

# Inspection Report

Provided by:



## River Valley Inspections LLC

Inspector: Tim StClaire

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**(208) 291-0246**

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### Property Address

7777 Elm st.  
Mountain Home  
Idaho

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# Report Information

## Client Information

**Client Name** SAMPLE REPORT  
**Client Phone** (121) 987-6543

## Property Information

**Approximate Year Built** 2002  
**Approximate Square Footage** 1800.  
**Number of Bedroom** 3.  
**Number of Bath** 2. 1/2  
**Direction House Faces** North.

## Inspection Information

**Inspection Date** 05/14/20  
**Inspection Time** 12:00pm  
**Weather Conditions** Sunny, clear  
**Outside Temperature** 72 degrees  
**Price for Inspection** \$400.

### WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. Refer the Internachi Standards of Practice (<https://www.nachi.org/sop.htm>) for a detailed description of the scope of inspection.

Exterior:Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Widows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

### OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. -The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the

following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

#### CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

#### DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

**AS = Appears Serviceable:** The item appeared to be in working or usable condition with no major discrepancies noted.

**R = Repair:** The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

**S = Safety Issue:** The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

**NI = Not Inspected:** The item was not inspected during the inspection.

## Company

## Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
<b>Exterior</b>		
Front Entrance Conditions (Repair)	2.1	The openings in the railings appear too wide. We recommend decreasing the opening length between the balusters to reduce the possibility of child injury. Client should consult with a deck contractor for information on current standards. Moisture damage was observed at the base of the 1st column.
Exterior Wall Conditions (Repair)	2.3	Common cracks were found in the exterior walls. Recommend sealing to reduce the possibility of water penetration. The paint / finish of the siding / walls was weathered. Recommend maintenance as needed by a qualified contractor. Moisture damage and possible evidence of water penetration were observed at . Due to conditions observed, hidden damage may exist in areas not visible or readily accessible.
Window Conditions (Repair)	2.4	Broken glass pane(s) were observed at . Recommend repair as needed. The thermal pane window(s) at appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).
<b>Roofing</b>		
Gutter & Downspout Conditions (Repair)	3.3	The gutters were damaged and need repair at north west section.
<b>Electrical</b>		
Electrical Panel Conditions (Repair)	5.3	Unused wires not capped or made safe. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
<b>Interiors</b>		
Wall Conditions (Appears Serviceable)	7.1	There were common settlement type cracks and nail pops observed to the interior walls. Although these conditions are common in most homes, client is advised to monitor cracks for future movement.
Interior Window Conditions (Repair)	7.5	The thermal pane window(s) at appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).
<b>Bedroom 2</b>		
Electrical Conditions (Repair)	9.7	Missing receptacle or switch covers were observed . Recommend covers be installed for safety.
<b>Bathroom 2</b>		

## Report Summary Page

Shower - Tub Conditions (Repair)	12.12	There was constant dripping at the tub spout in bath . Recommend repair.
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### Bathroom 3

Electrical Conditions (Appears Serviceable)	13.7	Cover plate missing.
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AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 1 Grounds

### Grading

#### Grading Slope

The site is moderately sloped And very sloped on the East Side.

Grading was terraced.

#### 1.1) Grading Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection. Cracks and some settlement were observed. Although not an immediate concern, walkways should be monitored for future movement.

### Driveways - Sidewalks - Walkways

#### Driveway Material

Concrete. Gravel.

#### 1.2) Driveway Conditions

AS

The driveway has some surface erosion and minor deterioration. Remaining driveway is gravel

#### Sidewalk Material

Soil.

#### 1.3) Sidewalk Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection. Gravel pathways

### Retaining Wall

#### Retaining Wall Material

Stacked natural stone.

#### 1.4) Retaining Wall Conditions

AS

The visible and accessible portions of the retaining walls appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 2 Exterior

### Front - Back Entrance

**Front Entrance Type**

Covered Deck.

**2.1) Front Entrance Conditions**

R

The openings in the railings appear too wide. We recommend decreasing the opening length between the balusters to reduce the possibility of child injury. Client should consult with a deck contractor for information on current standards. Moisture damage was observed at the base of the 1st column.



