



HOME INTEGRITY  
Home Inspection®

## Home Integrity Home Inspection

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Inspected By: Jim Weidner



## Home Inspection Report

Prepared For:

**Joe Smith**

Property Address:

**123 Main Street**

**Anywhere, OH 44123**

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

Since product recalls and consumer product safety alerts are added almost daily, home inspectors do not include the identification or research for appliances and other items installed in the home that may be on the US consumer product safety commission (CPSC) list. For additional information and such lists please visit <http://www.cpsc.gov> or [www.recalls.gov](http://www.recalls.gov)

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Site

1) In the backyard there are several areas of the sand stone patio that have settled and cracked. There are a few step treads that have movement as you step on them. Recommend repair as needed by a professional patio contractor



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4

(Report Summary continued)



Figure 1-5



Figure 1-6



Figure 1-7

2) Many of the small walls around the back patio area are leaning and failing. Recommend repair as needed by a professional paver company

(Report Summary continued)



Figure 3-3

4) The driveway has some settling cracks and areas of settling concrete. Recommend sealing these crack with a proper driveway crack sealant and monitoring.



Figure 4-1

5) In the backyard it appears like they used Romex 110 volt wiring to run the low-voltage lighting wiring from the transformers. There is an outlet in the far back garden bed that is not functional. Recommend further evaluation of the wiring by a certified electrician.

(Report Summary continued)



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

Exterior

6) At the front south corner of the house there is a hole in the brick. Recommend sealing this hole properly.

(Report Summary continued)



Figure 6-1



Figure 6-2



Figure 6-3

### Garage

7) In the garage on the drywall at the base of the walkout stairway is some discoloration that may be mold. This can be easily treated and removed by a professional. Recommend further evaluation and mediation by a mold specialist.

(Report Summary continued)



Figure 7-1



Figure 7-2

Basement: Attic

8) In the attic there are indications of mice present. Recommend having a pest control specialist evaluate and treat the home as needed.



Figure 8-1



Figure 8-2

(Report Summary continued)



Figure 8-3

9) In the attic off the front bedroom over the driveway on the sheathing is some discoloration that may be mold. This is common to find in attics in Northeast Ohio. This can be easily treated and removed by a professional. Recommend further evaluation and remediation by a mold specialist. Recommend further evaluation by a professional roofing contractor to make sure the attic has the proper airflow and ventilation to prevent further issues.



Figure 9-1



Figure 9-2

10) The attic hatch in the blue bedroom closet was not accessible. The hatch would not open with heavy pressure

(Report Summary continued)



Figure 12-1

### Basement: Crawlspace

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11) In the crawlspace there are some bait traps present. There are mouse droppings present. Recommend further evaluation by a pest control specialist



Figure 14-1

### Electrical

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12) Smoke detectors and carbon monoxide detectors were not tested. They have a lifespan of around 8-10 years. Recommend replacing these detectors as you move in. Smoke detectors are recommended in every bedroom.

(Report Summary continued)

HVAC: Heating

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13) 2014 Carrier furnace fired.



Figure 17-1



Figure 17-2

14) 2014 Carrier furnace fired.



Figure 18-1

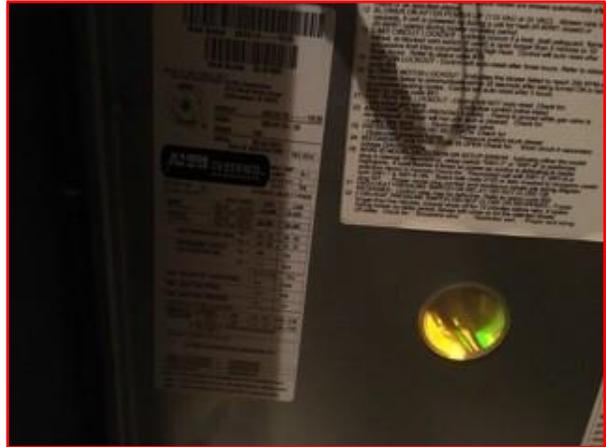


Figure 18-2



(Report Summary continued)



Figure 20-1



Figure 20-2

17) The back outside AC Condenser is close to the dryer vent. This condenser is an air cooled unit and it can get covered in lint and debris which can lower the efficiency and life of the unit. Recommend maintaining this condenser a few time per summer to keep these cooling fins cleaned by a professional HVAC technician

The dryer vent siding cap is loose. Recommend securing it properly to the brick.



