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Page 1

Report: 0000814 **Address:** 4567 NE 78th Ave.

Confidential Inspection Report

4567 NE 78th Ave.
Portland, OR 97213



Prepared for: John Doe

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GENERAL INFORMATION

Client & Site Information:

Inspection Date: May 11, 2013 10:00 AM.
Client: John Doe
 4321 Easy Street
 Portland, OR 97213
 503-123-4567.
Inspection Site: 5678 SW 78th Ave.
 Portland, OR 97213
House Occupied? Yes.
People Present: Selling agent, Purchasers.

Building Characteristics:

Main Entry Faces: East.
Estimated Age: 1900.
Building Type: 1 family.
Stories: 2
Space Below Grade: Basement, Crawl space.

Climatic Conditions:

Weather: Clear.
Soil Conditions: Dry.
Outside Temperature (F): 60-70.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE

Site:

House faces: The front of the house faces East.
Rear View The rear of the house faces West.



Right Side View The right side of the house faces North.



Left Side View The left side of the house faces South.



Style of House: Old PDX.

Trees Condition: **Attention Needed** - Some trees and/or shrubs on the site need to be trimmed.



Mailbox Noted: Yes - There is a mailbox on-site. It is functional and at an acceptable height.

Paving Condition:

Driveway Paving Material: Concrete.

Driveway Condition: Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

Walkways and Stoop Materials: Concrete.

Walkway Condition: Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.

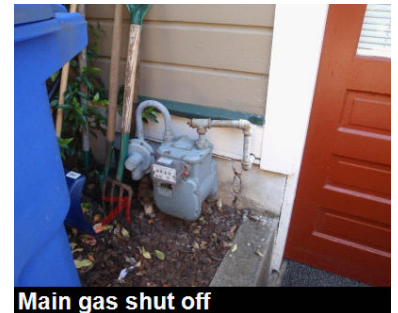
Patio:

Patio Slab Materials: Concrete.
Slab Condition: Satisfactory - The slab is in useable condition.
Patio Lighted: Yes.
Patio Cover Condition: Good - The patio cover is in good condition and adds to the usability of the patio.



Utility Services:

Water Source: City.
Water Meter Location: Few feet in from the street.
Electric Service: Overhead.
Fuel Source: Natural gas is provided by a regulated service company or utility.



Main gas shut off

Sewage Disposal System: Sewers.

FOUNDATION

Foundation:

Type of Foundation:

Combined Foundation - Means the foundation is made up of a combination of the foundation types noted. Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor. Raised Foundation with a crawlspace.

Foundation Materials:

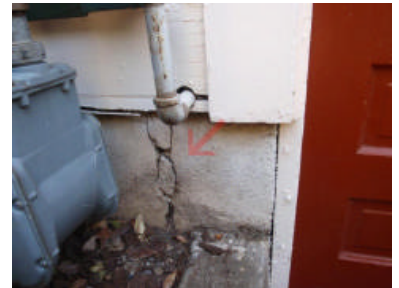
Poured in place concrete, 6 inches or more thick.

Visible Portions of Exterior Foundation Walls:

Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate.

Visible Foundation Wall Cracks Noted From Exterior:

Yes - Cracking in the vertical foundation walls was noted from the exterior. The right side foundation crack should be repaired with hydraulic cement.



Evidence of Recent Movement:

No - There is no evidence of any recent movement.

Perimeter Foundation Drainage Surface:

Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

Footer Drain Tile Noted:

No - The inspection did not reveal any evidence of a footer drainage system.

Interior View Of Basement:

Interior of Basement Percentage Finished Into Living Space:

About half the interior of the basement is finished into living space.



Basement Ceiling Exposed:

Most of the ceiling is open allowing visibility of the ceiling/floor joists.

Sill Plates Percentage Visible:

Most all of the sill plates were visible.

Foundation Bolts Noted:

Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation. There was only a random look at these bolts or brackets, and no warranty as to their performance is given.



Percent Interior Foundation Wall Exposed:

Most all of the interior foundation walls are available for viewing.

