

# Inspection Report

Provided by:



## Kyle's Home Inspections

Inspector: Kyle Salony

Certified & Insured

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### Property Address

1111 Sample Rd Drive Winchester, CA, 92596



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## Report Information

### Client Information

<b>Client Name</b>	John Doe
<b>Client Phone</b>	(951) 111-1111

### Property Information

<b>Approximate Year Built</b>	2008
<b>Approximate Square Footage</b>	2800
<b>Number of Bedroom</b>	4
<b>Number of Bath</b>	3
<b>Direction House Faces</b>	South.

### Inspection Information

<b>Inspection Date</b>	01-01-2023
<b>Inspection Time</b>	10am
<b>Weather Conditions</b>	Sunny & Clear
<b>Outside Temperature</b>	71
<b>Price for Inspection</b>	\$400.

4. **Scope of Inspection.** The scope of the inspection is strictly limited as set forth in this Agreement. The parties understand and agree that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies, including but not limited to, basement flooding, basement seepage and roof leakage, are excluded from this inspection. The parties agree that the American Society of Home Inspectorsâ (ASHIâ) Standards of Practice, most current edition, shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. Copies of these standards are available upon request.

5. **Items Not Inspected.** The inspection and report exclude and do not cover those items indicated as "untested" or "not inspected" or the possible presence of or danger from any potentially harmful substances and environmental hazards including, but not limited to, the following items: asbestos; lead paint; formaldehyde; toxic and flammable materials; soil contamination; water testing; termite and pest infestation; water softener and filter system; sprinkler systems; central vacuum systems; telephone systems; intercom systems; security systems; antennas; cable television; doorbells; appliances; playground equipment; swimming pools and pool equipment; spas; energy efficiency measurements; recreational equipment; recreational facilities (boat docks and tennis courts); landscaping; underground storage tanks; underground drainage; irrigation; outdoor grills; low voltage exterior lighting; remote overhead door

transmitters and receivers; concealed or underground electric and plumbing; systems which are shut down or otherwise secured; private sewer systems; water wells; chimney draft; heating system accessories; solar heating systems; zoning or other ordinances; and building code conformity. All items indicated as being excluded in the ASHI's Standards of Practice are also excluded herein. CLIENT understands that these systems and conditions and information about them are excluded from this Inspection and Report. Any general comments which may appear about these systems and conditions are provided as a courtesy only and DO NOT represent or form a part of the Inspection.

6. Third Party Liability. It is understood and agreed that the inspection and report are performed and prepared for the confidential and exclusive use and possession of CLIENT. No other person or entity may rely on the report issued pursuant to this agreement.

7. Limitation of Liability. It is understood and agreed that in the event of any claim whatsoever against COMPANY, its employees, inspectors, or other agents, whether based on contract, negligence or other tort, statute, or otherwise, in any way directly or indirectly resulting from or relating to the inspection, the report or performance or nonperformance of services by COMPANY, that, any liability of COMPANY, its employees, inspectors or other agents shall be solely and exclusively limited to the amount of the inspection fee actually paid by CLIENT.

8. Limitation of Actions. No action shall be maintained by CLIENT against COMPANY unless written notice, sent by certified mail return receipt requested, setting forth that an installed system or component of the Premises which was inspected by the Inspector was not in the condition reported by the Inspector, is delivered by CLIENT to COMPANY within ten (10) business days after the discovery of such defect becomes known to CLIENT. CLIENT agrees that, with the exception of emergency conditions, CLIENT or CLIENT'S agents, employees or independent contractors will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Furthermore, any action must be commenced by CLIENT within one (1) year after the date of the Inspection or will be deemed waived and forever barred.

9. Entire Agreement. This Agreement constitutes the entire Agreement between the parties and supersedes any and all prior agreements between the parties. CLIENT agrees that any representation, promise, condition, or warranty, express or implied, not included in this Agreement shall not be binding on any party.

10. Interpretations. It is mutually understood and agreed that all provisions herein are severable and that, in the event that any of them shall be held to be invalid, any competent court may modify or reform any such provisions to make it enforceable and that the remaining provisions hereof shall nevertheless be valid and binding.

11. Assignment. The rights and obligations under this Agreement may not be assigned by any of the parties hereto without the prior written consent of the other party.

12. Attorney's Fees. The prevailing party in any dispute arising out of this Agreement, the Inspection, or Report(s) shall be awarded reasonable attorney's fees and other costs.

## Report Summary Page

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone, text, or email.

### Grounds

#### 1.3 Sidewalk Conditions

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection. Common cracks of up to ¼ inch were observed.

