

Inspection Report

Provided by:

**ASAP
HOME
INSPECTIONS**



asaphomeinspectionsca.com

ASAP Home Inspections

Inspector:Mike Girard

You Company Info

Property Address

Address Here

A picture of the Home will be here

Table Of Contents:

Section name:

Page number:

Report Information.....	3
Report Summary Page.....	5
Grounds.....	8
Exterior.....	9
Roofing.....	11
Heating - Air.....	13
Electrical.....	16
Plumbing.....	20
Interiors.....	22
Kitchen.....	23
Bath(s).....	25
Garage - Laundry.....	27
Foundation - Crawl Space.....	28
Insulation.....	29

Report Information

Client Information

Client Name	Buyer's Name Here
Agent Information	Agent Information Here

Property Information

Approximate Year Built	1988
Approximate Square Footage	3,154
Number of Bedroom	3 - 4
Number of Bath	4
Direction House Faces	South

Inspection Information

Inspection Date	June - 6th - 2022
Inspection Time	9:00 am
Weather Conditions	Recently Rained
Outside Temperature	72 degrees
Price for Inspection	\$500

1.1)

Table of Contents: Section	Content 1.....Disclaimer
2.....	Grounds 3.....Exterior
4.....	Roofing 5.....Heating/Air
6.....	Electrical 7.....Plumbing
8.....	Interiors 9.....Kitchen
10.....	Bath(s) 11.....Basement
12.....	Garage/Laundry 13.....Foundation/Crawl Space
14.....	Summary Page

1.2)

Disclaimer 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. See ASHI® Standards of Practice for a detailed description of the scope of inspection. (www.ashi.org.) 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, Windows, 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.

Report Summary Page

The items listed in the Report Summary Page are in the inspector's opinion, those that pose a safety hazard or affect the habitability or integrity of the house. The client is strongly advised to read the entire report. At the beginning of each summary Comment, there is a condition indicator(s) example: (S)=Safety - (RI)=Recommend Improvement - (R) Repair. The orientation of pictures and comments are as if you are standing in front of the home and facing the front door.

Section	Condition#	Comment
Grounds		
Driveway Conditions (Recommend Improvement)	1.2	Ri. There is a drain pipe on the side of the driveway that appears plugged. This appears to be part of an occasional maintenance issue. Recommend this be cleared as part of Maintenance.
Exterior		
Exterior Door Conditions (Repair)	2.5	R. The rear master exterior door sticks at the doorframe. Repairs and / or adjustments are recommended by a qualified carpenter.
Heating - Air		
Distribution Conditions (Repair)	4.2	R. A duct at the plenum appears to be in poor condition. Recommend repairs by a qualified HVAC professional. R. It appears a duct has been removed from the living room area. And has been unprofessionally sealed up.
AC Unit Conditions (Repair)	4.4	R. The condensate water drain line was missing at the time of the inspection. Recommend installing a drain with a "P" trap. The "P" trap is used to prevent insects from making a nest inside the unit. AS. The A/C system's were operational at time of inspection. The registers produced a temp of aproximatly 58 degrees . And the return temp was aproximatly 78 degrees . The differance between the two should be between 20-30 degrees. This appears to be correct. This is not an indication of future operation or condition.
Electrical		
Electrical Panel Conditions (Repair)	5.3	R. The main panel was <u>missing covers</u> where breakers were not installed. Recommend installation of standard plastic covers for safety.

Report Summary Page

Subpanel Conditions (Note)	5.4	N. A generator transfer switch has been installed these systems are generally not inspected. It's recommended an electrician be contacted to inspect if the generator is properly sized correctly with the transfer switch, breakers and components. The Inspector is not required to: Dismantle any system or component, except as explicitly required by the standards of practice. Or perform any trade or any professional service other than "Home Inspection".. Refer to: Standards Of Practice ASHI Code Of Ethics
Receptacles and Switches (Note)	5.7	N. There is a spare switch by the front door that is for a future exterior light set up.
Receptacles and Switches (Repair)	5.11	R. The GFCI (ground fault circuit interrupter) receptacle at the right side of the home <u>did not respond</u> to the inspectors (external) trip test device. Replacement or repair is needed. Recommend repair by a qualified electrician.
Lighting (Note)	5.12	N. Exterior motion detector lights or day / night sensors are not tested as part of this inspection.