Conditions Noted in Exterior Walls,Interior View:

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Columns and Posts:

There are solid wood posts installed as supports under the main beam or girder.

Columns Condition:

Attention Needed - A support post should be installed under the overhead beam at the rear of the basement.



Main Beam:

Satisfactory - The main beam installed appears to be in satisfactory condition.

Slab Foundation Floor Type:

A floating slab inside the foundation is used for this structure.

Basement Windows:

Attention Needed - The ground level in the bottom of the window wells needs to be lowered by digging out the soil to help prevent water from entering the windows or rotting the window framing. Also, the area well needs to be raised to allow for proper grading.

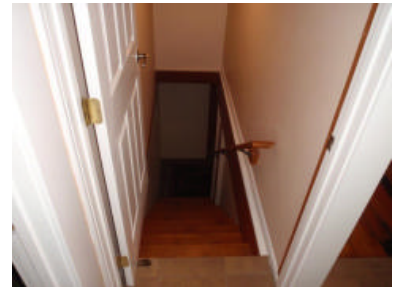


Interior Stairway Access From:

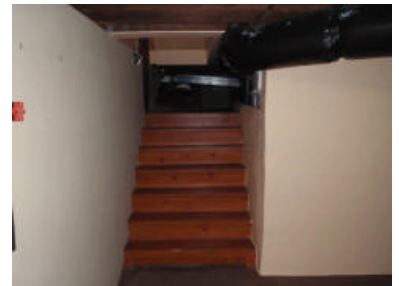
Kitchen.

Staircase Condition:

Attention Needed - Safety considerations and/or repairs are needed due to door opening into stairway and handrail not extending to top of stairway.



Attention Needed - The staircase from the right exterior does not have a handrail.



Moisture on Exposed Basement Walls Noted:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Evidence of Water Entry in the Basement Noted:

Verify through the Sellers Disclosure Statement to determine if there have been any past problems or an isolated incident. Verify any remedial work completed that eliminated the condition.

Evidence of Insect Infestation:

No - There was no visible evidence of wood destroying insect infestation on the lower level.

Crawlspace:

Crawlspace Entrance:

Satisfactory - The crawlspace entrance is adequately sized.

Location of Crawlspace Entrance:

Off basement.

Crawlspace Ceiling Exposed Percent:

Most of the ceiling is open allowing visibility of the ceiling/floor joists.

Conditions Noted in Exterior Walls, Interior View:

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.



Sill Plates Percentage Visible:
Foundation Bolts Noted:

Most all of the sill plates were visible.
Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation.



Evidence of Water Entry in the Crawlspace Noted:

No - The crawl space was dry at the time of the inspection.

Main Beam:

Satisfactory - The main beam installed appears to be in satisfactory condition.

Crawlspace Ventilation:

The ventilation in the crawlspace appears to be adequate (open to basement).

Crawlspace Inspected By:

The crawlspace was inspected by entering and crawling through.

Crawlspace Floor:

Soil.

Vapor Barrier Installed:

Attention Needed - Exposed soils in a crawlspace should be covered with a retardant material to prevent moisture or standing water from deteriorating wood framing above. Approved materials include: 6 mil. black polyethylene sheeting. Also, remove all wood debris prior to the installation of the vapor barrier.



Posts Condition:

Attention Needed - There is soil to wood contact. This allows a direct path for insects or wood decay and should be eliminated.



Condition of Piers:

Satisfactory - The piers as installed appear to be adequate. No engineering analysis was completed.

Evidence of Insects or Animals in Crawlspace:

No - There was no visible evidence of animal or wood destroying insect infestation noted.

ROOF & ATTIC

Roofing:

Type Roof:

Hip.

Roof Covering Materials:

Asphalt composition dimensional shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

Cover Layers:

The roof covering on the main structure appears to be the first covering.

Underlayment Noted:

Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

Condition of Roof Covering Material:

Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation.



Estimated Life Expectancy of Roof:

The roof covering material appears to have a remaining life expectancy of 12 years or more, assuming proper maintenance is completed as needed.