### Exterior

#### 2.1 Front Entrance Conditions

Front porch recessed lights not operable at time of inspection. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

#### 2.3 Exterior Wall Conditions

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection. Common cracks were found in the exterior walls. Recommend sealing to reduce the possibility of water penetration.

#### 2.4 Window Conditions

2nd story window on the west side of the home had a damaged window screen. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

#### 2.7 Chimney Conditions

The chimney and / or flue appear to be suffering from deferred maintenance. Recommend further evaluation and / or maintenance as needed by a mason or chimney specialist.

### Roofing

#### 3.1 Roof Covering Condition

Damaged or missing shingles were observed at . Recommend further evaluation and repair as needed by a qualified / licensed contractor. The inspector can not offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.

#### 3.2 Flashing Conditions

Sealing is needed at all vent pipes, chimney, wall and valley seams, and any other through roof projections (including skylights if present) to reduce the possibility of water penetration.

#### 3.5 Attic Ventilation Conditions

The ventilation screens or gable vents were ripped or damaged and should be repaired or replaced. There was wiring ran out of the vent and the screen was cut to do so.

### **3.6 Attic Insulation Conditions**

The attic has minimal amount blown-in insulation. The approximate depth of the insulation is 6 inches. Additional insulation should be considered.

## **Heating - Air**

### **4.1 Unit Conditions**

The heating system was operational at time of inspection. This is not an indication of future operation or condition. The air filter was dirty. Suggest replacing as soon as possible. To increase the efficiency of your heating system, we recommend changing your systems fir filter(s) regularly ( every 2-3 months ).

### **4.5 AC Unit Conditions**

It was observed that the condenser coil was dirty and in need of cleaning and service. Manufactured 2008. Temps read at 48

## **Electrical**

### **5.4 Electrical Fixtures Conditions**

Light fixtures are upside down. Installed incorrectly. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

## **Interiors**

### **7.1 Wall Conditions**

The interior walls had small holes throughout home. Recommend maintenance as needed.

### **7.2 Ceiling Conditions**

Moisture damage was observed at main living area. Hidden damage may exist in areas not readily visible or accessible. Moisture read at 11.5% It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair. Thermal gun picked up moisture in the area of the leak on the adjacent wall facing it.

### **7.6 Interior Door Conditions**

The closet doors were loose or difficult to operate. Repairs and / or adjustments are recommended.

### **7.7 Electrical Conditions**

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

### **7.9 Ceiling Fan Conditions**

The ceiling fan(s) was not operational at 2nd floor master bedroom. Recommend further evaluation and repair as needed by a qualified / licensed contractor.

### **7.10 Smoke Detector Conditions**

No smoke detectors were found at the time of the inspection. Recommend smoke detectors on each level and near or in each bedroom. Client should contact the local Fire o Marshall's office for proper locations.

### **7.11 Fireplace Conditions**

Glass door was off hinge and debris inside the fireplace. It is recommended to hire a licensed chimney sweeper to clean and maintenance the chimney before use.

## **Kitchen**

### **8.7 Electrical Conditions**

Reverse polarity was noted at outlet(s) located at the . Reverse polarity, (hot and ground / neutral reversed) are usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

### **8.12 Sink Plumbing Conditions**

The pipes under the sink had evidence of rust with some corrosion noted. The hot water was also shut off at faucet. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

### **8.15 Hood Fan Conditions**

The fan / hood filter was missing, blocked or dirty.

## **Bath(s)**

### **9.1 Wall Conditions**

The walls had small holes. Recommend maintenance as needed.

### **9.7 Electrical Conditions**

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

### **9.9 Vent Fan Conditions**

The exhaust fan made an unusual noise / vibration in bath. Recommend maintenance as needed. Recommend repairs as needed.

### **9.11 Sink Conditions**

The sink drained slowly at the time of inspection in bath . Repair may be warranted. The drain pipe was leaking in bath. There was corrosion and / or damage at the sink faucet in bath . Recommend repair. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

### **9.12 Shower - Tub Conditions**

The bathtub to shower diverter valve stem leaked in bath . Recommend repair. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

### **9.13 Toilet Conditions**

The toilet shut off appeared to be corroded. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

## Bedroom(s)

### 10.1 Wall Conditions

The walls had small holes. Recommend maintenance as needed.

### 10.7 Electrical Conditions

Multiple bedroom outlets had no power to them. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

### 10.10 Smoke Detectors Conditions

No smoke detectors were found at the time of the inspection. Recommend smoke detectors on each level and near or in each bedroom. Client should contact the local Fire o Marshall's office for proper locations.

