

Confidential Inspection Report



Inspected on 1/28/2012 @ 11:00 A.M.

By: Michael Bugge

License #:24GI00091100

Record Home Inspections

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GENERAL INFORMATION

Client & Site Information:

Inspection Date: Saturday, January 28th, 2012 at 11:00 A.M.

House Occupied? Yes.

People Present: Purchaser, Buyer's agent, Homeowner, Homeowners spouse, Homeowners children, Listing agent.

Comments: This home has been under approximately 5'-6' of flood waters before as per the current owner. There are some signs of mildew on the vinyl siding on the right side of the house as well as some moss build up on the right side roof. The lot was very wet at the time of the inspection. Drain pipe extensions are needed to help carry water further away from the house. There is a crack on the left side of the house. Cracks of 1/4" and wider warrants further investigation and analysis by a professional structural engineer and/or a licensed qualified foundation contractor to determine the cause and course of action. Repairs have been made in the past. All of the basement double hung windows are very tight and tough to open; further investigation is needed to determine the cause of this. Is it possible that the wood frames have swelled due to flooding issues? Water or dirt/mud lines are visible at a height of about 5'-6' all around the windows and screens from previous flooding. Some windows have bad insulation seals and these will need to be replaced. This house has had flooding issues in the past. While the basement area sheetrock has been replaced, I can not see the plywood behind the vinyl siding. For this reason I suggest having a mold test completed on all levels of the entire structure. The attic also needs to be inspected for mold spores as well. It seems the bathroom and kitchen fans exhaust into the attic. This may well be the cause of the blackening on the roofing shingles near the attic fan. There is also no garage as it has been converted into basement living space. The front entry door needs to be replaced due to damage. The front entry step concrete pad also is in need of repair. An active leak was noted in the attic by the chimney where attempts at repair have also been made. The services of a licensed professional will be needed to correct these problems as well.

Building Characteristics:

Main Entry Faces: East.

Estimated Age: 1960'S.

Building Type: Split Level.

Stories: 2.

Space Below

Grade: Ground floor living area.

Climatic Conditions:

Weather: Clear.

Soil Conditions: Wet.

Outside

Temperature (F): 40-50.

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Utility Services:

Water Source: Public.
Sewage Disposal: Public.
Utilities Status: All utilities on.

Payment Information:

Paid By: Check # 1434.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE

Site:

House faces: The front of the house faces East.

Rear View



The rear of the house faces West.

Right Side View



The right side of the house faces North.

Left Side View



The left side of the house faces South.

Style of House:

Split Entry.

Estimated age of house:

The house is 30 - 50 years old.

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Approximate Lot Size:

The lot appears to be of an average size for the area.

Site Drainage:

Check to see if this property is located in a flood zone.

Bushes and Shrubs

Condition:

The shrubs and/or bushes have a good appearance.

Mailbox Noted:

There is a mailbox on-site. It is functional and at an acceptable height.

Paving Condition:

Driveway Paving Material:



Asphalt.

Driveway Condition:

The driveway surface material is in satisfactory condition with only normal deterioration noted.

Walkways and Stoop Materials:

Concrete. Brick. Slate.

Walkway Condition:

The walkway surface material is in satisfactory condition with only normal deterioration noted.

Entryway Stoop:



Action Necessary - The entryway stoop needs repair or replacement due to deterioration or settlement.

Patio:

**Patio Slab
Materials:**



Concrete.

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Slab Condition: The slab is in useable condition.
Patio Lighted: Yes.
Patio Cover Condition: The patio cover is functional.

Fences & Gates:

Fencing Materials:



Chain link materials are used for fencing.

Fence Materials Condition: The fencing materials appear to be in satisfactory condition.

Gates and Latches: The gates and latches are performing as intended.

Utility Services:

Water Source: City.

**Water Meter
Location:**



Basement level.

Electric Service:



Overhead.

Fuel Source:

Natural gas is provided by a regulated service company or utility.

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**Underground
Fuel Tanks**

Noted: No - There is no visible evidence of any underground fuel tank on the property inspected. Note, however, that this inspection is not an environmental analysis of the property.

