



# HOME INSPECTION REPORT



**123 Ave., Boise, ID 83000**

**Inspection Date:**  
0/0/000

**Prepared For:**  
*Joe Client*

**Prepared By:**  
***Nielsen Inspection Services***  
3485 N. Cole Rd. #44771, Boise, ID 83704  
(208) 206-4173

**Report Number:**  
2904-87

**Inspector:**  
Ryan Nielsen  
License Number - NACHI19022148

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## REPORT OVERVIEW

### Scope of Inspection

All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within the inspection agreement. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### Main Entrance Faces

The main entrance of this home faces south.

### State Of Occupancy

This house was unoccupied at the time of the inspection.

### Weather Conditions

Sunny and warm

### Approximate Age

The age of this home is approximately 1+ years new.



## SUMMARY

### Improvement Items

Suggest sealant around the base of chimney. Visible gap at flashing. Possible moisture or pest intrusion.

Observed missing ridge cap shingle at chimney. Suggest replace.

Observed missing window screens throughout the home. Suggest replace.

Observed wires hanging down from south west corner of second floor soffit. Above the back patio. Suggest complete installation or contain wires in a junction box.

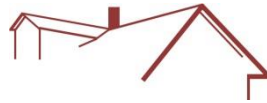
Observed possible incorrect filter installed in furnace unit. Suggest replace filter with correct one.

### Items Not Operating

Unable to operate the fireplace. Observed open junction box at right side of fireplace. Possible incomplete installation. Suggest further inquiries from builder.

Exhaust fan at bathroom #3 was not operating. Recommend repair/replacement.

\* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the **entire** report, including the Remarks.



## Grounds

### Service Walks

**Material:** Concrete

**Condition:** Satisfactory

**Comments:** The front walkway appeared to be in satisfactory condition.



Photo to show the front sidewalk.

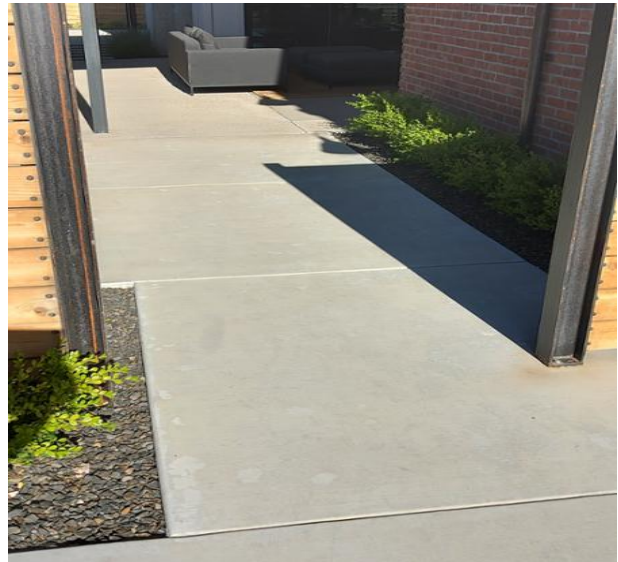


Photo to show the walk way leading to the front entrance.



Photo to show the walk way leading to the back patio.

**Driveway/Parking**

**Material:** Concrete

**Condition:** Satisfactory

**Comments:** Driveway appears to be in satisfactory condition.



View of the concrete driveway.

**Porch**

**Condition:** Satisfactory

**Support** Other: Steel

**Pier:**

**Floor:** Satisfactory

**Comments:** The front porch appears to be welcoming and inviting with no issues observed at the time of the inspection.



Photo to show the concrete floor.



General view of the porch.

**Patio**

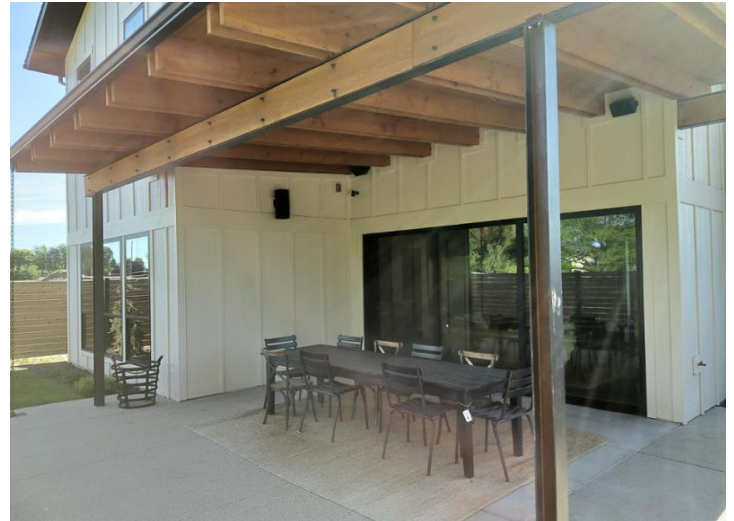
**Material:** Concrete

**Condition:** Satisfactory

**Comments:** The patio is covered and provides lots of shade.  
The patio appears to be in satisfactory condition.



Photo to show example of the back patio concrete floor.



General view of the back patio.



Another view of the back patio.

**Deck/Balcony**

**Material:** Wood  
Metal

**Condition:** Satisfactory

**Comments:** No issues at time of inspection.



View of the 2nd floor balcony.

### Deck/Patio/Porch Covers

**Condition:** Satisfactory

**Comments:** No issues observed at the time of the inspection.



Photo to show the porch covering.



Photo to show the back-patio roof covering.

### Fence/Wall

**Type:** Wood

**Condition:** Satisfactory

**Gate:** N/A

**Comments:** No issues with the fence were observed at time of the inspection.





Photo to show the fence at the south side of the property.

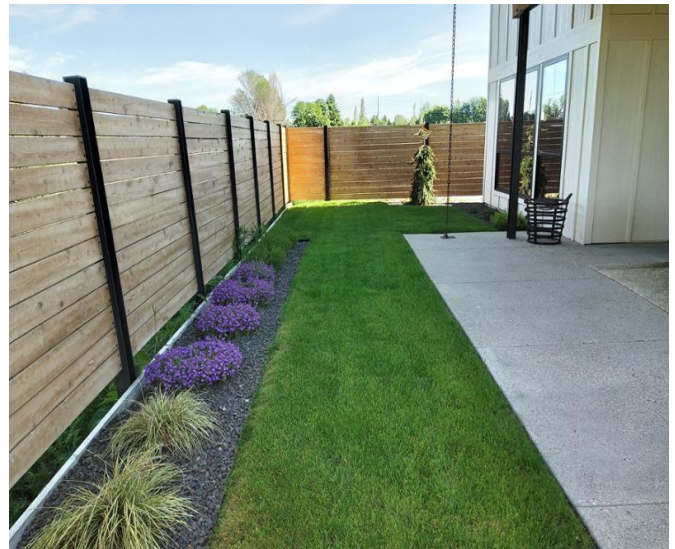


Photo to show the fence at the west and north side of the property.