## Garage - Laundry

### 11.3 Wall Conditions

The interior walls had small holes. Recommend repairs as needed.

### 11.7 Door Conditions

Today's standards require garage interior passage door's to be equipped with a self closing hinge device.



## 1 Grounds

### Grading

**Grading Slope**

The site is moderately sloped.

**1.1) Grading Conditions**

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection. Common cracks of up to  $\frac{1}{4}$  inch were observed.

### Driveways - Sidewalks - Walkways

**Driveway Material**

Concrete.

**1.2) Driveway Conditions**

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

**Sidewalk Material**

Concrete.

**1.3) Sidewalk Conditions**

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection. Common cracks of up to  $\frac{1}{4}$  inch were observed.



## 2 Exterior

### Front - Back Entrance

#### Front Entrance Type

Covered Porch.

#### 2.1) Front Entrance Conditions

Front porch recessed lights not operable at time of inspection. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



#### Back Entrance Type

Covered Patio.

#### 2.2) Back Entrance Conditions

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.



## Exterior Walls

**Structure Type**

Wood frame.

**Exterior Wall Covering**

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



### **2.3) Exterior Wall Conditions**

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

Recommend sealing to reduce the possibility of water penetration.



**Exterior Windows - Doors**

**Window Type**

Sliding.Double Hung.



**Window Material**

Vinyl.

**2.4) Window Conditions**

2nd story window on the west side of the home had a damaged window screen.It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



### 2.5) Exterior Door Conditions

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

### Exterior Water Faucet(s)

**Faucet Location**

West side of home.



### 2.6) Faucet Conditions

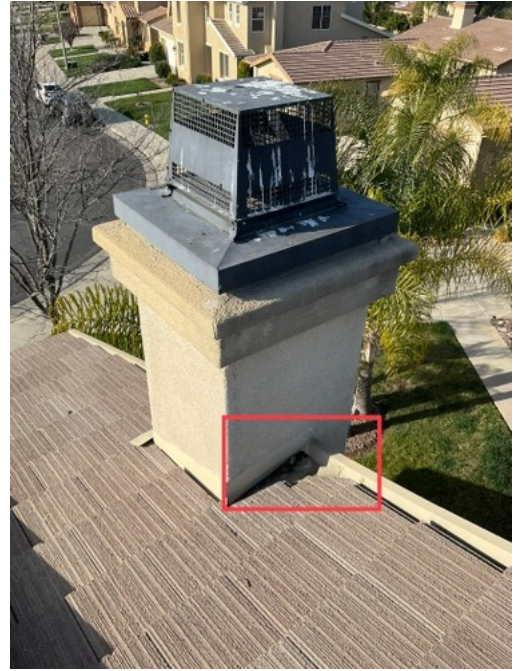
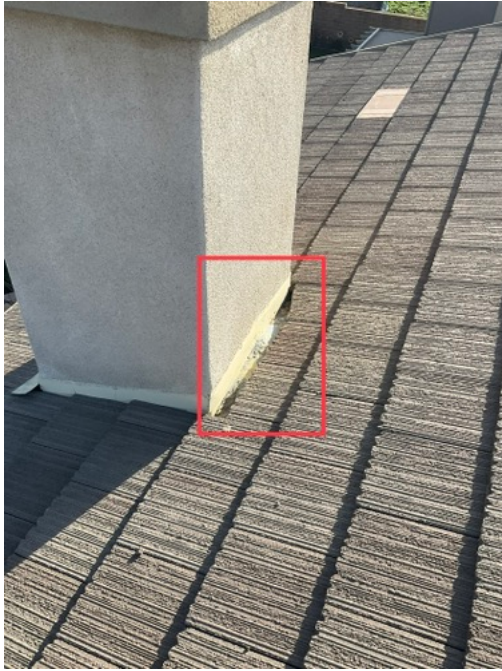
The hose faucets appeared to be in satisfactory condition at the time of the inspection. The hose

faucet should be shut off prior to freezing temperatures.

## Chimney

### 2.7) Chimney Conditions

The chimney and / or flue appear to be suffering from deferred maintenance. Recommend further evaluation and / or maintenance as needed by a mason or chimney specialist.



