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Inspected By: Cory Cookston #164972



Home Inspection Report

Prepared For:

Happy Client

Property Address:

123 Sample Lane

Sample , KY 12345

Inspected on Thu, Jul 19 2018 at 8:00 AM

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Thank you for choosing Keystone Property Inspection. This report will help you in understanding the condition of the property in order to make an informed purchase decision.

The report is designed to be easy to read and comprehend. In addition to the checklist items of the report there are many photos with comments which are meant to help you further understand specific conditions observed. While I do provide a summary of the most significant of issues at the beginning of the report, please read the entire report to be sure you are aware of all the findings and recommendations of my inspection.

It is also important to understand that a general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. The inspection will not real every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

I operate under the Standards of Practice of the International Association of Certified Home Inspectors. For the full details, visit www.nachi.org/sop.htm .

DEFINITION OF CONDITION TERMS

Performing Intended Function: At the time of inspection the component is functional without observed signs of a substantial defect.

Vulnerable: At the time of inspection, the component is in a state of deterioration, that if not repaired, will eventually require replacement.

Nearing End of Useful Life: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Not Performing Intended Function: At the time of inspection the component does not function as intended. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Summary

This summary section is not the entire report. The complete report includes additional information of interest and concern to you. It is strongly recommended that you read and understand the complete report. For information regarding the negotiability of any recommendations issued in this report, under your real estate purchase contract, contact your real estate agent and/or attorney.



Comment 1:

Heating and Cooling - The indoor portion of the heating and cooling system is 25 years old and the outdoor portion is 13 years old according to the serial numbers. Most heat pump systems last between 10 and 15 years. I recommend you request a qualified HVAC technician service/tune up the equipment and provide a report on its overall health. Need for its replacement may be looming.



Comment 2:

There was no power at several exterior outlets. No circuit breaker was visibly tripped. It is possible that an obscured switch or GFCI was off. Recommend inquiring with homeowner. Otherwise, further investigation is recommended and repair work may be required in order to restore power.



Comment 3:

Stained and water damaged drywall on ceiling of garage below master bath. Drywall has sagged and shows evidence of possible fungal growth. Tested with moisture meter and found to be currently dry. Check seller's disclosure for knowledge of previous plumbing leaks. Possible concealed damage. Recommend removal of drywall, further inspection for damage to wood structure and drywall repair.

General

Property Type:	Single Family
Stories:	One, With basement
Approximate Age:	39 Years
Age Based On:	Listing, Electrical Inspection, Internet Research
Bedrooms/Baths:	Three Bedrooms 2 1/2 Baths
Furnished:	Partially, therefore portions of the interior or not visible at the time of inspection
Occupied:	No
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Water Service, No gas service
People Present:	Client, Client's Family

Site

Vegetation, grading of the site, surface drainage, retaining walls where they may adversely affect the structure due to moisture intrusion are inspected. Adjacent walkways and driveways, stairs, steps, stoops, ramps, porches, patios, decks, balconies and carports are also inspected.

Site Grading:

Sloped Away From Structure

Condition: Performing intended function



Comment 4:

Low spot in sidewalk - Area may hold water or snow melt. Use caution in freezing weather.



Figure 4-1



Comment 5:

Low spot in yard - Area may hold water in times of heavy rainfall.

(Site continued)



Figure 5-1



Comment 6:

Low spot in sidewalk - Area may hold water or snow melt. Use caution in freezing weather.



Figure 6-1

Vegetation:

Not Growing Against Structure

Retaining Walls:

Masonry

Condition: Vulnerable

(Site continued)



Comment 7:

Loose/missing mortar - Recommend an experienced mason seal cracks and replace missing mortar to prevent further damage due to freeze/thaw cycle.



Figure 7-1



Figure 7-2

Driveway:

Concrete

Condition: Performing intended function



Comment 8:

Crumbling concrete - Concrete crumbling due to failure of subgrade bearing strength. Possibly due to expansive soils, saturated soil and/or lack of compacted gravel. Recommend repair.

(Site continued)



Figure 8-1

Walkways:

Concrete

Condition: Performing intended function



Comment 9:

Sidewalk trip hazard/s - safety concern especially for the elderly and children. Recommend replacement, grinding or concrete lifting to eliminate this hazard.



Figure 9-1



Figure 9-2

(Site continued)



Figure 9-3

Steps/Stoops:	Concrete Condition: Performing intended function
Patios/Decks:	Concrete Condition: Performing intended function



Comment 10:

The two window wells in the patio are a potential hazard for the elderly and children if they are unaware of the well. While the depth of the well is less than 2 feet and doesn't require a railing, given the wells are within the walking surface of the patio they may not be as easily noticed. Preach caution.

(Site continued)



Figure 10-1



Comment 11:

Lack of control joints - Cracks in concrete as a result of insufficient control joints, normally placed at time of installation. Recommend sealing cracks to prevent further damage as a result of freeze/thaw cycles as well as degradation of the subgrade due to water saturation.



Figure 11-1

(Site continued)



Comment 12:

Loose retaining wall stone/s-recommend an experienced mason make repairs.
Evidence of prior repair.



Figure 12-1



Figure 12-2

Exterior

The exterior wall covering materials, the eaves, soffits, fascia, representative number of windows, all exterior doors, flashing, trim, railings and handrails are inspected.

Exterior Cladding:

Brick

Condition: Performing intended function



Comment 13:

These are weep holes which allow moisture to drain from behind brick. Recommend stuffing with stainless steel wool to keep rodents and other pests out.



