

# *Capstone Home Inspection, LLC*

## Home Inspection Report



Inspection prepared for:  
Date of Inspection: 11/7/2017

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## Home Inspection Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Electrical		
Page 18 Item: 5	Breaker Condition	• Recommend contacting a certified electrician to evaluate / repair if necessary. Safety hazard. One and one only 20 amp breaker is not rated for the attached wire.
Room(s)		
Page 30 Item: 6	Wall Condition	• Missing/damaged drywall observed.

## **INTRODUCTION:**

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

# Inspection Details

## 1. Attendance

Attendance:

- Client present
- Seller present in home

## 2. Home Type

Home Type:

- Single Family Home
- Ranch Style (single story)
- With Basement

## 3. Occupancy

Occupancy:

- Occupied and furnished

## Roof

### 1. General View

Photos:

- Photos of this area.



### 2. Roof Style

- Gable

### 3. Visibility

- Walked the Roof.
- Steep Roof- Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

## Roof Continued

### 4. Roof Condition

Materials:

- Asphalt shingles

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- ... typical Ridge cracking observed.



### 5. Gutter

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Debris- Significant amounts of debris evident.



Roof Continued

6. Roof/Attic Vent System

Type:

- Soffit
- Gable
- Roof

Observations:

- All roof vents appear to be functional and in satisfactory condition as its viewed from the exterior of the attic. The inspection of the attic is detailed in the section labeled "attic".

## Grounds

### 1. General View

Photos:

- Photos of this area.



### 2. Driveway Condition

Materials:

- Concrete driveway noted.

Observations:

- Good- Driveway in good shape for age and wear. No deficiencies noted.
- Typical cracking was observed. Monitor these cracks.

### 3. Walkway Condition

Materials:

- Concrete sidewalk noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Typical cracking was observed at the concrete surfaces.

### 4. Grading

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

### 5. Vegetation Observations

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

### 6. Plumbing

Location/Materials:

- Location- Driveway South West Corner.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.



## Grounds Continued

### 7. Sprinklers

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

## Exterior Areas

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

### 1. General View

Photos:

- Photos of this area.



### 2. Compressor Condition

Identification:

- Location: North Side
- Model # N2A348AKA300
- Brand - International Comfort Products
- Approximate Age -

Observations:

- No major system safety or function concerns observed at the readily accessible areas. Also refer to the Heat/[AC](#) information page for components located inside the house.
- Fuse/Breaker rating= 40amp
- Unit not tested due to temperature limitation below 65 degrees. Operation of unit when the outside temperature is below 65 degrees could cause possible damage to unit.

### Exterior Areas Continued



### 3. Electrical Service Panel

Amperage: 150 AMP Service • Underground service entry

Observations:

- No major system safety or function concerns observed at the readily accessible areas.



#### Exterior Areas Continued



#### 4. Exterior Faucet Condition

Pressure / Location:

- Pressure =
- Approx 70psi
- East side of house.
- South side of house.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

#### 5. Exterior GFCI Condition

Observations:

- Exterior GFCI present and operable. No major system safety or function concerns were observed while testing.
- Reset is located... Mechanical room.

#### 6. Porch Roof/Floor Condition

Materials:

- The patio/porch roof is the same as main structure. (see Roof section)
- Concrete

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Typical cracks observed.

#### 7. Patio Roof/Floor Condition

Materials:

- Concrete

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Typical cracks observed.

## Exterior Areas Continued



### 8. Deck/Stairs/Roof Condition

Materials:

- Composite

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

### 9. Doors

Observations:

- Exterior doors appeared in functional and in satisfactory condition.

### 10. Exterior Wall Covering Condition

Materials:

- Brick veneer noted.
- Stucco observed.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

### 11. Downspouts

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Down-spouts terminate underground.

### 12. Exterior Windows Condition

Materials:

- Vinyl framed window noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

### 13. Eaves & Fascia

Observations:

- Eaves, Soffits and Fascia (visible areas) appear to be in generally serviceable condition.

Exterior Areas Continued

14. Main Gas Valve Condition

Location: South side.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.



15. Dryer Vent Cover Condition

Observations:

- Damaged- The dryer vent has a damaged exterior cover.



Missing cover.

