

Schneider Home Inspections LLC

Property Inspection Report



1234 S. Oak St., Leavenworth KS, 66048
Inspection prepared for: Trent Schneider
Inspection Date: 11/30/2009 Time: 9:00 AM
Age: New
Weather: Clear

Inspector: Trent Schneider
ASHI #243034
3950 S 21st St., Leavenworth, KS, 66048
Phone: 913-547-1229
Email: trentschneider@hotmail.com
www.schneiderinspections.com



At your request, a visual inspection of the property was conducted. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement. Overall, the home was constructed in a workmanlike manner. However the following summary items should be addressed.

The Summary items of the **CRITICAL** concerns of the inspection, as they relate to Safety and Function. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report! The following report is based on an inspection of the visible portion of the structure. The inspection may be limited by vegetation and possessions. This report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns regarding safety and function that may need further investigation or repair. For your safety and liability, we recommend that you hire only licensed contractors, when having any work done. Note that this report is a snapshot in time. A final walkthrough inspection should be carried out the day before closing by the new owners to check the condition of the property. This is important because our inspection does not approve, endorse, or guarantee the integrity of any work that was done since the inspection.

Thank you for selecting our firm to do your pre-purchase home inspection. We appreciate the opportunity to conduct this inspection for you. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Schneider Home Inspections LLC
Trent Schneider

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.

Grounds		
Page 4 Item: 1	Entry Stoop	• Action Needed - The current staircase condition presents an unsafe condition or trip hazard. There is either no handrail installed or it needs repair or replacement.
Breakfast Room		
Page 20 Item: 2	Exterior Doors	• Attention Needed - The lock on the door needs adjustment.
Master Bathroom		
Page 23 Item: 3	Window Condition	• Attention Needed - The screen is missing. Noted on the north wall.
Bathroom #2		
Page 27 Item: 17	Tub/Shower Faucet	• Attention Needed - The water spout is loose to the shower wall.

Exterior Areas

1. Bushes and Shrubs

- Satisfactory

2. Trees

- Satisfactory - The inspector is not a Horticulturist. This inspection is merely a visual reference of the existing condition of the trees on the site. For further information, or a second opinion, please contact a nursery.

3. Doors

- Satisfactory - The outside entrance door(s) are Satisfactory.

4. Window Condition

Single Hung

- Satisfactory - The general condition of the windows appears satisfactory.
- Satisfactory - The window screens appear to be satisfactory.

5. Trim

- Satisfactory

6. Eaves & Facia

- Satisfactory - Eaves and Facia appear to be in satisfactory condition.

7. Caulking

- Satisfactory

8. Exterior Paint

- Satisfactory - The finish or expose painted surfaces appear satisfactory.

9. Earth To Wood Clearance

- Satisfactory

10. Fiber Composite Panels

- Satisfactory - Siding is in satisfactory condition.

11. Horizontal Strip Fiberboard Siding

- Satisfactory - Siding is in satisfactory condition.

12. Stone

- Satisfactory - Siding is in satisfactory condition.

Grounds

1. Entry Stoop

- Action Needed - The current staircase condition presents an unsafe condition or trip hazard. There is either no handrail installed or it needs repair or replacement.



2. Driveway

Concrete

- Satisfactory - The driveway surface material is in satisfactory condition.



3. Walkways

Concrete

- Satisfactory - The walkway surface material is in satisfactory condition.

4. Patio

Concrete

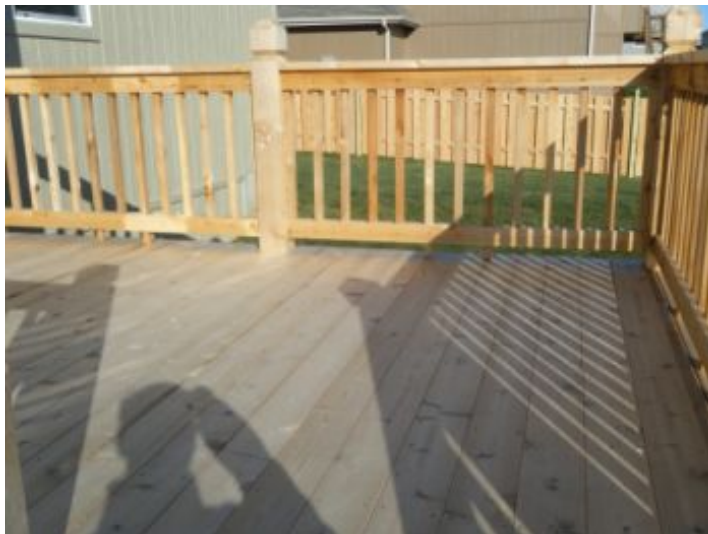
- Satisfactory - The slab appears to be in satisfactory condition.



