



## **CONFIDENTIAL HOME INSPECTION REPORT**

Property Inspected:  
Sample St S., Cottage Grove, MN 55016

Prepared for: Sample  
Report Number: 5014A  
Inspection Date: 7-3-2010, 2:30 PM  
Inspected by: Tim Walz  
Suburban Home Inspections, Inc.  
[www.homeinvestigator.com](http://www.homeinvestigator.com)





## The Limitations of Your Inspection:

Your inspection and report are based upon the conditions that existed at the time of the inspection. The inspection covers the listed items in the report for function and safety; not for code compliance. Your inspection is not intended to reflect the value of the property, nor make any representation as to the advisability or inadvisability of purchase. Repair estimates may have been discussed during the walkthrough portion of your inspection, but if provided, they should be considered approximations at best and must be confirmed by quotes from qualified contractors.

All homes have some defects and it is our goal to identify as many of these as is possible during the inspection period. However, the inspection is not intended to be technically exhaustive and therefore, cannot guarantee that every defect was discovered. This is due primarily to time constraints, but also to weather conditions, and inaccessible / concealed areas. There is no destructive analysis, or technical testing performed during the evaluation.

A complete list of items that are and are not inspected is available at our website - The NAHI Standards of Practice. Some of these limitations include the following:

No tests are performed to determine the presence of airborne particles such as asbestos or noxious gases (i.e. formaldehyde, molds, mildews, toxic / carcinogenic / malodorous substances) or other conditions of air quality that may be present. No test for lead products is performed. No representations as to the existence of abandoned well(s), septic system(s), or underground fuel storage tank(s) are made. Hazardous wastes are not part of the inspection. The quality of drinking water is not a part of this inspection. No tests are performed to determine the presence or absence of rodents and insect pests. All cosmetic conditions, such as carpeting, vinyl floors, wallpapering and painting are also excluded.

If your inspector believes that specific items warrant further investigation, he will direct you to the appropriate specialist. As a prudent home buyer, you should consider requesting further evaluation by licensed specialists of all issues that you are not comfortable with, regardless of your inspector's opinions.

# HOME INSPECTION REPORT SUMMARY

## *Suggested Repairs / Improvements*

Report #: 5014A  
Inspection Address: Sample St S., Cottage Grove, MN 55016  
Inspection Date: 7-3-2010  
Start Time: 2:30 PM Completed: 5:00 PM  
Client: Sample  
Buyer's Agent: Sample



This summary report is intended to provide a convenient and cursory preview of the conditions and components that have been identified within your report as needing service. Since this summary is strictly based on the inspector's opinions, it is possible that some of your concerns may have been omitted. Therefore, it is very important for you to review the entire report to ensure that all of your concerns can be addressed prior to closing.

Ideally, the service recommendations that are made in this summary, and throughout the report, would be completed before the close of escrow by licensed specialists, who may identify additional defects, or recommend additional upgrades.

Note: This summary does not require the seller to make repairs. You (the buyer) and your agent must negotiate with the seller to decide which items, if any, will be replaced/repared prior to closing.

### **GROUNDS**

**LANDSCAPING:**

**GRADING:**

The grading is negatively sloped toward the home in one location - at front entrance area. A positive slope of 2.5" per ft., for a minimum of 10', is recommended. Flat or negatively sloped grading allows rain water to accumulate near the foundation walls, which increases the chance for moisture to leak into the home.

### **HOUSE EXTERIOR**

**EXTERIOR DOORS:**

**STORM DOORS:**

There is no storm door at the front entrance. Storm doors act as a thermal break and will help prevent heat loss in the winter.

### **HOUSE ROOF SYSTEM**

**ROOF DESIGN & STRUCTURE:**

**WOOD FASCIAS:**

One portion of the fascia board is badly warped. Replacement of this section is recommended.

**ASPHALT / FIBERGLASS COMPOSITION SHINGLES:**

**CONDITION:**

A satellite dish was removed from one location, but the screws / screw holes were not properly sealed.

## ATTIC

### VENTILATION:

#### BATHROOM VENTS:

The master bathroom's vent is disconnected from its wall penetration. Repair is needed.

## ELECTRICAL

### FIXTURES / LUMINAIRES:

#### REMAINING INTERIOR FIXTURES:

The fan in the main floor living room was improperly installed (is not balanced properly).

