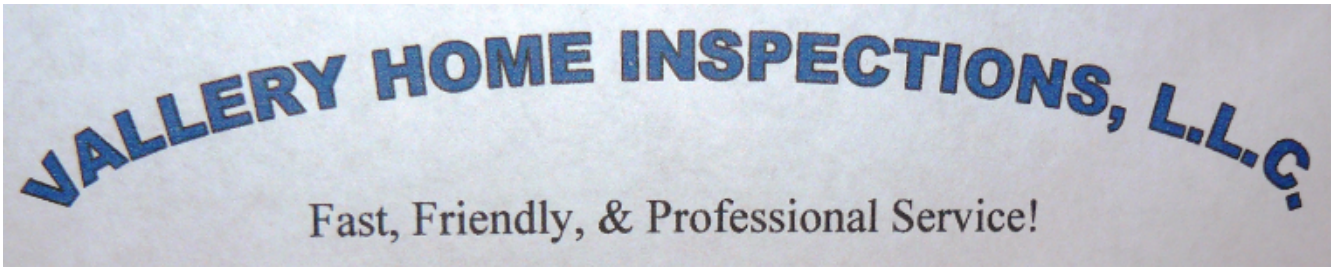
Vallery Home Inspections, L.L.C.

Property Inspection Report



500 JaneJohn Rd. , Houston TX
Inspection prepared for:: John Doe & Jane Doe
Real Estate Agent: William B. Johnson - Johnsons Realty Network

Date of Inspection: 1/14/2010 Time: 10:00 a.m.
Age of Home: 2-5 estimated Size: 2,658 htd.
Weather: 70 deg. overcast.

Inspector: Gary J. Vallery
LSBHI License # 10777
Phone: 318-787-9337

Report Summary

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

Grounds		
Page 7 Item: 13	Sprinklers	• Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.
Exterior Areas		
Page 9 Item: 3	Siding Condition	• Some missing concrete mortar on far left side porch bottom brick accent. This appears to be more of an aesthetic issue. • Wood beams above some windows and doors will need to be sealed yearly. Gaps between wood & concrete mortar need filling with caulking to prevent moisture & insect intrusion.
Page 9 Item: 4	Eaves & Facia	• Appeared in functional, satisfactory condition at time of inspection however, several areas on the eves and facia are in need of cleaning. Appears to be mildew.
Roof		
Page 13 Item: 1	Roof Condition	• There are areas around the roof edge where the underlying roofing felt stops short of the eve strip. The roofing felt should actually cover the eve strip on the horizontal (drip edge) and go under it on the angled vertical areas (rake edge). Recommend a licensed roofing contractor evaluate.
Page 13 Item: 2	Flashing	• There are some missing edge flashings where gutters are installed. Flashing is intended to help direct water into the gutter and not let it get behind the gutter and run down the facia. Inspector did note that this extra flashing at the gutters is in addition to the eve strip flashing installed all around roof and may be incendental.
Page 14 Item: 5	Gutter	• Clean gutters: Areas are plugged where downspouts are located.
Attic		
Page 17 Item: 9	Exhaust Vent	• Inspector noted rust staining from furnace exhaust next to each water heater. Rust on metal is caused by moisture. Inspector also noted large bowls next to each located directly below the vents. Inspector did NOT see any moisture in the bowls, i.e. the bowls were dry, however, inspector does recommend evaluation by licensed roofing contractor.
Heat/AC		
Page 20 Item: 1	Heater Condition	• Homeowner stated that each AC & heat unit was serviced less than one week ago. Recommend consulting with the HVAC contractor as to the details.

Page 23 Item: 7	AC Compress Condition	• AC Compressor closest to carport is not level on its pad. Recommend leveling for best operation or consult with licensed HVAC contractor for professional opinion.
Water Heater		
Page 25 Item: 2	TPRV	• TPRV on water heater #1 has corrosion. Monitor and replace if it worsens.
Living Areas		
Page 28 Item: 5	Electrical	• Hot & Neutral reversed on receptacle plug at staircase.
Master Bathroom		
Page 34 Item: 15	Toilets	• Toilet in master bath is loose on base and needs retighteneing.
Bath III		
Page 38 Item: 15	Toilets	• Toilet in upstairs bathroom loose on base. Needs retightening.
Bedroom V		
Page 44 Item: 5	Electrical	• Showing hot/neutral reversed on at least 3 receptacle plugs in upstairs left bedroom. Recommend licensed electrician evaluate and correct.
1/2 Bath		
Page 46 Item: 12	Toilets	• Toilet in 1/2 bath downstairs loose on its base and needs tightening.