Slope:

High slope is considered to be 7 in 12, or higher.

Flashing:

Action Necessary - The flashing where the roof intersects with a dormer walls needs proper installation. Consult a licensed roofing contractor for repairs.



Satisfactory - The wall flashings around the roof covering for the rear porch appear to be watertight and caulked as needed.



Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

Valleys:

Satisfactory - The valleys appear to be in satisfactory condition.



Ridges:

Satisfactory - The ridge covering material appears to be in satisfactory condition.

Roof Gutter System:

Satisfactory - The gutter system on the roof edge appears to be functional and

adequately sloped to carry the water to the downspouts. The downspouts appear to be clear and functional.

Attention Needed - The down spout drains need adjustment or realignment so that they will carry water away from the foundation.



Attic & Ventilation:

Attic Access Location:

Hallway ceiling.

Attic Accessibility:

Ceiling scuttle hole.

Method of Inspection:

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

Attic Cavity Type:

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

Roof Framing:

A rafter system is installed in the attic cavity to support the roof decking. The rafter spacing is 24 inch on center.

Roof Framing Condition:

Satisfactory - The roof framing appears to be in functional condition.



Roof Bracing:

On a high pitched roof, collar ties are used to help distribute the load factor on the exterior walls. This structure does not appear to have adequate collar ties. Further evaluation by a licensed contractor is recommended to determine the need for appropriate installation.



Roof Decking:

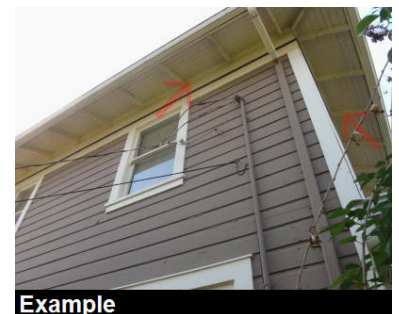
The roof decking material is oriented strand board sheeting over original skip sheeting.

Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:

Attention Needed - There are ridge vents installed; however, eave vents are needed for proper intake air in order to perform correctly.



Insulation Noted:

There is an average of at least 10" of insulation installed.



STRUCTURAL

Structural:

Type of Construction:

Frame.

Exterior Siding Materials:

Horizontal wood channel siding.

Siding Condition:

Satisfactory - The siding is in serviceable condition.

Trim Condition:

Attention Needed - The trim around the left front support needs some minor repair to prevent further deterioration (replace damaged wood).



Soffit/Eaves:

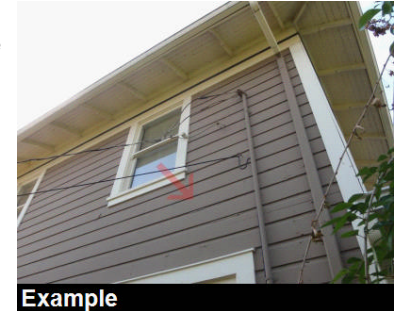
Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards:

Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

Condition of Painted Surfaces:

Attention Needed - The exposed painted surfaces need some minor attention or touch-ups to make the surfaces weather tight. These repairs should be scheduled soon to prevent further deterioration.



Example

Outside Entry Doors:

Attention Needed - Weather stripping is needed at the bottom of the front entry door.

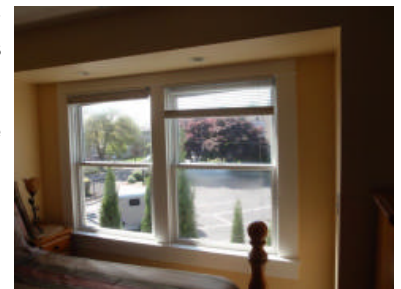


Windows Type:

Mostly single pane with some newer double pane on the south side.

Window Condition:

Attention Needed - The south side master bedroom double pane insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency.



Attention Needed - The counterbalance ropes on a number of windows are broken or missing.



Window Flashing:

Attention Needed - There is no flashing above the window trim. As a result of this missing flashing, caulk must be maintained to prevent water intrusion.