Plumbing

Supply Line Conditions (Note)	6.2	N. Minor loss of water flow was observed when using multiple fixtures. 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.
Water Heater Conditions (Appears Serviceable)	6.4	AS. The 2013 water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition. AS. The water heater <u>did</u> have proper Seismic Strapping installed.

Bath(s)

Sink Conditions (Repair)	9.4	R. The sink drain stopper did not operate in the master bathroom . R. There appears to be an unprofessional repair to the plumbing.
--------------------------	-----	---

Garage - Laundry

Wall Conditions (Note)	10.1	N. Although the general condition of the walls appeared to be in serviceable condition at the time of the inspection. Personal belongings and / or shelving prevented a full inspection of the entire wall. Moving or disturbing homeowner personal property is outside the scope of our inspection.
------------------------	------	--

Report Summary Page

Floor Conditions (Note)	10.3	N. The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, or adverse conditions that may not have been visible or accessible during th
----------------------------	------	--

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |

1 Grounds

Grading

Grading Slope

The site is flat.

1.1) Grading Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway Material

Gravel

1.2) Driveway Conditions

RI

Ri. There is a drain pipe on the side of the driveway that appears plugged. This appears to be part of an occasional maintenance issue.

Recommend this be cleared as part of Maintenance.



This drain appears to be plugged.



Drain issue location from the previous picture.

Sidewalk Material

Concrete

1.3) Sidewalk Conditions

AS

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

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |

2 Exterior

Front - Back Entrance

Front Entrance Type

Covered Deck

2.1) Front Entrance Conditions

AS

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

Back Entrance Type

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

. Fiber Board / Drop Siding

. Hardie Board type siding was observed

2.3) Exterior Wall Conditions

AS

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

Exterior Windows - Doors

Window Type

. Single Hung

. Sliding

Window Material

Vinyl

2.4) Window Conditions

AS

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

2.5) Exterior Door Conditions

R

R. The rear master exterior door

sticks at the doorframe. Repairs and / or adjustments are recommended by a qualified carpenter.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |



This door sticks at the door frame here.

Exterior Water Faucet(s)

- Faucet Location
- . Right

. Rear

. Left

2.6) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |

3 Roofing

Roof Covering

Method of Inspection The roof was inspected by walking the safe and accessible areas.

Roof Style Gable

Roof Covering Material Asphalt composition shingles.

Number of Layers One

3.1) Roof Covering Condition

AS

The roof covering appeared to be in a **newer** serviceable condition at the time of the inspection.

3.2) Flashing Conditions

AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.

3.3) Gutter & Downspout Conditions

AS

AS. The gutter system appeared to be in serviceable condition at the time of the inspection.

N. Sub- surface drains were observed. These drains were not tested as a part of this inspection. Condition of underground pipes or location of their termination points (if any) is not determined as part of this inspection.

Attic Area

Attic Access . Master Bedroom

. Utility Room

Method of Inspection Entered attic area.

Roof Frame Type The roof framing is constructed with rafter framing.

3.4) Attic Conditions

AS

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

Attic Ventilation Type . Ridge Vents
. Soffit vents

Attic Ventilation Conditions The visible and accessible portions of the attic ventilation appeared to be in serviceable condition at the time of the

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |

inspection.

Attic Insulation Type

The attic has blown-in insulation.

3.5) Attic Insulation Conditions

AS

The attic has blown-in insulation. The approximate depth of the insulation is 10+ inches, which appears adequate.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |

4 Heating - Air

Heating

Location of Unit	. Right Exterior . Attic
Heating Type	. Forced Air with Cooling . Forced Air
Energy Source	Propane
Approximate BTU Rating	64,800

4.1) Unit Conditions

AS

The heating system was operational at time of inspection. The registers produced a temp of aproximatly **120 degrees**. This is not an indication of future operation or condition.