**3 Roofing**

**Roof Covering**

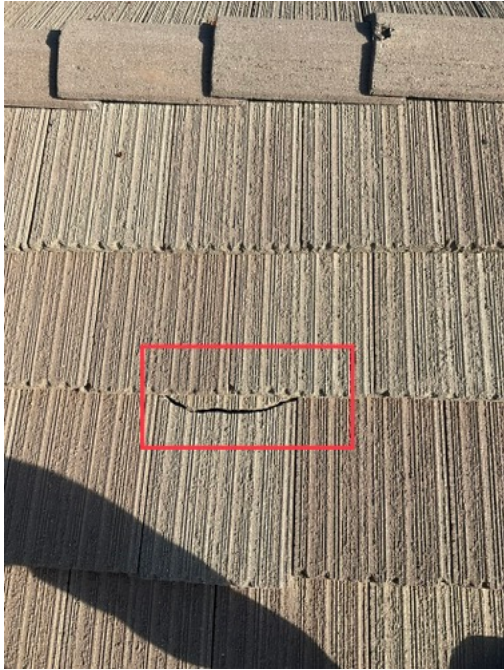
<b>Method of Inspection</b>	The roof was inspected by walking the safe and accessible areas.
<b>Roof Style</b>	Combination of gable and hip with valleys
<b>Roof Covering Material</b>	Concrete Tile
<b>Number of Layers</b>	One.

**3.1) Roof Covering Condition**

Damaged or missing shingles were observed at . Recommend further evaluation and repair as needed by a qualified / licensed contractor. The inspector can not offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.

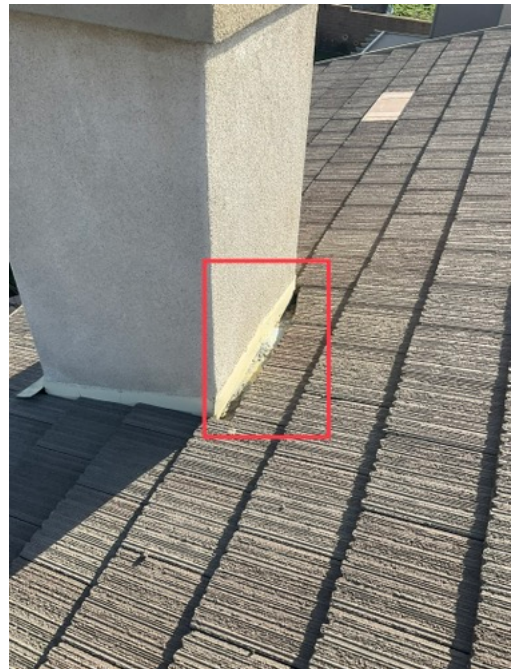


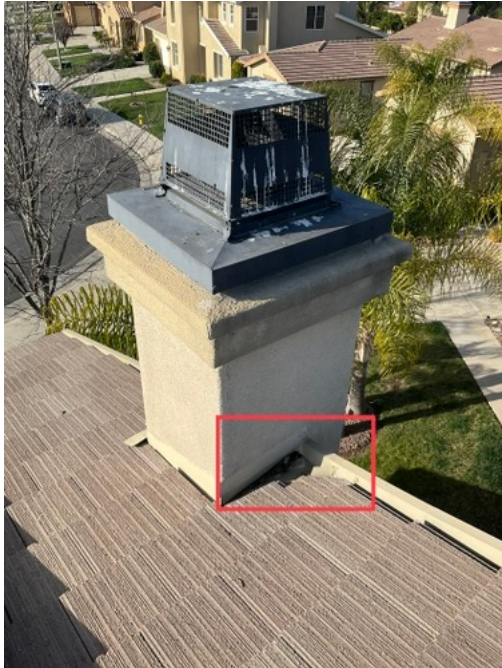




### 3.2) Flashing Conditions

Sealing is needed at all vent pipes, chimney, wall and valley seams, and any other through roof projections (including skylights if present) to reduce the possibility of water penetration.





### 3.3) Gutter & Downspout Conditions

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

#### Attic Area

**Attic Access**

The attic access was located at 2nd floor in hallway.

**Method of Inspection**

The attic was inspected by partially entering due to blocked access and / or personal item storage.

**Roof Frame Type**

The roof framing is constructed with truss framing.

**3.4) Attic Conditions**

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



**Attic Ventilation Type**

**Gable Vents.**



**3.5) Attic Ventilation Conditions**

The ventilation screens or gable vents were ripped or damaged and should be repaired or replaced. There was wiring ran out of the vent and the screen was cut to do so.



**Attic Insulation Type**

Loose fill.



**3.6) Attic Insulation Conditions**

The attic has minimal amount blown-in insulation. The approximate depth of the insulation is 6 inches. Additional insulation should be considered.