### Landscaping affecting foundation

**Negative Grade:** Satisfactory

**Comments:** No issues were observed or evaluated at the time of the inspection.

### Hose bibs

**Condition:** Satisfactory

**Operable:** Yes

**Comments:** Normal or average water pressure is approximately 50-70 psi. The water pressure tested at the time of inspection was approximately 72 psi.



Photo to show the water pressure gauge reading approximately 72 psi.



**Water service**

<b>Main shut-off location:</b>	The main water shut-off valve is located in the garage, at right of the water heater and mechanical area.
<b>Water entry piping:</b>	Not Visible
<b>Lead other than solder joints:</b>	No
<b>Visible water distribution piping:</b>	PEX Plastic
<b>Condition:</b>	Satisfactory
<b>Flow:</b>	Satisfactory
<b>Pipes Supply/Drain:</b>	Satisfactory
<b>Drain/Waste/Vent pipe:</b>	PVC ABS
<b>Condition:</b>	Satisfactory
<b>Traps proper P-Type:</b>	Yes
<b>Drainage:</b>	Satisfactory
<b>Interior fuel storage system:</b>	N/A
<b>Fuel line:</b>	Black iron
<b>Condition:</b>	Satisfactory
<b>Comments:</b>	Visible fuel distribution lines appear to be in satisfactory condition. No water service issues were observed at the time of the inspection.



Photo to show the water heater and heated floors components.

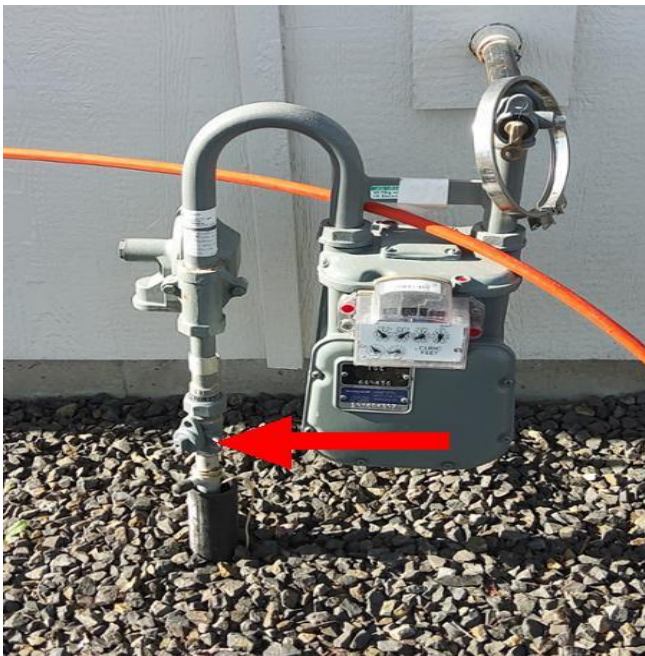


Photo of the water shut-off valve for the house.

**Main fuel shut-off location**

**Location:** The main gas shut-off is located at the north exterior of the garage.

**Comments:** The main gas shut-off is located at the gas meter.



Arrow to indicate the main gas shut-off valve.

**Water heater #1**

**General:** Brand Name: Navien  
Capacity: Tankless or "on demand" water heater.  
Approx. age: 1+ years.

**Type:** Gas

**Combustion air venting present:** Yes

**Seismic restraints needed:** N/A

**Relief valve:** Yes  
Extension proper: Yes

**Vent pipe:** Satisfactory

**Condition:** Satisfactory

**Comments:** No issues were observed at time of the inspection.



Photo of the tankless water heater system.



## Heating System

### Heating system

<b>Unit #1:</b>	Brand name: Carrier Approx. age: The manufacturer label for this unit shows it was produced 10/2018. This unit is approximately 1+ years old. Model #: 59SC5A080S211220 Serial #: 4318A51145 Satisfactory
<b>Unit #2:</b>	None
<b>Energy source:</b>	Gas
<b>Warm air system:</b>	Direct drive Central system
<b>Heat exchanger:</b>	Sealed Not Visible
<b>Carbon monoxide:</b>	Not tested
<b>Combustion air venting present:</b>	Yes
<b>Controls:</b>	Disconnect: Yes Normal operating and safety controls observed Gas shut off valve: Yes
<b>Distribution:</b>	Insulated flex duct Cold air returns
<b>Flue piping:</b>	Satisfactory
<b>Filter:</b>	Standard Needs cleaning/replacement Missing
<b>When turned on by thermostat:</b>	Fired Proper operation: Yes
<b>Heat pump:</b>	N/A
<b>Sub-slab ducts:</b>	N/A
<b>System not operated due to:</b>	N/A
<b>Comments:</b>	Observed possible incorrect filter installed in furnace unit. Suggest replace filter with correct one.



General view of the furnace.



Photo to show the appearance of incorrect furnace filter installed.



View of the furnace with cabinet cover removed.



Photo of the manufacturer label. Arrow to indicate the manufacturer date. Oct. 2018



## Electric/Cooling System

### Main panel

<b>Location:</b>	The main disconnect panel is located on the north east interior side of the garage.
<b>Condition:</b>	Satisfactory
<b>Amperage/Voltage:</b>	200a
<b>Adequate Clearance to Panel:</b>	Yes
<b>Breakers/Fuses:</b>	Breakers
<b>Appears grounded:</b>	Yes
<b>GFCI breaker:</b>	Yes Operable: Yes
<b>AFCI breaker:</b>	Yes Operable: Yes
<b>Main wire:</b>	Copper
<b>Branch wire:</b>	Copper
<b>Branch wire condition:</b>	Satisfactory Romex
<b>Comments:</b>	Panel size appeared to be compatible to service size. Branch breaker distribution appeared normal. No signs of overheating were evident at the time of the inspection. No issues observed at time of inspection.

