

# ***Passmore Contracting Inspections***

## **Property Inspection Report**



1234 Sample Rd, Sample, VA 22222  
Inspection prepared for: Brian Passmore  
Date of Inspection: 10/27/2013 Time: 0900  
Age of Home: 2001 Size: 1960  
Weather: Clear 40 Deg.  
\$350 Paid Cash

Inspector: Dennis Passmore  
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## Summary

<b>EXTERIOR SURFACES</b>		
Page 4 Item: 1	House Covering/Siding	<ul style="list-style-type: none"> <li>deteriorated materials needs to be maintained with caulk and sealer.</li> </ul>
Page 4 Item: 2	Eaves, Soffits and Fascia	<ul style="list-style-type: none"> <li>Warping soffits is allowing bees and insects to penetrate into the house.</li> </ul>
Page 6 Item: 4	Window Frames and Trim	<ul style="list-style-type: none"> <li>window trim is damaged</li> <li>Some windows do not operate as designed.</li> </ul>
Page 7 Item: 5	Exterior Caulking	<ul style="list-style-type: none"> <li>Caulking loose/missing/cracked/broken.</li> <li>Caulking is recommended around windows/doors/masonry ledges/corners/utility penetrations.</li> </ul>
<b>GROUNDS</b>		
Page 9 Item: 7	Deck	<ul style="list-style-type: none"> <li>Deck is bowing down in the middle.</li> <li>Bottom step height is higher then all the rest.</li> </ul>
Page 10 Item: 8	Railings and Balusters	<ul style="list-style-type: none"> <li>Unstable railings</li> <li>Balusters spaced too far apart.</li> <li>Location: <ul style="list-style-type: none"> <li>Porch</li> <li>Deck</li> </ul> </li> </ul>
<b>ROOF SYSTEM/COMPONENTS</b>		
Page 12 Item: 4	House Roof Condition	<ul style="list-style-type: none"> <li>Shingles on rear of home are installed improperly and will eventually leak. They are not staggered as recommended by the manufacturer.</li> </ul>
<b>HEATING, VENTILATION AND AIR CONDITIONING SYSTEM(S)</b>		
Page 18 Item: 10	Primary Cooling	<ul style="list-style-type: none"> <li>Secondary overflow isn't plumbed and doesn't have an over flow cut off switch.</li> </ul>
<b>ELECTRICAL SYSTEM</b>		
Page 20 Item: 12	Switches, Receptacles, Lights	<ul style="list-style-type: none"> <li>Exterior light fixtures are loose.</li> <li>Missing plug cover needs to be fixed.</li> </ul>
Page 22 Item: 16	Smoke/Heat Detectors	<ul style="list-style-type: none"> <li>Not secured properly</li> </ul>
Page 22 Item: 18	General Information	<ul style="list-style-type: none"> <li>Loose cable/phone wires. Have reviewed.</li> </ul>
<b>PLUMBING SYSTEM</b>		
Page 25 Item: 12	Pump(s)	<ul style="list-style-type: none"> <li>Well pump casing does not come out of the ground high enough. Rain water run off is contaminating the well water.</li> </ul>
<b>KITCHEN, LAUNDRY, AND APPLIANCES</b>		
Page 28 Item: 6	Dishwasher	<ul style="list-style-type: none"> <li>Needs to have the legs adjusted up so that there isn't such a big gap from the counter top.</li> </ul>
Page 29 Item: 7	Ranges, Ovens, Cooktops	<ul style="list-style-type: none"> <li>Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door.</li> <li>Anti-Tip devises became a UL (Underwriters Laboratories) safety standard requirement in 1991.</li> </ul>
Page 29 Item: 8	Hood/Exhaust Fan	<ul style="list-style-type: none"> <li>None</li> <li>Missing. Recommend adding an exhaust fan or range hood to allow for proper ventilation of the stove.</li> </ul>
Page 29 Item: 10	Refrigerator	<ul style="list-style-type: none"> <li>Damaged to the front of the fridge and the water and ice maker feature did not operate when tested.</li> </ul>

Page 31 Item: 14	Dryer Vent	<ul style="list-style-type: none"> <li>The dryer vent is plastic or foil, accordion-type ducting material. These flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires.</li> </ul>
<b>INTERIOR AREAS</b>		
Page 32 Item: 4	Closet Description	<ul style="list-style-type: none"> <li>Doors damaged/missing and not installed correctly</li> </ul>
<b>MASTER BEDROOM</b>		
Page 34 Item: 5	Closet Description	<ul style="list-style-type: none"> <li>Shelves in closet damaged/missing</li> </ul>
<b>BEDROOM #2</b>		
Page 37 Item: 6	Electrical description	<ul style="list-style-type: none"> <li>Smoke detector is loose and hanging from the wires.</li> </ul>
<b>MASTER BATHROOM</b>		
Page 38 Item: 5	Traps/Drain/Supply	<ul style="list-style-type: none"> <li>Sink drained slow</li> </ul>
Page 38 Item: 6	Tub(s)	<ul style="list-style-type: none"> <li>Caulking needed at tub where it meets the floor.</li> </ul>
<b>FIRST FLOOR BATHROOMS</b>		
Page 40 Item: 3	Faucets	<ul style="list-style-type: none"> <li>Sink stopper loose/missing</li> </ul>
<b>SECOND FLOOR BATHROOMS</b>		
Page 44 Item: 6	Tub(s)	<ul style="list-style-type: none"> <li>Could not test due to sign that says do not run water. Moisture stains observed on the ceiling below second floor tub.</li> </ul>
Page 45 Item: 7	Shower(s)	<ul style="list-style-type: none"> <li>Could not test due to sign in tub.</li> </ul>

