	21	The heating system was operational at time of inspection. This is not an indication of future operation or condition. The air filter was dirty. Suggest replacing as soon as possible. To increase the efficiency of your heating system, we recommend changing your systems air filter(s) regularly (every 2-3 months).
Electrical	36	A few of the outlets externally were loose. Recommend have it replaced or repaired. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Kitchen	42	Loose / damaged outlet was observed at kitchen. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Kitchen	45	The kitchen Cabinet door hinges were loose. Recommend to have

		<p>them repaired or replaced.</p> <p>Cabinet drawers and or drawer guides need adjustment or repair.</p> <p>It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.</p>
Interior - Dining Room	66	1 out of the 4 lights in the bedroom was out. Recommend having it replaced by a licensed Electrician.
Interior - Bedroom 1	73	<p>Loose / damaged outlet was observed at bedroom.</p> <p>Three pronged outlets did not test for proper ground at bedroom.</p> <p>It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.</p>
Interior - Bedroom 1	75	<p>A smoke detector was missing or removed at the Bedroom.</p> <p>Recommend having one installed.</p>
Interior - Bedroom 2	81	Missing receptacle or switch covers were observed at. Recommend covers be installed for safety.
Interior - Bedroom 2	82	1 out of the 4 lights in the bedroom was out. Recommend having it replaced by a licensed Electrician.
Interior - Bedroom 2	83	<p>A smoke detector was missing or removed at the bedroom.</p> <p>Recommend to have one installed.</p>
Bathroom 1	91	The exhaust fan made an unusual noise / vibration in bath
Bathroom 1	94	<p>There were multiple tiles that were damaged on the shower wall.</p> <p>Recommend having them replaced.</p>
Bathroom 2	106	<p>When the water was diverted from the tub spout to the shower head, some water was still running from the spout in bath. Adjustment or repair may be needed to the diverter faucet or tub spout.</p> <p>It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.</p>
Garage - Laundry	108	The paint / finish of the Stucco was deteriorated and is in need of repair, replacement and / or maintenance.
Garage - Laundry	109	<p>The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.</p> <p>The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis.</p>
Garage - Laundry	114	The hinge on the door was loose. recommend having it repaired.
Garage - Laundry	115	The vehicle door motor chain was disconnected.

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

3 Roofing

Roof Covering

Method of Inspection	The roof was inspected by walking the safe and accessible areas.
Roof Style	Gable and Flat
Roof Covering Material	Asphalt composition shingles. and Rolled roofing
Number of Layers	Not Inspected

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. Although immediate replacement may not appear necessary at this time, we recommend maintenance be performed on a regular basis with annual inspection by a qualified roofing contractor. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection.



water stain, rolled roof has cracks.

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Shingles are curling



2) 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.



Debris in the gutters

3) Vent Stacks

AS

The Vent Stacks appeared to be in serviceable condition at the time of

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inspection.



Attic Area

Attic Access	Master Bedroom closet
Method of Inspection	The attic was inspected by partially entering due to blocked access small attic space.
Roof Frame Type	The roof framing is constructed with truss framing.
4) Attic Conditions	<div>AS</div> The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

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Attic Ventilation Type	Gable Vents
Attic Ventilation Conditions	The Attic Ventilation appeared to be in serviceable condition at the time of inspection.
Attic Insulation Type	Batt Insulation
5) Attic Insulation Conditions	<div>AS</div> The attic has fiberglass batt insulation. The approximate depth of the insulation is 8 to 10 inches. This appears adequate.



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4 Exterior

Front - Back Entrance

Front Entrance Type Covered Porch

6) Front Entrance Conditions AS Common settlement type cracks were observed to the porch.



Cracks.

Back Entrance Type Patio

7) Back Entrance Conditions AS The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.



