

**Inspection reference: 040824BITTEKER**

**Home Inspection Report**  
**112 Glenview Dr**  
**White Rock NM 87547**

**April 8, 2024**



Prepared for:  
**Leo Bitteker**

**This report is the property of the inspection company and the client.**

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Monday, April 8, 2024

Dear Leo Bitteker:

At your request, an inspection of the above property was performed on Monday, April 8, 2024. An honest effort was made to discover all visible defects; however, in the event of an oversight, maximum liability is limited to the fee paid. Invasive procedures, such as knocking a hole in a wall, moving furniture, lifting flooring or roofing, and the like, are not performed. Home inspections are not technically exhaustive, and the issues, in the report, are opinions based on training and experience. Also, the inspection, and the report, are based on the condition of the home at the time of the inspection; problems and concerns may arise in the future but are considered part of owning and maintaining a home. This report is neither an insurance policy, nor a warranty service.

Unless noted or not possible, this inspection was performed in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors, InterNACHI, posted at [www.nachi.org/sop](http://www.nachi.org/sop), and the American Society of Home Inspectors, ASHI, posted at [www.ashi.org/sop](http://www.ashi.org/sop), and the New Mexico Home Inspector Board Rules. Home inspectors neither cite nor enforce building codes; in addition, **the following statement is required in all New Mexico home-inspection reports:**

THE HOME INSPECTOR DID NOT DETERMINE, AND THIS REPORT DOES NOT CONTAIN, A DETERMINATION OF WHETHER THE HOME, OR COMPONENTS AND/OR SYSTEMS OF THE HOME THAT HAVE BEEN INSPECTED, CONFORM TO LOCAL OR STATE BUILDING-CODE REQUIREMENTS.

The **SUMMARY** section contains concerns and conditions that should be addressed and corrected; however, the summary is not the entire, actual report. The report itself contains photos and additional information; therefore, please read the entire report. It is strongly advised that the concerns and conditions be evaluated, addressed and corrected, by the appropriate licensed, qualified, personnel.

### SUMMARY:

#### EXTERIOR

##### Exterior:

##### *Driveway Condition:*

1. The concrete has large cracks from movement or age. Although cracking is not uncommon with older pours, the surface should be evaluated for repair or for re-surfacing. The concerns are tripping hazards and further damage.

##### Exterior Windows and Doors:

##### *Window Condition:*

2. The perimeters of the windows are open, gapped, where the brick meet the windows at several locations. This may be by design; typically, the openings should be caulked, sealed, to help prevent potential water and pest entry into the structure. Additional consultation is recommended to confirm if sealing is required. Address and correct the issue, if necessary. Refer to the photos for examples and for clarification.

##### *Window Condition2:*

3. The windows are older, outdated and worn, single-pane units. Additional storm-glass has been installed, but this is not very effective. Replacement is advised. Windows have a life expectancy of about 25-30 years depending on quality, material, care.

Deck:

*Deck Condition:*

4. The deck has not been maintained, sealed; exposed wood is susceptible to deterioration. The wood is damaged, at multiple places, and the railing is loose. Also, there is no metal flashing where the deck meets the wall, and the ledger / rim-board is beginning to pull-away. Consulting with an experienced contractor about the proper course of action, including re-building, is advised. The concern is overall deck-safety.

Fencing and Yard Walls, Hot-Tub:

*Gates:*

5. The gate, at the east side, is difficult to operate. Adjustment, or repair, is recommended so that it functions as intended.

**ROOF**

Roof:

*Roof Covering Condition:*

6. The roofing has not been maintained at the penetrations such as plumbing and exhaust venting, skylights, etc. As such, the roofing is cracked, open, at these areas. The cracks and openings should be sealed to help prevent water entry. See the photos for examples and for clarification. (Note the modified bitumen at the wall, SW corner, first photo.)

**PLUMBING SYSTEM**

Water Heater:

*Water Heater Age:*

7. Based on the serial number code, or the information plate, the water heater was manufactured in 2008. They have a serviceable life expectancy of about 15 years. The water heater is at or past its serviceable life expectancy, 15 years, and replacement should be considered.

*Expansion Tank:*

8. Newer water-heater installations will require an expansion tank. An expansion tank can be installed when servicing or replacing the unit. (The water-heater function is not affected.)

*Drip Pan:*

9. The installation of a drip-pan, under the water-heater, interior-installation, is recommended to help minimize any damage caused by small leaks. (Drip-pans are not designed to catch all of the hot water, unless a drain-line is installed, as well.)

**HEATING - AIR CONDITIONING**

Family Room Fireplace, Stove:

*Chimney Condition:*

10. The chimney crown is cracked. It should be repaired to prevent water-penetration and potential damage.

## ELECTRICAL SYSTEM

### Outlets and Switches:

#### *Ground Fault Circuit Interrupt, Garage:*

11. The garage outlets are not GFCI protected. The outlets, circuits, should be GFCI protected to increase safety, minimize the risk of possible electric-shock. (The garage has been re-modeled, so updating is advised.)

