



Inspection report for the property at  
4332 Bdawg Boulevard, Bedford Indiana 47421

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This report is prepared exclusively for  
Inspected On: **01-03-2026**

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### Company Information

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[Published Report](#)



### Inspected By:

Eric Hughes, Indiana State License  
#HI02400098

# The Scope and Purpose of a Home Inspection

## Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

## A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

## A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

## This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

## This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

## The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

## Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

## Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

# How to Read This Report

## Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our ["Summary Page"](#) and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full [Report](#), which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be [printed on paper or to a PDF document](#).

## Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say "tested," or "inspected."

## Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

 **Major Concern:** Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.

 **Repair:** Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature.

 **Recommended Maintenance:** These are repair items that should be considered "routine home ownership items," such as servicing the furnace, cleaning the gutters or changing the air filters in the furnace.

 **Due Diligence:** Observation such as a buried oil tank that may require further investigation to determine the severity and / or urgency of repair.

 **Monitor:** Items that should be watched to see if correction may be needed in the future.

 **Improve or Upgrade:** Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons. These are often items which reflect changes in building codes or standards.

 **Future Project:** A repair that may be deferred for some time but should be on the radar for repair or replacement in the near future.

 **Efficiency:** Denotes observations that are needed to make the home more energy efficient as well as to bring the home up to modern insulation standards. This category typically includes windows and insulation. Other items, such as lighting and appliances, are not inspected for their energy status.

 **Inspection Notes:** Aside information and /or comments elaborating on descriptions of systems in the home that the inspector might find useful to purchase decisions or home ownership. .

 **Limitations:** Conditions present at the time of inspection which limited the scope of this visual inspection

## Pest Inspection

All items with the bug logo (  ) are part of a structural pest inspection. If your inspector included a structural pest inspection as a part of the scope of your home inspection, you can distinguish pest inspection items by this logo. You can also go to the pest inspection summary page to see a summary of the items that are part of a pest inspection.

## Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

## Moisture Meter Testing

Where moisture meter testing is indicated in this report a Klein Tools ET140 or similar tool was used.

# Summary

## Major Concerns

⚠️ **RC-1 Roof and Chimney:** Roof replacement is needed. Examples of observations noted during inspection include:

### Roofing Contractor

⚠️ **RC-2 Roof and Chimney:** The garage roofing system was noted to be in poor condition and will require repair or replacement in the near term. Examples of observations noted during inspection include:



- Loose shingles
- Missing tabs/shingles/tiles

⚠️ **CS-3 Crawl Space:** No ventilation was noted for the crawl space and moisture control problems were noted.

### General Contractor

## Repairs

🔧 **G-1 Grounds:** Repairs are needed to the window wells on the building

- Wood decay was noted on window sills in window wells
- Corrosion was noted on metal window wells

### General Contractor/Landscaper

🔧 **G-2 Grounds:** Trip hazards were noted in the walking surfaces. This should be corrected for improved safety.

### General Contractor/Landscaper

🔧 **G-3 Grounds:** Typical cracks were noted in the driveway surfaces. These can be sealed as needed to slow water entry.

### General Contractor/Landscaper

🔧 **G-4 Grounds:** Cracks were noted in the driveway surface indicating that filling and sealing repair work is needed.

### General Contractor/Landscaper

🔧 **ES-1 Exterior Services:** GFCI protection was incomplete or missing for exterior electric receptacles. Modern safety standards require GFCI protection for all exterior receptacles for improved safety. Repair as needed.

### Electrician

🔧 **ES-2 Exterior Services:** Exposed or surface run NM cable was noted at the exterior. This wiring requires protection from physical damage. have this further investigated and repaired as

recommended by a qualified electrical contractor for improved safety.

### **Electrician**

✂ **RC-4 Roof and Chimney:** The gutters require cleaning. This should be regular scheduled maintenance to ensure reliable control of roof runoff.

✂ **RC-5 Roof and Chimney:** Mortar failure was noted on the masonry chimney. Mortar repairs are needed.

### **Mason/Chimney Sweep**

✂ **A-2 Attic:** Kitchen/bath fan exhaust vents in the attic are not correctly vented to the exterior. Repair is needed for moisture control.

### **General Contractor / Handyman**

✂ **K-1 Kitchen:** The sink faucet is loose and requires repair.

### **Plumber**

✂ **ISS-2 Interior, Stairs and Safety:** The handrail for the stairs is missing. A graspable handrail is recommended for safety

### **Qualified Contractor**

✂ **CS-1 Crawl Space:** A few repairs are needed in the crawl space.

- Pipe insulation is incomplete on supply piping
- The plastic vapor barrier is the old clear style which is no longer recommended for reliable moisture control.
- The crawl space vents are blocked in places and require repair so they are unobstructed
- The sub-floor insulation is missing in places and requires tune-up repairs

### **General Contractor/Crawl Space Clean-up Company**

✂ **CS-2 Crawl Space:** Wood and cellulose debris was noted in the crawl space. This is conducive to wood destroying organisms. Removal of wood debris is recommended.

### **General Contractor/Crawl Space Clean-up Specialist**

✂ **CS-5 Crawl Space:** The sub-floor insulation is in poor condition. repair or update as needed.

### **General Contractor/Crawl Space Clean-up Specialist**

✂ **CS-6 Crawl Space:** The sub-floor insulation is not correctly installed and requires repair or updating.

### **General Contractor/Crawl Space Specialist**

✂ **CS-7 Crawl Space:** The sub-floor insulation is sagging and not touching the sub-floor. This can reduce the effectiveness of the insulation. Support as needed for reliable performance.

✂ **CS-8 Crawl Space:** The subfloor insulation is incomplete and requires repair where missing/damaged.

✂ **HCS-2 Heating and Cooling Systems:** A qualified heating and cooling contractor is recommended to further investigate the heating and cooling system and implement scheduled maintenance and repairs as deemed necessary for safe and reliable operation of the system.

### **Heating and Cooling/HVAC**

✂ **HCS-3 Heating and Cooling Systems:** A qualified heating and cooling contractor is recommended to further investigate the heating and cooling system and implement scheduled

maintenance and repairs as deemed necessary for safe and reliable operation of the system.

### Heating and Cooling/HVAC

 **HCS-4 Heating and Cooling Systems:** A qualified heating and cooling contractor is recommended to further investigate the heating and cooling system and implement scheduled maintenance and repairs as deemed necessary for safe and reliable operation of the system.

### Heating and Cooling/HVAC

 **HCS-5 Heating and Cooling Systems:** A qualified heating and cooling contractor is recommended to further investigate the heating and cooling system and implement scheduled maintenance and repairs as deemed necessary for safe and reliable operation of the system.

