

All Island Home Inspections

Property Inspection Report



Inspection prepared for: Sample Report
Date of Inspection: 3/13/2017

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Report Summary

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

Electrical		
Page 5 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque-- especially if two different size conductors are used. Because the hot [black] and neutral [white] wires are both current carrying conductors, the chance is then greater for potential hot spots. If the double tap or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire. • Bushings missing from around branch wire(s) entering panel box. • Breaker #6(unnamed) appears to be overheating and should be replaced and circuit checked for proper wiring by a licensed electrician,
Grounds		
Page 12 Item: 8	Main Gas Valve Condition	<ul style="list-style-type: none"> • There is a gas smell present at the main valve. We recommend contacting the gas utility company to repair.
Page 13 Item: 9	Plumbing	<ul style="list-style-type: none"> • Corrosion is noted. Consult with a licensed plumbing contractor to determine and correct the cause of the issue.
Page 14 Item: 11	Pressure Regulator	<ul style="list-style-type: none"> • The pressure regulator is missing proper support. Moves when water is turned on and off.
Page 16 Item: 16	Fence Condition	<ul style="list-style-type: none"> • Retaining walls are leaning.
Exterior Areas		
Page 17 Item: 2	Window Condition	<ul style="list-style-type: none"> • Deteriorated frame(s) at window(s)
Garage		
Page 27 Item: 10	Fire Door	<ul style="list-style-type: none"> • Does Not Appear to be a Rated Fire Door • No auto closure present
Kitchen		
Page 48 Item: 23	Electrical	<ul style="list-style-type: none"> • Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.

Foundation		
Page 62 Item: 3	Foundation Walls	<ul style="list-style-type: none"> • Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.
Page 62 Item: 4	Cripple Walls	<ul style="list-style-type: none"> • Support beam for cripple wall ends short, unprofessional extension is sagging due to lack of support .
Page 63 Item: 8	Post and Girders	<ul style="list-style-type: none"> • Some beams are sitting directly in soil. • Vegetation growing through floor joists (see pics) • Some blocking are loose between joists
Page 65 Item: 11	Foundation Electrical	<ul style="list-style-type: none"> • Open junction boxes were observed. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.
Page 65 Item: 12	Foundation Plumbing	<ul style="list-style-type: none"> • 1/4 water line leaking
Main house interior areas		
Page 91 Item: 16	Fireplace	<ul style="list-style-type: none"> • The fireplace damper is damaged and not functional; The lever will not open or close the damper correctly. Do not attempt to start a fire until corrected.
Main house 1/2 bath		
Page 122 Item: 5	GFCI	<ul style="list-style-type: none"> • No GFCI protection present, suggest installing GFCI protected receptacles for safety.

INTRODUCTION:

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

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

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

Inspection Details

1. Attendance

In Attendance: Owner/Client present

2. Home Type

Home Type: Detached

3. Occupancy

Occupancy: Occupied - Furnished

Electrical

1. Electrical Panel

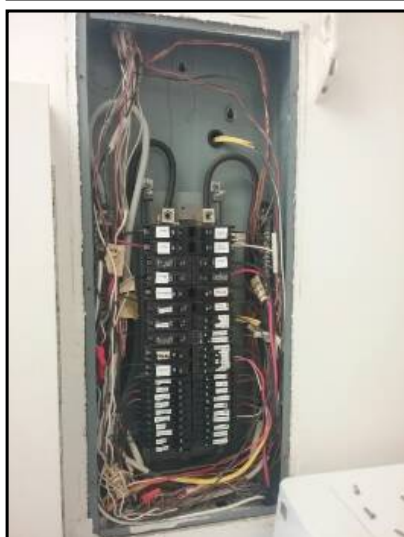
Good	Fair	Poor	N/A	None
	X			

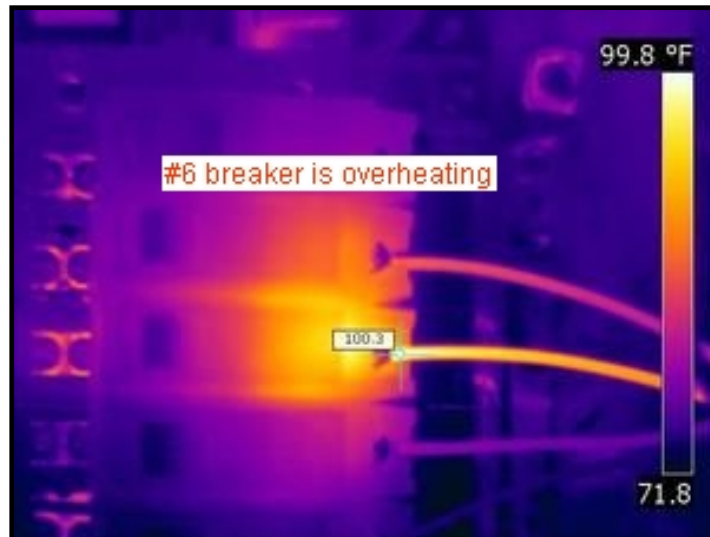
Location: Main Location: laundry room

Location: Located in the garage.

Observations:

- Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white]wires are both current carrying conductors, the chance is then greater for potential hot spots. If the **double tap** or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.
- Bushings missing from around branch wire(s) entering panel box.
- Breaker #6(unnamed) appears to be overheating and should be replaced and circuit checked for proper wiring by a licensed electrician,





2. Main Amp Breaker

Good	Fair	Poor	N/A	None
	X			

Observations:

- 100 amp
- 125 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
	X			

Materials: Copper non-metallic sheathed cable noted.

6. Fuses

Good	Fair	Poor	N/A	None
			X	

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted.

Observations:

- Driveway improperly sloped towards the garage/Recommend slab jacking, repair or replacing the settled concrete.



2. Grading

Good	Fair	Poor	N/A	None
		X		

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- The exterior grading is improperly sloped towards the foundation. Water can intrude into the interior. Recommend creating the proper slope away from the foundation to allow for proper drainage.
- Retaining Wall shows signs of deterioration.





3. Vegetation Observations

Good	Fair	Poor	N/A	None
		X		

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



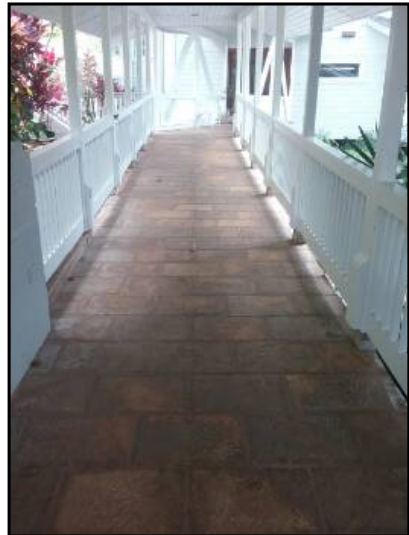
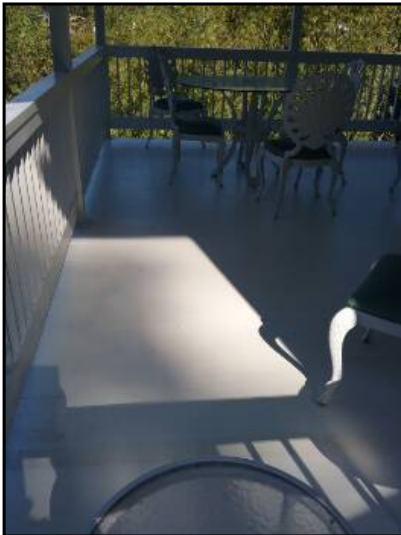


4. Patio and Porch Deck

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.



5. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.



6. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Interior grade Romex should be replaced with exterior-rated Romex and enclosed in conduit.



7. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- None visible.

8. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Exterior of structure. • LP Gas shutoff located at the gas manifold - labeled and client made aware.

Observations:

- There is a gas smell present at the main valve. We recommend contacting the gas utility company to repair.



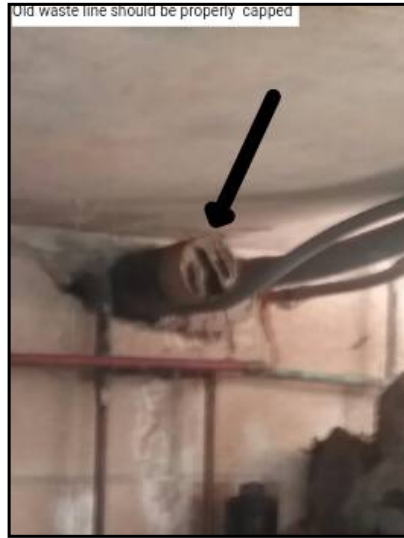
9. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: Copper piping noted.