#### *Ground Fault Circuit Interrupt, Laundry Room:*

12. The laundry room outlet, within six feet of the sink, is not GFCI protected. The outlet, circuit, should be GFCI protected to increase safety, minimize the risk of possible electric-shock.

### *Electrical Outlets, Conditions:*

13. The outlet, at the NW corner of the storage room, had no power at the inspection time. It may be non-functional, wired incorrectly; however, it may be switch or timer activated. Verify its status with the seller, and repair as necessary.

## KITCHEN - APPLIANCES

### Kitchen:

#### *Counters:*

14. The backsplash should be caulked where it meets the counter to help minimize water entry under the surface. This condition can damage the cabinetry.

## LAUNDRY AREA

### Laundry:

#### *Interior Door:*

15. The south interior-door, the pocket-door, was not functioning. It should be adjusted or repaired.

## INTERIOR ROOMS

### GENERAL COMMENTS, INTERIOR SPACES:

#### *Staircases:*

16. The clearance, headroom at the west and east staircases into the lower-level, is considered too low; 6'4" or more is suggested, and alterations are recommended, if practical. Use with caution. (For comparison, most doors typically have about 6'8" of clearance, headroom.)

#### SE Lower Bedroom:

##### *Windows:*

17. The SE window-screen is damaged, torn screening. It should be repaired, or replaced, to help prevent pest entry.

#### NE Lower Bedroom:

##### *Closet Doors:*

18. Floor guides protect the by-pass doors from hitting each other. The floor-guide is damaged. Refer to the photo for clarification. It should be repaired or replaced.

#### Office, Lower Level:

##### *Windows:*

19. The window is difficult to operate. It should be adjusted or lubricated so that it operates as intended.

## COMMENTS AND SUGGESTIONS:

The **COMMENTS AND SUGGESTIONS** section contains issues, and information, that do not necessarily require addressing and correcting, but they are considered noteworthy.

### EXTERIOR

#### Exterior:

#### Exterior-Finish Condition:

1. The drain-line is causing discoloration at the north wall as shown in the photo. Alterations are suggested.

#### Exterior-Finish Condition2:

2. Minor cracks, under 1/8 inch in width, were noted at the brick-siding, multiple locations about the perimeter. This is not uncommon with brick. Watch for changes, increased cracking.

#### Front Entry Portal / Patio:

#### Steps:

3. A crack was noted, but the structure does not appear to be compromised at this time. Watch for changes.

### ROOF

#### Exhaust Vents:

#### Exhaust Vent Condition:

4. Screening material is sometimes installed over the tops of the sewage / drainage vent-pipes to help prevent pest entry into the sewer system. Install as desired; most homes do not have screened vent-pipes.

### PLUMBING SYSTEM

#### Water Supply:

#### Hose Connections:

5. The south hydrant leaks slightly when in use. Servicing is suggested to help prevent wasting water. (This is not uncommon with these units.)

#### Water Heater:

#### Energy:

6. The water heater is a gas / propane burning unit. The gas line does not have a drip-leg installed to help trap possible water, or debris. A drip-leg can be installed when servicing or replacing the water heater. (The function of the unit is not affected.)

### HEATING - AIR CONDITIONING

#### Furnaces:

#### Condensate Drain-Lines:

7-9. The condensate, from high efficiency units, is acidic. Consulting with a plumber, about installing a neutralizing cartridge in the drain-lines, is suggested.

#### Heat Distribution Location:

10. The distribution, ducting, is located under the slab. This distribution can be problematic, and scoping and evaluation are suggested.

## GENERAL INFORMATION

### Client & Site Information:

**Inspection Date:**  
4/8/2024 9:00 AM

**Client:**  
Leo Bitteker.

**Inspection Site:**  
112 Glenview Dr  
White Rock NM 87547

**People Present:**  
The owner was present upon arrival.

### Building Characteristics:

**Year Built:**

The home was built in 1976.

**Building Type:**

The home is a multi-level structure.

**Utilities Status:**

All of the utilities were on at the inspection time.

**Home Faces:**

The home faces north.

### Weather:

**Weather:**  
Partly Cloudy

**Outside Temperature,  
Fahrenheit:**  
The outside temperature, on arrival, was about 40-50.

## EXTERIOR

### Exterior:

**Exterior Walls:**

The walls are constructed with wood framing.

**Exterior Finish:**

Brick, stucco.

**Exterior-Finish Condition:**

The drain-line is causing discoloration at the north wall as shown in the photo. Alterations are suggested.