**Sewage Disposal
System:**

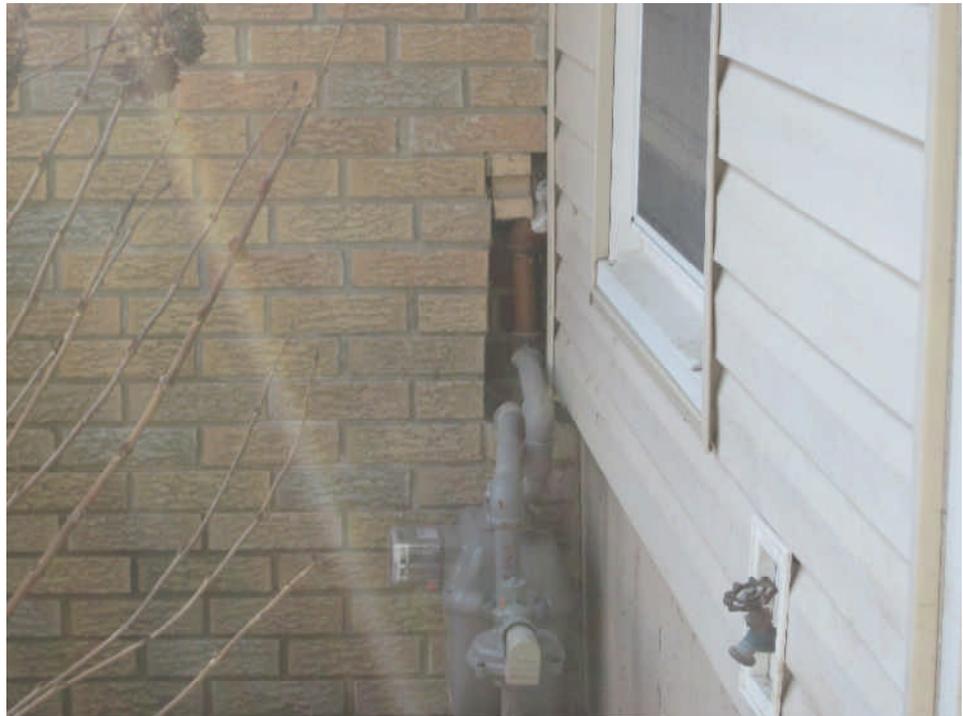
Sewers.

Gas Services:

**Gas-fired
Equipment
Installed:**

Furnace. Water heater. Range - oven.

**Location of
Meter:**



Front of house.

**Type of Gas
Supply:**

Natural Gas.

**Gas Line Primary
Piping Material:**

Black Iron Pipe.

**Secondary
Supply Piping:**

Black Iron Pipe.

Gas Odors Noted: No.

Vents Noted

From Roof View: There is at least one gas-fired vent stack through the roofline.

FOUNDATION

Foundation:

Type of

Foundation:

Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.

Visible

Foundation Wall

Cracks Noted

From Exterior:

Yes - Cracking in the vertical foundation walls was noted from the exterior.

Action Necessary - Cracks of 1/4" and wider warrants further investigation and analysis by a professional structural engineer and/or a licensed qualified foundation contractor to determine the cause and course of action.

Location of Wall

Cracks and

Description:



Vertical cracks were noted in the left side exterior wall. Repairs have been made in the past. This home has been flooded in the past.

Interior View Of Basement:

Interior of

Basement

Percentage

Finished Into

Living Space:

More than half the interior of the basement is finished into living space. The living space is approximately at grade level. 50% to 75% of the interior.

Basement Ceiling

Exposed:

None - The ceiling on the lower level is completely finished off. As a result, there is no comment as to the condition of the framing that is not visible.

**Sill Plates
Percentage
Visible:**

None - The sills are not available for viewing. As a result of the limited visibility, there is no comment given as to the condition of the sill plates and the immediate surrounding area.

**Percent Interior
Foundation Wall
Exposed:**

There is limited visibility of the interior portion of the exterior walls due to wall coverings. There may be undesirable conditions in the wall that are hidden from view. Only the readily visible portions of the foundation walls are included as a part of this inspection. It would be necessary to perform a destructive or invasive inspection to verify the condition of the hidden areas.

**Conditions Noted
in Exterior
Walls,Interior
View:**

The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

**Columns and
Posts:**

The inspector was unable to determine the type or condition of the supporting posts under the main beam as they are fully enclosed and concealed from view.

Main Beam:

The main beam is enclosed; therefore, it is impossible to determine its condition.

**Slab Foundation
Floor Type:**

A monolithic slab floor is used in this construction.

**Basement
Windows:**

The windows as installed appear to need some adjustment or repair to function properly.
The windows are very tight and tough to open; further investigation is needed to determine the cause of this. Is it possible that the wood frames have swelled due to flooding issues?
There are also windows that have bad insulation seals .

**Interior Stairway
Access From:**

Main Entry.

**Staircase
Condition:**

The staircase to the basement level appears functional.

**Moisture on
Exposed
Basement Walls
Noted:**

There were no elevated moisture levels noted on the exposed areas of the basement walls.

**Evidence of
Water Entry in the
Basement Noted:**

Verify through the Sellers Disclosure Statement to determine if this is an ongoing problem or an isolated incident. Verify any remedial work completed that eliminated the condition.

**Evidence of
Insect Infestation:**

See WDO/WDI report.

**Location of
Insects Noted:** Refer to Terminate report.

Walkout Basement:

**Walkout
Basement -
Number of
Exposed Walls:** Three basement walls are exposed to daylight.

**Drainage in Area
of Walkout:** The area around the walkout door appears to have adequate drainage.

**Outside Entry
Doors:** The outside entry door to the walkout basement is satisfactory.

ROOF & ATTIC

Roofing:

Type Roof:



Gable.