## Garage

### 1. General View

Photos:

- Photos of this area.



### 2. Exterior Door/Fire Door

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- No major system safety or function concerns observed at the readily accessible areas.

### 3. Floor Condition

Materials:

- Bare concrete floors noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

### 4. Walls / Firewall

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

### 5. Anchor Bolts

Observations:

- The anchor bolts were not visible.

### 6. Condition

Observations:

- Receptacles and lighting functioned properly.
- Accessibility- Some outlets not accessible due to furniture and or stored personal items.

### 7. GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing.
- Garage reset- Reset for the GFCI reset is-- Machnical room.

## Garage Continued

### 8. Rafters & Ceiling

Observations:

- The garage roof is part of main structure. Please refer to Attic section of report for inspection details.
- No major system safety or function concerns observed at the readily accessible areas.
- Limited review due to insulation and finishing materials.

### 9. Ventilation Condition

Materials:

- The garage ventilation is part of main structure. Please refer to Attic section of report for inspection details.

### 10. Garage Door Condition

Materials:

- Two- steel panel, sectional roll-up doors.

Observations:

- The garage door appeared functional during the inspection.

### 11. Window Condition

Materials:

- Vinyl framed sliding window noted.

Observations:

- Not accessible.

### 12. Garage Opener

Observations:

- The garage door opener is functional, safety features are built in.
- Chain drive opener noted.

### 13. Garage Door Safety

Observations:

- No major system safety or function concerns observed.

### 14. Cabinets 1

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

### 15. Counters Condition

Observations:

- Plastic laminate tops noted.
- There is normal wear noted for the age of the counter tops.



## Attic

### 1. General View

Photos:

- Photos of this area.



### 2. Access Type

Observations:

- Scuttle Hole

### 3. Access Location

- Location of attic access:
- Hallway 2nd Floor

### 4. Inspected From

- Hatch area- Entering attics that are insulated can cause damage to the insulation and attic framing. Attics covered with insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only.

Attic Continued

5. Structure Condition

Materials:

- Rafters observed.
- Wood construction.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

6. Attic Plumbing

Observations:

- **ABS** plumbing vents
- No major system safety or function concerns observed at the readily accessible areas.

7. Insulation Condition

Materials:

- Loose fill insulation.

Depth:

- 15+" - The insulation observed is approximately 15+ inches.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

8. Exhaust Duct Condition

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

9. Electrical Condition

Observations:

- All readily accessible receptacles and lighting functioned properly.
- Recessed can light housing(s) are not visible. We were unable to determine if the lights were IC (insulation covered) or non-IC rated. IC rated lights are okay to be covered with insulation. Non-IC lights should not be covered with insulation. Please remember that your home inspector does not disturb insulation.

10. Attic Ductwork

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

11. Vents Condition

Type:

- Gable louver vents noted.
- Fixed, roof-field exhaust vent noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

## Electrical

### 1. General View

Photos:

- Photos of this area.



### 2. Breakers in off position

Materials:

- 0

### 3. AFCI/GFCI

Observations:

- **AFCI** present and operable. No major system safety or function concerns were observed while testing.

### 4. Electrical Panel Condition

Main Sub Panel Location:

- Located in> Laundry Room.

Observations:

- No major system safety or function concerns observed.
- Electrical entry wire is Aluminum strand
- Antioxidant gel is present

### 5. Breaker Condition

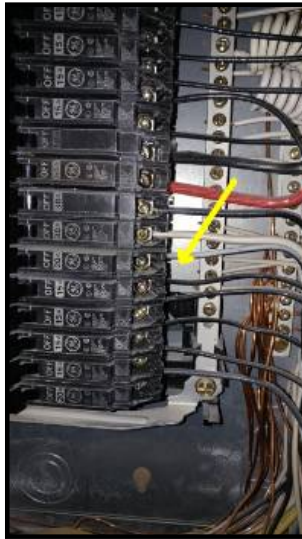
Materials:

- Copper non-metallic sheathed cable observed.

Observations:

- **Recommend contacting a certified electrician to evaluate / repair if necessary. Safety hazard. One and one only 20 amp breaker is not rated for the attached wire.**

### Electrical Continued



6 breaker up on the right side appears to have a 14 gauge wire for a 20 amp breaker the appropriate wire should be 12 gauge wire.

