

Inspection Report

Provided by:

VALUE GUARANTEED INSPECTIONS

Inspector: Victor Garcia III

Property Address

1234 W Filmore Ave



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Report Information

Client Information

Client Name John doe
Client Phone 1234567

Property Information

Approximate Year Built 1951
Approximate Square Footage 1350
Number of Bedroom 3.
Number of Bath 1.
Direction House Faces South.

Inspection Information

Inspection Date 4/23/25
Inspection Time 9:00am
Weather Conditions Dry.
Outside Temperature 61°F
Price for Inspection 377.11

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. See Standards of Practice for a detailed description of the scope of inspection.

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 shall be considered the final and exclusive findings of the Inspector/Inspection Company 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/inspection Company 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/Inspection Company 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/Inspection Company 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/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company 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: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. 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 as soon as possible.

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

Report Summary Page

Thank you for the opportunity to perform the inspection on your home. Overall, the property is in good condition, with no major structural or safety concerns identified at the time of inspection. The home appears to have been generally well maintained and presents strong potential for future comfort, value, and personalization.

A few moderate maintenance items and improvements were noted:

Minor sagging was observed at the carport roofline. While not currently critical, it is advisable to monitor this area and consider reinforcement to prevent further settling.

An S-trap was observed beneath the bathroom sink, which is not permitted under modern plumbing standards. Upgrading to a P-trap configuration is recommended to reduce the risk of drain odors and improve long-term functionality.

Several windows were noted to be sticking, likely due to settling or humidity-related expansion. This may require adjustment or maintenance for smooth operation.

Water stains were visible on the roof sheathing and in the crawlspace, suggesting possible past moisture intrusion. These areas were dry at the time of inspection, but further evaluation is recommended to confirm no active leaks and ensure proper ventilation and drainage.

Some loose wiring and general debris were noted in the attic space. These should be addressed for safety and to maintain clear access and airflow.

These items are typical for a home of this age and can be addressed through standard maintenance and repairs. None appear to compromise the overall integrity of the structure.

In conclusion, the home is solid with good bones and great potential. With a few updates and routine upkeep, it can serve as a comfortable and lasting residence. Please feel free to reach out if you have any questions or would like to go over the findings in more detail.

Sincerely,
Victor Garcia III
Value Guaranteed Inspections /

1 Grounds

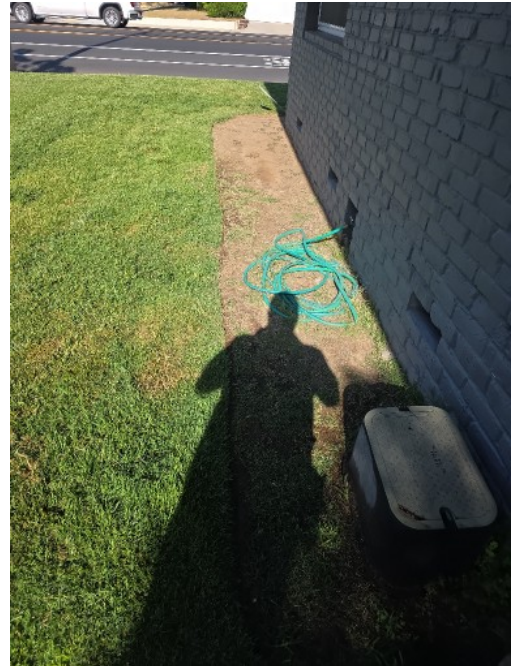
Grading

Grading Slope The site is moderately sloped.

1.1) Grading Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection. Grading of the soil near the foundation appears to be in serviceable condition.



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Driveways - Sidewalks - Walkways

Driveway Material Concrete.

1.2) Driveway Conditions

AS

Common cracks and settlement were observed. Sealant is recommended on the driveway as part of normal maintenance.



Sidewalk Material Concrete.

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1.3) Sidewalk Conditions

AS

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

2 Exterior

Front - Back Entrance

Front Entrance Type Covered Patio.

2.1) Front Entrance Conditions

AS

The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection. Minor settlement was observed at the porch. Although no immediate concern was observed at the time of inspection, recommend sealing along wall, or any settled areas. Over time, settlement can cause water penetration at the house wall. No railings were present. For increased safety, client should consider installation of a railing. Client should consult with a qualified contractor for information on current standards.



Back Entrance Type Patio.

2.2) Back Entrance Conditions

AS

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

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection. Substantial cracks and / or settlement were observed in the patio.



Exterior Walls

Structure Type

Wood frame.Brick.

Exterior Wall Covering

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

2.3) Exterior Wall Conditions

AS

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



Exterior Windows - Doors

Window Type

Sliding.

Window Material

Vinyl.

2.4) Window Conditions

AS

Exterior frame weathering and some deterioration was observed. Recommend repairs / maintenance as needed. Water penetration may have occurred.

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



2.5) Exterior Door Conditions

AS

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

Exterior Water Faucet(s)

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

Faucet Location Front of home



2.6) Faucet Conditions

AS

Hose faucet/pipe was loose, recommend securing.



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Chimney

2.7) Chimney Conditions

AS

Common cracks were observed at the chimney and / or cap. Recommend all cracks be sealed and / or re-pointed as part of normal maintenance to prevent widening of cracks. The chimney and / or flue did not have a spark screen installed. Recommend installation of a spark screen as a safety enhancement. The chimney and / or flue did not have a rain cap installed. Recommend a cap be installed during normal chimney maintenance.



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3 Roofing

Roof Covering

Method of Inspection	The roof was inspected by walking the safe and accessible areas.
Roof Style	Combination of gable and hip.
Roof Covering Material	Fiberglass composition strip shingles.
Number of Layers	One.

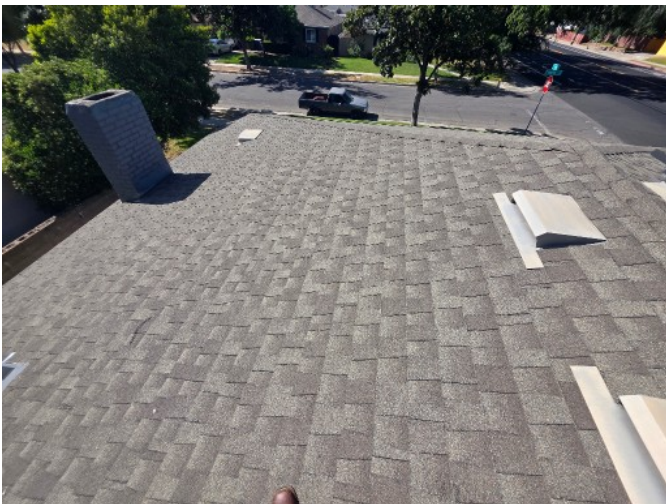
3.1) Roof Covering Condition

AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.Minor sagging or depressions were observed to the roof sheathing and / or framing support at the garage car port.



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3.2) Flashing Conditions

AS

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

3.3) Gutter & Downspout Conditions

AS

The gutter system appeared to be in serviceable condition at the time of the inspection. The property has a partial gutter system. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, basements and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the house.



Attic Area

Attic Access	Hallway.
Method of Inspection	Entered attic area.

Roof Frame Type The roof framing is constructed with rafter framing.

3.4) Attic Conditions

AS

The powered ventilation fan was operational at the time of the inspection. This does not however guarantee future conditions. Minor water stains were observed. The inspector was unable to determine if the water stains were active at the time of the inspection. The stains may have been caused by condensation or leakage at a previous time. The inspector does not offer an opinion or warranty as to whether the roof leaks now (unless it is moderately raining at the time of inspection) or is subject to future leakage. Client should obtain disclosure / history information from the current owner or occupant prior to close.



Attic Ventilation Type Soffit vents. Ridge Vents.

3.5) Attic Ventilation Conditions

AS

The ventilation in the attic appeared to be adequate.

Attic Insulation Type Loose fill.

3.6) Attic Insulation Conditions

R

The insulation provided has poor coverage. Additional insulation is recommend.

Observation: Loose wiring and miscellaneous debris observed throughout the attic space.

Implication: Loose wires can pose safety hazards such as electrical shock or fire risk. Debris may indicate past construction work or poor maintenance and could obstruct airflow or present a fire hazard.

Recommend evaluation by a licensed electrician to ensure all wiring is properly secured and safe. Advise removal of debris to maintain a clean and accessible attic space



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4 Heating - Air

Heating

Location of Unit	Roof.
Heating Type	Forced Air.
Energy Source	Natural Gas.
Approximate BTU Rating	The BTU's were not available.