Inspection Details

1. Attendance

In Attendance: Client present towards end of inspection • Seller present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

Grounds

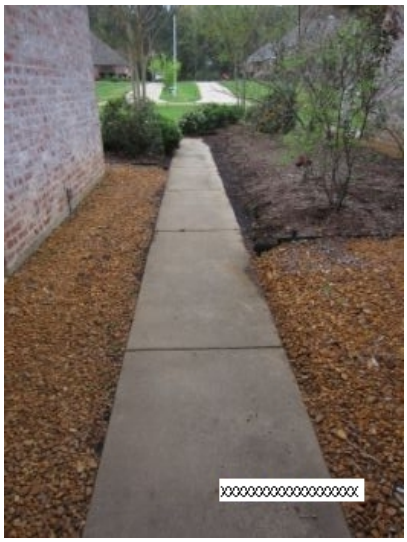
1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Concrete driveway noted. • Concrete sidewalk noted.
Observations:
• There are minor, predictable, and common, settlement cracks in the concrete. Monitor these areas for further movement or expansion and repair/seal as needed.

Drainage for flower beds located at the "side" sidewalk is generally away from the foundation but is sloped toward the sidewalk. This area will likely hold water during periods of rain.

Normal settlement cracking



2. Grading

Good	Fair	Poor	N/A	None
X	X			

Observations:
• No major system safety or function concerns noted at time of inspection however, inspector recommends grading gravel in area at front of garage wall to a level below bottom of brick veneer.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

Grade soil to level below brick veneer to prevent moisture intrusion

4. Gate Condition

Good	Fair	Poor	N/A	None
X				

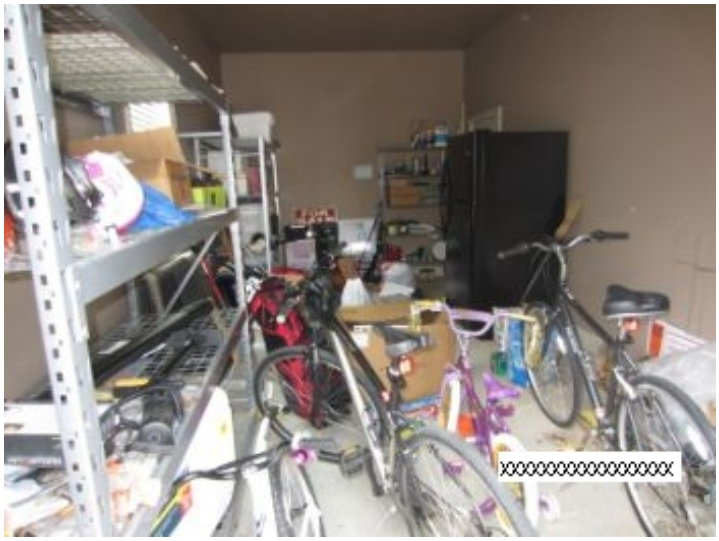
Materials: Chain link
Observations:
• Fences and gates are NOT INCLUDED as part of a home inspection, if concerned, recommend confirming that all fences and gates are in serviceable condition.

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None

Normal settlement cracking on porch

Mortar missing



Could not fully inspect carport storage room.

6. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Main gas valve located on left side of home as seen from the road.
Observations:
• Main gas shut off located at outside meter

Main gas valve/meter

7. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Supply water plumbing to structure is buried and could not be determined.
Observations:
• Water meter located front of property.

Water meter located in front of property

8. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:
• Water pressure appeared adequate at time of inspection.

9. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Exterior faucets the inspector could access were functional at time of inspection.

10. Patio Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
• Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

11. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure.
Observations:
• No major system safety or function concerns noted at time of inspection.

12. Fence Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Appeared serviceable at time of inspection. Structural assembly inaccessible.

13. Sprinklers

Good	Fair	Poor	N/A	None

Observations:
• Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

Seal all wood on outside areas

Seal all wood on exteriors.

3. Siding Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Brick veneer noted. • vinyl siding noted. • Stucco veneer noted. • Composition wood or composition cement siding ("Hardi-Board" etc.), noted
Observations:
• No major system safety or function concerns noted at time of inspection.
• Some missing concrete mortar on far left side porch bottom brick accent. This appears to be more of an aesthetic issue.
• Wood beams above some windows and doors will need to be sealed yearly. Gaps between wood & concrete mortar need filling with caulking to prevent moisture & insect intrusion.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Appeared in functional, satisfactory condition at time of inspection however, several areas on the eves and facia are in need of cleaning. Appears to be mildew.
• Appeared in functional, satisfactory condition at time of inspection however, several areas on the eves and facia are in need of cleaning. Appears to be mildew.

Need to clean facia's

Clean all facia's

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:
• For the most part, the painted surfaces appear to be in good condition at time of inspection.

6. Stucco

Good	Fair	Poor	N/A	None
X				

Observations:
• Stucco appears to be in satisfactory condition at time of inspection.

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• Outside electrical appears to be in serviceable condition.
• Recommend all outside receptacles are GFCI protected.

Garage or Carport

1. Roof Condition

Good	Fair	Poor	N/A	None

Materials: Architect shingles noted.
Observations:
• No major system safety or function concerns noted at time of inspection.

2. Floor Condition

Good	Fair	Poor	N/A	None

Materials: Bare concrete floor noted.
Observations:
• Garage floor appeared to be in serviceable condition at time of inspection.
• Normal settlement cracks noted.

