

# *GS & TJ Services*

## Property Inspection Report



32063100310000 10/15/2007

1234 Main Street, Flossmoor IL, 60422  
Inspection prepared for: Client Leon  
Inspection Date: 7/19/2012 Time: 11:00am  
Age: 58 yrs Size: 1,930 sq ft

Inspector: Leon Slack III  
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## **GS & TJ Services**

### Home Inspections

Full color photos is an added feature of our inspections to help you identify and understand problems. If you need any assistance in understanding portions of report, please contact me.

Report Summary

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

Bedrooms		
Page 9 Item: 12	Wall Condition	• There is evidence of moisture entering structure.

# Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family Home - Brick and Frame structure

3. Occupancy

Occupancy: Vacant

## Interior Areas

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

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

## 1. Bar

Good	Fair	Poor	N/A	None
				X

## 2. Cabinets

Good	Fair	Poor	N/A	None
				X

## 3. Ceiling

Good	Fair	Poor	N/A	None
X				

## Observations:

- Drywall ceilings noted



## 4. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

## 5. Closets

Good	Fair	Poor	N/A	None
			X	

## 6. Door Bell

Good	Fair	Poor	N/A	None
X				

## Observations:

- Operated normally when tested.

## 7. Doors

Good	Fair	Poor	N/A	None
X				



Front door sill - good condition

## 8. Electrical

Good	Fair	Poor	N/A	None
X				

## 9. Floor

Good	Fair	Poor	N/A	None
X				

Observations:  
• Hardware floor noted



Hardwood floor living/dining room

## 10. Security Bars

Good	Fair	Poor	N/A	None
				X

### 11. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:  
• Operated when tested

### 12. Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

### 13. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

### 14. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.



Living/dining room windows

### 15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 16. Patio Doors

Good	Fair	Poor	N/A	None
			X	

### 17. Screen Doors

Good	Fair	Poor	N/A	None
X				

### 18. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

19. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room  
Materials: Masonry fireplace noted.



Fireplace damper handle



Some Fireplace brick deterioration



## Bedrooms

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

### 1. Locations

Locations: Front Bedroom #1 • Middle bedroom #2 • Rear Bedroom #3

### 2. Bar

Good	Fair	Poor	N/A	None
				X

### 3. Cabinets

Good	Fair	Poor	N/A	None
				X

### 4. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Operated normally when tested, at time of inspection.



Master bedroom ceiling fan



Bedroom ceiling fan

### 5. Closets

Good	Fair	Poor	N/A	None
X				

#### Observations:

- The closet is in serviceable condition.

### 6. Doors

Good	Fair	Poor	N/A	None
X				

### 7. Electrical

Good	Fair	Poor	N/A	None
X				



## 8. Fireplace

Good	Fair	Poor	N/A	None
	X			

Materials: Living Room

Materials: Masonry fireplace noted.

Observations:

- Damper was opened and closed several times. It did not open wide. Suggest checking it out.

## 9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Carpet is noted.

Observations:

- Carpet loose in the rear west bedroom



Master bedroom carpeting

## 10. Security Bars

Good	Fair	Poor	N/A	None
			X	

## 11. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

## 12. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- There is evidence of moisture entering structure.



Master bedroom drywall



Signs of moisture leak - rear bedroom window

13. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

14. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.



Front windows



Rear bedroom windows

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.



Master Bedroom drywall ceiling

**16. Patio Doors**

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- There are no patio doors present in this room.

**17. Screen Doors**

Good	Fair	Poor	N/A	None
			X	

## Kitchen

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

### 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

### 2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Granite tops noted.



Granite appearance countertop

### 3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- operated

### 4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

### 5. Garbage Disposal

Good	Fair	Poor	N/A	None
				X

### 6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

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



7. Cook top condition

Good	Fair	Poor	N/A	None
X				

- Observations:
- Gas cook top noted.
  - All heating elements operated when tested.



8. Oven & Range

Good	Fair	Poor	N/A	None
X				

- Observations:
- Oven: gas burners





Testing for gas leaks

### 9. Sinks

Good	Fair	Poor	N/A	None
X				



Testing hot water temperature



Stainless double sink

### 10. Trash Compactor

Good	Fair	Poor	N/A	None
				X

### 11. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Recirculating  
Observations:

- Recirculator only. Exterior vented fans are generally suggested when gas range in place.