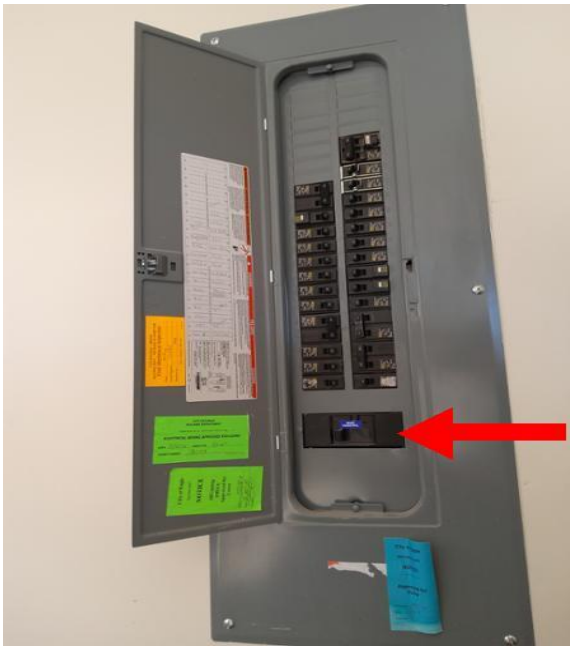


Photo of the main breaker panel. Arrow to indicate the main electrical disconnect for the whole house.

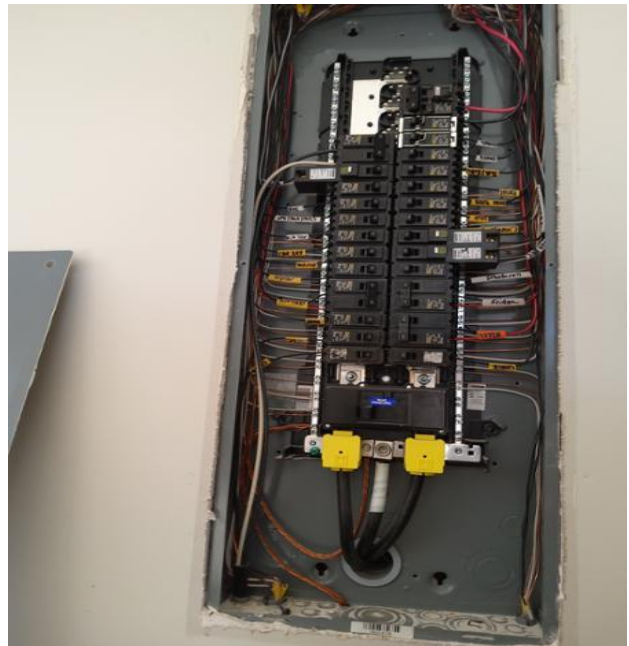


Photo of the same breaker panel with the dead front removed.

**Sub panel(s)**

**Location(s):** Location 1: A typical sub-panel is located on the north side of the house that leads to the exterior A/C unit.

**Condition:** Satisfactory

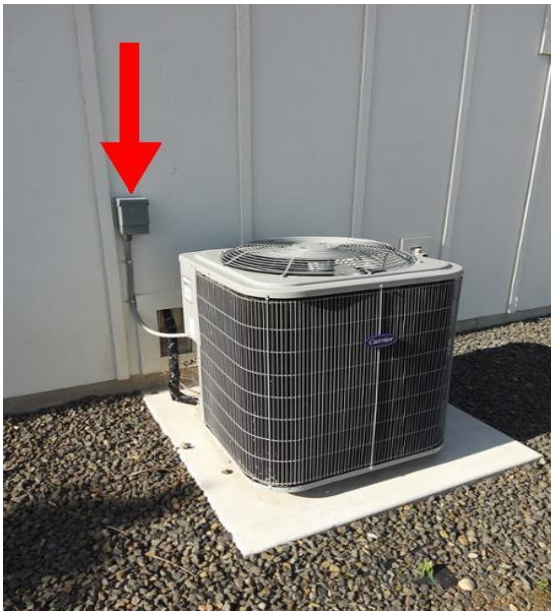


Photo to show the typical sub-panel for the exterior A/C unit.





## Exterior

### Chimney(s)

- Location(s):** The chimney of this house is located on the south west side of the home. Roof #1.
- Viewed From:** Roof
- Rain Cap/Spark Arrestor:** Yes
- Chase:** Metal
- Evidence of:** No apparent defects
- Flue:** Metal
- Evidence of:** No apparent defects
- Condition:** Marginal
- Comments:** Suggest sealant around the base of chimney. Visible gap at flashing. Possible moisture or pest intrusion. Observed missing ridge cap shingle at chimney. Suggest replace. See photos.



General view of the chimney.

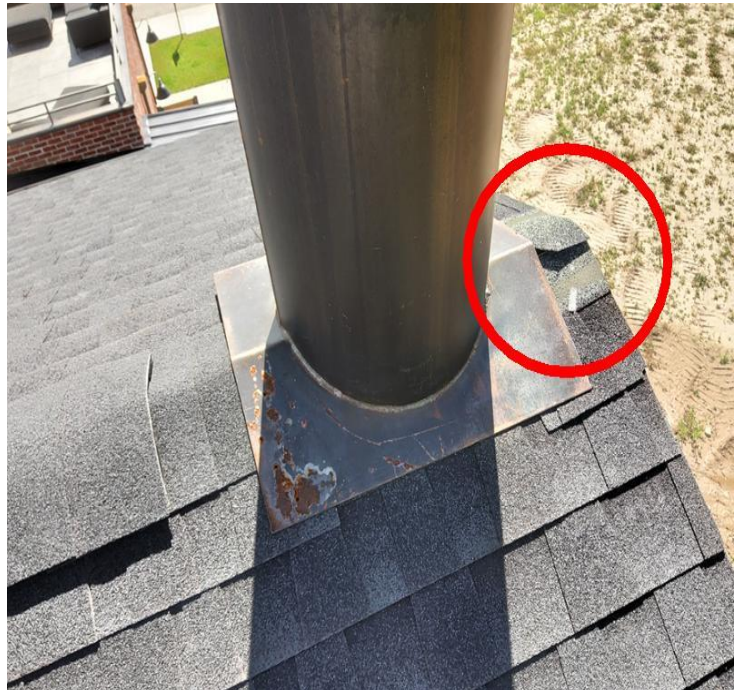


Photo to show the missing ridge cap shingle.



Photo to show location of the observed gap at flashing.



Photo to show the observed gap at chimney flashing. Suggest repair.

**Gutters/Scuppers/Eavestrough**

**Condition:** Satisfactory

**Material:** Galvanized/Aluminum

**Leaking:** No apparent leaks

**Attachment:** Satisfactory

**Comments:** The gutters appear to be in overall satisfactory condition.



Photo of the gutters at the balcony roof.

### Siding

**Material:** Block/Brick  
Fiberboard  
Wood  
Other: Metal

**Condition:** Satisfactory

**Comments:** Siding appeared to be all intact and in overall satisfactory condition.



Example of the siding at the north side of the house.