**Back Entrance Type**

Covered Deck.

**2.2) Back Entrance Conditions**

AS

The visible and accessible areas of the deck appeared to be in serviceable condition at the time of the inspection.

### Exterior Walls

**Structure Type**

Wood frame.

**Exterior Wall Covering**

The visible and accessible areas of the exterior siding material are composite siding.

**2.3) Exterior Wall Conditions**

R



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

Common cracks were found in the exterior walls. Recommend sealing to reduce the possibility of water penetration. The paint / finish of the siding / walls was weathered. Recommend maintenance as needed by a qualified contractor. Moisture damage and possible evidence of water penetration were observed at . Due to conditions observed, hidden damage may exist in areas not visible or readily accessible.



**Exterior Windows - Doors**

**Window Type** Sliding.

**Window Material** Vinyl.

**2.4) Window Conditions** R

Broken glass pane(s) were observed at . Recommend repair as needed. The thermal pane window(s) at appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).

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**2.5) Exterior Door Conditions**

AS

Slight air space at bottom of the door

**Exterior Water Faucet(s)**

**Faucet Location**

North side of home. South side of home. West side of home.

**2.6) Faucet Conditions**

AS

The hose faucets appeared to be in satisfactory condition at the time of the inspection. The hose faucet should be shut off prior to freezing temperatures.

**Chimney**

**2.7) Chimney Conditions**

AS

Chimney was viewed from a drone. Siding showing evidence of weathering.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 3 Roofing

### Roof Covering

**Method of Inspection** The roof was inspected by viewing with high power binoculars. Roof was inspected with use of a drone

**Roof Style** Gable.

**Roof Covering Material** Metal.

**Number of Layers** One.

#### 3.1) Roof Covering Condition

R

The roof had evidence of patching and repair. Given this condition, it is likely that the roof has leaked at one time. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.

#### 3.2) Flashing Conditions

AS

Flashings appeared to be improperly installed at the south east valley.

#### 3.3) Gutter & Downspout Conditions

R

The gutters were damaged and need repair at north west section.



### Attic Area

**Attic Access** Garage.

**Method of Inspection** Entered attic area.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

**Roof Frame Type**

The roof framing is constructed with truss framing.

**3.4) Attic Conditions**

AS

Wasp / bee nests were observed. Recommend removal of nests by a licensed pesticide company.

**Attic Ventilation Type**

Gable Vents.

**3.5) Attic Ventilation Conditions**

AS

The ventilation in the attic appeared to be adequate.

**Attic Insulation Type**

Loose fill.

**3.6) Attic Insulation Conditions**

AS

Blown in. Approximately 17 inches

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 4 Heating - Air

### Heating

<b>Location of Unit</b>	Garage.
<b>Heating Type</b>	Forced Air.
<b>Energy Source</b>	Natural Gas.
<b>Approximate BTU Rating</b>	The BTU's were not available.

#### 4.1) Unit Conditions

AS

The heating system was operational at time of inspection. This is not an indication of future operation or condition.

<b>Distribution Type</b>	The visible areas of the heat distribution system is ductwork with registers.
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#### 4.2) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

#### 4.3) Ventilation Conditions

AS

The visible and accessible portion of the venting flue appeared to be in normal working order at the time of inspection.

#### 4.4) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.

### Air Condition - Cooling

<b>Type of Cooling System</b>	Split system.
<b>AC Unit Power</b>	240V.

#### 4.5) AC Unit Conditions

AS

It was observed that the condenser coil was dirty and in need of cleaning and service.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 5 Electrical

### Service Drop - Weatherhead

**Electrical Service Type** The electrical service is underground.

**Electrical Service Material** Copper.

**Number of Conductors** Three.

#### 5.1) Electrical Service Conditions

AS

The main service entry appeared to be in serviceable condition at the time of inspection.