### 12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

13. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.



Ceramic tile new

14. Plumbing

Good	Fair	Poor	N/A	None
X				



PCV waste pipe under sink

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.



**16. Security Bars**

Good	Fair	Poor	N/A	None
				X

**17. Patio Doors**

Good	Fair	Poor	N/A	None
				X

**18. Screen Doors**

Good	Fair	Poor	N/A	None
				X

**19. Electrical**

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

**20. GFCI**

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

**21. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

**22. Refrigerator**

Materials: Appears in operable condition. Temperature tested. Freezer 4 degrees. Fridge 37 degrees

**23. Backsplash condition**

Good	Fair	Poor	N/A	None
				X

24. Backsplash

Good	Fair	Poor	N/A	None
				X

25. Refrigerator

Good	Fair	Poor	N/A	None
X				

Observations:

- Tested ice cubes and crushed ice dispensers



Testing ice maker

## Heat/AC

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

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

### 1. Combustion

Good	Fair	Poor	N/A	None
X				

### 2. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in utility room  
Materials: Gas fired forced hot air



Power switch



burner test

### 3. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:  
• The heater base appears to be functional.

### 4. Ductwork

Good	Fair	Poor	N/A	None
X				

### 5. Enclosure

Good	Fair	Poor	N/A	None
X				



6. Venting

Good	Fair	Poor	N/A	None
X				

7. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:  
• Gas shut off valves were present and functional.

8. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:  
• No defects found.

9. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric  
Location: The compressor is located on the exterior grounds.  
Observations:  
• Appeared functional at the time of inspection.



Like new

### 10. Air Supply

Good	Fair	Poor	N/A	None
X				

#### Observations:

- The return air supply system appears to be functional.



Intake register in living/dining room



Master bedroom intake register

### 11. Registers

Good	Fair	Poor	N/A	None
X				

#### Observations:

- The return air supply system appears to be functional.



Living room register



Kitchen register

### 12. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located below heater in a slot cut into the ductwork.

#### Observations:

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

13. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.



Programmable thermostat

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater base is functional.



2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:

- The combustion chamber appears to in functional condition.



4. Venting

Good	Fair	Poor	N/A	None
X				





### 5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: gas

Location: The heater is located in the utility closet.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.



Like new water heater and expansion tank

### 6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears to be in satisfactory condition -- no concerns.

### 7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 40 gallons

### 8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper  
Observations:  
• No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper

11. Strapping

Good	Fair	Poor	N/A	None
				X

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

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



2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
• Appeared satisfactory, at time of inspection.



3. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:  
• The anchor bolte were inspected and appear to be serviceable.



4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.



Concrete floor

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

- Dimensional lumber wood ceiling joists



## 6. Electrical

Good	Fair	Poor	N/A	None
X				

## 7. Exterior Door

Good	Fair	Poor	N/A	None
X				

## 8. Fire Door

Good	Fair	Poor	N/A	None

## 9. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sectional door noted.

Observations:

- No deficiencies observed.

## 10. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

## 11. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.



Chain drive

## 12. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
	X			

### Observations:

- Garage vehicle door auto-reverse is inoperable.
- Eye beam system present and operating.

## 13. Ventilation

Good	Fair	Poor	N/A	None
X				

### Observations:

- Fixed, roof-field exhaust vent noted.

## 14. Vent Screens

Good	Fair	Poor	N/A	None
X				

### Observations:

- Vent screens noted as functional.

## 15. Cabinets

Good	Fair	Poor	N/A	None
				X

## 16. Counters

Good	Fair	Poor	N/A	None
				X

## 17. Wash Basin

Good	Fair	Poor	N/A	None
				X



Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: in rear bedroom

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



Ground bus

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 100 amp





### 3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

### 4. Cable Feeds

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is an overhead service drop noted.



Overhead mast three wire (240 volt) system

### 5. Breakers

Good	Fair	Poor	N/A	None
X				

Observations:

- All of the circuit breakers appeared serviceable.