**Roof Covering
Materials:**

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

Cover Layers:

The roof covering on the main structure appears to be the second covering. Current building standards will allow only two coverings. When re roofing again, it will be necessary to remove the first two layers.

**Underlayment
Noted:**

According to current construction standards and manufacturer's installation instructions, there should be felt paper installed as an underlayment beneath the roof covering material.

Condition of Roof
Covering
Material:



Attention Needed - The roof covering material shows signs of deterioration or damage that needs attention to prevent further deterioration or leakage. Moss build up is noted on the right side roof and lose of granulars is noted on the rear lower area roof.



Estimated Life Expectancy of Roof:

Due to high roof damage claims, some insurance companies now require agents to view the roof covering condition. At their option they may: 1. Accept the covering material in its current condition; 2. Require replacement in order to cover the roof; 3. Exclude the roof covering and any consequential damage resulting from water penetration. The inspector's opinion may or may not coincide with the insurance agent's opinion. The inspection report may help the agent in his inspection process. The inspector will not accept liability for any roof being rejected by an insurance company as we are looking at function in its current condition. The agent is looking to minimize risk.

Slope:

Medium slope is considered to be between 4 in 12 and 6 in 12. Low slope is considered to be 3 in 12 or less.

Flashing:

Action Necessary - Some portion of the roof flashing needs immediate repair, as it appears to be missing or leaking. An active leak is noted from inside the attic by the chimney. Previous repairs have been attempted.

Means of Roof Inspection:

Binoculars were used to view the roof covering. The inspection was completed from the ground level.

Valleys:

Attention Needed - The valley(s) shows wear that indicates repairs or cleaning is needed.

Ridges:

The ridge covering material appears to be in satisfactory condition.

Evidence of Leakage:



Yes -

Roof Gutter System:

Installation of downspout extensions would help carry the water further away from the foundation.

Attic & Ventilation:

Attic Access

Location: Hallway ceiling.

Attic

Accessibility: There is a pull down ladder installed.

Method of

Inspection: The attic cavity was inspected by entering the area.

Attic Cavity Type: Storage - The attic cavity has capacity for storage of light boxes or items.

Roof Framing: A rafter system is installed in the attic cavity to support the roof decking.

Roof Framing

Condition: The roof framing appears to be in functional condition.

Roof Bracing: The roof framing as installed seems adequate.

Roof Decking: The roof decking material is 1/2" plywood sheeting.

Evidence of Leaks on Interior of Attic:



Action Necessary - There is evidence of a current leak noted on the underside of the roof decking or rafters.

Ventilation Hi/Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge areas.

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Attic ventilation fan:



There is an attic ventilation fan installed.

STRUCTURAL

Structural:

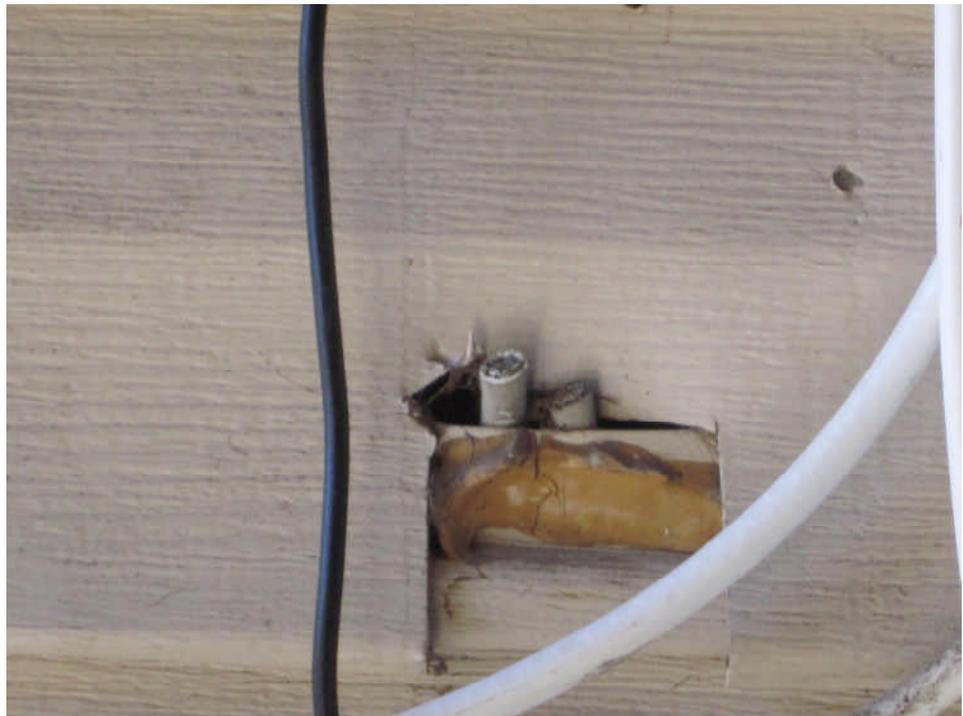
Type of Construction: Frame.