Figure 13-1

Exterior Trim Material:

Aluminum

Condition: Performing intended function

Window Materials :

Wood, Vinyl, Aluminum

Condition: Performing intended function



Comment 14:

Rusty basement window opening form - recommend prep and paint to prevent further deterioration.

(Exterior continued)



Figure 14-1



Figure 14-2



Comment 15:

Wood window deterioration - recommend prep and paint to prevent further deterioration.



Figure 15-1

Window Types:

Double Hung, Sliding , Casement , Fixed/Picture

Condition: Performing intended function

Exterior Door Materials:

Fiberglass, Steel

Condition: Vulnerable

(Exterior continued)



Comment 16:

Wood door jamb deterioration - recommend repair or replace. Loose hinges/sagging door - door strikes jamb and does not shut smoothly. Recommend repair.



Figure 16-1



Comment 17:

Loose jamb extension - The jamb extension to which the storm door is hung, is loose and allowing the storm door to sag, creating a gap at the bottom and top corners. Recommend repair by qualified carpenter.



Figure 17-1



Figure 17-2

(Exterior continued)

Exterior Door Types: Inswing
Condition: Performing intended function

Railings: Metal
Condition: Vulnerable



Comment 18:

Missing handrail - with three or more steps, a handrail is recommended. The elderly and/or children may find difficulty in using the steps safely. Able bodied people may also find difficulty during times of freezing precipitation when the steps may be slippery. Recommend adding a railing.



Figure 18-1



Comment 19:

Rusty railing posts - The bottom of the railing posts are rusting away causing the railing to lose strength. Recommend repair or replace.

(Exterior continued)



Figure 19-1



Figure 19-2

Storm Protection:

Storm doors

Condition: Not performing intended function



Comment 20:

No power at exterior outlet. Unable to test for ground fault circuit interrupting device protection. Recommend inquiring with homeowner as to whether there may be a switch or an unlocated GFCI outlet that was already tripped. Recommend weatherproof-while-in-use type "bubble" cover. See photo example.



Figure 20-1



Figure 20-2

(Exterior continued)


 **Comment 21:**
Melted light fixture len/s- Likely a bulb of too high of wattage was used, and overheated the len/s. Recommend replacement.




Figure 21-1



Figure 21-2



Figure 21-3

 **Comment 22:**
Loose/missing mortar - Recommend an experienced mason seal cracks and replace missing mortar to prevent further damage due to freeze/thaw cycle.

(Exterior continued)



Figure 22-1



Comment 23:

Exterior hose bib/s - Not frostproof type hose bib/s, and will require interior valve/s counterparts to be shut and outdoor valve/s to be opened in order to drain trapped water prior to freezing temperatures to prevent damage to the valve.



Figure 23-1

(Exterior continued)



Comment 24:

Leaking exterior hose bib. Recommend repair or replace by a qualified plumber.

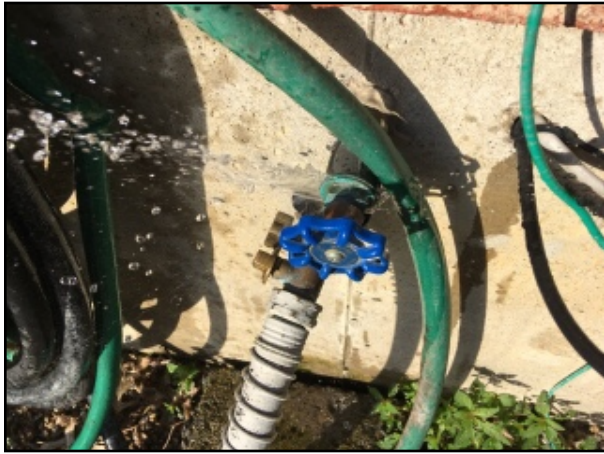


Figure 24-1



Comment 25:

No outlet cover - Exterior outlet missing cover. No power at exterior outlet. Unable to test for ground fault circuit interrupting device protection. Recommend inquiring with homeowner as to whether there may be a switch or an unlocated GFCI outlet that was already tripped. Recommend weatherproof-while-in-use type "bubble" cover. See photo example.



Figure 25-1



Figure 25-2

(Exterior continued)



Comment 26:

Non-ground fault circuit interrupting device protected exterior outlet - recommend replacing with GFCI outlet. Recommend weatherproof-while-in-use type "bubble" cover. See photo example.



Figure 26-1



Figure 26-2



Comment 27:

Vulnerable chimney shoulder/s - Top of chimney shoulder is not sloped. Water can soak in and deteriorate the shoulder/s through freeze/thaw cycles. Recommend cleaning and sealing or increasing the slope of the chimney shoulder/s.

(Exterior continued)



Figure 27-1



Comment 28:

Open joint - recommend sealing with flexible caulking to prevent damage from freeze/thaw cycles.



Figure 28-1

(Exterior continued)



Comment 29:

No power at exterior outlet. Unable to test for ground fault circuit interrupting device protection. Recommend inquiring with homeowner as to whether there may be a switch or an unlocated GFCI outlet that was already tripped. Recommend weatherproof-while-in-use type "bubble" cover. See photo example. Also, recommend removing the homemade extension cord that runs through the mulch and across the top step. UV light will degrade the shielding, possibly exposing wires and if landscaping work is to be done, a shovel cutting through it would be detrimental to both the wire and the shovel operator.



Figure 29-1



Figure 29-2

Garage

Garage Type: Basement
Garage Size: 2 Car
Door Opener: Chain Drive
Condition: Performing intended function



Comment 30:
Non-functioning garage door opener lights - bulbs may be burnt out.
Recommend replacing bulbs.