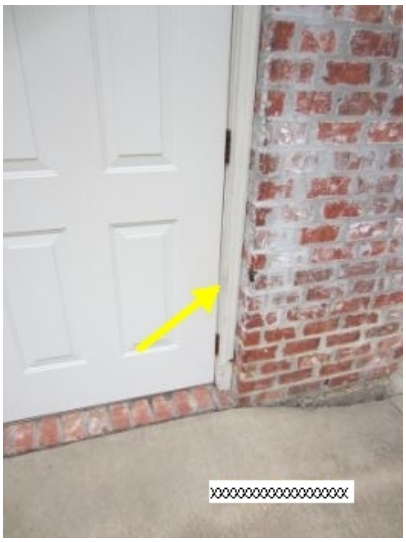
3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• Electrical in garage appeared to be in satisfactory condition.

4. Exterior Door

Good	Fair	Poor	N/A	None



Peeling paint at carport storage room door trim

5. Garage Door Condition

Good	Fair	Poor	N/A	None

Materials: Structure is a carport (no doors)

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None

Observations:

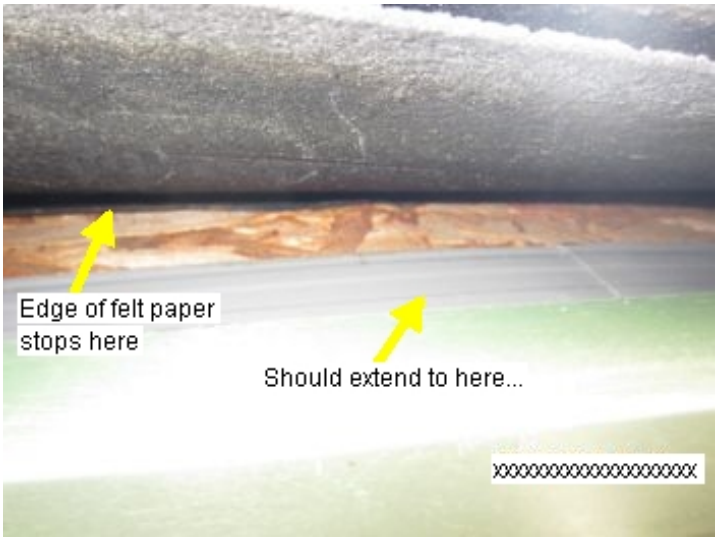
• There are areas around the roof edge where the underlying roofing felt stops short of the eve strip. The roofing felt should actually cover the eve strip on the horizontal (drip edge) and go under it on the angled vertical areas (rake edge).

Recommend a licensed roofing contractor evaluate.

Architect shingles noted

Some nail pops noted on roof

Some nail pops noted on roof



Under shingle felt paper not fully to eve strip in some areas

Down spout clogged

2. Flashing

Good	Fair	Poor	N/A	None
	X			

Observations:
• There are some missing edge flashings where gutters are installed. Flashing is intended to help direct water into the gutter and not let it get behind the gutter and run down the facia. Inspector did note that this extra flashing at the gutters is in addition to the eve strip flashing installed all around roof and may be incendental.

Flashing missing in some gutter areas

Missing flashing at gutter

3. Chimney

Good	Fair	Poor	N/A	None

Observations:
• Inspector was unable to access chimney from the roof. Inspector did not note any concerns from his limited visual view.

4. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations:
• Vent Caps appear to be in good condition and working.

5. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations:
• Clean gutters: Areas are plugged where downspouts are located.

Downspout clogged in gutter

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None

Observations:
• Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None

Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.

Attic

1. Access

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Pull Down Ladder located in Carport has access to above carport only. There are two areas upstairs with door accessing attic.
Note: Design of home does not allow access to all parts of attic.

2. Structure

Good	Fair	Poor	N/A	None

Observations:
• Standard wood / stick construction.

Unable to access all areas

3. Ventilation

Good	Fair	Poor	N/A	None

Observations:
• Under eave soffit inlet vents noted.
• Ridge exhaust venting noted.

4. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:
• Flexible ducts noted.

5. Electrical

Good	Fair	Poor	N/A	None

Observations:
• Most not accessible due to insulation

6. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies noted in plumbing vent piping.

7. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Loose fill insulation noted.
Observations:
• Insulation depth appears satisfactory.

8. Chimney

Good	Fair	Poor	N/A	None

Observations:
• Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.

9. Exhaust Vent

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Inspector noted rust staining from furnace exhaust next to each water heater. Rust on metal is caused by moisture. Inspector also noted large bowls next to each located directly below the vents. Inspector did NOT see any moisture in the bowls, i.e. the bowls were dry, however, inspector does recommend evaluation by licensed roofing contractor.

10. Vapor Barrier

Good	Fair	Poor	N/A	None

Observations:
• Vapor Barrier not visible

11. Attic Lighting

Good	Fair	Poor	N/A	None

Observations:
• Attic lighting could be improved.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: Laundry room.
Observations:
• No major system safety or function concerns noted at time of inspection at main panel box.

Electrical service panel;

Electrical panel ready for inspection

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
• 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:
• 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
• There is an underground service lateral noted.