**Exterior Siding
Materials:**



Vinyl Siding.

Siding Condition:



Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration.



Trim Condition: The trim is intact and satisfactory.

Soffit/Eaves: The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

**Outside Entry
Doors:**



Action Necessary - The outside entry door is in need of repair or replacement.

Windows Type: Double Hung. Crank Out, Insulated glass windows.

Window Condition:



Insulation Seal - One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency.

The windows are very tight and tough to open; further investigation is needed to determine the cause of this. Is it possible that the wood frames have swelled due to flooding issues?

Water or dirt/mud lines are visible at a height of about 5'-6' all around the windows and screens from previous flooding.

Window Flashing:

The installed window flashing above the windows appears to be adequate.

Structural Caulking:

Caulk should be applied to areas where brick and wood siding meet, trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration.

Framing Type:

Platform framing was the chosen style of framing.

**Exposed Floor/
Ceiling Framing
Location:**

Attic Floor.

**Floor Framing
Members Size.**

The floor framing is constructed with 2" x 6" members.

**Exposed Floor/
Ceiling Framing**

Condition: The inspection only refers to the exposed ceiling/floor framing members. This is only a visual inspection and does not comment on unexposed framing members.

Wall Covering Material: The wall covering material is sheetrock.

Ceiling Covering Material: The predominant ceiling covering material is sheetrock.

Miscellaneous Comments: This house has had flooding issues in the past. While the basement area sheetrock has been replaced, I can not see the plywood behind the vinyl siding. For this reason I suggest having a mold test completed on all levels of the entire structure.

HEATING, VENTILATION & AIR CONDITIONING

Heating Unit # 1:
Heating System Location:



Basement-Laundry room.

Heating System Type: Hot Water heat is installed as the primary heating system.

Fuel Source: The fuel source is natural gas.

Model/Serial Number/Size: Weil- McLain (2011)
Model Number:CGI4PIN
Serial Number:CP6542514.

Flue Type: The flue pipe is metal that enters a masonry flue.

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Flue Condition: The furnace/boiler flue as installed appears to be in satisfactory condition.

Unit Tested: Yes.

**Draft Hoods/
Draw:** The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.

**Gas-fired
Appliance Flue/
Vents:** The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

**Secondary Air
Adequacy:** Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

**Does each
habitable room
have a heat
source?** Yes.

**Thermostat
Condition:** The thermostat worked properly when tested.
There are multiple thermostats. The structure is divided into zones.

ELECTRICAL SYSTEMS

Primary Power Source

Service Voltage: The incoming electrical service to this structure is 120/240 volts.

**Service/Entrance/
Meter:** Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

Main Power Panel & Circuitry

**Main Power
Distribution Panel
Location:**



Basement-inside the closet in the kitchen area.

**Main Power Panel
Size:**

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

**Service Cable to
Panel Type:**

Copper.

Is Panel

Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition:

The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. The panel has an approval sticker from 9/2011.

Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

**Breaker/Fuse to
Wire**

Compatibility:

The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

**Panel Cover
Removed:**



Yes.

**Condition of
Wiring in Panel:**

Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

**Feeder and
Circuit Wiring
Type:**

Copper multi-strand feeders are installed to deliver power to a downstream panel or power hungry appliances.

**Circuit Wiring
Condition:**

The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

**Ground Fault
Protected
Outlets:**

At some areas - This structure is only partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

The upstairs kitchen is not GFI protected.

**Wire Protection/
Routing:**

Visible wiring appears to be installed in an acceptable manner.

Exterior Lighting:

The exterior lighting appears functional. Also, this is a benefit for security.

Electrical Service:

Patio: Yes.

Interior View of Basement: The electrical outlets in the basement level tested as correctly grounded.

Electric Service Condition:

Utility Services: The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

Lighting:

Kitchen: The ceiling lights in the kitchens are in satisfactory condition.

Laundry: Lighting in the laundry is adequate.

Master Bathroom: The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #2: The ceiling light and fixture in this bathroom are in satisfactory condition.

Electrical Outlets:

Kitchen: There are no outlets along the counter top on the sink side in the basement. The second floor kitchen does not have Ground Fault Circuit Interrupt outlets installed. It is strongly suggested that one be installed at any location within 6 feet of a water source.

Laundry: The outlet tested in the laundry room is correctly wired and grounded.

Master Bedroom: ARC rated outlets are a recommended upgrade in all bedrooms. They are designed to prevent the plug from being loose enough to cause arcing which can cause a spark to start a fire.