## HEATING & COOLING SYSTEMS

### FURNACE CONDITION:

#### OVERALL CONDITION:

The furnace has aged and there are no signs that the unit has been tuned-up since installation. Therefore, I suggest that you hire a licensed heating contractor to perform a "safety check" and tuneup before you use the system.

## PLUMBING

### DISTRIBUTION PIPES:

#### SHUT-OFF VALVES (To Exterior Spigots):

A small leak exists at the shut off valve.

### WATER HEATER:

#### ELECTRIC ELEMENT:

During the inspection, the hot water ran out in less than 5 minutes, which may indicate that the lower heating element has burned out. Further evaluation by a licensed plumber is recommended.

## LAUNDRY

### APPLIANCES:

#### DRYER CONDITION:

A buildup of lint exists behind the unit, which suggests that a gap exists in the exhaust duct. Repair is needed.

## KITCHEN

### CABINETS AND/OR CLOSETS:

#### DRAWERS:

One of the drawer tracks is damaged, or was installed improperly.

## BATHROOM(S)

### PLUMBING FIXTURES:

#### SINKS:

One master bathroom sink is slow draining, which usually indicates that the drain plumbing / drain is partially clogged.

#### TOILET OPERATION:

The toilet in the master bathroom runs continuously after flushing it. This can indicate any of the following: 1) Float arm not rising high enough 2) Water-filled float ball 3) Tank stopper not seating properly 4) Corroded flush valve seat 5) Cracked overflow tube 6) Inlet valve does not shut off.

## REMAINING INTERIOR PORTIONS

### STAIRS & HANDRAILS:

#### STAIR RAIL:

One portion of the rail is not secured to the wall adequately.

### SMOKE / CO DETECTORS:

#### SMOKE DETECTOR CONDITION:

The main floor detector has been removed from its base.

**Note: Certain repairs or improvements may require permits. To obtain this information, contact your local Inspection Department or City Hall.**

## End of Report Summary

**CLIENT, SITE & OTHER GENERAL INFORMATION**

**CLIENT & REPORT INFO.:**

REPORT #: 5014A.  
TYPE OF INSPECTION: Pre-Purchase Home Inspection.  
PROPERTY INSPECTED: Sample St S., Cottage Grove, MN 55016.  
INSPECTION DATE: 7-3-2010.  
START TIME: 2:30 PM.  
COMPLETED: 5:00 PM.  
CLIENT: Sample.  
MAILING ADDRESS: Sample.  
CLIENT PHONE #: Sample.  
CLIENT E-MAIL: [sample@gmail.com](mailto:sample@gmail.com).  
BUYER'S AGENT: Sample.  
LISTING AGENT: Sample.  
PEOPLE PRESENT: Buyer, Buyer's sister.

**CLIMATE CONDITIONS:**

WEATHER: Clear.  
LAST RAIN OCCURRED: Rained more than one day ago.  
OUTSIDE TEMP.: 90 degrees.  
INDOOR AIR TEMP: 70 degrees.  
SOIL CONDITIONS: Dry.

**BUILDING CHARACTERISTICS:**

YEAR BUILT: 2004.  
BUILDING TYPE: Townhouse, Side by side.  
# OF LEVELS (above grade): 2 levels.  
SPACE BELOW GRADE: Not applicable.  
GARAGE: Attached, Tuck under.  
AREA: Suburban.  
HOUSE OCCUPIED: Yes.  
HOUSE FURNISHED: No.

**UTILITY SERVICES:**

WATER SOURCE: Public.  
SEWAGE DISPOSAL: Public.  
UTILITIES STATUS: All utilities on.

**PAYMENT INFORMATION:**

TOTAL FEE: \$295.00.  
PAID BY: Check #2225.