Observations:

- Corrosion is noted. Consult with a licensed plumbing contractor to determine and correct the cause of the issue.



10. Water Pressure

Good	Fair	Poor	N/A	None
	X			

Observations:
 • 60



11. Pressure Regulator

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Pressure regulator noted.
 • The pressure regulator is missing proper support. Moves when water is turned on and off.



12. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X	X			

Location: Front of structure.
 Observations:
 • Hose bib at north side of house leaks.



13. Balcony

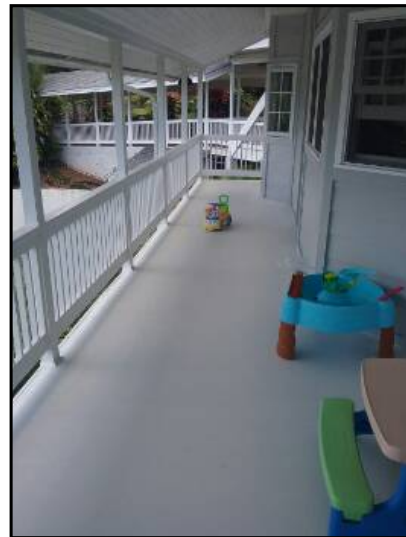
Good	Fair	Poor	N/A	None
			X	

14. Lanai Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- Improve: Typical cracking was observed at the concrete surfaces. Recommend sealing the cracks to prolong the life of the concrete.



15. Lanai Condition

Good	Fair	Poor	N/A	None
	X			

Materials: The Lanai roof is the same as main structure.

Observations:

- No major system safety or function concerns noted at time of inspection.

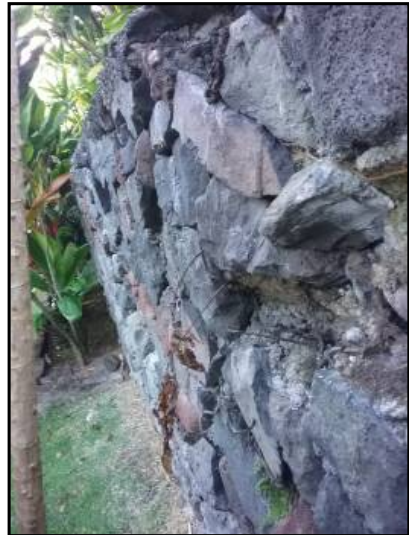
16. Fence Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Stone

Observations:

- Retaining walls are leaning.



Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			



2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Deteriorated frame(s) at window(s)



3. Siding Condition

Good	Fair	Poor	N/A	None
	X			



4. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations:

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.





5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
- Peeling paint observed, suggest scraping and painting as necessary.
- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.





6. Stucco

Good	Fair	Poor	N/A	None
	X			

Observations:

- We recommend sealing holes & gaps in the stucco to keep water infiltration from causing further damage.



Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				



2. Flashing

Good	Fair	Poor	N/A	None
	X			



3. Chimney

Good	Fair	Poor	N/A	None
	X			



4. Sky Lights

Good	Fair	Poor	N/A	None
			X	

5. Spark Arrestor

Good	Fair	Poor	N/A	None
		X		



6. Vent Caps

Good	Fair	Poor	N/A	None
			X	

7. Gutter

Good	Fair	Poor	N/A	None
	X			





Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Roofing is the same as main structure.

2. Walls

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Appeared satisfactory, at time of inspection.



3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:
 • The anchor bolts were not visible, obscured by drywall.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.



5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Garage has drywall ceiling.

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Some outlets not accessible due to furniture and or stored personal items.

7. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:
 • **GFCI** in place and operational

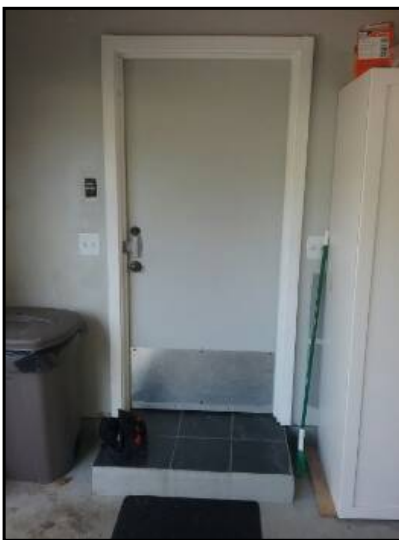
8. 240 Volt

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The 240 volt outlet for dryer

9. Exterior Door

Good	Fair	Poor	N/A	None
	X			



10. Fire Door

Good	Fair	Poor	N/A	None
		X		

Observations:
 • Does Not Appear to be a Rated Fire Door
 • No auto closure present



11. Garage Door Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Sectional door noted.

Observations:

- Door bottom weatherstripping is missing or damaged. Recommend repair or replacement.



12. Garage Door Parts

Good	Fair	Poor	N/A	None
	X			

Observations:

- The garage door appeared functional during the inspection.



13. Garage Opener Status

Good	Fair	Poor	N/A	None
	X			

Observations:

- Chain drive opener noted.



14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.

15. Ventilation

Good	Fair	Poor	N/A	None
	X			

16. Vent Screens

Good	Fair	Poor	N/A	None
			X	

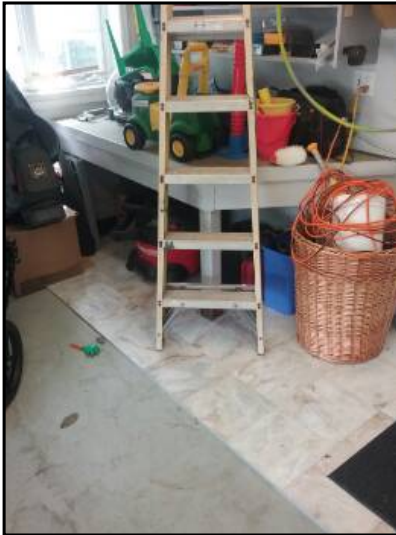
17. Cabinets

Good	Fair	Poor	N/A	None
			X	

18. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:
• No discrepancies noted.



19. Wash Basin

Good	Fair	Poor	N/A	None
			X	

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

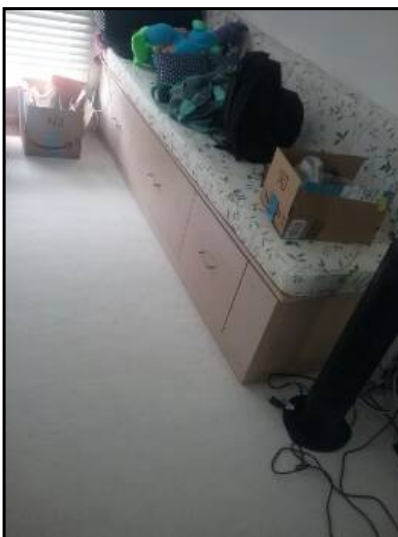
Good	Fair	Poor	N/A	None
			X	

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- No deficiencies observed.

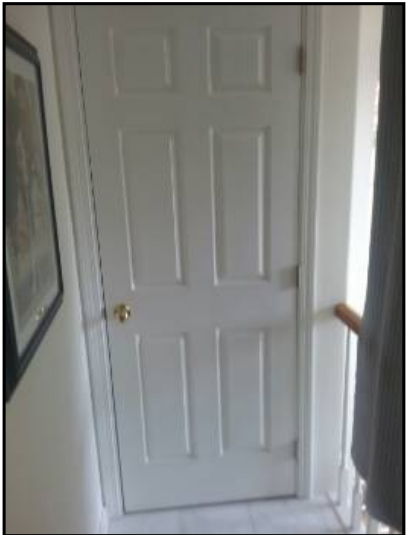


3. Ceiling Fans

Good	Fair	Poor	N/A	None
	X			

4. Closets

Good	Fair	Poor	N/A	None
	X			



5. Door Bell

Good	Fair	Poor	N/A	None
		X		

Observations:

- The inspector was not able to operate the doorbell.

6. Doors

Good	Fair	Poor	N/A	None
	X			



7. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

8. Security Bars

Good	Fair	Poor	N/A	None
			X	

9. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:

- The smoke alarm(s) did not operate when tested.