# Inspection/Site Details

## 1. INSPECTION TIME

Start: 09:00 AM  
End : 11:00 AM

## 2. ATTENDING INSPECTION

- Client present
- Buyer Agent was not present and just gave the buyer the code to get in the house.

## 3. RESIDENCE TYPE/STYLE

- Single Family Home
- Cape Cod Style

## 4. GARAGE

No Garage

## 5. AGE OF HOME OR YEAR BUILT

2001 Per listing

## 6. SQUARE FOOTAGE

1960 Per listing

## 7. BEDROOM # DESIGNATION - LOCATION -- FOR THE PURPOSES OF THIS REPORT

3

## 8. BATHROOM # DESIGNATION - LOCATION - TYPE -- FOR THE PURPOSES OF THIS REPORT

3 full

## 9. OCCUPANCY

- Occupied - Furnished
- The utilities were on at the time of inspection.
- Moderate storage was observed.
- Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

## 10. WEATHER CONDITIONS

- Clear, sunny sky
- 45 degrees

# Exterior Surfaces

## 1. HOUSE COVERING/SIDING

Functional	Repair Replac	Not Inspec	None Presnt
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood Siding

Observations:

- **deteriorated materials needs to be maintained with caulk and sealer.**



deteriorated materials needs to be maintained with caulk and sealer.



Uneven gaps going up the roof line.



## 2. EAVES, SOFFITS AND FASCIA

Functional	Repair Replac	Not Inspec	None Presnt
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Wood

Observations:

- **Warping soffits is allowing bees and insects to penetrate into the house.**



Warping soffits is allowing bees and insects to penetrate into the house.



Warping soffits is allowing bees and insects to penetrate into the house.



Warping soffits is allowing bees and insects to penetrate into the house.

### 3. EXTERIOR DOORS

Functional	Repair Replac e	Not Inspec	None Presnt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood

Observations:

- Appear in functional and in satisfactory condition, at time of inspection.



Appear in functional and in satisfactory condition, at time of inspection.

### 4. WINDOW FRAMES AND TRIM

Function	Repair	Not	None
onal	Replac	Inspec	Presnt
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

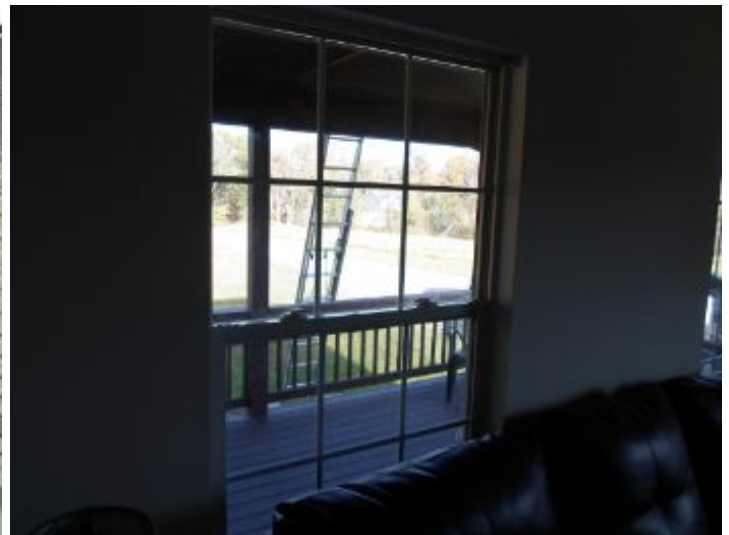
Materials: Composite, Maintenance Free

Observations:

- window trim is damaged
- Some windows do not operate as designed.



window trim is damaged



Some windows do not operate as designed.



Some windows do not operate as designed.

### 5. EXTERIOR CAULKING

Functional	Repair Replace	Not Inspect	None Present
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Caulking loose/missing/cracked/broken.
- Caulking is recommended around windows/doors/masonry ledges/corners/utility penetrations.

### 6. EXTERIOR VENTS

Functional	Repair Replace	Not Inspect	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional at time of inspection



Appeared functional at time of inspection



Appeared functional at time of inspection

### 7. EXTERIOR FAUCETS

Functional	Repair Replace	Not Inspect	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Standard hose bibs on both sides of the home.

Observations:

- Operated properly when tested





Operated properly when tested



Operated properly when tested

## Grounds

### 1. WALKWAYS

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Brick/Pavers

Observations:

- Appeared functional and satisfactory, at time of inspection.