Example of the masonry siding at the south side of the house.

### Trim

**Material:** Wood

**Condition:** Satisfactory

**Comments:** No issues were observed or evaluated at the time of the inspection.



Photo to show example of the trim.

**Soffit**

**Material:** Wood

**Condition:** Satisfactory

**Comments:** Observed wires hanging down from south west corner of second floor soffit. Above the back patio. Suggest complete installation or contain wires in a junction box.



Photo of show the observed exposed wires hanging. Suggest repair.



Arrow to indicate example of the soffit.

### Fascia

**Material:** Wood

**Condition:** Satisfactory

**Comments:** Fascia appears to be in overall satisfactory condition.



Example of the fascia.

### Flashing

**Material:** Aluminum/Steel

**Condition:** Satisfactory

**Comments:** Flashing appeared to be intact and functional at time of inspection.

### Caulking

**Condition:** Satisfactory

**Comments:** Normal routine maintenance includes caulking around any and all points of entry of water/moisture, and pests.

### Windows/Screens

**Condition:** Satisfactory

**Material:** Vinyl

**Screens:** Not installed

**Comments:** The windows appear to be in satisfactory condition.  
Observed missing window screens throughout the home. Suggest replace.



Photo to show example of the missing window screens at dining room.



Observed missing window screen.

### Slab-On-Grade/Foundation

**Foundation** Poured concrete

**Wall:**

**Condition:** Satisfactory

**Concrete** Satisfactory

**Slab:**

**Comments:** The foundation appeared to be in overall satisfactory condition.

### Service Entry

**Location:** Underground

**Condition:** Satisfactory

**Exterior** Yes

**receptacle** Operable: Yes

**s:** Condition: Satisfactory

**GFCI** Yes

**present:** Operable: Yes

**Comments:** Service entry for this house appeared to be enacted and in satisfactory condition.



Photo to show the electrical service entry for the house.

### Building(s) Exterior Wall Construction

**Type:** Not Visible

**Condition:** Not Visible

**Comments:** Building structure not visible due to siding, not evaluated.

### Exterior Doors

**Main** Weatherstripping: Satisfactory

**Entrance:** Door condition: Satisfactory

**Patio:** Weatherstripping: Satisfactory

Door condition: Satisfactory

**Rear door:** Weatherstripping: Satisfactory

Door condition: Satisfactory

**Other door:** Weatherstripping: Satisfactory

Door condition: Satisfactory

**Comments:** No issues were observed with any of the exterior doors.



Photo to show example of one of the exterior sliding doors.

### Exterior A/C - Heat pump #1

**Unit #1:** Location: The A/C unit located on the north side of the exterior of the house.  
Brand: Carrier  
Model #: 24ABB348A360  
Serial #: 0719E06113  
Approximate Age: The manufacturer label for this unit shows it was produced 02/2019. This unit is approximately 1+ year new.

**Condition:** Satisfactory

**Energy source:** Electric

**Unit type:** Air cooled

**Outside Disconnect:** Yes  
Maximum fuse/breaker rating (amps): 40  
Fuses/Breakers installed (amps): 30

**Level:** Yes

**Condenser Fins:** Satisfactory

**Insulation:** Yes

**Improper Clearance (air flow):** No

**Comments:** The Exterior A/C unit appeared to be in satisfactory condition.

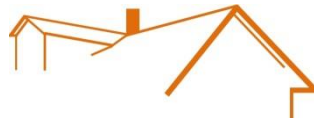




Photo of the exterior A/C unit.



Photo of the manufacturer label.



## Roof

### General

**Visibility:** All  
No issues with visibility of entire roof.

**Inspected From:** Roof  
I was able to gain access to the roof with a ladder.



General view of roof #1.

**Style of Roof**

**Type:** Gable

**Pitch:** Low

**Roof #1:** Type: Asphalt Shingles  
Layers: 1 Layer  
Age: Less than one year  
Location: Roof #1 covers entire house.

**Roof #2:** Type: Metal  
Layers: 1 Layer  
Age: Less than one year  
Location: Roof #2 covers the porch and the back patio.

**Roof #3:** Type: Thermoplastic Polyolefin or TPO.  
Layers: 1 Layer  
Age: Less than one year  
Location: Roof #3 covers a small portion of the 1-car or north garage.

**Comments:** No issues with the roof were observed at the time of the inspection.



Photo of the porch roof. Example of roof #2.

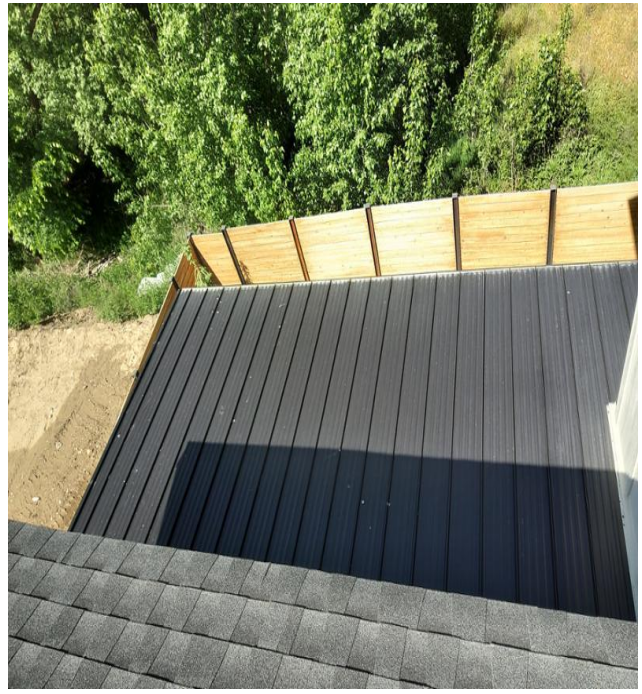


Photo to show example of roof #2. Photo of back patio roof.



Example of roof #3.



Example of roof #1.

**Ventilation System**

**Type:** Soffit  
Ridge

**Comment** The house has soffit vents all around with ridge vents at the crown of the roof.  
**s:**



Arrow to indicate example of the soffit vents.



Arrows to indicate examples of the ridge vents.

### Flashing

**Material:** Galv/Alum

**Condition:** Satisfactory

**Comments:** The roof flashing appeared to in satisfactory condition at the time of the inspection.

### Valleys

**Material:** Asphalt

**Condition:** Satisfactory

**Comments:** No issues observed with the asphalt valleys at the time of the inspection.



Photo to show example of the asphalt valleys.