**GROUND S**

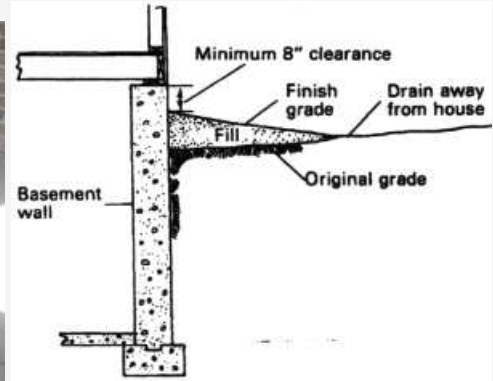
**LIMITATIONS:**

**SINGLE FAMILY HOME:** Throughout the report, the specific sides of the home are referred to as Right, Left, Front and Back (as though you are looking at the home from the front yard).  
My evaluation of the exterior of the property conforms to the NAHI standards of practice. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to Earth grade is limited to the areas around the exposed areas of the foundation. This inspection does not attempt to determine drainage performance of the site. Fences and outbuildings (other than garages) are not observed.

**LANDSCAPING:**

**VEGETATION:** No problems noted.

**GRADING:** The grading is negatively sloped toward the home in one location - at front entrance area. A positive slope of 2.5" per ft., for a minimum of 10', is recommended. Flat or negatively sloped grading allows rain water to accumulate near the foundation walls, which increases the chance for moisture to leak into the home.



**HARD SURFACES:**

**ASPHALT DRIVEWAY:** No problems noted.

**SIDEWALKS:** No problems noted.

**CONCRETE STOOP(S):** No problems noted.

**HOUSE EXTERIOR**

**LIMITATIONS:**

**SINGLE FAMILY HOME:** The inside of the wall structure is not visible. Therefore, the presence of rot, mold or deterioration inside the wall cavity cannot be positively determined during the inspection. It is scientifically known that moisture and mold are inter-related. If moisture is listed in any portion of the report, you should understand that mold may also be present. If you are concerned, and want further evaluation, please contact a moisture specialist (referrals are available on request).

**METAL / VINYL SIDING:**

TYPE OF WALL  
STRUCTURE:

Wood Framed.

VINYL:

No problems noted.

MOUNTING BLOCKS:

A mounting block was not installed where the furnace exhaust / air source pipes penetrate the siding. Mounting blocks are not required, but their presence is an indication of a good installation. Mounting blocks also permit the siding to contract and expand properly.



**MASONRY SIDING:**

BRICK VENEER  
INSTALLATION:

No problems noted.

WEEP HOLES PRESENT?:

Yes.

**FOUNDATION WALLS:**

APPROXIMATE % OF  
VISIBLE FOUNDATION:

Less than 1%.

**EXTERIOR DOORS:**

ENTRY DOOR(S)  
CONDITION:

No problems noted.

STORM DOORS:

There is no storm door at the front entrance. Storm doors act as a thermal break and will help prevent heat loss in the winter.

**HOUSE ROOF SYSTEM**

**LIMITATIONS:**

SINGLE FAMILY HOME:

My evaluation of the roof coverings, the components and drainage systems conforms to the NAHI standards of practice. I access every roof unless I feel it is unsafe to do so. The roof evaluation determines if portions are missing, deteriorated and/or subject to possible leakage. Every roof is only as good as the waterproof membrane beneath it. Since the underlayments, flashings and decking are hidden from view, they cannot be evaluated. The roof is not disassembled during the inspection, so only surface areas are reported. My review is not a guarantee against roof leaks, nor is it a certification. Also note: attached roof accessories, including solar systems, antennae, and lightning rods are not observed.

**EVALUATION:**

ACCESS: The inspection was performed from the accessible portions of the rooftop (lower level only). The top portion of the roof was viewed from the ground, using binoculars.

**ROOF DESIGN & STRUCTURE:**

STYLE(S): Gable.

EAVES: No problems noted.

WOOD FASCIAS: One portion of the fascia board is badly warped. Replacement of this section is recommended.



**ASPHALT / FIBERGLASS COMPOSITION SHINGLES:**

TYPE: Lightweight.

# OF LAYERS: One layer exists on the home.

APPROXIMATE AGE: The shingles are approximately 6 years old. Light weight shingles generally have a service life of 15 to 20 years.

UNDERLAYMENT: The underlayment was not completely visible (presence of ice shield was not determined).

CONDITION: A satellite dish was removed from one location, but the screws / screw holes were not properly sealed.

Overall, the house shingles show normal wear for their age and type and appear to be in good condition.



**VENTILATION:**

VENTILATION DESIGN: No problems noted.  
ROOF VENTS: No problems noted.