5. Deck

Wood

- Satisfactory - The wood materials are in satisfactory condition.
- The deck appears to be bolt to the structure.
- The spacing between the balusters is 4" inches. This was instituted as a safety issue to prevent small children from getting caught between the balusters.



6. Deck Stairs

- Satisfactory - The stairs appear to be satisfactory.

7. Exterior Electrical

- Satisfactory - the exterior electrical appears satisfactory.
- GFCI in place and operational.

8. Fence Condition

Wood • Be sure to check the survey to determine ownership of and maintenance responsibility for all fences. This determination can help eliminate future disputes with neighbors.

- Satisfactory - the fencing materials appear to be in a satisfactory condition.



9. Gate Condition

wood

- Satisfactory

10. Grading

- Satisfactory - The grade appears to have adequate grade to remove water from the area.

11. Sprinklers

- There is a sprinkler system installed. Inspection of the installed lawn sprinkler is beyond the scope of this inspection.

Foundation

1. Foundation Type

Walkout basement - Basement with foundation walls tall enough to have living space and at least one exposed wall with access to the exterior at ground level. Poured in place concrete.

2. Exterior Walls

- Only about 5% to 10% of the exterior walls were visible. Areas not visible are not commented on as apart of this inspection
- Satisfactory - The exposed portions of the exterior walls appear satisfactory. Due to limited visibility, a portion of the exterior walls are blocked from viewing and is not covered by this inspection.

3. Percent Foundation Walls Exposed

- Only about 5% to 10% of the interior walls were visible. Areas not visible are not commented on as apart of this inspection

4. Basement Wall Condition

Poured Concrete • Drywall

- Shrinkage cracking noted in unfinished area. This cracking is common and usually no reason for concern. Recommend monitoring and consultation with qualified contractor should condition worsen or if water intrusion occur.
- Dry at the time of the inspection.

5. Stairs

- Satisfactory - The staircase to the basement level appears satisfactory.

6. Floor

Concrete • Carpet • Linoleum

- Satisfactory
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. Unless noted the cracks appeared to be nothing more than curing cracks. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

7. Joist Condition

Manufactured floor joists

- Satisfactory - The exposed portions of the floor framing and ceiling joists are in satisfactory condition.
- Disclaimer - The inspection only refers to the exposed ceiling/floor framing. This is only a visual inspection and does not comment on unexposed framing.

8. Exterior Doors Condition

Metal Clad Door

- Satisfactory.

9. Support Post Condition

Unable to determine type or condition of the supporting posts under the main beam as they fully enclosed and concealed from view.

10. Main Beam Condition

The main beam is enclosed, therefore it is impossible to determine its condition.

11. Anchor Bolts

- Satisfactory - The inspector noted presence of foundation bolts. There was only a random look at these bolts or brackets, and no warranty as to their performance given.
- Due to the limited visibility the inspector was unable to determine presence of all foundation bolts are brackets.

12. Foundation Electrical

- Satisfactory - A random check of the electrical outlets in the basement are in satisfactory condition.

13. Floor Drains

- Satisfactory - The floor drain appears satisfactory. Floor drains were not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the basement.

Roof

1. Roof Type

Gable

2. Roof Condition

If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked on. The roof will be viewed from the roofs edge or was visually inspected from the accessible points. Only about 10% to 20% of the roof was viewed.
Asphalt shingles

- Satisfactory - The roof appears in satisfactory condition.



3. Cover layers

- The roof covering on the main structure appears to be the first covering.

4. Flashing

- Satisfactory - The flashing appears satisfactory.

5. Gutter

- Satisfactory - The gutter system on the roof edge appears to be in satisfactory condition.

Attic

1. Access

- The attic was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as apart of the inspection.



2. Framing

A rafter system is installed to support the roof decking.

- The rafter spacing is 16 inch on center.
- Satisfactory - the roof framing appears to be in satisfactory condition.

3. Roof Decking

Plywood • The builder installed H-Clips when installing the sheeting to prevent the sheeting from sagging at the joints.

