

# Dedicated Home Services LLC



**This is an actual report for a typical ranch home**

**Report Prepared For:**

Personal information has been removed

**Report Prepared By:**

Aaron Pfaff, Dedicated Home Services LLC

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## GENERAL INFORMATION

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<b>Inspection Address</b>	
<b>Street:</b>	Personal information removed intentionally
<b>City:</b>	
<b>State:</b>	
<b>Zip:</b>	
<b>Client Information</b>	
<b>Name:</b>	
<b>Address:</b>	
<b>City:</b>	
<b>State:</b>	
<b>Zip:</b>	
<b>Home#:</b>	
<b>Cell#:</b>	
<b>Email:</b>	
<b>Release:</b>	
<b>Additional Email</b>	
<b>Delivery:</b>	
<b>Inspection Details</b>	
<b>Inspection Date:</b>	
<b>Start time:</b>	
<b>Finish time:</b>	
<b>Temperature:</b>	
<b>Weather Conditions:</b>	
<b>Report Delivered:</b>	
<b>Fee Paid:</b>	
<b>Parties present:</b>	
<b>Building Details</b>	
<b>Style:</b>	
<b>Approximate Age:</b>	
<b>Bedrooms:</b>	
<b>Bathrooms:</b>	
<b>Basement:</b>	
<b>Outbuildings:</b>	
<b>Approximate Sq Ft:</b>	
<b>Sale Price:</b>	
<b>MLS#</b>	
<b>Occupied:</b>	
<b>Entrance Faces:</b>	

## PURPOSE AND SCOPE

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This report describes condition concerns observed during an onsite inspection. For more information on observed conditions in this report please call me as soon as possible after receiving this report. You will receive a final copy of your report on CD in a few days. Please refer to the Wisconsin's "Standards and Practices" for definition of the purpose and scope of a home inspection. This report is property of Dedicated home Services and the Client named above. No other parties are privileged to, or can rely on the information in this report in whole or in part.

This inspection report and its contents are bound by the terms agreed upon in the "Inspection Agreement" signed prior to the onsite report. The delivery of this report fulfills all the requirements and terms detailed in the agreement.

The inspector is not required to test or evaluate certain items. These excluded items are detailed by Wisconsin Dept. of Regulations and Licensing, "Standards and Practices".

I strive to report on and detail as many concerns in the onsite inspection and the written report. I am of course human. I cannot see thru walls or report on problems that are hidden concealed or considered to be latent defects. I may also mention certain items during the onsite inspection but fail to revisit them in the written report. I am also subject to simple clerical error. I reserve the right to re-inspect and or offer addendums to this report if necessary.

I take an average of 100 photos on each inspection. These photos are to both document and reference areas of concern and general circumstances observed during the inspection. I include several of these photos within the report at lower quality to illustrate an area of concern. The additional photos are contained in their original high resolution quality on the CD you will receive. These photos may contain additional examples of what is explained or show with more clarity. If you have any questions about a photo please call for clarification.

Please read the report and refer to the publications I provide for additional information

## GENERAL COMMENTS

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1. The home is occupied. The furnishing and sellers personal belongings may inhibit the inspection. Several areas were inaccessible due to seller's belongings.
2. Due to the homes age and construction methods of the times, there are many aspects of the home that are not up to today's standards in construction and safety. In general the home has not had much updating or repairs in recent years. The interior components are well worn and outdated. The mechanical systems are in need of updating for safety and conveniences expected in a modern household. Please read the recommendations carefully and please call for further clarification if necessary. I can explain some options for repairs or upgrades but methods vary greatly so I recommend researching options and hiring qualified contractors to complete the work. Please acquire permits for repairs. This ensures the best safety practices and documents the work for future reference.