Electrical service entrance

5. Breakers

Good	Fair	Poor	N/A	None
X				

Observations:
• All of the circuit breakers appeared serviceable.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None

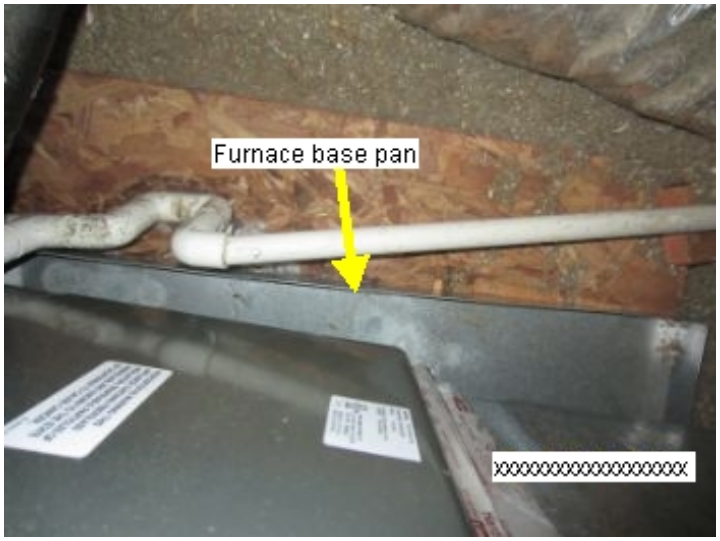
Observations:
• All three gas furnaces are located in the attic.
• Vallery Home Inspections recommends the addition of "Carbon Monoxide" detectors installed whenever a home is equipped with gas appliances.
• Homeowner stated that each AC & heat unit was serviced less than one week ago. Recommend consulting with the HVAC contractor as to the details.

Heater base

2. Heater Base Pan

Good	Fair	Poor	N/A	None
X				

Observations:
• Each heater base pan appears to be functional. Inspector had a limited view of the base pan on unit that is located in highest part of attic. i.e. could not access close enough.



Furnace base pan

Furnace base pan

3. Enclosure

Good	Fair	Poor	N/A	None

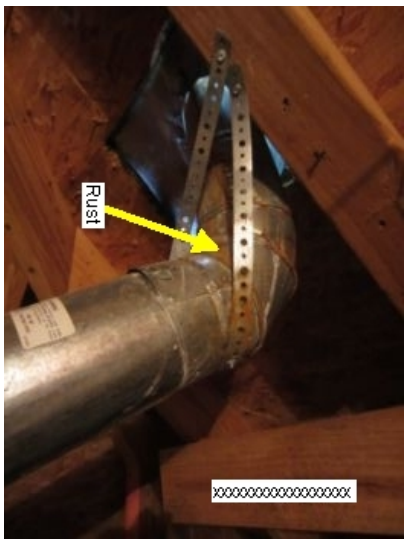
Observations:
• Concealed due to high efficiency furnace design.

4. Venting

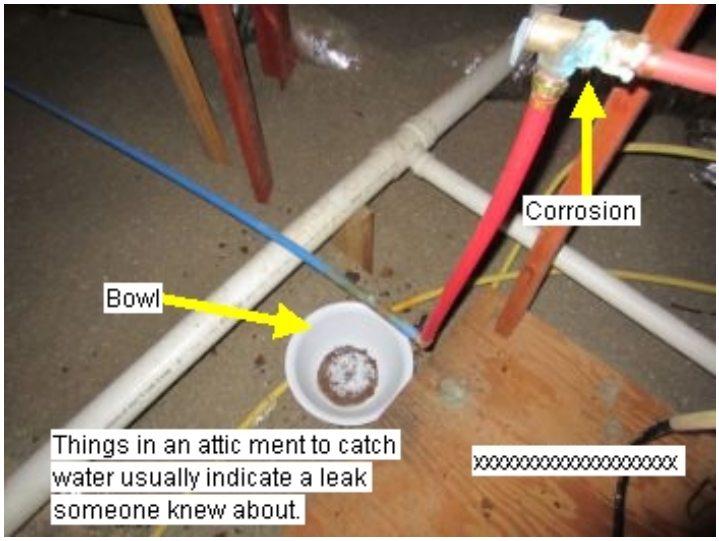
Good	Fair	Poor	N/A	None
X				

Observations:
• The visible portions of the vent pipes appeared functional.

Rust at exhaust vent



Rust at exhaust vent



Bowl under rusted exhaust vent

5. Gas Valves

Good	Fair	Poor	N/A	None

Observations:
• Gas shut off valves were present.

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:
• No defects found.