### Main Electrical Panel

**Main Disconnect Location** At Main Panel.

**Electric Panel Location** The main electric panel is located at the exterior. South East side.

**Panel Amperage Rating** 200amp

**Circuit Protection Type** Breakers.

#### 5.2) Wiring Methods

AS

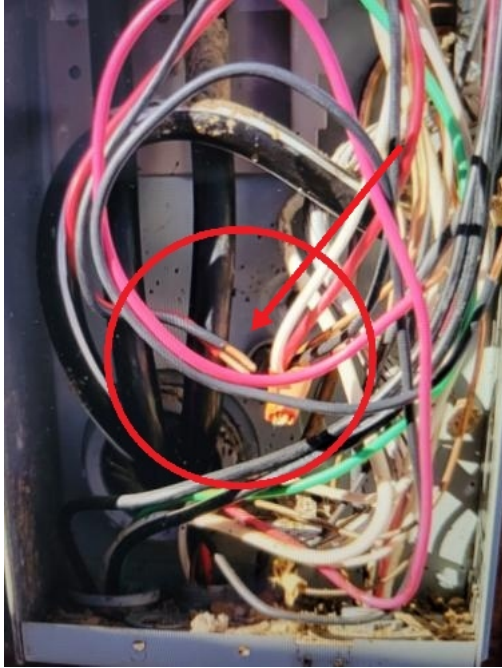
The main power cable is copper. The branch cables are copper. Plastic insulated (romex) type wire is present.

#### 5.3) Electrical Panel Conditions

R

Unused wires not capped or made safe. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |



### Electrical Subpanel

#### Subpanel Location

A sub panel is located at the basement.

#### 5.4) Subpanel Conditions

AS

The sub panel appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 6 Plumbing

### Water Main Line

**Main Shutoff Location** The main valve is located at the utility room / closet.

**Main Line Material** The visible material of the main line / pipe appears to be plastic.

**6.1) Main Line & Valve Conditions**

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

### Water Supply Lines

**Supply Line Material** The visible material used for the supply lines is plastic.

**6.2) Supply Line Conditions**

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

### Drain - Waste Lines

**Drain Line Material** The visible portions of the waste lines are plastic.

**6.3) Drain Line Conditions**

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

### Water Heater(s)

**Water Heater Type** Natural Gas.

**Water Heater Location** Garage.

**Water Heater Capacity** 50 Gallon.

**6.4) Water Heater Conditions**

AS

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 7 Interiors

### Walls - Ceilings - Floors

#### 7.1) Wall Conditions

AS

There were common settlement type cracks and nail pops observed to the interior walls. Although these conditions are common in most homes, client is advised to monitor cracks for future movement.



#### 7.2) Ceiling Conditions

AS

Parts of the house contained cathedral ceilings. The condition of roof rafters and / or presence of insulation were not visible or accessible for inspection.

#### 7.3) Floor Conditions

AS

The wood / tile flooring was covered with carpet and / or area rugs at the time of inspection. Moving, removal, or lifting of rugs and / or carpeting is outside the scope of this inspection. Client is advised to perform a careful check at the final walk through. The floors squeaked at several locations. Recommend securing floorboards and / or repair as needed.

#### 7.4) Heat Source Conditions

AS

Due to the presence of furniture and personal items, the inspector was unable to locate or inspect heat source in all rooms.

### Windows - Doors

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

### 7.5) Interior Window Conditions

R

The thermal pane window(s) at appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).



### 7.6) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

## Electrical Conditions

### 7.7) Electrical Conditions

R

The doorbell was not operational. Recommend repair and / or replacement.

### 7.8) Lighting Conditions

AS

Light(s) were out or inoperative at room. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |



### 7.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

### 7.10) Smoke Detector Conditions

AS

There were no carbon monoxide detectors found at the time of inspection. Current state laws require the installation of these devices. Client should contact the local Fire Marshall's office for proper locations.

## Fireplace

### Fireplace Location

A fireplace is located at the family room.

### Fireplace materials

Wood burning stove.

### 7.11) Fireplace Conditions

AS

The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 8 Bedroom 1

### Walls - Ceilings - Floors

#### 8.1) Wall Conditions

AS

The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed.

#### 8.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 8.3) Floor Conditions

AS

The carpets appear to be worn.