#### 6. Main AMP breaker capacity

Materials:

- Not required.

## Water Heater(s)

### 1. General View



### 2. Brand/Model/Serial Numbers

Brand/Model/Serial #'s:

- Brand Name: Whirlpool
- Model Number: 50T10-40NG400
- Serial Number: 1606102596651
- Approximate age: 1 year

### 3. Number of Gallons

Number of Gallons:

- 50 gallons

### 4. TPR Valve

Observations:

- Appears to be in satisfactory condition -- no concerns.

### 5. Water Heater Condition

Heater Type:

- Gas

Heater Location:

- Location: basement utility room

Observations:

- No major system safety or function concerns noted.
- The typical useful life of a water heater is 8-12 years

### 6. Base

Observations:

- The water heater base is functional.

### 7. Heater Enclosure

Observations:

- The water heater enclosure appears functional.

## Water Heater(s) Continued

### 8. Combustion

Observations:

- The combustion chamber appears to in functional condition however the chamber is not fully visible.
- External fresh combustion air vent observed.

### 9. Venting

Observations:

- Venting system appears to be adequate, functional and in good condition.

### 10. Gas Valve

Observations:

- Gas shut off valves were present, gas valves are not rotated by the inspector.

### 11. Plumbing Condition

Materials:

- Copper
- PEX

Observations:

- No deficiencies observed at the visible portions of the supply piping.

### 12. Water Softener

Observations:

- Home is equipped with a water softener system. The inspector recommends client consult with home owner for operation instructions and proper information. Water softener systems are beyond the scope of a Home Inspection.

## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. General View

Photos:

- Photos of this area.



### 2. Identification

Identification:

- Brand: Bryant
- Model Number: 383KAV04 291
- Serial Number: 3701A58642
- Approximate Age: 13 years

### 3. Heater Condition

Heater Location:

- Location: Basement Utility

Heater Type:

- Energy Source>
- Natural gas

Observations:

- Components appeared in satisfactory condition at time of inspection.
- Utah green sticker is observed. The unit has been "derated" and has been adjusted appropriately.



## Heat/AC Continued



### 4. Heater Base

#### Observations:

- Components appeared in satisfactory condition at time of inspection.

### 5. Enclosure

#### Observations:

- Components appeared in satisfactory condition at time of inspection.

### 6. Venting Condition

#### Venting Type:

- Metal double wall chimney vent pipe noted.

#### Observations:

- Venting system appears to be adequate and in good condition.
- External fresh combustion air vent observed.



### 7. Gas Valves

#### Observations:

- Gas shut off valves were present, gas valves are not rotated by the inspector.



## Heat/AC Continued

### 8. Refrigerant Lines

Observations:

- Components appeared in satisfactory condition at time of inspection.

### 9. Fresh Combustion Air

Observations:

- The return air supply system appears to be functional.

### 10. Filter Condition

Filter Location(s):

- Located inside heater cabinet.

Observations:

- Components appeared in satisfactory condition at time of inspection.

### 11. Thermostats

Location/Observations:

- Location(s): main level hallway
- Tested and is working fine. Note- Thermostats are not checked for calibration or timed functions.
- Digital - programmable type.

## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

### 1. General View



### 2. Condition

Observations:

- All accessible receptacles and lighting functioned properly.

### 3. GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing.

### 4. Doors

Observations:

- No major system safety or functional concerns observed.

### 5. Floor Condition

Flooring Types:

- Sheet vinyl flooring is noted.

Observations:

- No major system safety or function concerns observed.

### 6. Wall Condition

Wall Type:

- Drywall walls observed.

Observations:

- No deficiencies were observed.

Kitchen Continued

7. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No deficiencies were observed.

8. Dishwasher

Observations:

- No major system safety or function concerns noted

9. Microwave

Observations:

- Operable- Microwave did turn on when tested.

10. Refrigerator Condition

Observations:

- Refrigerator/freezer appears operable.
- Refrigerator was tested in the proper temperature range (apprx. 39 degrees F)
- Freezer was tested in the proper temperature range (apprx. 0 degrees F)

11. Oven & Range

Observations:

- Oven: Electric
- All heating elements operated when tested.