### Heating and Cooling/HVAC

 **ESE-1 Electric Service Equipment:** The labeling is incomplete for the main electric panel. Correct incomplete labeling as needed for safety.

 **ESE-2 Electric Service Equipment:** The labeling is incomplete for the main electric panel. Correct incomplete labeling as needed for safety.

## Recommended Maintenance

 **CS-9 Crawl Space:** The vapor barrier on the floor of the crawl space is done in old clear plastic. 6-mil black plastic is recommended for moisture control.

 **P-3 Plumbing:** The water temperature tested slightly above the recommended 120 degrees F. Adjust the water temperature as needed.

 **P-4 Plumbing: NO THERMAL EXPANSION DEVICE**

No thermal expansion device was found for the water heating system. Some type of thermal expansion device is required for closed plumbing systems. This is typically provided by an expansion tank at the water heater. Thermal expansion devices help prevent unwanted pressure build-up in piping systems.

 **HCS-8 Heating and Cooling Systems:** For improved child safety consider installing a metal screen in front of the gas log fireplace glass. These screens are required on newer gas logs. The glass panels on gas fireplaces and even materials around the fireplace can become very hot and pose a burn hazard. Use caution when using these fireplaces when small children are present.

## Due Diligence Items

 **HCS-9 Heating and Cooling Systems:** This building has a vent-free gas appliance installed. These pose a risk for indoor air quality and even carbon monoxide exposure. Some locations prohibit the use of vent free appliances such as bedrooms. In general upgrading to a direct vent gas appliance is recommended.

## Items for Monitoring

 **P-5 Plumbing:** The average life of a water heater is just 8-12 years. This water heater is getting older. It is impossible to predict the useful remaining life of an appliance, but updating could be

needed at any time. Water was hot at the time of inspection.

## Improve Or Upgrade Items

 **ISS-1 Interior, Stairs and Safety: Bedroom escape and rescue:** This bedroom has older/missing/inadequate [escape and rescue openings](#) that do not meet modern safety standards. Today, all bedrooms must have a second means of ingress and egress in case of emergency. This is typically provided through a window that is at least 20 inches wide and 24 inches tall and is 5.7 sq/ft or greater. If the window is at grade, meaning within 44 inches of the ground, the window must be at least 5 sq/ft. The window must be 44 inches or less off the floor on the inside of the house.

**General Contractor**

 **EBFW-1 Electric Branch and Finish Wiring:** In addition to the required carbon monoxide alarms, consider installing a more sensitive, low-level carbon monoxide alarm, some of which will sound at [5 parts per million \(PPM\)](#). This is a significantly more sensitive CO detector than what is typically purchased at the local hardware store. Most of the store-bought detectors sound an alarm at [70-ppm after 3 or 4 hours](#), while we know people can be affected by levels of exposure as low as 20-ppm. Examples of manufactures of these alarms are: [CO Experts](#), or Defender [LL6070 low level CO monitor](#).

## Future Projects

 **RC-3 Roof and Chimney:** The roof cavity venting has not been done according to modern standards. This is typical for older buildings. Roof cavity venting can be critical for moisture control, but often older buildings can perform adequately with less than perfect venting. During the next re-roof, I would have the roof cavity venting further investigated and modified as recommended by a qualified roofing contractor.

**Roofer or General Contractor**

## Efficiency Items

 **A-1 Attic:** The attic insulation has been done to an older standard. Updating thermal barriers to modern standard is recommended.

# The Full Report

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## General Comments

General Comments

## Grounds

Site Conditions

Window and Stairwells

Grounds Trees and Vegetation

Sidewalks

Driveway

Porch

Stoops, Steps and Stairs

Patio

Covers - Patio / Deck / Porch

Retaining Walls

Carports

## Exterior Siding

Siding

Trim

Foundation (Visible portion of foundation wall on exterior)

Building(s) Exterior Wall Construction

Soffits

Fascia

Flashings

Windows (As viewed from the exterior)

Exterior Doors

## Exterior Services

Service Entry/Exterior Electrical

Main Fuel Shutoff

Hose Bibbs

Water Pressure

## Garage Interior

Overhead Doors

Automatic Opener

Overhead Door Hardware

- Safety Reverse
- Garage Walls and Ceilings
- Garage Floor
- Framing
- Garage Windows
- Garage Service Door
- Stairs - Garage

## Garage Exterior

- Garage Type
- Garage Roof Covering
- Garage Gutters
- Garage Siding
- Garage Trim
- Garage Soffits
- Garage Fascia

## Decks and Balconies

- Decks and Balconies

## Roof and Chimney

- Roof Access
- Style of Roof
- Roof Covering Material and Condition
- Flashing
- Valleys
- Plumbing Vents
- Ventilation System
- Gutters
- Chimneys

## Attic

- Attic General
- Roof Structure
- Attic Insulation
- Attic Ventilation and Ductwork
- Attic Chimneys and Plumbing
- Attic Electrical

## Kitchen

- Kitchen Sink
- Kitchen Countertops/ Cabinets
- Kitchen Finishes and Pantries

Kitchen Ventilation

## Kitchen Appliances

Sink Disposer

Ranges, Ovens and Cooktops

Diswasher

Refrigerators and Ice Makers

Microwave and Other Appliances

## Bathrooms

Bathroom Sinks and Cabinets

Toilets and Bidets

Tubs and Showers

Bathrooms Finishes and Closets

Bathroom Ventilation

## Laundry Room

Clothes Dryer

Clothes Washer

Laundry Ventilation

## Interior, Stairs and Safety

Walls, Ceilings, Closets and Floors

Doors

Windows

Stairs

## Basement

Foundation

Basement Drainage

Floor

Beams

Columns

Joists

Subfloor

Basement Windows

Basement Walls, Ceilings, Closets and Floors

## Crawl Space

Crawl Space

Access

Foundation Walls

Floor

- Crawl Space Drainage
- Crawl Space Ventilation
- Beams
- Columns
- Joists
- Subfloor
- Insulation
- Vapor Barrier (Installed on ground)
- Vapor Retarder (Installed on subfloor)

## Plumbing

- Water Service
- Waste Piping
- Sanitary/Grinder Pump
- Water Heater

## Heating and Cooling Systems

- Heat Pump / Air Conditioning
- Air Handler
- Central Heating System
- Air Filter
- Heating and Cooling Distribution
- Boiler System
- Gas Fireplaces
- Solid Fuel Appliances

## Electric Service Equipment

- Main Panel
- Sub Panel
- Grounding and Bonding

## Electric Branch and Finish Wiring

- Branch and Finish Wiring
- Electric Receptacles and Switches
- Ceiling Fan
- Smoke and Carbon Monoxide Alarms