4.1) Unit Conditions

AS

The heating system was operational at the time of inspection. This is not an indication of future operation or condition.
Recommend burner area be serviced and heat exchanger be examined by a licensed HVAC contractor.



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

AS

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

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4.3) Ventilation Conditions

AS

The visible and accessible portion of the venting flue appeared to be in normal working order at the time of inspection.

4.4) Thermostat Condition

AS

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



Air Condition - Cooling

Type of Cooling System (Payne)Package, Heating and Cooling System



AC Unit Power 240V.

4.5) AC Unit Conditions

AS

Appears to be in normal working order at the time of inspection. Recommend extending the condensate water discharge farther away from the house. Looked to be discharging somewhere into the crawl space.



5 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is overhead.

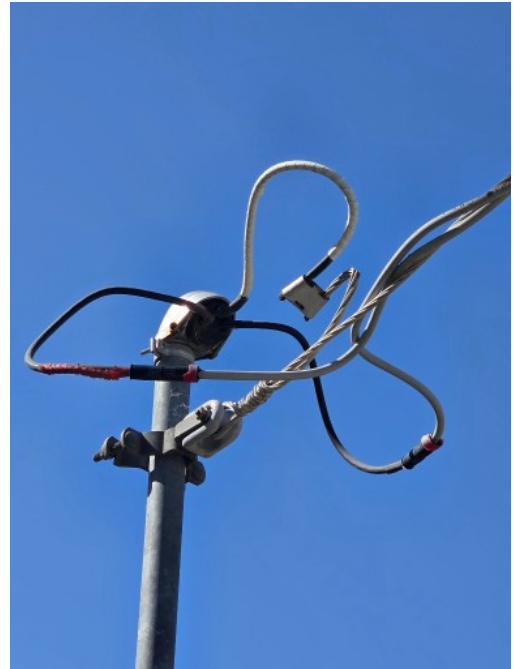
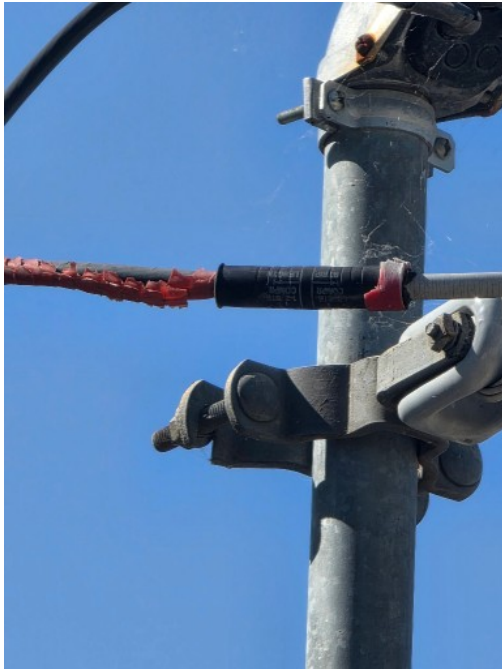
Electrical Service Material Aluminum.Copper.

Number of Conductors Three.

5.1) Electrical Service Conditions

AS

The main service entry appeared to be in serviceable condition at the time of inspection. The tape on the splice connections was loose or deteriorated. Recommend re-sealing or taping by a licensed electrical contractor or utility company.





Main Electrical Panel

Main Disconnect Location	At Main Panel.
Electric Panel Location	The main electric panel is located at the exterior.
Panel Amperage Rating	The electrical capacity of main breaker was listed / labeled as 200 amps.
Circuit Protection Type	Breakers.

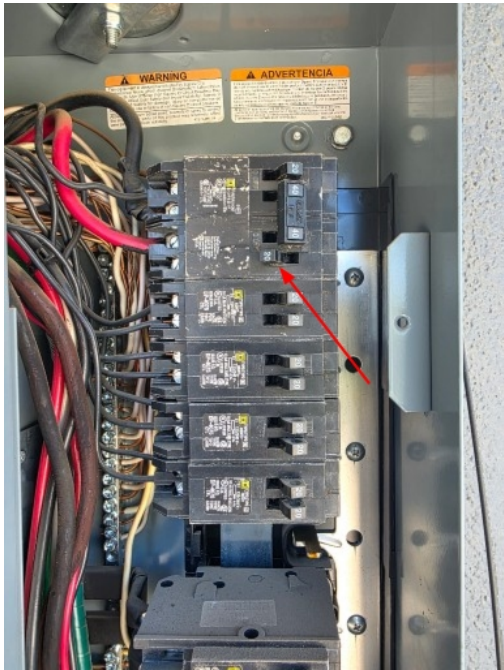
5.2) Wiring Methods AS

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

5.3) Electrical Panel Conditions AS

The main panel appeared to be in serviceable condition at the time of the inspection. There was a breaker off at the main panel box. Since tracing of circuits is not performed, recommend verification by an electrician prior to close.

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6 Plumbing

Water Main Line

Main Shutoff Location Exterior

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

6.1) Main Line & Valve Conditions

AS

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

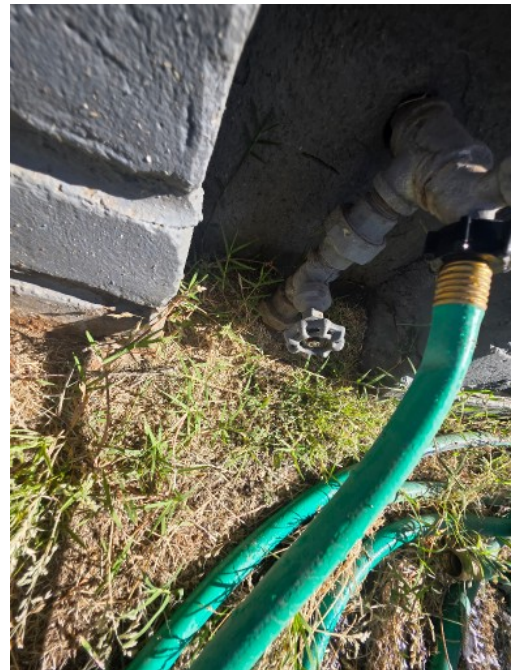
Water Supply Lines

Supply Line Material The visible material used for the supply lines is copper.

6.2) Supply Line Conditions

AS

Active leaks were observed at front of the house water house fitting loose. Recommend tightening. The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.





Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are plastic.

6.3) Drain Line Conditions

AS

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



Water Heater(s)

Water Heater Type

Natural Gas.

Water Heater Location

Utility Room.



Water Heater Capacity

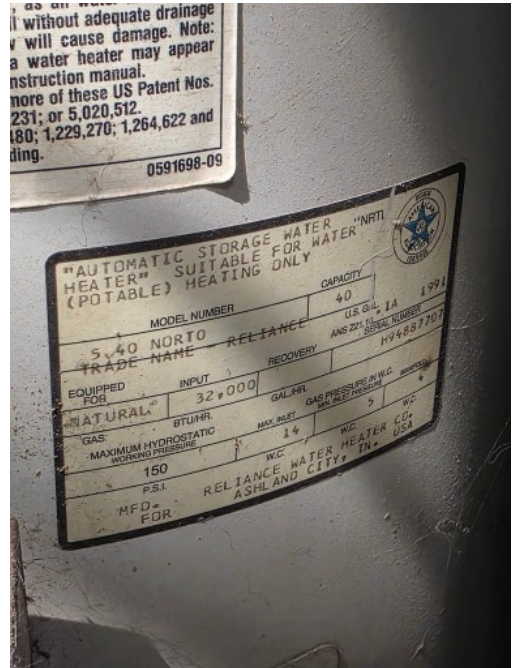
40 Gallon.

6.4) Water Heater Conditions

AS

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

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



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7 Interiors

Walls - Ceilings - Floors

7.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. The interior walls were damaged at corner heading towards kitchen. Recommend patch and repair.

