

PROPERTY INSPECTION REPORT



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1234 Happy Street
Inspection Prepared For: Best Client Ever

Date of Inspection: 7/4/2019

Report 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 if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; 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.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

Throughout this report we will use color coded text to draw attention to and prioritize observations:

-Items written in **BLACK** are general comments or observations, these are generally not considered to be defects.

-Items written in **BLUE** are observations that warrant further assessment or maintenance. These are generally typical for age, general maintenance, or wear and tear type observations. These are items that we want to draw attention to, but do not fall into the red category.

-Items written in **RED** are considered to be more significant concerns. These are defects that may have a higher cost for repair, may be an issue that could lead to a higher cost repair, may be a more significant safety concern, or may affect the immediate habitability or use of the home. These concerns are considered priority items that should be assessed in greater detail by a licensed contractor.

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. Any repairs should be done by a licensed & bonded tradesman or qualified professional. We recommend obtaining a copy of all receipts, warranties and permits for the work done. **NOTE:** If this is a **Pre-List** or **New Construction Inspection**, almost all items will be listed in the summary for convenience. Items Listed in **RED** in both the summary and report are considered priority items. Items listed in **BLUE** are less concerning or typical for age items that should be considered for improvement or be monitored.

Grounds		
Page 7 Item: 4	Deck Areas	<ul style="list-style-type: none"> • The main posts have some wood rot and damage where the post meets the stonework. Recommend further assessment and repairs as needed. Mortar maintenance is advised on the stone columns as needed. • There is some exposed OSB sheeting and a lack of proper flashing under the entry area deck. Recommend further assessment and improvement.
Page 8 Item: 7	Vegetation Observations	<ul style="list-style-type: none"> • Trim trees away from the structure anywhere that they touch it, pictured is an example, check all areas and make improvements as needed.
Page 9 Item: 9	Exterior Electrical	<ul style="list-style-type: none"> • One outlet did not function, repair or replacement advised. Under front deck GFCI would not reset.
Siding/Trim		
Page 11 Item: 2	Trim Condition	<ul style="list-style-type: none"> • Windows on the lower level are not sealed properly around the edges, further assessment and sealing advised. This is an important improvement to make, it will better seal the home.
Foundation		
Page 12 Item: 1	Observations	<ul style="list-style-type: none"> • Hollow area noted under the storage room slab. Further assessment and improvement advised to avoid damages or settlement. This appears to have been an add on and not part of the main house foundation.
Electrical		
Page 16 Item: 2	Main Panel Condition	<ul style="list-style-type: none"> • Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. This may be relatively common to see, however it is not correct and improvement is recommended.
Bathrooms		
Page 34 Item: 3	Toilets	<ul style="list-style-type: none"> • Water supply valve is leaking, repairs advised. Master bath.
Page 34 Item: 4	Tub/Shower Fixtures	<ul style="list-style-type: none"> • The jet tub motor did not come on when the control switch was operated. Further investigation is advised. We do not fill tubs or inspect the performance of the jets as part of this inspection. Master Bath
Garage		
Page 37 Item: 5	Opener	<ul style="list-style-type: none"> • Eye beam is installed but not functioning properly on the smaller garage door. Further assessment advised by a licensed contractor. Safety concern.

Scope of inspected systems:

Grounds: Inspectors shall inspect adjacent or entryway walkways, patios, decks and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

Siding/Trim: Inspectors make every attempt to inspect the exterior wall coverings, flashing, trim, eaves, soffits and fascias accessible from ground level.

Foundation: This report describes the foundation of the home. Inspectors inspect the foundation where visible and accessible. Inspectors will report on any significant defects found. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or provide an engineering or structural analysis of any kind. In many cases, much of the foundation may be underground and or not visible.

Basement/Crawlspace: Inspector will attempt to access all areas of the crawlspace and basement and report on visible deficiencies. If no access is noted in the report, this area should be considered as not present and or not inspected. While the inspector makes every effort to find all areas of concern, some areas cannot be accessed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. Note: This inspection does not cover the presence of mold, insects, or pests. We may note these items if apparent.

Roof: Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. We cannot estimate remaining life. If there are any concerns with the roof or if a second opinion is wanted, a licensed roofing contractor should be called. Unseen or inaccessible areas cannot be commented on, many areas may not be accessible for safety reasons. It is always best to ask sellers about roof age and history.

Attic: This report describes the method used to inspect any accessible attics; and describes the insulation and overall structure Inspector will view from hatches only in most cases unless floor boards and or finished floors are installed. Inspector will give a visual evaluation of the visible areas only, unseen or inaccessible areas cannot be commented on. Inspector does not open access points that are painted, screwed, or otherwise sealed shut.

Electrical: This report describes the amperage of the service, the location of the main disconnect and any subpanel(s), type and wiring methods. Inspectors make every attempt to inspect the viewable portions of the main disconnects, the service grounding, the interior components of the service panels and sub panels. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician. We are not electricians and do not perform load calculations or technical analysis.