## Bedroom Master

- Bedroom Walls, Ceilings, Closets and Floors
- Bedroom Windows
- Bedroom Doors
- Bedroom Heating and Cooling
- Bedroom Electrical

## Bedrooms (1)

Bedroom Walls, Ceilings, Closets and Floors

Bedroom Windows

Bedroom Doors

Bedroom Heating and Cooling

Bedroom Electrical

## Bedrooms (2)

Bedroom Walls, Ceilings, Closets and Floors

Bedroom Windows

Bedroom Doors

Bedroom Heating and Cooling

Bedroom Electrical

## Common Rooms

Living Room

Dining Room

Family Room

# General Comments

## General Comments

**For the purpose of this inspection, this house faces:**  south

**State of Occupancy:**  Occupied

**Recent Rain/Snow:**  No

**Ground Cover:**  Dry

**Approximate Age:**  1970

*Unless the wiring in the building has been fully updated, this building likely has wiring that predates the late 1980's. Branch circuit wiring installed in buildings built prior to the late 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. **Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius.** Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring. It is beyond the scope of this inspection to determine if any such incompatible components are installed. Based on the age of this building, be aware that such components may be present.*

*In 1978, federal laws were passed to prohibit use of lead and asbestos in building materials. Manufacturers of building materials were allowed to sell existing stocks of materials that were manufactured with lead and asbestos, so even buildings constructed as late as the mid-1980's could possibly contain lead or asbestos. Identification and testing for lead and asbestos and other environmental testing is beyond the scope of this home inspection. If you wish to seek additional information, I recommend contacting an environmental lab or industrial hygienist.*

*Solid conductor aluminum wiring was used in residential construction for 15 and 20-amp circuits in the 1960's through the 1970's. This wiring has proven to be problematic and a fire hazard, primarily due to problems with loose connections and metal fatigue. I looked hard to find any signs of solid conductor aluminum here. No signs were found. There is always a chance that solid conductor aluminum wiring exists and is concealed from view. If this wiring is ever uncovered during subsequent renovation work, I recommend removal and replacement.*

**Weather Conditions:**  Partly Cloudy  Windy

**Temperature:**  Below 50 Degrees F

# Grounds

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## Site Conditions

**Site Grade:**  Satisfactory

**Site Characteristics:**  Moderate slope

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## Window and Stairwells

**Window Wells:**  None noted

**Stairwells:**  Satisfactory

 **(G-1) Repair:** Repairs are needed to the window wells on the building

- Wood decay was noted on window sills in window wells
- Corrosion was noted on metal window wells

**General Contractor/Landscaper**

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## Grounds Trees and Vegetation

**Prune Trees and Vegetation:**  No

**Arborist Recommended:**  No

**Conditions Conducive to Wood Destroying Organisms:**  None noted

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## Sidewalks

**Condition:**  Marginal

**Material:**  Concrete

 **(G-2) Repair:** Trip hazards were noted in the walking surfaces. This should be corrected for improved safety.

**General Contractor/Landscaper**

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## Driveway

**Driveway Condition:**  Marginal

**Material:**  Asphalt

 **(G-3) Repair:** Typical cracks were noted in the driveway surfaces. These can be sealed as needed to slow water entry.

## General Contractor/Landscaper

 **(G-4) Repair:** Cracks were noted in the driveway surface indicating that filling and sealing repair work is needed.

**General Contractor/Landscaper**

### Porch

**Porch Condition:**  Satisfactory

**Support Materials:**  Concrete

**Floor Materials:**  Concrete

### Stoops, Steps and Stairs

**Stoops, Steps and Stairs Condition:**  Satisfactory

**Material:**  Concrete

### Patio

**Patio Condition:**  Satisfactory

**Material:**  Concrete

### Covers - Patio / Deck / Porch

**Exterior Covers Condition:**  None noted

### Retaining Walls

**Retaining Wall Condition:**  Satisfactory

**Material:**  Concrete block

### Carports

Detached

## Exterior Siding

### Siding

**Material:**  Block/brick  Metal/Vinyl

**Siding Condition:**  Satisfactory

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## Trim

**Material:**  Metal

**Condition:**  Satisfactory

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## Foundation (Visible portion of foundation wall on exterior)

**Foundation Wall:**  Concrete block

**Condition:**  Satisfactory

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## Building(s) Exterior Wall Construction

**Type:**  Wood Frame

**Condition:**  Not Visible

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## Soffits

Present

**Material:**  Metal

**Condition:**  Satisfactory

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## Fascia

Present

**Material:**  Wood

**Condition:**  Satisfactory

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## Flashings

Present

**Material:**  Metal

**Condition:**  Satisfactory

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## Windows (As viewed from the exterior)

**Material:**  Aluminum/vinyl

**Condition:**  Satisfactory

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## Exterior Doors

**Main Entrance Door Condition:**  Satisfactory

**Patio Door Condition:**  Satisfactory

**Rear Door Condition:**  Satisfactory

**Other Door Condition:**  Marginal

## Exterior Services

### Service Entry/Exterior Electrical

**Location:**  Underground

**Meter and Service Entrance:**  Round

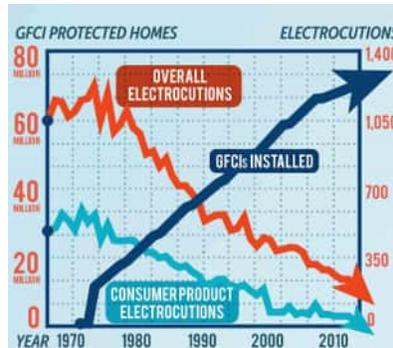
**Condition:**  Satisfactory

**Exterior Receptacles:**  Present  Marginal

**GFCI Present:**  No

 **(ES-1) Repair:** GFCI protection was incomplete or missing for exterior electric receptacles. Modern safety standards require GFCI protection for all exterior receptacles for improved safety. Repair as needed.

**Electrician**



 **(ES-2) Repair:** Exposed or surface run NM cable was noted at the exterior. This wiring requires protection from physical damage. have this further investigated and repaired as recommended by a qualified electrical contractor for improved safety.