### Condition of Roof Coverings

**Roof #1:** Satisfactory

**Roof #2:** Satisfactory

**Roof #3:** Satisfactory

**Comments:** Roof appears to be in overall satisfactory condition.



Photo to show example of the satisfactory conditions of the roof #1.



Example of the satisfactory condition of roof #2.

### Plumbing Vents

**Condition:** Satisfactory

**Comments:** No issues were observed at the time of the inspection.



Example of the plumbing vents.



## Garage/Carport

### Type

**Type:** Attached 2-Car

**Comments:** This house has a generous two car garage.



Photo to show the garage type.

### Automatic Opener

**Operation:** Operable

**Comments:** The garage door opener appears to function adequately.



Photo to show the garage door opener.

### Safety Reverse

**Operation:** Operable

**Comments:** The safety reverse functioned as normal.

### Roofing

**Comments:** The second story of the house is above the garage with exception to a small area at front facing.



Photo to show the small area of garage roof at north east corner of house.

### Gutters/Eavestrough

**Condition:** Satisfactory

### Siding

**Material:** Same as house  
Wood  
Masonry

**Condition:** Satisfactory

**Comments:** Siding was intact and in overall adequate condition.





Photo to show example of the brick siding at the 2-car garage.



Photo to show the siding at the north side of the garage and house.

### Trim

**Material:** Same as house

**Condition:** Satisfactory

**Comments:** Trim was intact and in overall adequate condition.

### Floor

**Material:** Concrete

**Condition:** Satisfactory

**Source of** No

**Ignition within  
18" of the floor:**

**Comments:** No issues were observed or evaluated at the time of the inspection. Garage floor was partially covered with personal belongings.



View of the garage floor.



Another view of the garage floor.

### Overhead Door(s)

**Material:** Metal

**Condition:** Satisfactory

**Recommend Priming/Painting Inside & Edges:** No

**Comments:** The garage door appeared to be in overall adequate condition at the time of the inspection.



Photo to show the garage door.

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### Exterior Service Door

**Condition:** Satisfactory

**Comments:** No issues were observed at the time of the inspection.

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### Electrical Receptacles

Yes

Operable: Yes

**Reverse polarity:** No

**Open ground:** No

**GFCI Present:** Yes

Operable: Yes

**Comments:** The electrical receptacles in the garage appeared to be in satisfactory condition.

---

### Fire Separation Walls & Ceiling

Present

**Condition:** Satisfactory

**Moisture Stains Present:** No

**Typical Cracks:** No

**Fire door:** Satisfactory

**Self closure:** Satisfactory

**Comments:** No issues were present at the time of inspection.



## Interior

### Fireplace

**Location(s):** The fireplace is located at the south side of the living room.

**Type:** Gas

**Material:** Metal insert

**Miscellaneous:** Operable: No

**Damper modified for gas operation:** N/A

**Hearth extension adequate:** Yes

**Mantel:** Secure

**Physical condition:** Satisfactory

**Comments:** Unable to operate the fireplace. Observed open junction box at right side of fireplace. Possible incomplete installation. Suggest further inquiries from builder.

The fireplace appeared to be intact and in satisfactory condition.



General view of the gas fireplace.



Photo to show the open junction box at right of fireplace.

### Stairs/Steps/Balconies

**Condition:** Satisfactory

**Handrail:** Satisfactory

**Risers/Treads:** Satisfactory

**Comments:** No issues were observed or evaluated with the stairs at the time of the inspection.



Photo of the stairs.

### Smoke/Carbon Monoxide detectors

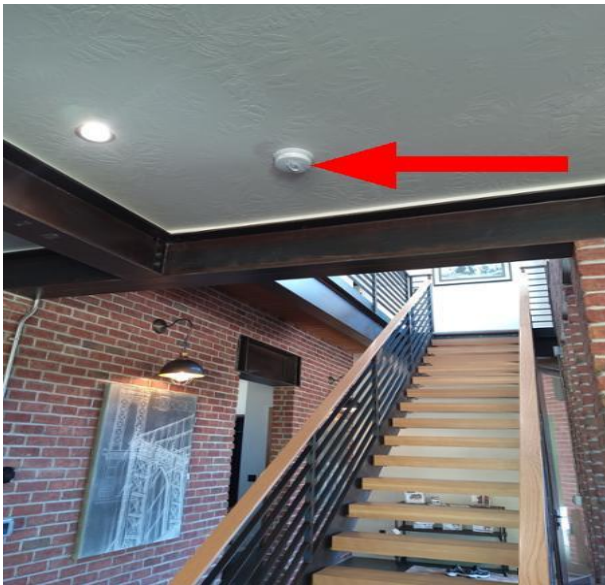
**Smoke** Present

**Detector:** Operable: Yes

**CO** Present

**Detector:** Operable: Yes

**Comments:** No issues observed at the time of inspection.



Example of one of the smoke/ carbon monoxide detectors.

### Attic/Structure/Framing/Insulation

<b>Access:</b>	Scuttlehole/Hatch
<b>Inspected from:</b>	In the attic
<b>Location:</b>	Other
<b>Flooring:</b>	None
<b>Insulation:</b>	Loose Depth: Approx. 14"
<b>Installed in:</b>	Between ceiling joists
<b>Vapor barriers:</b>	Not Visible
<b>Ventilation:</b>	Ventilation appears adequate
<b>Fans exhausted to:</b>	Attic: No Outside: Yes
<b>HVAC Duct:</b>	Satisfactory
<b>Chimney chase:</b>	Satisfactory
<b>Structural problems observed:</b>	No
<b>Roof structure:</b>	Trusses Wood
<b>Ceiling joists:</b>	Not Visible
<b>Sheathing:</b>	OSB

**Evidence of condensation:** No

**Evidence of moisture:** No

**Evidence of leaking:** No

**Firewall between units:** Yes

**Electrical:** No apparent defects

**Comments:** Trusses showed no major defects or damage at the time of inspection. Roof sheathing, examined from the attic, showed no major defects or moisture damage. Insulation was sufficient for homes in this area. Ventilation was normal.



Photo to show example of the trusses in the attic.