12. Vent Condition

Type:

- Recirculating

Observations:

- No major system safety or function concerns noted

13. Sinks

Observations:

- No major system safety or function concerns noted

14. Garbage Disposal

Observations:

- Operable - Turned on when tested.

15. Plumbing

Observations:

- No major system safety or function concerns noted

16. Cabinets

Observations:

- Appears functional and in satisfactory condition.

Kitchen Continued

17. Counters

Type/Observations:

- Plastic laminate tops noted.
- Good condition observed.

## Kitchen #2

### 1. General View

Photos:

- Photos of this area.



### 2. Condition

Observations:

- All accessible receptacles and lighting functioned properly.

### 3. GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing.

### 4. Floor Condition

Flooring Types:

- Floating laminate type flooring noted.

Observations:

- No major system safety or function concerns observed.

### 5. Wall Condition

Wall Type:

- Drywall walls observed.

Observations:

- No deficiencies were observed.

### 6. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No deficiencies were observed.

Kitchen #2 Continued

7. Microwave

Observations:

- Operable- Microwave did turn on when tested.

8. Refrigerator Condition

Observations:

- Refrigerator/freezer appears operable.
- Refrigerator was tested in the proper temperature range (apprx. 39 degrees F)
- Freezer was tested in the proper temperature range (apprx. 0 degrees F)

9. Vent Condition

Type:

- Recirculating

Observations:

- No major system safety or function concerns noted

10. Sinks

Observations:

- No major system safety or function concerns noted

11. Plumbing

Observations:

- No major system safety or function concerns noted

12. Cabinets

Observations:

- Appears functional and in satisfactory condition.

13. Counters

Type/Observations:

- 
- Plastic laminate tops noted.

14. Heating/Cooling Source

Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.

Room(s)

1. General View

Photos:

- Photos of this area.



2. Location

Location:

- The following rooms are addressed in this section -
- Main Living Level
- Main Living Room
- Dining Room

3. Doors

Observations:

- No major system safety or functional concerns observed.

4. Patio Doors Condition

Observations:

- No major system safety or function concerns observed.

5. Floor Condition

Flooring Types:

- Carpet is noted.
- Sheet vinyl flooring is noted.

Observations:

- No major system safety or function concerns observed.

6. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- Missing/damaged drywall observed.

Room(s) Continued



There is a large crack in the ceiling and wall in the living room adjacent to the partition wall between the dining room.

#### 7. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- Missing/damaged drywall observed.



Large living room crack extends to ceiling

#### 8. Windows Interior Condition

Observations:

- Satisfactory- Components appeared in satisfactory condition at time of inspection.
- Screen Cuts- Screen condition overall satisfactory, however minor tears/cuts present



Room(s) Continued



Living room window screen torn

9. Closets

Observations:

- The closet is in serviceable condition.

10. Electrical

Observations:

- The accessible receptacles were tested and found to be wired correctly.

11. Heating/Cooling Source

Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.

12. Ceiling Fans

Observations:

- Operates normally when tested.

Room(s)-

1. General View

Photos:

- Photos of this area.



2. Location

Location:

- The following rooms are addressed in this section -
- Basement Level
- Main Living Room
- Hallway- connected hallway.
- Rec Room

3. Doors

Observations:

- Door rubs and doesn't close properly.

4. Patio Doors Condition

Observations:

- No major system safety or function concerns observed.

5. Floor Condition

Flooring Types:

- Floating laminate type flooring noted.

Observations:

- No major system safety or function concerns observed.

6. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- No deficiencies were observed.

Room(s)- Continued

7. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No deficiencies were observed.

8. Windows Interior Condition

Observations:

- Restricted- Personal storage items restricted access to some windows and the inspection could not be completed.

9. Electrical

Observations:

- The accessible receptacles were tested and found to be wired correctly.

10. Heating/Cooling Source

Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.

11. Cabinets

Observations:

- Appears functional and in satisfactory condition.

## Master Bedroom

### 1. General View

Photos:

- Photos of this area.



### 2. Location

Location:

- Main Living Level

### 3. Doors

Observations:

- No major system safety or functional concerns observed.