## EXTERIOR

<b><i>Building Exterior</i></b>	
<b>Siding Material:</b>	Painted aluminum
<b>Wall Trim:</b>	Aluminum
<b><i>Windows and Doors</i></b>	
<b>Window type:</b>	Double insulated slide-by with storm/screen
<b>Material:</b>	Aluminum
<b>Door Type:</b>	Clad panel
<b>Material:</b>	Metal
<b><i>Eaves, Soffits, and Fascias</i></b>	
<b>Type:</b>	Vented
<b>Material:</b>	Aluminum
<b><i>Driveway and sidewalks</i></b>	
<b>Driveway Material:</b>	Asphalt
<b>Sidewalk Material:</b>	Concrete
<b>Flatwork Material:</b>	Concrete

### ***Exterior Comments***

1. The exterior Aluminum siding was fading. There were several minor dents and holes that most have been filled.
2. The driveway had several cracks and pitting. It appears to have been resealed in the past few years. Fill and maintain cracks to prevent water damage from freezing and expanding.
3. The front brick veneer had several signs of movement. The lower portion was not visible but showed it has had some settling and the upper portion appears to have moved as much as ½" in some places. It did not appear to be a recent event or ongoing problem. Maintain caulk and repair as necessary to prevent further movement or admittance of water which can deteriorate the sheathing behind brick veneer. The foundation ledge may not be adequate to support veneer. Some step cracks and other cracks were noted. These cracks were typically under an 1/8" in size and are of little concern. The flower box area may need better drainage. Typically they lack proper drainage and the water trapped in soil expands when freezes and pushes outward causing the cracking typical of what was noted. Have a mason look at veneer and flower box and make recommended repairs if necessary.



Loose outlet, needs GFCI protection



Caulk around pipe, needs vacuum breaker



Clean and maintain around basement windows



Siding damage



Replace dryer vent, needs damper and screen



Minimal movement of brick veneer



Gaps need caulk



Indicates movement



Deteriorated mortar joints, step cracks



Some cracks, movement



Some movement of joints



Driveway cracks and pitted

## LANDSCAPE AND SITE DRAINAGE

<b><i>Slope and Drainage</i></b>	
<b>Direction of Lot Slope:</b>	Relatively flat around the home
<b>Downspouts Drain:</b>	Onto grade
<b>Swales/Ditches:</b>	NA
<b>Retaining walls:</b>	NA

### ***Landscape Comments***

1. Landscaping and lot topography can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.
2. Several low spots and reverse slopes were noted around the perimeter of the foundation near the front of the home.
3. Trim all bushes from touching the home. This holds moisture too close and can physically abrade the siding etc.







Trim trees



Low spots around front of home

## ROOF SYSTEM

<b>Roof Covering</b>	
<b>Roof Inspected:</b>	Walked on surface
<b>Roofing Materials:</b>	Composite asphalt
<b>Estimated life:</b>	Ask seller for records, roof appears to be recent
<b>Flashing</b>	
<b>Flashing Type:</b>	Galvanized
<b>Flashing Locations:</b>	Drip edge, valley
<b>Chimneys</b>	
<b>Chimneys Type:</b>	Galvanized
<b>Flue type:</b>	Galvanized
<b>Flashing:</b>	Galvanized
<b>Gutters and Downspouts</b>	
<b>Type:</b>	Aluminum
<b>Skylights</b>	
<b>Type:</b>	NA
<b>Location:</b>	Na
<b>Flashing:</b>	Na
<b>Other Penetrations</b>	
<b>Type:</b>	Plumbing vent
<b>Location:</b>	Main gable
<b>Roof Ventilation</b>	
<b>Type:</b>	Roof vents, soffit
<b>Location:</b>	Main upper gable
<b>Attic</b>	
<b>Access Locations:</b>	Hallway scuttle
<b>Observation:</b>	Entered attic
<b>Insulation Type:</b>	Cellulose
<b>Insulation Measure:</b>	+/- 4"
<b>Approximate R-Value:</b>	R13
<b>Ventilation Type:</b>	roof vent, soffit

**Roof Comments**

1. The roof was in overall acceptable condition. The age is hard to determine but it appears to be approximately 5 years old. Ask seller for warranty information. There were a few fasteners that were exposed and minimal concern for leakage but should be sealed. When the roof covering was replaced the flashings were not replaced. There was some rust visible and the penetrations like the chimney are susceptible to leakage. Monitor flashing areas and use roofing sealers around penetrations as needed.
2. The attic had minimal insulation. I recommend adding additional insulation to reach a desired level of R-40 or greater. Do not use faced insulation or block roof vents.
3. The bathroom fan vent was routed to a roof vent. It should be an insulated duct with its own termination through the roof to reduce chance of moisture damage to attic area.
4. The roof had a few areas near the garage portion on the front that had a waviness observed. The framing in the garage revealed a need for additional framing to most likely as collar ties to prevent the spread of the outer walls. Similar observations were made in the attic. The ridge board from the garage and intersecting valley and roof section above entry had some framing that was very lightly constructed. It appears that some movement has occurred and I recommend consulting a qualified carpenter or structural engineer to evaluate the framing and recommend a method of adding additional support.