### 6. Fuses

Good	Fair	Poor	N/A	None
				X

### 7. Subpanel

8. Electrical Service

9. Electrical Service

Good	Fair	Poor	N/A	None
X				



Electrical meter

## Roof

### 1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Asphalt shingles noted.

Observations:

- Moss on small areas of roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>.
- Most of roof in good condition. Two layers of roof noted



Shingles in good condition



flat top of addition



Some indication of repair in valley near flat top

### 2. Flashing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.





Flashing wear near chimney - suggest year maintenance

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.



Firepace Chimney cap



Furnace chimney cap

4. Sky Lights

Good	Fair	Poor	N/A	None
				X

5. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

6. Vent Caps

Good	Fair	Poor	N/A	None
	X			

Observations:

- The vent cap is rusted.



7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.



Some asphalt sand in gutter, indicative of recent roofing



Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Attic light located just inside access
- Access in utility/laundry room

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.
- Evidence of past leaking noted. The area tested dry with a moisture meter. Recommend monitoring for future leaking.



Evidence of past moisture

3. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

5. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:

- New ductwork noted

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- PVC plumbing vents



8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Depth: Insulation averages about 6-8 inches in depth  
Observations:

- Insulation appears adequate.



Rock wool

9. Chimney

Good	Fair	Poor	N/A	None
	X			



Evidence of past leaking

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
X				



Like new vinyl windows notes

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood siding on front of house • Brick double-wythe,  
The exterior walls of the home were double-wythe brick. Double-wythe brick construction includes inner and outer brick walls which may be fastened to each other by a variety of methods.

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



Brick siding left (west) side



Wood siding on front



Vinyl siding of addition sunroom



Wood siding on front side of building



Suggest sealing patches to prevent moisture intrusion

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				





Eaves with ventilation

### 5. Exterior Paint

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 6. Stucco

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 7. Downspouts

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Observations:

- Downspouts with missing extension. Rain water deposited near foundation, causing water intrusion into basement



Extended downspout at front left (southwest)



Suggest extending downspout to deposit water away from building



Downspout in rear appears to be blocked. Suggest opening up to deposit away from building

8. Exterior Outlets

Good	Fair	Poor	N/A	None
X				



Testing exterior outlets

9. Brick condition

Good	Fair	Poor	N/A	None
X				

## Foundation

## 1. Slab Foundation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Concrete slab not visible due to floor coverings.

## 2. Foundation Perimeter

Good	Fair	Poor	N/A	None
	X			

Observations:

- Visible portions of foundation wall were dry at the time of the inspection.

## 3. Foundation Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- normal settlement

## 4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

## 5. Ventilation

Good	Fair	Poor	N/A	None
			X	

## 6. Vent Screens

Good	Fair	Poor	N/A	None
			X	

## 7. Access Panel

Good	Fair	Poor	N/A	None
			X	

## 8. Post and Girders

Good	Fair	Poor	N/A	None
			X	

## 9. Sub Flooring

Good	Fair	Poor	N/A	None
			X	

## 10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

## 11. Foundation Electrical

Good	Fair	Poor	N/A	None
			X	

## 12. Foundation Plumbing

Good	Fair	Poor	N/A	None
			X	

Observations:

- Not determined



13. Sump Pump

Good	Fair	Poor	N/A	None
			X	

14. Ducting

Good	Fair	Poor	N/A	None
			X	

Grounds

1. Patio and Porch Deck

Good	Fair	Poor	N/A	None
				X

2. Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

3. Detached structure

Good	Fair	Poor	N/A	None
			X	

4. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

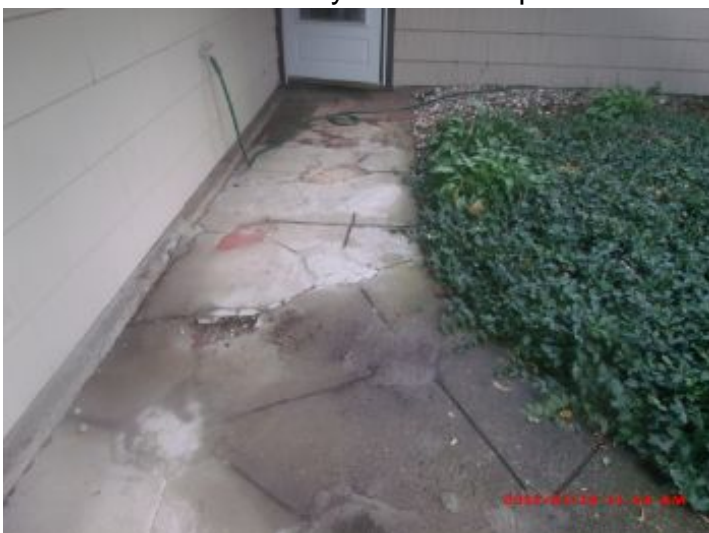
Materials: Asphalt driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.



Concrete walkway cracks and patches



### 5. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

### 6. GFCI

Good	Fair	Poor	N/A	None
X				

### 7. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: West side of house.

Observations:

- Appears Functional.
- Valve appears to be frost-free type



Like new frost free faucet



Testing water pressure

### 8. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood



Fence appears to be recently installed



### 9. Gate Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Wood

Observations:

- Gate is sagging.



Gate out of alignment

### 10. Gas shutoff valve

Good	Fair	Poor	N/A	None
X				

### 11. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.



Front graded generally away from foundation



Left (west) side sidewalk graded towards house



right (east) side graded generally away from foundation

### 12. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
	X			

Materials: west side

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Gas meter west side of building

### 13. Balcony

Good	Fair	Poor	N/A	None
X				

Observations:

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

### 14. Patio Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

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

### 15. Patio and Porch Roof

Good	Fair	Poor	N/A	None
	X			

Materials: Flat roof, rubber membrane, inspected with Ladder.

Observations:

- Sagging / buckling on roof decking, causing water puddling



some water pooling on flat top

### 16. Plumbing

Good	Fair	Poor	N/A	None
			X	

### 17. Sprinklers

Good	Fair	Poor	N/A	None
				X

### 18. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



Suggesting keeping trimmed from exterior wall



Back yard grass. It appears that some sod did not take



19. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:  
• 45

20. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:  
• Pressure regulator noted.

Water

1. Water Service

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted



1st floor Bathroom

1. Locations

Locations: Master Bathroom • 2nd bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:  
• No deficiencies observed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
• No discrepancies noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

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

6. Electrical

Good	Fair	Poor	N/A	None
X				

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

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
• GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

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



### 9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

### 10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

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

### 11. Lighting

Good	Fair	Poor	N/A	None
X				

### 12. Mirrors

Good	Fair	Poor	N/A	None
X				



1st floor Bathroom Mirrors

### 13. Plumbing

Good	Fair	Poor	N/A	None
X				

### 14. Security Bars

Good	Fair	Poor	N/A	None
				X

### 15. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional



16. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
• Cultured Marble noted.



Master bathroom shower wall

17. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:  
• Tub



2n bathroom tub

### 18. Enclosure

Good	Fair	Poor	N/A	None
			X	

### 19. Sinks

Good	Fair	Poor	N/A	None
X				



Master bathroom sink



Double sink 2nd bathroom

### 20. Toilets

Good	Fair	Poor	N/A	None
X				

### 21. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.



22. Wall condition

Good	Fair	Poor	N/A	None
X				

Laundry

1. Locations

Locations: Main floor utility room

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.



3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Granite tops noted.



5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

### 7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

### 8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

### 9. Lighting

Good	Fair	Poor	N/A	None
X				

### 10. Plumbing

Good	Fair	Poor	N/A	None
X				



Hot cold and waste

### 11. Window Condition

Good	Fair	Poor	N/A	None
				X

### 12. Wall condition

Good	Fair	Poor	N/A	None
X				

### 13. Wash basin

Good	Fair	Poor	N/A	None
				X

#### 14. Dryer vent

Good	Fair	Poor	N/A	None
X				



Dryer vent outside



Dryer vent ductwork

#### 15. Gas line

Good	Fair	Poor	N/A	None
X				

#### 16. Floor drain

Good	Fair	Poor	N/A	None
				X