**4 Heating - Air**

Heating

**Location of Unit**

Attic.



**Heating Type**

Forced Air.

**Energy Source**

Natural Gas.

**Approximate BTU Rating**

Not Applicable - None

**4.1) Unit Conditions**

The heating system was operational at time of inspection. This is not an indication of future operation or condition. The air filter was dirty. Suggest replacing as soon as possible. To increase the efficiency of your heating system, we recommend changing your systems fir filter(s) regularly ( every 2-3 months ).



**Distribution Type**

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

**4.2) Distribution Conditions**

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection. Temps read at 101.4



**4.3) Ventilation Conditions**

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

**4.4) Thermostat Condition**

The normal operating controls appeared to be in normal working order at the time of inspection.

**Air Condition - Cooling**

**Type of Cooling System**                      Forced air

**AC Unit Power**                                      240V.

**4.5) AC Unit Conditions**

It was observed that the condenser coil was dirty and in need of cleaning and service.  
Manufactured 2008. Temps read at 48







**5 Electrical**

**Service Drop - Weatherhead**

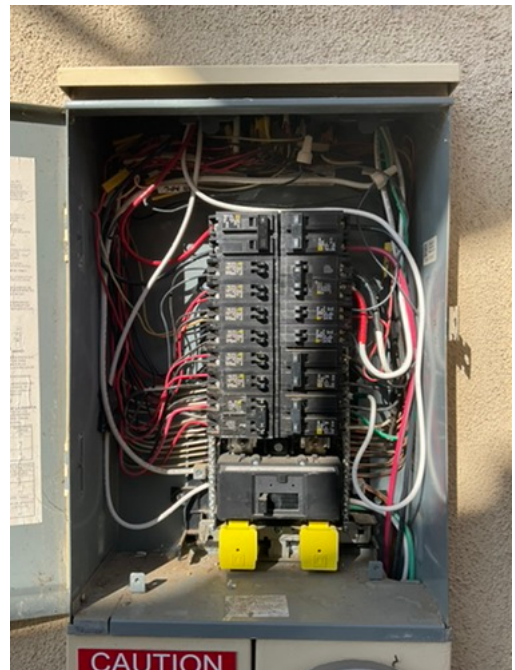
<b>Electrical Service Type</b>	The electrical service is underground.
<b>Electrical Service Material</b>	Copper.
<b>Number of Conductors</b>	Two.

**5.1) Electrical Service Conditions**

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

**Main Electrical Panel**

<b>Main Disconnect Location</b>	At Main Panel.
<b>Electric Panel Location</b>	The main electric panel is located at the exterior.



<b>Panel Amperage Rating</b>	The electrical capacity of main breaker was listed / labeled as 175 amps.
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**Circuit Protection Type** Breakers.

### 5.2) Wiring Methods

The main power cable is copper. The branch cables are copper.

### 5.3) Electrical Panel Conditions

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

## Exterior Electrical

### 5.4) Electrical Fixtures Conditions

Light fixtures are upside down. Installed incorrectly. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



**5.5) Electrical Outlets-Switches  
Conditions**

Satisfactory

**6 Plumbing**

Water Main Line

**Main Shutoff Location**

The main valve is located at the garage.



**Main Line Material**

The visible material of the main line / pipe appears to be copper.

**6.1) Main Line & Valve Conditions**

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

Water Supply Lines

**Supply Line Material**

The visible material used for the supply lines is copper.

**6.2) Supply Line Conditions**

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

Water Heater(s)

**Water Heater Type**

Natural Gas.

**Water Heater Location**

Garage. Manufactured 2021



**Water Heater Capacity** 50 Gallon.

### 6.3) Water Heater Conditions

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

## 7 Interiors

### Walls - Ceilings - Floors

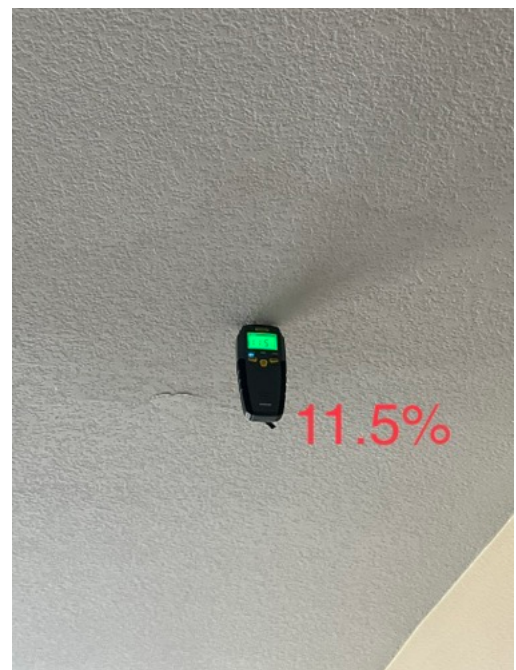
#### 7.1) Wall Conditions

The interior walls had small holes throughout home. Recommend maintenance as needed.