Furnace/Heater: 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. The inspector will attempt to test the heating and air conditioner for basic

function using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

Radiant System: This section is for any radiant heating systems on the property. These may be for interior heating and or exterior snow melt. These are complex systems with a number of major components. Inspector will attempt to operate equipment and confirm heat flow using normal controls. This inspection is for general function and major visible concerns. If a more detailed inspection or service is desired, it is recommended to contact licensed radiant contractor.

Plumbing System: The plumbing system will be inspected in visible areas. Unseen or concealed areas cannot be inspected. We cannot comment on the condition of the inside of pipes. Water shut off valves will not be operated or tested to avoid damage. We do not inspect water or sewer lines beyond the interior of the home. We do not inspect septic tanks or private sewage systems.

Interior Systems: The Interior systems section covers areas of the house that are common systems. This means that all walls, ceilings and floors will be inspected. Visible and accessible doors and windows will also be investigated for damage and normal operation. Visible and accessible outlets and switches will be tested. Inspector will note the presence or lack of smoke detectors in bedrooms or other areas that should have them, detectors are not tested for function or removed. Homeowners should test units upon occupancy and then weekly, they should change batteries and check expiration dates annually. CO detectors may not identified as part of the inspection, some units are a combination. CO detectors are recommended on every level of the home. Note: Typical for age or common wear and tear issues may not be noted. Personal items in these areas may prevent all areas to be inspected as the inspector will not move personal items

Kitchen: Kitchens typically include a stove, dishwasher, sink and other appliances. Inspectors will attempt to evaluate appliances for basic function, special settings are not adjusted or tested. Plumbing and electrical will be tested for basic function.

Bathrooms: Our inspection of bathroom areas includes the visually accessible areas of sinks, cabinets, toilets, showers, baths, and other applicable fixtures in these areas. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

We make every attempt to follow and go beyond the national inspection standards of InterNachi.

Inspection Details

1. Home Type

Home Type: Single Family Home

2. Inspection Type

This is a standard pre purchase Home inspection on a home. Standard home inspection SOP will be followed. This inspection will not address building codes past or present.

3. Occupancy

Occupancy: Occupied - Furnished. Personal and household items observed. Some areas not visible

4. Weather

Materials: Overcast • Below freezing

Grounds

1. Driveway Condition

Materials: Concrete driveway noted.

Observations:

- Cracks noted. Sealing of cracks will help to reduce further damages.
- Surface raised/settled
- Spalling noted, this is a surface condition, it does not appear to effect function at this time but may continue to degrade over time.



Cracked and damaged areas



cracks



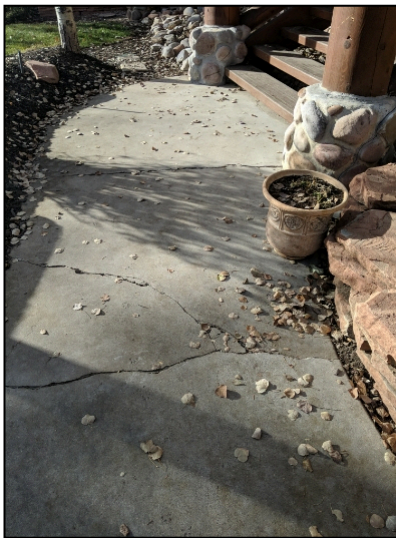
settlement

2. Walkways condition

Materials: Concrete sidewalk noted.

Observations:

- Cracks noted. Sealing cracks will help to reduce further damages.



cracks

3. Entry/Stoop

Location: Entry area

Observations:

- Overall condition of the steps and stoops appears satisfactory



Entry OK

4. Deck Areas

Materials: Rear of house • Front of house

Observations:

- Overall condition of the deck and rails appears to be in satisfactory condition overall.
- The main posts have some wood rot and damage where the post meets the stonework. Recommend further assessment and repairs as needed. Mortar maintenance is advised on the stone columns as needed.
- There is some exposed OSB sheathing and a lack of proper flashing under the entry area deck. Recommend further assessment and improvement.



Posts have water damaged wood where they meet the stonework



Exposed OSB and lack of flashing under front deck



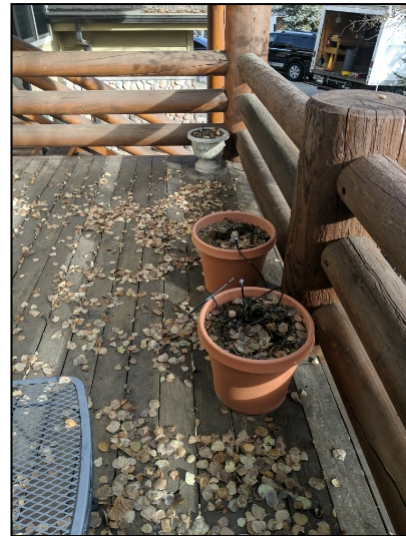
Mortar maintenance advised on stonework



deck OK



Earth to wood contact but no major issues



Deck surface OK

5. Grading

Observations:

- Gentle slope
- The overall grade and drainage around the home appears to be satisfactory.
- Mountain side location, drainage appears to be as good as possible for the slope, underground drainage measures cannot be inspected.