**Electrician**

### Main Fuel Shutoff

**Location:**  back of building

 *This shows the fuel shutoff for the building.*



**Evidence and Buried Oil tank:**  None noted

## Hose Bibbs

**Hose bibbs:**  Present  Operable

**Condition:**  Marginal

## Water Pressure

**Water Pressure Tested:**  55-60 PSI  

*This shows the water pressure tested.*



*Main water pressure gauge is located in the basement after the main shutoff valve.*



*Main water meter is located at far East entrance of the main driveway.*

# Garage Interior

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## Overhead Doors

**Material:**  Fiberglass

**Condition:**  Satisfactory

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## Automatic Opener

Present

**Operation:**  Operable

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## Overhead Door Hardware

**Door Tracks:**  Satisfactory

**Torsion Spring:**  Satisfactory

**Tension Springs:**  Satisfactory

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## Safety Reverse

Present

*Safety reversal system should be tested monthly for safety and adjusted as needed. If the opener isn't equipped with photo eyes, it's recommended for additional safety to upgrade the opener with this safety feature.*

**Operation:**  Operable  Photo eyes and pressure reverse tested

**Pressure Reverse:**  Tested - satisfactory

**Laser Sensors:**  Tested - satisfactory

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## Garage Walls and Ceilings

Finished

**Walls and Ceilings:**  Satisfactory

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## Garage Floor

**Material:**  Concrete

**Condition:**  Satisfactory

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## Framing

**Framing:**  Not visible

**Framing Condition:**  Not visible

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## Garage Windows

**Window Material:**  Vinyl

**Window Style:**  Double hung

**Window Condition:**  Satisfactory

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## Garage Service Door

None

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## Stairs - Garage

None

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# Garage Exterior

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## Garage Type

Present

**Type:**  Detached  2-Car

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## Garage Roof Covering

**Roof Covering Material:**  Composition shingles

**Roof Covering Condition:**  Marginal

**Layers:**  1

**Approximate Age of Roof Covering:**  20-25+ years

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## Garage Gutters

Present

**Material:**  Metal

**Condition:**  Satisfactory

**Leaking:**  No apparent leaks

**Extensions needed:**  No

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## Garage Siding

**Material:**  Block/brick

**Condition:**  Satisfactory

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## Garage Trim

**Material:**  Wood

**Condition:**  Marginal

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## Garage Soffits

Present

**Material:**  Metal

**Condition:**  Satisfactory

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## Garage Fascia

Present

**Material:**  Metal

**Condition:**  Satisfactory

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# Decks and Balconies

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## Decks and Balconies

None

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# Roof and Chimney

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## Roof Access

**Visibility:**  None

**Inspection Methods:**  Traversed the roof

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## Style of Roof

Type:  Gable

Pitch:  Medium

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## Roof Covering Material and Condition

Roof Covering Material:  Composition shingles

Roof Covering Condition:  Marginal

Issues:  Replacement needed

Layers:  1

Approximate Age of Roof Covering:  20-25+ years

 **(RC-1) Major Concern:** Roof replacement is needed. Examples of observations noted during inspection include:

**Roofing Contractor**

 **(RC-2) Major Concern:** The garage roofing system was noted to be in poor condition and will require repair or replacement in the near term. Examples of observations noted during inspection include:



- Loose shingles
- Missing tabs/shingles/tiles

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## Flashing

Roof Flashing Material:  Metal

Condition:  Marginal

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## Valleys

Satisfactory

Material:  Asphalt

Condition:  Satisfactory

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## Plumbing Vents

Present

Condition:  Satisfactory

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## Ventilation System

Type:  Ridge  Gable

Roof Cavity Venting Issues:  Non-standard - performing OK to date

 **(RC-3) Future Project:** The roof cavity venting has not been done according to modern standards. This is typical for older buildings. Roof cavity venting can be critical for moisture control, but often older buildings can perform adequately with less than perfect venting. During the next re-roof, I would have the roof cavity venting further investigated and modified as recommended by a qualified roofing contractor.

**Roofer or General Contractor**

## Gutters

Present

Material:  Metal

Condition:  Satisfactory

Leaking:  No apparent leaks

Extensions needed:  No

 **(RC-4) Repair:** The gutters require cleaning. This should be regular scheduled maintenance to ensure reliable control of roof runoff.

## Chimneys

Present

Viewed from:  Roof

Rain Cap/ Spark Arrestor:  Present

Chase Material:  Block

Flue Liners Present:  Not visible

Condition:  Marginal  Mortar failure

 **(RC-5) Repair:** Mortar failure was noted on the masonry chimney. Mortar repairs are needed.  
**Mason/Chimney Sweep**

## Attic

### Attic General

Access:  Scuttle hole/ Hatch

**Inspection Method:**  Walked

**Location:**  Garage

**Flooring:**  None

**Moisture Control Problems:**  None noted

**Fire Separation Between Units:**  Not applicable

**Window(s):**  Satisfactory

---

## Roof Structure

**Roof Structure:**  Trusses

**Roof Sheathing:**  Plywood

**Ceiling Joists :**  Truss

---

## Attic Insulation

**Insulation Material :**  Cellulose

**Insulation Locations:**  Between ceiling joists

**Insulation Condition:**  Satisfactory  Improve to modern standard

**Vapor Barriers:**  Not visible



**(A-1) Efficiency:** The attic insulation has been done to an older standard. Updating thermal barriers to modern standard is recommended.

---

## Attic Ventilation and Ductwork

**Roof Venting:**  Ventilation appears adequate

**Bath and Kitchen Fan Exhaust:**  Venting into the attic

**HVAC Ductwork:**  None noted



**(A-2) Repair:** Kitchen/bath fan exhaust vents in the attic are not correctly vented to the exterior. Repair is needed for moisture control.

**General Contractor / Handyman**

---

## Attic Chimneys and Plumbing

**Chimney:**  Satisfactory

**Plumbing Vents:**  Satisfactory

## Attic Electrical

**Attic Electrical:**  Appears satisfactory

# Kitchen

## Kitchen Sink

**Sink:**  Satisfactory

**Faucet:**  Loose/spinning faucet

**Functional Flow:**  Satisfactory

**Hot Water at Faucet:**  Yes

**Sink Cabinet :**  Satisfactory

**Waste Piping:**  No leaks Noted

**Functional Drainage:**  Satisfactory

### (K-1) Repair:

The sink faucet is loose and requires repair.