7. AC Compress Condition

Good	Fair	Poor	N/A	None
X	X			

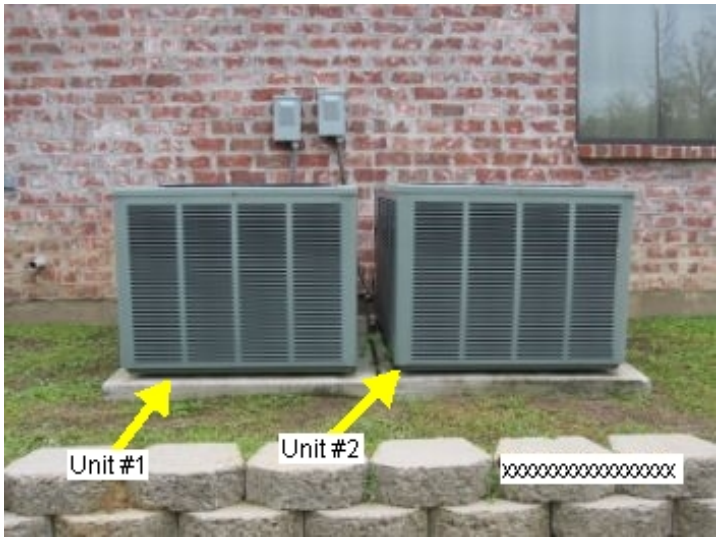
Compressor Type: electric
Observations:
• Home has 3 AC Compressors.
Unit #1 (closest to carport) Brand: Ruud - Model # UAND-036JAZ Serial # 7297F340613919 Yr. 2006

Unit #2 (left one when facing both) Brand - Ruud Model # UAND036JAZ Serial # 7297F350605882 Yr. 2006.

Unit #3 (right one closer to road) Brand Ruud - Model # UAND036JAZ Serial # 7297F340613922

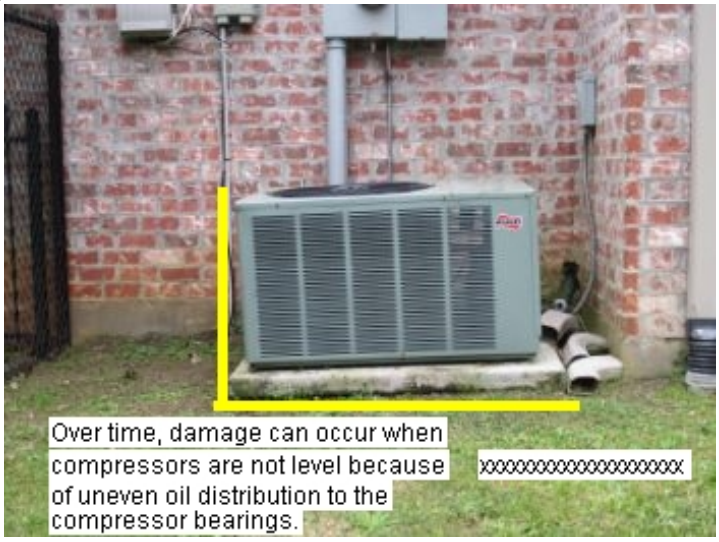
Each appeared functional at time of inspection.

Homeowner stated that each was checked and serviced less than one week ago.
• AC Compressor closest to carport is not level on its pad. Recommend leveling for best operation or consult with licensed HVAC contractor for professional opinion.



AC compressors

AC Compressor



AC compressor not level. Recommend evaluation.

8. Air Supply

Good	Fair	Poor	N/A	None

Observations:
• The return air supply system appears to be functional.

9. Registers

Good	Fair	Poor	N/A	None

Observations:
• The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None

Observations:
• MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

11. Thermostats

Good	Fair	Poor	N/A	None

Observations:
• Functional at the time of inspection.

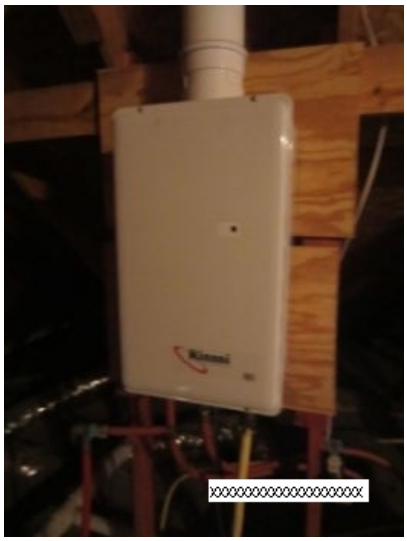
Water Heater

1. Specs

Good	Fair	Poor	N/A	None

Observations:
• Two tankless gas water heaters. Unit # 1 located in attic area left. Brand - Rinnai - Model # R85i-1 Serial # 06.05 119844

Unit #2 located opposite attic from #1. Brand - Rinnai Model # R85i-1 Serial # 06.05-119847



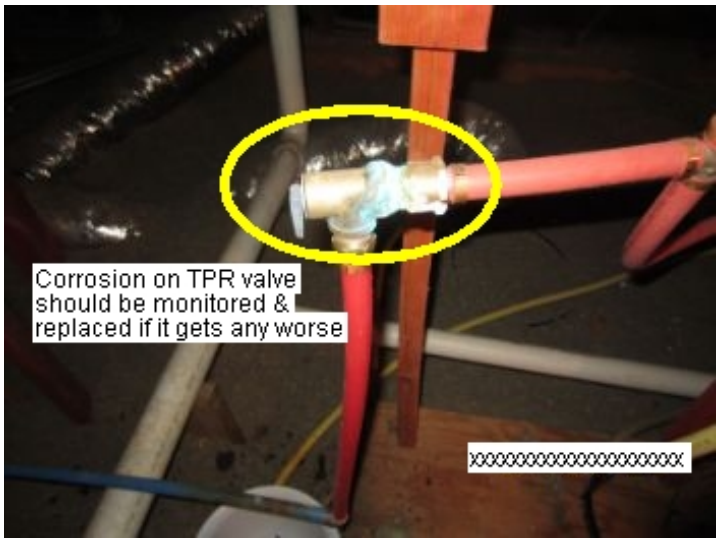
On demand water heater #1

On demand water heater #2

2. TPRV

Good	Fair	Poor	N/A	None
X	X			

Observations:
• TPRV on water heater #1 has corrosion. Monitor and replace if it worsens.