### 4. Floor Condition

Flooring Types:

- Carpet is noted.

Observations:

- No major system safety or function concerns observed.

### 5. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- No deficiencies were observed.

### 6. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No deficiencies were observed.

### 7. Windows Interior Condition

Observations:

- Satisfactory- Components appeared in satisfactory condition at time of inspection.

Master Bedroom Continued

8. Closets

Observations:

- The closet is in serviceable condition.

9. Electrical

Observations:

- The accessible receptacles were tested and found to be wired correctly.

10. Ceiling Fans

Observations:

- Operates normally when tested.

11. Heating/Cooling Source

Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.

## Bedroom(s)

### 1. General View



### 2. Location

Location:

- The following rooms are addressed in this section -
- Main Living Level
- Hallway- connected hallway.
- North
- North East

### 3. Doors

Observations:

- No major system safety or functional concerns observed.

### 4. Floor Condition

Flooring Types:

- Carpet is noted.

Observations:

- No major system safety or function concerns observed.

### 5. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- No deficiencies were observed.

### 6. Ceiling Condition

Materials:

- There are drywall ceilings noted.

### 7. Windows Interior Condition

Observations:

- Satisfactory- Components appeared in satisfactory condition at time of inspection.

Bedroom(s) Continued

8. Closets

Observations:

- The closet is in serviceable condition.

9. Electrical

Observations:

- The accessible receptacles were tested and found to be wired correctly.

10. Heating/Cooling Source

Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.

## Bedroom(s)-

### 1. General View

Photos:

- Photos of this area.



### 2. Location

Location:

- The following rooms are addressed in this section -
- Basement Level
- North West
- South East

### 3. Doors

Observations:

- No major system safety or functional concerns observed.

### 4. Floor Condition

Flooring Types:

- Carpet is noted.
- Floating laminate type flooring noted.

Observations:

- No major system safety or function concerns observed.

### 5. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- Damaged baseboards observed.



Bedroom(s)- Continued



North East basement room.

6. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No deficiencies were observed.

7. Windows Interior Condition

Observations:

- Satisfactory- Components appeared in satisfactory condition at time of inspection.
- Screen is wrong size for window north east corner Room.



8. Closets

Observations:

- The closet is in serviceable condition.

9. Electrical

Observations:

- The accessible receptacles were tested and found to be wired correctly.

Bedroom(s)- Continued

10. Heating/Cooling Source

Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.

## Master Bathroom

### 1. General View

Photos:

- Photos of this area.



### 2. GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing.

### 3. Condition

Observations:

- All accessible receptacles and lighting functioned properly.

### 4. Doors

Observations:

- No major system safety or functional concerns observed.

### 5. Floor Condition

Flooring Types:

- Sheet vinyl flooring is noted.

Observations:

- No major system safety or function concerns observed.

### 6. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- No deficiencies were observed.

Master Bathroom Continued

7. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No deficiencies were observed.

8. Windows Interior Condition

Observations:

- Satisfactory- Components appeared in satisfactory condition at time of inspection.

9. Cabinets

Observations:

- Appears functional and in satisfactory condition.

10. Counters

Observations:

- No discrepancies noted.

11. Sinks

Observations:

- No major system safety or function concerns noted

12. Toilets

Observations:

- Operated when tested. No deficiencies noted.

13. Shower/Bath/Enclosure Condition

Materials:

- Fiberglass
- Cultured Marble

Observations:

- No major system safety or function concerns noted

14. Mirrors

Observations:

- No deficiencies observed.

15. Heating/Cooling Source

Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.

## Bathroom #3

### 1. General View

Photos:

- Photos of this area.



### 2. Location

Location:

- Main Living Level
- North

### 3. GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing.

### 4. Condition

Observations:

- All accessible receptacles and lighting functioned properly.

### 5. Doors

Observations:

- No major system safety or functional concerns observed.

### 6. Floor Condition

Flooring Types:

- Sheet vinyl flooring is noted.

Observations:

- No major system safety or function concerns observed.

### 7. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- No deficiencies were observed.

Bathroom #3 Continued

8. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No deficiencies were observed.

9. Windows Interior Condition

Observations:

- Satisfactory- Components appeared in satisfactory condition at time of inspection.