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				



11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

13. Patio Doors

Good	Fair	Poor	N/A	None
			X	

14. Screen Doors

Good	Fair	Poor	N/A	None
			X	

15. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted. • Plaster walls noted.



16. Fireplace

Good	Fair	Poor	N/A	None
			X	

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed sliding window noted.

Bedrooms

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

1. Locations

Locations: Master#1

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

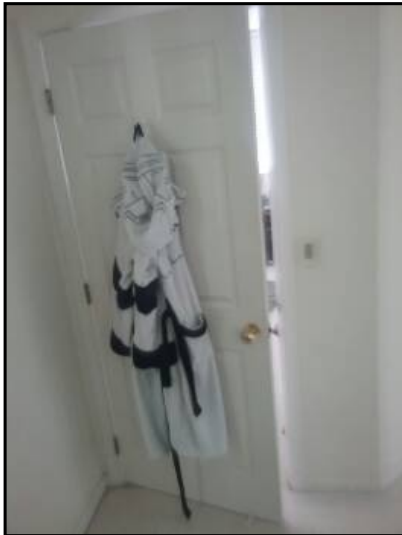
4. Closets

Good	Fair	Poor	N/A	None
	X			



5. Doors

Good	Fair	Poor	N/A	None
	X			



6. Electrical

Good	Fair	Poor	N/A	None
	X			

7. Fireplace

Good	Fair	Poor	N/A	None
			X	

8. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Carpet is noted.



9. Security Bars

Good	Fair	Poor	N/A	None
			X	

10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.



11. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
	X			



13. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood framed sliding window noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Patio Doors

Good	Fair	Poor	N/A	None
			X	

16. Screen Doors

Good	Fair	Poor	N/A	None
			X	

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
	X			



3. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Granite tops noted.

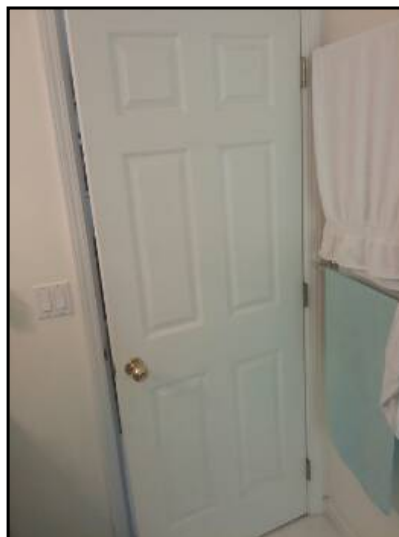


5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.



6. Electrical

Good	Fair	Poor	N/A	None
	X			

7. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
		X		

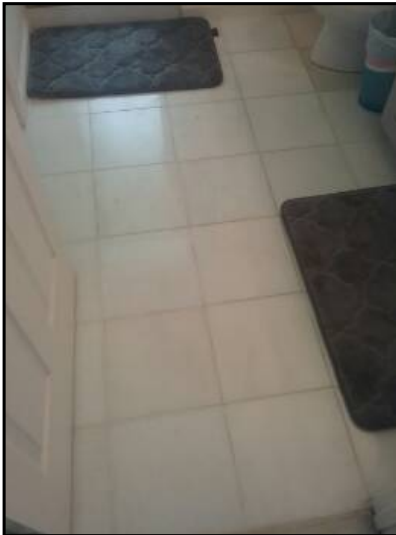
Observations:

- Exhaust fan is noisy.

9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Ceramic tile is noted.



10. Heating

Good	Fair	Poor	N/A	None
			X	

11. Mirrors

Good	Fair	Poor	N/A	None
	X			

12. Plumbing

Good	Fair	Poor	N/A	None
		X		

Observations:

- Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.



13. Security Bars

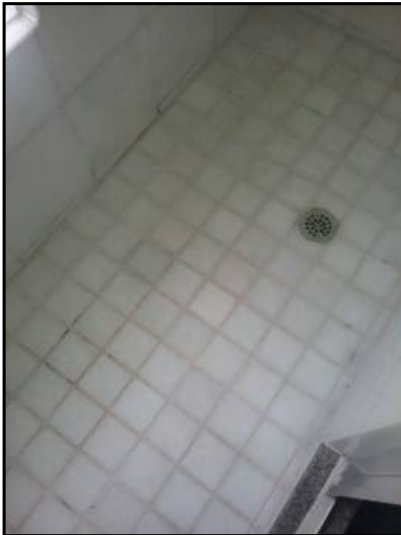
Good	Fair	Poor	N/A	None
			X	

14. Showers

Good	Fair	Poor	N/A	None
		X		

Observations:

- functional



15. Shower Walls

Good	Fair	Poor	N/A	None
		X		

Observations:
 • Ceramic tile noted.



16. Bath Tubs

Good	Fair	Poor	N/A	None
			X	

17. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The shower enclosure was functional at the time of the inspection.



18. Sinks

Good	Fair	Poor	N/A	None
X				



19. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Toilet continues to run after flushing; have contractor evaluate and repair.
- Mechanism in tank sticking, requires adjustment for proper flushing.



20. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Glass blocks noted in window openings.

Kitchen

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

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some cabinet drawers need hardware repair/adjustment (to stay shut). Repair as needed. lazy Susan door



2. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:

- Granite tops noted.



3. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations:

- Operated.

4. Doors

Good	Fair	Poor	N/A	None
			X	

5. Garbage Disposal

Good	Fair	Poor	N/A	None
	X			

Observations:

- Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
			X	

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric cook top noted.

8. Oven & Range

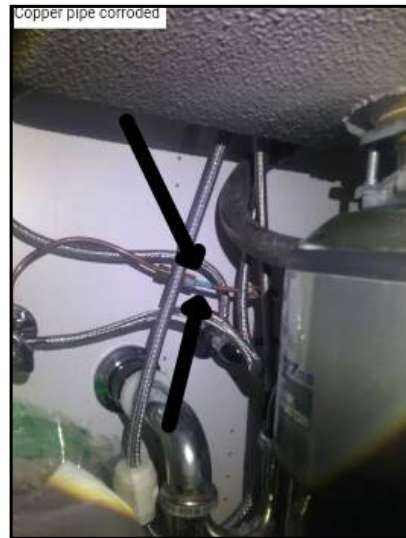
Good	Fair	Poor	N/A	None
X				

Observations:

- Oven: Electric radiant heating coils or infrared halogen.

9. Sinks

Good	Fair	Poor	N/A	None
X				



10. Drinking Fountain

Good	Fair	Poor	N/A	None
			X	

11. Spray Wand

Good	Fair	Poor	N/A	None
			X	

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
			X	

13. Soap Dispenser

Good	Fair	Poor	N/A	None
			X	

14. Trash Compactor

Good	Fair	Poor	N/A	None
			X	

15. Vent Condition

Good	Fair	Poor	N/A	None
			X	

16. Window Condition

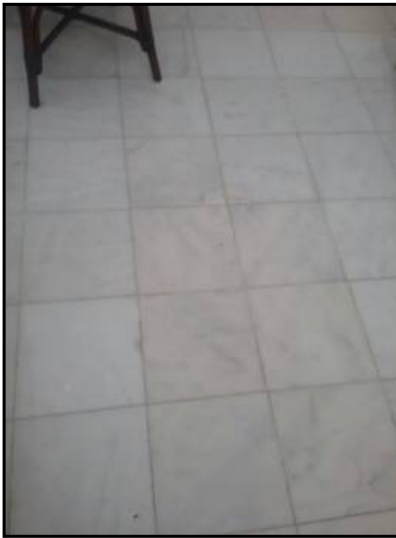
Good	Fair	Poor	N/A	None
X				

Materials: Wood framed sliding window noted.

17. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Ceramic tile is noted.



18. Plumbing

Good	Fair	Poor	N/A	None
	X			

19. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

20. Security Bars

Good	Fair	Poor	N/A	None
			X	

21. Patio Doors

Good	Fair	Poor	N/A	None
			X	

22. Screen Doors

Good	Fair	Poor	N/A	None
			X	

23. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- Reversed polarity, hot and neutral reversed and other terms used for electric receptacles are usually easily corrected by minor wiring adjustments at the specified item. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.



24. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- GFCI in place and operational.

25. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: 1sr floor

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Counters

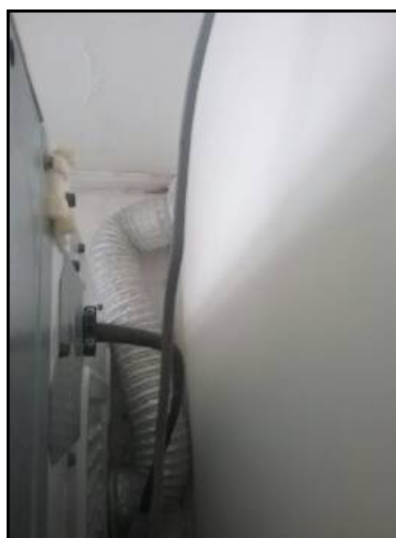
Good	Fair	Poor	N/A	None
			X	

4. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- The dryer vent terminates under structure.



5. Electrical

Good	Fair	Poor	N/A	None
	X			

6. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

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

7. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

8. Gas Valves

Good	Fair	Poor	N/A	None
			X	

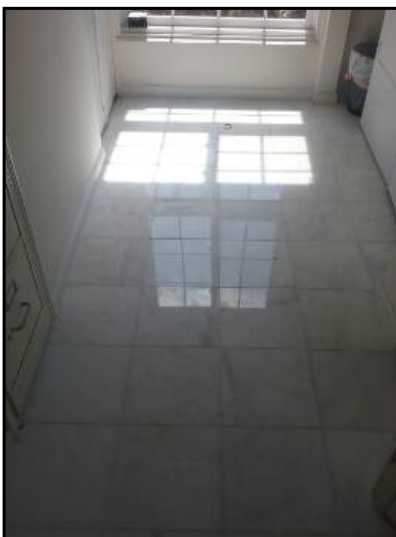
9. Wash Basin

Good	Fair	Poor	N/A	None
			X	

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.



11. Plumbing

Good	Fair	Poor	N/A	None
	X			

12. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

14. Security Bars

Good	Fair	Poor	N/A	None
			X	

15. Doors

Good	Fair	Poor	N/A	None
			X	

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed sliding window noted.



A/C

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. Heater Condition

Good	Fair	Poor	N/A	None
			X	

2. Heater Base

Good	Fair	Poor	N/A	None
			X	

3. Enclosure

Good	Fair	Poor	N/A	None

4. Venting

Good	Fair	Poor	N/A	None

5. Gas Valves

Good	Fair	Poor	N/A	None
			X	

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Missing insulation in areas.



7. AC Compress Condition

Good	Fair	Poor	N/A	None
		X		

Compressor Type: Electric

Location: The compressor is located on the exterior north.

Observations:

- Annual HVAC service contract is recommended.



Recommend sealing around protrusions from a/c lines





8. Air Supply

Good	Fair	Poor	N/A	None
		X		



9. Registers

Good	Fair	Poor	N/A	None

10. Filters

Good	Fair	Poor	N/A	None

11. Thermostats

Good	Fair	Poor	N/A	None

Water Heater

1. Base

Good	Fair	Poor	N/A	None
	X			

Observations:

- The water heater base is functional.



2. Heater Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- The water heater enclosure is functional.





3. Combustion

Good	Fair	Poor	N/A	None
			X	

4. Venting

Good	Fair	Poor	N/A	None
			X	

5. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: Electric

Location: The heater is located under the structure.

Observations:

- Water heater is reaching the end of its typical service life. Highly recommend replacement.



6. TPRV

Good	Fair	Poor	N/A	None
	X			

Observations:

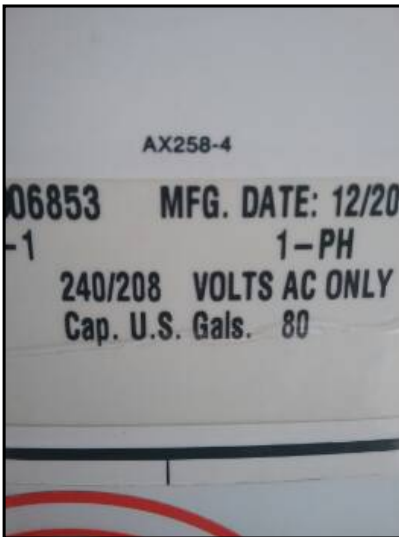
- Appears to be in satisfactory condition -- no concerns.



7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 80 gallons



8. Gas Valve

Good	Fair	Poor	N/A	None
			X	

9. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: Copper

Observations:

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



10. Overflow Condition

Good	Fair	Poor	N/A	None
			X	

Materials: None

11. Strapping

Good	Fair	Poor	N/A	None
			X	

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

- Observations:
- Garage bathroom
 - Access at hallway ceiling.



2. Structure

Good	Fair	Poor	N/A	None
X				



3. Ventilation

Good	Fair	Poor	N/A	None
	X			

- Observations:
- Under eave soffit inlet vents noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
	X			

- Observations:
- Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
	X			

Observations:

- Old ducting was left in attic when replaced.



6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.



7. Attic Plumbing

Good	Fair	Poor	N/A	None
	X			

8. Insulation Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Unfinished fiberglass batts noted.

9. Chimney

Good	Fair	Poor	N/A	None
		X		

10. Exhaust Vent

Good	Fair	Poor	N/A	None
	X			

Observations:
• Functional.

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Concrete slab foundation under garage only

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
	X			

3. Foundation Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Normal settlement.
- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.



4. Cripple Walls

Good	Fair	Poor	N/A	None
		X		

Observations:

- Support beam for cripple wall ends short, unprofessional extension is sagging due to lack of support .



5. Ventilation

Good	Fair	Poor	N/A	None
			X	

6. Vent Screens

Good	Fair	Poor	N/A	None
			X	

7. Access Panel

Good	Fair	Poor	N/A	None
			X	

8. Post and Girders

Good	Fair	Poor	N/A	None
		X		

Observations:

- Support Material: concrete block piers
- Support Material: Block Pillars
- Beam Material: Wood
- No deficiencies were observed at the visible portions of the structural components of the home other than those noted
- Some beams are sitting directly in soil.
- Vegetation growing through floor joists (see pics)
- Some blocking are loose between joists





Some of the blocking is loose between joists



Plants growing through joists



9. Sub Flooring

Good	Fair	Poor	N/A	None
	X			

Observations:

- Plywood sheathing sub floor.



10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:
 • The anchor bolts were not visible.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
	X			

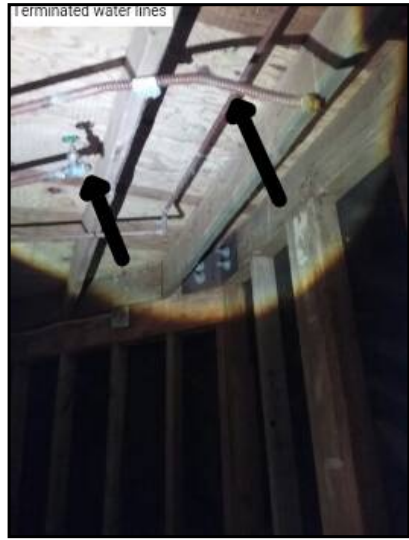
Observations:
 • All wiring should be properly secured to the framing.
 • Exposed electrical wiring observed. This is a safety concern if used where it could be subject to "Physical Damage". Exposed electrical wires are normally encased in conduit to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.
 • Open junction boxes were observed. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.



12. Foundation Plumbing

Good	Fair	Poor	N/A	None

Observations:
 • 3/4 inch copper
 • Acrylonitrile-Butadiene-Stryrene "**ABS**" waste and vent pipes noted.
 • Appears Functional at time of inspection.
 • 1/4 water line leaking

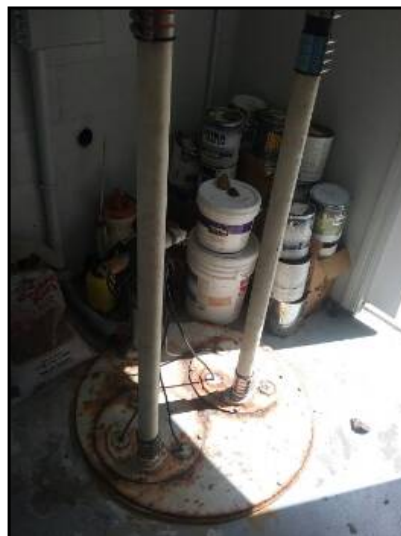


13. Sump Pump

Good	Fair	Poor	N/A	None
	X			

Observations:

- Unable to determine location of discharge.