#### 7.2) Ceiling Conditions

Moisture damage was observed at main living area. Hidden damage may exist in areas not readily visible or accessible. Moisture read at 11.5%. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair. Thermal gun picked up moisture in the area of the leak on the adjacent wall facing it.





### 7.3) Floor Conditions

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

### 7.4) HVAC Source Conditions

Satisfactory

## Windows - Doors

### 7.5) Interior Window Conditions

Satisfactory





### 7.6) Interior Door Conditions

The closet doors were loose or difficult to operate. Repairs and / or adjustments are recommended.



### Electrical Conditions

#### 7.7) Electrical Conditions

Missing receptacle or switch covers were observed at living room. Recommend covers be

installed for safety.



### 7.8) Lighting Conditions

Satisfactory

### 7.9) Ceiling Fan Conditions

The ceiling fan(s) was not operational at 2nd floor master bedroom. Recommend further evaluation and repair as needed by a qualified / licensed contractor.



**7.10) Smoke Detector Conditions**

No smoke detectors were found at the time of the inspection. Recommend smoke detectors on each level and near or in each bedroom. Client should contact the local Fire o Marshall's office for proper locations.



**Fireplace**

**Fireplace Location**

A fireplace is located at the family room.

**Fireplace materials**

The fireplace is a combination of metal/pre-fabricated and masonry built.

**7.11) Fireplace Conditions**

Glass door was off hinge and debris inside the fireplace. It is recommended to hire a licensed chimney sweeper to clean and maintenance the chimney before use.



## 8 Kitchen

### Walls - Ceilings - Floors

#### 8.1) Wall Conditions

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

#### 8.2) Ceiling Conditions

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

#### 8.3) Floor Conditions

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

#### 8.4) HVAC Source Conditions

Satisfactory

### Windows - Doors

#### 8.5) Kitchen Window Conditions

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

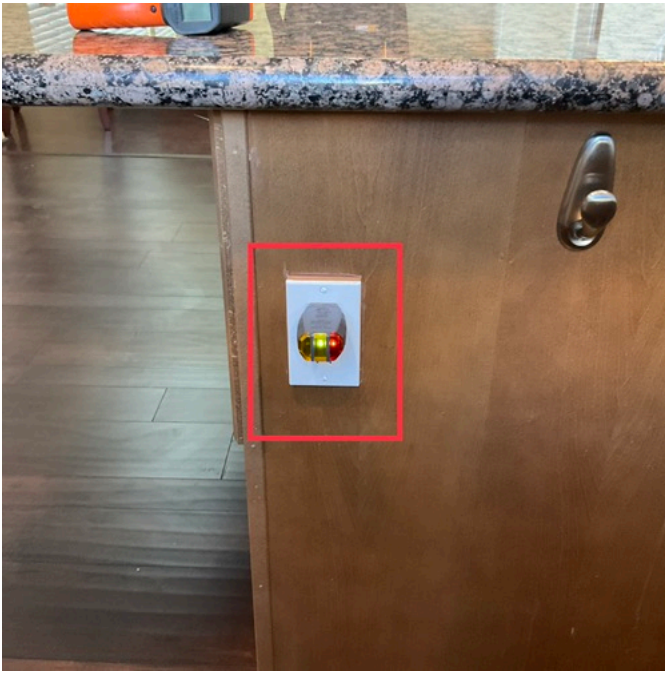
#### 8.6) Kitchen Door Conditions

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

### Electrical Conditions

#### 8.7) Electrical Conditions

Reverse polarity was noted at outlet(s) located at the . Reverse polarity, (hot and ground / neutral reversed) are usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