### 2. DRIVEWAYS

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Gravel

Observations:

- Driveway in good shape for age and wear.

### 3. FRONT STOOP/STEPS

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood

Observations:

- Appeared functional, at time of inspection.



Appeared functional, at time of inspection.

### 4. PORCH

Functional	Repair Replace	Not Inspected	None Present
x			

**Description:**

- Wood framing
- Wood railings

**Observations:**

• General overall condition appear satisfactory with painted surfaces in good condition, at time of inspection.



Lattice is broken in some areas.

### 5. PATIO

Functional	Repair Replace	Not Inspected	None Present
			x

Materials: None

### 6. BALCONY(2ND FLOOR PLATFORM)

Functional	Repair Replace	Not Inspected	None Present
			x

Materials: None

### 7. DECK

Functional	Repair Replace	Not Inspected	None Present
	x		

**Materials:**

- Painted/Stained

**Observations:**

- Deck is bowing down in the middle.
- Bottom step height is higher then all the rest.



Bottom step height is higher then all the rest.

### 8. RAILINGS AND BALUSTERS

Functional	Repair Replace	Not Inspected	None Present
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Materials: Wood Railings

Observations:

- Unstable railings
- Balusters spaced too far apart.
- Location:
- Porch
- Deck



Balusters spaced too far apart.



Balusters spaced too far apart.



Unstable railings

### 9. GRADING AND SITE DRAINAGE

Functional	Repair Replace	Not Inspect	None Present
<b>x</b>			

**Description:**  
 • Ground generally graded away from house  
**Observations:**  
 • The exterior drainage is generally away from foundation.

### 10. VEGETATION AFFECTING STRUCTURE

Functional	Repair Replace	Not Inspect	None Present
<b>x</b>			

**Description:** No Deficiencies Observed

### 11. WINDOW WELLS

Functional	Repair Replace	Not Inspect	None Present
			<b>x</b>

**Materials:** N/A

### 12. FENCING

Functional	Repair Replace	Not Inspect	None Present
			<b>x</b>

## Roof System/Components

### 1. STYLE/PITCH

**House:**  
 • Side Gabled

### 2. METHOD OF ROOF INSPECTION

Viewed from Ladder at Eaves

### 3. ROOF COVERING TYPE

**House:** Fiberglass-based asphalt shingles

# 4. HOUSE ROOF CONDITION

Functional   Repair   Not   None  
                  Replace   Inspect   Present

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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### Observations:

- Shingles on rear of home are installed improperly and will eventually leak. They are not staggered as recommended by the manufacturer.



Shingles on rear of home are installed improperly and will eventually leak. They are not staggered as recommended by the manufacturer.



Shingles on rear of home are installed improperly and will eventually leak. They are not staggered as recommended by the manufacturer.





### 5. GARAGE ROOF CONDITION

Functional	Repair Replac e	Not Inspec	None Presnt
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 6. FLASHINGS AND VALLEYS

Functional	Repair Replac e	Not Inspec	None Presnt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal  
 Observations:  
 • Appeared functional, at time of inspection

### 7. VENT PIPE(S) TO EXTERIOR

Functional	Repair Replac e	Not Inspec	None Presnt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: PVC Piping for plumbing vent(s)  
 Observations:  
 • Appeared functional, at time of inspection

### 8. CHIMNEY(S)

Functional	Repair Replac e	Not Inspec	None Presnt
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Materials: None

### 9. ROOF DRAINAGE SYSTEM

Functional	Repair Replac e	Not Inspec	None Presnt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:  
 • Galvanized/Aluminum  
 Observations:  
 • Gutters appeared functional at time of inspection.

### 10. SKYLIGHT(S)

Functional	Repair Replac e	Not Inspec	None Presnt
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: None

# 11. ROOF LIMITATIONS

• Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

## Foundation and Structure

### 1. FOUNDATION TYPE

- Basement

### 2. FOUNDATION WALLS

Functional	Repair Replac e	Not Inspec	None Presnt
X			

Description: Poured Concrete

Observations:

- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

### 3. FOUNDATION FLOOR

Functional	Repair Replac e	Not Inspec	None Presnt
X			

Description: Concrete slab

### 4. FLOOR STRUCTURE

Functional	Repair Replac e	Not Inspec	None Presnt
X			

Description: Engineered wood truss floor joists • OSB (Oriented Strand Board) sheathing sub floor



### 5. WALL STRUCTURE

Functional	Repair Replac e	Not Inspec	None Presnt
X			

Description:

- Wood Frame

## 6. CEILING AND ROOF STRUCTURE

Functional    Repair    Not    None  
 onal    Replac    Inspec    Presnt  
           e

x			
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**Description:**

- Roof framing system:
- Engineered roof truss framing

**Observations:**

- Limited review due to finished ceilings.

## 7. FOUNDATION LIMITATIONS

- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
- A representative sample of the visible structural components was inspected.