Figure 21-1



Figure 21-2

(Report Summary continued)



Figure 21-3

## Plumbing: Water Heater

### 18) 2014 50G

The hot water tanks in the basement is missing the drain pan below the unit. As this tank ages it can leak and drain into the finished living area causing damage. Recommend repair by a professional plumber



Figure 23-1



Figure 23-2

### 19) American 201450G.

(Report Summary continued)



Figure 24-1



Figure 24-2

### Bathrooms: Bathroom #1

20) The fiberglass shower floor is a bit spongy in the back bathroom off the pantry area. Recommend further evaluation or repair as needed



Figure 25-1

(Report Summary continued)

Bathrooms: Bathroom #3

---

21) The showerhead and drain for the claw foot bathtub in the master bath is leaking. Recommend further evaluation and repair as needed by a certified plumber



Figure 26-1



Figure 26-2

22) FYI- The lower three windows from the outside are covered with drywall on the inside of the back master bathroom area. Recommend monitoring



Figure 27-1



Figure 27-2

(Report Summary continued)



Figure 27-3

Bedrooms: Bedroom #1

---

23) The fan in the main floor master bedroom was not tested. Recommend further evaluation



Figure 30-1

(Report Summary continued)

Bedrooms: Bedroom #2

---

24) In the bedroom closet ceiling in the front north corner bedroom there are water stains present. There are also stains on the floor in the attic area just off of the closet. Recommend further evaluation and repair as needed by a professional roofing company.



Figure 31-1



Figure 31-2

Laundry

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25) The master laundry room washing machine was not tested. There are clothes in the washer.



Figure 32-1

26) Underneath the sink in the upstairs laundry room there is a small leak. Recommend repair by a professional plumber

(Report Summary continued)



Figure 33-1

27) In the upstairs laundry room there is some water stains on the ceiling. Recommend further evaluation by a professional roofing contractor

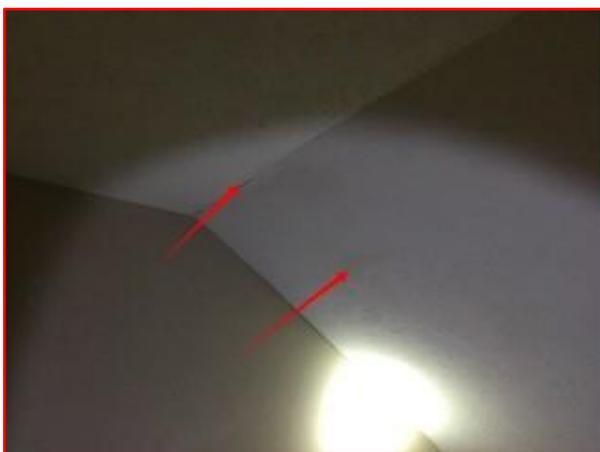


Figure 34-1

(Report Summary continued)

## Interior

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28) The front foyer banisters are a bit loose. Recommend monitoring



Figure 35-1

29) With a wood burning fireplace. Recommend having the chimney flue cleaned and evaluated by a professional chimney specialist before the first use. Making an extensive evaluation of the fireplace is beyond the scope of the home inspection. Recommend having the flue evaluated by a chimney professional.



Figure 36-1



Figure 36-2

(Report Summary continued)



Figure 36-3



Figure 36-4

# General

Property Type:	Single Family
Stories:	Two
Approximate Age:	27 Years Old
Door Faces:	East
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	33 degrees
Soil Condition:	Wet
People Present:	Client, Buyer's Agent

# Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level Condition: Satisfactory
Retaining Walls:	Leaning , Cracked/signs of settling Condition: Marginal
Fences and Gates:	Aluminum Condition: Marginal
Driveway:	Concrete, Typical cracks Condition: Satisfactory
Walkways:	Concrete , Sandstone Condition: Marginal
Steps/Stoops:	Concrete, Stone , Brick, Wood Condition: Marginal
Patios/Decks:	Pavers, Stone, Wood Condition: Marginal
Patios/Deck Covers:	Not Present