**Plumber**



### Inspection Notes:

Kitchen Sink Hot Water Temperature



## Kitchen Countertops/ Cabinets

**Countertops:**  Satisfactory

**Cabinets:**  Satisfactory

## Kitchen Finishes and Pantries

**Kitchen Floors:**  Satisfactory

**Kitchen Walls and Ceilings :**  Satisfactory

**Kitchen Closet :**  None

## Kitchen Ventilation

**Exhaust Fan:**  Operable

# Kitchen Appliances

## Sink Disposer

**Disposal:**  None noted

## Ranges, Ovens and Cooktops

**Range:**  Electric  Tested and operating  Tested and operating 📷

*This shows the functions of the range operating at the time of inspection.*



**Oven:**  Electric  Tested and operating  Tested and operating 📷

*This shows the oven operating at the time of inspection. Please note the oven is only tested for basic function. All of the features and temperature accuracy is not tested. Testing of appliances is beyond the scope of a home inspection and these observations are simply noted as a courtesy.*



## Diswasher

**Dishwasher:**  Tested  Operable

**Dishwasher Air Gap:**  Present

## Refrigerators and Ice Makers

**Refrigerator:**  Operable

## Microwave and Other Appliances

**Microwave:**  Operable

# Bathrooms

---

## Bathroom Sinks and Cabinets

- Sink:**  Satisfactory
  - Faucet:**  No leaks found
  - Functional Flow:**  Satisfactory
  - Hot Water at Faucet:**  Yes
  - Sink Cabinet :**  Satisfactory  Marginal
  - Waste Piping:**  No leaks Noted
  - Functional Drainage:**  Satisfactory
- 

## Toilets and Bidets

- Toilet:**  Satisfactory/tested
  - Bidet:**  None
  - Caulking Needed:**  Satisfactory
- 

## Tubs and Showers

- Bathtub:**  Satisfactory/tested
  - Jetted Tub:**  None
  - Shower:**  Satisfactory
  - Tub and Shower Materials:**  Acrylic/fiberglass
  - Shower/ Tub Area Condition:**  Satisfactory/tested
  - Water Flow:**  Satisfactory
  - Hot Water at Faucets:**  Present
- 

## Bathrooms Finishes and Closets

- Floors:**  Satisfactory
  - Walls and Ceilings :**  Satisfactory
  - Closet :**  Satisfactory
- 

## Bathroom Ventilation

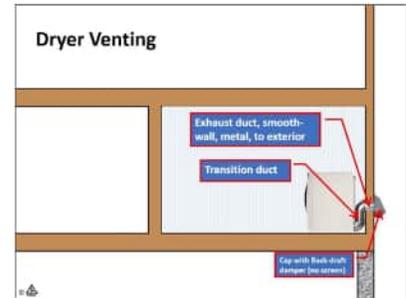
- Ventilation Type:**  Fan

# Laundry Room

## Clothes Dryer

**Clothes Dryer:**  Present  Tested

*It is recommended to use rigid all-metal duct for the dryer exhaust. If rigid all-metal duct cannot be used, then flexible all-metal ducting should be used.*



**Clothes Dryer Condition:**  Satisfactory

**Dryer Exhaust Condition:**  Satisfactory

**Gas Shut-off Valve:**  Not applicable

## Clothes Washer

**Clothes Washer:**  Present  Tested

**Clothes Washer Condition:**  Satisfactory

**Washer Hook-up Lines/ Valves:**  Satisfactory

## Laundry Ventilation

**Ventilation Type:**  Window

# Interior, Stairs and Safety

## Walls, Ceilings, Closets and Floors

**Wall and Ceiling Materials:**  Drywall

**Walls and Ceilings :**  Satisfactory

**Moisture Stains:**  No

**Closets:**  Full of personal property: walls/ceiling/floor not visible

**Floor Materials:**  Wood products

**Floor:**  Satisfactory

**🚧 Limitations:** The closet was full of personal belongings which limited the scope of this inspection. Walls, floors and ceilings were not very visible.

## Doors

**Bedroom Doors:**  Satisfactory

## Windows

**Window Material:**  Vinyl

**Window Style:**  Double hung

**Window Condition:**  Satisfactory

**Escape and Rescue:**  Standard

**🏠 (ISS-1) Improve or Upgrade: Bedroom escape and rescue:** This bedroom has older/missing/inadequate [escape and rescue openings](#) that do not meet modern safety standards. Today, all bedrooms must have a second means of ingress and egress in case of emergency. This is typically provided through a window that is at least 20 inches wide and 24 inches tall and is 5.7 sq/ft or greater. If the window is at grade, meaning within 44 inches of the ground, the window must be at least 5 sq/ft. The window must be 44 inches or less off the floor on the inside of the house.

**General Contractor**

## Stairs

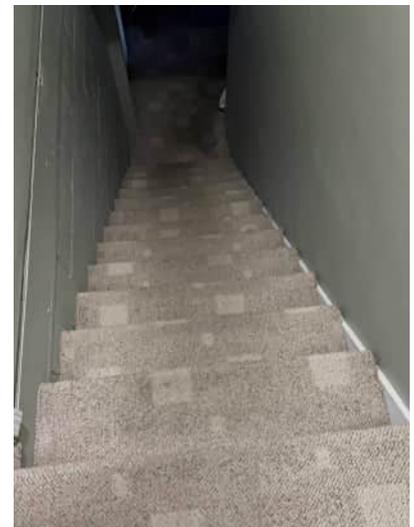
**Handrail:**  Handrail missing

**Risers/ Treads:**  Satisfactory

**🔧 (ISS-2) Repair:**

The handrail for the stairs is missing. A graspable handrail is recommended for safety

**Qualified Contractor**



# Basement

---

## Foundation

**Material:**  Concrete block

*If the walls are covered or partially covered, an effort has been made to note any major inflections or weaknesses. It is difficult to detect these areas when the walls are finished off or storage makes these areas inaccessible. No representation is made as to the condition of these areas.*

**Condition:**  Satisfactory

**Cracks:**  None apparent

**Wall Coverings:**  Present

**Apparent Movement:**  None noted

---

## Basement Drainage

**Evidence of Moisture:**  No signs noted

**Evidence of Water Proofing:**  None noted

**Sump Pump:**  None noted

**Floor Drains:**  Present

***A floor drain was noted in the basement.** Testing floor drains is beyond the scope of this inspection. It is recommended that they be tested for function by the homeowner or a handy-person by running a hose in them for a prolonged time or having them professionally scoped by a qualified plumber. The traps in these drains sometimes dry-out allowing sewer gases and vermin into the home. As a part of routine maintenance make sure drain trap has water in it and is properly covered.*

---

## Floor

**Material:**  Concrete

**Condition:**  Satisfactory

---

## Beams

Present

**Material:**  Wood

**Condition:**  Satisfactory

---

## Columns

Present

**Material:**  Concrete

**Condition:**  Satisfactory

---

## Joists

Visible

**Material:**  Wood

**Condition:**  Satisfactory

---

## Subfloor

**Condition:**  Satisfactory

*It is recommended to periodically check the subfloor for any indications of active moisture or deterioration, especially around toilets and showers/tubs. If active moisture is detected, it's recommended to contact a qualified plumber for any repairs of the leaks and to replace any damaged areas as needed.*