Water heater #2 TPR valve needs monitoring

3. Number Of Gallons

Good	Fair	Poor	N/A	None

Observations:
• Tankless demand units present.

Kitchen

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

1. Cabinets

Good	Fair	Poor	N/A	None

Observations:
• Most not accessible due to stored personal items.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
• Granite tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
• Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.

4. Doors

Good	Fair	Poor	N/A	None

Observations:
• No major system safety or function concerns noted at time of inspection.

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:
• Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Gas cook top noted.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
• Oven(s): Electric

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Trash Compactor

Good	Fair	Poor	N/A	None
				X

11. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

12. Window Condition

Good	Fair	Poor	N/A	None
X				

13. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
• some not accessible

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Patio Doors

Good	Fair	Poor	N/A	None
X				

16. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• Some outlets were not accessible due to furniture and or stored personal items in the wat.
• No major system safety or function concerns noted at time of inspection.

17. GFCI

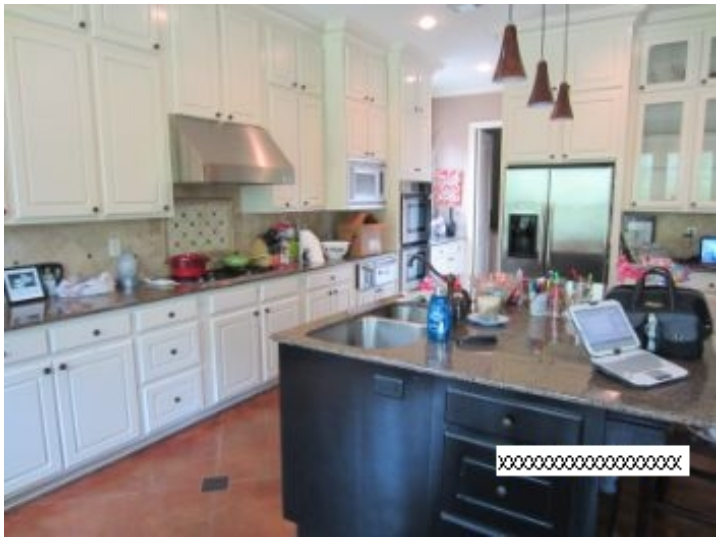
Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational

18. Wall Condition

Good	Fair	Poor	N/A	None

Materials: Drywall walls noted.



Unable to access all areas

Living Areas

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

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

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

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

2. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• The closet is in serviceable condition.

3. Door Bell

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Most outlets not accessible due to furniture and or stored personal items.
• Hot & Neutral reversed on receptacle plug at staircase.