# Attic

### 1. METHOD OF INSPECTION

- Viewed From Hatch - Attic area too short to to walk in
- Located in:
- Access at hallway ceiling

### 2. ACCESS TYPE/LOCATION

Functional    Repair    Not    None  
 onal    Replac    Inspec    Presnt  
           e

x			
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**Observations:**

- Scuttle Hole
- Located in:
- Bedroom Hall



Bedroom Hall

### 3. INSULATION

Functional    Repair    Not    None  
 onal    Replac    Inspec    Presnt  
           e

x			
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**Materials:** Fiberglass, batts

**Depth/R-Value:**

- 9-12 inches

### 4. ROOF VENTILATION

Functional    Repair    Not    None  
 onal    Replac    Inspec    Presnt  
           e

x			
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**Description:**

- Roof Top
- Soffit inlet vents



### 5. VENT(S) PIPING THROUGH ATTIC

Functional	Repair Replac e	Not Inspec	None Presnt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- PVC plumbing vent pipe appeared functional, at time of inspection.

### 6. ATTIC, GENERAL

Functional	Repair Replac e	Not Inspec	None Presnt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 7. ATTIC/INSULATION/VENTILATION LIMITATIONS

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.

## Heating, Ventilation and Air Conditioning System(s)

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. THERMOSTAT(S)

Functional	Repair Replac e	Not Inspec	None Presnt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Digital non programmable



Digital non programmable

## 2. PRIMARY HEATING

Functional	Repair Replaced	Not Inspected	None Present
X			

**Description:**

- Air-source electric Heat Pump
- Location: Basement

**Observations:**

- No deficiencies were observed, at time of inspection.

## 3. ELECTRIC SAFETY SWITCH

Location: Within sight of furnace unit

## 4. AGE OF FURNACE/AIR HANDLER

- N/A

## 5. GAS METER

Functional	Repair Replaced	Not Inspected	None Present
			X

## 6. VENT SYSTEMS, FLUES, AND CHIMNEYS

Functional	Repair Replaced	Not Inspected	None Present
			X

## 7. HEAT DISTRIBUTION

Functional	Repair Replaced	Not Inspected	None Present
X			

**Description:** Galvanized sheetmetal ductwork • Flex ducting in attic

**Observations:**

- Appeared functional, at time of inspection.

## 8. FILTER(S)

Functional	Repair Replaced	Not Inspected	None Present
X			

**Description:**

- Fiberglass disposable filter

**Observations:**

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

## 9. SUPPLEMENTARY HEAT

Functional	Repair Replaced	Not Inspected	None Present
			X

**Description:** None

## 10. PRIMARY COOLING

Functional	Repair Replaced	Not Inspected	None Present
	X		

**Description:**

- Carrier brand
- Air Cooled Central Air Conditioner

**Observations:**

- Rust/Stained at exterior condensor.
- Secondary overflow isn't plumbed and doesn't have an over flow cut off switch.



Rust/Stained at exterior condensor.



Secondary overflow isn't plumbed and doesn't have an over flow cut off switch.

### 11. ENERGY SOURCE

Electric

### 12. CAPACITY

• N/A

### 13. MAX FUSES AND CIRCUIT BREAKERS

Functional	Repair Replaced	Not Inspected	None Present
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Description: Breakers

x			
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## Electrical System

### 1. SERVICE ENTRY

Functional	Repair Replaced	Not Inspected	None Present
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Service Drop Type: Underground service lateral

Observations:

• Appeared functional and serviceable, at time of inspection.

x			
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Appeared functional and serviceable, at time of inspection.

## 2. METER LOCATION

outside wall of residence

## 3. ELECTRICAL SERVICE RATING

Amperage Rating: • 200 amps

## 4. SERVICE ENTRY CONDUCTORS

Functional Repair Not None Description: Aluminum  
          onal Replac Inspec Presnt

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## 5. MAIN SERVICE PANEL(S)

Functional Repair Not None Description: Location: • Basement  
          onal Replac Inspec Presnt

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Observations:  
• The wiring within the panel appeared satisfactory and functional, at time of inspection.



The wiring within the panel appeared satisfactory and functional, at time of inspection.



The wiring within the panel appeared satisfactory and functional, at time of inspection.

## 6. MAIN DISCONNECT

Functional    Repair    Not    None  
 Replaced    Inspected    Present

X			
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Location: 200 Amp Breaker

Observations:

- Main electrical disconnect a 200 amp circuit breaker on panel

## 7. SERVICE GROUNDING/BONDING

Functional    Repair    Not    None  
 Replaced    Inspected    Present

X			
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Description: Copper

Observations:

- Appeared satisfactory, at time of inspection

## 8. PANEL OVER-CURRENT PROTECTION

Functional    Repair    Not    None  
 Replaced    Inspected    Present

X			
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Type: Breakers

## 9. SUB PANEL(S)

Functional    Repair    Not    None  
 Replaced    Inspected    Present

			X
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Description: None

## 10. DISTRIBUTION/BRANCH WIRING

Functional    Repair    Not    None  
 Replaced    Inspected    Present

X			
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Description:

- Copper

## 11. WIRING METHOD

Functional    Repair    Not    None  
 Replaced    Inspected    Present

X			
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## 12. SWITCHES, RECEPTACLES, LIGHTS

Functional    Repair    Not    None  
 Replaced    Inspected    Present

	X		
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Description: Grounded

Observations:

- Only a representative sampling of outlets, switches and light fixtures were tested.
- Exterior light fixtures are loose.
- Missing plug cover needs to be fixed.