#### 8.4) Heat Source Conditions

AS

The register in this room was observed to be distributing heat at the time of inspection.

### Windows - Doors

#### 8.5) Interior Window Conditions

AS

The accessible windows were tested and were operational at the time of the inspection.

#### 8.6) Interior Door Conditions

AS

The interior doors closed and latched at the time of inspection

### Electrical Conditions

#### 8.7) Electrical Conditions

AS

All accessible outlets were operation and tested for proper wiring at the time of inspection.

#### 8.8) Lighting Conditions

AS

The lighting controlled by wall switches was operational at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

**8.9) Ceiling Fan Conditions**

AS

There was no ceiling fan in this room.

**8.10) Smoke Detector Conditions**

AS

A smoke detector was observed but not tested.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 9 Bedroom 2

### Walls - Ceilings - Floors

#### 9.1) Wall Conditions

AS

The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed.

#### 9.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 9.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 9.4) Heat Source Conditions

AS

Due to the presence of furniture and personal items, the inspector was unable to locate or inspect heat source in all rooms.

### Windows - Doors

#### 9.5) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

#### 9.6) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 9.7) Electrical Conditions

R

Missing receptacle or switch covers were observed . Recommend covers be installed for safety.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |



#### 9.8) Lighting Conditions

AS

Lighting was deemed adequate.

#### 9.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

#### 9.10) Smoke Detector Conditions

AS

The smoke detector may be part of an alarm. The smoke detector was not tested. Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this time period.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 10 Bedroom 3

### Walls - Ceilings - Floors

#### 10.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 10.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 10.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 10.4) Heat Source Conditions

AS

Registers

### Windows - Doors

#### 10.5) Interior Window Conditions

AS

Some windows were difficult to operate. Recommend adjustment and / or repairs as needed.

#### 10.6) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 10.7) Electrical Conditions

AS

All outlets tested appeared to be in serviceable condition at the time of inspection.

#### 10.8) Lighting Conditions

AS

Lighting conditions appeared to be in serviceable condition at the time of inspection.

#### 10.9) Ceiling Fan Conditions

AS

No fan.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

**10.10) Smoke Detector Conditions**

AS

A smoke detector was observed at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 11 Bathroom 1

### Walls - Ceilings - Floors

#### 11.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 11.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 11.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 11.4) Heat Source Conditions

AS

Serviceable.

### Windows - Doors

#### 11.5) Bathroom Window Conditions

AS

Serviceable

#### 11.6) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 11.7) Electrical Conditions

AS

GFCI protected.

#### 11.8) Lighting Conditions

AS

Adequate lighting

#### 11.9) Vent Fan Conditions

AS

Fan operated normally.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

### Bathroom Sink

11.10) Counter - Cabinet Conditions AS

Counter and cabinets appeared serviceable.

11.11) Sink Conditions AS

The sink appeared to be in serviceable condition at the time of inspection in bath.

### Shower - Tub - Toilet

11.12) Shower - Tub Conditions AS

The bathtub, faucet, and drains appeared to be in serviceable condition.

11.13) Toilet Conditions AS

The toilet appeared to be in serviceable condition at the time of inspection in bath.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 12 Bathroom 2

### Walls - Ceilings - Floors

#### 12.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 12.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 12.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 12.4) Heat Source Conditions

AS

Adequate air flow.

### Windows - Doors

#### 12.5) Bathroom Window Conditions

AS

Appears Serviceable.

#### 12.6) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 12.7) Electrical Conditions

AS

GFCI protected

#### 12.8) Lighting Conditions

AS

Lighting was deemed adequate.

#### 12.9) Vent Fan Conditions

AS

Fan operated normally

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

### Bathroom Sink

12.10) Counter - Cabinet Conditions AS

Appears Serviceable.

12.11) Sink Conditions AS

The sink appeared to be in serviceable condition at the time of inspection in bath.

### Shower - Tub - Toilet

12.12) Shower - Tub Conditions R

There was constant dripping at the tub spout in bath . Recommend repair.

12.13) Toilet Conditions AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 13 Bathroom 3

### Walls - Ceilings - Floors

#### 13.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 13.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 13.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 13.4) Heat Source Conditions

AS

Appears Serviceable.