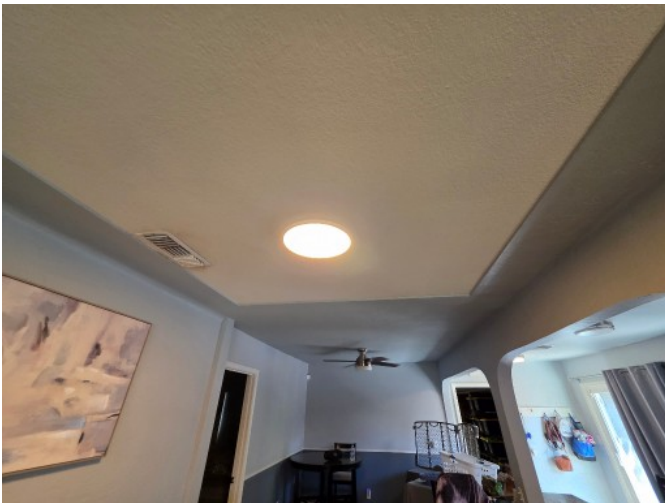


7.2) Ceiling Conditions

AS

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

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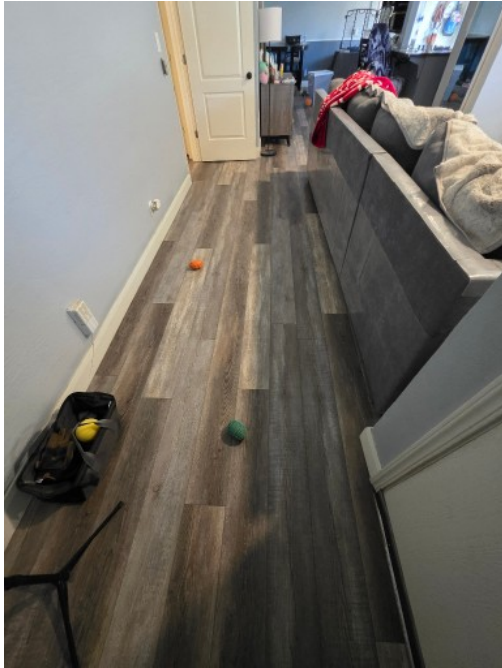


7.3) Floor Conditions

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. Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking / movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor (if applicable) or Attorney prior to closing of this property.

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



7.4) Heat Source Conditions

AS

Appears Serviceable.

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



Windows - Doors

7.5) Interior Window Conditions

AS

Some windows were difficult to operate. Recommend adjustment and / or repairs as needed. The sample of windows tested were operational at the time of the inspection.

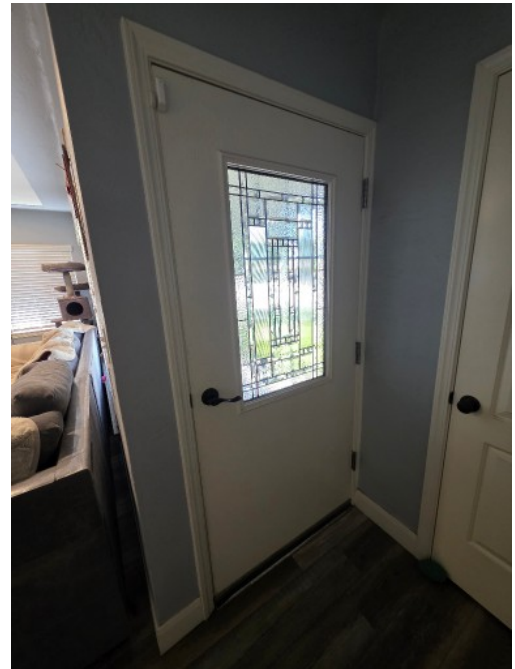
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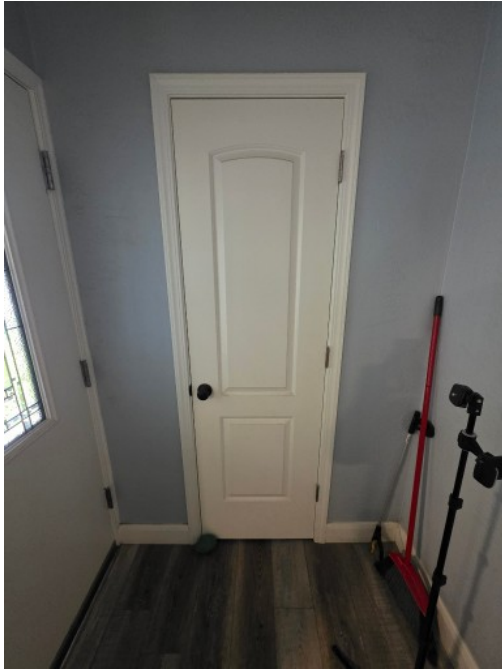


7.6) Interior Door Conditions

AS

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





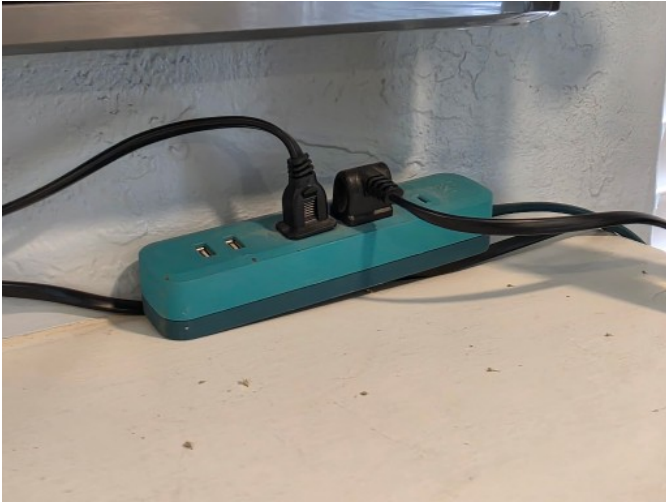
Electrical Conditions

7.7) Electrical Conditions

AS

An extension cord was used as permanent wiring at living room. Any time an extension cord is used as part of a circuit it is considered a safety hazard. Recommend further evaluation and / or repair by a licensed electrician prior to close. Exterior motion detector lights or day / night sensors are not tested as part of this inspection. Representative amount of outlets were tested and operational at the time of inspection.

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



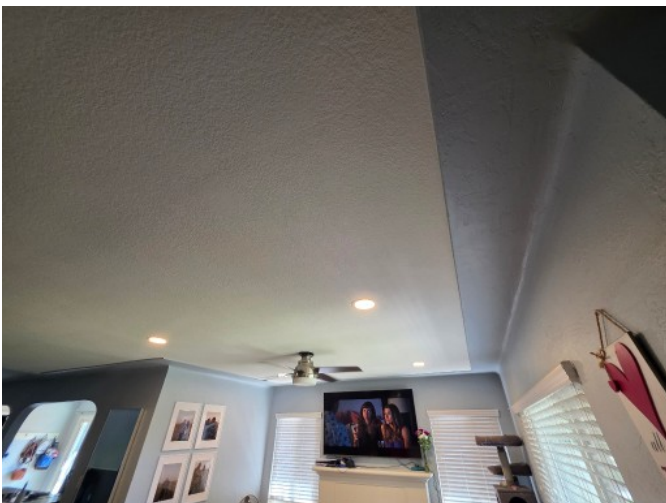
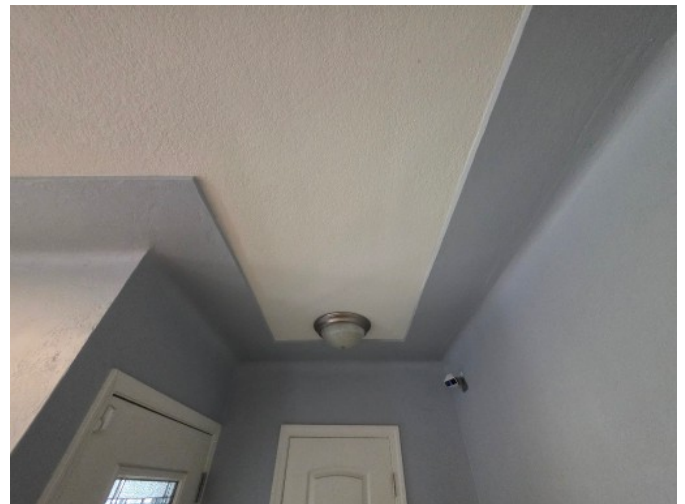
7.8) Lighting Conditions

AS

Appears Serviceable.



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



7.9) Ceiling Fan Conditions

AS

Appears Serviceable.

7.10) Smoke Detector Conditions

NI

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

The smoke detector may be part of an alarm. The smoke detector was not tested. Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this time period. There was no fire extinguisher found and / or mounted at the time of inspection. Current state laws require the installation of these devices in the kitchen. Client should contact the local Fire Marshall's office for proper locations.



Fireplace

Fireplace Location A fireplace is located at the living room.

Fireplace materials The fireplace is mason built.

7.11) 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. Recommend chimney flue cleaning by a chimney sweep specialist. Creosote can accumulate and become a fire hazard if the fireplace and flue are not cleaned regularly.



