



Northlake Home Inspections of Charlotte

Jeff Oberg

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Charlotte, NC 28216**

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Table Of Contents:

Section name:

Page number:

Report Information.....	3
Report Summary Page.....	6
Grounds - Walkways - Driveways.....	8
Exterior - Doors - Windows.....	10
Foundation - Floor Structure.....	17
Garage - Carport.....	20
Roof System.....	25
Attic Interior.....	28
Electrical System.....	31
Plumbing System.....	33
Laundry Area.....	36
Air & Heating Systems.....	37
Interior Components.....	42
Bathrooms.....	46
Kitchen & Kitchen Appliances.....	51
Covered Porch.....	56
Rear Deck.....	59

Report Information

Client Information

Client Name Mary Smith
Client Phone Cell Phone: 704-300-1234

Property Information

Approximate Year Built 2000
Approximate Square Footage 2600
Number of Bedrooms 5
Number of Bathrooms 3
Direction Front of Home Faces Southwest
Attending Inspection
Real Estate Agent
Residence Type
Single Family
Garage or Carport
Attached two car garage
Ground Soil Service Condition
Appears Serviceable.

Inspection Information

Inspection Date January 30, 2020
Inspection Time 2:00pm
Weather Conditions Partly Cloudy - recently rained
Outside Temperature Mid 50's
Price of Inspection \$325.00

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. This inspection has been completed in accordance with the Standards of Practice and Code of Ethics of the state of North Carolina.

Exterior: Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior: Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut

Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. -The inspection does not include any destructive testing or dismantling. **Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.** This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - **The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.**

CONFIDENTIAL REPORT

The written report to be prepared by the inspector of Northlake Home Inspections shall be considered the final and exclusive findings of the inspector of Northlake Home Inspections regarding the home inspection at the Inspection address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector of Northlake Home Inspections harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

Client understands and agrees that the Inspector of Northlake Home Inspections is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector of Northlake Home Inspections within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector of Northlake Home Inspections shall have five business days to respond to the claim. If the Inspector of Northlake Home Inspections fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

AS = Appears Serviceable: Typical condition for age of home. The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item is in need of repair. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired to prevent an accident or harmful situation.

NI = Not Inspected: The item was not inspected during the inspection.

Thank you for choosing Northlake Home Inspections for your home inspection needs! Should you have any questions regarding the inspection report or require additional information please do not hesitate to contact us.

**Northlake Home Inspections
8912 Carastan Drive Charlotte, NC 28216
Phone 704-609-1703
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Sincerely,

Jeff Oberg
Licensed Home Inspector
NC license #4490

Report Summary Page

Please see the main body of the report for additional photos and information pertaining to the inspection!

This report is intended to be viewed in color!

Due to (but no limited to) the findings in the summary and within the main report a qualified licensed general contractor should be consulted to further evaluate any and all findings and determine the full extent of any damage(s) and/or determine if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of original inspection. Though we make every attempt to identity all defects, many are hidden or concealed and cannot be determined until further investigation is completed by a respective contractor.

Section	Condition#	Comment
Exterior - Doors - Windows		
Front Entrance Conditions	2.1	One of the metal railings was loose and should be repaired / secured. Missing mortar between brick.
Roof System		
Roof Covering Condition	5.1	Overall roof appears serviceable. However, there are damaged or missing shingles observed in one area at the right side of home. Recommend further evaluation and repair as needed by a qualified / licensed contractor.
Flashing Conditions	5.2	Appears Serviceable. Trim and/or flashing separation on left side of home. Moisture could enter trim and/or wall. Recommend further evaluation and repair as needed by a qualified /licensed contractor.
Attic Interior		
Attic Conditions	6.1	The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection. However, the pull down attic stair assembly is difficult to pull down due to the lack of a pull cord (must use an extension tool to grasp the door knob to pull open and down). Recommend installation of a retractable pull cord.
Interior Components		
Wall Conditions	11.1	The general condition of the walls appeared to be in serviceable condition at the time of the inspection. Some minor cracking/loose tape at a drywall corner. Recommend further evaluation and repair as needed by a qualified /licensed contractor.
Ceiling Fan Conditions	11.9	Appears Serviceable. Ceiling fan in covered rear porch area difficult to turn on using pull chain. Recommend further evaluation and repair as needed by a qualified /licensed contractor.