Bedroom #2: ARC rated outlets are a recommended upgrade in all bedrooms. They are designed to prevent the plug from being loose enough to cause arcing which can cause a spark to start a fire.

Bedroom #3: ARC rated outlets are a recommended upgrade in all bedrooms. They are designed to prevent the plug from being loose enough to cause arcing which can cause a spark to start a fire.

Bedroom #4: ARC rated outlets are a recommended upgrade in all bedrooms. They are designed to prevent the plug from being loose enough to cause arcing which can cause a spark to start a fire.

Living Room:



Action Necessary - At least one outlet tested in this room needs to be replaced.

Dining Room: The outlets tested in this room are correctly wired and grounded.

Family Room: The outlets tested in this room are correctly wired and grounded.

Ground Fault Interrupt Outlets:

Laundry: This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

Master Bathroom: The GFI outlet does not re-set on the plug itself. You must reset the breaker in the basement.

Bathroom #2: There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:
Master Bathroom:



For safety reasons, it should not be located within reach while in the tub/shower.

- Bathroom #2:** The light switch is satisfactory.
- Master Bedroom:** The light and light switch were functional at the time of the inspection.
- Bedroom #2:** The light and light switch were functional at the time of the inspection.
- Bedroom #3:** The light and light switch were functional at the time of the inspection.
- Bedroom #4:** The light and light switch were functional at the time of the inspection.
- Living Room:** The light and light switch were functional at the time of the inspection.
- Dining Room:** The light and light switch were functional at the time of the inspection.
- Family Room:** The light and light switch were functional at the time of the inspection.

PLUMBING SYSTEM

Plumbing:

- Water Source:** City/Municipal.
- Plumbing Service Piping Size to Structure:** 3/4" water service line from the meter to the main cutoff.
- Public Service Piping Material:** The main service line to the structure is copper.
- Main Water Line Cutoff Location:** Through the slab floor.

Interior Supply Piping Size: The interior water supply piping is 1/2" in diameter.

Interior Supply Piping Material: The interior supply piping in the structure is predominantly copper.

Water Pressure: Water pressure from 40 to 80 pounds per square inch is considered within normal/ acceptable range.

Exterior Hose Bibs Functional: The exterior hose bib(s) appeared to function normally.

Functional Supply: By testing multiple fixtures at one time, functional flow of the water supply was verified.

Sewage Disposal Type: Public Sewer System.

Vent Piping Material: The vent material, as it passes through the roof, is copper.

Vent Piping Condition: The visible plumbing vent piping appears functional.

Functional Drainage: Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Water Heater:
Location:



Basement.

Model & Serial Numbers: GE(2011)
Model Number:CG40506AVJ00
Serial Number:GELN0711A07845.

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Tank Capacity: A 40 gallon water heater is installed.

Fuel Source for Water Heater: The water heater is gas-fired.

Electric Service to Water Heater: Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

Exposed Water Heater Condition: Good - Rust free and clean. Should provide years of service.

Gas Valve: There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/Exhaust Pipe Condition: The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

Water Piping Condition: The incoming and output piping is installed correctly.

Temperature Controls: The thermostat and temperature controls appear to function normally.

Drain Valve: There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve: The temperature and pressure relief valve is of the correct rating for the water heater.

Safety Overflow Pipe: The overflow pipe is correctly installed.

Water Heater Insulation Jacket: Recommended - An insulation blanket wrap for the water heater is suggested. Up to 50% of the energy for the water heater is used to replace standby losses, of which 10 - 25% are at the tank.

KITCHEN

Kitchen:

Location:



Basement-Right side



Second Floor-Rear.

**Outside Entry
Door:**

The outside entry door to the basement kitchen is satisfactory.

Windows:

The basement level kitchen window is tough to open and further investigation is needed to determine the cause of this. Is it possible that the wood frames have swelled due to flooding issues?

The windows and associated hardware in the second floor kitchen are satisfactory.

Walls:

The walls in both kitchens appear to be satisfactory.

Ceiling:

The ceiling in both kitchens is functional and as expected.

Ceiling Fan:

There is a ceiling fan installed in each kitchen, and they appear to be functional. If used correctly, they can make the rooms feel more comfortable.

Floor:

The flooring in the kitchens is satisfactory.

Countertops:

The countertops in the kitchens are satisfactory.

**Cabinets,
Drawers, and
Doors:**

The cabinets, doors, and drawers are satisfactory in both appearance and function.

**Faucet and
Supply Lines:**



There are no individual shutoffs installed for the supply lines under the sink in the basement kitchen.



There are dis-similar metals being used in the second floor kitchen.

Sink and Drain Lines:



I recommend replacing the flexible plastic drain line under the basement kitchen sink.

Dishwasher:

The dishwashers were tested on one cycle, and they appeared to function normally. The dishwashers are a multi-cycle unit, but only one cycle was tested. This does not

imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

Range Hood: The range hoods and exhaust fans appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

Range/Oven Fuel Source: There is a gas line installed for a range/oven.