(Site continued)



**Comment 1:**

In the backyard there are several areas of the sand stone patio that have settled and cracked. There are a few step treads that have movement as you step on them. Recommend repair as needed by a professional patio contractor



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4

(Site continued)



Figure 1-5



Figure 1-6



Figure 1-7

---

 **Comment 2:**  
Many of the small walls around the back patio area are leaning and failing.  
Recommend repair as needed by a professional paver company

(Site continued)



Figure 2-1



**Comment 3:**

Some of the brick pillars around the pool area and stone walls holding the aluminum fencing are showing signs of settling. Recommend further evaluation and repair as needed by a professional masonry contractor



Figure 3-1



Figure 3-2

(Site continued)



Figure 3-3



**Comment 4:**

The driveway has some settling cracks and areas of settling concrete. Recommend sealing these crack with a proper driveway crack sealant and monitoring.



Figure 4-1



**Comment 5:**

In the backyard it appears like they used Romex 110 volt wiring to run the low-voltage lighting wiring from the transformers. There is an outlet in the far back garden bed that is not functional. Recommend further evaluation of the wiring by a certified electrician.



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

# Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Satisfactory
Foundation Material:	Concrete Block Condition: Satisfactory
Electrical/ Service Entry:	GFCI outlets present Condition: Further Evaluation Required
Hose Spigots:	Not tested - not on Condition: Satisfactory
Windows:	Vinyl Condition: Satisfactory
Entry Doors:	Steel Condition: Satisfactory
Balconies:	Not Present
Railings:	Not Present



## Comment 6:

At the front south corner of the house there is a hole in the brick. Recommend sealing this hole properly.



Figure 6-1



Figure 6-2

(Exterior continued)



Figure 6-3

## Garage

Garage Type:	Attached Condition: Satisfactory
Overhead Door:	Wood Condition: Satisfactory
Service Door:	Metal Condition: Satisfactory
Garage Size:	3 Car
Garage Roofing and Gutters:	Same as the home Condition: Satisfactory
Garage Floor:	Concrete
Door Opener:	Chain Drive Condition: Satisfactory
Electrical :	GFCI present Condition: Satisfactory
Fire Separation Walls & Ceiling :	Present Condition: Satisfactory
Fire Separation Fire Door:	Fire door present Condition: Satisfactory
Opener Safety Feature:	Light Beam Condition: Satisfactory

(Garage continued)



**Comment 7:**

In the garage on the drywall at the base of the walkout stairway is some discoloration that may be mold. This can be easily treated and removed by a professional. Recommend further evaluation and mediation by a mold specialist.



Figure 7-1



Figure 7-2

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground with Binoculars, From ladder at the eaves
Reason For Inspection Method:	Steep slope to roof, Height of the roof
Roof Design:	Hip
Roof Covering:	Asphalt Shingles, 1 layer Condition: Satisfactory
Condition of Roof Covering:	Typical wear, Stains/moss present, Granules missing Condition: Satisfactory
Ventilation Present:	Soffit, Ridge Vents Condition: Satisfactory
Approximate Roof Covering Age:	20+ years old Condition: Satisfactory
Vent Stacks:	Plastic, Recommend monitoring the rubber flashing boot Condition: Satisfactory

(Roofing continued)

Chimney :	Masonry Condition: Satisfactory
Gutters/Downspout :	Metal Condition: Satisfactory
Sky Lights:	Yes Condition: Satisfactory
Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Wood Condition: Satisfactory

## Basement

Evaluation of the foundation walls are based and their VISIBLE portion only. The basement foundation walls are examined based on their current condition at the time of inspection. Basement walls are below grade where it is possible to have areas of moisture intrusion. Evaluation for moisture issues are based upon any visual moisture staining or visible water. Materials used for basement walls are porous and will generally indicate some level of moisture present. Home integrity home inspections does not guarantee future water issues in the basement. However, evaluations are made concerning components related to the basement water issues including outside grading issues and problems with gutters and downspouts. It is recommended to fix all grading issues and keep gutters and downspouts clean. Cracks in foundation walls are evaluated based on the current conditions and any signs indicating possible structural issues. Home integrity home inspections does not guarantee future movement or structural integrity involving any cracks. It is at the buyers discretion to have basement walls evaluated any further.