Report Summary Page

Covered Porch

Porch Door Conditions	14.6	Appears Serviceable. However, both doors to covered patio drag floor at base. Recommend further evaluation and repair as needed by a qualified /licensed contractor.
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Rear Deck

Deck Conditions	15.2	The general condition of the visible and accessible portions of the deck appeared to be in serviceable condition at the time of the inspection. There is a gap in the side wall trim at rear deck. Water could penetrate trim and interior of wall. Recommend further evaluation and repair as needed by a qualified /licensed contractor.
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AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

1 Grounds - Walkways - Driveways

Grounds

Grading Slope

The site is slightly sloped.

1.1) Grading Conditions

AS

Appears Serviceable.



Driveways - Sidewalks - Walkways

Driveway Material

Concrete.

1.2) Driveway Conditions

AS

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

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Sidewalk Material

Concrete.

1.3) Sidewalk Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

2 Exterior - Doors - Windows

Front - Back Entrance

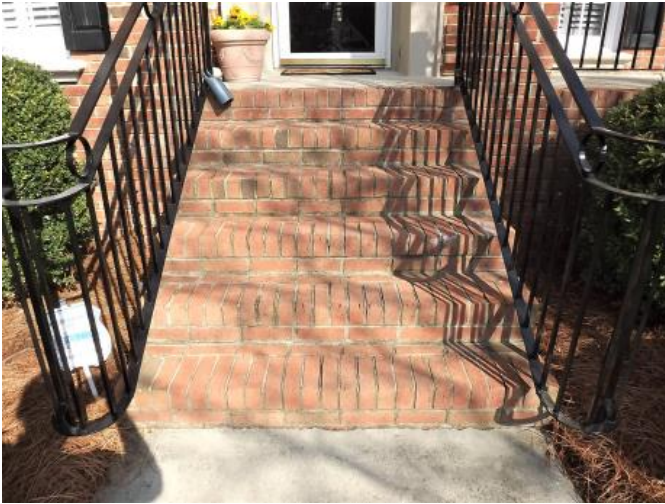
Front Entrance Type

Porch.

2.1) Front Entrance Conditions

S

One of the metal railings was loose and should be repaired / secured. Missing mortar between brick.



Loose railing bolt



Missing mortar.

Back Entrance Type

Deck.

2.2) Back Entrance Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Exterior Walls

Structure Type

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are brick, composite siding and stucco trim.

2.3) Exterior Wall Conditions

AS

Appears Serviceable.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Exterior Flashings

Flashing Type Metal Flashing

2.4) Exterior Flashing Conditions AS

Appears Serviceable.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Exterior Windows & Doors

Window Type	Sliding with most double hung and some stationary.
Window Material	Vinyl/wood
2.5) Window Conditions	<div>AS</div>
Appears Serviceable.	



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



2.6) Exterior Door Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Exterior Water Faucet(s)

Faucet Location(s)

One front and one rear.

2.7) Faucet Conditions

AS

Appears Serviceable. Not tested due to attached hoses.



Chimney

2.8) Chimney Conditions

AS

N/A. Home has a direct vent gas fireplace.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Exterior Limitations

- All of the exterior windows and flashings are not fully visible due to construction methods or being covered by siding or other materials. Only visible portions of windows and flashings could be viewed at the time of inspection.
- The exterior view of the chimney (if present) is limited to the portion of the chimney that is accessible and able to be viewed.
- If stone veneer is installed on the exterior of the property and since the water-resistive barrier, metal lath and base coat(s) of cement stucco are completely concealed behind the stone veneer, they cannot be evaluated by visual inspection.
- Exterior faucets are limited to the portion of the faucet that extends from the exterior side of the home. The interior portion of the faucet piping cannot be viewed for evaluation.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

3 Foundation - Floor Structure

Foundation

Foundation Main Body

Crawl Space.

Foundation Material

Block/Brick.

3.1) Foundation Conditions

AS

Appears Serviceable.



Foundation Front Porch

Foundation Front Porch

Crawl Space. Not accessible due to height/location.

Foundation Material

Brick.