Range/Oven: All the range top burners were tested and are functional. The oven also was functional. Temperatures of heat settings were not tested.

Refrigerator: Yes - There is a refrigerator installed in each kitchen. The inspection does not include any non permanently installed appliances or fixtures.

Heat Source: There is a heat source in each kitchen.

LAUNDRY

Laundry:

Location:



Basement.

Entry Door: The entry door to the laundry room is functional.

Walls: The walls in the laundry room appear to be satisfactory.

Ceilings: The ceiling is satisfactory.

Floor: The floor coverings are in satisfactory condition except for the little piece of tile missing where the drain pipe is protruding from below the surface.

Windows:



The windows are very tight and tough to open; further investigation is needed to determine the cause of this. Is it possible that the wood frames have swelled due to flooding issues?
Air leakage is also noted around this window.

Washer & Dryer

A washer and dryer are installed. Testing of either is not included as a part of this inspection.

Washer Hookup:



Yes.

Dryer Hookup: There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed.

Dryer Ventilation: The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

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Laundry Basin:



Disconnected.

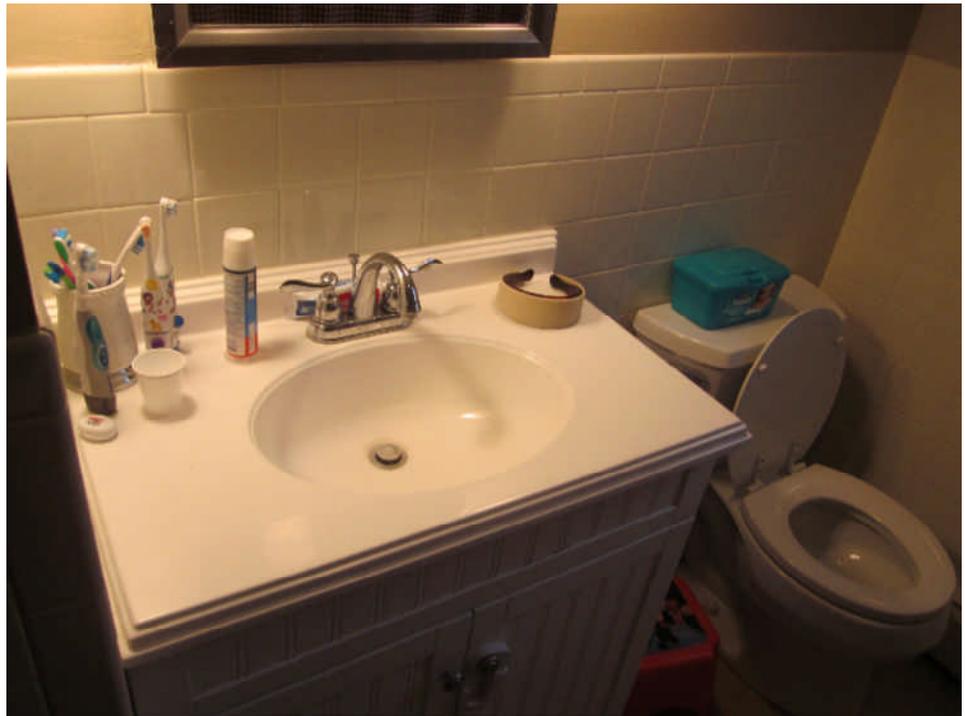
BATHROOMS

Master Bathroom:
Vanity Cabinet:



This is the second floor bathroom.

**Basin and Drain
Fixture:**



The basin and drainage fixture appears to be satisfactory.

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Faucet and Supply Lines: Faucets and supply lines appear satisfactory.
Toilet Condition The toilet in this bathroom appears to be functional.
Tub:



The steel tub needs re-touching.

Tub Mixing Valve & Stopper: The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves: The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls: The walls appear to be in satisfactory condition.

Tub/Shower Drain: The tub/shower appears to drain at an acceptable rate.

**Glass Tub/
Shower Door:**



There are no doors on the tub or shower. This is the most efficient way to prevent moisture damage caused by water getting out of the tub/shower. Consideration should be given to installing them.

**Caulking/Water
Contact Areas:**



Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected.

- Heat Source:** There is a heat source in this room.
- Entry Door:** The entry door to the bathroom is as I expected, and it is functional.
- Walls:** The walls in this bathroom are satisfactory.
- Windows:** The windows and associated hardware in the bathroom are all satisfactory.
- Ceiling:** The ceiling in this bathroom is satisfactory.
- Floor:** The flooring in this bathroom is satisfactory.
- Ventilation Fans:**



The electric to the fan is disconnected- The ventilation fan vents into the attic space. This introduces moisture into the attic that must be removed from the attic. It would be better to vent the bathroom to the outside rather than the attic.