**8.8) Lighting Conditions**

Satisfactory

**8.9) Ceiling Fan Conditions**

Not Applicable - None

**Kitchen Sink - Counter tops - Cabinets**

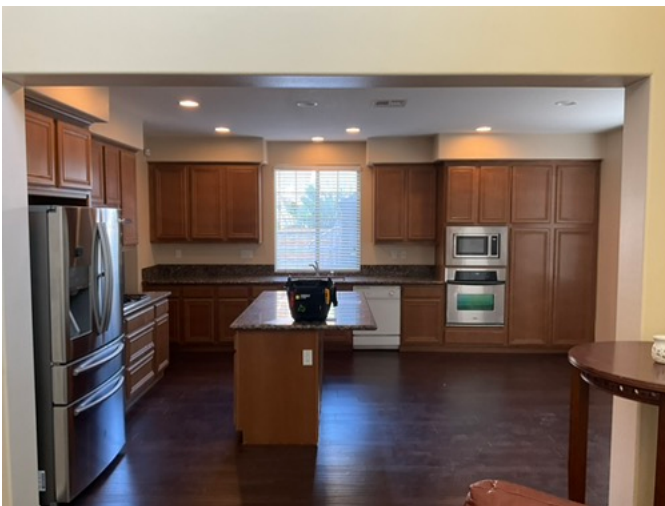
**8.10) Counter Conditions**

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



### 8.11) Cabinet Conditions

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



### 8.12) Sink Plumbing Conditions

The pipes under the sink had evidence of rust with some corrosion noted. The hot water was also shut off at faucet. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



**8.13) Garbage Disposal Condition**

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

**Appliances**

**Stove - Range Type**

The oven is gas. Temps read at 480



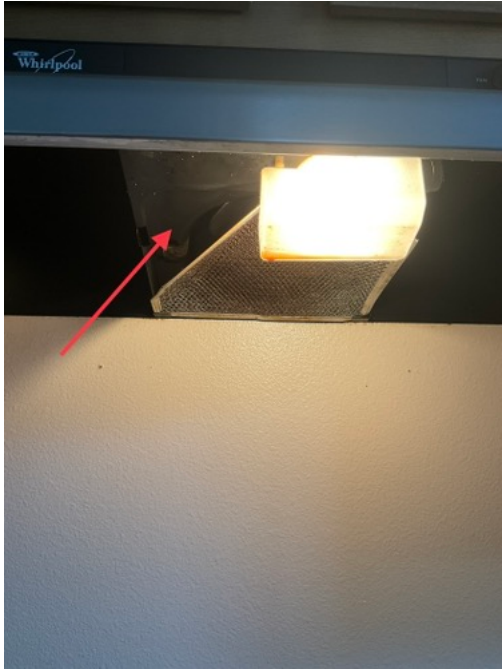
**8.14) Stove - Range Condition**



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

#### 8.15) Hood Fan Conditions

The fan / hood filter was missing, blocked or dirty.



#### 8.16) Dishwasher Conditions

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

**9 Bath(s)****Walls - Ceilings - Floors****9.1) Wall Conditions**

The walls had small holes. Recommend maintenance as needed.

**9.2) Ceiling Conditions**

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

**9.3) Floor Conditions**

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

**9.4) HVAC Source Conditions**

Satisfactory

**Windows - Doors****9.5) Bathroom Window Conditions**

Satisfactory

**9.6) Bathroom Door Conditions**

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

### Electrical Conditions

#### 9.7) Electrical Conditions

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



#### 9.8) Lighting Conditions

Satisfactory

#### 9.9) Vent Fan Conditions

The exhaust fan made an unusual noise / vibration in bath. Recommend maintenance as needed. Recommend repairs as needed.



## Bathroom Sink

### **9.10) Counter - Cabinet Conditions**

Satisfactory

### **9.11) Sink Conditions**

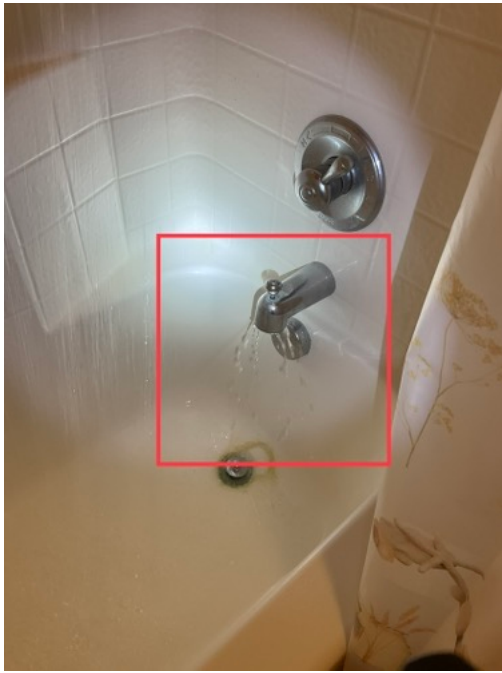
The sink drained slowly at the time of inspection in bath . Repair may be warranted. The drain pipe was leaking in bath. There was corrosion and / or damage at the sink faucet in bath . Recommend repair. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