**Exterior-Finish Condition2:**

Minor cracks, under 1/8 inch in width, were noted at the brick-siding, multiple locations about the perimeter. This is not uncommon with brick. Watch for changes, increased cracking.

**Driveway:**

The driveway is concrete.

**Driveway Condition:**

The concrete has large cracks from movement or age. Although cracking is not uncommon with older pours, the surface should be evaluated for repair or for re-surfacing. The concerns are tripping hazards and further damage.



**Walkway:**

The walkway is concrete.

**Walkway Condition:**

The walkway is in functional condition.

**Grade, Drainage:**

The grading seems to be adequate at this time. Check the drainage during heavy rain or snow-melt.

**Landscaping:**

No major damage from the landscaping was noted.

**Irrigation Systems and Water Features:**

Irrigation systems and water features, when present, are not part of a home inspection. Ask the seller as to their status and operation.

**Exterior Windows and Doors:**

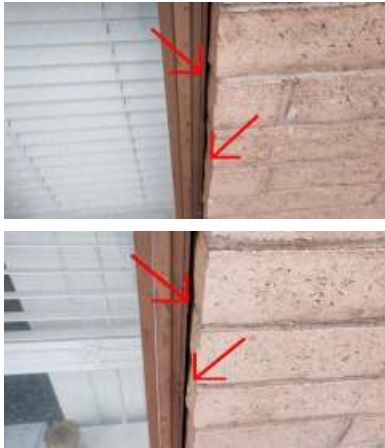
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**Materials and Glazing:**

Some of the windows are metal with double-pane glass. Most are metal, single-pane glass, with additional storm glass.

**Window Condition:**

The perimeters of the windows are open, gapped, where the brick meet the windows at several locations. This may be by design; typically, the openings should be caulked, sealed, to help prevent potential water and pest entry into the structure. Additional consultation is recommended to confirm if sealing is required. Address and correct the issue, if necessary. Refer to the photos for examples and for clarification.



**Window Condition2:**

The windows are older, outdated and worn, single-pane units. Additional storm-glass has been installed, but this is not very effective. Replacement is advised. Windows have a life expectancy of about 25-30 years depending on quality, material, care.

**Front Entry Portal / Patio:**

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**Floor Surface Material:**

The floor surface is made of concrete.

**Floor Condition:**

The floor surface is functional at this time.

**Cover, Ceiling Material:**

The portal covering is the roof overhang.



**Railing:**

The railing is functional at this time.

**Steps:**

A crack was noted, but the structure does not appear to be compromised at this time. Watch for changes.



**Doorbell:**

The doorbell was functional at the inspection time.

**SW Portal / Patio:**

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**Floor Surface Material:**

The floor surface is made of concrete.

**Floor Condition:**

The floor surface is functional at this time.

**Cover, Ceiling Material:**

The portal covering is the roof overhang.

**Railing:**

A railing is not necessary.

**Steps:**

The steps are functional at this time.

**Deck:**

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**Deck Material:**

The deck is made of natural wood.

**Deck Condition:**

The deck has not been maintained, sealed; exposed wood is susceptible to deterioration. The wood is damaged, at multiple places, and the railing is loose. Also, there is no metal flashing where the deck meets the wall, and the ledger / rim-board is beginning to pull-away. Consulting with an experienced contractor about the proper course of action, including re-building, is advised. The concern is overall deck-safety.





Fencing and Yard Walls, Hot-Tub:

Fencing:

The fencing is made of wood and metal.

Fencing Condition:

The fencing is in functional condition.

Gates:

The gate, at the east side, is difficult to operate. Adjustment, or repair, is recommended so that it functions as intended.



ROOF

Roof:

Style:

The roof is pitched, sloped, at varying pitches, approximately 3x12 and 4x12.

Roof Access:

The roof was accessed by walking on the surface.



Roof Covering:

Asphalt shingles, some modified bitumen.

Roof Covering Condition:

The roofing has not been maintained at the penetrations such as plumbing and exhaust venting, skylights, etc. As such, the roofing is cracked, open, at these areas. The cracks and openings should be sealed to help prevent water entry. See the photos for examples and for clarification. (Note the modified bitumen at the wall, SW corner, first photo.)



### Flashings:

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**Material and Condition:**

The metal flashing was not visible due to the roofing material. Currently, tar is in use at the penetrations.

### Exhaust Vents:

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**Exhaust Vent Condition:**

Screening material is sometimes installed over the tops of the sewage / drainage vent-pipes to help prevent pest entry into the sewer system. Install as desired; most homes do not have screened vent-pipes.



### Skylights:

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**Skylight Condition:**

The skylights are functional at this time.

### Roof Ventilation:

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**Ventilation Type:**

The roof is ventilated at the overhangs and gables.