Rusted, reused flashings	Exposed fasteners
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Chimney rusting, staining roof, pinhole rusted through on cap



Antennae mounts need sealing



Garage wall as seen from attic, ridge board and valley framing support is improperly constructed



Termination of ridge on one rafter



Another view of ridge and valley framing



View of main gable in attic

## STRUCTURAL SYSTEM

<b>Foundation</b>	
<b>Type:</b>	Poured concrete
<b>Floor Structure</b>	
<b>Floor framing:</b>	2x10 16" O.C.
<b>Sheathing:</b>	Plywood
<b>Wall Structure</b>	
<b>Wall framing:</b>	2x4"
<b>Sheathing:</b>	Not visible
<b>Columns and Supports</b>	
<b>Material:</b>	Steel
<b>Location:</b>	Center support in basement

### Comments:

1. See notes in roof section for additional framing concerns in attic and garage.
2. There were several floor joists that need joist hanger brackets. These were not commonly used in the era this home was built but they will add support and prevent loosening and potential failure of these joints. Add hangers in all locations similar to photos below.
3. One bolt was missing in main steel support beam in basement. Add bolt.





Add brackets, several similar locations noted	Missing bolt
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## BASEMENT AND CRAWLSPACE

<b>Type:</b>	Full/ unfinished
<b>Ventilation:</b>	Na
<b>Access:</b>	Stairs from interior
<b>Wall coverings:</b>	Unfinished concrete block, some panel
<b>Floor coverings:</b>	Concrete
<b>Drainage:</b>	Yes floor drain near furnace

### *Basement Comments:*

1. The basement wall had some unusual colored stains that were noted on several walls and because of the pattern and locations it may have been caused during construction.
2. The basement stairs were open on the top and had a poorly constructed partition wall below.



Some water stains on walls noted	Partition wall lightly constructed
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## PLUMBING SYSTEM

<b><i>Drain, Waste, and Venting</i></b>	
<b>Drain Material:</b>	PVC
<b>Septic type:</b>	Private
<b>Cleanout:</b>	Yes
<b><i>Water supply</i></b>	
<b>Supply material:</b>	galvanized supply and copper distribution
<b>Source:</b>	Private well
<b>Main shut off:</b>	Yes
<b>Storage Tank:</b>	Yes, bladder type
<b><i>Fuel</i></b>	
<b>Supply material:</b>	Black pipe
<b>Source:</b>	Municipal
<b>Main shut off:</b>	Yes at meter
<b>Storage:</b>	No
<b><i>Hot Water Heater</i></b>	
<b>Type:</b>	Insulated Tank
<b>Energy source:</b>	Natural gas
<b>Capacity:</b>	40 Gallons
<b>Venting:</b>	Galvanized flue into chimney
<b>Approx. Age:</b>	Unknown
<b><i>Sump Pump</i></b>	
<b>Type:</b>	Open crock
<b>Tested:</b>	Yes, failed, see notes below

### ***Plumbing Comments:***

1. The home is supplied by private well and septic system. These systems are specialized systems requiring separate inspections. Obtain records for well and septic and have them inspected by qualified plumbers or well drillers specializing in these systems. The well type is one that is more susceptible to contamination and failure. These types of wells are often prohibited and may need to be replaced or condemned at some point. The pump itself made some noise and may indicate early signs of bearing failure. The septic will need to be pumped in order to be inspected properly. The well pipe and septic vent pipes were covered by yard ornaments, the well had an ant hill surrounding the cover and they could be entering the well cover if not sealed properly.
2. The sump pump in the corner appears to be connected to drain tile system. The pump failed to operate and will need to be replaced. The discharge line needs a check valve and the pipe exiting the home will need a hose attached to direct water farther away from foundation.
3. The sump pump located near the laundry area is not proper type of pump and can clog more easily since lint and other debris from sink and floor drain. The sump crock needs to be sealed by replacing the cover. With both pumps it would also be a good idea to incorporate



battery backups and alarms to reduce chance of overflow and water damage. Seek advice of a plumber to make needed repairs.