Earth-to-Wood Clearance:

Satisfactory - There appears to be adequate clearance between the earth and the wood.

Type Insulation Noted:

The exterior walls are not verified and floors are not insulated.

Structural Caulking:

Attention Needed - A few spots around the structure were noted that need to be caulked. Examples - Caulk should be applied to trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration.



Framing members sizing.

The framing appears to be 2" x 4" wood members framed with 16-inch centers.

Exposed Floor/Ceiling Framing Location:

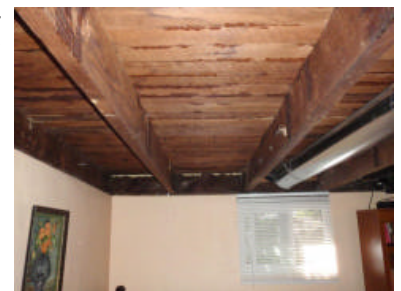
Basement level ceiling.

Floor Framing Members Size.

The floor framing is constructed with 2" x 8" members. The floor/ceiling is framed with 24-inch and 12-inch centers.

Exposed Floor/Ceiling Framing Condition:

Satisfactory - The exposed portions of the floor framing and ceiling joist members are in satisfactory condition.



Wall Covering Material:

The wall covering material is sheetrock. Minor cracks in the walls, unless noted, are considered normal shrinkage or settling.

Ceiling Covering Material:

The predominant ceiling covering material is sheetrock. Minor cracks in the ceilings, unless noted, are considered normal shrinkage or settling.

Interior of the Wall Cavity:

The interior of the wall cavity is generally not accessible. Only the readily visible areas are commented on.

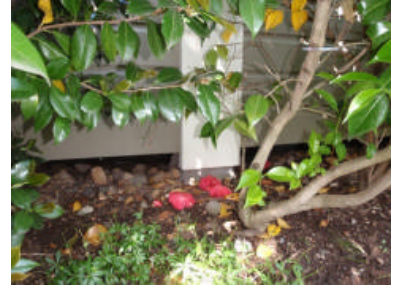
Deck, Porch Or Balcony:

There is a Wood Framed:

Framing of Deck/Porch:

Front entry porch.

Due to limited visibility under the deck, I was not able to verify the structural condition of the framing members.



Deck, Porch, or Balcony Flooring Material:

Satisfactory - The decking materials appear to be in satisfactory condition.



Supporting Posts:

Satisfactory - The supporting posts appear to be in satisfactory condition.

Stairs Condition:

Satisfactory - The steps are in useable condition.

Fireplace:

Exterior Stack Material:

The exterior furnace chimney stack is made of mortar and brick.

Exterior Stack Condition:

Satisfactory - The exterior stack is in satisfactory condition.



Flue Lined:

Yes - The chimney flue appears to be lined with metal.

Rain Hat:

Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

Flashing:

Satisfactory - The installed flashing around the chimney stack appears to be functional.

HEATING, VENTILATION & AIR CONDITIONING

Heating Unit # 1:

Heating System Location: Basement.

Heating System Type: A forced air furnace is installed as the primary source of heat.

Fuel Source: The fuel source is natural gas.

Model/Serial Number/Size: Brand - Bryant Plus 80; Model #331AAV048105; Serial #4697A12323; This unit was manufactured about 1997.

Flue Type: The flue pipe is metal that enters a masonry flue. The masonry flue appears to be lined.

Flue Condition: Satisfactory - The furnace flue as installed appears to be in satisfactory condition.

Unit Tested: Yes.

Furnace Temperature output within manufacturer specifications: Yes.

Heat Exchanger Inspected Via: The heat exchanger was inspected without invasive or destructive means. Usually only 10 to 20 percent of the exchanger is visible without partial or total disassembly of the furnace. This inspection covers only the readily visible portions of the heat exchanger.