14. Ducting

Good	Fair	Poor	N/A	None

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Insulation

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Windows

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Plumbing Materials

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Basement Electric

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Access

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Stairs

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Railings

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Slab Floor

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Finished Floor

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Drainage

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Sump Pump

Good	Fair	Poor	N/A	None

14. Framing

Good	Fair	Poor	N/A	None

15. Subfloor

Good	Fair	Poor	N/A	None

16. Columns

Good	Fair	Poor	N/A	None

17. Piers

Good	Fair	Poor	N/A	None

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None

Master bedroom

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None

3. Ceiling Fans

Good	Fair	Poor	N/A	None

4. Closets

Good	Fair	Poor	N/A	None

5. Doors

Good	Fair	Poor	N/A	None

6. Electrical

Good	Fair	Poor	N/A	None

7. Fireplace

Good	Fair	Poor	N/A	None

8. Floor Condition

Good	Fair	Poor	N/A	None

9. Security Bars

Good	Fair	Poor	N/A	None

10. Smoke Detectors

Good	Fair	Poor	N/A	None

11. Wall Condition

Good	Fair	Poor	N/A	None

12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None

13. Window Condition

Good	Fair	Poor	N/A	None

14. Ceiling Condition

Good	Fair	Poor	N/A	None

15. Patio Doors

Good	Fair	Poor	N/A	None

16. Screen Doors

Good	Fair	Poor	N/A	None

Master bathroom

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None

3. Ceiling Fans

Good	Fair	Poor	N/A	None

4. Closets

Good	Fair	Poor	N/A	None

5. Doors

Good	Fair	Poor	N/A	None

6. Electrical

Good	Fair	Poor	N/A	None

7. Fireplace

Good	Fair	Poor	N/A	None

8. Floor Condition

Good	Fair	Poor	N/A	None

9. Security Bars

Good	Fair	Poor	N/A	None

10. Smoke Detectors

Good	Fair	Poor	N/A	None

11. Wall Condition

Good	Fair	Poor	N/A	None

12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None

13. Window Condition

Good	Fair	Poor	N/A	None

14. Ceiling Condition

Good	Fair	Poor	N/A	None

15. Patio Doors

Good	Fair	Poor	N/A	None

16. Screen Doors

Good	Fair	Poor	N/A	None

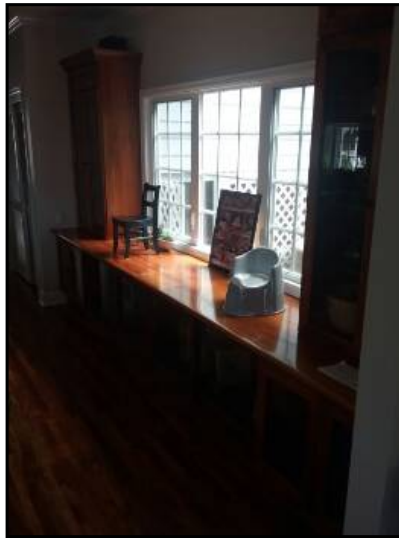
Main house kitchen

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

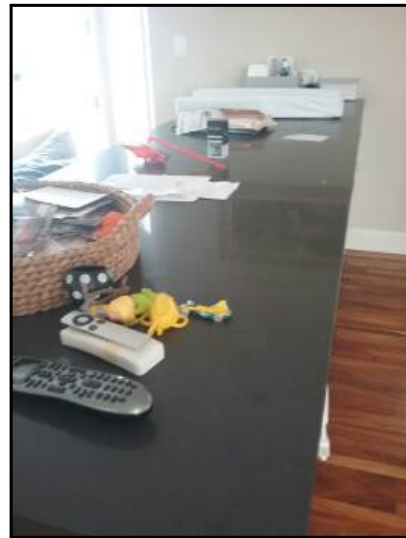


2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.
- Wood counter tops noted.



3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated.

4. Doors

Good	Fair	Poor	N/A	None
			X	

5. Garbage Disposal

Good	Fair	Poor	N/A	None
	X			

Observations:

- Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
			X	

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.



8. Oven & Range

Good	Fair	Poor	N/A	None
X				

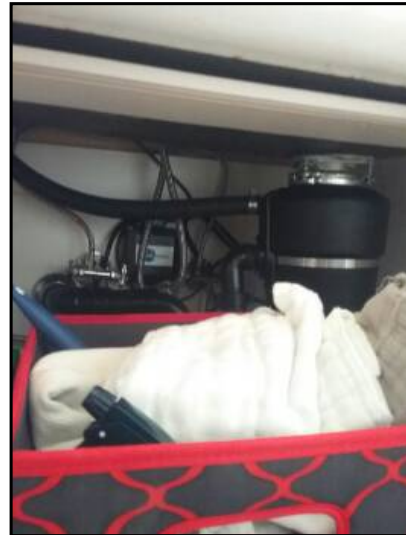
Observations:

- Oven: gas burners



9. Sinks

Good	Fair	Poor	N/A	None
X				



10. Drinking Fountain

Good	Fair	Poor	N/A	None
			X	

Observations:

- There was no drinking fountain present in this kitchen.

11. Spray Wand

Good	Fair	Poor	N/A	None
			X	

Observations:

- There was no spray wand present in this kitchen.

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
			X	

13. Soap Dispenser

Good	Fair	Poor	N/A	None
			X	

14. Trash Compactor

Good	Fair	Poor	N/A	None
			X	

15. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Exterior Vented



16. Window Condition

Good	Fair	Poor	N/A	None
X				

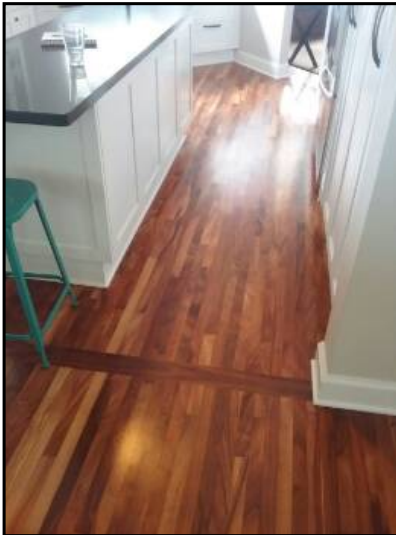
Materials: Wood framed casement window noted. • Wood framed fixed window noted.



17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.



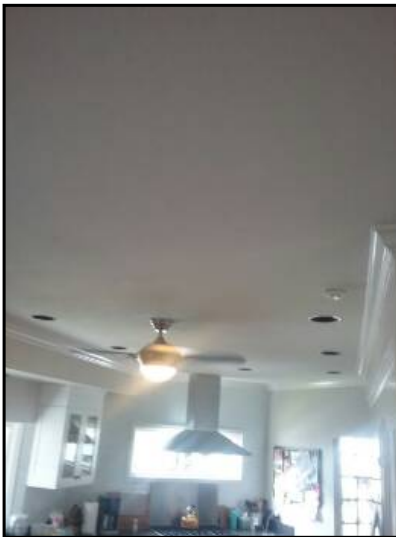
18. Plumbing

Good	Fair	Poor	N/A	None
X				

19. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.



20. Security Bars

Good	Fair	Poor	N/A	None
			X	

21. Patio Doors

Good	Fair	Poor	N/A	None
			X	

22. Screen Doors

Good	Fair	Poor	N/A	None
			X	

23. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.

24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational.

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Main house laundry

1. Locations

Locations: Midfloor

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

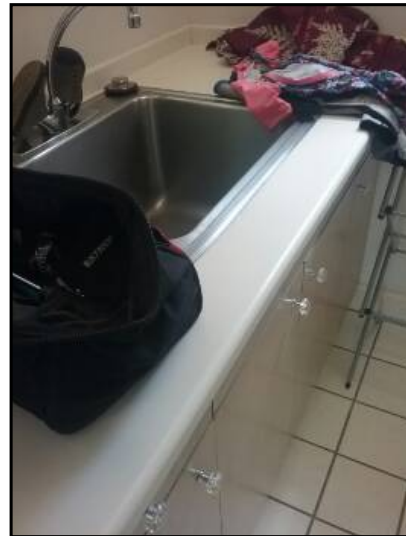
Observations:
 • No deficiencies observed.



3. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Plastic laminate tops noted.



4. Dryer Vent

Good	Fair	Poor	N/A	None
	X			



5. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:
 • Outlets did not work



6. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:
 • GFCI did not respond to test, suggest replacing for safety.

7. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

8. Gas Valves

Good	Fair	Poor	N/A	None
			X	

9. Wash Basin

Good	Fair	Poor	N/A	None
X				



10. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Ceramic tile is noted.



11. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.