Exterior light fixtures are loose.



Exterior light fixtures are loose.



Exterior light fixtures are loose.



Missing plug cover needs to be fixed.

### 13. GFCI - GROUND FAULT CIRCUIT INTERRUPTER

Functional	Repair Replac	Not Inspec	None Presnt
x			

**Description:**

• GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

**Locations & Resets:**

- Present at:
- Bathrooms
- Kitchen
- Exterior

**Observations:**

- Test GFCIs monthly to ensure proper operation.
- Installed GFCIs responded to test

### 14. AFCI - ARC FAULT CIRCUIT INTERRUPTER

Functional	Repair Replac	Not Inspec	None Presnt
			x

### 15. GFCI REQUIREMENTS BY YEAR

- 1971: Outdoor outlets (direct grade access); within 15' of a swimming pool
- 1975: All bathroom receptacles
- 1978: Garages and fountains
- 1981: Whirlpools, hot tubs, spas, etc.
- 1987: Kitchens within 6 feet of sink; (1) in a basement
- 1990: All receptacles in unfinished basement; crawl spaces
- 1993: Wet bar sinks; Replacement/upgrade in other required areas above
- 1996: All kitchen countertop outlets; All outdoor outlets; in sheds; balconies
- 2005: Laundry area within 6 feet of a sink

### 16. SMOKE/HEAT DETECTORS

Functional	Repair Replaced	Not Inspected	None Present
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Locations:** Present at: • One on each level at hall ceiling and in bedrooms  
**Observations:** Present • Operated when tested • Hardwired to house power  
**Observations:**  
 • Periodic testing is suggested to ensure proper working order.  
 • **Not secured properly**

### 17. CARBON MONOXIDE (CO) DETECTORS

Functional	Repair Replaced	Not Inspected	None Present
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Location(s):** None installed/plugged in

### 18. GENERAL INFORMATION

Functional	Repair Replaced	Not Inspected	None Present
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:** **Loose cable/phone wires. Have reviewed.**



Loose cable/phone wires. Have reviewed.

### 19. OTHER COMPONENTS

Functional	Repair Replaced	Not Inspected	None Present
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# Plumbing System

## 1. WATER SUPPLY SOURCE

Private Water Supply

## 2. SERVICE PIPING INTO THE HOUSE

Materials: Not Visible

## 3. MAIN WATER SHUT OFF

Functional	Repair Replac e	Not Inspec	None Presnt
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Location: Side Wall of Basement

Observations:

- Appeared functional at time of inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------



Appeared functional at time of inspection.

## 4. SERVICE AND BRANCH PIPING

Functional	Repair Replac e	Not Inspec	None Presnt
------------	-----------------------	---------------	----------------

Materials: Thermoplastic - CPVC (Chlorinated Polyvinyl Chloride) - yellowish white in color

Observations:

- No Deficiencies Observed at the Visible Portions of the Supply Piping.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------



Service pipe from well is unsupported and if stepped on would break off.



## 5. HOSE BIB SHUT OFFS

Functional	Repair Replace	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Location(s):**  
 • Hose bib shut offs were in the unfinished basement.  
**Observations:**  
 • Appeared functional at time of inspection.



Appeared functional at time of inspection.

## 6. WATER FLOW/PRESSURE

Functional	Repair Replace	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Pressure Observed:** Not tested/Private system  
**Observations:** Water pressure appeared to be functional at all tested faucets and appliances.

## 7. WASTE SYSTEM AND PIPING

**Description:** Private sewage disposal - Alternative septic system.

## 8. DRAIN, WASTE & VENT PIPING

Functional	Repair Replace	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
 • Thermoplastic PVC (Polyvinyl Chloride) - normally white in color  
**Observations:**  
 • All visible portions of the drain pipe appeared functional at time of inspection.

## 9. WATER HEATER(S)

**Description:**  
 • Whirlpool  
 • Electric  
 • Location: basement  
**Capacity:**  
 • 50 Gallons

## 10. WATER HEATER(S) CONDITION

Functional	Repair Replace	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Age:**  
 • N/A  
**Observations:**  
 • Appears to be in satisfactory condition -- no concerns.



Appears to be in satisfactory condition -- no concerns.

### 11. INTERIOR GAS SUPPLY PIPING

Functional	Repair Replaced	Not Inspected	None Present
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 12. PUMP(S)

Functional	Repair Replaced	Not Inspected	None Present
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Well Pump

Observations:

- Well pump casing does not come out of the ground high enough. Rain water run off is contaminating the well water.



Well pump casing does not come out of the ground high enough. Rain water run off is contaminating the well water.

### 13. PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEM

Functional	Repair Replaced	Not Inspected	None Present
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Location of Drain Field:

- Green boxes in the front yard.