Figure 30-1

Opener Safety Feature: Light Beam
Condition: Performing intended function



Comment 31:
Non-functional deadbolt.

(Garage continued)



Figure 31-1



Comment 32:

Side door to the garage strikes garage door when garage door is in open position. Side door can only be opened when garage door is closed.



Figure 32-1

(Garage continued)



Comment 33:

Odd box, not readily openable. Unidentifiable purpose.



Figure 33-1



Comment 34:

Non-self closing hinges - Recommend self closing hinges on the door to the garage so that the door is not accidentally left open allowing fumes, smoke or fire from the garage to easily migrate into the house.



Figure 34-1

(Garage continued)



Comment 35:

Missing grate on floor drain. Recommend finding one to fit to prevent unwanted loss of small dropped items.



Figure 35-1



Comment 36:

Gap in fire separation - The garage should be separated from the house by continuous drywall in order to slow the spread of fire. Additionally, these gaps allow fumes and dust from the garage into the house. Recommend sealing these gaps.



Figure 36-1



Figure 36-2

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Attic Ventilation:	Soffit, Ridge Vents Condition: Performing intended function
Chimney :	Brick Condition: Performing intended function
Flashings:	Metal Condition: Performing intended function
Soffit:	Aluminum Condition: Performing intended function
Fascia:	Aluminum Condition: Performing intended function
Gutters & Downspouts:	Painted Aluminum Condition: Vulnerable



Comment 37:

Downspouts discharge into underground piping which, presumably carries the water away from house and "daylights" out in the yard. This is good.



Figure 37-1



Figure 37-2

(Roofing continued)



Comment 38:

Insufficient downspouts - It is recommended that gutters of this length have additional downspout to prevent gutters from overflowing during heavy rain, becoming heavy and pulling away from the house, causing damage. Recommend adding downspouts.



Comment 39:

Roof was not inspected at clients direction. Roof to be replaced as part of closing agreement. Recommend inspecting roof after replacement to identify any installation defects.

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components falls into the category of structural engineering and is beyond the scope of a home inspection.

Foundation Types: Basement
Foundation Material: Poured Concrete
Condition: Performing intended function



Comment 40:

Minor foundation cracks - Recommend monitoring for change in size and seal the crack to prevent damage from freeze/thaw cycles.



Figure 40-1



Figure 40-2

Signs of Water Penetration: Not Present
Visible Waterproofing: Not Present
Elevated Floor Structure: Wood Frame
Condition: Performing intended function
Subflooring: Not visible
Condition: Performing intended function
Wall Structure: Wood Frame
Condition: Performing intended function
Wood In Contact With Or Near Soil: No

(Structure continued)



Comment 41:

High mulch - The mulch in this area is covering the brick veneer. This may allow run off to soak into the brick and mortar and not properly drain away from the house. Recommend lowering the grade to 6 inches below the bottom of the brick.



Figure 41-1

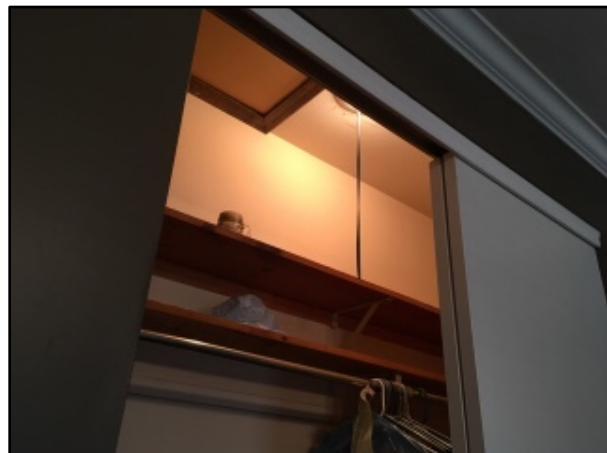
Attic

Attic Entry:

Readily Accessible:

Bedroom Closet

Yes, I entered the attic to inspect



Roof Framing:

Wood Trusses

Condition: Performing intended function

(Attic continued)

Roof Deck:	Plywood
	Condition: Performing intended function
Insulation:	Blown In Fiberglass
	Condition: Performing intended function
Approximate Average Depth Of Insulation In Attic:	10"-12"



Comment 42:

Minimum R-value of 38 is recommended for the attic. This can be achieved with 12 to 14 inches of fiberglass batts or blown in fiberglass or cellulose insulation.



Comment 43:

Displaced attic insulation - The insulation was displaced in several areas of the attic. Likely as a result of renovations. Recommend re-replacing insulation to maintain thermal envelope.



Figure 43-1

Electrical

The service drop, the overhead service conductors and attachment point, the service head, gooseneck and drip loops, the service mast, service conduit and raceway, the electric meter and base, service entrance conductors, the main service disconnect, panelboards and overcurrent protection devices, service grounding and bonding, a representative number of switches, lighting fixtures and receptacles, all ground fault circuit interrupter receptacles and circuit breakers, and the presence of smoke and carbon monoxide detectors are inspected.

Type of Service:

Overhead



(Electrical continued)

Main Disconnect Location:

Service Panel



Service Panel Location:

Garage



(Electrical continued)



Comment 44:

Electric panel not readily accessible - recommend keeping the area in front of the electric panel clear for access to work on it safely.