---

## Basement Windows

**Window Material:**  Vinyl

**Window Style:**  Double hung

**Window Condition:**  Satisfactory

**Lost Seals and Energy Coatings:**  N.A.

**Escape and Rescue:**  NA

---

## Basement Walls, Ceilings, Closets and Floors

**Walls and Ceilings :**  Satisfactory

**Moisture Stains:**  No

**Closets:**  Satisfactory

**Floor:**  Satisfactory

---

## Crawl Space

---

## Crawl Space

Present

**Foundation Type:**  Partial crawl space

**Conditioned (Heated/ Cooled):**  No

-  **(CS-1) Repair:** A few repairs are needed in the crawl space.
- Pipe insulation is incomplete on supply piping
  - The plastic vapor barrier is the old clear style which is no longer recommended for reliable moisture control.
  - The crawl space vents are blocked in places and require repair so they are unobstructed
  - The sub-floor insulation is missing in places and requires tune-up repairs

**General Contractor/Crawl Space Clean-up Company**

---

## Access

**Location:**  Interior hatch/ door

**Inspection Method:**  Viewed at access

---

## Foundation Walls

**Material:**  Concrete block

**Condition:**  Satisfactory

---

## Floor

**Material:**  Dirt

**Condition:**  Satisfactory

**Wood debris noted:**  Cleaning recommended

-  **(CS-2) Repair:** Wood and cellulose debris was noted in the crawl space. This is conducive to wood destroying organisms. Removal of wood debris is recommended.

**General Contractor/Crawl Space Clean-up Specialist**

---

## Crawl Space Drainage

**Sump pump:**  None noted

**Standing Water:**  None noted

**Evidence of moisture:**  No signs noted

---

## Crawl Space Ventilation

None noted - Repairs needed

**Location:**  None apparent

**Condition:**  Marginal

**⚠ (CS-3) Major Concern:** No ventilation was noted for the crawl space and moisture control problems were noted.

**General Contractor**

---

## Beams

**Material:**  Wood

**Condition:**  Satisfactory

---

## Columns

**Material:**  Masonry

**Condition:**  Satisfactory

---

## Joists

**Material:**  Wood

**Condition:**  Satisfactory

---

## Subfloor

Plywood

*It's recommended to periodically check the subfloor for any indications of active moisture or deterioration, especially around toilets and showers/ tubs. If active moisture is detected, it's recommended to contact a qualified plumber for any repairs of the leaks and to replace any damaged areas as needed.*

**Condition:**  Satisfactory

---

## Insulation

Present

**Type:**  Fiberglass

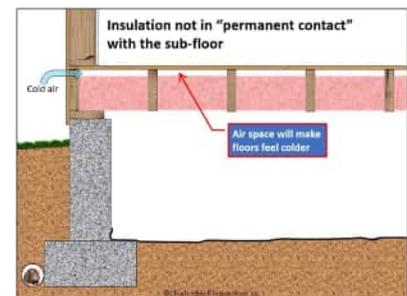
**Location:**  Between floor joists

**Insulation Condition:**  Poor  Improperly installed  Sagging  Incomplete

 **(CS-5) Repair:** The sub-floor insulation is in poor condition. repair or update as needed.  
**General Contractor/Crawl Space Clean-up Specialist**

 **(CS-6) Repair:** The sub-floor insulation is not correctly installed and requires repair or updating.  
**General Contractor/Crawl Space Specialist**

 **(CS-7) Repair:**  
The sub-floor insulation is sagging and not touching the sub-floor. This can reduce the effectiveness of the insulation. Support as needed for reliable performance.



 **(CS-8) Repair:** The subfloor insulation is incomplete and requires repair where missing/damaged.

## Vapor Barrier (Installed on ground)

**Present:**  Present

**Material:**  Plastic

**Condition:**  Marginal  Old clear plastic

 **(CS-9) Recommended Maintenance:** The vapor barrier on the floor of the crawl space is done in old clear plastic. 6-mil black plastic is recommended for moisture control.

## Vapor Retarder (Installed on subfloor)

None noted

**Material:**  Not visible

# Plumbing

## Water Service

**Main Water Shut-off Location:**  Basement  

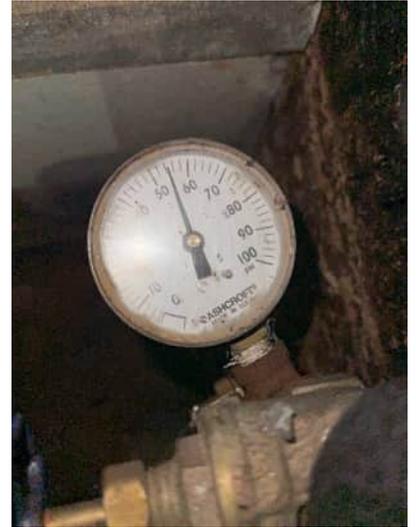
*This shows the main water shut off for the building.*



*Main water shutoff valves is located in the basement.*



*Main water meter is located at the far East entrance of the driveway.*



*Water pressure gauge is located in the basement past the main water shutoff valve.*

**Main Water Shut-off Condition:**  Satisfactory

**Pressure Reducing Valve:**  Present  

*This shows the pressure reducing valve for the building. This indicates the house is a closed piping system, so some type of expansion device is recommended. This is typically provided through an expansion tank by the water heater.*



*Pressure Reducing Valve is located in the basement.*

**Hose Bibb Shut Off(s):**  Present

**Water Entry Piping:**  Plastic

**Visible Water Distribution Piping:**  CPVC Plastic

**Water Distribution Condition:**  Satisfactory

**Water Pipe Insulation:**  Not visible

## Waste Piping

**Sewer Type:**  On-site Septic System

**Drain/Waste/Vent Pipe:**  PVC

**Condition:**  Satisfactory

**Support:**  Satisfactory

## Sanitary/Grinder Pump

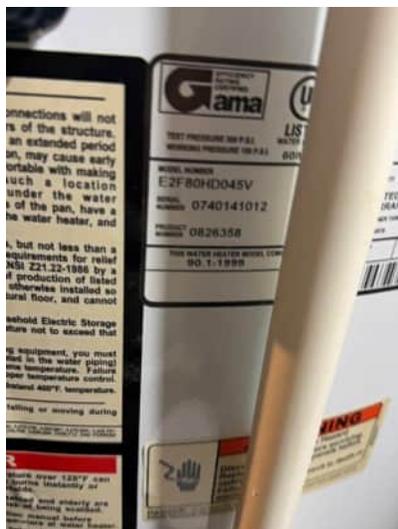
None noted

## Water Heater

**Manufacturer:**  Whirlpool

**Data Plate:**  

*This shows the data plate for the water heater.*



**Approximate Age:** 2007

**Capacity:**  80 Gallons

**Water Heater Condition:**  Marginal (due to age)  Older - Close to end of life

**Fuel Type:**  Electric

**Water Heater Type:**  Electric tank

**Expansion Tank:**  None noted

**Relief Valve:**  Present  TPRV Maintenance Note

**Drain Pan:**  Present - drain not visible

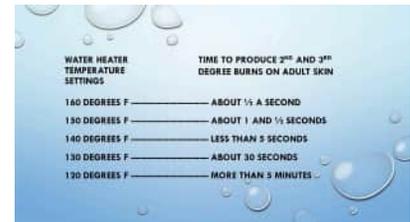
**Foam Pad:**  Not needed

**Water Temperature:**  Slightly above 120 degrees F

**Vent Pipe:**  Not applicable - electric water heater

### (P-3) Recommended Maintenance:

The water temperature tested slightly above the recommended 120 degrees F. Adjust the water temperature as needed.