Foundation Types:	Basement
Foundation Material:	Concrete Block, Finished walls Condition: Satisfactory
Signs of Moisture or Water Penetration:	Dampness, Efflorescence Condition: Satisfactory
Basement Wall Cracks:	Not visible Condition: Satisfactory

(Basement continued)

Basement Floor:	Typical cracks, Concrete Condition: Satisfactory
Floor Joist :	2x10 wood Condition: Satisfactory
Beams and Columns:	Steel I-Beam, Steel posts Condition: Satisfactory
Subflooring:	Oriented Strand Board Condition: Satisfactory

## Attic

Attic Entry:	Bedroom Closet
Roof Framing Type:	Wood Trusses Condition: Satisfactory
Roof Deck Material:	Oriented Strand Board Condition: Satisfactory
Exhaust Vented :	Exterior Condition: Satisfactory
Insulation:	Blown In Fiberglass Condition: Satisfactory
Electrical :	No visible issues Condition: Satisfactory
Inspection Method :	From the hatch (no flooring in attic) Condition: Satisfactory



### Comment 8:

In the attic there are indications of mice present. Recommend having a pest control specialist evaluate and treat the home as needed.

(Attic continued)



Figure 8-1



Figure 8-2



Figure 8-3



**Comment 9:**

In the attic off the front bedroom over the driveway on the sheathing is some discoloration that may be mold. This is common to find in attics in Northeast Ohio. This can be easily treated and removed by a professional. Recommend further evaluation and remediation by a mold specialist. Recommend further evaluation by a professional roofing contractor to make sure the attic has the proper airflow and ventilation to prevent further issues.

(Attic continued)



Figure 9-1



Figure 9-2



Comment 10:

Attic view trusses and insulation off the upstairs laundry room.



Figure 10-1



Figure 10-2

(Attic continued)



Figure 10-3



Figure 10-4



Figure 10-5

(Attic continued)



Comment 11:

Attic view trusses and insulation at south closet hatch.



Figure 11-1



Figure 11-2



Figure 11-3



Figure 11-4

(Attic continued)



Figure 11-5



Figure 11-6



Figure 11-7



Comment 12:

The attic hatch in the blue bedroom closet was not accessible. The hatch would not open with heavy pressure

(Attic continued)



Figure 12-1

## Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawlspace.

Inspection Method:	Inside
Vapor Barrier:	Installed Condition: Satisfactory
Underfloor Insulation:	Not Present
Ventilation Present:	Yes Condition: Satisfactory
Moisture Condition:	Dry Condition: Satisfactory
Type Of Crawl Area:	Heated/Cooled Condition: Satisfactory



Comment 13:

Crawl space views with homeowners belongings .



Figure 13-1



Figure 13-2



Figure 13-3



Comment 14:

In the crawlspace there are some bait traps present. There are mouse droppings present. Recommend further evaluation by a pest control specialist

(Crawlspace continued)



Figure 14-1

## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Line Material:	Copper
	Condition: Satisfactory
Service Amperage:	200 amps
Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory
Smoke/Carbon Monoxide Detectors:	Not tested, Recommend installing new detectors
	Condition: Repair or Replace



**Comment 15:**

The generator is beyond the scope of the general home inspection and is not tested. The generator will typically run weekly and are maintained by a service provider. Recommend checking with the seller for proper servicing and notifications.



Figure 15-1



**Comment 16:**

Smoke detectors and carbon monoxide detectors were not tested. They have a lifespan of around 8-10 years. Recommend replacing these detectors as you move in. Smoke detectors are recommended in every bedroom.

## Sub Panel

Location:	Basement
Service Line Material:	Copper
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Stranded Copper
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present

# HVAC

HVAC System Type: Package Unit  
Thermostat: Digital  
Condition: Satisfactory  
Thermostat Location: Hallway

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Basement  
Type of Equipment: Forced Air  
Condition: Satisfactory  
Operation: Normal operation/ fired when thermostat was raised  
Condition: Satisfactory  
Manufacturer: Carrier  
Heating Fuel: Gas  
Condition: Satisfactory  
Approximate Age: 5 Years Old  
Filter Type: Disposable  
Condition: Satisfactory  
Type of Distribution: Metal Ducting  
Condition: Satisfactory

(Heating continued)



Comment 17:  
2014 Carrier furnace fired.