Figure 44-1

Service Line Material:

Aluminum

Condition: Performing intended function

Service Voltage:

240 volts

Service Amperage:

200 amps

(Electrical continued)

Service Panel Ground:

Cold Water Pipe, Ground Rod
Condition: Performing intended function



Comment 45:

Ground rod can be driven further into the ground so it is less of a trip hazard.

Branch Circuit Wiring:

Non-Metallic Shielded Copper, Stranded Aluminum
Condition: Performing intended function

Overcurrent Protection:

Breakers
Condition: Performing intended function

Smoke Detectors:

9 volt Battery Type
Condition: Nearing End of Useful Life



Comment 46:

Smoke detectors should be tested monthly. Batteries should be changed annually or more often as needed. Smoke detectors should be replaced every 10 years. There should be a smoke detector on each floor of the home, one in the hallway outside sleeping rooms and in each sleeping room.

(Electrical continued)



Comment 47:
Recommend replacing smoke detectors.



Figure 47-1

Carbon Monoxide Detectors : Not Present



Comment 48:
Recommend a carbon monoxide detector be installed in the basement near the wood-burning fireplace.



Comment 49:
Missing dimmer knob.

(Electrical continued)



Figure 49-1



Comment 50:

Incorrect bulb for closet - incandescent, halogen and other bulbs that produce high temperatures should not be used in closets where stored items may come into contact and overheat, creating a fire hazard. Recommend replacement with CFL or LED lightbulb.

Non-IC rated recessed lighting - recessed lighting with an attic above should be insulation contact rated to protect the fixture from overheating when covered directly with insulation. IC rated fixtures are sealed to prevent air/dust migration between the attic and the house. Recommend replacing these recessed light fixtures with IC rated fixtures to prevent energy loss and reduce the risk of fire.

(Electrical continued)



Figure 50-1



Figure 50-2



Comment 51:
Missing/cracked cover plate/s. Recommend replace.

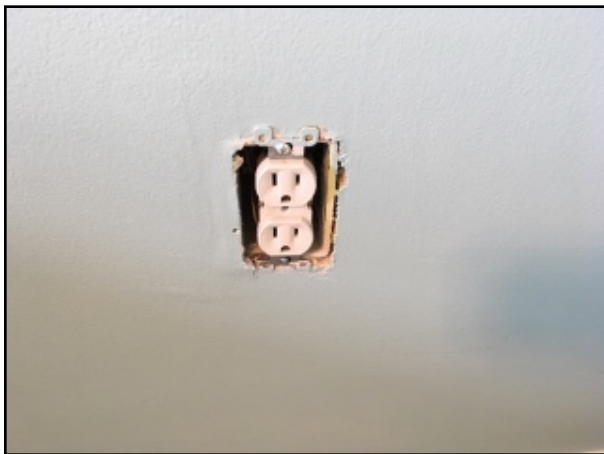


Figure 51-1



Figure 51-2

(Electrical continued)



Comment 52:

Ground prong broken off in outlet. Recommend removal or replacement of outlet.



Figure 52-1




Comment 53:

Non-metallic shielded wiring run outside of wall - wiring can be easily damaged here, where it is on protected. Recommend qualified electrician install wire inside the wall or inside of a conduit.



Figure 53-1

(Electrical continued)

-
-  **Comment 54:**
Missing GFCI - Non-ground fault circuit interrupting outlet adjacent sink. For electrical safety, recommend replacing with GFCI device.

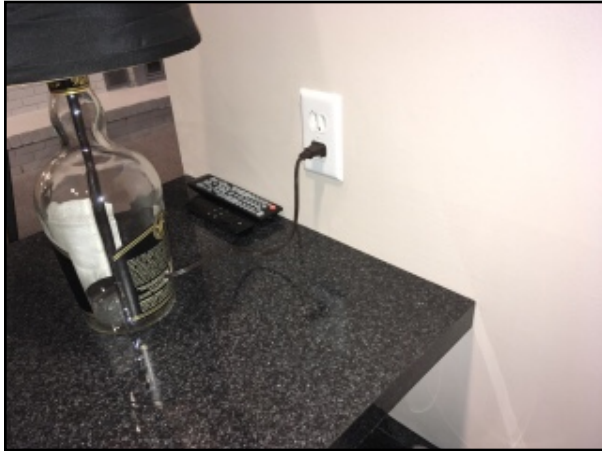


Figure 54-1

HVAC



Comment 55:
Programmable thermostat in the main floor hallway.



Figure 55-1



Comment 56:
Dirty blower - The blower and interior of the heating and cooling equipment was visibly dirty. Recommend cleaning and servicing by qualified HVAC technician.



Figure 56-1

(HVAC continued)



-
-  Comment 57:
Filter access at the bottom of the a coil section. Filter was difficult to remove.



Figure 57-1

-
-  Comment 58:
Filters should be replaced at least once every three months in order to keep the equipment clean, running efficiently and operating correctly. This will help extend time between servicing and repairs as well as extend the overall useful life of the equipment.

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A qualified HVAC technician should be consulted if in question.

Location:

Garage

(Heating continued)



Comment 59:

Air handler in garage - It is not recommended that the heating and cooling air handler be located in the garage as fumes and odors from the garage are likely to be carried into the house by the air handler. If possible, it is recommended a wall be constructed to separate the garage from the air handling equipment.



Figure 59-1

Type of Equipment:

Central Heat Pump

Condition: Performing intended function

Approximate Age:

25 Years, Beyond Expected Useful Life



Comment 60:

Heat pump life - The average useful life for a heat pump is 12-15 years.