6. Window wells

Materials: Window wells present

7. Vegetation Observations

Observations:

- Trim trees away from the structure anywhere that they touch it, pictured is an example, check all areas and make improvements as needed.



Trim trees

8. Main Gas Valve Condition

Location: Side of structure

Observations:

- Gas valve/meter located, no major issues visible.



9. Exterior Electrical

Observations:

- Visible and accessible exterior outlets were tested and were generally functional at the time of inspection
- Loose exterior light trims. Adjustments advised as needed.
- One outlet did not function, repair or replacement advised. Under front deck **GFCI** would not reset.



Outlet under the front deck had no power



A few can lights are loose

10. Exterior Faucet Condition

Location: Exterior walls

Observations:

- Not tested due to sub freezing temperatures.

Siding/Trim

1. Siding Condition

Materials: Wood siding

Observations:

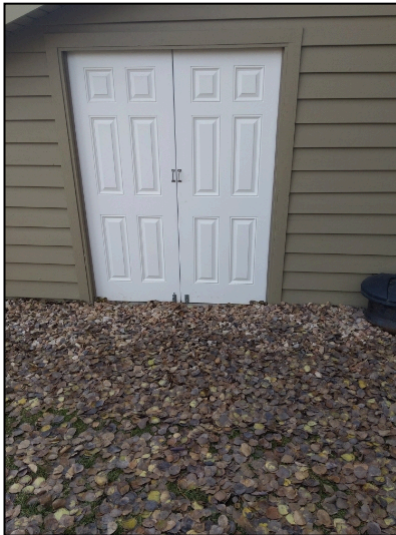
- Overall condition appears serviceable, no major issues noted
- Lower soils below siding. Grade should be below any wood materials.
- Storage door could not be opened due to gravel installation.



Satisfactory



Wood in contact with Earth in a few areas



Storage area doors could not be opened

2. Trim Condition

Observations:

- Overall the visible trim areas appear to be in satisfactory condition, some areas are not accessible.
- Windows on the lower level are not sealed properly around the edges, further assessment and sealing advised. This is an important improvement to make, it will better seal the home.



Lower level windows are not sealed well around the edges

3. Eaves & Facia

Observations:

- Paint or stain is needed as part of regular maintenance. Pictured is an example, all areas should be assessed and maintained as needed.



Maintenance advised in some areas

Foundation

1. Observations

Materials: Poured in place slab concrete.

Observations:

- Visible areas of the exterior foundation appear to be in serviceable condition overall, no major concerns were visible at the time of inspection. View was limited to visible areas above ground. We cannot comment on unseen or underground areas. Small or typical cracking may not be noted.
- **Hollow area noted under the storage room slab. Further assessment and improvement advised to avoid damages or settlement. This appears to have been an add on and not part of the main house foundation.**



Hollow under storage area slab

Roof

1. Roof Condition

Info: Gable

Materials: Metal roofing noted.

Observations:

- Overall condition of the roofing material appears to be in satisfactory condition, no major issues noted.



2. Flashing

Observations:

- No major issues seen. Visible areas of flashing are inspected for significant visual concerns. Many areas are not visible. We may not comment on installation practices unless associated concerns are noted. We cannot comment on unseen or inaccessible areas.

3. Gutter

Observations:

- Overall condition appears serviceable in the visible areas. Function or water carrying capabilities could not be tested.
- Route downspouts away from the building if possible, in any areas where water is being deposited by the foundation. This will help to keep water away from the home and it's foundation



Extend downspouts

Attic

1. Access

Observations:

- Bedroom ceiling.

2. Structure

Observations:

- The rafters or truss system appears to be in satisfactory condition overall. Some areas are not visible.



3. Attic Ventilation

Materials: There are ridge vents installed.

Observations:

- There appears to be ventilation installed.

4. Insulation Condition

Materials: Fiberglass- Blown

Depth: 12-18 inches NOTE: We attempt to estimate insulation depth in visible areas. We do not calculate R-Value. We cannot comment on unseen areas.

Observations:

- Insulation appears in satisfactory condition in visible areas. Most areas not visible.



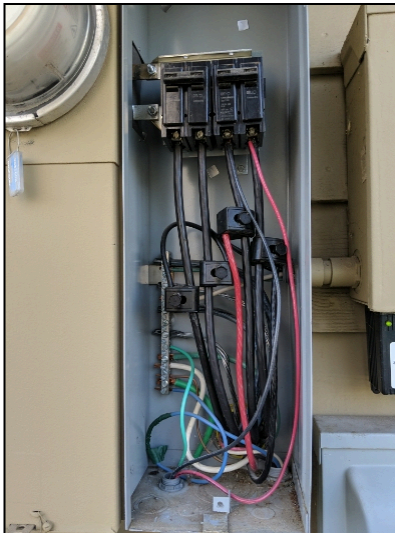
Electrical

1. Exterior Service Observations

Materials: Underground • Circuit breakers

Observations:

- Appears serviceable

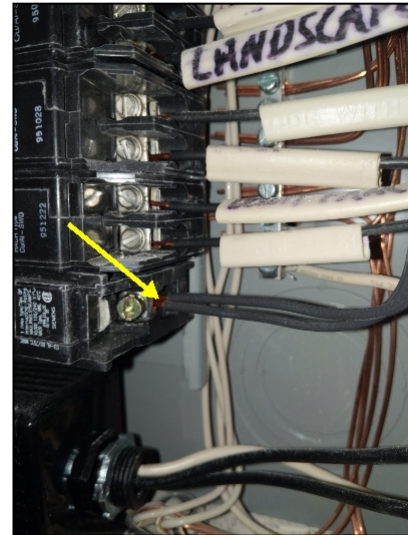
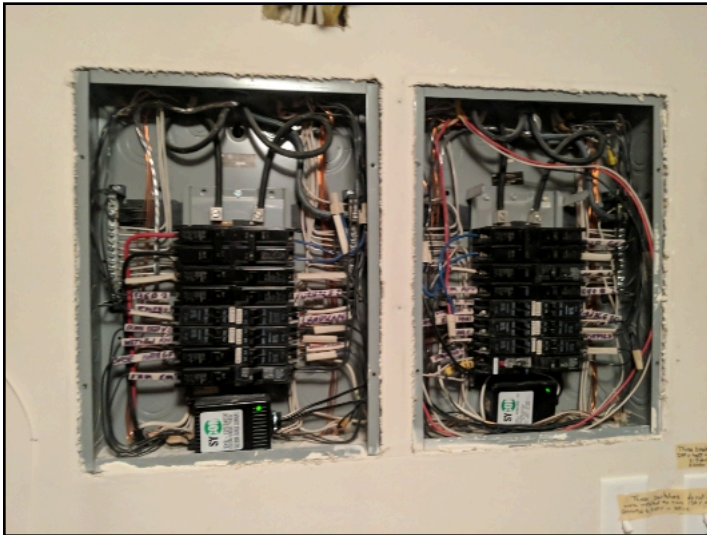


2. Main Panel Condition

Location: Utility Area • Garage • Panel is accessible.

Observations:

- Breakers and wiring appear to be in serviceable condition. The installation appears to be consistent with the standards at the time of installation.
- Grounding system is present
- Labeling present
- Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. This may be relatively common to see, however it is not correct and improvement is recommended.



Double tap noted on one breaker

3. Wiring

Materials: Copper

Observations:

- Overall condition of wiring in the panel appears serviceable. Most wiring in the home is not accessible or visible.

Furnace/Heater/HVAC

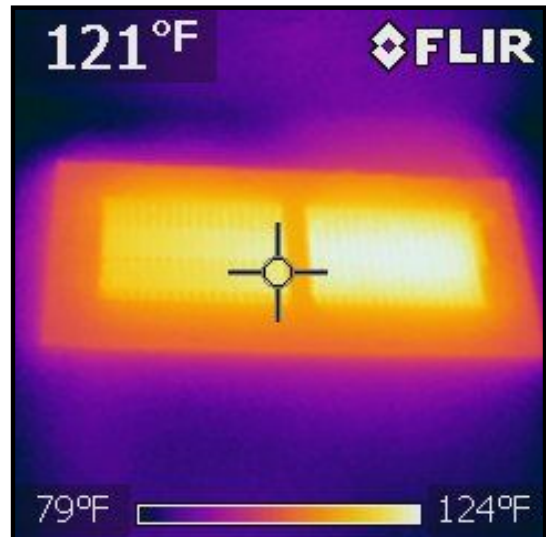
1. Condition

Location: Utility Area

Type: Forced Air

Observations:

- Unit ran well on command using the thermostat, warm air was produced at the vents, no major issues noted.
- This unit is beyond the typical service life of 22 years. Although functional at the time of inspection, you should have it assessed in greater detail by a licensed HVAC contractor to assure safe and efficient function. They should assess the heat exchanger as well as current efficiency level.



Heat noted at all visible registers

2. Fuel Source Shut Off

Materials: Natural Gas

Observations:

- Shut off noted.



3. Age

Observations:

- 1995



4. Venting

Observations:

- The flue or vent appears to be in satisfactory condition in visible areas. No major issues were noted. We do not comment on current or past building codes, any concerns will be noted. We do not trace vents to the exterior.

5. Combustion Air

Observations:

- There appears to be a source of outside air for this furnace. We do not trace these to the exterior to confirm but there is a vent or line leading out of the area.

6. Filters

Observations:

- Electronic filter noted. These are not tested for function. Inquire with seller in regard to special instructions.

7. Thermostats

Observations:

- Electronic thermostat controls for central heating are installed. Automatic controls were not tested or overridden.