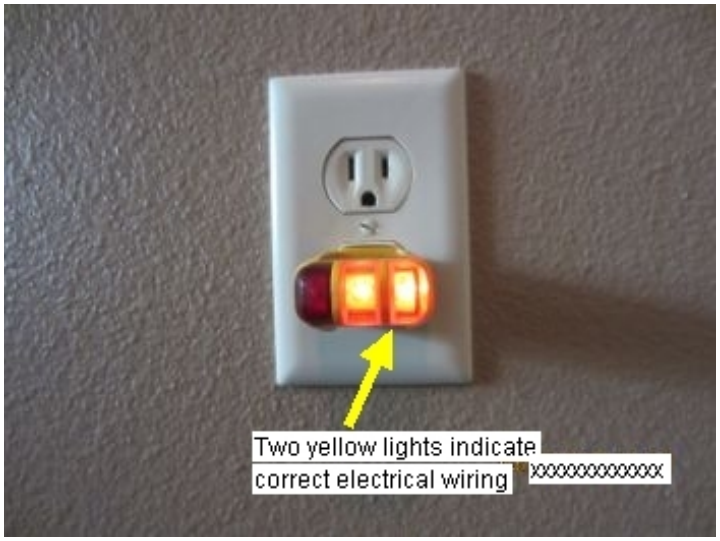
6. Smoke Detectors

Good	Fair	Poor	N/A	None

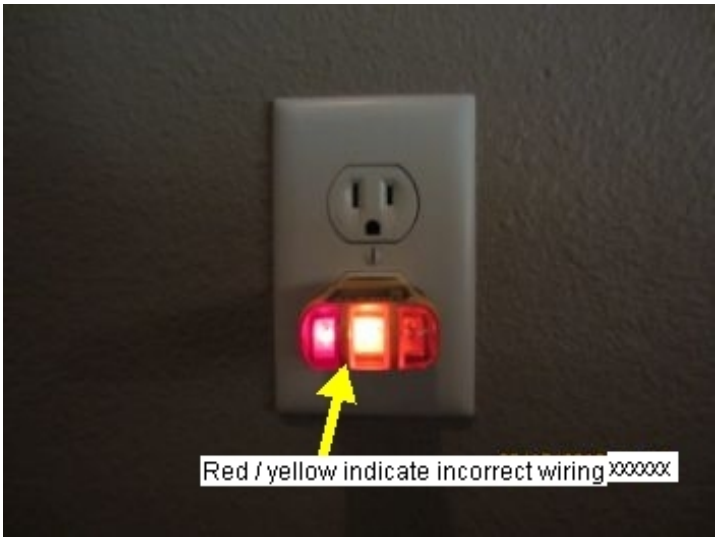
Observations:
• **SMOKE DETECTORS** Not tested

7. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				



Correct



Red & yellow light indicate reversed polarity

8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

9. Patio Doors

Good	Fair	Poor	N/A	None
X				

10. Wall Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Some areas not accessible due to stored personal items.

Unable to access all areas

Could not access all walls and floors

11. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room
Observations:
• Damper was opened and closed several times.
Gas starter / wood burning fire place appears to have never been used.

12. Floors

Good	Fair	Poor	N/A	None

Observations:
• Scored & stained concrete floor noted. There is common and predictable cracking in the concrete.

Expected settlement cracking in exposed concrete flooring

Expected settlement cracking in exposed concrete flooring

Expected settlement cracking in exposed concrete flooring

13. Windows

Good	Fair	Poor	N/A	None
X				

Observations:
• Insulated windows noted.

Master Bedroom

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

1. Locations

Locations: Master#1

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

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

3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• The closet is in serviceable condition.

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None

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

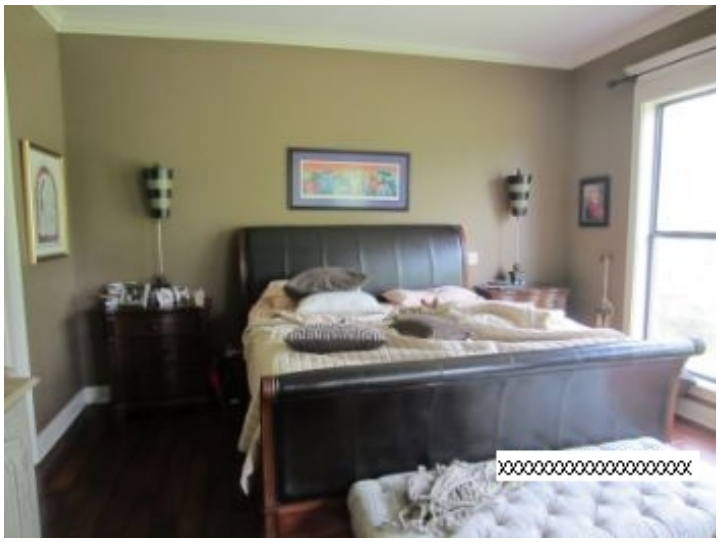
6. Floor Condition

Good	Fair	Poor	N/A	None
X				

7. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.



Could not access all areas

8. Window Condition

Good	Fair	Poor	N/A	None
X				

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Master Bathroom

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

1. Locations

Locations: Master Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

5. Electrical

Good	Fair	Poor	N/A	None
X				

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

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
• The bath fan was operated and no issues were found.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

9. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
• Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

10. Mirrors

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Showers

Good	Fair	Poor	N/A	None
X				

13. Bath Tubs

Good	Fair	Poor	N/A	None

Observations:
• Whirlpool, was operated during inspection. Whirlpool electrical protection provided by GFCI receptacle located in master bath next to exit door.

14. Sinks

Good	Fair	Poor	N/A	None
X				

15. Toilets

Good	Fair	Poor	N/A	None
	X	X		

Observations:
• Toilet in master bath is loose on base and needs retighteneing.

Bathroom II

1. Locations

Locations: Upstairs left bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
• The bath fan was operated and no issues were found.

8. Mirrors

Good	Fair	Poor	N/A	None
X				

9. Plumbing

Good	Fair	Poor	N/A	None
X				

10. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

11. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
• Tub

12. Sinks

Good	Fair	Poor	N/A	None
X				

13. Toilets

Good	Fair	Poor	N/A	None
X				

Bath III

1. Locations

Locations: Upstairs right bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
• The bath fan was operated and no issues were found.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

9. Heating

Good	Fair	Poor	N/A	None
X				

10. Mirrors

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

13. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
• Tub

14. Sinks

Good	Fair	Poor	N/A	None
X				

15. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:
• Toilet in upstairs bathroom loose on base. Needs retightening.

Bedroom II

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

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

2. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• The closet is in serviceable condition.

3. Doors

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

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

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

7. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Insulated glass noted.

8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Bedroom III

1. Locations

Locations: Upstairs back

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

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

3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• The closet is in serviceable condition.