Alternative system in front yard.

### 14. OTHER COMPONENTS

Functional	Repair Replace	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Well water pressure tank.  
 Observations: Appeared functional at time of inspection.



Appeared functional at time of inspection.

### 15. PLUMBING LIMITATIONS

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

## Kitchen, Laundry, and Appliances

### 1. CABINETS

Functional	Repair Replace	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood laminate  
 Observations:  
 • Appeared functional and in satisfactory condition, at time of inspection.



Cabinet over top of the fridge has been chopped up to make it fit.

### 2. COUNTERTOPS

Functional   Repair   Not   None  
                  Replace   Inspect   Present

Materials: Laminate

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



### 3. KITCHEN SINK/FAUCET CONDITION

Functional   Repair   Not   None  
                  Replace   Inspect   Present

Description:

- Dupont Corian molded sink

Observations:

- Operated normally, at time of inspection.

### 4. KITCHEN PLUMBING TRAP/DRAIN/SUPPLY CONDITION

Functional   Repair   Not   None  
                  Replace   Inspect   Present

Observations:

- Components appeared satisfactory with no leaks, at time of inspection.



Components appeared satisfactory with no leaks, at time of inspection.

### 5. GARBAGE DISPOSAL

Functional	Repair Replaced	Not Inspected	None Present	Manufacturer: None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### 6. DISHWASHER

Functional	Repair Replaced	Not Inspected	None Present	Manufacturer: Frigadaire
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Observations:

- Operated through one cycle and appeared to be in working order at time of inspection.
- Needs to have the legs adjusted up so that there isn't such a big gap from the counter top.



Needs to have the legs adjusted up so that there isn't such a big gap from the counter top.

### 7. RANGES, OVENS, COOKTOPS

Functional	Repair Replaced	Not Inspected	None Present	Description: Cooktop: • Electric coils • Oven(s): • Electric
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Observations:

- All heating elements operated when tested.
- Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door.
- Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.



Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door.

### 8. HOOD/EXHAUST FAN

Functional	Repair Replace	Not Inspected	None Present
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- None
- Missing. Recommend adding an exhaust fan or range hood to allow for proper ventilation of the stove.

### 9. MICROWAVE

Functional	Repair Replace	Not Inspected	None Present
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 10. REFRIGERATOR

Functional	Repair Replace	Not Inspected	None Present
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Side by side doors

Observations:

- Damaged to the front of the fridge and the water and ice maker feature did not operate when tested.



Damaged to the front of the fridge and the water and ice maker feature did not operate when tested.



Damaged to the front of the fridge and the water and ice maker feature did not operate when tested.

### 11. OTHER COMPONENTS

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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### 12. WASHER

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Recommend upgrading washer hoses to braided type lines.

### 13. DRYER

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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### 14. DRYER VENT

Functional	Repair Replac e	Not Inspec	None Presnt
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The dryer vent is plastic or foil, accordion-type ducting material. These flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires.



The dryer vent is plastic or foil, accordion-type ducting material. These flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires.

### 15. LAUNDRY/UTILITY SINK

Functional	Repair Replac e	Not Inspec	None Presnt
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: None

## Interior Areas

### 1. CEILING/WALLS DESCRIPTION

Functional	Repair Replac e	Not Inspec	None Presnt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Drywall/Sheetrock

Observations:

- Drywall touch up is needed throughout the house.

### 2. FLOOR

Functional	Repair Replac e	Not Inspec	None Presnt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Carpet • Hardwood • Ceramic Tile

Observations:

- Floors had normal wear for age of floors/house. No major problems found at time of inspection.

### 3. DOOR DESCRIPTION

Functional	Repair Replac e	Not Inspec	None Presnt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Six panel solid

Observations:

- Functioning properly at time of inspection.



### 4. CLOSET DESCRIPTION

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Standard depth closet

**Observations:**

- No damaged noted at time of inspection
- **Doors damaged/missing and not installed correctly**



Doors damaged/missing and not installed correctly



Doors damaged/missing and not installed correctly

### 5. ELECTRICAL DESCRIPTION

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Electrical outlets/lighting switches functional at time of inspection.

### 6. WINDOW DESCRIPTION

Functional	Repair Replaced	Not Inspected	None Present
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Does not open and close properly on multiple windows throughout the house.



### 7. STAIRS - HANDRAILS - BALUSTERS

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Observations:

- Appeared functional, at time of inspection.



Appeared functional, at time of inspection.

### 8. DOOR BELL

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Master Bedroom

### 1. LOCATION OF BEDROOM

Materials:

- Upstairs to the left.

### 2. CEILING/WALLS DESCRIPTION

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

Description: Drywall/Sheetrock

Observations:

- No damage present at time of inspection.



Some paint and drywall touch up needed.

### 3. FLOOR

Functional	Repair Replaced	Not Inspected	None Present
x			

Materials: Carpet

Observations:

- No damage present at time of inspection.

### 4. DOOR DESCRIPTION

Functional	Repair Replaced	Not Inspected	None Present
x			

Materials:

- Six panel solid

Observations:

- Functioning properly at time of inspection.