Filter:

Disposable

Condition: Performing intended function

Type of Distribution:

Metal Ducting

(Heating continued)



Comment 61:
Heating and cooling air handler.



Figure 61-1



Comment 62:
Annual pre-heating seasonal maintenance - Recommend annual pre-heating seasonal service call for preventative maintenance to extend the useful life of the equipment.

Heating equipment should be checked, cleaned and serviced yearly by a qualified HVAC technician.

(HVAC continued)

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A qualified HVAC technician should be consulted if in question.

Type of Equipment: Central AC
 Condition: Performing intended function
 Condenser Approximate Age: 13 Years, Nearing End Of Expected Useful Life

i Comment 63:
 AC life - The average useful life for an air conditioner is 15-20 years.

Condensate Drainage: To Floor Drain
 Condition: Performing intended function

i Comment 64:
 Condensing unit/heat pump.



Figure 64-1

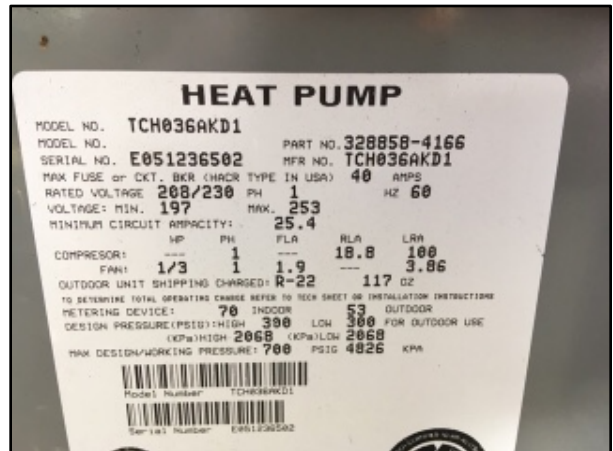


Figure 64-2

(Cooling continued)



Comment 65:

Electrical utility remote control brown out device - this device is optional and gives the electrical utility the ability to temporarily shut off your air conditioning in times of high electrical demand.



Figure 65-1

Air conditioners should be checked, cleaned and serviced yearly by a qualified HVAC technician to maintain efficient operation and extend remaining useful life.

Plumbing

The main water supply shut off valve, the main fuel supply shut off valve, interior water supply including all fixtures and faucets by running the water, all toilets for proper operation by flushing, all sinks, tubs and showers for functional drainage, the drain waste and vent system and sump pumps with accessible floats are inspected.

Water Service: Public
Water Pressure: 70psi



Comment 66:

Recommended water pressure is between 45 and 65 psi. High water pressure can cause premature failure in automatic water valves in dishwashers, clothes washers and toilets.



Figure 66-1



Comment 67:

Pressure reducing valve - this device allows the adjustment of the water pressure in the home.

(Plumbing continued)



Figure 67-1

Supply Pipe Material: Copper
Condition: Performing intended function
Location of Main Water Shutoff: Garage



Comment 68:
Valve appears to be heavily painted and may not be easily exercised.



Figure 68-1

Sewer System: Public
Waste Pipe Material: PVC
Condition: Performing intended function
Sump Pump: Not Present

(Plumbing continued)



Comment 69:

Stained and water damaged drywall on ceiling of garage below master bath. Drywall has sagged and shows evidence of possible fungal growth. Tested with moisture meter and found to be currently dry. Check sellers disclosure for knowledge of previous plumbing leaks. Possible concealed damage. Recommend removal of drywall, further inspection for damage and drywall repair.



Figure 69-1



Figure 69-2



Comment 70:

Evidence of significant patching of drywall ceiling below master bathroom. Tested with moisture meter and found currently dry. Possible hidden defects.

(Plumbing continued)



Figure 70-1



Comment 71:

Leaking drain at basement bar sink. Recommend repair



Figure 71-1

Water Heater

Fuel:	Electric
Capacity:	50 gal
Temp & Pressure Relief Valve:	Present With Blow Off Leg

(Water Heater continued)



Comment 72:

The purpose of a temperature and pressure relief valve is to relieve pressure in the water heater in the event that the temperature controls were to fail and the water in the tank were to become superheated.

Fuel Disconnect:

Circuit Breaker in Main Panel



Comment 73:

Recommend insulating exposed water piping.



Figure 73-1

Bathrooms

Bathroom #1

Location:	Main floor hallway
Bath Tub:	Alcove
Shower:	Condition: Performing intended function In Tub
Sink(s):	Condition: Performing intended function Single Vanity Condition: Performing intended function



Comment 74:

Flexible tailpiece extension - these are not recommended as they clog more easily than regular straight piping.



Figure 74-1

Toilet:	Standard Tank Condition: Performing intended function
Tub/Shower Surround:	Tile Condition: Vulnerable

(Bathroom #1 continued)



Comment 75:

Tile shower surround - Grout on tub/shower surround requires regular cleaning and sealing to maintain waterproof characteristics. Failure to do so may lead to water infiltration into tile substrate, and possible deterioration/hidden defects.

Floor:

Tile



Comment 76:

Several cracks in floor tile, cracked grout and missing grout/caulking.