Shower - Tub - Toilet

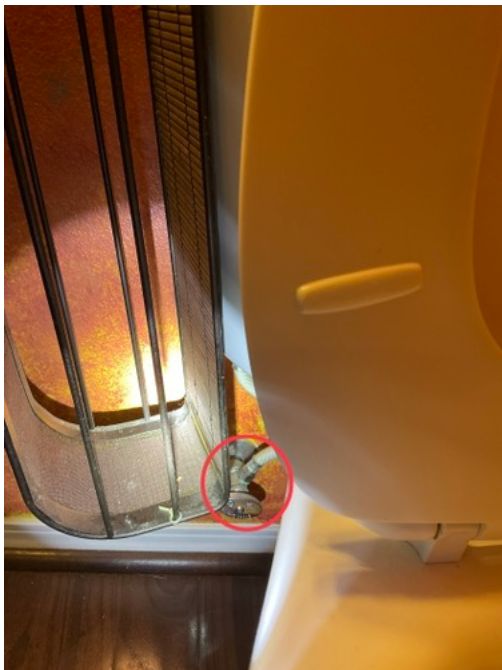
**9.12) Shower - Tub Conditions**

The bathtub to shower diverter valve stem leaked in bath . Recommend repair.It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



**9.13) Toilet Conditions**

The toilet shut off appeared to be corroded. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



**10 Bedroom(s)****Walls - Ceilings - Floors****10.1) Wall Conditions**

The walls had small holes. Recommend maintenance as needed.

**10.2) Ceiling Conditions**

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

**10.3) Floor Conditions**

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

**10.4) HVAC Source Conditions**

Satisfactory

**Windows - Doors****10.5) Bedroom Window Conditions**

Satisfactory

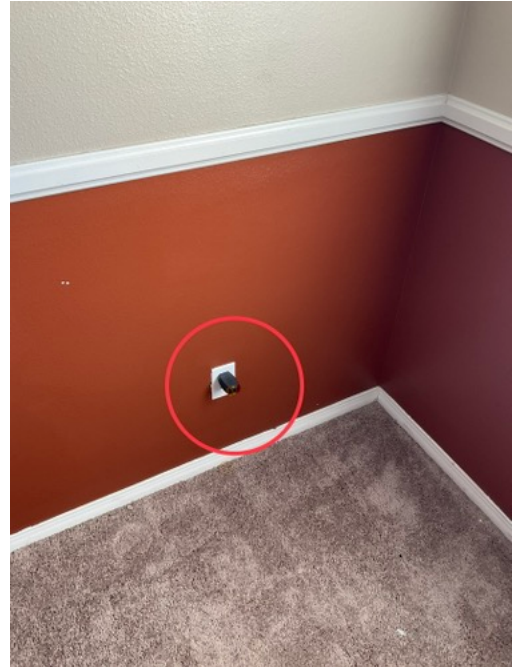
**10.6) Bedroom Door Conditions**

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

**Electrical Conditions**

**10.7) Electrical Conditions**

Multiple bedroom outlets had no power to them. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

**10.8) Lighting Conditions**

Satisfactory

**10.9) Ceiling Fans Conditions**

Satisfactory





**10.10) Smoke Detectors Conditions**

No smoke detectors were found at the time of the inspection. Recommend smoke detectors on each level and near or in each bedroom. Client should contact the local Fire o Marshall's office for proper locations.



## 11 Garage - Laundry

### Walls - Ceilings - Floors

#### **Garage Type**

The garage is attached to the house.

#### **11.1) Siding Conditions (if detached)**

Not Applicable - None

#### **11.2) Roof Conditions (if detached)**

Not Applicable - None

#### **11.3) Wall Conditions**

The interior walls had small holes. Recommend repairs as needed.



#### **11.4) Ceiling Conditions**

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

#### **11.5) Floor Conditions**

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

#### **11.6) Window Conditions**

Satisfactory

**11.7) Door Conditions**

Today's standards require garage interior passage door's to be equipped with a self closing hinge device.

**11.8) Vehicle Door Conditions**

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



**11.9) Electrical Conditions**

Satisfactory

**11.10) Lighting Conditions**

Satisfactory

Laundry Room

**Location**

Laundry Closet

**11.11) Laundry Room Conditions**

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

## 12 Foundation - Crawl Space

### Foundation

**Foundation Type** Slab on grade.

**Foundation Material** Concrete.

#### **12.1) Foundation Conditions**

Not Applicable - None