Distribution Type The visible areas of the heat distribution system is ductwork with registers.

4.2) Distribution Conditions

R

R. A duct at the plenum
appears to be in poor condition. Recommend repairs by a qualified HVAC professional.

R. It appears a duct has been removed from the living room area. And has been unprofessionally sealed up.



This is where some ducting is attached to the plenum. The plenum is the sheet metal ducting that runs from the unit into the crawl space.



The ducting issue location from the previous picture. This is just on the other side of the unit.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |



Unused duct. This is not the correct way to seal a duct.

4.3) Thermostat Condition

AS

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

Air Condition - Cooling

Type of Cooling System Forced Air with Cooling

AC Unit Power 240V

4.4) AC Unit Conditions

R

R. The condensate water drain line was missing at the time of the inspection. Recommend installing a drain with a "P" trap. The "P" trap is used to prevent insects from making a nest inside the unit.

AS. The A/C system's were operational at time of inspection. The registers produced a temp of aproximatly **58 degrees**. And the return temp was aproximatly **78 degrees**. The difference between the two should be between 20-30 degrees. This appears to be correct. This is not an indication of future operation or condition.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |



A garden hose was used for a drain for the A/C. We recommend the drain be made of PVC pipe with A "P" trap installed



Garden hose ysed as a drain.

Fireplace - Stove

4.5) Fireplace - Stove Conditions

AS

The Fireplace / Stove is gas fired and was operable at the time of inspection. Client is advised to obtain information from the manufacturer regarding use, maintenance, and carbon monoxide risks if any.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |

5 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is overhead.

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 **Left Exterior**.



Main Electric Panel Location

Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as **200 amps**.

Circuit Protection Type Breakers

5.2) Wiring Methods

AS

Plastic insulated (romex) type wire is present.

5.3) Electrical Panel Conditions

R

R. The **main panel** was missing covers where breakers were not installed. Recommend installation of standard plastic covers for safety.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |



Recommend covers be installed

Electrical Subpanel

Subpanel Location

Left Exterior

5.4) Subpanel Conditions

N

N. A generator transfer switch has been installed these systems are generally not inspected. It's recommended an electrician be contacted to inspect if the generator is properly sized correctly with the transfer switch, breakers and components.

. The Inspector is not required to: Dismantle any system or component, except as explicitly required by the standards of practice. Or perform any trade or any professional service other than "Home Inspection".. Refer to: Standards Of Practice ASHI Code Of Ethics

Interior Electrical

5.5) Kitchen Electrical

AS

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) operated properly when tested at the time of inspection in the kitchen.

5.6) Bath(s) Electrical

AS

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) operated properly when tested in the bathrooms at the time of inspection.

5.7) Receptacles and Switches

N

N. There is a spare switch by the **front door** that is for a future exterior light set up.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |



The middle switch appears to be for an exterior light setup that has not been installed.



The middle switch appears to be wired up in a Junction Box right here for a future light setup.

5.8) Ceiling Fans

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.

5.9) Laundry Room Electrical

AS

The sample of visible and accessible switches and / or outlets tested appeared to be in serviceable condition at the time of inspection. The 220 dryer receptacle appeared to be serviceable and wired correctly.

5.10) Smoke and Carbon Monoxide Detectors

AS

AS. The smoke and Carbon Monoxide detectors were tested and operational at time of inspection. This is not an indication of future operation or condition.

Exterior Electrical

5.11) Receptacles and Switches

R

R. The GFCI (ground fault circuit interrupter) receptacle at the **right side** of the home did not respond to the inspectors (external) trip test device. Replacement or repair is needed. Recommend repair by a qualified electrician.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |



The GFCI Receptacle here is not tripping.