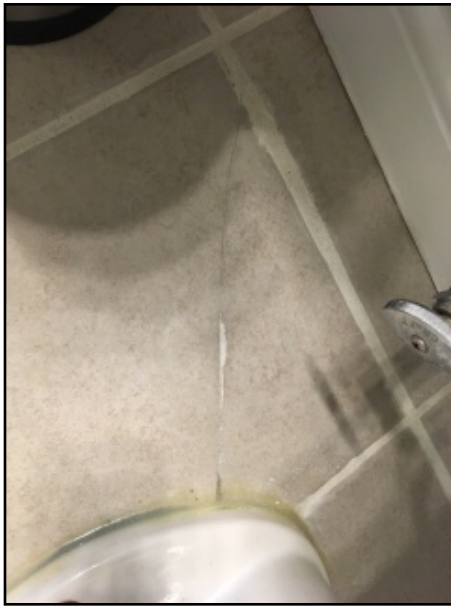


Figure 76-1



Figure 76-2

(Bathroom #1 continued)



Figure 76-3

Ventilation Type:

Ventilator

Condition: Performing intended function



Comment 77:

Vents to attic - The bathroom ventilator was discharging into the attic space. This may lead to condensation on attic surfaces and potential fungal growth. It is recommended that bathroom ventilators discharge to the exterior.

GFCI Protection:

Not Present

(Bathroom #1 continued)



Comment 78:

Missing GFCI - Non-ground fault circuit interrupting outlet adjacent sink. For electrical safety, recommend replacing with GFCI device.



Figure 78-1



Comment 79:

Non-pressure balancing tub/shower faucet. Sudden drop in cold water flow (from a toilet flush potentially) may cause temperature spike of tub/shower. Exercise caution to avoid unpleasant experience and be sure to keep water heater thermostat at 120 degrees F or less. Leaking shower diverter. Recommend repair

(Bathroom #1 continued)



Figure 79-1

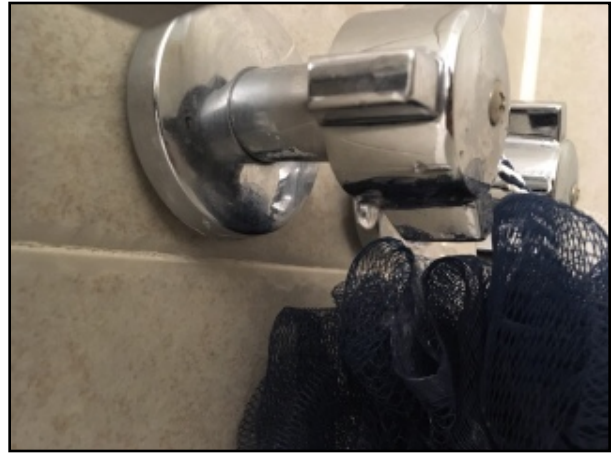


Figure 79-2



Comment 80:

Gaps in shower surround at fixture - recommend ceiling gaps with plumbers putty or other sealant to prevent water from penetrating surround and causing hidden damage.



Figure 80-1

(Bathroom #1 continued)



Comment 81:

White paint-like substance that appears to be overspray from when the tub was refinished. Cosmetic defect.



Figure 81-1

Bathroom #2

Location:	En Suite
Shower:	Stall
Sink(s):	Condition: Performing intended function Single Vanity
Toilet:	Condition: Performing intended function Standard Tank Condition: Vulnerable



Comment 82:

The toilet is not fastened to the flange with appropriate bolts. The toilet appears to be adhered with silicone only. Recommend installing toilet bolts.

(Bathroom #2 continued)



Figure 82-1

Tub/Shower Surround:

Tile

Condition: Vulnerable



Comment 83:

Cracked/missing grout - Recommend re-grouting.



Figure 83-1

(Bathroom #2 continued)



Comment 84:

Tile shower surround - Grout on tub/shower surround requires regular cleaning and sealing to maintain waterproof characteristics. Failure to do so may lead to water infiltration into tile substrate, and possible deterioration/hidden defects.



Comment 85:

Grout efflorescence - Mineral deposits carried out of the cement-based grout leave white stains. Recommend grout cleaner.



Comment 86:

Fungal growth on grout - Grout that doesn't dry sufficiently can support fungal growth. Recommend cleaning and leaving the shower door open and bathroom exhaust fan on with main door closed after shower to help tile and grout dry.

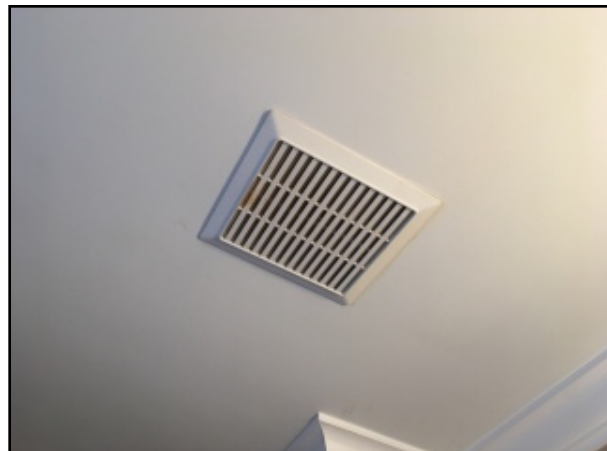
Floor:

Ventilation Type:

Tile

Ventilator

Condition: Performing intended function



(Bathroom #2 continued)



Comment 87:

Vents to attic - The bathroom ventilator was discharging into the attic space. This may lead to condensation on attic surfaces and potential fungal growth. It is recommended that bathroom ventilators discharge to the exterior.