**OTHER ROOF PENETRATIONS:**

SIDEWALL "STEP" FLASHING: No problems noted (the step-flashing was not completely visible).  
PLUMBING VENTS (CONDITION): No problems noted. Note: It is not possible to determine the presence of cracks inside plumbing vents since very little of the interiors are visible.

**GUTTERS & DOWNSPOUTS:**

GUTTERS: Gutters are missing from some of the overhangs.

**GARAGE**

**FOUNDATION WALLS:**

BLOCK: Some minor cracks exist at the front / right corner.



**FLOOR:**

SLAB: No problems noted.

**WALLS AND CEILING:**

FIRE WALLS/CEILINGS: No problems noted.  
STUDS: Not visible.  
SOLE & TOP PLATES: Not visible.

**SERVICE DOOR, VEHICLE DOOR & OPENER:**

INTERIOR SERVICE DOOR INSTALLATION: The door to the house is not self-closing. I recommend installing a self closing mechanism on the door leading from the garage to the home.  
VEHICLE DOOR TYPE & MATERIAL: Roll-up, Metal.  
VEHICLE DOOR CONDITION: Living space is located above the garage, but the door is not insulated. An insulated door helps to keep the garage space warmer, which helps reduce heating bills.  
OPENER: No problems noted.

## ATTIC

### ATTIC ACCESS:

LOCATION(S):	Master bathroom closet.
HATCH CONDITION:	No problems noted.
% Of ATTIC VIEWED:	The examination of the attic occurred from inside the attic, but from limited viewing areas.

### VENTILATION:

VENTILATION DESIGN:	No problems noted.
ATTIC VENTS:	No problems noted.
SOFFIT / EAVE VENTS:	No problems noted.
BATHROOM VENTS:	The master bathroom's vent is disconnected from its wall penetration. Repair is needed.



### ROOF SUPPORT SYSTEM:

FIRE WALL:	No problems noted.
ENGINEERED TRUSSES:	No problems noted.
PLYWOOD/OSB SHEATHING:	No problems noted.

### INSULATION & VAPOR BARRIER:

INSULATION TYPE & R-VALUE:	Loose-fill Fiber Glass (R value = 3.2 per inch of thickness)
INSULATION DEPTH:	Approximately 12 inches of insulation exists in the attic space.  Less than 6 inches = Inadequate 6 - 8 inches = Minimal 8 - 12 inches = Good 12 - 20 inches = Excellent.

**LOOSE FILL:**

The insulation has been compacted below the lower level (living room) roof vents. In most cases, this is the result of snow that enters through the attic vents, which is not considered concerning. I suggest that you monitor the ceiling areas - below this location - for evidence of stains.



**VAPOR BARRIER:**

No problems noted (Note: The entire vapor barrier is not viewed).

**OTHER ROOF PENETRATIONS:**

**PLUMBING STACKS:**

No problems noted (note: The plumbing stacks are not completely visible).

**ELECTRICAL**

**LIMITATIONS:**

**SINGLE FAMILY HOME:**

All accessible switches and outlets are tested for operation. Those that are inaccessible due to furniture, or storage, or those that have electronic items such as clocks, stereo systems, or computers plugged into them are not tested. Inoperative light fixtures often lack bulbs, or have dead bulbs installed (light bulbs are not changed during the inspection, due to time constraints). Motion lights are not tested for operation. Cover plates are not removed. Time-clock motors are not tested for operation. Low voltage systems - wiring that is not a part of the primary electrical distribution system - is not tested. Also, over current devices (other than ground fault circuit interrupters) are not tested. *Remember, the power to the entire house should be turned off prior to beginning any repairs, no matter how trivial the repair may seem.*

**UNDERGROUND SERVICE LATERAL:**

MAST: No problems noted.  
UTILITY METER: No problems noted.

**MAIN PANEL:**

LOCATION: The main panel box is located in the garage.  
ELECTRICAL SYSTEM RATING: 120/240 Volt, 100-AMP: Minimum acceptable size.  
MAIN CIRCUIT BREAKER: SIZE: 100-AMP.  
BOX & COVER: No problems noted.



MAIN CIRCUITS: Copper.  
CIRCUIT BREAKERS: No problems noted.  
PANEL GROUND: No problems noted.

**DISTRIBUTION WIRING:**

TYPE(S) USED: Plastic sheathed.  
NUMBER OF CIRCUITS (Exiting Panel #1): 17.