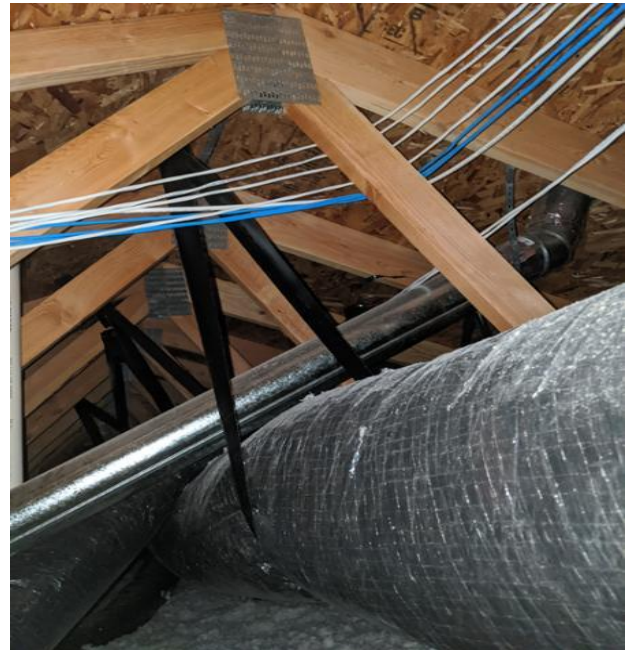


Photo of the trusses int the attic.

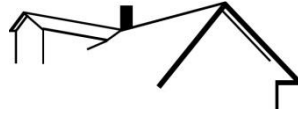


Another view of the attic.



Example of the OSB roof sheathing.





## Living Room #1

### **Living Room**

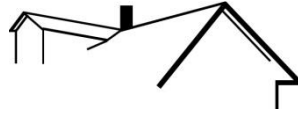
<b>Location:</b>	The living room is located at the south west corner of the house.
<b>Walls &amp; Ceiling:</b>	Satisfactory
<b>Moisture stains:</b>	No
<b>Floor:</b>	Satisfactory
<b>Ceiling fan:</b>	None
<b>Electrical:</b>	Switches: Yes, Operable Receptacles: Yes, Operable Open ground/Reverse polarity: No
<b>Heating source present:</b>	Yes
<b>Doors:</b>	Satisfactory
<b>Windows:</b>	Satisfactory
<b>Comments:</b>	No issues were observed at the time of the inspection.



Photo of Living Room #1.



Another view of Living Room #1.



## Dining Room

### Dining Room

<b>Location:</b>	The dining room is located at the north west corner of the house. Across from the kitchen.
<b>Walls &amp; Ceiling:</b>	Satisfactory
<b>Moisture stains:</b>	No
<b>Floor:</b>	Satisfactory
<b>Ceiling fan:</b>	None
<b>Electrical:</b>	Switches: Yes, Operable Receptacles: Yes, Operable Open ground/Reverse polarity: No
<b>Heating source present:</b>	Yes
<b>Doors:</b>	None
<b>Windows:</b>	Satisfactory
<b>Comments:</b>	No issues were observed at the time of the inspection.



Photo of the Dining room.



## Living Room #2

### Living Room #2

<b>Location:</b>	Living room #2 is located at the north east corner of the second floor of the house.
<b>Walls &amp; Ceiling:</b>	Satisfactory
<b>Moisture stains:</b>	No
<b>Floor:</b>	Satisfactory
<b>Ceiling fan:</b>	None
<b>Electrical:</b>	Switches: Yes, Operable Receptacles: Yes, Operable Open ground/Reverse polarity: No
<b>Heating source present:</b>	Yes
<b>Doors:</b>	Satisfactory
<b>Windows:</b>	Satisfactory
<b>Comments:</b>	No issues were observed at the time of the inspection.



Photo of Living room #2.



Another view of Living room #2.



## Kitchen

### Countertops

**Condition:** Satisfactory

**Comments:** Countertops appear to be in satisfactory condition.



Photo to show the kitchen counter tops.



Another view of the Kitchener counter tops.

### Cabinets

**Condition:** Satisfactory

**Comments:** The cabinets appear to be in satisfactory condition.



Photo to show the kitchen cabinets.

### Plumbing

**Faucet Leaks:** No

**Pipes  
leak/corroded:** No

**Sink/Faucet:** Satisfactory

**Functional  
drainage:** Satisfactory

**Functional flow:** Satisfactory

**Comments:** No issues were observed or evaluated at the time of the inspection.



Photo to show the Kitchen sink plumbing.

**Walls & Ceiling**

**Condition:** Satisfactory

**Comments:** No issues were observed at the time of the inspection.



General photo of the kitchen.



Another view of the kitchen.

**Heating/Cooling Source**

**Comments:** The heat registers are located in the ceiling of this home.

**Floor**

**Condition:** Satisfactory

**Comments:** The kitchen floor appears to be in overall satisfactory condition.



Example of the kitchen floor covering.

**Appliances**

<b>Disposal:</b>	Operable: Yes
<b>Oven:</b>	Operable: Yes
<b>Range:</b>	Operable: Yes
<b>Dishwasher:</b>	Not tested
<b>Trash Compactor:</b>	N/A
<b>Exhaust fan:</b>	Operable: Yes
<b>Refrigerator:</b>	Operable: Yes
<b>Microwave:</b>	Operable: Yes
<b>Dishwasher airgap:</b>	Yes
<b>Dishwasher drain line looped:</b>	Yes
<b>Receptacles present:</b>	Yes
	Operable: Yes
<b>GFCI:</b>	Yes
	Operable: Yes
<b>Open ground/Reverse polarity::</b>	No
<b>Comments:</b>	No issues were observed at the time of the inspection.



Photo of the microwave.

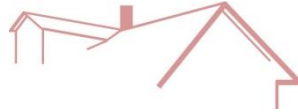


Photo to show the refrigerator.