3.2) Foundation Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Appears Serviceable.



Foundation Rear Porch

Foundation Rear Porch

Crawl Space. Not accessible due to low height.

Foundation Material

Wood/composite.

3.3) Foundation Conditions

AS

Appears Serviceable.



Foundation Garage

Foundation Garage

Slab on grade.

Foundation Material

Concrete.

3.4) Foundation Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Foundation & Floor Limitations

- The exterior view of the foundation is limited to the portion of the foundation that is above grade only.
 - The view of the floor structure between floors is obstructed by the type of ceiling and/or floor covering materials.
- The floor structure between the first and second floor cannot be viewed due to drywall, plaster and/or other ceiling or floor covering materials present.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

4 Garage - Carport

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house. Number of cars is two.

4.1) Siding Conditions (if detached)

AS

N/A

4.2) Roof Conditions (if detached)

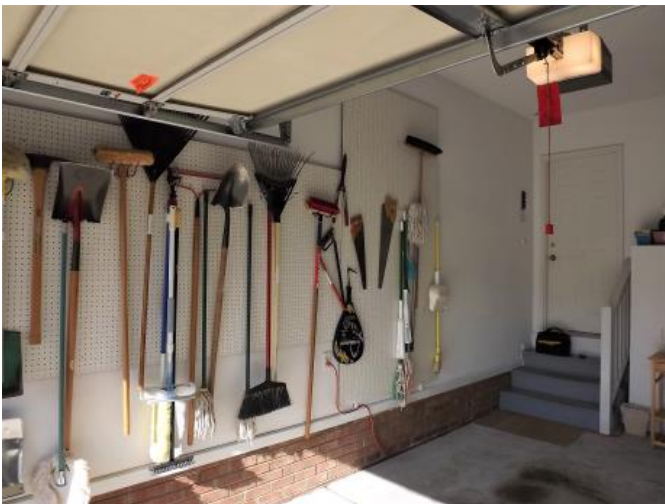
AS

N/A

4.3) Wall Conditions

AS

Appears Serviceable.



4.4) Ceiling Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



4.5) Floor Conditions

AS

Appears Serviceable.



4.6) Window Conditions

AS

N/A

4.7) Door Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



4.8) Vehicle Door Conditions

AS

Appears Serviceable.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



4.9) Electrical Conditions

AS

Appears Serviceable. Not able to test GFCI due to refrigerator in use.



4.10) Lighting Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

5 Roof System

Roof System

Method of Inspection	The roof was inspected by viewing with high power binoculars and through upstairs window.
Roof Style	Combination of gable and hip.
Roof Covering Material	Asphalt composition shingles.
Number of Layers	Appears to be one layer.

5.1) Roof Covering Condition R

Overall roof appears serviceable. However, there are damaged or missing shingles observed in one area at the right side of home. Recommend further evaluation and repair as needed by a qualified / licensed contractor.



Damaged shingle(s).



Damaged shingle(s)



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

5.2) Flashing Conditions

R

Appears Serviceable. Trim and/or flashing separation on left side of home. Moisture could enter trim and/or wall. Recommend further evaluation and repair as needed by a qualified /licensed contractor.



Separation in flashing/trim.

5.3) Gutter & Downspout Conditions

AS

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



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Roof System Limitations

- All of the flashings are not fully visible due to construction methods and/or being covered by siding and/or roofing materials. Only visible portions of the flashings could be viewed at the time of inspection.
- If the home has gutters installed, the gutters obstruct or block viewing of the fascia. Due to the limited visibility of the fascia, the fascia cannot be fully inspected. As a result, the condition of the fascia is unknown and cannot be determined. To fully determine the condition of the fascia, the gutters would need to be removed.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

6 Attic Interior

Attic Area

Attic Access

Attic access in upstairs hallway. The pull down attic stair assembly appeared to be in serviceable condition. However, it is difficult to pull down due to the lack of a pull cord (must use an extension tool to grasp the door handle with). Recommend installation of a retractable pull cord. Additionally maintenance is recommended on a regular basis for increased safety.

Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with rafter framing.