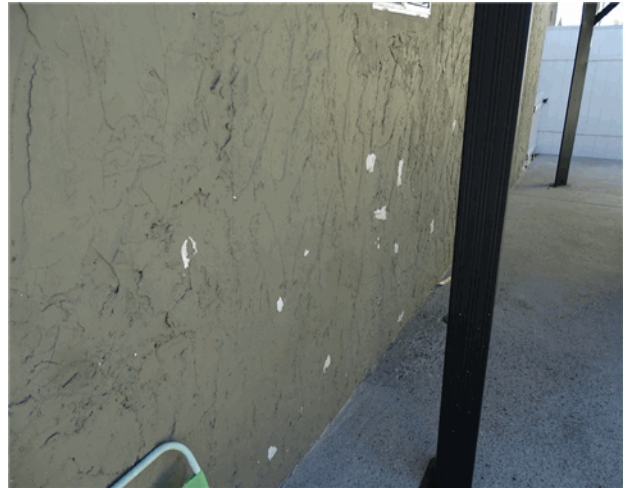
Exterior Walls

Structure Type Wood frame

Exterior Wall Covering The visible and accessible areas of the exterior siding material are stucco.

8) Exterior Wall Conditions R The paint / finish of the Stucco was deteriorated and is in need of repair, replacement and / or maintenance.

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Exterior Windows - Doors

Window Type Double Hung

Window Material Vinyl

9) Window Conditions

R

 A few of the window Stools had dry rot damage. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



dry rot damage

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10) Exterior Door Conditions

AS

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



Exterior Water Faucet(s)

Faucet Location exterior

11) Faucet Conditions

AS

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

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



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

5 Foundation - Crawl Space

Foundation

Foundation Type Crawl Space

Foundation Material Concrete

12) Foundation Conditions

AS

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



Flooring Structure

Flooring Support Type The wood framing floor system was constructed of 2 X 8 floor joists.

13) Flooring Support Conditions

AS

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



Crawl Space

Inspection Method Entered Crawl Space

14) Description

R

Evidence of rodents were observed. While this observation may exist now, the occurrence may have been some time ago. Client should

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contact a pest control company for further evaluation.



dead rodent



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6 Grounds

Grading

Grading Slope The site is moderately sloped.

15) Grading Conditions

AS

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

Driveways - Sidewalks - Walkways

Driveway Material Concrete

16) Driveway Conditions

AS

 Common cracks were observed in the driveway.



common cracks

Sidewalk Material Concrete

17) Sidewalk Conditions

AS

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



Retaining Wall

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Retaining Wall
Material Block

18) Retaining Wall
Conditions

AS

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



Vegetation

19) Description

R

 The Vegetation on the property needs to be trimmed to prevent damage to the house. It is suggested that a "Licensed Landscaping Contractor" be contacted for further evaluation and repair.



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Fencing - Gates

20) Fencing - Gate Condition

AS

The Fencing and or Gates on the property appeared to be in serviceable condition at the time of inspection.



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7 Heating & Cooling

Heating

Location of Unit	Attic
Heating Type	Not Inspected
Energy Source	Not Inspected
Approximate BTU Rating	Not Inspected

21) Unit Conditions	<div>R</div> <div>The heating system was operational at time of inspection. This is not an indication of future operation or condition. The air filter was dirty. Suggest replacing as soon as possible. To increase the efficiency of your heating system, we recommend changing your systems fir filter(s) regularly (every 2-3 months).</div>
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Dirty Filter

Distribution Type	The visible areas of the heat distribution system is piping with radiators.
22) Distribution Conditions	<div>AS</div> <div>The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.</div>
23) Ventilation Conditions	<div>AS</div> <div>The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.</div>
24) Thermostat Condition	<div>AS</div> <div>The normal operating controls appeared to be serviceable at the time of the inspection.</div>

Air Condition - Cooling

Type of Cooling System	Split system
AC Unit Power	240V

25) AC Unit Conditions	<div>AS</div> <div>The A/C unit appeared to be in serviceable condition at the time of inspection. This is not an indication of future operation or condition.</div>
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8 Plumbing

Water Main Line

Main Shutoff Location exterior

Main Line Material Not Inspected

26) 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.

27) 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 cast iron. and The visible portions of the waste lines are plastic.

28) Drain Line Conditions

AS

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.

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Water Heater(s)

Water Heater Type	Natural Gas
Water Heater Location	exterior
Water Heater Capacity	38 Gallon

29) Water Heater Conditions	<div>AS</div> <div>The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.</div>
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Gas Main Line

30) Gas Meter Condition

AS

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



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9 Electrical

Service Drop - Weatherhead

Electrical Service Type	The electrical service is overhead.
Electrical Service Material	Not Inspected
Number of Conductors	Three
31) Electrical Service Conditions	<div>AS</div> 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 exterior.
Panel Amperage Rating	The electrical capacity of main breaker was listed / labeled as 200 amps.
Circuit Protection Type	Breakers
32) Wiring Methods	<div>AS</div> The main power cable and branch circuit wire types could be determined. See also main panel comments.
33) Electrical Panel Conditions	<div>AS</div> The main panel appeared to be in serviceable condition at the time of the inspection.