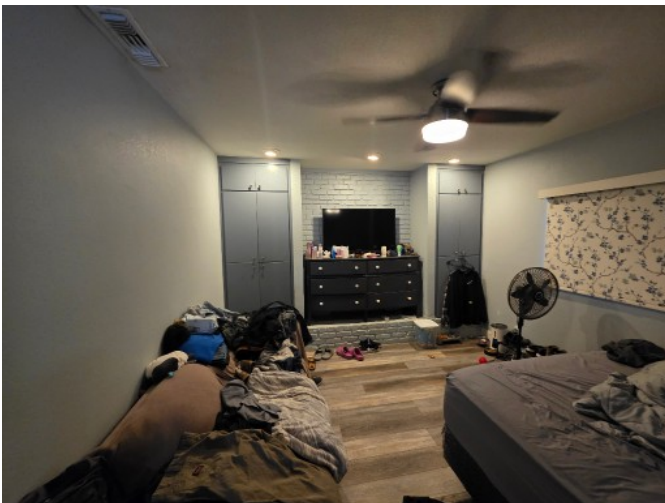
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8 Bedroom 1**Walls - Ceilings - Floors****8.1) Wall Conditions**

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through. Client is advised to note any staining or conditions that may not have been visible during the time of inspection. Such conditions should be brought to your Realtor (if applicable) or Attorney's attention prior to closing of this property.

**8.2) Ceiling Conditions**

AS

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

8.3) 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. Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking / movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor (if applicable) or Attorney prior to closing of this property.

**8.4) Heat Source Conditions**

AS

The register in this room was observed to be distributing heat at the time of inspection.

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



Windows - Doors

8.5) Interior Window Conditions

AS

The accessible windows were tested and were operational at the time of the inspection. Some windows were difficult to operate. Recommend adjustment and / or repairs as needed.



8.6) Interior Door Conditions

AS

The interior doors closed and latched at the time of inspection

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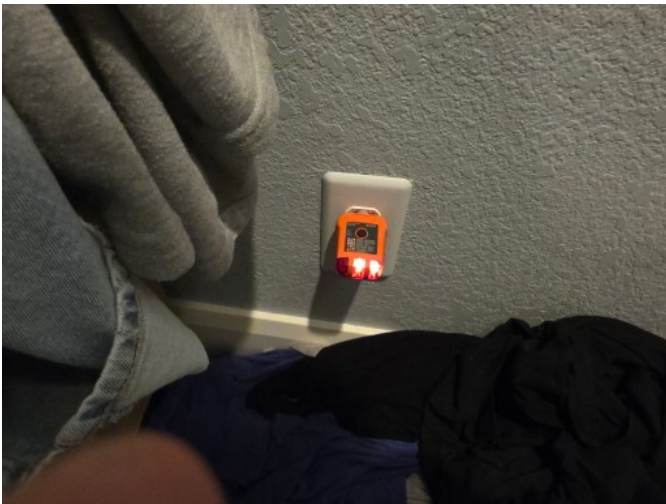


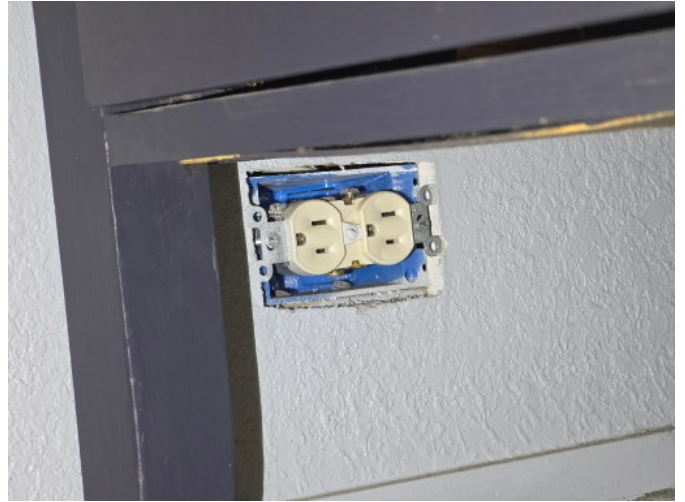
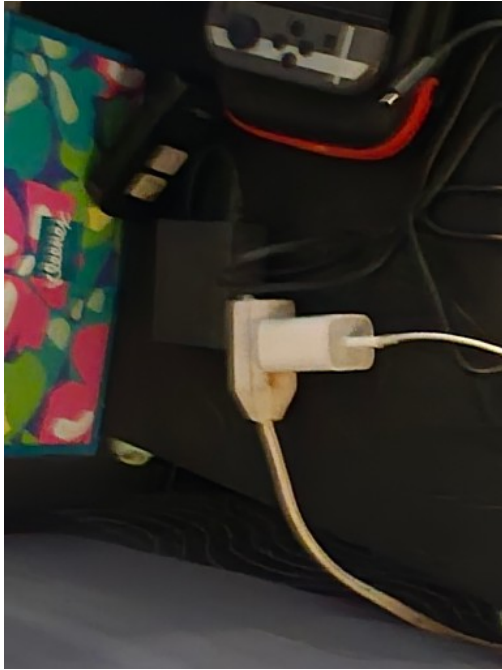
Electrical Conditions

8.7) Electrical Conditions

AS

All accessible outlets were operation and tested for proper wiring at the time of inspection. An extension cord was used as permanent wiring at . Any time an extension cord is used as part of a circuit it is considered a safety hazard. Recommend further evaluation and / or repair by a licensed electrician prior to close. Exterior motion detector lights or day / night sensors are not tested as part of this inspection. Junction or switch box covers were missing at . Recommend installation of covers for increased safety.

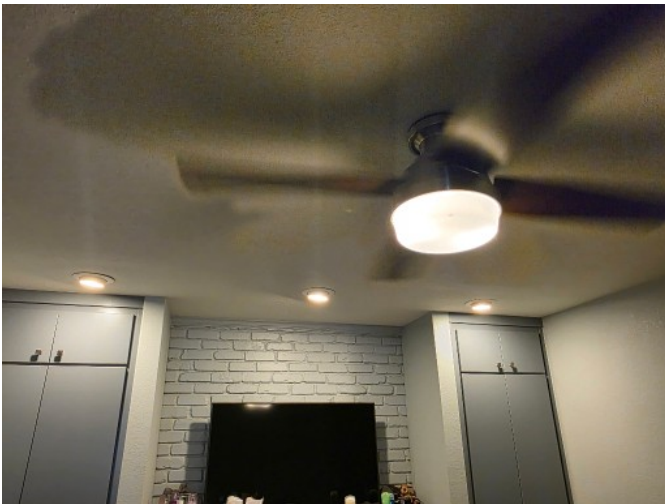




8.8) Lighting Conditions

AS

The lighting controlled by wall switches was operational at the time of inspection.



8.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

**8.10) Smoke Detector Conditions**

NI

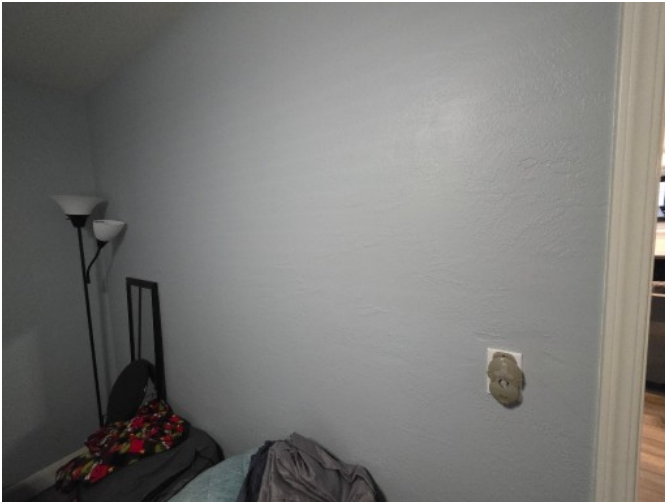
A smoke detector was observed but not tested. The smoke detector may be part of an alarm. The smoke detector was not tested. Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this time period.



9 Bedroom 2**Walls - Ceilings - Floors****9.1) Wall Conditions**

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through. Client is advised to note any staining or conditions that may not have been visible during the time of inspection. Such conditions should be brought to your Realtor (if applicable) or Attorney's attention prior to closing of this property.