Photo to show the double oven,





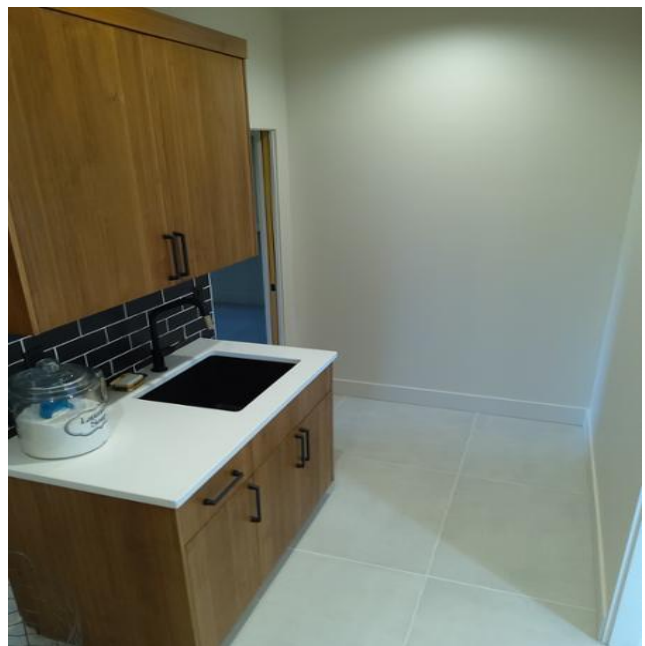
## Laundry Room

### Laundry

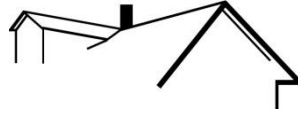
<b>Faucet leaks:</b>	No
<b>Pipes leak:</b>	No
<b>Cross connections:</b>	No
<b>Heat source present:</b>	Yes
<b>Room vented:</b>	Yes
<b>Dryer vented:</b>	Wall
<b>Electrical:</b>	Open ground/reverse polarity: No
<b>GFCI present:</b>	Yes Operable: Yes
<b>Washer hook-up lines/valves:</b>	Satisfactory
<b>Gas shut-off valve:</b>	N/A
<b>Comments:</b>	No issues were observed at the time of the inspection.



Photo of the laundry room.



Another view of the laundry room.



## Tech Room

### Room

**Location:** The Tech room is located between bathroom #3 and the mud room. First floor.

**Type:** Den/Office

**Walls & Ceiling:** Satisfactory

**Moisture stains:** No

**Floor:** Satisfactory

**Ceiling fan:** None

**Electrical:** Switches: Yes, Operable  
Receptacles: Yes, Operable  
Open ground/Reverse polarity: No

**Heating source present:** Yes

**Bedroom Egress restricted:** No

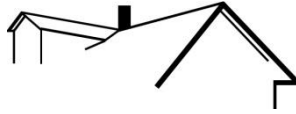
**Doors:** Satisfactory

**Windows:** Satisfactory

**Comments:** No issues were observed at the time of the inspection.



Photo of the Tech Room.



## Master Bathroom

### **Bath**

<b>Location:</b>	The master bathroom is located just off the master bedroom at the west side of the house.
<b>Sinks:</b>	Faucet leaks: No Pipes leak: No
<b>Tubs:</b>	Faucet leaks: No Pipes leak: Not Visible
<b>Showers:</b>	Faucet leaks: No Pipes leak: Not Visible
<b>Toilet:</b>	Bowl loose: No Operable: Yes
<b>Whirlpool:</b>	No
<b>Shower/Tub area:</b>	Ceramic/Plastic Condition: Satisfactory
<b>Drainage:</b>	Satisfactory
<b>Water flow:</b>	Satisfactory
<b>Moisture stains present:</b>	No
<b>Doors:</b>	Satisfactory
<b>Window:</b>	Satisfactory
<b>Receptacles present:</b>	Yes Operable: Yes
<b>GFCI:</b>	Yes Operable: Yes
<b>Open ground/Reverse polarity:</b>	No
<b>Heat source present:</b>	Yes
<b>Exhaust fan:</b>	Yes Operable: Yes

**Comments:** No issues observed at the time of inspection.

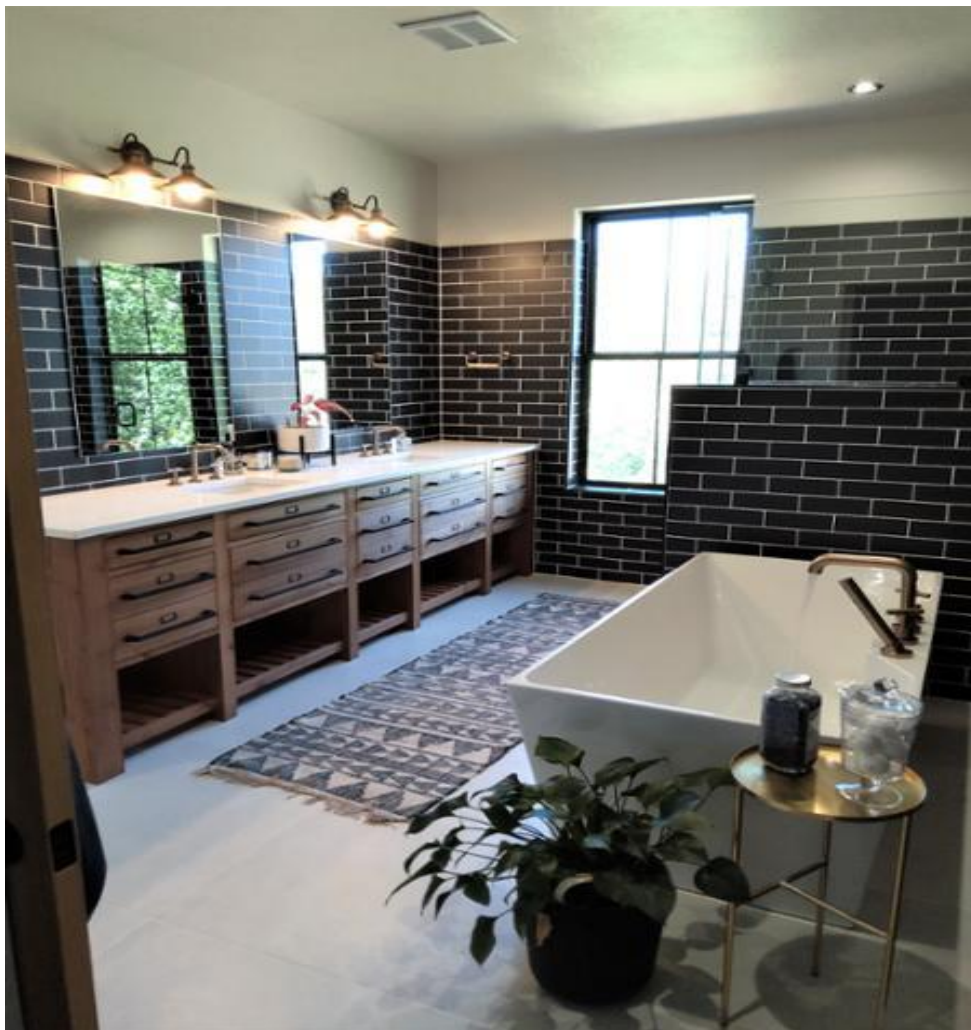
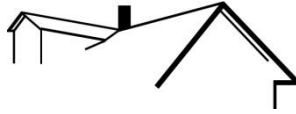


Photo of the Master Bathroom.