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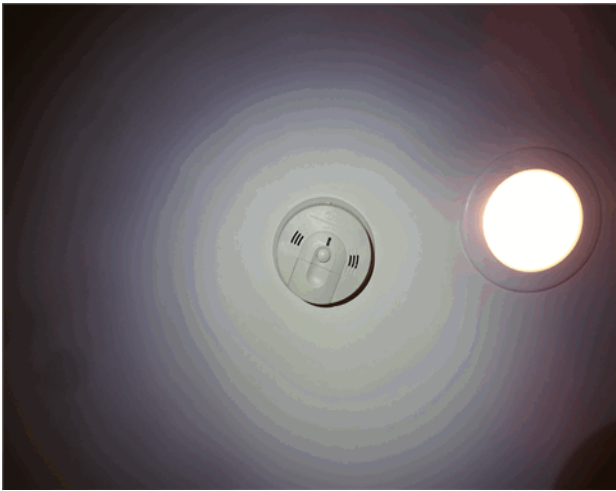


Electrical Subpanel

Subpanel Location	n/a	
34) Subpanel Conditions	<div>NI</div>	n/a

Carbon Monoxide Detectors

35) Carbon Monoxide Detectors Condition	<div>AS</div>	The Carbon Monoxide Detector in the living room appeared to be in serviceable condition at the time of inspection.
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Exterior Electrical

36) Exterior Electrical Condition	<div>R</div>	A few of the outlets externally were loose. Recommend have it replaced or repaired. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
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Loose



Loose

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

10 Kitchen

Walls - Ceilings - Floors

37) Wall Conditions

AS

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



38) Ceiling Conditions

AS

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



39) 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.

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



Windows - Doors

40) Kitchen Window Conditions

AS

The thermal pane window(s) at appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).



41) Kitchen Door Conditions

AS

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

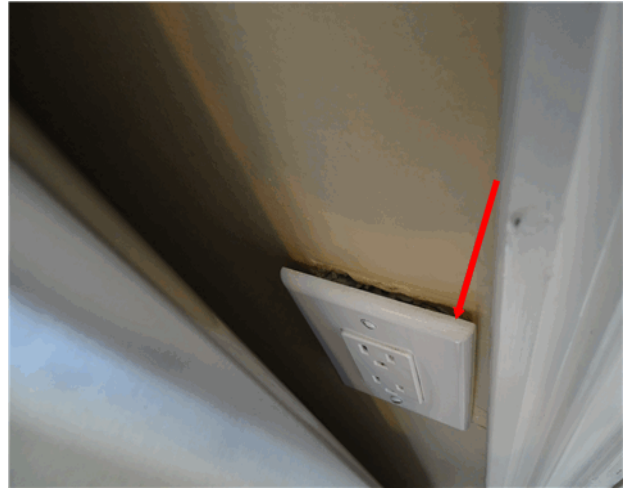
Electrical Conditions

42) Electrical Conditions

R

Loose / damaged outlet was observed at kitchen. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

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Loose,

43) Lighting Conditions

AS

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



Kitchen Sink - Counter tops - Cabinets

44) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

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45) Cabinet Conditions

R

The kitchen Cabinet door hinges were loose. Recommend to have them repaired or replaced.

Cabinet drawers and or drawer guides need adjustment or repair.

It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Hinge was loose



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Hinge was loose.



Hinge was loose.

46) 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.



47) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

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Appliances

48) Stove - Range Condition

AS

 Not Inspected



49) Hood Fan Conditions

NI

 n/a

50) Dishwasher Conditions

AS

 Not Inspected

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



**51) Refrigerator
Condition**

AS

Not Inspected



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

11 Interior - Living Room

Walls - Ceilings - Floors

52) Wall Conditions

AS

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



53) Ceiling Conditions

AS

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



54) 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.