**9.2) Ceiling Conditions**

AS

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

9.3) Floor Conditions

AS

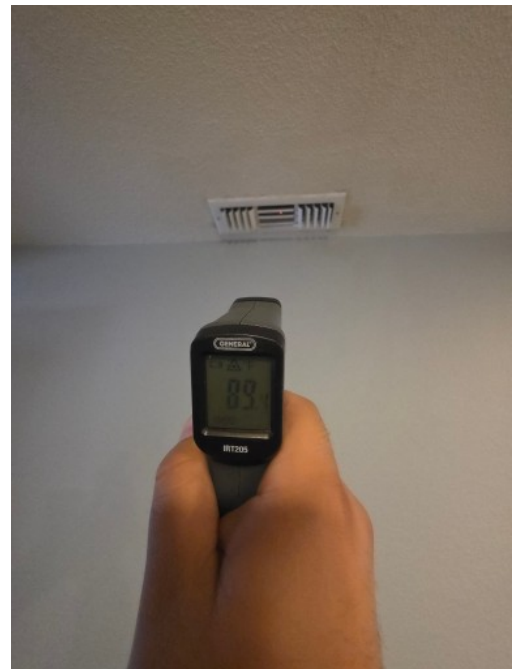
The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking / movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor (if applicable) or Attorney prior to closing of this property.

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**9.4) Heat Source Conditions**

AS

Appears Serviceable.

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

AS

The sample of windows tested were operational at the time of the inspection. Some windows were difficult to operate. Recommend adjustment and / or repairs as needed.

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

**9.6) Interior Door Conditions**

AS

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

**Electrical Conditions****9.7) Electrical Conditions**

AS

An extension cord was used as permanent wiring at bedroom 2. Any time an extension cord is used as part of a circuit it is considered a safety hazard. Recommend further evaluation and / or repair by a licensed electrician prior to close. Exterior motion detector lights or day / night sensors are not tested as part of this inspection. Personal items blocking some of the outlets around room. Outlets accessible were tested and operational at the time of inspection.

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



9.8) Lighting Conditions

AS

Appears Serviceable.



9.9) Ceiling Fan Conditions

AS

Appears Serviceable. The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

**9.10) Smoke Detector Conditions**

NI

The smoke detector may be part of an alarm. The smoke detector was not tested. Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this time period.



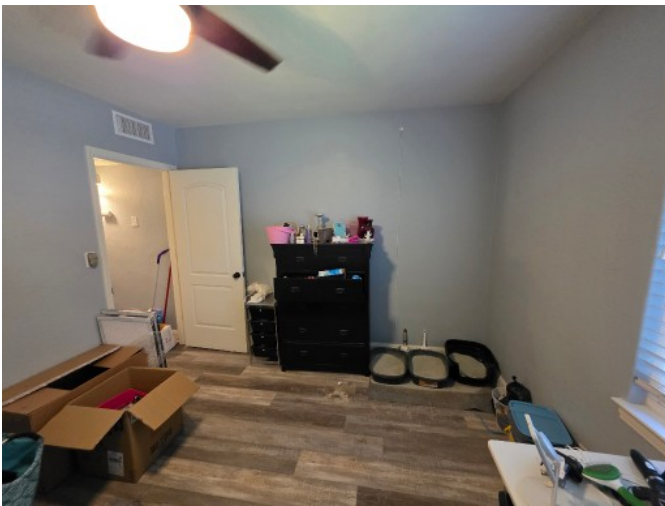
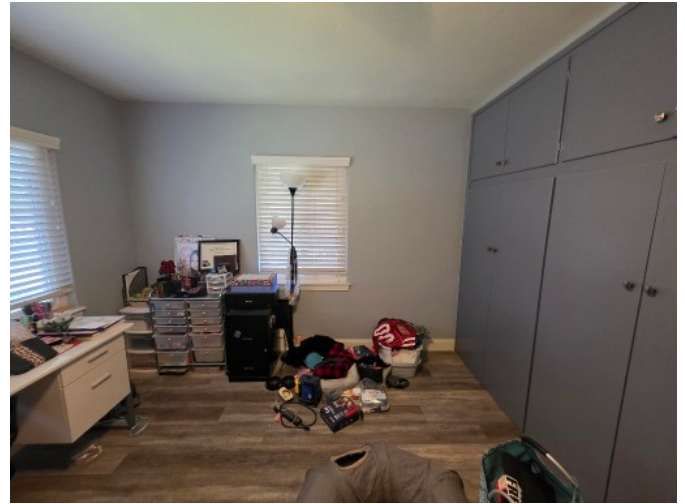
10 Bedroom 3

Walls - Ceilings - Floors

10.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through. Client is advised to note any staining or conditions that may not have been visible during the time of inspection. Such conditions should be brought to your Realtor (if applicable) or Attorney's attention prior to closing of this property.



10.2) Ceiling Conditions

AS

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

10.3) Floor Conditions

AS

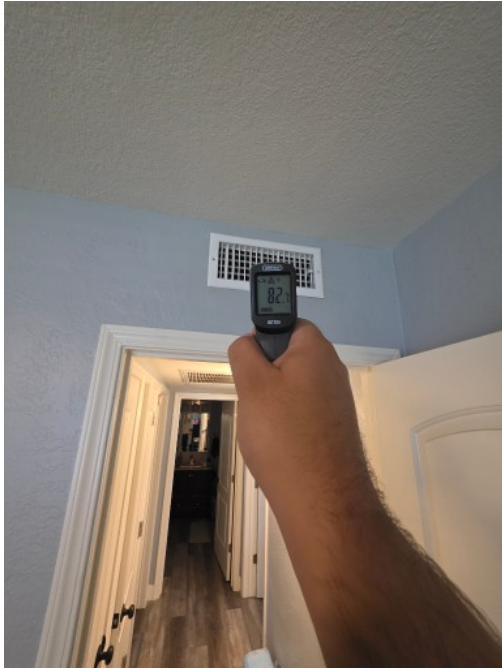
The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking / movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor (if applicable) or Attorney prior to closing of this property.

**10.4) Heat Source Conditions**

AS

Registers

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

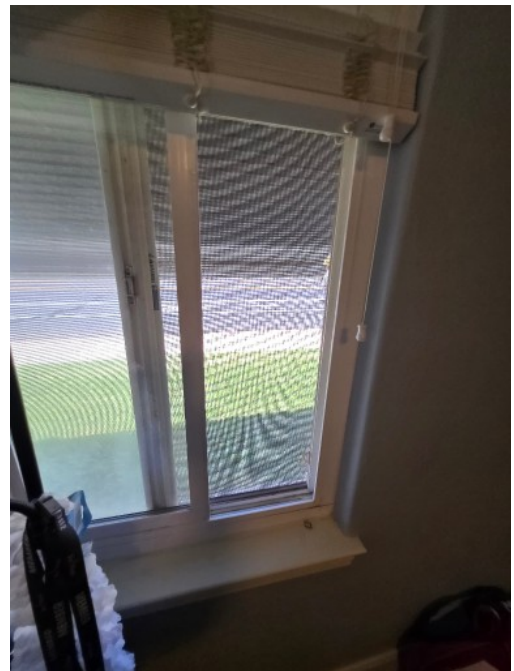
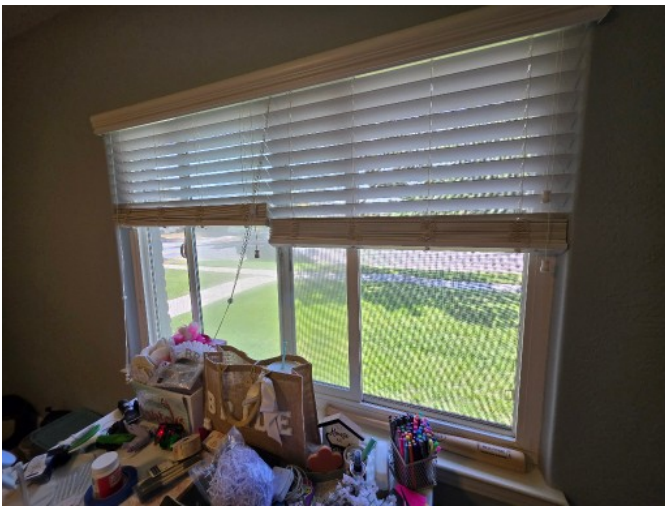


Windows - Doors

10.5) Interior Window Conditions

AS

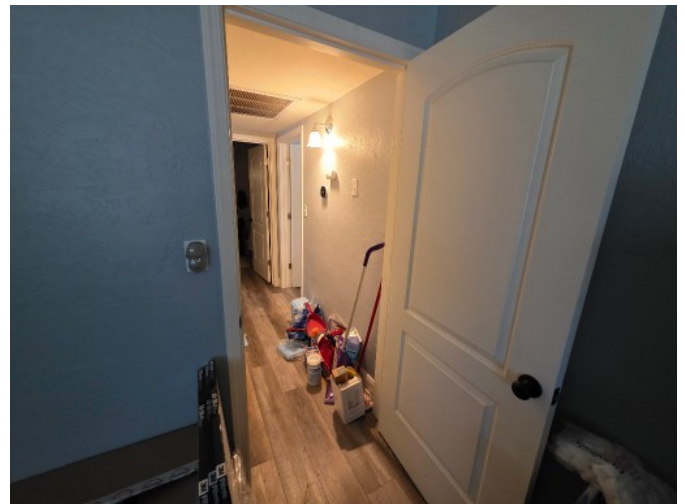
The sample of windows tested were operational at the time of the inspection. Some windows were difficult to operate. Recommend adjustment and / or repairs as needed.