4. The water heater was operable but aging. The average life expectancy of these types of heaters is 8-12 years and this one appears to be 10 years or more. The TPR valve was leaking and may need to be replaced. Consider replacing water heater as preventative maintenance to reduce costs and risk of water damage if failure were to occur.
5. Several pipes were in need of additional support. Add hangers to reduce chance of fatigue on joints and potential failure.



Replace mortar around pipe with hydraulic cement



Replace cover and seal penetrations



Shallow well pump and pressure tank



Sump pump failed



Pipes need additional support



TPR valve leaks



Corroded, signs of past leakage



Improper dishwasher drain, add air-gap

## ELECTRICAL SYSTEM

<b><i>Service Entry</i></b>	
<b>Drop Type:</b>	Underground
<b>Entry Conductor:</b>	Copper
<b>Voltage/Amperage:</b>	220v 100amp
<b>Meter Location:</b>	West side of home
<b>Ground Conductor:</b>	Copper
<b>Ground Location:</b>	rod not visible
<b><i>Main Disconnect</i></b>	
<b>Type:</b>	Meter
<b>Amperage Rating:</b>	100amp
<b>Location:</b>	West side of home
<b><i>Main Panel</i></b>	
<b>Location:</b>	Basement
<b>Panel Style:</b>	breaker
<b>Amperage Rating:</b>	100 amp
<b>Voltage Rating:</b>	220v
<b><i>Distribution Wiring</i></b>	
<b>Wiring Type:</b>	Shielded copper, conduit
<b><i>Sub Panel</i></b>	
<b>Location:</b>	Next to main
<b>Amperage Rating:</b>	Na
<b><i>Smoke Alarm Detectors</i></b>	
<b>Smoke Alarms:</b>	Yes
<b>Carbon monoxide:</b>	No
<b><i>Ground fault circuit interrupters (GFCI)</i></b>	
<b>Required Location:</b>	Kitchen, Bathrooms, Basement, Laundry, Garage, Exterior, moist areas
<b>Found Locations:</b>	None

### ***Electrical system Comments***

1. The panel and sub panel had several problems noted. The sub panel had numerous concerns and was wired improperly. The main panel was overcrowded and several space saver breakers were used that may exceed the capacity of the panel. The GFCI breaker failed to operate. Because of the numerous concerns noted and the panel being overcrowded and the sub panel improperly wired I recommend having the panels replaced with one new panel of adequate capacity as recommended by an electrician.
2. The grounding and bonding of the electrical system utilized the water pipes. A water softener was installed that appears to have broken the grounding connections. Several

other dielectric unions were also used that can also break electrical connections. Have an electrician verify and correct the grounding system as needed.