10. Cabinets

Observations:

- Appears functional and in satisfactory condition.

11. Counters

Observations:

- No discrepancies noted.
- Plastic laminate tops noted.

12. Sinks

Observations:

- No major system safety or function concerns noted

13. Toilets

Observations:

- Operated when tested. No deficiencies noted.

14. Shower/Bath/Enclosure Condition

Materials:

- Fiberglass

Observations:

- No major system safety or function concerns noted
- Caulking deficient in areas. Recommend resealing.
- Slow drain observed.



Some areas around tub have poor caulking.

Bathroom #3 Continued

15. Mirrors

Observations:

- No deficiencies observed.

16. Heating/Cooling Source

Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.

## Bathroom #4

### 1. General View



### 2. Location

Location:

- Basement Level

### 3. GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing.

### 4. Condition

Observations:

- All accessible receptacles and lighting functioned properly.

### 5. Doors

Observations:

- No major system safety or functional concerns observed.

### 6. Floor Condition

Flooring Types:

- Ceramic tile is noted.

Observations:

- No major system safety or function concerns observed.

### 7. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- No deficiencies were observed.



Bathroom #4 Continued

8. Ceiling Condition

Materials:

- There are drywall ceilings noted.

9. Cabinets

Observations:

- Appears functional and in satisfactory condition.

10. Counters

Observations:

- Plastic laminate tops noted.

11. Sinks

Observations:

- No major system safety or function concerns noted

12. Toilets

Observations:

- Operated when tested. No deficiencies noted.

13. Shower/Bath/Enclosure Condition

Materials:

- Fiberglass

Observations:

- No major system safety or function concerns noted

14. Mirrors

Observations:

- No deficiencies observed.

## Laundry

### 1. General View

Photos:

- Photos of this area.



### 2. GFCI Condition

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

### 3. Condition

Observations:

- Receptacles and lighting functioned properly.

### 4. Doors

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

### 5. Floor Condition

Flooring Types:

- Sheet vinyl flooring is noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

### 6. Wall Condition

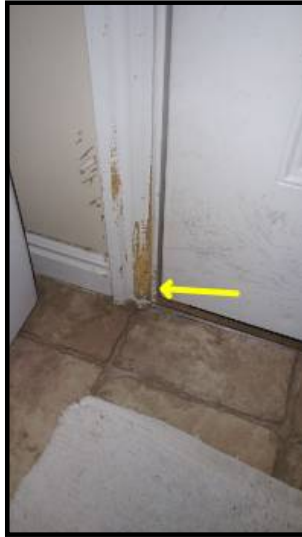
Materials:

- Drywall walls observed.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

Laundry Continued



There are a few spots where a dog has scratched away at the trim

#### 7. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

#### 8. Dryer Vent

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Obscured- Could not fully inspect the dryer vent, it is obscured by a dryer/cabinetry.

#### 9. Plumbing

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

#### 10. Heating/Cooling Source

Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.

# Unfinished Basement

## 1. Stairs

Observations:

- No deficiencies were observed at the visible portions of the structural.

## 2. Railing

Observations:

- No deficiencies were observed at the visible portions of the structural.

## 3. Basement Walls Condition

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- Walls and unfinished portion of basement not visible due to insulation covering

## 4. Floor

Observations:

- Concrete floor noted.
- Typical cracks observed.

## 5. Insulation

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

## 6. Plumbing Condition

Materials:

- Pex
- Copper

Observations:

- Appears Functional.

## 7. Framing Condition

Observations:

- Wood framing noted.

## 8. Joists Condition

Materials:

- Engineered I-Type joists observed.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

## 9. Subfloor Condition

Materials:

- OSB noted

Observations:

- No deficiencies were observed at the visible portions of the structure.

## Smoke Dectors

### 1. Smoke Detectors

Observations:

- Functional- Smoke detectors were tested and are functional. Remember to check detectors regularly, replace the batteries regularly, and replace the detectors when needed according to manufactures and fire safety guidelines.

## Fire Place(s)

### 1. General View

Photos:

- Photos of this area.



### 2. Fireplace Condition

Locations:

- Location... basement level

Type:

- Gas insert fireplace noted

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Lintel not visible.

## Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AC	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.