**10.6) Interior Door Conditions**

AS

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

**Electrical Conditions****10.7) Electrical Conditions**

AS

All outlets tested appeared to be in serviceable condition at the time of inspection. An extension cord was used as permanent wiring at . Any time an extension cord is used as part of a circuit it is considered a safety hazard. Recommend further evaluation and / or repair by a licensed electrician prior to close. Exterior motion detector lights or day / night sensors are not tested as part of this inspection. Some outlets were covered or had personal items plugged into, outlets that were accessible at the time of inspection were operational.

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



10.8) Lighting Conditions

AS

Lighting conditions appeared to be in serviceable condition at the time of inspection.



10.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

**10.10) Smoke Detector Conditions**

AS

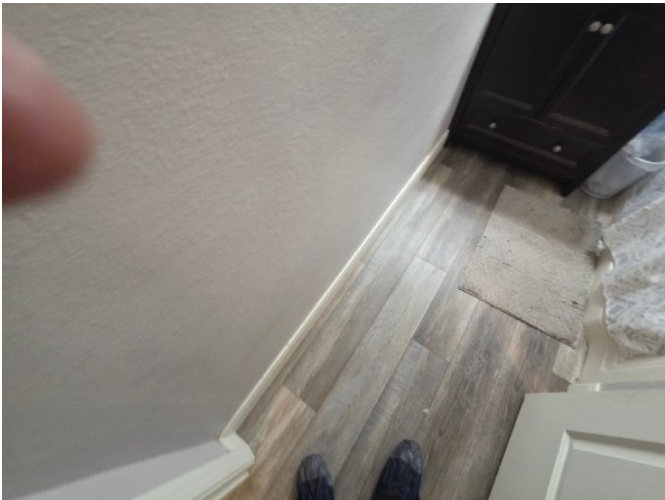
The smoke detector may be part of an alarm. The smoke detector was not tested. Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this time period.



11 Bathroom 1**Walls - Ceilings - Floors****11.1) Wall Conditions**

AS

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

**11.2) Ceiling Conditions**

AS

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

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



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.



11.4) Heat Source Conditions

AS

Appears Serviceable.

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



Windows - Doors

11.5) Bathroom Window Conditions NI

Not Applicable - None

11.6) Bathroom Door Conditions AS

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



Electrical Conditions

11.7) Electrical Conditions AS

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

Appears Serviceable.

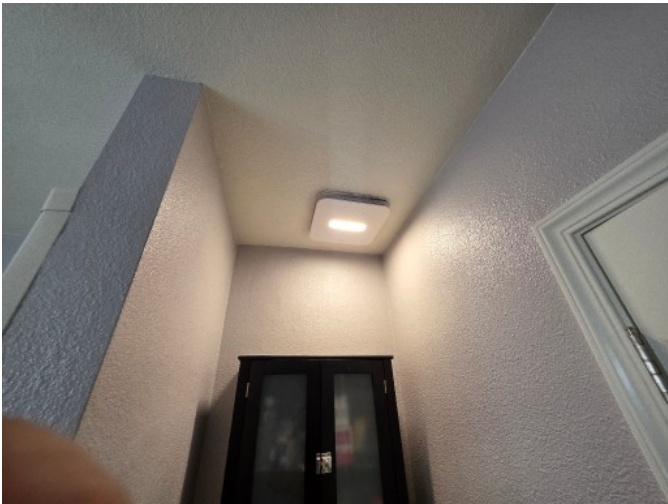


11.8) Lighting Conditions

AS

Appears Serviceable.

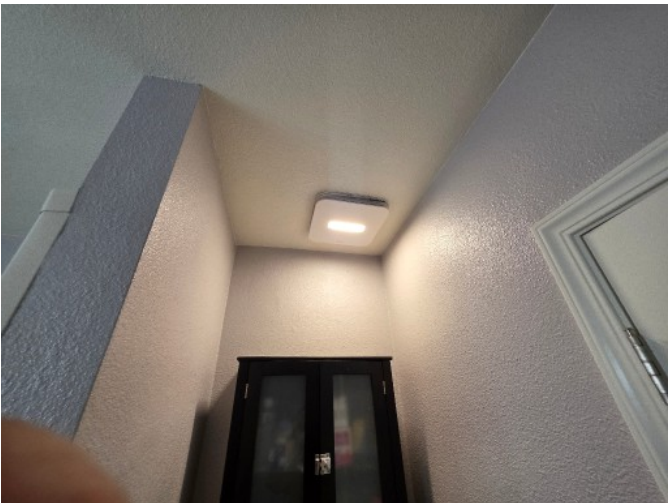
AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



11.9) Vent Fan Conditions

AS

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



Bathroom Sink

11.10) Counter - Cabinet Conditions

AS

Appears Serviceable.

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

**11.11) Sink Conditions**

R

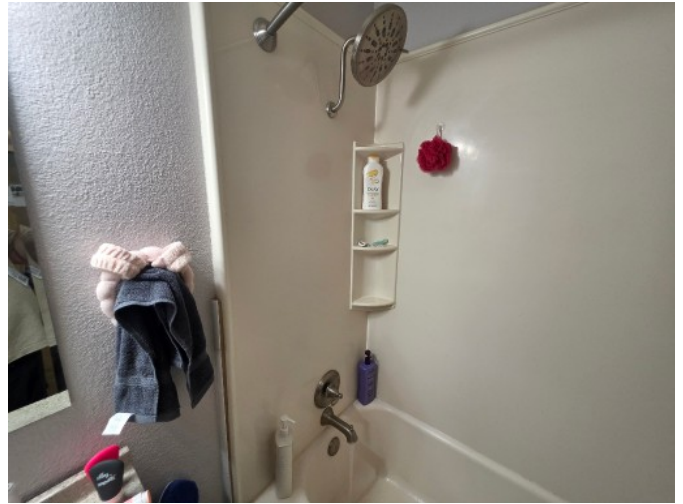
The sink appeared to be in serviceable condition at the time of inspection in bath. An "S" type trap was observed as part of the sink drain in bath. Although these types of traps were common at the time of installation, replacement of the older "S" trap with the common "P" trap may be needed. The older plumbing may not be vented in accordance with today's standards. Client should consult a plumber for additional information. The sink drain stopper did not operate or was missing in bath.

**Shower - Tub - Toilet****11.12) Shower - Tub Conditions**

AS

The bathtub, faucet, and drains appeared to be in serviceable condition. Caulking is recommended at the tub walls and or floors in bath. Conditions behind wall or under floor were concealed and not visible or accessible for inspection.

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



11.13) Toilet Conditions

AS

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

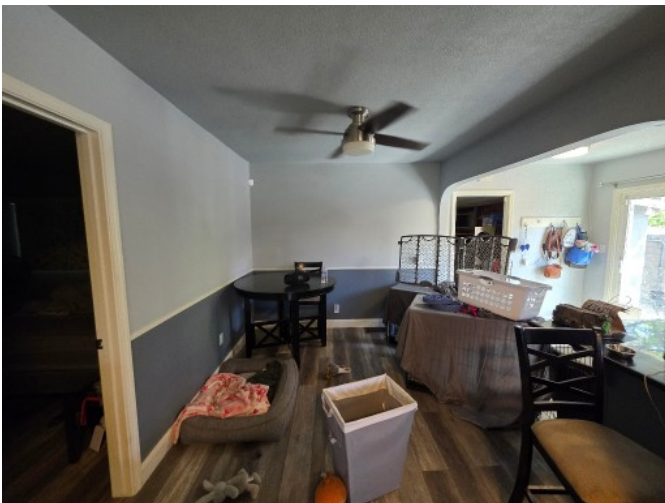
AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



12 Kitchen**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. Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through. Client is advised to note any staining or conditions that may not have been visible during the time of inspection. Such conditions should be brought to your Realtor (if applicable) or Attorney's attention prior to closing of this property.

**12.2) Ceiling Conditions**

AS

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

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



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) Kitchen Window Conditions

AS

The sample of windows tested were operational at the time of the inspection. Some windows were difficult to operate. Recommend adjustment and / or repairs as needed.