8. Humidifier

Materials: Utility room

Observations:

- A humidifier is installed. No major issues seen, humidifying capabilities or function not tested as part of this inspection
- Corrosion noted but no leaks, monitor. This may have been from an older unit



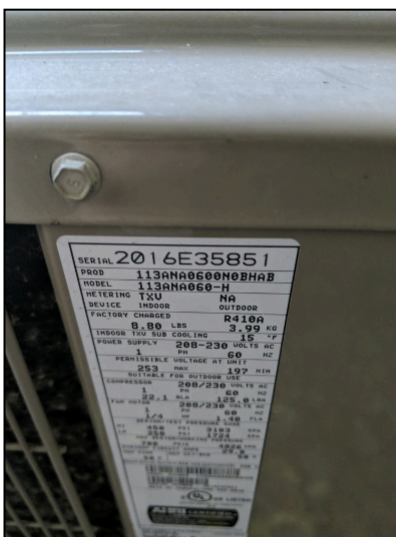
9. AC Lines

Observations:

- Water is on the floor around the drain. Recommend cleaning drain and reassessing
- There is a small diameter soft line used for condensation. This is not ideal. We recommend having a proper diameter rigid line installed.

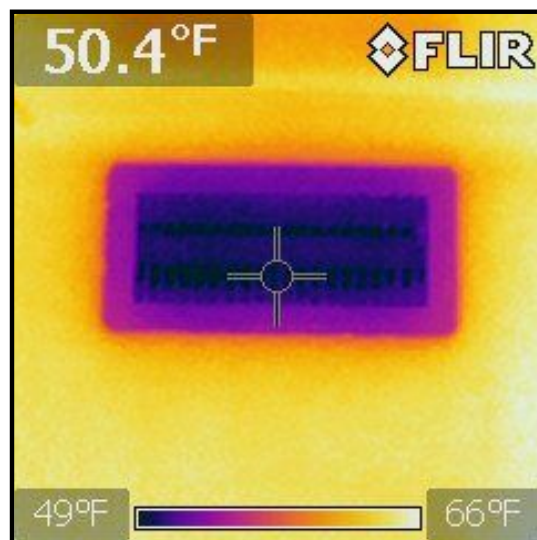


10. AC Compressor Age



11. AC Compressor Condition

- System appears to be functioning properly. Cool air was noted at the vents, no major issues were noted at the time of inspection.



Cold air noted at the registers

Furnace/Heater/HVAC 2

1. Condition

Location: Utility Area

Type: Forced Air

Observations:

- Unit ran well on command using the thermostat, warm air was produced at the vents, no major issues noted.
- This unit is beyond the typical service life of 22 years. Although functional at the time of inspection, you should have it assessed in greater detail by a licensed HVAC contractor to assure safe and efficient function. They should assess the heat exchanger as well as current efficiency level.

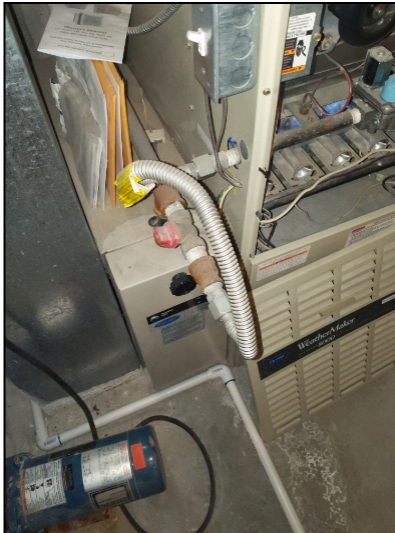


2. Fuel Source Shut Off

Materials: Natural Gas

Observations:

- Shut off noted.



3. Age

Observations:

- 1995



4. Venting

Observations:

- The flue or vent appears to be in satisfactory condition in visible areas. No major issues were noted. We do not comment on current or past building codes, any concerns will be noted. We do not trace vents to the exterior.

5. Combustion Air

Observations:

- There appears to be a source of outside air for this furnace. We do not trace these to the exterior to confirm but there is a vent or line leading out of the area.

6. Filters

Observations:

- Electronic filter noted. These are not tested for function. Inquire with seller in regard to special instructions.

7. Thermostats

Observations:

- Electronic thermostat controls for central heating are installed. Automatic controls were not tested or overridden.

8. Humidifier

Materials: Utility room

Observations:

- A humidifier is installed. No major issues seen, humidifying capabilities or function not tested as part of this inspection
- Corrosion noted but no leaks, monitor. This may have been from an older unit

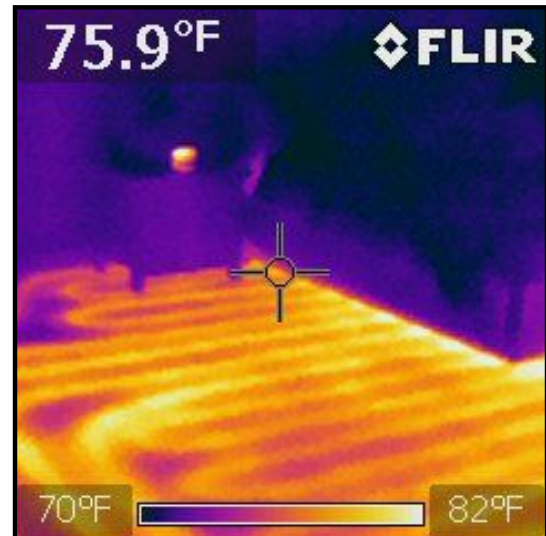
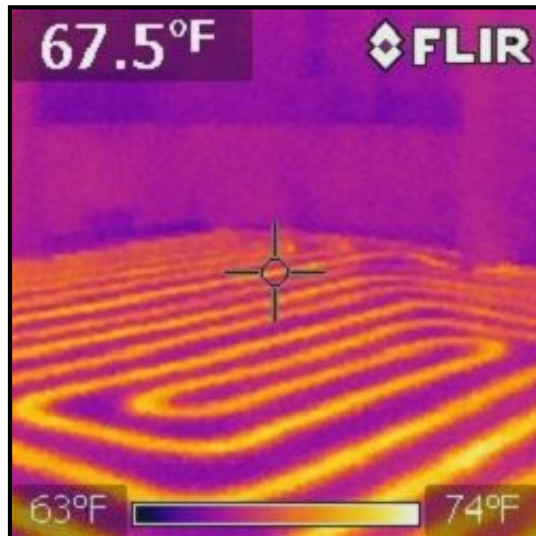
Radiant System