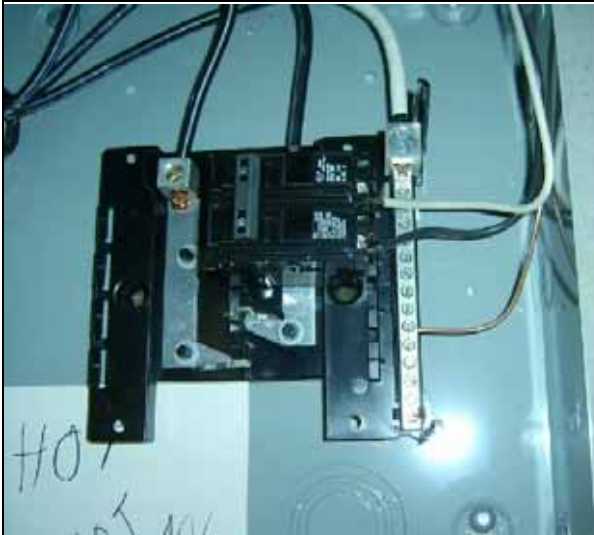
3. Testing a sample amount of outlets revealed an inconsistent voltage drop under load. When a 15-amp load was applied to the circuit the line voltage dropped 8-14.5% any voltage drops over 5% are considered out of acceptable range per manufactures standards. The most common causes for this are excessive length of the wire in the circuit or poor connections. The connections most often responsible are push-in type receptacles. This wiring method (also called speed wiring) is acceptable by NEC code, but often results in poor connections. The solution to this is using the screw type terminals for a better connection. This condition needs to be further evaluated by a qualified electrician to determine the quality of connections.
4. The garage had several wiring concerns noted. Two open junction boxes were noted. Several outlets were loose and lacked GFCI protection and even lacked grounds. The wiring appears to have been done improperly and will need to be repaired by an electrician.
5. The water pipes, gas pipes, and duct work lack proper electrical bonding to ground. This is done by using a wire to connect the metal components to a good ground whenever isolated by a non-conductive union. The water heater would be a place where the pipes should be bonded to ground. Ask and electrician to verify and install proper bonding.
6. I always recommend addition of carbon monoxide detectors be placed near furnace and other fossil fuel burning appliances and near living and sleeping areas. Carbon monoxide is a by product of combustion of fossil fuels. It is normally vented out of the structure via the chimney etc. but if the system fails it can cause severe illness or death to the occupant of the home.
7. I always recommend outlets located in moist areas be changed to GFCI type. They are require in Kitchen, Bathrooms, Basement, Laundry, Garage, Exterior, and moist areas. They are a relatively inexpensive safety feature meant to disconnect power with the slightest current drain in milliseconds. If they are already installed I recommend periodic testing as it is common that a small percentage of these devices fail with time.
8. Another similar safety upgrade would be the use of AFCI protected circuits. These are similar to GFCI outlets but protect against an arc from an electrical short that can cause fires. AFCI or Arc Fault Circuit Interrupters are now required in new construction in all bedrooms.



Sump pump and well pump had voltage drops of 14% other outlets had similar drops.



Sub panel wires improper connections and size.



Improperly wired sub panel



Crowded, overcapacity panel



No grounds, loose, no GFCI



Open junctions



Open junction



Loose outlet, needs GFCI protection

## HEATING SYSTEM

<b>Heating Systems</b>	
<b>Type of Heating System:</b>	Natural gas forced air
<b>Heating System Location:</b>	Basement
<b>Venting:</b>	Single wall galvanized vent into chimney
<b>Ducting, Supply Air:</b>	Galvanized metal
<b>Ducting, Return Air:</b>	Galvanized metal
<b>Controls:</b>	Thermostat
<b>Fuel Source, Location:</b>	Municipal
<b>Fuel Piping:</b>	Black pipe
<b>Furnace</b>	
<b>Make:</b>	Lennox
<b>Model:</b>	G12Q3-110-2
<b>BTU:</b>	110,000
<b>Serial:</b>	5877-L101386
<b>Approximate age:</b>	1977
<b>Last Service Date:</b>	No record
<b>Filtration:</b>	Filter blanket

### **Heating system Comments**

1. The furnace was manufactured in 1977 and is approximately 80% efficient or less. It appears to be operating normally but this type of inspection is limited and I always recommend having the furnace tested by a HVAC technician prior to close of escrow. A technician can disassemble and test using specialized tools and methods to determine if the furnace is operating safely. The furnace should also be cleaned and serviced at this time and then serviced regularly.
2. Since the furnace is not as efficient as modern furnaces and lacks the safety features expected I would consider replacement of the furnace as recommended by HVAC technician upon further evaluation. The average life expectancy for furnaces and air-conditioning systems is 15-20 years.
3. The filter was minimal and offers little protection for equipment or air quality for occupants. Consider adding alternative types of filters to better clean air.

## AIR CONDITIONING SYSTEMS

### *System Description*

<b>Energy source:</b>	Electric
<b>Approximate age:</b>	1989
<b>Disconnect:</b>	Adjacent to unit
<b>Location:</b>	East side of home
<b>Controls:</b>	Thermostat
<b>Make:</b>	Tempstar
<b>Model:</b>	CA50302QKA1
<b>Serial:</b>	L891527510

### *Air conditioning comments:*

1. The air-conditioning operated as normal but I always recommend having the system fully inspected by a qualified HVAC technician prior to close of escrow. They can test refrigerant levels and inspect component only visible when disassembled using specialized tools and equipment. The equipment should also be cleaned and serviced at this time and then on a regular basis to keep it operating efficiently.
2. The air conditioner will need to be cleaned and leveled.