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Windows - Doors

55) Interior Window Conditions

AS

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



56) Interior Door Conditions

AS

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

Electrical Conditions

57) Electrical Conditions

AS

The Electrical in the Living Room appeared to be in serviceable condition at the time of inspection.

58) Lighting Conditions

AS

The Lighting in the Living Room appeared to be in serviceable condition at the time of inspection.

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



59) Smoke Detector
Conditions

NI

Not Inspected

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

12 Interior - Dining Room

Walls - Ceilings - Floors

60) Wall Conditions

AS

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



61) Ceiling Conditions

AS

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



62) 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. Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking / movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor (if applicable) or Attorney prior to closing of this property.

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



Windows - Doors

63) Interior Window
Conditions

AS

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

64) Interior Door
Conditions

AS

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



Electrical Conditions

65) Electrical
Conditions

AS

The Electrical in the Dining Room appeared to be in serviceable condition at the time of inspection.

66) Lighting Conditions

R

1 out of the 4 lights in the bedroom was out. Recommend having it replaced by a licensed Electrician.

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



light was out.

**67) Smoke Detector
Conditions**

NI

Not Inspected

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

13 Interior - Bedroom 1

Walls - Ceilings - Floors

68) Wall Conditions

AS

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

Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through. Client is advised to note any staining or conditions that may not have been visible during the time of inspection. Such conditions should be brought to your Realtor (if applicable) or Attorney's attention prior to closing of this property.



69) Ceiling Conditions

AS

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



70) 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.

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Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking / movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor (if applicable) or Attorney prior to closing of this property.



Windows - Doors

71) Interior Window Conditions

AS

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



72) Interior Door Conditions

AS

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

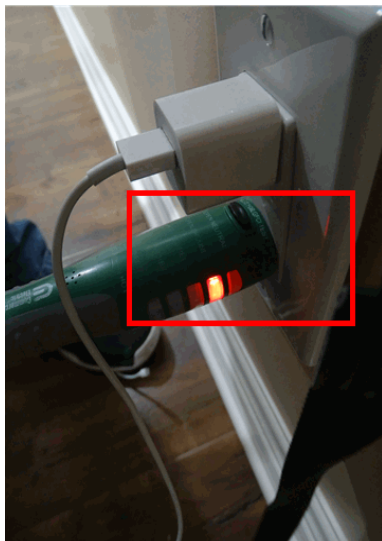
Electrical Conditions

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73) Electrical Conditions

R

Loose / damaged outlet was observed at bedroom.
Three pronged outlets did not test for proper ground at bedroom.
It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



Open Ground.



Loose outlet.

74) Lighting Conditions

AS

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



75) Smoke Detector Conditions

R

A smoke detector was missing or removed at the Bedroom. Recommend having one installed.

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14 Interior - Bedroom 2

Walls - Ceilings - Floors

76) Wall Conditions

AS

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

Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through. Client is advised to note any staining or conditions that may not have been visible during the time of inspection. Such conditions should be brought to your Realtor (if applicable) or Attorney's attention prior to closing of this property.



77) Ceiling Conditions

AS

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



78) 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.

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

Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking / movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor (if applicable) or Attorney prior to closing of this property.



Windows - Doors

79) Interior Window Conditions

AS

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



80) Interior Door Conditions

AS

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

Electrical Conditions

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

**81) Electrical
Conditions**



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



Needs cover

82) Lighting Conditions



1 out of the 4 lights in the bedroom was out. Recommend having it replaced by a licensed Electrician.



Light was out.

**83) Smoke Detector
Conditions**



A smoke detector was missing or removed at the bedroom. Recommend to have one installed.

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

15 Bathroom 1

Walls - Ceilings - Floors

84) Wall Conditions

AS

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



85) Ceiling Conditions

AS

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



86) 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.

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



Windows - Doors

87) Bathroom Window Conditions

AS

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



88) Bathroom Door Conditions

AS

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

Electrical Conditions

89) Electrical Conditions

AS

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

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



90) Lighting Conditions

AS

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



91) Vent Fan Conditions

R

The exhaust fan made an unusual noise / vibration in bath

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



Vent was loud

Bathroom Sink

92) Counter - Cabinet Conditions

AS

The Counter / Cabinet in the Bathroom appeared to be in serviceable condition at the time of inspection.