### Overhangs: Soffit, Fascia:

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**Material and Condition:**

Some of the fascia is wood, open-soffit design. Some overhangs are hardboard, closed soffit.

### Attic Access:

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**Access Location:**

The attic access is at the garage ceiling.

### Attic & Insulation:

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**Structure:**

The attic is framed with trusses.

**Decking Material:**

The decking is comprised of plywood sheathing.

**Insulation:**

Mineral wool.

## GARAGE

### Garage, Carport:

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**Type:**

The garage is an attached two-car.

**Garage Wall Material:**

The garage walls are made of wood framing.

**Car Door Condition:**

The car door is in good condition, typical wear.

**Opening Device:**

The car door opener was operated and functional.

**Safety Devices:**

The car-door safety features, the optical-sensors, were functional at the time of the inspection.

**Weather Stripping:**

The car door weather stripping is functional.

**Egress Door:**

The egress, exterior door, is functional

**Interior Door:**

The interior door is functional.

**Windows:**

The accessible windows are functional.

**Firewall:**

Fire-rated material, usually drywall, was noted at the common walls between the house and the garage.

**Garage Slab:**

The garage slab, concrete, is functional. Minor cracking and chipping are not uncommon with garage slabs.

**Garage Walls:**

The walls are functional with the usual wear associated with garage walls. Garages are not considered conditioned living space.

**Ceiling:**

The garage ceiling is functional with the usual wear associated with garage ceilings. Garages are not considered conditioned living space.

## PLUMBING SYSTEM

### Water Supply:

**Water Shut-Off:**

The water shut-off was not located. Verify with the seller. (It may be located at the meter or at the east wall of the garage near the door, access panel.)

**Water Supply Materials:**

The water lines, where visible, are copper.

**Water Pressure:**

The normal range for household water pressure is 40-75 psi. The pressure was checked at an exterior hose connection and was measured at 60-70 psi.

**Hose Connections:**

The south hydrant leaks slightly when in use. Servicing is suggested to help prevent wasting water. (This is not uncommon with these units.)



**Drain Lines:**

The drain lines have been replaced with PVC / ABS, as disclosed.

**Drain Line Clean-Outs:**

The clean-outs are located at the north side of the home. Others were noted, as well.



## Gas Supply:

### Gas Type:

Natural gas is supplied to the property, and the main shut-off is located at the meter. The meter is located at the east side of the home.

## Water Heater:

### Location:

The water heater is located in an interior closet.

### Water Heater Age:

Based on the serial number code, or the information plate, the water heater was manufactured in 2008. They have a serviceable life expectancy of about 15 years. The water heater is at or past its serviceable life expectancy, 15 years, and replacement should be considered.



### Capacity:

The water heater capacity is 50 gallons.

### Energy:

The water heater is a gas / propane burning unit. The gas line does not have a drip-leg installed to help trap possible water, or debris. A drip-leg can be installed when servicing or replacing the water heater. (The function of the unit is not affected.)

### Water Heater Condition:

The water heater was functioning during the inspection.

### Expansion Tank:

Newer water-heater installations will require an expansion tank. An expansion tank can be installed when servicing or replacing the unit. (The water-heater function is not affected.)

### Drip Pan:

The installation of a drip-pan, under the water-heater, interior-installation, is recommended to help minimize any damage caused by small leaks. (Drip-pans are not designed to catch all of the hot water, unless a drain-line is installed, as well.)

### Recirculation Pump:

A recirculation pump is not installed to circulate hot water throughout the hot-water supply lines. These systems can help prevent wasting water while waiting for hot-water at sinks, tubs, etc.

## HEATING - AIR CONDITIONING

## West Furnace:

### Location:

The furnace is located in the garage.

### Platform Height:

The furnace is installed on a platform that is considered a safe distance from the garage floor.

### Furnace Age:

Based on the information label, or the serial number code, the furnace is about seven years old. They have a serviceable life expectancy of approximately 25 years.

### Furnace Condition:

The furnace was functional during the inspection.

### Heat Distribution:

The heat distribution was functioning during the inspection.

### Condensate Drain-Line:

The condensate, from high efficiency units, is acidic. Consulting with a plumber, about installing a neutralizing cartridge in the drain-line, is suggested.

**Energy:**

The furnace uses natural gas / propane. The gas line has a shut-off valve along with a flexible gas-line.

**Heat Distribution Location:**

The distribution, ducting, is located in the framing, attic.

**Filters and Location:**

The filters are located at the furnace.

**North Furnace:**

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**Location:**

The furnace is located in an interior closet.

**Furnace Age:**

Based on the information label, or the serial number code, the furnace is about 12 years old. They have a serviceable life expectancy of approximately 25 years.



**Furnace Condition:**

The furnace was functional during the inspection.

**Heat Distribution:**

The heat distribution was functioning during the inspection.