1. Radiant Heating System

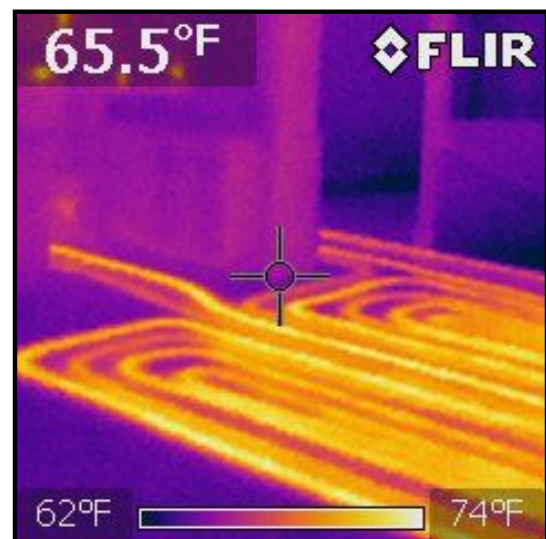
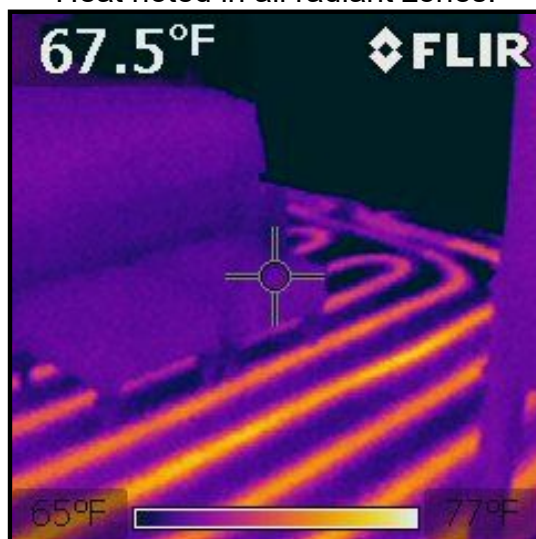
Type/Location: Utility Area

Observations:

- Overall the boiler, valve and control system appear to be in serviceable condition. No major concerns were noted at the time of inspection, all zones appeared to be receiving heat flow.



Heat noted in all radiant zones.



2. Fuel Source Shut Off

Materials: Natural Gas

Observations:

- Shut off noted.

3. Venting

Observations:

- The flue or vent appears to be in satisfactory condition in visible areas. No major issues were noted. We do not comment on current or past building codes, any concerns will be noted. We do not trace vents to the exterior.

4. Combustion Air

Observations:

- There appears to be a source of outside air for this furnace. We do not trace these to the exterior to confirm but there is a vent or line leading out of the area.

5. Thermostats

Observations:

- Electronic thermostat controls for central heating are installed. Automatic controls were not tested or overridden.
- There are multiple thermostats. The structure is divided into zones.

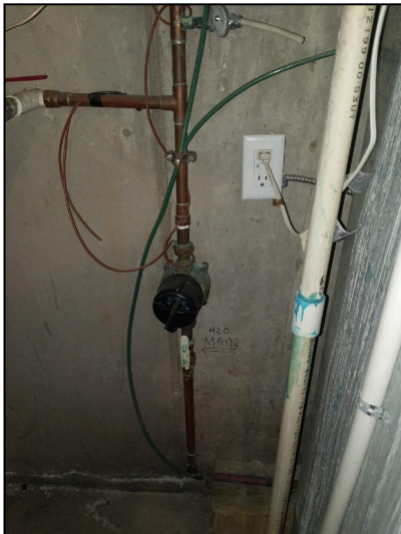
Plumbing

1. Condition and Pressure

Materials: Main shutoff valve is located • Utility area

Observations:

- General condition of the shut off appears satisfactory. Note: valves are not tested for function.
- There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure.
- Water pressure cannot be tested at the time of inspection either because of a lack of exterior hose bib tied into the central plumbing or because of freezing temperatures. Any observed pressure issues will be noted.
- There is a pump used for the irrigation system. This system is shut off. We did not test this pump. Inquire with seller about special operating procedures



Shut off noted



Irrigation pump

2. Supply Lines

Materials: Plastic • Polybutylene

Observations:

- Condition of visible areas appears to be satisfactory. I cannot comment on unseen areas.