93) Sink Conditions

AS

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

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



Shower - Tub - Toilet

94) Shower - Tub Conditions

R

There were multiple tiles that were damaged on the shower wall.
Recommend having them replaced.



Tile Damaged.

95) Toilet Conditions

AS

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

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



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

16 Bathroom 2

Walls - Ceilings - Floors

96) Wall Conditions

AS

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



97) Ceiling Conditions

AS

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



98) 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.

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



Windows - Doors

99) Bathroom Window Conditions

AS

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



100) Bathroom Door Conditions

AS

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

Electrical Conditions

101) Electrical Conditions

AS

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

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



**102) Lighting
Conditions**

AS

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

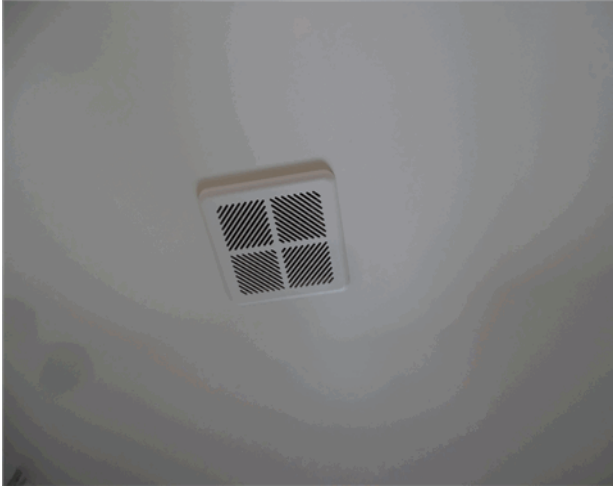


**103) Vent Fan
Conditions**

AS

The Vent Fan in the Bathroom appeared to be in serviceable condition at the time of inspection.

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



Bathroom Sink

104) Counter - Cabinet Conditions

AS

The Counter / Cabinet in the Bathroom appeared to be in serviceable condition at the time of inspection.



105) Sink Conditions

AS

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

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



Shower - Tub - Toilet

106) Shower - Tub Conditions

R

When the water was diverted from the tub spout to the shower head, some water was still running from the spout in bath. Adjustment or repair may be needed to the diverter faucet or tub spout. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



Diverter valve leaking.



107) Toilet Conditions

AS

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

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



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

17 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

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

108) Siding Conditions (if detached)

R

The paint / finish of the Stucco was deteriorated and is in need of repair, replacement and / or maintenance.



109) Roof Conditions (if detached)

R

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

The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis.



Gutter filled with debris.

110) Wall Conditions

AS

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

Personal belongings and / or shelving prevented a full inspection of the entire wall. Moving or disturbing homeowner personal property is outside the scope of our inspection.

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



111) Ceiling Conditions

AS

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



112) 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. Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking / movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor (if applicable) or Attorney prior to closing of this property.

113) 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



114) Door Conditions

R

The hinge on the door was loose. recommend having it repaired.



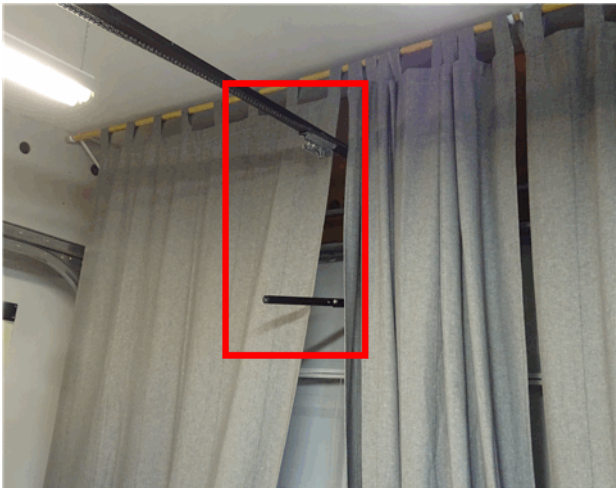
Hinge is loose.

115) Vehicle Door Conditions

R

The vehicle door motor chain was disconnected.

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



Disconnected

Mechanical Opener yes

116) Electrical Conditions

AS

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

117) Lighting Conditions

AS

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



Laundry Room

Location Hallway

118) Laundry Room Conditions

AS

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