6.1) Attic Conditions

R

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection. However, the pull down attic stair assembly is difficult to pull down due to the lack of a pull cord (must use an extension tool to grasp the door knob to pull open and down). Recommend installation of a retractable pull cord.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Attic Ventilation Type

Gable Vents. Ridge Vents. Soffit vents.

6.2) Attic Ventilation Conditions

AS

Appears Serviceable.



Attic Insulation Type

Loose fill.

6.3) Attic Insulation Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Attic Limitations

- Due to pitch and/or height of the roof system along with the low pitch, height and/or insulation obstructing viewing of the fascia and/or framing, the outer edges and/or corners within the attic area(s) could not be fully viewed at the time of the inspection. Therefore no claims could be made as to the conditions and/or structure of these areas at that time.
- This inspection does not include the presence or absence of animals or other pests. If this is a concern, a licensed pest exterminator should be consulted to further evaluate and inspect for animals, pests and/or insects prior to close of escrow.
- The insulation in the attic obstructs viewing of the ceiling below while covering the framing and any electrical components throughout the attic area(s). Due to the insulation not being moved as this would disrupt the insulation from its original state, the conditions of the framing, ceiling below electrical components and any other areas or items that are covered or blocked by the insulation could not be viewed and no claims could be made as to the structure or conditions of the covered areas. If this is a concern, it is recommended that an invasive inspection be performed by a qualified licensed contractor to remove the insulation and evaluate any and all areas of concern prior to close of escrow on the home.
- Viewing of the attic area was limited due to framing, truss design, and/or flooring. The inspection of the attic was limited to the floored area only and by use of a flashlight. The structure condition could not be fully viewed within some areas that were not visible from the floored areas of the attic and as a result, the condition of these areas is unknown. Ask the seller for full disclosure regarding any repairs or defects that may have occurred in the past and if corrections have been made.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

7 Electrical System

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.

Electrical Service Material Copper.

Number of Conductors Two.

7.1) Electrical Service Conditions

AS

Appears Serviceable.



Main Electrical Panel

Main Disconnect Location At Main Panel.

Electric Panel Location The main electric panel is located at the garage utility room.

Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 200 amps.

Circuit Protection Type Breakers.

7.2) Wiring Methods

AS

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

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



7.3) Electrical Panel Conditions

AS

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



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

8 Plumbing System

Water Main Line

Main Shutoff Location

Could not locate main water shut-off. Seller could not disclose

Main Line Material

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

8.1) Main Line & Valve Conditions

AS

Appears Serviceable.

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is plastic.

8.2) Supply Line Conditions

AS

Appears Serviceable.



Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

8.3) Drain Line Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Water Heater(s)

Water Heater Type

Natural Gas. Rheem brand - manufactured date: July 2017

Water Heater Location

Garage utility room.

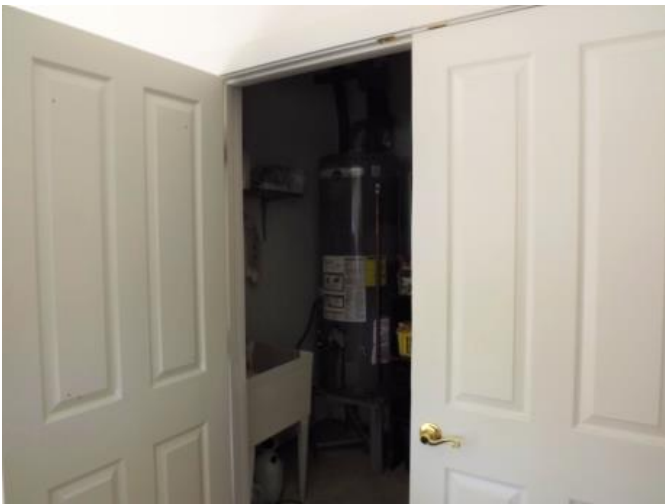
Water Heater Capacity

50 Gallon.

8.4) Water Heater Conditions

AS

Appears Serviceable.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

9 Laundry Area

Laundry Area

Location Downstairs hallway near garage.

Laundry Location

Located downstairs off hallway near garage door entrance.

9.1) Laundry Room Conditions & Recommendations

AS

Appears Serviceable.