### (P-4) Recommended Maintenance: **NO THERMAL EXPANSION DEVICE**

No thermal expansion device was found for the water heating system. Some type of thermal expansion device is required for closed plumbing systems. This is typically provided by an expansion tank at the water heater. Thermal expansion devices help prevent unwanted pressure build-up in piping systems.

 (P-5) **Monitor:** The average life of a water heater is just 8-12 years. This water heater is getting older. It is impossible to predict the useful remaining life of an appliance, but updating could be needed at any time. Water was hot at the time of inspection.

## Heating and Cooling Systems

### Heat Pump / Air Conditioning

**Air Conditioning/Heat Pump:**  Air Conditioner

**Location:**  Back of building

**Energy Source:**  Electric

**Unit Type:**  Air sourced

**Outside Disconnect :**  Present

**Level:**  Yes

**Proper Clearance (air flow):**  Yes

**Insulation:**  Present

**Data Plate:**  

This shows a photo of the heat pump/Air Conditioner data plate.



**Approximant Age:** 2003

**Listed Size:**  3 tons

**Limitations:**  Unit wasn't operated due to the exterior temperature

**Condition:**  Satisfactory

**Limitations:** The air conditioning system was not operated today due to outdoor temperatures. Outdoor temperatures should exceed 65 degrees F for at least 24 hours prior to testing the air conditioning system. Running AC systems at low temperatures risks damaging the equipment. It is recommended that this equipment be tested and serviced by a qualified heating and cooling contractor at the next opportunity.

## Air Handler

Present

**General:**  Central system

**Fuel Source:**  Propane

**Evaporator Coil:**  Satisfactory

**Refrigerant Lines:**  Satisfactory

**Condensation Line/Drain:**  Floor drain

**(HCS-2) Repair:** A qualified heating and cooling contractor is recommended to further investigate the heating and cooling system and implement scheduled maintenance and repairs as deemed necessary for safe and reliable operation of the system.

**Heating and Cooling/HVAC**

**(HCS-3) Repair:** A qualified heating and cooling contractor is recommended to further investigate the heating and cooling system and implement scheduled maintenance and repairs as

deemed necessary for safe and reliable operation of the system.

## Heating and Cooling/HVAC

### Central Heating System

Present

**Central Heating System Location:**  Crawl space

**Brand Name:** Lennox

**Approximate Age :** 2007

**Data Plate:**  

*This shows the data plate for the central heating system.*



**Energy Source:**  LP

**Service Disconnect:**  Present

**When Turned on by Thermostat:**  Operated

**Condition:**  Satisfactory

**Flue/Exhaust Piping:**  Satisfactory

**Combustion and Dilution Air:**  Present

**Heat Exchanger:**  Not visible

*This building has a propane forced air furnace. A critical component to all combustion heating equipment is the heat exchanger. This is the welded metal assembly inside the furnace that contains the products of combustion so that moisture, carbon monoxide and other products of combustion do not mix with interior air and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are concealed*

inside the heating equipment; they are not visible and specifically excluded from a home inspection. Cracks in heat exchangers may be concealed and can pose a potential safety hazard.



*This shows an image of a heat exchanger.*

**Gas Supply:**  Shutoff present

 **(HCS-4) Repair:** A qualified heating and cooling contractor is recommended to further investigate the heating and cooling system and implement scheduled maintenance and repairs as deemed necessary for safe and reliable operation of the system.

**Heating and Cooling/HVAC**

 **(HCS-5) Repair:** A qualified heating and cooling contractor is recommended to further investigate the heating and cooling system and implement scheduled maintenance and repairs as deemed necessary for safe and reliable operation of the system.

**Heating and Cooling/HVAC**

## Air Filter

**Filtration Type:**  Disposable

**Filter Condition:**  Satisfactory

## Heating and Cooling Distribution

**Distribution Method:**  Ductwork

**Distribution System Condition:**  Satisfactory

## Boiler System

None noted

## Gas Fireplaces

Present

**Location:**  Living room

**Type:**  Vent free

**Damper:**  Correctly locked open

**Mantel:**  Satisfactory

**Physical condition:**  Satisfactory

**Screen present:**  No

**🔧 (HCS-8) Recommended Maintenance:** For improved child safety consider installing a metal screen in front of the gas log fireplace glass. These screens are required on newer gas logs. The glass panels on gas fireplaces and even materials around the fireplace can become very hot and pose a burn hazard. Use caution when using these fireplaces when small children are present.

**🔍 (HCS-9) Due Diligence:** This building has a vent-free gas appliance installed. These pose a risk for indoor air quality and even carbon monoxide exposure. Some locations prohibit the use of vent free appliances such as bedrooms. In general upgrading to a direct vent gas appliance is recommended.

## Solid Fuel Appliances

None noted

# Electric Service Equipment

## Main Panel

**Location:**  Top of stairs

**Adequate Clearance to Panel:**  Yes

**Voltage:**  120V/240V

**Amperage:**  200 amp

**Copper Service Conductor Size:**  Copper, 2/0, 200 amps

**Stranded Aluminum Service Size:**  Not Applicable

**Panel Condition:**  Marginal

**Service Conductor Condition:**  Satisfactory

**Panel Manufacturer:**  GE

**240-Volt Breakers and Multi-Wire Branch Circuits:**  Satisfactory

**Breakers are Labeled:**  No - recommend labeling

**GFCI Breakers:**  None noted

**AFCI Breakers:**  None noted

### 🔧 (ESE-1) Repair:

The labeling is incomplete for the main electric panel. Correct incomplete labeling as needed for safety.