### 5. CLOSET DESCRIPTION

Functional	Repair Replaced	Not Inspected	None Present
	x		

Materials:

- Walk in closet
- Standard depth closet

Observations:

- Shelves in closet damaged/missing



Shelves in closet damaged/missing

### 6. ELECTRICAL DESCRIPTION

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

X			
---	--	--	--

Observations:

- Electrical outlets/lighting switches functional at time of inspection.
- Smoke detectors are installed and operable at time of inspection.

### 7. WINDOW DESCRIPTION

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

X			
---	--	--	--

Observations:

- Functioning properly at time of inspection.

## Bedroom #1

### 1. LOCATION OF BEDROOM

Materials:

- Upstairs to the right.

### 2. CEILING/WALLS DESCRIPTION

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

X			
---	--	--	--

Description: Drywall/Sheetrock



### 3. FLOOR

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

X			
---	--	--	--

Materials: Carpet

### 4. DOOR DESCRIPTION

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

X			
---	--	--	--

Materials:

- Six panel solid

Observations:

- Functioning properly at time of inspection.

### 5. CLOSET DESCRIPTION

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
 • Standard depth closet  
**Observations:**  
 • No damaged noted at time of inspection

### 6. ELECTRICAL DESCRIPTION

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Electrical outlets/lighting switches functional at time of inspection.  
 • Smoke detectors are installed and operable at time of inspection.

### 7. WINDOW DESCRIPTION

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Functioning properly at time of inspection.



Does not operate properly

## Bedroom #2

### 1. LOCATION OF BEDROOM

**Materials:**  
 • First floor back of the house.

### 2. CEILING/WALLS DESCRIPTION

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Drywall/Sheetrock

### 3. FLOOR

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Hardwood

### 4. DOOR DESCRIPTION

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
 • Six panel solid  
**Observations:**  
 • Functioning properly at time of inspection.

### 5. CLOSET DESCRIPTION

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**  
 • Standard depth closet  
**Observations:**  
 • No damaged noted at time of inspection

### 6. ELECTRICAL DESCRIPTION

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Electrical outlets/lighting switches functional at time of inspection.  
 • **Smoke detector is loose and hanging from the wires.**



Smoke detector is loose and hanging from the wires.

### 7. WINDOW DESCRIPTION

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Master Bathroom

### 1. VANTITIES/CONSOLES/CABINETS

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Appeared functional, at time of inspection.

### 2. FLOORS AND CEILINGS

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Appeared satisfactory and functional, at time of inspection.

### 3. FAUCETS

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

X			
---	--	--	--

Observations:

- Appeared satisfactory and functional, at time of inspection.

### 4. SINKS

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

X			
---	--	--	--

Observations:

- Appeared satisfactory and functional, at time of inspection.

### 5. TRAPS/DRAIN/SUPPLY

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

	X		
--	---	--	--

Observations:

- Sink drained slow



Sink drained slow



Sink drained slow

### 6. TUB(S)

Functional   Repair   Not   None  
                  Replac   Inspec   Presnt  
                  e

	X		
--	---	--	--

Materials:

- Plastic/Fiberglass

Observations:

- Caulking needed at tub where it meets the floor.



Caulking needed at tub where it meets the floor.

### 7. SHOWER(S)

Functional	Repair Replace	Not Inspected	None Present
x			

**Materials:**

- Same as the tub

**Observations:**

- Functional at the time of inspection

### 8. TOILETS

Functional	Repair Replace	Not Inspected	None Present
x			

**Observations:**

- Operated when tested. Appeared functional, at time of inspection.



Operated when tested. Appeared functional, at time of inspection.

### 9. BATHROOM EXHAUST FAN(S)

Functional	Repair Replace	Not Inspected	None Present
x			

**Observations:**

- Appeared functional, at time of inspection.



## 10. A WORD ABOUT CAULKING AND BATHROOMS

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.
- Caulk that is 100% Silicone is the product of choice as it has a very long life. IMPORTANT TIP: surfaces must be completely DRY before applying silicone caulk.

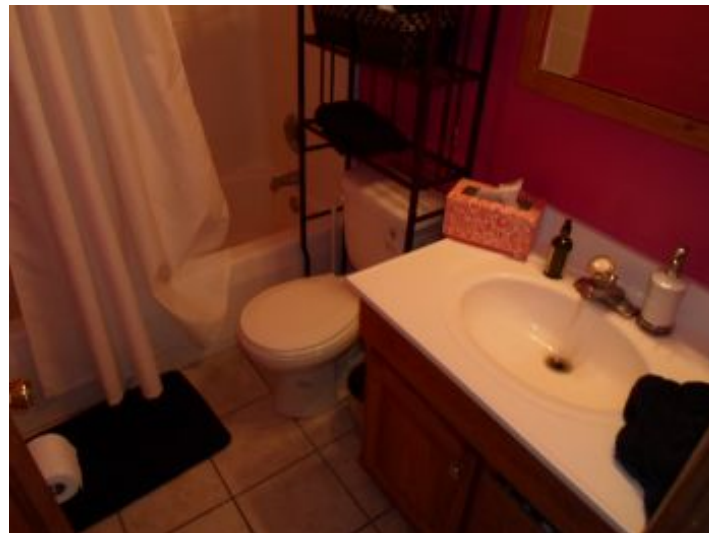
### First Floor Bathrooms

#### 1. VANTITIES/CONSOLES/CABINETS

Functional    Repair    Not    None  
 onal    Replac    Inspec    Presnt  
           e

x			
---	--	--	--

- Observations:
- Appeared functional, at time of inspection.