Laundry Area Limitations

- If washers and/or dryers are installed in the laundry area or room, viewing of the walls and washer and dryer hookups will not be completed due to limited visibility. No claims can be made regarding the condition of the walls and hookups.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

10 Air & Heating Systems

Heating

Location of Unit	Crawl Space.
Heating Type	Forced Air.
Energy Source	Dual fuel system. Heat pump/natural gas.
Approximate BTU Rating	The BTU's were not available.

10.1) Unit Conditions

AS

The heating system was operational at time of inspection. This is not an indication of future operation or condition.



Distribution Type	The visible areas of the heat distribution system is ductwork with registers.
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10.2) Distribution Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



10.3) Ventilation Conditions

AS

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

10.4) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.

Air Condition - Cooling

Type of Cooling System

Split system. Home has two Trane XR15 units.
Manufactured date: 9/2012

AC Unit Power

208/230V

10.5) AC Unit Conditions

AS

The outside air temperature was below 65 degrees within 48 hours of the inspection. Operating the system at this temperature could damage the system, therefore the inspector was unable to operate and test the system at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Heating 2

Location of Unit

Attic.

Heating Type

Forced Air.

Energy Source

Natural Gas.

Approximate BTU Rating

The BTU's were not available.

10.6) Unit Conditions

AS

The heating system was operational at time of inspection. This is not an indication of future operation or condition.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Distribution Type

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

10.7) Distribution Conditions

AS

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



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



10.8) Ventilation Conditions

AS

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

10.9) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

11 Interior Components

Walls - Ceilings - Floors

11.1) Wall Conditions

R

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. Some minor cracking/loose tape at a drywall corner. Recommend further evaluation and repair as needed by a qualified /licensed contractor.



Cracked/loose drywall tape.



11.2) Ceiling Conditions

AS

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

11.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. Some signs of wear throughout home.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



11.4) Heat Source Conditions

AS

Appears Serviceable.

Windows - Doors

11.5) Interior Window Conditions

AS

Appears Serviceable.



11.6) Interior Door Conditions

AS

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

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Electrical Conditions

11.7) Electrical Conditions

AS

Appears Serviceable.

11.8) Lighting Conditions

AS

Appears Serviceable.



11.9) Ceiling Fan Conditions

AS

Appears Serviceable. Ceiling fan in covered rear porch area difficult to turn on using pull chain. Recommend further evaluation and repair as needed by a qualified /licensed contractor.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Difficult to pull chain to turn on fan/light.

11.10) Smoke Detector Conditions

AS

Appears Serviceable. Did not test.

Fireplace

Fireplace Location

A fireplace is located at the living room.

Fireplace materials

The fireplace is a metal/pre-fabricated natural gas with direct vent.

11.11) Fireplace Conditions

AS

The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection. Operated using wall switch.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

12 Bathrooms

Walls - Ceilings - Floors

12.1) Wall Conditions

AS

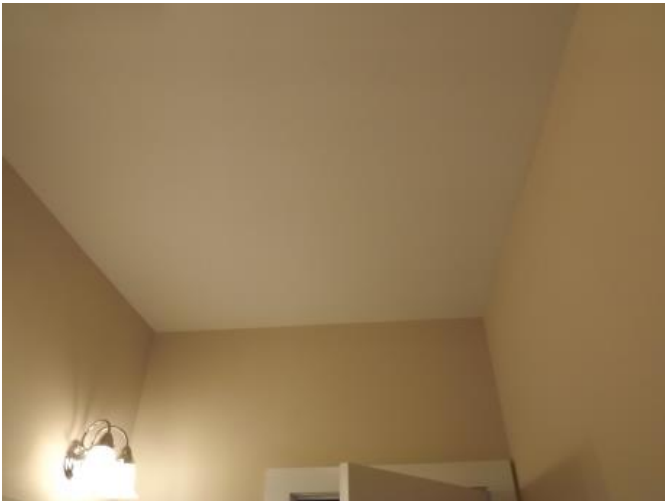
The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



12.2) Ceiling Conditions

AS

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



12.3) Floor Conditions

AS

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

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



12.4) Heat Source Conditions

AS

Appears Serviceable.



Windows - Doors

12.5) Bathroom Window Conditions

AS



12.6) Bathroom Door Conditions

AS

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

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Electrical Conditions

12.7) Electrical Conditions

AS

Appears Serviceable.