Carbon Monoxide Tester:

NO - Carbon Monoxide Detector Requirements Advisory

Effective April 2011, any person transferring a one or two family dwelling unit or multifamily housing that contains a carbon monoxide source (a heater, fireplace, appliance or cooking stove that uses coal, kerosene, petroleum products, wood or other fuels that emit carbon monoxide as a by-product of combustion; or has an attached garage with an opening that communicates directly with a living space) must provide a properly functioning carbon monoxide alarm(s) installed at a location(s) that provide carbon monoxide detection for all sleeping areas of the dwelling or housing. A purchaser or transferee who is aggrieved by a violation of this requirement may bring an individual action in an appropriate court to recover the great of actual damages or \$250 per residential unit (plus fees). For further questions please see Enrolled House Bill 3450 from the 2009 Oregon Legislative session.

Blower Condition: Satisfactory - The blower assembly appears to be performing as expected.

Filter Type/Size: 16x20x1.

Filter Condition: **Attention Needed** - The filter is in need of replacement. Replacing filters every 2 to 3 months is recommended.

Ducts Condition: **Attention Needed** - The duct has an air leak that reduces the effectiveness of the heating system.



Does each habitable room have a heat source? Yes.

Adequate Returns or Undercut Doors: Yes.

Thermostat Condition: Satisfactory - The thermostat worked properly when tested.

Comments:

Attention Needed - The furnace needs to be cleaned and serviced at this time to assure safe and efficient operations.



ELECTRICAL SYSTEMS

Primary Power Source

Service Voltage: The incoming electrical service to this structure is 120/240 volts.

Service/Entrance/Meter: Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

Main Power Panel & Circuitry

Main Power Distribution Panel Location: Basement.

Main Power Panel Size: 100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

Service Cable to Panel Type: Copper.

Is Panel Accessible: Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition: Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

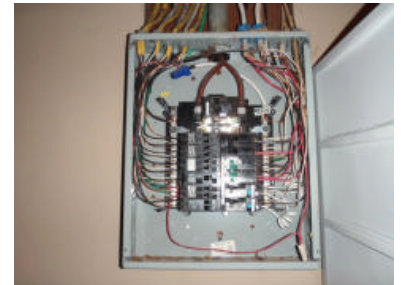
Main Panel Type: Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility: Satisfactory - The breakers in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available: Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Panel Cover Removed: Yes.

Condition of Wiring in Panel: Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.



Feeder and Circuit Wiring Type: Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

Circuit Wiring Condition: **Attention Needed** - The junction box and wiring for the old basement dryer needs to be properly installed or terminated.



Ground Fault Protected Outlets: At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

Main Service Ground Verified: Yes - The main service ground wire was located by the inspector.

Smoke Detectors: Yes - The structure is equipped with functioning smoke detectors. They should be tested periodically in accordance with the manufacturer's specifications. The installed

Doorbell :

Comments:

smoke detector(s) are wired into the electrical system.

Attention Needed - The front exterior doorbell was not working.

Attention Needed - A final permit sticker was not found on the 100 amp main panel. Consult the city for proper final inspection.



Electrical Service:

Patio:

Attention Needed - The weather protected outlet cover plate needs to be replaced. The outlet is Ground Fault Circuit Interrupt protected.



Electric Service Condition:

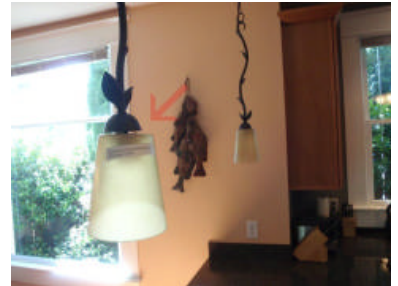
Utility Services:

Satisfactory - The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

Lighting:

Kitchen:

Attention Needed - The one of the light fixtures is damaged (not on fixture states that it will be replaced).



Laundry:

Satisfactory - Lighting in the laundry is adequate.

Master Bathroom:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #2:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #3:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Electrical Outlets:

Kitchen:

Attention Needed - There is a Ground Fault Circuit Interrupt outlet installed in the area of the sink. However, it failed to stop the current flow to the outlet to the left of the sink. Consult an electrician for repairs.