Figure 17-1



Figure 17-2



Comment 18:  
2014 Carrier furnace fired.



Figure 18-1



Figure 18-2

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Evaporative
	Condition: Satisfactory
Condenser Make:	Carrier
Condenser Approximate Age:	5 Years Old
Expansion Coil Approximate Age:	5 Years Old
Condensate Drainage:	To Floor Drain
	Condition: Satisfactory
Temperature Drop:	Not operated due to outside temperature
	Condition: Further Evaluation Required



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Comment 19:  
2014 Carrier AC Condenser

The air conditioning was not tested due to the outside temperature. It must be over 65 degrees for several days in order to run the system or damage can be done to the condenser. Recommend further evaluation as needed.

(Cooling continued)



Figure 19-1



Figure 19-2



**Comment 20:**  
2014 Carrier AC Condenser

The air conditioning was not tested due to the outside temperature. It must be over 65 degrees for several days in order to run the system or damage can be done to the condenser. Recommend further evaluation as needed.



Figure 20-1



Figure 20-2



**Comment 21:**

The back outside AC Condenser is close to the dryer vent. This condenser is an air cooled unit and it can get covered in lint and debris which can lower the efficiency and life of the unit. Recommend maintaining this condenser a few time per summer to keep these cooling fins cleaned by a professional HVAC technician

The dryer vent siding cap is loose. Recommend securing it properly to the brick.



Figure 21-1



Figure 21-2



Figure 21-3

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Water Flow:	Satisfactory
Supply Pipe Material:	Copper, Black iron
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Sewer System:	Public
Waste Pipe Material:	PVC
	Condition: Satisfactory
Sump Pump:	Not Present
Location of Fuel Shutoff:	At Meter



Comment 22:  
Outside gas shut off at the meter.



Figure 22-1

# Water Heater

Manufacturer:	American
Fuel:	Natural Gas
Drain Pan:	Not installed
Capacity:	50 gal
Approximate Age:	5 Years Old

(Water Heater continued)

Temp & Pressure Relief Valve: Present With Blow Off Leg  
Condition: Satisfactory  
Fuel Disconnect: In Same Room



Comment 23:  
2014 50G

The hot water tanks in the basement is missing the drain pan below the unit. As this tank ages it can leak and drain into the finished living area causing damage. Recommend repair by a professional plumber



Figure 23-1



Figure 23-2



Comment 24:  
American 2014 50G.



Figure 24-1



Figure 24-2

## Bathrooms

### Bathroom #1

Location:	Main Floor Off Pantry Area
Bath Tub:	Not Present
Shower:	Stall
	Condition: Marginal
Sink(s):	Single Vanity
	Condition: Satisfactory
Water Flow And Drains:	Operable
	Condition: Satisfactory
Shower Walls:	Fiberglass
	Condition: Marginal
Toilet:	Standard Tank
	Condition: Satisfactory
Tub Surround:	Not Present
Floor:	Tile
	Condition: Satisfactory
Ceiling and Walls:	No visible issues
	Condition: Satisfactory

(Bathroom#1 continued)

Windows & Door:	Operable Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
Heat Source Present:	Register Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory



**Comment 25:**

The fiberglass shower floor is a bit spongy in the back bathroom off the pantry area. Recommend further evaluation or repair as needed



Figure 25-1

## Bathroom #2

Location:	Off Front Foyer
Sink(s):	Single Vanity Condition: Satisfactory
Water Flow And Drains:	Operable Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Floor:	Marble Condition: Satisfactory

(Bathroom#2 continued)

Ceiling and Walls:	No visible issues Condition: Satisfactory
Windows & Door:	Operable Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
Heat Source Present:	Register Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

## Bathroom #3

Location:	Main Floor Master Bath
Bath Tub:	Free Standing Condition: Satisfactory
Shower:	Stall Condition: Satisfactory
Sink(s):	Double Vanity Condition: Satisfactory
Water Flow And Drains:	Operable Condition: Further Evaluation Required
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ceiling and Walls:	No visible issues Condition: Satisfactory
Windows and Door:	Operable Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory

(Bathroom#3continued)

Heat Source Present:

Register

Condition: Satisfactory

GFCI Protection:

Outlets

Condition: Satisfactory



**Comment 26:**

The showerhead and drain for the claw foot bathtub in the master bath is leaking. Recommend further evaluation and repair as needed by a certified plumber



Figure 26-1



Figure 26-2



**Comment 27:**

FYI- The lower three windows from the outside are covered with drywall on the inside of the back master bathroom area. Recommend monitoring

(Bathroom #3 continued)



Figure 27-1



Figure 27-2



Figure 27-3

## Bathroom #4

Location:	Upstairs Front Middle
Bath Tub:	Recessed, Recirculating Condition: Satisfactory
Shower:	Stall Condition: Satisfactory
Sink(s):	Double Vanity Condition: Satisfactory
Water Flow And Drains:	Operable Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory

(Bathroom#4 continued)

Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ceiling and Walls:	No visible issues Condition: Satisfactory
Windows and Door:	Operable Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
Heat Source Present:	Register Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory



Comment 28:  
Spa was filled and tested. Normal operation



Figure 28-1

## Bathroom #5

Location:	Upstairs Back South Corner
Bath Tub:	Recirculating Condition: Satisfactory
Shower:	Stall Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Water Flow And Drains:	Operable Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ceiling and Walls:	No visible issues Condition: Satisfactory
Windows and Door:	Operable Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
Heat Source Present:	Register Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory



Comment 29:  
Spa was filled and tested. Normal operation



Figure 29-1

## Bathroom #6

Location:	Basement
Bath Tub:	Not Present
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Water Flow And Drains:	Operable
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Fiberglass
	Condition: Satisfactory
Tub Surround:	Not Present
Floor:	Tile
	Condition: Satisfactory
Ceiling and Walls:	No visible issues
	Condition: Satisfactory
Windows and Door:	Operable
	Condition: Satisfactory

(Bathroom#6continued)

Ventilation Type:	Ventilator
	Condition: Satisfactory
Heat Source Present:	Register
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

## Living Room

Flooring:	Carpet
	Condition: Satisfactory
Ceiling and Walls:	Drywall
	Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture
	Condition: Satisfactory
Windows:	Operable
	Condition: Satisfactory
Doors:	Hinged
	Condition: Satisfactory
Heat Source:	Register
	Condition: Satisfactory

## Dining Room

Flooring:	Wood
	Condition: Satisfactory
Ceiling and Walls:	Drywall
	Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture
	Condition: Satisfactory
Windows:	Operable
	Condition: Satisfactory
Doors:	Hinged
	Condition: Satisfactory

(Dining Room continued)

Heat Source: Register  
Condition: Satisfactory

## Family Room

Flooring: Wood  
Condition: Satisfactory

Ceiling and Walls: Drywall  
Condition: Satisfactory

Electrical: Switches and Outlets, Light Fixture, Ceiling Fan  
Condition: Satisfactory

Windows: Operable  
Condition: Satisfactory

Doors: Hinged  
Condition: Satisfactory

Heat Source: Register  
Condition: Satisfactory

## Bedrooms

### Bedroom #1

Location: Main floor, South master, And sunroom  
Condition: Satisfactory

Flooring: Carpet  
Condition: Satisfactory

Ceiling & Walls: Drywall/Plaster  
Condition: Satisfactory

Electrical: Switches and Outlets, Light Fixture, Ceiling Fan  
Condition: Further Evaluation Required

Windows: Operable  
Condition: Satisfactory

(Bedroom#1 continued)

Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory



**Comment 30:**

The fan in the main floor master bedroom was not tested. Recommend further evaluation



Figure 30-1

## Bedroom #2

Location:	Upstairs , Front north corner Condition: Satisfactory
Flooring:	Carpet Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Further Evaluation Required
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan Condition: Satisfactory
Windows:	Operable Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory

(Bedroom#2continued)

Heat Source:

Register

Condition: Satisfactory



**Comment 31:**

In the bedroom closet ceiling in the front north corner bedroom there are water stains present. There are also stains on the floor in the attic area just off of the closet. Recommend further evaluation and repair as needed by a professional roofing company.