**Condensate Drain-Line:**

The condensate, from high efficiency units, is acidic. Consulting with a plumber, about installing a neutralizing cartridge in the drain-line, is suggested.

**Energy:**

The furnace uses natural gas / propane. The gas line has a shut-off valve along with a flexible gas-line.

**Heat Distribution Location:**

The distribution, ducting, is located in the framing, attic.

**Filters and Location:**

The filters are located at the furnace.

**South Furnace:**

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**Location:**

The furnace is located in an interior closet.

**Furnace Age:**

Based on the information label, or the serial number code, the furnace is about 12 years old. They have a serviceable life expectancy of approximately 25 years.



**Furnace Condition:**

The furnace was functional during the inspection.

**Heat Distribution:**

The heat distribution was functioning during the inspection.



**Condensate Drain-Line:**

The condensate, from high efficiency units, is acidic. Consulting with a plumber, about installing a neutralizing cartridge in the drain-line, is suggested.

**Energy:**

The furnace uses natural gas / propane. The gas line has a shut-off valve along with a flexible gas-line.

**Heat Distribution Location:**

The distribution, ducting, is located under the slab. This distribution can be problematic, and scoping and evaluation are suggested.

**Filters and Location:**

The filters are located at the return registers.

**Air Conditioning:**

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**Air Conditioning Type:**

The home has a refrigerated air system. The compressor unit is located on the ground, pad.

**Energy:**

The voltage, for the system, is 220V.

**Age:**

Based on the information label, the unit was manufactured in 2017. They have a serviceable life expectancy of about 20-25 years.

**Condition:**

Operating refrigerated air-conditioning systems, when the outside temperatures have been below 50 degrees within the past 24 hours, is not advised by the manufacturer. The system can be damaged, and the air conditioning was not tested.

**Distribution:**

The distribution, ducting, is located in the framing, attic.

**Filter and Location:**

The filters are located at the furnace, air-handler.

**Evaporative Cooling:**

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**Type and Location:**

The home has an evaporative cooler also known as a "swamp cooler." The unit is located on the roof.

**Cooler Condition:**

The unit was not tested due to the cold exterior conditions. These systems are not operated in the winter; the water-line, and the cooler, are typically drained for freezing concerns.

**Cooler Condition2:**

Evaporative coolers require routine service and maintenance typically twice yearly: at start-up and at shut-down. Cleaning, pad replacement, belt adjustments, water-pump replacement, etc, are considered common service and maintenance issues. The unit and water-line should be drained at shut-down for freezing concerns.

**Living Room Fireplace, Stove:**

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**Chimney, Flue:**

The chimney is made of clay and metal with a masonry chase.

**Clearance, Height:**

The chimney height, and clearances, are at or above the recommended clearances.

**Chimney, Exhaust Caps:**

The chimney has a cap / spark-arrestor installed.

**Type, Condition:**

The fireplace is gas-burning, enclosed. It was functional during the inspection.



**Dampers:**

This type of fireplace, or unit, does not require a damper.

**Hearth:**

The hearth is at the proper depth, or more.

**Family Room Fireplace, Stove:**

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**Chimney, Flue:**

The chimney is made of clay and metal with a masonry chase.

**Chimney Condition:**

The chimney crown is cracked. It should be repaired to prevent water-penetration and potential damage.



**Clearance, Height:**

The chimney height, and clearances, are at or above the recommended clearances.

**Chimney, Exhaust Caps:**

The chimney has a cap / spark-arrestor installed.

**Type, Condition:**

The fireplace is gas-burning, enclosed. It was functional during the inspection.



**Dampers:**

This type of fireplace, or unit, does not require a damper.

**Hearth:**

The hearth is at the proper depth, or more.

**ELECTRICAL SYSTEM**

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**Electrical Service:**

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**Service Drop:**

The main power lines to the structure are located underground.

**Grounding:**

The electrical grounding is to a rod, or steel pipe casing, in the ground.

**Outlets and Switches:**

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**Ground Fault Circuit Interrupt, Exterior:**

The exterior outlets are GFCI protected.

**Ground Fault Circuit Interrupt, Garage:**

The garage outlets are not GFCI protected. The outlets, circuits, should be GFCI protected to increase safety, minimize the risk of possible electric-shock. (The garage has been re-modeled, so updating is advised.)

**Ground Fault Circuit Interrupt, Bathrooms:**

The bathroom outlets within six feet of the sink are GFCI protected.



**Ground Fault Circuit Interrupt, Kitchen:**

The kitchen outlets, within six feet of the sink, are GFCI protected.

**Ground Fault Circuit Interrupt, Laundry Room:**

The laundry room outlet, within six feet of the sink, is not GFCI protected. The outlet, circuit, should be GFCI protected to increase safety, minimize the risk of possible electric-shock.