12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Security Bars

Good	Fair	Poor	N/A	None
			X	

15. Doors

Good	Fair	Poor	N/A	None
		X		

Observations:
 • Pocket door does not operate smoothly. .



16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed casement window noted.



Garage laundry

1. Locations

Locations: Garage

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- The dryer vent is missing the exterior cover.



5. Electrical

Good	Fair	Poor	N/A	None
	X			

6. GFCI

Good	Fair	Poor	N/A	None
			X	

7. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

8. Gas Valves

Good	Fair	Poor	N/A	None
			X	

9. Wash Basin

Good	Fair	Poor	N/A	None
			X	

10. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Marble floors noted.

11. Plumbing

Good	Fair	Poor	N/A	None
	X			



12. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

14. Security Bars

Good	Fair	Poor	N/A	None
			X	

15. Doors

Good	Fair	Poor	N/A	None
			X	

16. Window Condition

Good	Fair	Poor	N/A	None
			X	

Main house interior areas

1. Bar

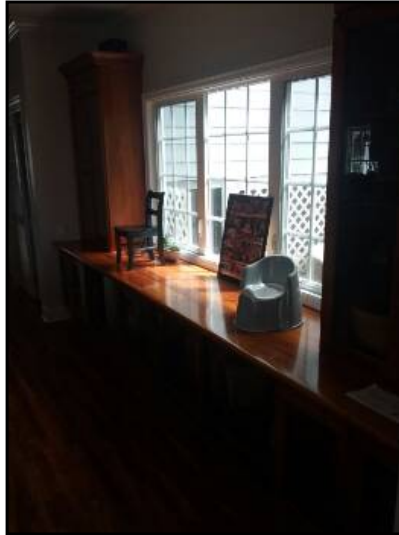
Good	Fair	Poor	N/A	None
			X	

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.



3. Ceiling Fans

Good	Fair	Poor	N/A	None
	X			

Observations:

- Operated normally when tested, at time of inspection.



4. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- The closet is in serviceable condition.



5. Door Bell

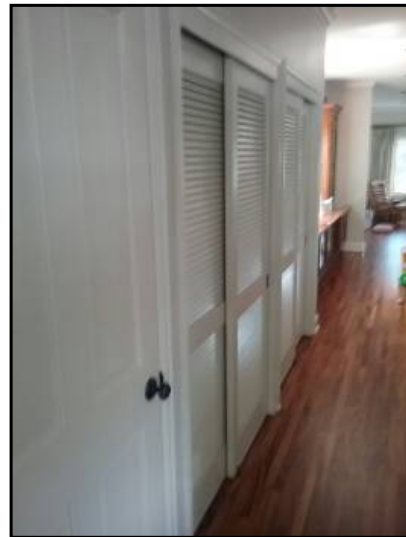
Good	Fair	Poor	N/A	None
		X		

Observations:

- The inspector was not able to operate the doorbell.

6. Doors

Good	Fair	Poor	N/A	None
	X			





7. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Several bulbs not working

8. Security Bars

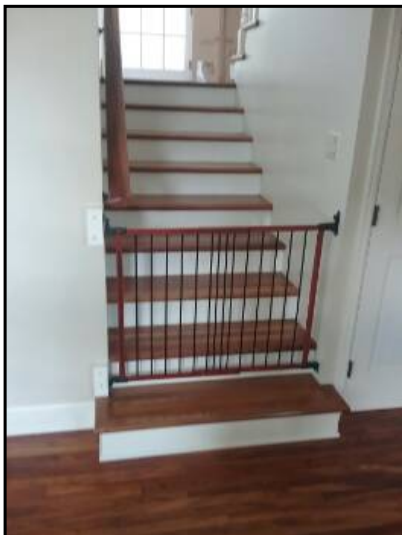
Good	Fair	Poor	N/A	None
			X	

9. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
		X		



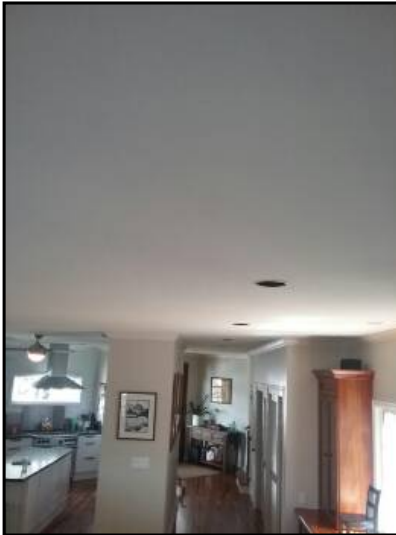
11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

12. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.



13. Patio Doors

Good	Fair	Poor	N/A	None
	X			



14. Screen Doors

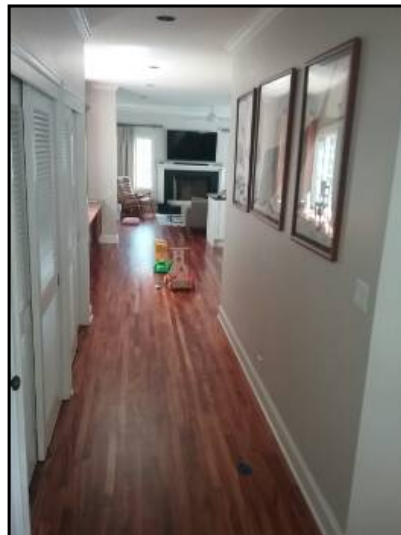
Good	Fair	Poor	N/A	None
	X			



15. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.



16. Fireplace

Good	Fair	Poor	N/A	None
	X			

Materials: Living Room
Materials: Masonry fireplace noted.

Observations:

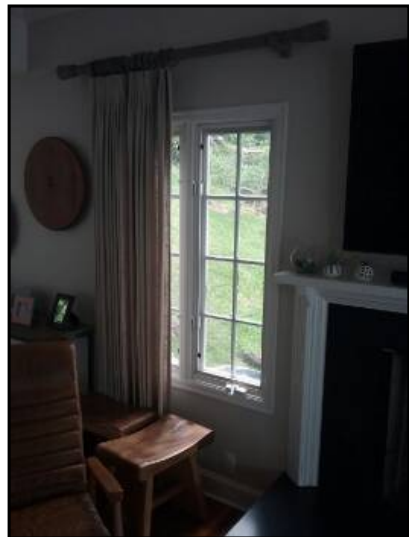
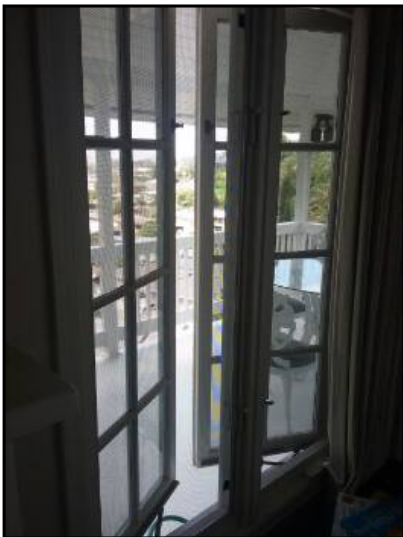
- The fireplace damper is damaged and not functional; The lever will not open or close the damper correctly. Do not attempt to start a fire until corrected.



17. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood framed casement window noted.





18. Floor

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Main house bedrooms

1. Locations

Locations: Upstairs

2. Cabinets

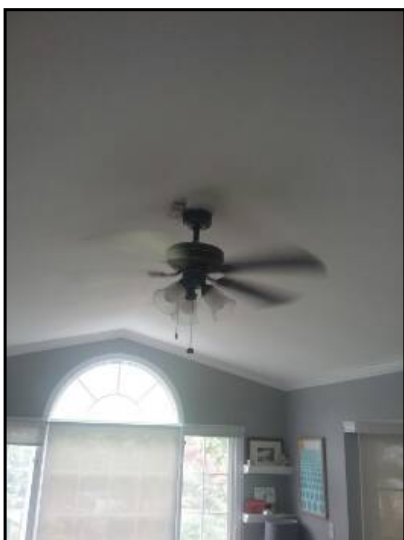
Good	Fair	Poor	N/A	None
	X			

Observations:
 • No deficiencies observed.