### Windows - Doors

#### 13.5) Bathroom Window Conditions

AS

Appears Serviceable.

#### 13.6) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 13.7) Electrical Conditions

AS

Cover plate missing.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |



**13.8) Lighting Conditions**

AS

Appears Serviceable.

**13.9) Vent Fan Conditions**

AS

Appears Serviceable.

**Bathroom Sink**

**13.10) Counter - Cabinet Conditions**

AS

Appears Serviceable.

**13.11) Sink Conditions**

AS

The sink appeared to be in serviceable condition at the time of inspection in bath.

**Shower - Tub - Toilet**

**13.12) Shower - Tub Conditions**

AS

Not Inspected.

**13.13) Toilet Conditions**

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 14 Kitchen

### Walls - Ceilings - Floors

#### 14.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 14.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 14.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 14.4) Heat Source Conditions

AS

Appears Serviceable.

### Windows - Doors

#### 14.5) Kitchen Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

#### 14.6) Kitchen Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 14.7) Electrical Conditions

AS

A low voltage lighting system was present. These specialized systems are not tested or inspected as part of our services.

#### 14.8) Lighting Conditions

AS

Appears Serviceable.

### Kitchen Sink - Counter tops - Cabinets



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

#### 14.9) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

#### 14.10) Cabinet Conditions

AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

#### 14.11) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

#### 14.12) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

### Appliances

#### Stove - Range Type

The oven is gas. The range is gas.

#### 14.13) Stove - Range Condition

AS

Appears Serviceable.

#### 14.14) Hood Fan Conditions

AS

The fan / hood and light were in operational condition at the time of the inspection. This does not however guarantee future performance or conditions.

#### 14.15) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 15 Basement

### Walls - Ceilings - Floors

#### 15.1) Basement Stair Conditions

AS

The interior stairs appeared serviceable at the time of the inspection.

#### 15.2) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

#### 15.3) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 15.4) Floor Conditions

AS

Concrete

#### 15.5) Heat Source Conditions

AS

Appears Serviceable.

### Windows - Doors

#### 15.6) Basement Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

#### 15.7) Basement Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

### Electrical Conditions

#### 15.8) Electrical Conditions

AS

Appears Serviceable.

#### 15.9) Lighting Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

**Other Conditions**

**15.10) Other Conditions**

AS

Basement area is partially finished.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 16 Garage - Laundry

### Walls - Ceilings - Floors

#### Garage Type

The garage is attached to the house.

#### 16.1) Siding Conditions (if detached)

AS

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

#### 16.2) Roof Conditions (if detached)

AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

#### 16.3) Wall Conditions

AS

An attic hatch or stairway was present at the garage. Although fairly common, this condition can compromise the interior of the firewall / ceiling. (A firewall is generally considered any wall between the house or living space and garage.)

#### 16.4) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

#### 16.5) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

#### 16.6) Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

#### 16.7) Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

#### 16.8) Vehicle Door Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

**16.9) Electrical Conditions**

AS

Appears Serviceable.

**16.10) Lighting Conditions**

AS

Light(s) were out or inoperative at overhead door operator. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.

**Laundry Room****Location**

The laundry facilities are located in the laundry room.

**16.11) Laundry Room Conditions**

AS

There were no appliances present for proper testing of plumbing components.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected |

## 17 Foundation - Crawl Space

### Foundation

**Foundation Type** Crawl Space.

**Foundation Material** Concrete.

**17.1) Foundation Conditions**

AS

A crack of approximately 1/8" or less was observed in the foundation wall. The cracking implies that some foundation movement has occurred. Recommend masonry sealing and monitoring for any further movement. Although no obvious evidence suggesting "immediate" concern was observed, this does not however guarantee future conditions. The exact / precise measurement of such conditions is not within the scope of our inspection. Past or future movement may be related to soils and geological issues, which are beyond the scope of our expertise.

### Flooring Structure

**Flooring Support Type** The wood framing floor system was constructed of 2 X 8 floor joists.

**17.2) Flooring Support Conditions**

AS

The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.