**Electrical Outlets, Conditions:**

The outlet, at the NW corner of the storage room, had no power at the inspection time. It may be non-functional, wired incorrectly; however, it may be switch or timer activated. Verify its status with the seller, and repair as necessary.



**Electrical Panels, Power:**

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**Main Panel Location:**

The main panel is located in the office closet, lower-level.



**Power, Amperage:**

The amperage is 200 Amps at 220/240 Volts.

**Main Service Conductor:**

The main power lines to the home are copper braid.

**Household, Branch Wiring:**

The branch wiring is copper.

**Service Disconnect:**

The electrical disconnect is at the main panel.

**Breaker Labeling:**

The breakers in the electrical panel, or panels, are labeled.

**Sub Panels:**

A sub panel is located in the storage room.



**Sub Panel Condition:**

No action is required, at the sub panel, at this time.

**Arc Fault Circuit Interrupt Breakers:**

AFCI breakers were noted in the panel, but actual load-testing is not part of a home inspection.

## KITCHEN - APPLIANCES

*Kitchen appliances are operated for basic functionality but are not evaluated for performance or quality. Not all cycles and settings are tested. Appliances, older than ten years, may be noisy and have decreased efficiency. Appliances are not moved; damage can occur to the appliances and flooring.*

### Kitchen:

**Interior Doors:**

No interior doors, into the kitchen, were noted.

**Exterior Doors:**

No doors, to the exterior of the home, were noted.

**Windows:**

The windows are functional at this time.

**Walls:**

The walls are in good condition.

**Ceiling:**

The ceiling is in good condition.

**Floor:**

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

**Cabinetry:**

The cabinetry is functional at this time.

**Counters:**

The backsplash should be caulked where it meets the counter to help minimize water entry under the surface. This condition can damage the cabinetry.

**Kitchen Sink:**

The sink is functional at this time.

**Sink Fixtures:**

The sink fixtures are functional at this time.

**Garbage Disposal:**

The sink does not have a garbage disposal.

### Kitchen Appliances:

**Oven:**

The oven is gas. It is functional at this time.

**Stove:**

The stove is gas. It is functional at this time.

**Range Ventilation:**

The ventilation system is functioning at this time. It is installed above the range.

**Microwave:**

The microwave is functional at this time.

**Dishwasher:**

The dishwasher is functional at this time.

**Refrigerator:**

Refrigerators are not part of a home inspection; however, the refrigerator was operating, running, during the inspection.

## LAUNDRY AREA

*Washers and dryers are not actually operated, or moved, and any walls or flooring hidden by them are not inspected. Drain lines and water supply valves are not operated, turned.*

### Laundry:

**Laundry Facility:**

The laundry facility is located in its own room.

**Interior Door:**

The south interior-door, the pocket-door, was not functioning. It should be adjusted or repaired.

**Exterior Door:**

There is no exterior door.

**Windows:**

No operable windows were noted.

**Walls:**

The walls are in good condition.

**Ceiling:**

The ceiling is in good condition at this time.

**Floors:**

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

**Closet Doors:**

The closet doors are functional at this time.

**Exhaust Fan:**

There is no exhaust fan.

**Washer, Dryer:**

Both a washer and a dryer were present; however, operation is not part of a home inspection.

**Washer Connections:**

There are plumbing-connections for the washer.

**Dryer Connections:**

There are connections for an electric dryer.

**Dryer Venting:**

The dryer vents to the exterior.

**Cabinets:**

The cabinetry is functional as this time.

**Counters:**

The counters are functional at this time.

**Laundry Sink:**

The sink is functional at this time.

**Sink Fixtures:**

The fixtures are functional at this time.

## BATHROOMS

### Primary Bathroom:

**Interior Doors:**

The interior doors are functional at this time.

**Exterior Doors:**

No doors, to the exterior of the home, were noted.

**Windows:**

The windows are functional at this time.

**Walls:**

The walls are in good condition.

**Ceiling:**

The ceiling is in good condition.

**Exhaust Fan:**

The exhaust fan is functioning at this time.

**Floors:**

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

**Cabinetry:**

The cabinetry is functional as this time.

**Counters:**

The counters are in functional condition.

**Bathroom Sinks:**

The sinks are functional at this time.

**Sink Fixtures:**

The sink fixtures are functional at this time.

**Toilet:**

The toilet is functional at this time.

**Tubs and Showers:**

The room has a combination tub and shower.

**Tub Door:**

The tub uses a curtain.

**Tub / Shower Fixtures:**

The fixtures are functional at this time.

**Tub / Shower Surround:**

The tub / shower surrounds are functional at this time.

**Upper Bathroom:**

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**Interior Doors:**

The interior doors are functional at this time.

**Exterior Doors:**

No doors, to the exterior of the home, were noted.