Figure 87-1

GFCI Protection:

Outlets

Condition: Performing intended function



Comment 88:

Missing carpet to tile transition. Cosmetic defect

(Bathroom #2 continued)

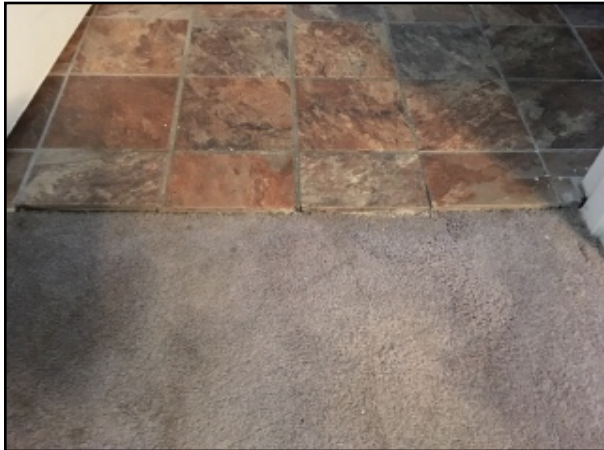


Figure 88-1

Bathroom #3

Location:

Lower Level

Sink(s):

Pedestal

Condition: Performing intended function

Toilet:

Standard Tank

Condition: Performing intended function

Floor:

Tile

Ventilation Type:

Ventilator

Condition: Performing intended function



(Bathroom #3 continued)



Comment 89:

The point of discharge for the vent is unknown. It is recommended that all bathroom ventilators discharge to the exterior, even if the bathroom does not have a shower.

GFCI Protection:

Not Present



Comment 90:

Missing GFCI - Non-ground fault circuit interrupting outlet adjacent sink. For electrical safety, recommend replacing with GFCI device.



Figure 90-1

Kitchen

Cabinets:

Wood

Condition: Performing intended function



Comment 91:
Pull out drawers.



Figure 91-1



Comment 92:
Missing shelf inside corner cabinet.

(Kitchen continued)



Figure 92-1



Comment 93:
Loose drawer front.



Figure 93-1

Countertops:

Solid Surface Acrylic

Condition: Performing intended function

Range Hood Ventilation:

Recirculating, not vented to exterior

Condition: Performing intended function

Oven Anti-Tip Bracket:

No. Oven can tip if a child climbs onto open door.

Recommend adding anti-tip bracket

Condition: Performing intended function

(Kitchen continued)

Dishwasher Anti-Tip Clips:	Yes
	Condition: Performing intended function
Waterline Connection To Refrigerator:	Yes, with ice maker and cup filler
	Condition: Performing intended function


 **Comment 94:**
15 year old dishwasher. Some parts of the wire baskets had rusted through.



Figure 94-1

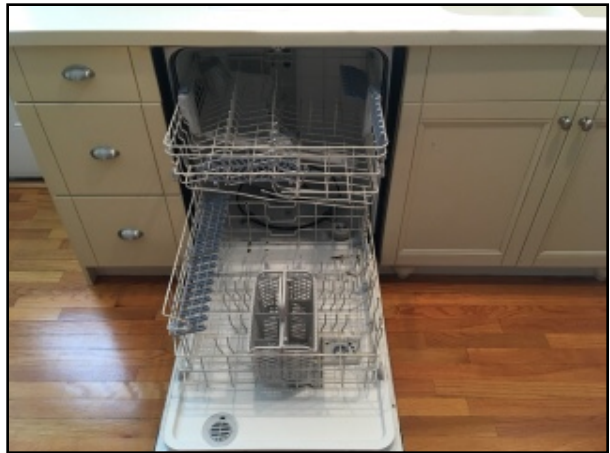


Figure 94-2



Figure 94-3



Figure 94-4

(Kitchen continued)



Comment 95:

Double bowl, integral sink with pull out spray handle faucet and garbage disposal. Missing drain stoppers and heat damaged strainer. Evidence of prior leak.



Figure 95-1



Figure 95-2



Comment 96:

14 year old oven. Warming drawer missing screw.



Figure 96-1



Figure 96-2

(Kitchen continued)



Comment 97:
Microwave appears to be four years old. The data tag was faded.



Figure 97-1



Comment 98:
Five year old refrigerator.



Figure 98-1



Figure 98-2

(Kitchen continued)



Comment 99:

Bar top in basement not adequately fixed in place. Recommend adding support.



Figure 99-1

Laundry

Laundry Sink:

Yes

Condition: Vulnerable



Comment 100:

Missing drain stoppers. Missing utility sink legs. Be careful not to fill sink too high or put too much weight on the sink which is only mounted to the wall. Recommend adding legs.



Figure 100-1

Dryer Venting:

To Exterior

Condition: Not performing intended function



Comment 101:

Dryer vent louver didn't open with dryer running. Dryer vent may be clogged. Wasp nest visible inside vent. Recommend replacing vent with smooth wall vent piping.

(Laundry continued)



Figure 101-1



Comment 102:

Flexible aluminum dryer vent - This type of material is not recommended for dryer venting as the ridges inside catch lint allowing it to build up restricting airflow causing the dryer to run inefficiently as well as an increase of fire risk. Recommend replacing with smooth wall dryer vent piping.



Figure 102-1

GFCI Protection:

No

Condition: Vulnerable

(Laundry continued)



Comment 103:

Missing GFCI - Non-ground fault circuit interrupting outlet adjacent sink. For electrical safety, recommend replacing with GFCI device.



Comment 104:

13 year old washer and dryer set. Washer appears to be under recall due to leaks.



Figure 104-1



Comment 105:

Washing machine base was rusty. Suspected washing machine leak. It appears to be under recall. Recommend repair or replace

(Laundry continued)



Figure 105-1



Comment 106:

Washing machine was set inside a catch pan which is good in case of league, however this prevents the drawer base from being able to open. Recommend setting the drawer base on 2 x 4's or other spacers to raise it up to the point where the base drawer could be used.