#### 2. FLOORS AND CEILINGS

Functional    Repair    Not    None  
 onal    Replac    Inspec    Presnt  
           e

x			
---	--	--	--

- Observations:
- Appeared satisfactory and functional, at time of inspection.

#### 3. FAUCETS

Functional    Repair    Not    None  
 onal    Replac    Inspec    Presnt  
           e

	x		
--	---	--	--

- Observations:
- Appeared satisfactory and functional, at time of inspection.
  - Sink stopper loose/missing

#### 4. SINKS

Functional    Repair    Not    None  
 onal    Replac    Inspec    Presnt  
           e

x			
---	--	--	--

- Observations:
- Appeared satisfactory and functional, at time of inspection.



Appeared satisfactory and functional, at time of inspection.

### 5. TRAPS/DRAIN/SUPPLY

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Water was run through the fixtures and drains. Functional flow was observed. Functional drainage was observed.



Water was run through the fixtures and drains. Functional flow was observed. Functional drainage was observed.

### 6. TUB(S)

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Plastic/Fiberglass

**Observations:**

- Appeared satisfactory and functional, at time of inspection.



Appeared satisfactory and functional, at time of inspection.

### 7. SHOWER(S)

Functional	Repair Replace	Not Inspected	None Present
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X			
---	--	--	--

**Materials:**

- Same as the tub

**Observations:**

- Functional at the time of inspection

### 8. TOILETS

Functional	Repair Replace	Not Inspected	None Present
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X			
---	--	--	--

**Observations:**

- Operated when tested. Appeared functional, at time of inspection.



Operated when tested. Appeared functional, at time of inspection.

### 9. BATHROOM EXHAUST FAN(S)

Functional	Repair Replace	Not Inspected	None Present
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X			
---	--	--	--

**Observations:**

- Appeared functional, at time of inspection.

## 10. A WORD ABOUT CAULKING AND BATHROOMS

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.
- Caulk that is 100% Silicone is the product of choice as it has a very long life. IMPORTANT TIP: surfaces must be completely DRY before applying silicone caulk.

### Second Floor Bathrooms

#### 1. VANTITIES/CONSOLES/CABINETS

Functional   Repair   Not   None  
 Replac   Inspec   Presnt  
 e

Observations:

- Appeared functional, at time of inspection.

x			
---	--	--	--



Appeared functional, at time of inspection.

#### 2. FLOORS AND CEILINGS

Functional   Repair   Not   None  
 Replac   Inspec   Presnt  
 e

Observations:

- Appeared satisfactory and functional, at time of inspection.

x			
---	--	--	--

#### 3. FAUCETS

Functional   Repair   Not   None  
 Replac   Inspec   Presnt  
 e

Observations:

- Appeared satisfactory and functional, at time of inspection.

x			
---	--	--	--

#### 4. SINKS

Functional   Repair   Not   None  
 Replac   Inspec   Presnt  
 e

Observations:

- Appeared satisfactory and functional, at time of inspection.

x			
---	--	--	--

### 5. TRAPS/DRAIN/SUPPLY

Functional	Repair Replaced	Not Inspected	None Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

• Water was run through the fixtures and drains. Functional flow was observed. Functional drainage was observed.



Water was run through the fixtures and drains. Functional flow was observed. Functional drainage was observed.

### 6. TUB(S)

Functional	Repair Replaced	Not Inspected	None Present
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

• Plastic/Fiberglass

**Observations:**

• Could not test due to sign that says do not run water. Moisture stains observed on the ceiling below second floor tub.



Could not test due to sign that says do not run water. Moisture stains observed on the ceiling below second floor tub.

### 7. SHOWER(S)

Functional	Repair Replaced	Not Inspected	None Present
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Materials:**

• Same as the tub

**Observations:**

• Could not test due to sign in tub.

### 8. TOILETS

Functional	Repair Replace	Not Inspected	None Present
x			

**Observations:**

- Operated when tested. Appeared functional, at time of inspection.



Operated when tested. Appeared functional, at time of inspection.

### 9. BATHROOM EXHAUST FAN(S)

Functional	Repair Replace	Not Inspected	None Present
x			

**Observations:**

- Appeared functional, at time of inspection.

### 10. A WORD ABOUT CAULKING AND BATHROOMS

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.
- Caulk that is 100% Silicone is the product of choice as it has a very long life. IMPORTANT TIP: surfaces must be completely DRY before applying silicone caulk.

# END OF REPORT