**OUTLETS:**

EXTERIOR OUTLETS: Note: Exterior GFCI outlets are not tripped during the inspection, due to the potential difficulty in locating the reset location.

**FIXTURES / LUMINAIRES:**

**REMAINING INTERIOR  
FIXTURES:**

The fan in the main floor living room was improperly installed (is not balanced properly).



**HEATING & COOLING SYSTEMS**

**LIMITATIONS:**

**SINGLE FAMILY HOME:**

All owners of combustion heating systems should purchase a maintenance contract that includes an annual inspection and tune-up. This is especially true if the appliance is more than five years old.

**FURNACE DESCRIPTION:**

MAKE:	Carrier.
MODEL:	58mxa060-12.
SERIAL NUMBER:	2404a13075.
APPROXIMATE AGE:	The furnace is approximately 6 years old. Average lifespan: 20-25 years.
INPUT CAPACITY OF UNIT:	60,000 btu's.
SYSTEM TYPE:	Forced Air, Forced Draft.
FUEL TYPE:	Natural Gas.
PILOT TYPE:	Glow plug.
BURNER TYPE:	Mono port burners.

**FURNACE CONDITION:**

**OVERALL CONDITION:** The furnace has aged and there are no signs that the unit has been tuned-up since installation. Therefore, I suggest that you hire a licensed heating contractor to perform a "safety check" and tuneup before you use the system.

**AIR FILTERS:** Note: As a general rule, it is best to use high-quality filters during heating months, but low quality filters during the cooling months. The reason for this is that the heavier, cold air is restricted more by the higher quality filters. These filters also trap more particles, which results in even more air restriction. Ideally, the low quality filters would be changed twice per month during the cooling season.

**% OF VISIBLE BURNER CHAMBER:** The combustion chamber is sealed. Therefore, 0% of the burner chamber was viewed.

HUMIDIFIER: Not applicable.

**AIR CONDITIONING:**

APPROXIMATE AGE: The air-conditioner is approximately 6 years old. Average lifespan: 20-25 years.

SUPPLY AIR TEMP: Supply air temp: 58 degrees.

RETURN AIR TEMP: Supply air temp: 78 degrees.

OPERATION & THERMOSTAT: The air-conditioning system is operational and did produce the optimum air temperature drop of 15-20 degrees.

EVAPORATOR COIL (INTERIOR): The indoor coils were not accessible and therefore, were not viewed.

**PLUMBING**

**LIMITATIONS:**

SINGLE FAMILY HOME: The plumbing system is inspected in accordance with the NAHI standards of practice. Since shutoff valves are operated infrequently, it is not unusual for them to become stuck in place over time. Stuck valves can leak or break when operated after a long period of inactivity. For this reason NO shutoff valves are tested during the home inspection. Corrosion is very common at pipe joints and is often not reported.

Many portions of the plumbing system are not visible during a standard inspection. This includes: underground supply and drain pipes, septic systems, and all plumbing that is located behind walls, floors, or ceilings. Plumbing leakage is a major part of your inspection. During the inspection procedures, all fixtures are operated for at least 10 minutes at each location and the areas under these fixtures are inspected for signs of leakage whenever it is possible to do so. However, there ultimately is no way to guarantee that all leaks have been located, or that future leaks will not occur.

**MAIN PUBLIC WATER SUPPLY PIPE:**

MATERIAL: The portion of visible pipe is copper.

SIZE: 1 1/2"

LOCATION: Utility room - main floor.

PIPE CONDITION: No problems noted.

METER: No problems noted.

SHUT-OFF VALVES: No problems noted.



**WATER FLOW:**

Note: Water pressure is not measured during your home inspection. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good, high water pressure is not. In fact, whenever street pressure exceeds eighty pounds per square inch, a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch.

**DISTRIBUTION PIPES:**

**MATERIAL(S) USED (Visible Portions Only):**

CPVC plastic.

**CPVC PLASTIC PIPE CONDITION:**

Most portions of the distribution plumbing were not viewed.

**WATER SOFTENER:**

The cord for the water softener is a potential trip hazard in its current location.

Water softeners are not tested for operation. Note: When water becomes visible at the base of the tank, it is time to refill the tank (2 bags per fill is recommended).