Report:
Inspection Address:

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Bathroom #2:
Vanity Cabinet:



This is the basement level bathroom.
The vanity cabinet and top in this bathroom are satisfactory.

**Basin and Drain
Fixture:**

The basin and drainage fixture appears to be satisfactory.

**Faucet and
Supply Lines:**



There are no shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition

The toilet in this bathroom appears to be functional.

**Shower/Shower
Head and Mixing
Valves:**

The shower, shower head, and mixing valves are all performing as required.

**Tub & Shower
Walls:**

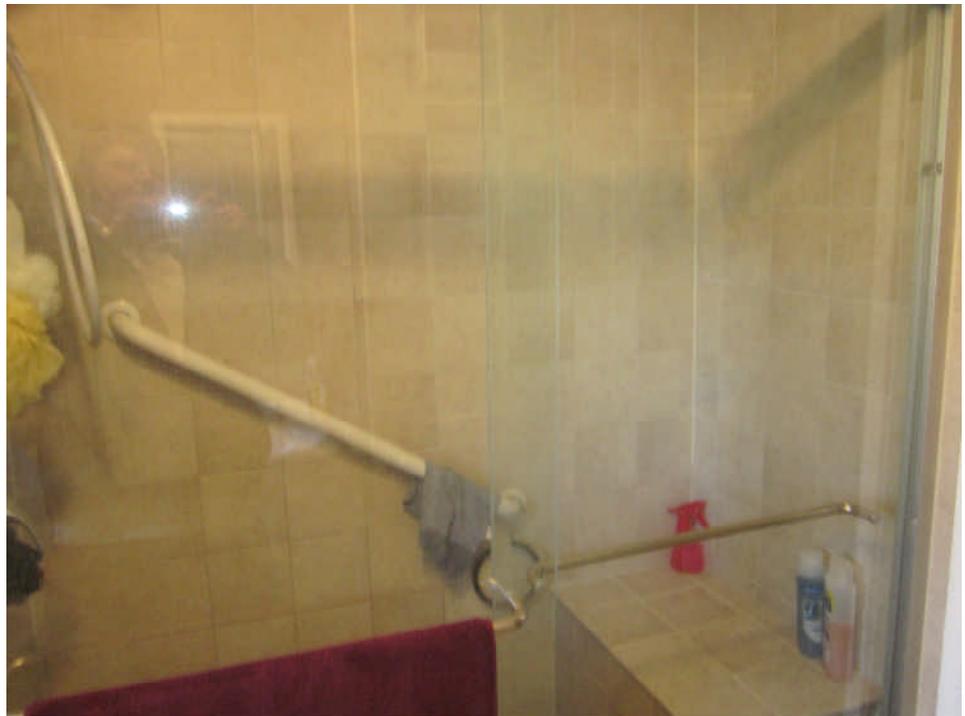
Attention Needed - The walls show some deterioration. Some attention is needed to prevent further deterioration.. There is some missing grout between some of the tiles. There is no evidence of water damage yet. Do not delay making these repairs to prevent future damage.

**Tub/Shower
Drain:**



The drain is not installed properly. You can cut yourself or trip.

**Glass Tub/
Shower Door:**



The shower stall has a glass door installed. The glass appears to be safety glass.

**Caulking/Water
Contact Areas:**

Attention Needed - The caulking in the water contact areas appears to need attention.

Damage may result if not corrected.

Heat Source: There is a heat source in this room.

Entry Door: The entry door to the bathroom is as I expected, and it is functional.

Walls: The walls in this bathroom are satisfactory.

Windows: Insulation Seal - One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency. The windows are very tight and tough to open; further investigation is needed to determine the cause of this. Is it possible that the wood frames have swelled due to flooding issues? Water or dirt/mud lines are visible at a height of about 5'-6' all around the windows and screens from previous flooding.

Ceiling: The ceiling in this bathroom is satisfactory.

Floor: The flooring in this bathroom is satisfactory.

Ventilation Fans:



Attention Needed - There is an exhaust fan installed in this bathroom, but it does not appear to be removing air at a satisfactory rate. Cleaning or repair is indicated.

BEDROOMS

Master Bedroom:
Entry Door:



This is the basement level bedroom.
The entry door on the master room is as I expected, and it is functional.



- Walls:** The walls in the room appear to be satisfactory.
Ceiling: The ceiling is functional and as I expected.
Floor: The floors are in satisfactory condition.
Windows:



The windows are very tight and tough to open; further investigation is needed to determine the cause of this. Is it possible that the wood frames have swelled due to flooding issues?
Water or dirt/mud lines are visible at a height of about 5'-6' all around the windows and screens from previous flooding.

**Heat Source
Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Bedroom #2:
Entry Door:



This is the second floor front center bedroom.
The entry door on this bedroom is as I expected, and it is functional.

Closet:

The closet is functional and of average size.

Walls:

The walls in the room appear to be satisfactory.