**Windows:**

No operable windows were noted.

**Walls:**

The walls are in good condition.

**Ceiling:**

The ceiling is in good condition.

**Exhaust Fan:**

The exhaust fan is functioning at this time.

**Floors:**

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

**Cabinetry:**

None noted.

**Counters:**

None noted.

**Bathroom Sinks:**

The sinks are functional at this time.

**Sink Fixtures:**

The sink fixtures are functional at this time.

**Toilet:**

The toilet is functional at this time.

**Tubs and Showers:**

The room has neither a tub nor a shower. The room has a shower.

**Tub / Shower Fixtures:**

The fixtures are functional at this time.

**Tub / Shower Surround:**

The tub / shower surrounds are functional at this time.

**NW Bathroom:**

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**Interior Doors:**

The interior doors are functional at this time.

**Exterior Doors:**

No doors, to the exterior of the home, were noted.

**Windows:**

The windows are functional at this time.

**Walls:**

The walls are in good condition.

**Ceiling:**

The ceiling is in good condition.

**Exhaust Fan:**

The exhaust fan is functioning at this time.

**Floors:**

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

**Cabinetry:**

None noted.

**Counters:**

None noted.

**Bathroom Sinks:**

The sinks are functional at this time.

**Sink Fixtures:**

The sink fixtures are functional at this time.

**Toilet:**

The toilet is functional at this time.

**Tubs and Showers:**

The room has a shower.

**Tub / Shower Fixtures:**

The fixtures are functional at this time.

**Tub / Shower Surround:**

The tub / shower surrounds are functional at this time.

## INTERIOR ROOMS

*In general, home inspections are visual. Large objects, furniture, rugs, artwork, and the like, are not moved. The visual inspection of garages, as well as closets and cabinets, that are full of personal items will be limited. Invasive procedures, such as cutting or knocking holes in the walls, lifting the flooring, are not performed. Some windows and doors are inaccessible and are not operated. The condition of window-coverings, such as blinds and curtains, are not part of a home inspection. A representative number of electrical outlets are tested as not all of the outlets are accessible. Low-voltage wiring and signal-wiring for telephones, televisions, Internet service, security-alarms, etc, are not part of a home inspection. Wear and tear, such as minor cracks in the flooring, walls, and ceiling, are usually considered cosmetic issues; and although subjective, are not included in the report. Microbial-growth, carbon-monoxide, and allergen testing were not performed; however, further testing and evaluation can be performed, if desired.*

## GENERAL COMMENTS, INTERIOR SPACES:

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### Wall Materials:

The interior walls are made of drywall.

### Ceiling Materials:

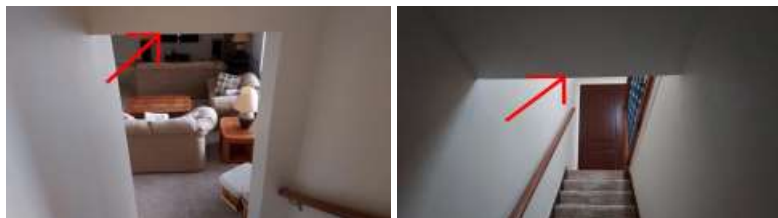
The ceilings are made of drywall.

### Flooring Materials:

Tile, carpet, laminate wood/vinyl.

### Staircases:

The clearance, headroom at the west and east staircases into the lower-level, is considered too low; 6'4" or more is suggested, and alterations are recommended, if practical. Use with caution. (For comparison, most doors typically have about 6'8" of clearance, headroom.)



### Stains, Water-Damage:

Some of the rooms are below-grade. The home is an older home, as well. Neither invasive procedures nor microbial-growth testing were performed. Further evaluation and testing can be performed, if desired.

### Smoke Alarms:

Smoke alarms were present in the home. One was tested, and the alarm sounded. Routine testing, and routine replacement, are part of home ownership and owner responsibility.

### Carbon Monoxide Alarms:

A carbon-monoxide alarm was present in the home. Routine testing, and routine replacement, are part of home ownership and owner responsibility.

### Furnished, Unfurnished:

The home was furnished at the inspection time. Furniture, along with personal items, artwork, full closets and cabinets, etc, can limit the visual inspection.

## Entry Foyer:

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### Interior Doors:

No interior doors were noted.

### Exterior Doors:

The exterior door is functional at this time.

### Windows:

No operable windows were noted.

### Walls:

The walls are in good condition.

### Ceiling:

The ceiling is in good condition.

### Floors:

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

## Living Room:

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### Interior Doors:

No interior doors were noted.

### Exterior Doors:

No doors, to the exterior of the home, were noted.

### Windows:

No operable windows were noted.

**Walls:**

The walls are in good condition.

**Ceiling:**

The ceiling is in good condition.