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

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

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

7. Wall Condition

Good	Fair	Poor	N/A	None
X				

8. Window Condition

Good	Fair	Poor	N/A	None
X				

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Bedroom IV

1. Locations

Locations: Upstairs right

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

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

3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• The closet is in serviceable condition.

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

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

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

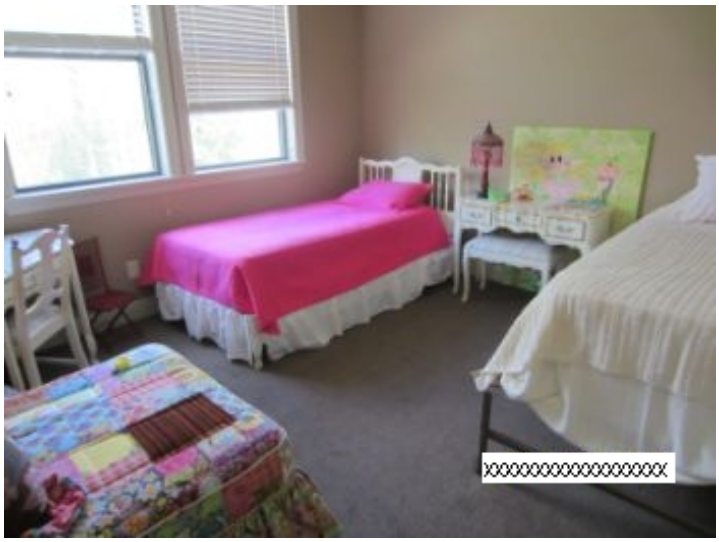
7. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.
Observations:
• Some areas not accessible due to stored personal items.

8. Window Condition

Good	Fair	Poor	N/A	None
X				



Could not access all areas

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Laundry

1. Cabinets

Good	Fair	Poor	N/A	None

Observations:
• Most not accessible due to stored personal items.

2. Counters

Good	Fair	Poor	N/A	None

Observations:
• Some of the areas not visible due to stored personal items.

3. Electrical

Good	Fair	Poor	N/A	None

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

4. Window Condition

Good	Fair	Poor	N/A	None

Could not access all areas

5. Plumbing

Good	Fair	Poor	N/A	None

Observations:
• Some not accessible.

6. Wall Condition

Good	Fair	Poor	N/A	None

Materials: Drywall walls noted.
Observations:
• Some areas not accessible due to stored personal items.

7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

8. Doors

Good	Fair	Poor	N/A	None
X				

Bedroom V

1. Locations

Locations: Upstairs left bedroom

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

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

3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• The closet is in serviceable condition.

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
	X	X		

Observations:
• Showing hot/neutral reversed on at least 3 receptacle plugs in upstairs left bedroom. Recommend licensed electrician evaluate and correct.

Reversed polarity showing on all receptacles in bedroom 5

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

7. Window Condition

Good	Fair	Poor	N/A	None
X				

8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

1/2 Bath

1. Locations

Locations: Guest bathroom downstairs

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
• The bath fan was operated and no issues were found.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

9. Heating

Good	Fair	Poor	N/A	None
				X

10. Plumbing

Good	Fair	Poor	N/A	None
X				

11. Sinks

Good	Fair	Poor	N/A	None
X				

12. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:
• Toilet in 1/2 bath downstairs loose on its base and needs tightening.

Playroom

1. Locations

Locations: Upstairs

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

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

3. Closets

Good	Fair	Poor	N/A	None
				X

4. Electrical

Good	Fair	Poor	N/A	None
			X	

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

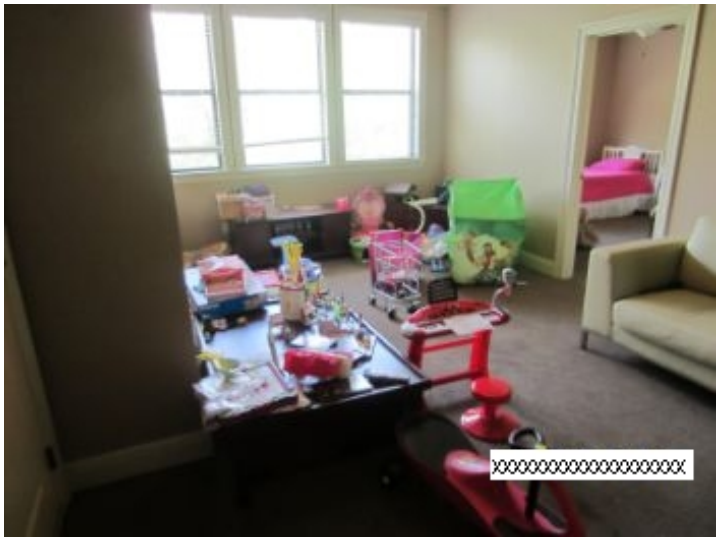
5. Floor Condition

Good	Fair	Poor	N/A	None
X				

6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Some areas not accessible due to stored personal items.



Could not access all areas

7. Window Condition

Good	Fair	Poor	N/A	None
X				

8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				