3. Waste Lines Condition

Materials: Plastic

Observations:

- Condition of visible areas appear serviceable overall. I cannot comment on unseen areas.

4. Water Softener Condition

Location: Utility room

Observations:

- Water softener installed. The function of these is not included in this inspection, we do not test water for hardness. Inquire with the manufacturer or contact the company on the tag in regard to service and maintenance needs. We will note any leaks or major defects.

- Salt tank is empty, filling advised.



Water Heater

1. Gas Valve

Observations:

- Gas
- Shut off seen

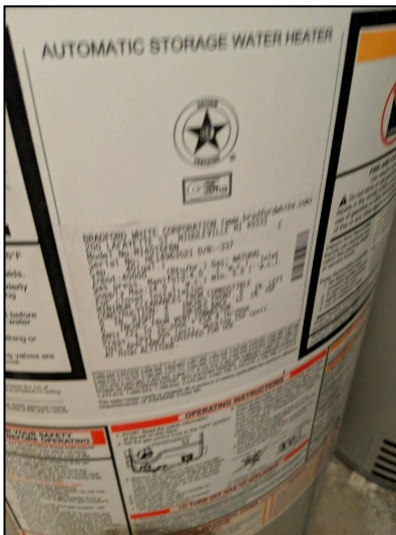


2. Age

Observations: This home has 2 - 40 gallon water heaters installed in series.

Observations:

- 2011



2011 both

3. Water Heater Condition

Heater Type: Gas

Location: Utility room

Observations:

- Appears serviceable, hot water was available at the fixtures in the home.



4. Plumbing

Materials: Copper

Observations:

- A water shutoff valve is installed adjacent to the tank
- There is an **expansion tank** installed.

5. TPRV

Observations:

- Temperature Pressure Release (TPR) valve and discharge pipe -- appears to be in satisfactory condition. Not tested

6. Strapping

Observations:

- Water heater is seismically secured.

7. Venting

Observations:

- Flue vent intact in visible areas, we cannot comment on unseen areas

8. Combustion

Observations:

- There is a source of **combustion air** noted. We do not trace these to the exterior.

Interior Systems

1. Window Condition

Materials: Vinyl framed window noted.

Observations:

- Visible and accessible windows were assessed. Overall condition of the window system appears satisfactory. Isolated issues may be listed below. Several Windows could not be tested due to storage moving items. Picture is an example



Example

2. Doors

Observations:

- Visible and accessible doors were assessed, overall condition of the door system appears satisfactory. Isolated issues may be listed below.
- Exterior door weather stripping is damaged or missing. Entry Area



Entry, weather stripping

3. Floor Condition

Materials: Carpet is noted. • Ceramic tile is noted. • Hardwood flooring is noted.

Observations:

- Visible and accessible floor areas were assessed, overall condition of the flooring system appears satisfactory. Isolated issues may be listed below.
- Cracked tiles noted. Hall Bath
- Carpet damage seen, basement bedroom



Hall bath, cracked tile



Carpet damage, basement bedroom

4. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Visible and accessible ceiling areas were assessed, overall condition of the ceiling system appears satisfactory. Isolated issues may be listed below.
- Signs of past repair noted, reason unknown, inquire with seller. Lower Level Hall Bath



Lower-level hall bath, repair

5. Wall Condition

Materials: Drywall walls noted.

Observations:

- Visible and accessible ceiling areas were assessed, overall condition of the ceiling system appears satisfactory. Isolated issues may be listed below.
- There is some drywall cracking noted. Be sure to take note of any future movement. Most common cracking is due to slight settlement or shrinkage of the construction materials. Surface repairs are advised to improve appearance. Family Room Master Bed
- There are drip marks seen on the wooden beams above the master bed and in the master closet. The areas were dry at the time of inspection. Further investigation is recommended.



Family room



Master



Master bedroom, drip marks



Master closet, drip marks

6. Closets

Observations:

- Overall condition of the closets in the home was satisfactory. Isolated issues may be listed below.

7. Electrical

Observations:

- Visible and accessible outlets were tested, overall the outlets were in satisfactory condition.
- Visible and accessible GFCI outlets are tested and were generally functional at the time of inspection
- Visible and accessible switches were tested, overall the outlets were in satisfactory condition.

8. Ceiling Fans

Observations:

- Accessible ceiling fans were tested and were in satisfactory condition overall.
- There is a remote control for the ceiling fan. Be sure to verify its presence at the closing walk-through inspection. Family Room

9. Heat/Duct work

Observations:

- Heat tested in the HVAC section, any individual issue will be listed below.

10. Fireplaces Condition

Locations: Living Room • Family Room • Game Room

Observations:

- This is a gas fireplace insert that is to be manually lit. The gas came on but it was not lit. Living Room, Family Room



Living room



Family room



Game room

11. Smoke Detectors

Observations:

- Smoke detectors were identified in necessary locations. They are not tested for function, recommend testing periodically and changing batteries annually. (we may or may not be able to confirm presence of CO detectors based on location or type.)