**EXTERIOR SPIGOTS:**

No problems noted.

**SHUT-OFF VALVES (To Exterior Spigots):**

A small leak exists at the shut off valve.

**EVERY FALL:** Before the first freeze, shut off the valve that supplies water to the exterior spigot. Next, open the exterior spigot so the pipe can drain. Then, open the air petcock (small cap located on the interior shut-off valve). This will allow air into the line, which will drain the remaining water out of the valve. Replace the petcock cap. Finally, shut-off the outside spigot.



**DRAIN, WASTE & VENT PIPES:**

MATERIAL(S) USED: Plastic.  
CONDITION: Most portions of the drainpipes were not visible.  
CLEANOUTS: No problems noted.



FLOOR DRAIN: No problems noted.

**WATER HEATER:**

FUEL TYPE: Electric.  
SIZE: 50 Gallons.  
APPROXIMATE AGE: The water heater is approximately 6 years old. Average lifespan: 15-20 years.  
SERIAL NUMBER: 0904251112.  
TEMPERATURE & PRESSURE RELIEF VALVE: Note: Pressure relief valves are not tested during the inspection.

ELECTRIC ELEMENT: During the inspection, the hot water ran out in less than 5 minutes, which may indicate that the lower heating element has burned out. Further evaluation by a licensed plumber is recommended.

THERMOSTAT(S): Thermostats are not tested on electric water heaters. Note: Electric water heaters thermostats are adjusted by using a screwdriver. The thermostats are located under the upper and lower access doors (Be sure to turn off the circuit breaker that serves the water heater before adjusting the temp).

Note: The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 125 degrees to prevent scalding.



**FUEL (Gas) SUPPLY:**

GAS METER & UTILITY SERVICE:

No problems noted. Exposed portions of gas lines are inspected for leaks, but the absence of leaks is not guaranteed. Also, the size of discovered leaks are not quantified.

MAIN GAS SHUT-OFF VALVE:

No problems noted.

FURNACE CONNECTION:

No problems noted.

FIREPLACE CONNECTION:

No problems noted.

**LAUNDRY**

**LIMITATIONS:**

SINGLE FAMILY HOME:

The interior review is visual and the findings are reported in a manner that compares your home to other homes of a similar age. Cosmetic considerations and minor flaws such as torn screens, or an occasional cracked window can be overlooked. Therefore, we suggest that you double check for these minor items during the final walk through of your home, if concerned. Only the visible portions of the walls, floors and ceilings are included with the inspection. Those portions that are covered with floor coverings, furniture, or storage are not included. False ceiling panels are generally not removed during the inspection unless there is a compelling reason to do so. Determining the source of odors, or like conditions is also not a part of this inspection.

**APPLIANCES:**

DRYER TYPE:

Electric.

DRYER CONDITION:

A buildup of lint exists behind the unit, which suggests that a gap exists in the exhaust duct. Repair is needed.



CLOTHES WASHER:

No problems noted.

This washing machine has a singular shut-off valve, which should be shut off when the appliance is not in use. This will relieve the pressure from the hoses, which reduces the odds of a leak occurring.



**KITCHEN**

**FLOOR, WALLS & CEILING:**

FLOOR COVERING CONDITION: No problems noted.

WALL CONDITION: No problems noted.

CEILING CONDITION: No problems noted.

**SUPPLY PLUMBING:**

OVERALL CONDITION: No problems noted.

**DRAIN & VENT PLUMBING:**

OVERALL CONDITION: No problems noted.

**PLUMBING FIXTURES:**

SINKS: No problems noted.

SINK FAUCETS: No problems noted.

SINK VALVES: No problems noted.

SPRAY HOSES: The kitchen spray hose is partially clogged (a result of hard water). Allowing it to sit overnight in a jar of CLR may help dissolve lime mineral deposits.

WATER FLOW: Adequate (More than 1/2" stream)

**CABINETS AND/OR CLOSETS:**

COUNTER TOP: No problems noted.

CABINETS: There are no handles on the cabinets.

DRAWERS: One of the drawer tracks is damaged, or was installed improperly.

**APPLIANCES & VENTILATION:**

ELECTRIC RANGE CONDITION: No problems noted.