Dirty cooling fins

Minimal filtration, difficult to replace properly

## INTERIOR LIVING SPACE

### General interior comments

1. The home was furnished and often the furnishings and personal belongings inhibit the inspection.
2. Minor cosmetic flaws are not reported or inspected. The homes wall, ceiling, and floor coverings were outdated and well worn. Replacement of many floor covering and paint and finishing is needed thought the home.
3. The home had some typical cracks noted in several locations; these appear to be insignificant and are typical of a home of this age.
4. The windows were aluminum slide-by type and this type of window has poor weather stripping and the frames conduct heat so they are considered low quality and not very energy efficient. Minor caulking and maintenance was needed in a few locations.
5. The floors squeaked in several areas. No obvious cause for this was noted but there were several nails missing the floor joist noted in basement and additional blocking can be added or nail the sub floor when replacing carpets or other floor covering.



<b><i>Kitchen</i></b>	
<b>Wall covering:</b>	Painted drywall
<b>Floor covering:</b>	Linoleum
<b>Ceiling covering:</b>	Painted drywall
<b>Countertops:</b>	Laminate
<b>Cabinetry:</b>	Wood
<b>Plumbing fixture:</b>	Composite plastic
<b>Heat source:</b>	Noted
<b>Ventilation:</b>	Windows
<b>Lighting:</b>	General
<b>GFCIs:</b>	No , recommend replacing existing outlets
<b>Smoke alarm:</b>	No



**Kitchen Comments:**

1. The outlets in the kitchen need to be replaced with GFCI type for protection against shock.
2. The dishwasher was an older model and the drain hose was improperly connected. Have a plumber add an air gap.
3. The plumbing under the sink had several signs of past leakage and the supply lines were corroded and subject to failure. No leakage was observed at time of inspection.

<b>Bedroom1</b>	
<b>Wall Coverings:</b>	Painted drywall
<b>Floor Coverings:</b>	Wood
<b>Ceiling Covering:</b>	Painted drywall
<b>Doors:</b>	Wood hollow core
<b>Windows:</b>	Aluminum slide-by
<b>Smoke Alarm:</b>	In hall
<b>Heat Source:</b>	Noted

**Bedroom1 Comments:**

1. No concerns noted.

<b>Bedroom2</b>	
<b>Wall Coverings:</b>	Painted drywall
<b>Floor Coverings:</b>	Wood
<b>Ceiling Covering:</b>	Painted drywall
<b>Doors:</b>	Wood hollow core
<b>Windows:</b>	Aluminum slide-by
<b>Smoke Alarm:</b>	In hall
<b>Heat Source:</b>	Noted

**Bedroom 2 Comments:**

1. No concerns noted.

<b>Bedroom3</b>	
<b>Wall Coverings:</b>	Painted drywall
<b>Floor Coverings:</b>	Wood
<b>Ceiling Covering:</b>	Painted drywall
<b>Doors:</b>	Wood hollow core
<b>Windows:</b>	Aluminum slide-by
<b>Smoke Alarm:</b>	In hall
<b>Heat Source:</b>	Noted

**Bedroom 3 Comments:**

1. No concerns noted.

<b>Room Interior – living/dinning room</b>	
<b>Wall Coverings:</b>	Painted drywall
<b>Floor Coverings:</b>	Carpet
<b>Ceiling Covering:</b>	Painted drywall

<b>Doors:</b>	Wood hollow core
<b>Windows:</b>	Aluminum slide-by
<b>Smoke Alarm:</b>	No
<b>Heat Source:</b>	Noted

**Comments:**

1. No concerns noted.

## BATHROOMS AND LAUNDRY

### **Bathrooms**

**Number of Bathrooms:** 1.5

#### **Bathroom 1**

<b>Location:</b>	1st floor main
<b>Ventilation:</b>	Vent fan
<b>Wall covering:</b>	Painted drywall
<b>Floor covering:</b>	Linoleum
<b>GFCIs:</b>	No, recommend replacement
<b>Shower material:</b>	Fiberglass multi-piece surround
<b>Tub Material:</b>	Fiberglass
<b>Sink and counter:</b>	Wood cabinet composite top and bowl
<b>Heat source:</b>	Noted