Figure 31-1



Figure 31-2

## Bedroom #3

Location:

Upstairs , Front middle

Condition: Satisfactory

Flooring:

Carpet

Condition: Satisfactory

Ceiling & Walls:

Drywall/Plaster

Condition: Satisfactory

Electrical:

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Satisfactory

Windows:

Operable

Condition: Satisfactory

Doors:

Hinged

Condition: Satisfactory

(Bedroom#3continued)

Heat Source: Register  
Condition: Satisfactory

## Bedroom #4

Location: Upstairs , Front south corner  
Condition: Satisfactory

Flooring: Carpet  
Condition: Satisfactory

Ceiling & Walls: Drywall/Plaster  
Condition: Satisfactory

Electrical: Switches and Outlets, Light Fixture, Ceiling Fan  
Condition: Satisfactory

Windows: Operable  
Condition: Satisfactory

Doors: Hinged  
Condition: Satisfactory

Heat Source: Register  
Condition: Satisfactory

## Kitchen

Cabinets: Wood  
Condition: Satisfactory

Countertops: Granite  
Condition: Satisfactory

Flooring: Wood  
Condition: Satisfactory

Sink and Plumbing : Operable  
Condition: Satisfactory

Electrical : GFCI Present  
Condition: Satisfactory

Ceiling And Walls: Drywall  
Condition: Satisfactory

(Kitchen continued)

Windows and Doors: Operable  
Condition: Satisfactory

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Normal operation Condition: Satisfactory
Cooktop:	Normal operation Condition: Satisfactory
Range Hood:	Normal operation Condition: Satisfactory
Refrigerator:	Normal operation Condition: Satisfactory
Dishwasher:	Normal operation Condition: Satisfactory
Microwave:	Not Inspected
Disposal:	Normal operation Condition: Satisfactory

## Laundry

Built In Cabinets:	Yes Condition: Satisfactory
Laundry Sink:	Yes Condition: Satisfactory
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protected Outlet :	Present Condition: Satisfactory
Laundry Hook Ups:	Present Condition: Satisfactory

(Laundry continued)

Washer: Normal operation  
Condition: Satisfactory

Dryer: Operable, Electricdryer  
Condition: Satisfactory

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Comment 32:

The master laundry room washing machine was not tested. There are clothes in the washer.



Figure 32-1

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Comment 33:

Underneath the sink in the upstairs laundry room there is a small leak. Recommend repair by a professional plumber

(Laundry continued)



Figure 33-1



Comment 34:

In the upstairs laundry room there is some water stains on the ceiling. Recommend further evaluation by a professional roofing contractor

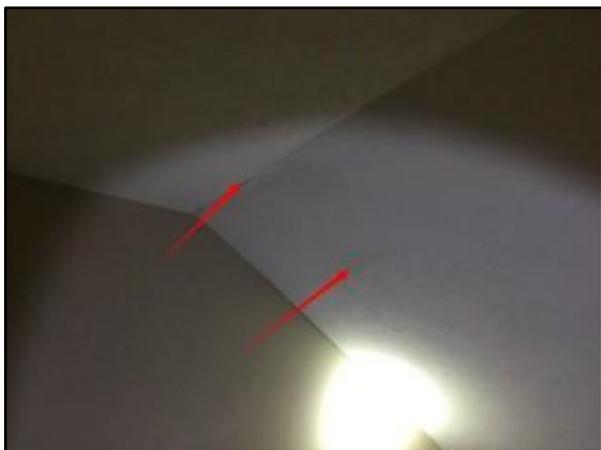


Figure 34-1

# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Marble, Carpet, Wood Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Sub Slab Ductwork :	Not Present
Stairs Steps and Balconies :	No visible issues , Loose baluster Condition: Satisfactory
Window Types:	Double Hung, Casement Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Steel, Fiberglass
Patio Door :	Operable
Fireplace:	Masonry, Gas Burning, Wood Burning, Modified for Gas use Condition: Further Evaluation Required

(Interior continued)

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**Comment 35:**

The front foyer banisters are a bit loose. Recommend monitoring



Figure 35-1



**Comment 36:**

With a wood burning fireplace. Recommend having the chimney flue cleaned and evaluated by a professional chimney specialist before the first use. Making an extensive evaluation of the fireplace is beyond the scope of the home inspection. Recommend having the flue evaluated by a chimney professional.



Figure 36-1



Figure 36-2

(Interior continued)



Figure 36-3



Figure 36-4