Oven self cleaning or continuous cleaning operations, cooking functions, clocks, timing devices and thermostat accuracy are not tested during this inspection. These devices usually fail, or need adjustment long before the range or oven must be replaced. Electronic gadgetry consistently incurs greater need for repairs than simple dial controls.

ELECTRIC COOK TOP CONDITION: No problems noted.

VENTILATION: The kitchen exhaust fan vents to the house interior (after filtering the air). This is acceptable, but it is not as desirable as one that vents to the house exterior.

REFRIGERATOR: No problems noted.

DISHWASHER: No problems noted. Note: The underside of the dishwasher was not evaluated.

DISPOSAL: No problems noted.

MICROWAVE: The overhead light does not work (probably a bad bulb).

The microwave unit is viewed, but proper operation is not determined. Testing of temperature settings, timers, clocks, radiation, etc., exceeds the scope of this inspection.

## BATHROOM(S)

### FLOOR, WALLS, CEILING & VENTILATION:

FLOOR COVERING CONDITION: No problems noted.  
WALL CONDITION: No problems noted.  
CEILING CONDITION: No problems noted.  
FAN: See Attic Section.

### SUPPLY PLUMBING:

OVERALL CONDITION: No problems noted.

### DRAIN & VENT PLUMBING:

OVERALL CONDITION: No problems noted.

### PLUMBING FIXTURES:

COUNTER TOP: No problems noted.

SINKS: One master bathroom sink is slow draining, which usually indicates that the drain plumbing / drain is partially clogged.



SINK FAUCETS: No problems noted.

SINK VALVES: No problems noted.

SHOWER: No problems noted.

BATHTUB: No problems noted.

BATHTUB FAUCETS: No problems noted.

BATHTUB VALVES: No problems noted.

SHOWER HEADS: No problems noted.

SHOWER VALVES: No problems noted.

TOILET OPERATION: The toilet in the master bathroom runs continuously after flushing it. This can indicate any of the following: 1) Float arm not rising high enough 2) Water-filled float ball 3) Tank stopper not seating properly 4) Corroded flush valve seat 5) Cracked overflow tube 6) Inlet valve does not shut off.



WATER FLOW: Adequate (More than 1/2" stream)

**CABINETS AND/OR CLOSETS:**

CABINETS: No problems noted.

**WINDOWS & DOORS:**

INTERIOR DOORS: No problems noted.

**BEDROOMS**

**FLOOR, WALLS & CEILING:**

FLOOR COVERING CONDITION: No problems noted.

WALL CONDITION: No problems noted.

CEILING CONDITION: No problems noted.

**CABINETS AND/OR CLOSETS:**

CLOSET DOORS: No problems noted.

**WINDOWS & DOORS:**

CASEMENT WINDOWS: No problems noted.

INTERIOR DOORS: One doorstop is damaged.

**SMOKE / CO DETECTORS:**

SMOKE DETECTOR LOCATION: No problems noted.

SMOKE DETECTOR CONDITION: Note: Smoke detectors are not tested for operation during the inspection. The only sure way to test for operation is to use a smoke test. The test buttons (located on the detectors) test ONLY the condition of the battery.

SMOKE DETECTORS HARD WIRED: Yes.

CARBON MONOXIDE DETECTORS: No problems noted.

**REMAINING INTERIOR PORTIONS**

**FLOOR, WALLS, CEILING & VENTILATION:**

FLOOR COVERING  
CONDITION: No problems noted.

WALL CONDITION: No problems noted.

CEILING CONDITION: No problems noted.

**CABINETS AND/OR CLOSETS:**

CLOSET DOORS: No problems noted.

**WINDOWS & DOORS:**

SINGLE HUNG WINDOWS: No problems noted.

**STAIRS & HANDRAILS:**

STAIRWELL: No problems noted.

STAIR RAIL: One portion of the rail is not secured to the wall adequately.



**FIREPLACE (Main Floor):**

TYPE: Gas fueled, Direct vent.

OPERATION (Gas Unit): The unit operated properly during the inspection.

The access panel to the underside of the fireplace is dented / damaged.

A screen has not been installed at the exterior side of the glass. This is recommended because it will prevent children from touching the hot glass.

FORCED AIR FAN: Not applicable.

**SMOKE / CO DETECTORS:**

SMOKE DETECTOR  
CONDITION: The main floor detector has been removed from its base.