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



12.6) Kitchen Door Conditions

AS

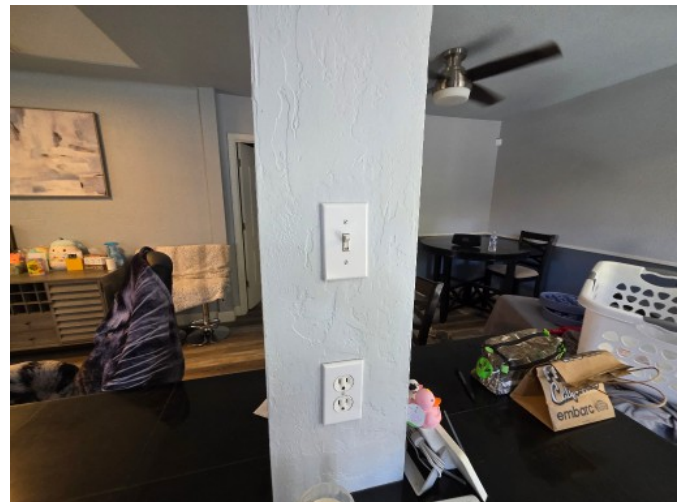
The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

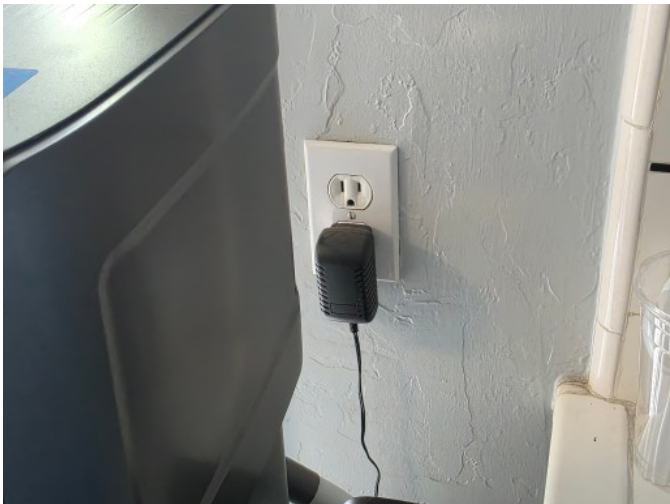
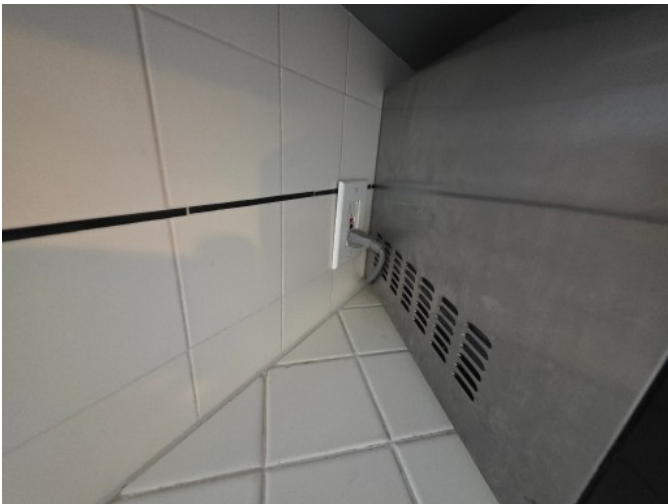
12.7) Electrical Conditions

AS

Appears Serviceable. Minimal outlets were observed. Recommend adding outlets to reduce extension cord usage and to increase safety.



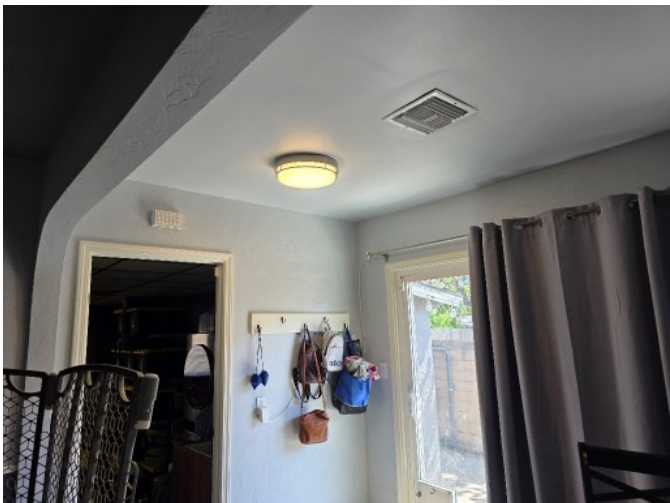
AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



12.8) Lighting Conditions

AS

Appears Serviceable.



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



12.9) Ceiling Fan Conditions

NI

Not Applicable - None

Kitchen Sink - Counter tops - Cabinets

12.10) 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

**12.11) Cabinet Conditions**

AS

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



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

**12.12) 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. A water filter was present. Testing of operation, water quality or function is not performed as part of this inspection. The view below the sink was restricted due to personal item storage.



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

**12.13) 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



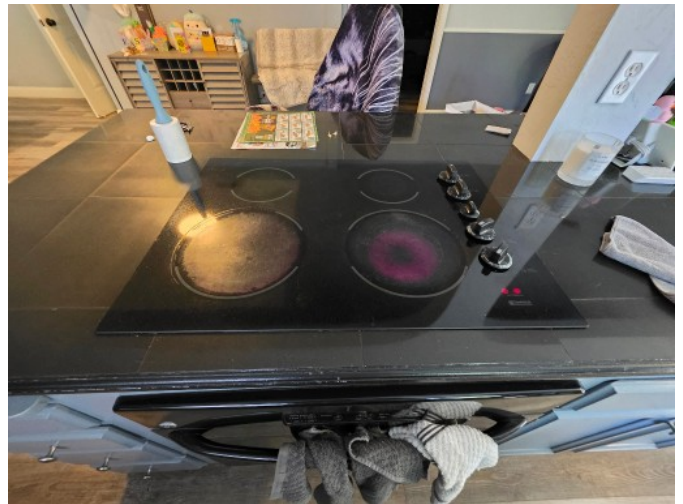
Appliances

Stove - Range Type The range is electric. The oven is electric.

12.14) Stove - Range Condition

AS

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



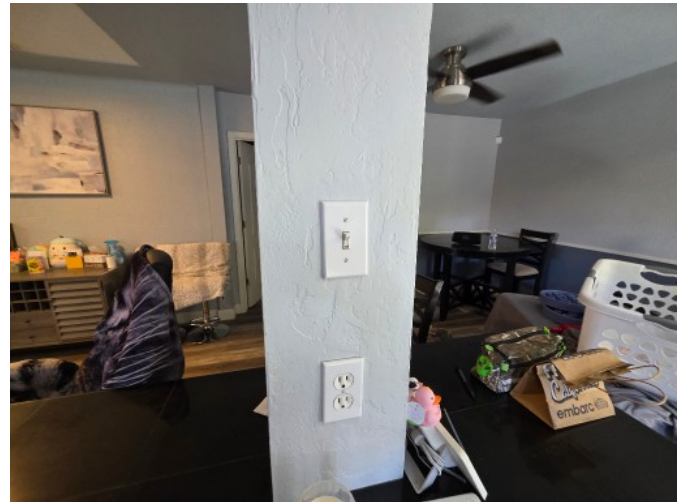
AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



12.15) Hood Fan Conditions

R

The fan / hood and light were in operational condition at the time of the inspection. The fan was noisy at the time of inspection. Recommend adjustment and/or repair and / or replacement. This does not however guarantee future performance or conditions.



12.16) Dishwasher Conditions

R

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions. The door springs were broken or not operating properly. Recommend adjustment and / or repair.