12. Stairs/Rails

Observations:

- Interior stairs and handrails serviceable

Kitchen

1. Sink and Drain

Observations:

- The sink and fixture appear to be generally serviceable.

2. Garbage Disposal

Observations:

- Unit came on with the intended switch. Actual garbage grinding capabilities not tested.

3. Other Fixtures

Type : Water purifier

Observations:

- Water purifier is installed and functional, purifying capabilities are not a part of this inspection.

4. Range/Cook top condition

Observations:

- Gas
- Appliance appears to be in serviceable condition. Special features or settings are not tested.

5. Wall Oven

Observations:

- Appliance appears to be in serviceable condition. Special features or settings are not tested.

6. Dishwasher

Observations:

- Ran a full cycle, no deficiencies noted. Individual settings not tested

7. Microwave

Observations:

- Powered on, no issues noted. Cooking capabilities not tested.

8. Refrigerator

Observations:

- The refrigerator appeared serviceable. It was cold and no major damages were noted.
- Water feature was functional, ice maker not tested.

9. Cabinets

Observations:

- Cabinets appear to be in serviceable condition overall.

10. Counters

Observations:

- Overall condition appears satisfactory.



11. Wet Bar

Location: Basement

Observations:

- The wet bar area and components appeared to be in satisfactory condition over time



Bathrooms

1. Cabinets and Counters

Observations:

- Overall condition of bathroom cabinets and counters is satisfactory. Many areas were not visible due to stored items



2. Sinks

Observations:

- Overall condition of bathroom sinks is satisfactory.

3. Toilets

Observations:

- Overall condition of bathroom toilets is satisfactory.
- Water supply valve is leaking, repairs advised. Master bath.

4. Tub/Shower Fixtures

Observations:

- Overall condition of bathroom tub/shower fixtures is satisfactory.
- Leaks seen at the shower head connections when on, further assessment advised. Master Bath
- The jet tub motor did not come on when the control switch was operated. Further investigation is advised. We do not fill tubs or inspect the performance of the jets as part of this inspection. Master Bath



Master, jet tub



Master, shower head

5. Tub/Shower Enclosure

Observations:

- Overall condition of bathroom tub/shower enclosures is satisfactory.

6. Exhaust Fan

Observations:

- Overall condition of bathroom vent fans is satisfactory.

Laundry

1. Locations

Locations: Main level service area

2. Washer/ Dyer

Observations:

- Units were turned on to assure power, full function was not tested. (Not possible to confirm full function without clothes) Visible areas, connections and vents are assessed if accessible. Unless otherwise noted, no major concerns were identified in this area. Confirm with seller whether these units come in the sale.



3. Dryer Vent

Observations:

- Dryer vent was inspected in visible areas and no major issues were noted. We are not able to inspect the interior of vent or unseen areas. Cleaning of dryer vents is recommended routinely as part of normal upkeep.

4. Wash Basin

Observations:

- The sink and fixture appear to be generally serviceable.

Garage

1. Ceiling/Walls

Observations:

- Visible and accessible areas were assessed, overall condition appears satisfactory. Typical garage wear and tear may not be noted

2. Floor Condition

Materials: Concrete

Observations:

- Typical or thin cracks noted. It appears some cracks have been sealed



3. Electrical

Observations:

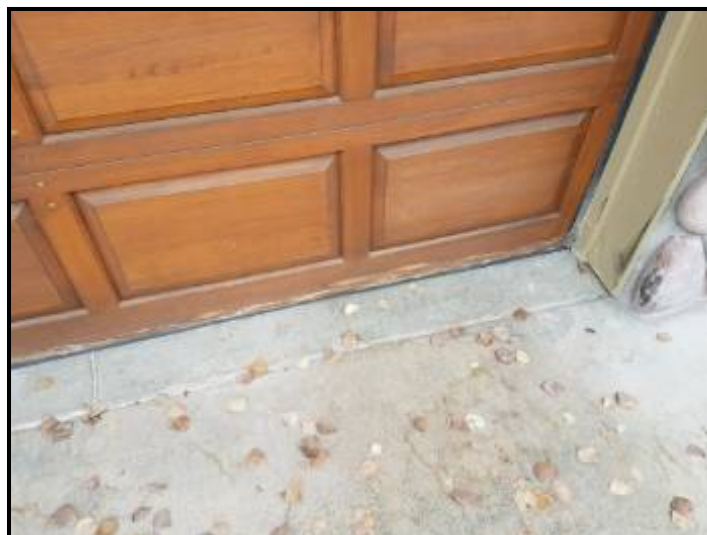
- Visible and accessible outlets were tested, overall the outlets were in satisfactory condition.
- Visible and accessible switches were tested, overall the outlets were in satisfactory condition.

4. Garage Door Condition

Materials: Wood

Observations:

- water / salt damage is noted along the bottom edges of the doors. Does not appear to affect function



5. Opener

Observations:

- Automatic door opener(s)- operational
- Eye beam is installed but not functioning properly on the smaller garage door. Further assessment advised by a licensed contractor. Safety concern.



Glossary

Term	Definition
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.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.