**Floors:**

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

**Dining Room:**

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**Interior Doors:**

No interior doors were noted.

**Exterior Doors:**

The exterior door is functional at this time.

**Windows:**

The windows are currently functional.

**Walls:**

The walls are in good condition.

**Ceiling:**

The ceiling is in good condition.

**Floors:**

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

**Ceiling Fan:**

The ceiling fan is functional at this time.

**Primary Bedroom:**

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**Interior Doors:**

The interior doors are functional.

**Exterior Doors:**

No doors, to the exterior of the home, were noted.

**Windows:**

The windows are currently functional.

**Walls:**

The walls are in good condition.

**Ceiling:**

The ceiling is in good condition.

**Floors:**

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

**Ceiling Fan:**

The ceiling fan is functional at this time.

**Closets:**

The closet is in functional condition. Typical wear and tear are not uncommon in closets.

**Closet Doors:**

The closet doors are functional at this time.

**SE Upper Bedroom:**

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**Interior Doors:**

The interior doors are functional.

**Exterior Doors:**

The exterior door is functional at this time.

**Windows:**

Inaccessible.

**Walls:**

The walls are in good condition.

**Ceiling:**

The ceiling is in good condition.

**Floors:**

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

**Ceiling Fan:**

The ceiling fan is functional at this time.

**Closets:**

The closet is in functional condition. Typical wear and tear are not uncommon in closets.

**Closet Doors:**

The closet doors are functional at this time.

**Sunroom:**

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**Interior Doors:**

The interior doors are functional.

**Exterior Doors:**

The exterior door is functional at this time.

**Windows:**

The windows are currently functional.

**Walls:**

The walls are in good condition.

**Ceiling:**

The ceiling is in good condition.

**Floors:**

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

**Ceiling Fan:**

The ceiling fan is functional at this time.

**Closets:**

The closet is in functional condition. Typical wear and tear are not uncommon in closets.

**Closet Doors:**

The closet doors are functional at this time.

**Family Room:**

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**Interior Doors:**

No interior doors were noted.

**Exterior Doors:**

No doors, to the exterior of the home, were noted.

**Windows:**

The windows are currently functional.

**Walls:**

The walls are in good condition.

**Ceiling:**

The ceiling is in good condition.

**Floors:**

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

**Ceiling Fan:**

The ceiling fan is functional at this time.

**SE Lower Bedroom:**

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**Interior Doors:**

The interior doors are functional.

**Exterior Doors:**

No doors, to the exterior of the home, were noted.



**Windows:**

The SE window-screen is damaged, torn screening. It should be repaired, or replaced, to help prevent pest entry.



**Walls:**

The walls are in good condition.

**Ceiling:**

The ceiling is in good condition.

**Floors:**

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

**Ceiling Fan:**

The ceiling fan is functional at this time.

**Closets:**

The closet is in functional condition. Typical wear and tear are not uncommon in closets.

**Closet Doors:**

The closet doors are functional at this time.

**NE Lower Bedroom:**

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**Interior Doors:**

The interior doors are functional.

**Exterior Doors:**

No doors, to the exterior of the home, were noted.

**Windows:**

No operable windows were noted.

**Walls:**

The walls are in good condition.

**Ceiling:**

The ceiling is in good condition.

**Floors:**

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

**Ceiling Fan:**

The ceiling fan is functional at this time.

**Closets:**

The closet is in functional condition. Typical wear and tear are not uncommon in closets.

**Closet Doors:**

Floor guides protect the by-pass doors from hitting each other. The floor-guide is damaged. Refer to the photo for clarification. It should be repaired or replaced.



Office, Lower Level:

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**Interior Doors:**

The interior doors are functional.

**Exterior Doors:**

No doors, to the exterior of the home, were noted.

**Windows:**

The window is difficult to operate. It should be adjusted or lubricated so that it operates as intended.

**Walls:**

The walls are in good condition.

**Ceiling:**

The ceiling is in good condition.

**Floors:**

The flooring is functional at this time. Some typical wear is to be expected, especially in older homes.

**Ceiling Fan:**

The ceiling fan is functional at this time.

**Closets:**

The closet is in functional condition. Typical wear and tear are not uncommon in closets.

**Closet Doors:**

The closet doors are functional at this time.

## FOUNDATION, CRAWLSPACE

*While the inspector makes every effort to find all areas of concern, some areas are neither accessible nor visible. Areas that are not readily accessible, or that are health or safety risks, are not entered.*

Crawlspace:

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**Crawlspace Access:**

The home does not have a crawlspace.

Basement:

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**Basement:**

Referred to as lower rooms.

Foundation:

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**Foundation Type:**

The foundation is a concrete slab with below-grade footings and stem-walls. The slab is not visible; it is covered by the flooring.