5.12) Lighting

N

N. Exterior motion detector lights or day / night sensors are not tested as part of this inspection.

5.13) Garage Electrical

AS

AS. THE GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) operated properly when tested at the time of inspection.

N. Personal belongings and / or shelving prevented a full inspection of the entire wall. Moving or disturbing homeowner personal property is outside the scope of our inspection.

5.14) Garage Lighting

AS

Apeared to be adequate at time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |

6 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the garage.



Water main valve location

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 copper.

6.2) Supply Line Conditions

N

N. Minor loss of water flow was observed when using multiple fixtures.

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.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |

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	Propane
Water Heater Location	Garage
Water Heater Capacity	50 Gallon

6.4) Water Heater Conditions

AS

AS. The **2013 water heater** was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

AS. The water heater did have proper Seismic Strapping installed.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |

7 Interiors

Walls - Ceilings - Floors

7.1) Wall Conditions AS

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

7.2) Ceiling Conditions AS

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

7.3) Floor Conditions AS

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.

N. Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking / movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor.

7.4) Heat Source Conditions AS

The visible areas of the heat distribution system is ductwork with registers. And appeared to be in servicable condition

Doors

7.5) Interior Door Conditions AS

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

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |

8 Kitchen

Heat Source

8.1) Heat Source Conditions

AS

The visible areas of the heat distribution system is ductwork with registers

Kitchen Sink - Counter tops - Cabinets

8.2) Counter Conditions

AS

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

8.3) Cabinet Conditions

AS

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

8.4) 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.

8.5) 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 range is gas
- . The oven is gas

8.6) Stove - Range Condition

AS

The oven / stove was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

8.7) Hood Fan Conditions

AS

The down draft fan was in operational condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |

8.8) Dishwasher Conditions

AS

The dishwasher was ran for a complete normal cycle. And 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 | M = Monitor | RI = Recommend Improvement | N = Note |

9 Bath(s)

Heat Source

9.1) Heat Source Conditions

AS

The visible areas of the heat distribution system for the Bathroom(s) is ductwork with registers

Ventilation

9.2) Vent Fan Conditions

AS

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

Bathroom Sink

9.3) Counter - Cabinet Conditions

AS

The Counter - Cabinet(s) appeared to be in servicable condition at the time of the inspection

9.4) Sink Conditions

R

R. The sink drain stopper did not operate in rhe **master bathroom**.

R. There appears to be an unprofesional repair to the plumbing.



This stopper appears disconnected from the linkage.



Electrical tape is an Unprofessional repair.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |



Unprofessional repair issue location from the previous picture.

Shower - Tub - Toilet

9.5) Shower - Tub Conditions

AS

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

AS. A whirlpool tub was noted in the master bathroom. The tub was filled to a level above the water jets and operated to check the intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition at the time of inspection. If a more detailed report is desired, we suggest that the client consult a licensed plumber.

9.6) Toilet Conditions

AS

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

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |

10 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.

10.1) Wall Conditions

N

N. Although the general condition of the walls appeared to be in serviceable condition at the time of the inspection. Personal belongings and / or shelving prevented a full inspection of the entire wall. Moving or disturbing homeowner personal property is outside the scope of our 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

N

N. The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, or adverse conditions that may not have been visible or accessible during th

10.4) Door Conditions

AS

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

10.5) Vehicle Door Conditions

AS

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.

Laundry Room

Location

The laundry facilities are located at the utility room.

10.6) Laundry Room Conditions

AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |

11 Foundation - Crawl Space

Foundation

Foundation Type Crawl Space

Foundation Material Block

11.1) Foundation Conditions

AS

The Crawl space appears serviceable at time of inspection. This is not an indication of future operation or condition.

Flooring Structure

Flooring Support Type . The wood framing floor system was constructed of pre-fabricated truss joists.

. 4 X 6 Beams

. The column / support is 4 X 4 posts.

11.2) 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.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | M = Monitor | RI = Recommend Improvement | N = Note |

12 Insulation

Insulation

12.1) Insulation Conditions

AS

The insulation appears to be adequate