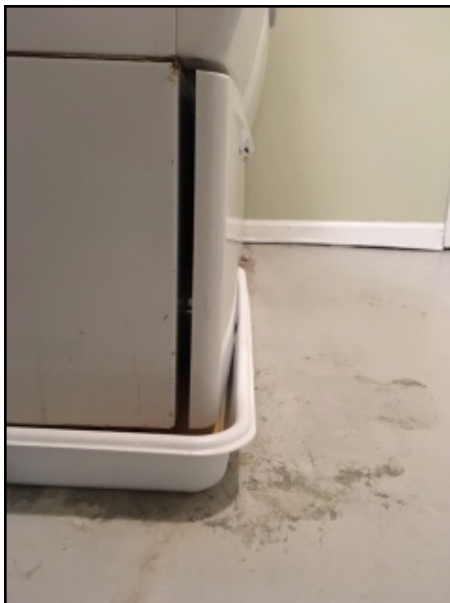


Figure 106-1

(Laundry continued)



Comment 107:
Utility room cabinets.



Figure 107-1

Interior

A representative number of doors and windows were inspected by opening and closing. Floors, walls and ceilings, stairs, steps, landings, ramps, railings and handrails were inspected.

Floors: Tile, Carpet, Wood, Wood Laminate, Concrete
Condition: Performing intended function

Walls: Painted Drywall, Textured Over Drywall
Condition: Performing intended function

Interior Door Materials: Masonite



Comment 108:
Missing finger pulls on bypass closet doors.



Figure 108-1

Fireplace: Not Present



Comment 109:
Have chimney cleaned prior to first use each season to remove creosote buildup that can be a risk for chimney fires.

(Interior continued)



Comment 110:
Fireplace equipped with recirculating fan that will better allow the fireplace to heat the lower level.



Figure 110-1

Smoke Detector In Same Room As	No
Fireplace:	Condition: Vulnerable
Carbon Monoxide Detector In	No
Same Room As Fireplace #2:	Condition: Vulnerable



Comment 111:
Visible drywall seam. Cosmetic defect.

(Interior continued)

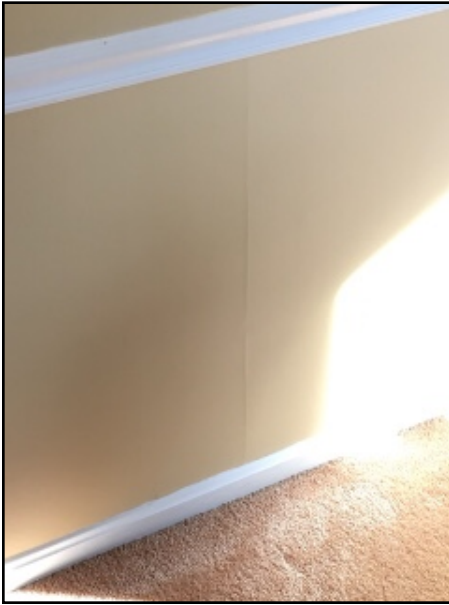


Figure 111-1



Comment 112:
Bypass closet door missing bottom guides.



Figure 112-1

(Interior continued)



Comment 113:
Drywall damage by door knob. Cosmetic defect.



Figure 113-1



Comment 114:
Ceiling fan with light in bedroom.



Figure 114-1

(Interior continued)



Comment 115:
Carpet in need of re-stretching.



Figure 115-1



Comment 116:
Holes in drywall behind dresser in master bedroom. Cosmetic defect.



Figure 116-1

(Interior continued)



Comment 117:

Ceiling fan with light in master bedroom. Fan speed is difficult to select due to missing bushing on pull chain.



Figure 117-1



Figure 117-2




Comment 118:

Taped section of drywall where tape is coming off. Cosmetic defect.



Figure 118-1

(Interior continued)

-  Comment 119:
Top of stairway doesn't have a light. Stairway is dark with door closed.

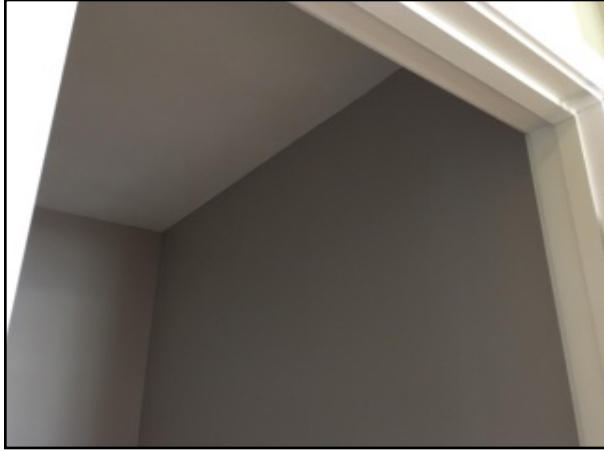


Figure 119-1


-  Comment 120:
Door to basement doesn't latch. Safety concern for small children.



Figure 120-1

(Interior continued)



Comment 121:

The damper is not functional. Recommend repair by qualified chimney repair man.



Figure 121-1



Comment 122:

Dark hallway.



Figure 122-1

(Interior continued)



Comment 123:

The switch for the light in the basement room being used as a gym is outside in the hallway. Inconvenient



Comment 124:

The window in the room in the basement that is being used as a gym is of insufficient size for escape. Recommend against using this room for sleeping.