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

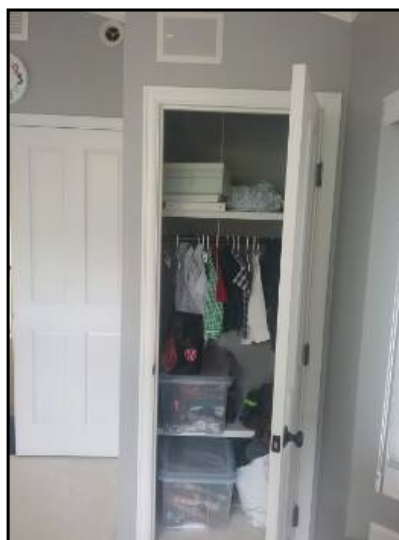
Observations:
 • Operated normally when tested, at time of inspection.

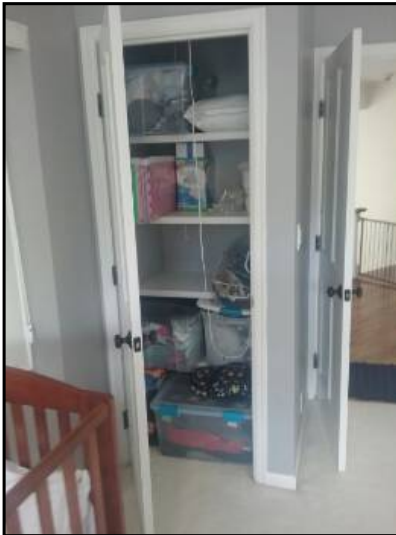


4. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The closet is in serviceable condition.

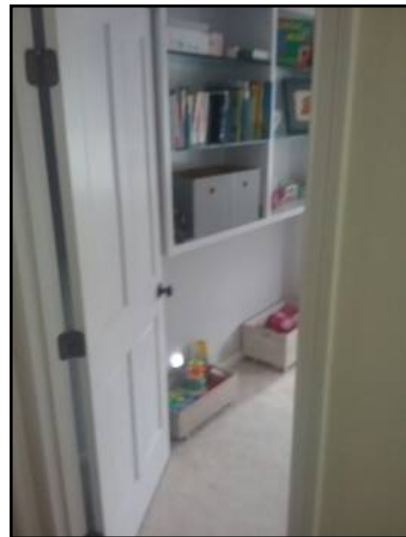




5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Double door entryway.



6. Electrical

Good	Fair	Poor	N/A	None
	X			

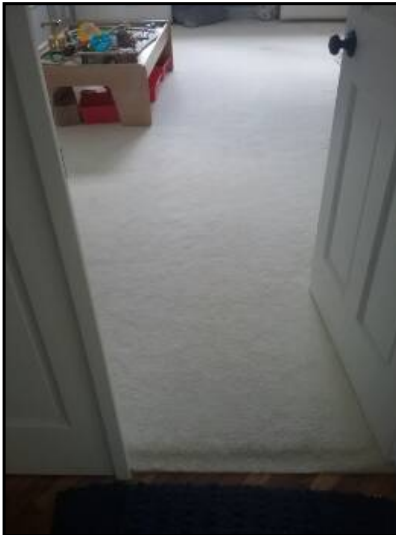
7. Fireplace

Good	Fair	Poor	N/A	None
			X	

8. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Carpet is noted.



9. Security Bars

Good	Fair	Poor	N/A	None
			X	

10. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:

- There were no smoke detectors present in the bedroom(s).

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

13. Window Condition

Good	Fair	Poor	N/A	None
X				



14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Patio Doors

Good	Fair	Poor	N/A	None
			X	

16. Screen Doors

Good	Fair	Poor	N/A	None
			X	

Main house master bedroom

1. Locations

Locations: Upstairs

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:
• No deficiencies observed.



3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

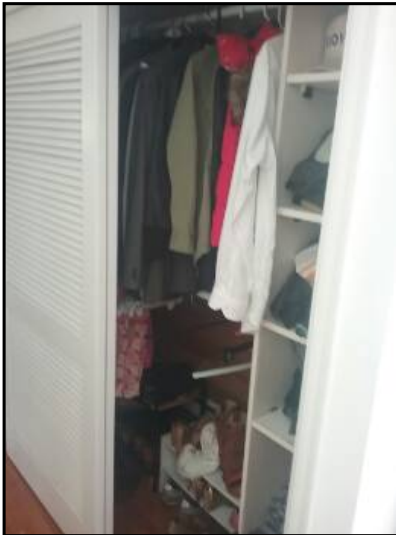
Observations:
• Operated normally when tested, at time of inspection.



4. Closets

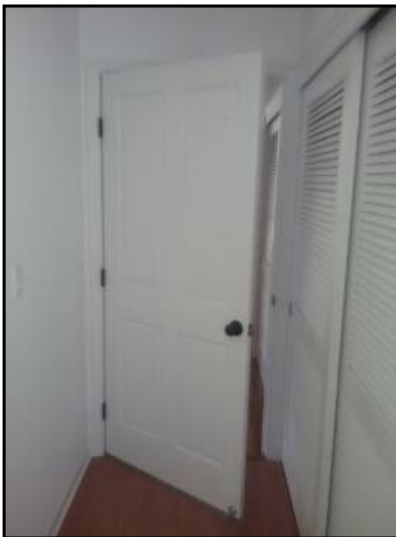
Good	Fair	Poor	N/A	None
	X			

Observations:
• The closet is in serviceable condition.



5. Doors

Good	Fair	Poor	N/A	None
X				



6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

7. Fireplace

Good	Fair	Poor	N/A	None
		X		

Materials: Bedroom

Materials: Masonry fireplace noted.

Observations:

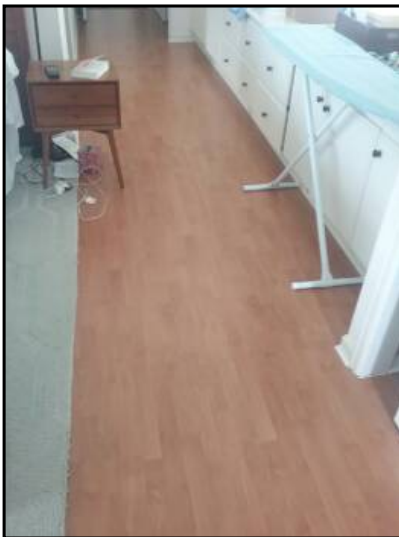
- Damper was opened and closed several times.
- Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.



8. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Floating laminate type flooring noted.



9. Security Bars

Good	Fair	Poor	N/A	None
			X	

10. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:
 • **Smoke Detectors**



11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

12. Window-Wall AC or Heat

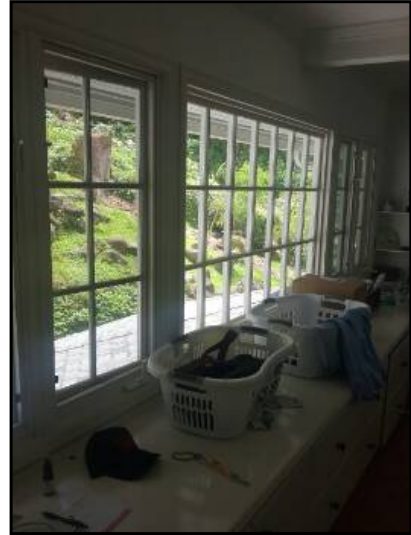
Good	Fair	Poor	N/A	None
X				



13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed casement window noted.



14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Patio Doors

Good	Fair	Poor	N/A	None
			X	

16. Screen Doors

Good	Fair	Poor	N/A	None
			X	

Studio bathroom

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
	X			



3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

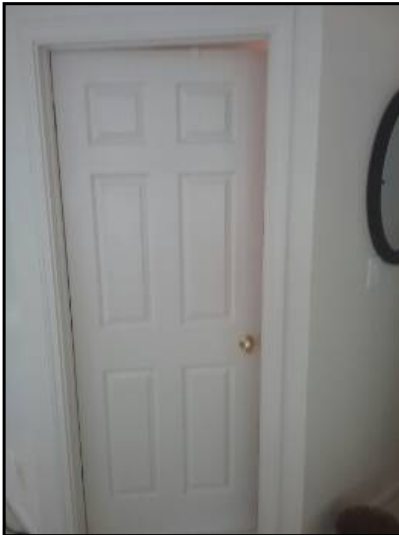


4. Counters

Good	Fair	Poor	N/A	None
			X	

5. Doors

Good	Fair	Poor	N/A	None
	X			



6. Electrical

Good	Fair	Poor	N/A	None
		X		

Observations:

- Light fixture or bulb apparently inoperable at . Change bulb(s) and check.
- Light bulbs are missing at various fixtures throughout the house, and cannot be evaluated.