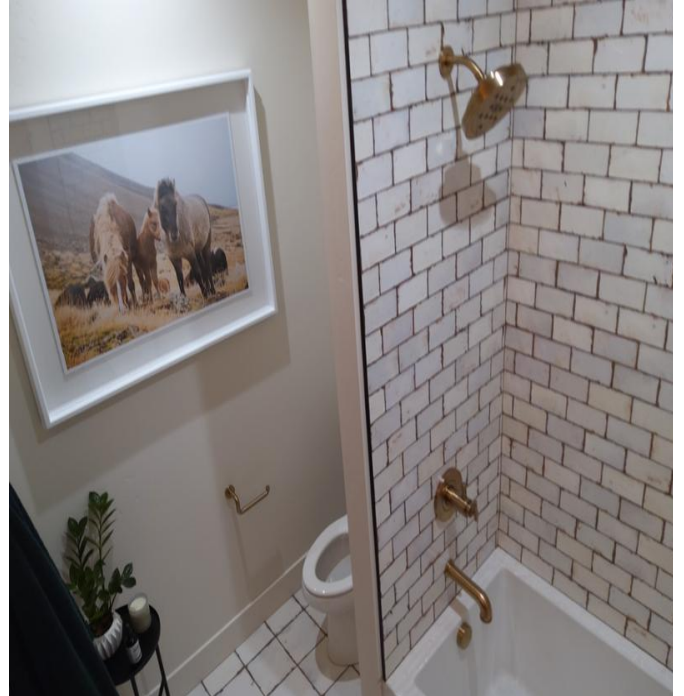
## Bathroom #2

### **Bath**

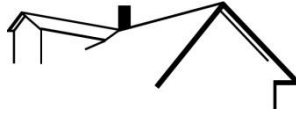
<b>Location:</b>	Bathroom #2 is located on the 2nd floor, left of the stairs. Between Living room #2 and Bedroom #3.
<b>Sinks:</b>	Faucet leaks: No Pipes leak: No
<b>Tubs:</b>	Faucet leaks: No Pipes leak: Not Visible
<b>Showers:</b>	Faucet leaks: No Pipes leak: Not Visible
<b>Toilet:</b>	Bowl loose: No Operable: Yes
<b>Whirlpool:</b>	No
<b>Shower/Tub area:</b>	Fiberglass Condition: Satisfactory
<b>Drainage:</b>	Satisfactory
<b>Water flow:</b>	Satisfactory
<b>Moisture stains present:</b>	No
<b>Doors:</b>	Satisfactory
<b>Window:</b>	None
<b>Receptacles present:</b>	Yes Operable: Yes
<b>GFCI:</b>	Yes Operable: Yes
<b>Open ground/Reverse polarity:</b>	No
<b>Heat source present:</b>	Yes
<b>Exhaust fan:</b>	Yes Operable: Yes
<b>Comments:</b>	No issues observed at the time of inspection.



Photo of Bathroom #2.



Another view of Bathroom #2.



## Bathroom #3

### **Bath**

<b>Location:</b>	Bathroom #3 is a half-bathroom located on the main floor between the Tech room and the kitchen.
<b>Sinks:</b>	Faucet leaks: No Pipes leak: No
<b>Tubs:</b>	N/A
<b>Showers:</b>	N/A
<b>Toilet:</b>	Bowl loose: No Operable: Yes
<b>Whirlpool:</b>	No
<b>Shower/Tub area:</b>	N/A
<b>Drainage:</b>	Satisfactory
<b>Water flow:</b>	Satisfactory
<b>Moisture stains present:</b>	No
<b>Doors:</b>	Satisfactory
<b>Window:</b>	None
<b>Receptacles present:</b>	Yes Operable: Yes
<b>GFCI:</b>	Yes Operable: Yes
<b>Open ground/Reverse polarity:</b>	No
<b>Heat source present:</b>	Yes
<b>Exhaust fan:</b>	Yes Operable: No
<b>Comments:</b>	Exhaust fan at bathroom #3 was not operating. Recommend repair/replacement.

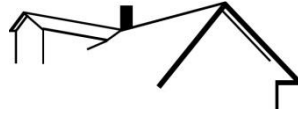


General photo of Bathroom #3.



Photo to show the location of the exhaust fan. Did not work at time of inspection.





## Master Bedroom

### Room

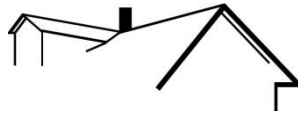
<b>Location:</b>	The Master bedroom is located at the south west side of the house.
<b>Type:</b>	MASTER BEDROOM
<b>Walls &amp; Ceiling:</b>	Satisfactory
<b>Moisture stains:</b>	No
<b>Floor:</b>	Satisfactory
<b>Ceiling fan:</b>	Satisfactory
<b>Electrical:</b>	Switches: Yes, Operable Receptacles: Yes, Operable Open ground/Reverse polarity: No
<b>Heating source present:</b>	Yes
<b>Bedroom Egress restricted:</b>	No
<b>Doors:</b>	Satisfactory
<b>Windows:</b>	Satisfactory
<b>Comments:</b>	No issues were observed or evaluated at time of inspection.



Photo of the Master Bedroom.



Another view of the Master Bedroom.



## Bedroom #2

### Room

**Location:** Bedroom #2 is located next to the laundry room on the second floor of the house.

**Type:** BEDROOM

**Walls & Ceiling:** Satisfactory

**Moisture stains:** No

**Floor:** Satisfactory

**Ceiling fan:** None

**Electrical:** Switches: Yes, Operable    Receptacles: Yes, Operable  
Open ground/Reverse polarity: No

**Heating source present:** Yes

**Bedroom Egress restricted:** No

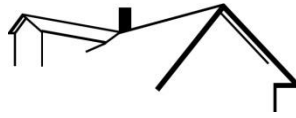
**Doors:** Satisfactory

**Windows:** Satisfactory

**Comments:** No issues were observed at the time of the inspection.



Photo of Bedroom #2.



## Bedroom #3

### **Room**

<b>Location:</b>	Bedroom #3 is located next to bathroom #2 on the second floor.
<b>Type:</b>	BEDROOM
<b>Walls &amp; Ceiling:</b>	Satisfactory
<b>Moisture stains:</b>	No
<b>Floor:</b>	Satisfactory
<b>Ceiling fan:</b>	None
<b>Electrical:</b>	Switches: Yes, Operable Receptacles: Yes, Operable Open ground/Reverse polarity: No
<b>Heating source present:</b>	Yes
<b>Bedroom Egress restricted:</b>	No
<b>Doors:</b>	Satisfactory
<b>Windows:</b>	Satisfactory
<b>Comments:</b>	No issues were observed at the time of the inspection.



Photo of Bedroom #3.