Laundry:

Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

Ground Fault Interrupt Outlets:

Master Bathroom:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Bathroom #2:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Bathroom #3:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Master Bathroom:

Satisfactory - The light switch is satisfactory.

Bathroom #2:

Satisfactory - The light switch is satisfactory.

Bathroom #3:

Satisfactory - The light switch is satisfactory.

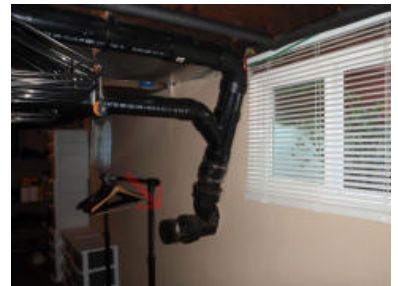
PLUMBING SYSTEM

Plumbing:

Plumbing Service Piping Size to Structure: 1" water service line from the meter to the main cutoff.
Public Service Piping Material: The main service line to the structure is copper.
Main Water Line Cutoff Location: Basement level wall.



Interior Supply Piping Size: The interior water supply piping is 1/2" in diameter.
Interior Supply Piping Material: The interior supply piping in the structure is predominantly copper.
Exterior Hose Bibs Functional: Satisfactory - The exterior hose bib(s) appeared to function normally.
Functional Supply: Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
Leaks in the Supply Piping Noted: No.
Waste Line Materials: The predominant waste line material is ABS plastic and cast iron.
Waste Piping Condition: Satisfactory - The visible plumbing waste piping appears functional.
Vent Piping Material: The vent material, as it passes through the roof, is plastic.
Vent Piping Condition: Satisfactory - The visible plumbing vent piping appears functional.
Supply/Waste Piping Supports: Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.
Functional Drainage: Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.
Location of Leak in Waste Line: None noted.
Location of Waste Line Cleanouts: Base of the stack(s) in basement level.



Water Heater:

Location: Basement.
Model & Serial Numbers: Brand - General Electric; Model #GG50T6A; Serial #GENG0203110947; Manufactured 02/2003.



Tank Capacity: A 50 gallon water heater is installed.

Fuel Source for Water Heater: The water heater is gas-fired.

Exposed Water Heater Condition: Satisfactory - It shows some age, but it appears sound.

Firebox Condition The underside of the tank appears to be in normal condition in relation to its age.

Drip Leg Installed for Natural Gas-Fired Unit: Yes - There is a drip leg installed on the incoming gas line to the water heater.

Gas Valve: Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/Exhaust Pipe Condition: Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

Water Piping Condition: Satisfactory - The incoming and output piping is installed correctly.

Water Heater Fill Valve Installed: Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature Controls: Satisfactory - The thermostat and temperature controls appear to function normally.

Drain Valve: Yes - There is a drain valve installed on the lower side of the water heater.



Temperature & Pressure Relief Valve: Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

Safety Overflow Pipe: Satisfactory - The overflow pipe is correctly installed.

Water Heater Insulation Jacket: Yes.

KITCHEN

Kitchen:

| | |
|--------------------------------------|---|
| <i>Windows:</i> | Attention Needed - The windows are painted shut or otherwise sealed but are newer and appear to be in good working order. |
| <i>Walls:</i> | Satisfactory - The walls in the kitchen appear to be satisfactory. |
| <i>Ceiling:</i> | Satisfactory - The ceiling is functional and as expected. |
| <i>Floor:</i> | Satisfactory - The flooring in the kitchen is satisfactory. |
| <i>Countertops:</i> | Good - The countertops in the kitchen are in good condition, and they should provide years of service. |
| <i>Cabinets, Drawers, and Doors:</i> | Good - The cabinets in this kitchen are of a better quality than expected. |
| <i>Faucet and Supply Lines:</i> | Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. |
| <i>Sink and Drain Lines:</i> | Satisfactory - The sink and drainage lines appear to be satisfactory. |
| <i>Food Waste Disposal:</i> | Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately. |
| <i>Dishwasher:</i> | <p>Attention Needed - Through a visual or functional test, it was determined that the dishwasher soap dish was not operational (will not lock due to broken plastic tab).</p>  |
| <i>Range Hood:</i> | None. |
| <i>Range/Oven Fuel Source:</i> | Electric - There is a 220-volt hookup for an electric range/oven. |
| <i>Range/Oven:</i> | <p>Built-in - There is a built-in range top and oven. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.</p>  |
| <i>Refrigerator:</i> | Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection. |
| <i>Water For Refrigerator:</i> | There is no water source for the refrigerator. |