7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
		X		

Observations:

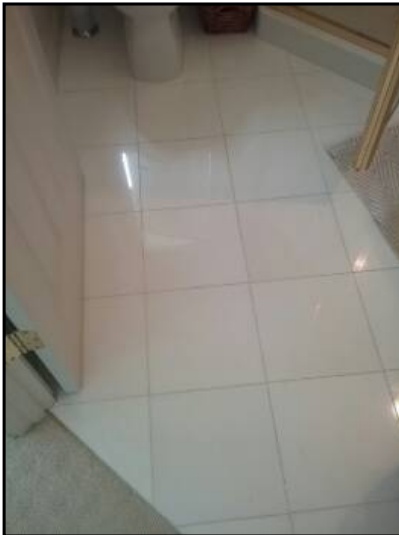
- The bath fan is a worn unit which may be at the end of its useful life.



9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Ceramic tile is noted.



10. Heating

Good	Fair	Poor	N/A	None
			X	

11. Mirrors

Good	Fair	Poor	N/A	None
	X			



12. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.



13. Security Bars

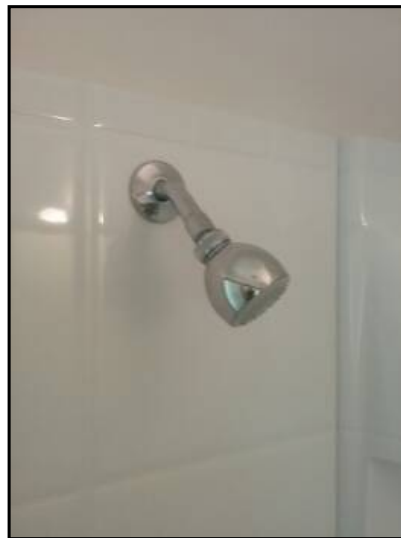
Good	Fair	Poor	N/A	None
			X	

14. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:

- functional



15. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations:
• Fiberglass surround noted.



16. Bath Tubs

Good	Fair	Poor	N/A	None
			X	

17. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- The shower enclosure was functional at the time of the inspection.



18. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- Supply line showing signs of corrosion





19. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.



20. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed casement window noted.



Main house master bathroom

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None



3. Ceiling Condition

Good	Fair	Poor	N/A	None

4. Counters

Good	Fair	Poor	N/A	None

5. Doors

Good	Fair	Poor	N/A	None

6. Electrical

Good	Fair	Poor	N/A	None



7. GFCI

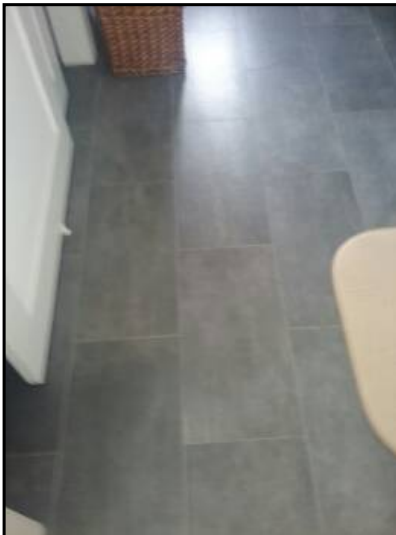
Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Exhaust Fan

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Floor Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



10. Heating

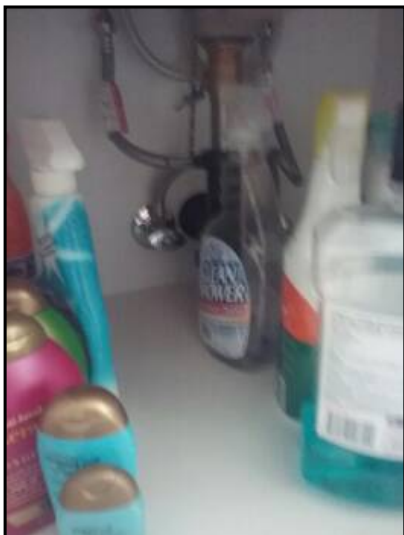
Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Mirrors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Plumbing

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



13. Security Bars

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Showers

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. Shower Walls

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



16. Bath Tubs

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



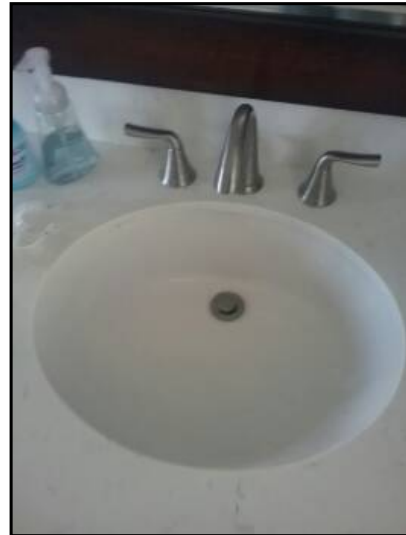
17. Enclosure

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



18. Sinks

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



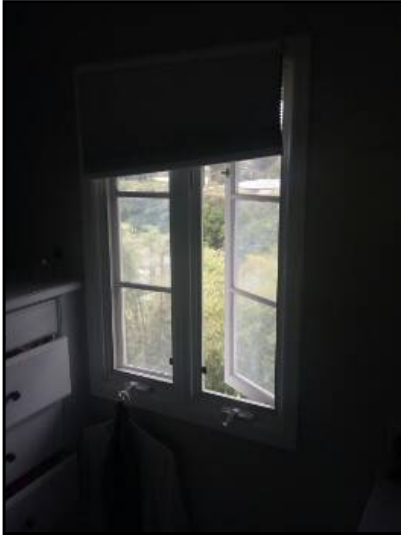
19. Toilets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



20. Window Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Main house bathroom

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



3. Ceiling Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Counters

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Doors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Electrical

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



7. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Floor Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Mirrors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

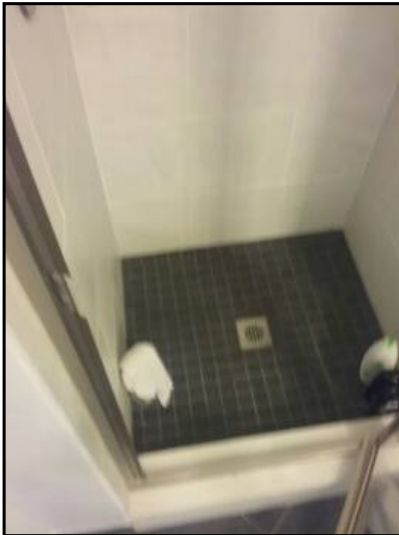
10. Plumbing

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



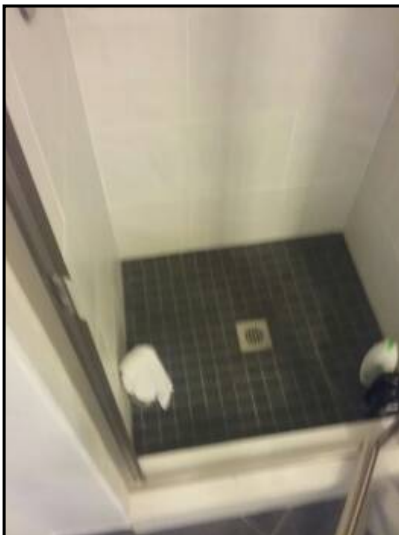
11. Showers

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



12. Shower Walls

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



13. Enclosure

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



14. Sinks

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



15. Toilets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



16. Window Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Main house 1/2 bath

1. Locations

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

3. Doors

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.



5. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

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

6. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.



7. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

8. Mirrors

Good	Fair	Poor	N/A	None
X				

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
• No concerns at this time



10. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.
• Sink appears to be in good condition.

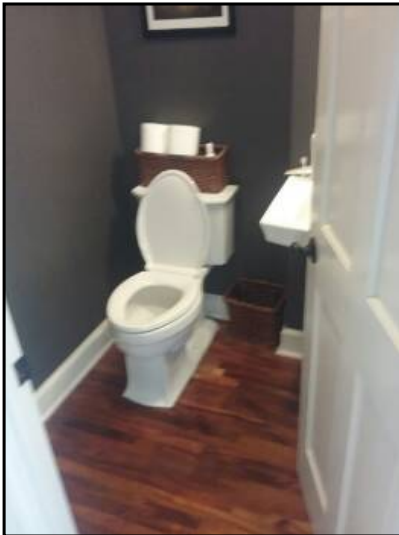


11. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested. No deficiencies noted.



Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Double Tap	<p>A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.