## Sub Panel

**Location:**  Pool House

**Adequate Clearance to Panel:**  Yes

**Voltage:**  120V/240V

**Amperage:**  150 amp

**Copper Service Conductor Size:**  Copper, #1, 150 amps

**Stranded Aluminum Service Size:**  Not applicable

**Panel Condition:**  Satisfactory

**Service Conductor Condition:**  Satisfactory

**Panel Manufacturer:**  GE

**Breakers are Labeled:**  No - recommend labeling

**GFCI Breakers:**  None noted

**AFCI Breakers:**  None noted

**Sub-Panels in Detached Structure - 3-Wire Feed:**

Neutrals and grounds not separated - bonding jumper present  Grounding present

🔧 (ESE-2) Repair: The labeling is incomplete for the main electric panel. Correct incomplete labeling as needed for safety.

## Grounding and Bonding

**Electrical Grounding:**  Grounding rods noted

**Electrical Bonding:**  Present - Could Not Confirm

*During the inspection, I attempt to visually document electrical system bonding. There is no way in the context of a home inspection to verify the "effectiveness" of system bonding. All metallic systems in the building must be "bonded" (connected) to the building's electrical grounding system. Bonding creates a pathway to shunt static charges (that would otherwise build up on the system) to earth and to provide a pathway to trip a breaker in the event that these bonded metallic components become energized. There are many things that can lead me to recommend further evaluation of this system by a licensed electrical contractor, and they will be documented as repair items in the observations below if discovered.*

# Electric Branch and Finish Wiring

## Branch and Finish Wiring

**Branch Wire:**  Copper

**Branch Wire Methods:**  Non-metallic sheathed cable (Romex)

**Branch Wire Condition:**  Satisfactory

## Electric Receptacles and Switches

**Electrical Switches:**  Present

**Lights:**  Present and tested

**Electrical Receptacles (Outlets):**  Tested and operable

**GFCI protection:**  Present and tested

## Ceiling Fan

**Ceiling Fan:**  Satisfactory

## Smoke and Carbon Monoxide Alarms

**Smoke Alarms:**  Present

**Carbon Monoxide Alarms:**  Low Level CO Alarms Recommended



**(EBFW-1) Improve or Upgrade:** In addition to the required carbon monoxide alarms, consider installing a more sensitive, low-level carbon monoxide alarm, some of which will sound at [5 parts per million \(PPM\)](#). This is a significantly more sensitive CO detector than what is typically purchased at the local hardware store. Most of the store-bought detectors sound an alarm at [70-ppm after 3 or 4 hours](#), while we know people can be affected by levels of exposure as low as 20-ppm. Examples of manufactures of these alarms are: [CO Experts](#), or Defender [LL6070 low level CO monitor](#).

# Bedroom Master

---

## Bedroom Walls, Ceilings, Closets and Floors

**Walls and Ceilings:**  Satisfactory

**Moisture Stains:**  No

**Closets:**  Full of personal property: walls/ceiling/floor not visible

**Floor:**  Satisfactory

**Limitations:** The closet was full of personal belongings which limited the scope of this inspection. Walls, floors and ceilings were not very visible.

---

## Bedroom Windows

**Window Material:**  Vinyl

**Window Style:**  Double hung

**Window Condition:**  Satisfactory

---

## Bedroom Doors

**Bedroom Doors:**  Satisfactory

---

## Bedroom Heating and Cooling

**Heat Source:**  Present

**Cooling Source:**  Present

---

## Bedroom Electrical

**Electrical Switches:**  Present

**Electrical Receptacles (Outlets):**  Tested and operable

**Smoke Alarm:**  Present  Tested

**Ceiling Fan:**  Satisfactory

# Bedrooms (1)

---

## Bedroom Walls, Ceilings, Closets and Floors

**Walls and Ceilings :**  Satisfactory

**Moisture Stains:**  No

**Closets:**  Satisfactory

---

## Bedroom Windows

**Window Material:**  Vinyl

**Window Style:**  Double hung

**Window Condition:**  Satisfactory

---

## Bedroom Doors

**Bedroom Doors:**  Satisfactory

---

## Bedroom Heating and Cooling

**Heat Source:**  Present

**Cooling Source:**  Present

---

## Bedroom Electrical

**Electrical Switches:**  Present

**Electrical Receptacles (Outlets):**  Tested and operable

**Smoke Alarm:**  Present  Tested

**Ceiling Fan:**  Satisfactory

---

# Bedrooms (2)

---

## Bedroom Walls, Ceilings, Closets and Floors

**Walls and Ceilings :**  Satisfactory

**Moisture Stains:**  No

**Closets:**  Satisfactory

**Floor:**  Satisfactory

---

## Bedroom Windows

**Window Material:**  Vinyl

**Window Style:**  Double hung

**Window Condition:**  Satisfactory

---

## Bedroom Doors

**Bedroom Doors:**  Satisfactory

---

## Bedroom Heating and Cooling

**Heat Source:**  Present

**Cooling Source:**  Present

---

## Bedroom Electrical

**Electrical Switches:**  Present

**Electrical Receptacles (Outlets):**  Tested and operable

**Smoke Alarm:**  Present  Tested

**Ceiling Fan:**  Satisfactory

---

# Common Rooms

---

## Living Room

**Walls and Ceilings :**  Satisfactory

**Moisture Stains:**  No

**Floor:**  Satisfactory

**Ceiling Fan:**  None

**Electrical Switches:**  Present

**Electrical Receptacles (Outlets):**  Tested and operable

**Heat Source Present:**  Yes

**Cooling source present:**  Yes

**Window Materials:**  Vinyl

**Window Style:**  Double hung

**Window Condition:**  Satisfactory

**Doors:**  Satisfactory

---

## Dining Room

**Walls and Ceilings :**  Satisfactory

**Moisture Stains:**  No

**Floor:**  Satisfactory  
**Ceiling Fan:**  Satisfactory  
**Electrical Switches:**  Present  
**Electrical Receptacles (Outlets):**  Tested and operable  
**Heat Source Present:**  Yes  
**Cooling source present:**  Yes  
**Window Materials:**  Vinyl  
**Window Style:**  Double hung  
**Window Condition:**  Satisfactory

---

## Family Room

**Walls and Ceilings :**  Satisfactory  
**Moisture Stains:**  No  
**Closets:**  None  
**Floor:**  Satisfactory  
**Ceiling Fan:**  Satisfactory  
**Electrical Switches:**  Present  
**Electrical Receptacles (Outlets):**  Tested and operable  
**Heat Source Present:**  Yes  
**Cooling source present:**  Yes  
**Window Materials:**  Vinyl  
**Window Style:**  Double hung  
**Window Condition:**  Satisfactory  
**Doors:**  Satisfactory

 **Inspection Notes:** No closets were noted for this "bedroom." Many appraisers state that a bedroom must have a closet to be considered a bedroom, though this is not a part of most construction standards. It is common for bedrooms in older buildings to not to have a closet.