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



13 Garage - Laundry

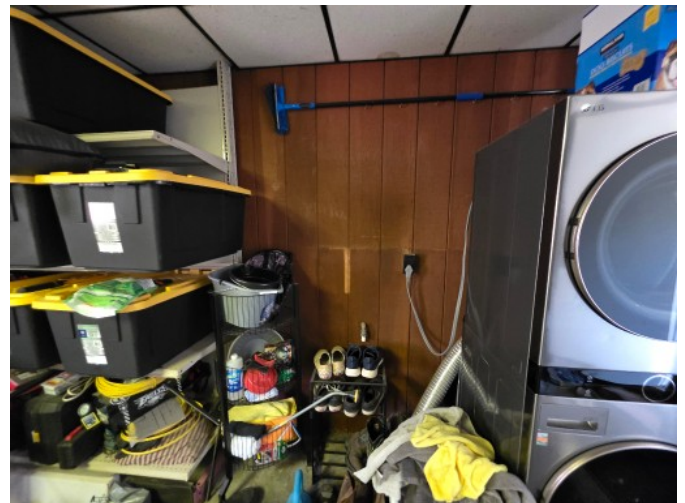
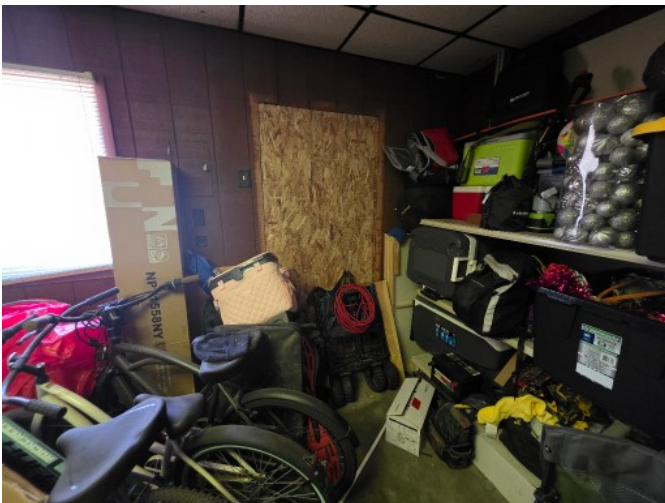
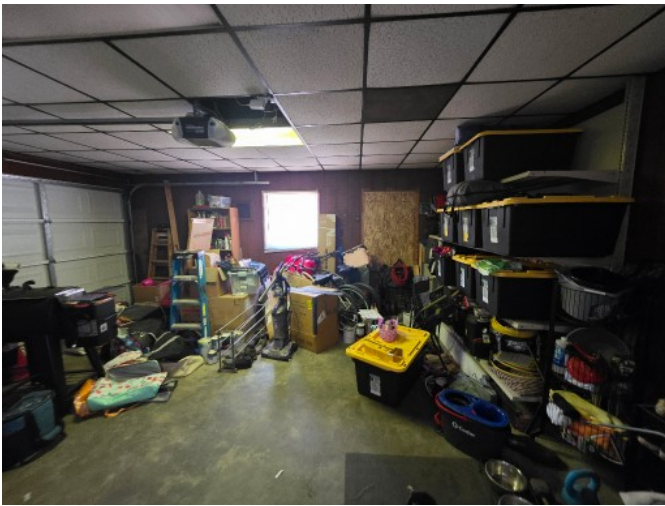
Walls - Ceilings - Floors

Garage Type The garage is attached to the house.

13.1) Wall Conditions

AS

Personal belongings and / or shelving prevented a full inspection of the entire wall. Moving or disturbing homeowner personal property is outside the scope of our inspection. The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



13.2) Ceiling Conditions

AS

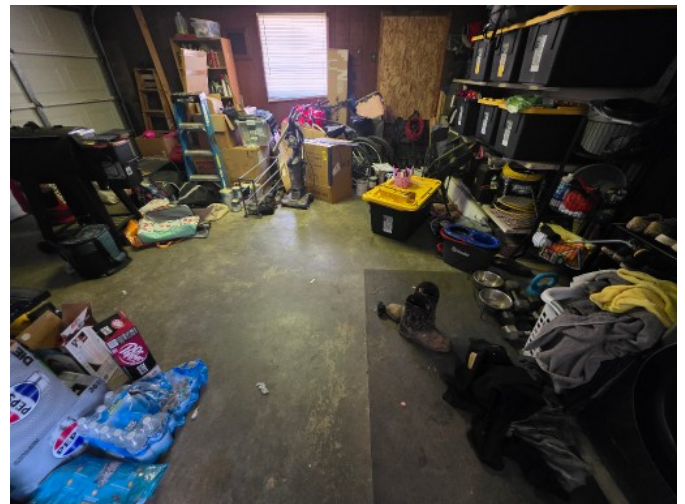
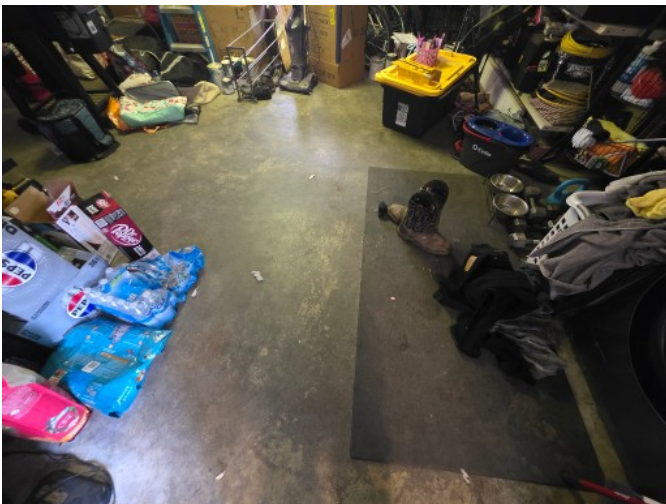
The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. Drop ceiling type panels were present. The inspector was unable to fully inspect above tiles. A full inspection would require removal of all ceiling panels, which is not performed as part of this inspection.



13.3) Floor Conditions

AS

Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking / movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor (if applicable) or Attorney prior to closing of this property. The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



13.4) Window Conditions

NI

Furnishings, personal item storage, and window treatments prevented a full visual inspection of all windows and window areas. Conditions can change between the time of inspection and closing. Please do a careful check of all windows during your final walk through.



13.5) Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.
The self closer on the door to living space was non-operational at the time of the inspection.



13.6) Vehicle Door Conditions

AS

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection. The vehicle door produced moderate noise/vibration during operation.



13.7) Electrical Conditions

R

Today's building standards require garage outlets to be GFCI protected. Recommend updating to enhance safety of the home/area. Minimal outlets were observed. Recommend adding outlets to reduce extension cord usage and to increase safety. A light bulb was missing at therefore the fixture and switch could not be tested. Two prong (non-grounded) receptacles were observed. Although these were commonly used years ago, we recommend a licensed electrician upgrade to grounded three prong receptacles.

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



13.8) Lighting Conditions

AS

Some lights failed to respond. There appears to be power to the fixture. Most likely bulb replacement is needed, however this may also indicate a problem with the fixture.



Laundry Room

Location Garage

13.9) Laundry Room Conditions

AS

Washers and dryers are beyond the scope of this inspection. Any information regarding these appliances is given as a courtesy only. Today's building standards require all electrical outlets within 5ft of a sink basin to be protected by a GFCI/GFI protector.



14 Foundation - Crawl Space

Foundation

Foundation Type

Crawl Space.

Foundation Material

Brick.

14.1) Foundation Conditions

R

Moisture stains were observed at the foundation walls. We suspect recent or active water penetration. Client should obtain history / disclosure information from seller and / or consult a waterproofing contractor. Furnishings and personal item storage prevented a full visual inspection of all areas. The perception of floor conditions can differ from when furnishings and personal items storage is present to an area that is vacant with a clear view and access of the entire surface / area. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any floor sloping or adverse conditions that may not have been readily observed during the time of original inspection. Such conditions should be brought to your Realtor (if applicable) or Attorney's attention prior to closing of this property. The only visible portions of the foundation were found in the garage due to floor coverings in the home. This area appeared serviceable.

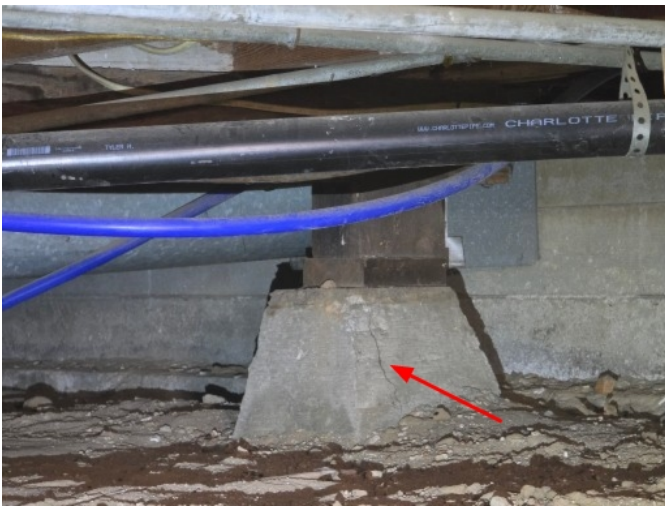




Flooring Structure

Flooring Support Type

The column / support is 4 X 4 posts. The wood framing floor system was constructed of 2 X 12 floor joists. The support framing was constructed of 2 X 10 beams.



14.2) Flooring Support Conditions

AS

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