**Bathroom 1 Comments:**

1. The cabinets finish was deteriorated.

#### **Bathroom 2**

<b>Location:</b>	1st floor half
<b>Ventilation:</b>	Window
<b>Wall covering:</b>	Painted drywall
<b>Floor covering:</b>	Linoleum
<b>GFCI's:</b>	No, recommend replacement
<b>Shower material:</b>	NA
<b>Tub Material:</b>	NA
<b>Sink and counter:</b>	Pedestal
<b>Heat source:</b>	Noted

**Bathroom 1 Comments:**

1. The pedestal sink was loose at the wall connection.
2. The toilet tank had some rust stains indicating water quality issues. The toilet filled very slowly which can be from debris in valves or pipes.

### **Laundry Area**

<b>Location:</b>	Basement
<b>Ventilation:</b>	Na
<b>Wall covering:</b>	Unfinished
<b>Floor covering:</b>	Concrete
<b>GFCIs:</b>	No
<b>Sink and counter:</b>	Double bowl plastic tub
<b>Heat source:</b>	No

### **Laundry Comments:**

1. The dryer venting was in need of repair. Replace with smooth metal pipe with as few joints and elbows as possible.
2. Use SS-steel braided lines for washer supply. These are less likely to fail than standard black hoses.

## **GARAGE**

<b>Structure type:</b>	Attached 2 car
<b>Electrical service:</b>	Supplied by house
<b>GFCIs:</b>	No
<b>Foundation:</b>	Concrete slab
<b>Siding:</b>	Same as house
<b>Windows:</b>	Fixed
<b>Lighting:</b>	General
<b>Roof:</b>	Asphalt shingle
<b>Drainage:</b>	No
<b>Interior walls:</b>	Open framing
<b>Interior ceiling:</b>	Open frame
<b>Floor:</b>	Concrete
<b>Insulation:</b>	Not visible
<b>Fire Wall:</b>	Yes
<b>Fire Door:</b>	Yes
<b>Service door:</b>	No
<b>Overhead door:</b>	Yes composite panel
<b>Opener:</b>	Yes with optical reverse

### **Condition Comments**

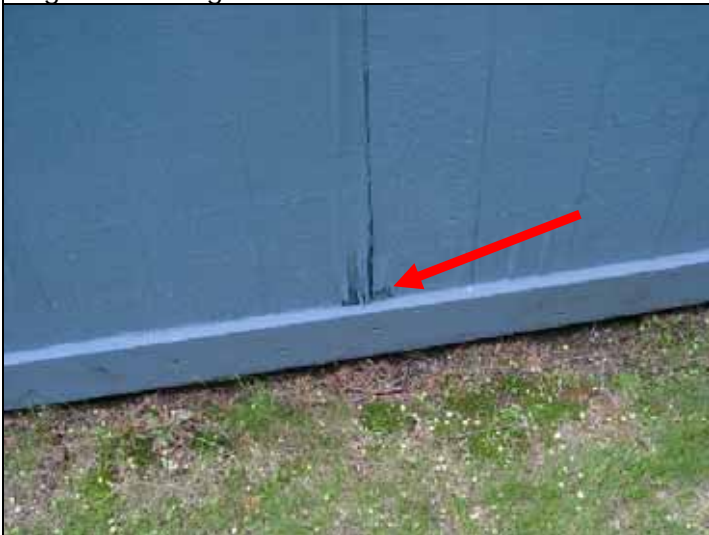
1. The garage had several electrical concerns noted in electrical section.
2. The garage roof framing was also noted above.
3. The fire door should have an automatic closer to help keep it closed to reduce chance of carbon monoxide or spread of fire if it originated in garage.
4. There were some signs of water leakage around the window in the garage. This may have been a past condition but monitor it and caulk as needed.
5. The shed in the back yard was locked and not fully inspected. The exterior plywood and trim had several location where the plywood was damaged.



Signs of leakage around window



Pitted concrete



Delaminating plywood



Wood rot on doors