Ceiling:

The ceiling is functional and as I expected.

Floor:

The floors are in satisfactory condition.

Windows:

The windows and associated hardware in this room are all satisfactory.

**Heat Source
Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Bedroom #3:
Entry Door:



This is the second floor front right bedroom.
The entry door on this bedroom is as I expected, and it is functional.

- Closet:** The closet is functional and of average size.
Walls: The walls in the room appear to be satisfactory.
Ceiling: The ceiling is functional and as I expected.
Floor: The floors are in satisfactory condition.
Windows: The windows and associated hardware in this room are all satisfactory.
Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Bedroom #4:
Entry Door:



This is the second floor rear right bedroom.
The entry door on this bedroom is as I expected, and it is functional.

- Closet:** The closet is functional and of average size.
Walls: The walls in the room appear to be satisfactory.
Ceiling: The ceiling is functional and as I expected.
Floor: The floors are in satisfactory condition.
Windows: The windows and associated hardware in this room are all satisfactory.
Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

OTHER LIVING SPACES

Front Entry & Main Hallway:

**The Main
Entrance Faces:** East.

Front Entry Door:



Action Necessary - The main entry door needs repair or replacement.

Screen/Storm Door:

There is a combination storm and screen door installed, and it appears to be functional.

Entry Floor:

The entry floor material is in satisfactory condition.

Main Hallway:

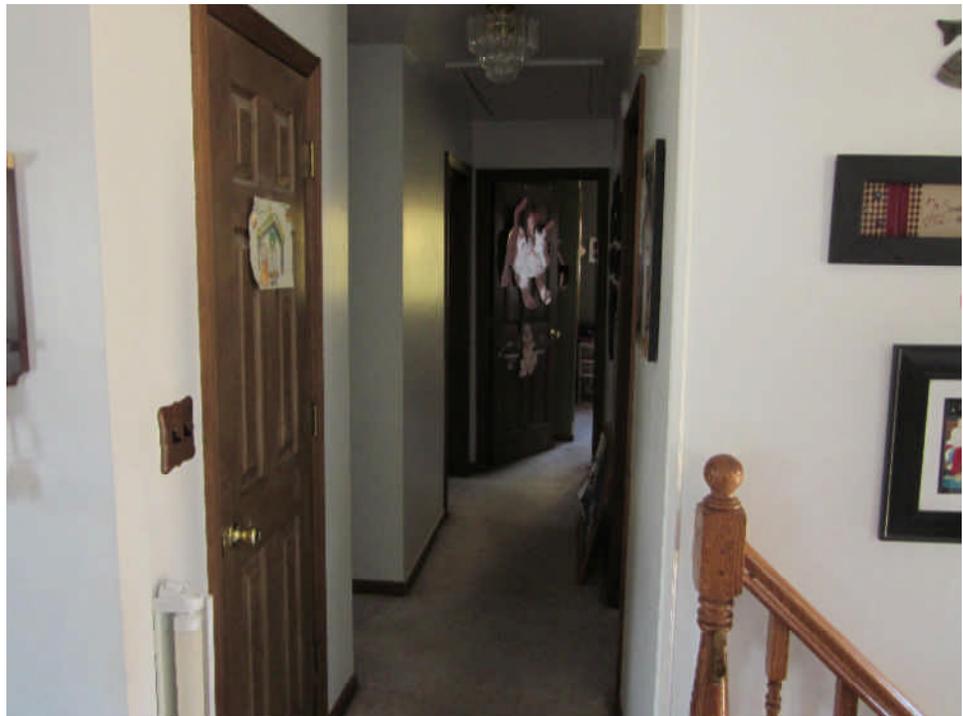
The main hallway walls and floor are in satisfactory condition.

Main Staircase:



The main staircase is appropriately installed.

**Upper Level
Hallway:**



The upper level hallway walls and floor are in satisfactory condition.

Living Room:
Entry Door:



This is the living room on the second floor.

Walls:

The walls in the room appear to be satisfactory.

Ceiling:

The ceiling is functional and as I expected.

Floor:

The floors are in satisfactory condition.

Windows:

The windows and associated hardware in this room are all satisfactory.

**Heat Source
Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Dining Room:
Entry Door:



This is the second floor dining room.

Walls:

The walls in the room appear to be satisfactory.

Ceiling:

The ceiling is functional and as I expected.

Floor:

The floors are in satisfactory condition.

Windows:

The windows and associated hardware in this room are all satisfactory.

**Heat Source
Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Family Room:
Entry Door:



These are the basement area rooms.

Walls:

The walls in the room appear to be satisfactory.

Ceiling:

The ceiling is functional and as I expected.

Ceiling Fan:

is a ceiling fan installed in this room. It appears to be functional.

Floor:

The floors are in satisfactory condition.

Windows:



Crank out type. One of the windows has a broken lock. Some screens are also missing.

**Heat Source
Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.