12.8) Lighting Conditions

AS

Appears Serviceable.



12.9) Vent Fan Conditions

AS

Appears Serviceable.

Bathroom Sinks

12.10) Counter - Cabinet Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



12.11) Sink Conditions

AS

Appears Serviceable.



Showers - Tubs - Toilets

12.12) Shower - Tub Conditions

AS

The bathtubs, faucets, and drains appeared to be in serviceable condition.

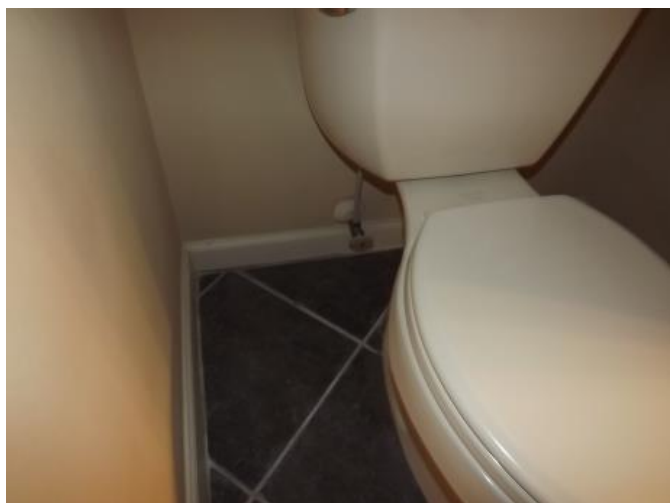


12.13) Toilet Conditions

AS

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

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

13 Kitchen & Kitchen Appliances

Walls - Ceilings - Floors

13.1) Wall Conditions

AS

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

13.2) Ceiling Conditions

AS

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



13.3) Floor Conditions

AS

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



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

13.4) Heat Source Conditions

AS

Appears Serviceable.

Windows - Doors

13.5) Kitchen Window Conditions

AS

Kitchen/dining area windows - Appears Serviceable.



13.6) Kitchen Door Conditions

AS

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

Electrical Conditions

13.7) Electrical Conditions

AS

Appears Serviceable.

13.8) Lighting Conditions

AS

Appears Serviceable.

Kitchen Sink - Counter tops - Cabinets

13.9) Counter Conditions

AS

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

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



13.10) Cabinet Conditions

AS

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

13.11) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.



13.12) Garbage Disposal Condition

AS

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

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Appliances

Stove - Range Type

The oven is electric.

13.13) Stove - Range Condition

AS

Appears Serviceable.



13.14) Hood Fan Conditions

AS

The Jenn Air fan was operational condition at the time of the inspection.

13.15) Dishwasher Conditions

AS

Appears Serviceable. GE brand.

13.16) Microwave Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Cook Top Type

Natural gas cook top. Jenn Air brand.

13.17) Cook Top Condition

Appears Serviceable.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

14 Covered Porch

Walls - Ceilings - Floors

14.1) Wall Conditions

AS

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



14.2) Ceiling Conditions

AS

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



14.3) Floor Conditions

AS

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

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



14.4) Foundation-Crawl Space

NI

Could not access area under covered porch due to low height.

Windows - Doors

14.5) Porch Window Conditions

AS

Appears Serviceable.

14.6) Porch Door Conditions

R

Appears Serviceable. However, both doors to covered patio drag floor at base. Recommend further evaluation and repair as needed by a qualified /licensed contractor.



Door drags on deck.



Door drags on step.

Electrical Conditions

14.7) Electrical Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Appears Serviceable.

14.8) Lighting Conditions

AS

Appears Serviceable.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

15 Rear Deck

Walls - Ceilings - Floors

15.1) Deck Materials

AS

Appears to be pressure treated lumber.



15.2) Deck Conditions

R

The general condition of the visible and accessible portions of the deck appeared to be in serviceable condition at the time of the inspection. There is a gap in the side wall trim at rear deck. Water could penetrate trim and interior of wall. Recommend further evaluation and repair as needed by a qualified /licensed contractor.



Gap in trim at rear deck.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



15.3) Railing Conditions

Appears Serviceable.