LAUNDRY

Laundry:

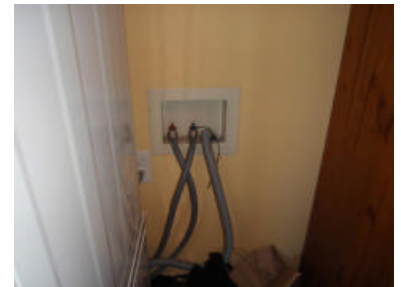
| | |
|--------------------|---|
| <i>Location:</i> | Main floor. |
| <i>Entry Door:</i> | Satisfactory - The entry door to the laundry room is functional. |
| <i>Walls:</i> | Satisfactory - The walls in the laundry room appear to be satisfactory. |
| <i>Ceilings:</i> | Satisfactory - The ceiling is satisfactory. |
| <i>Floor:</i> | Satisfactory - The floor coverings are in satisfactory condition. |
| <i>Windows:</i> | Attention Needed - The windows or associated hardware in the laundry area needs are sealed shut and need repair. |



| | |
|---------------------------|---|
| <i>Washer & Dryer</i> | A washer and dryer are installed. Testing of either is not included as a part of this inspection. |
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| <i>Washer Hookup:</i> | There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested. |
|-----------------------|---|



| | |
|---------------------------|---|
| <i>Washer Pan:</i> | No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak. |
| <i>Dryer Hookup:</i> | Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed. |
| <i>Dryer Ventilation:</i> | Satisfactory - The dryer ventilation as installed appears adequate. |
| <i>Area Ventilation:</i> | Satisfactory - The area ventilation seems adequate. |

BATHROOMS

Master Bathroom:

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.



Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

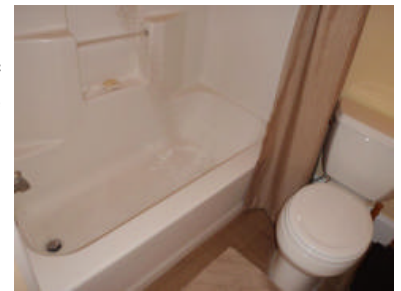
Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet in the master bathroom appears to be functional.

Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.



Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected.



Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #2:

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.



Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

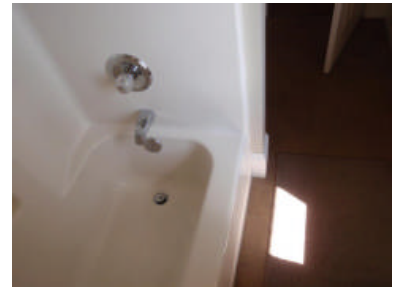
Satisfactory - The toilet in the upper hall bathroom appears to be functional.

Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.



Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Entry Door:

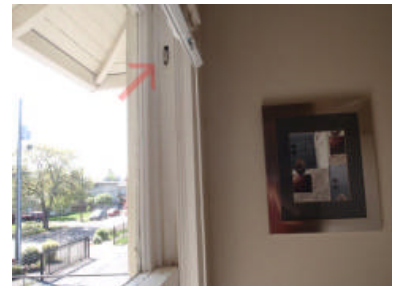
Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Windows:

Attention Needed - Both of the counterbalance ropes on the noted windows are missing. For safety reasons, these should be replaced.



Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #3:

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.



Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet in the main floor bathroom appears to be functional.

Heat Source:

Satisfactory - There is a heat source in this room.

Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Windows:

Attention Needed - The window is painted or sealed shut; however, it is newer and appears to in satisfactory condition.



Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.