- Satisfactory - The roof decking that was viewed appears to be satisfactory.

4. Insulation Condition

Blown in fiberglass insulation.
10-12" of insulation present.

- Satisfactory - The Insulation appears satisfactory.

5. Ventilation

- Satisfactory - The appears to be adequate ventilation installed. Both ridge vents and soffit vents where noted.

A/C

1. Brand/Year

Brand - Lennox; This unit was manufactured about 2008. • The typical service life for an AC unit is 12-15 years.

2. Type A/C

- Refrigerator/Split system. Electric powered.



3. A/C Tested

- The air conditioner was not tested either due to the outside temperature or the unit was shut down. The inspector may not activate unit if the outside temperature is below 65 degrees or below the temperature recommended by the manufacturer. The scope of this inspection does not include the effectiveness or adequacy of the system.

4. A/C Suction Line

- Satisfactory

5. A/C Clear of Obstruction

- Satisfactory

6. A/C Level

- Satisfactory

7. A/C Coil Condition

- Satisfactory

8. Service Disconnect

- Satisfactory

9. Condensate Line

- Satisfactory - Periodic checking to make sure that the line is clear will help to maintain the system.

Heat

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. Brand/Year

Brand - Lennox; This unit was manufactured about 2009. • The typical service life for an AC unit is 18-20 years.

2. Location

Location: • Basement
Forced Air • The furnace is a efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out of the flue.

3. Fuel Source

- Natural gas



4. Flue

- Satisfactory - During the inspection it is impossible to determine the condition of the interior of the flue. Unable to view the inside of the flue.
- The flue pipe is metal.

5. Unit Tested

- Yes

6. Furnace Cabinet Condition

- Satisfactory

7. Heat Exchanger Inspected

- Equipment and controls which are part of the furnace block access to the heat exchanger. They must be removed to view the heat exchanger, which is beyond the scope of the this inspection.

8. Carbon Monoxide Tested

- No

9. Secondary Air

- Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate, However no calculation performed.

10. Blower Fan Condition

- Satisfactory

11. Filter Condition

20" x 25" x 1"

- Satisfactory - Filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days.

12. Ducts condition

- Satisfactory - The duct work that was viewed appears to be satisfactory.

13. Humidifier

- Yes, there is a humidifier installed. If functioning properly it can add comfort to the home during heating season. The scope of this inspection does not include determining if unit is operational. Most units will require service annually.

14. Thermostat condition

Main level Hallway

- Satisfactory

Water Heater

1. Location

Next to the furnace

2. Brand/Year

Brand - Bradford White; This unit was manufactured about 2009. • The typical service life for an AC unit is 10-12 years.

3. Tank Capacity

A 50 gallon water heater is installed.

4. Fuel Source

The water heater is natural gas fired

5. Exposed Condition

- Good - Rust free and clean. Should provide years of service.



6. Drip Leg

- There is a drip leg installed on the incoming gas line to the water heater.

7. Gas Valve

- Satisfactory - There is a gas valve installed.

8. Flue Condition

The exhaust flue is metal

- Satisfactory

9. Water Piping condition

- Satisfactory

10. Water Fill Valve

- Satisfactory - There is a water fill valve installed.

11. Temperature Pressure Relief Valve

- Satisfactory

12. Safety Overflow Pipe

- Satisfactory

Electrical

1. Service

The incoming electrical service to the structure is 120/240 volts.

- Satisfactory - The underground service to the structure is desirable for safety and appearance.
- Kansas residents can call 1-800-DIG-SAFE to have a representative come to the property to mark all of the underground utilities on the property.

2. Service Panel

The main panel is located in the basement.
The ampacity of the main panel appears to be 200 amps.

3. Panel Accessible

- Satisfactory - The electrical panel is in a location that makes it accessible.

4. Panel Condition

- Satisfactory - The main panel is in satisfactory condition.



5. Breaker/Fuses

The structure is equipped with a breaker type panel.

6. Wire Compatibility

- Satisfactory - The breakers/fuses in the panel appear to be appropriately matched to the circuit wire gauge.

7. Breakers and The Panel

- Satisfactory - The breakers match the brand to the panel.

8. Legend Available

- Satisfactory - The breakers appear to be clear marked and identified. The inspector does not verify the accuracy of this legend.

9. Panel Cover Removed

- Yes

10. Wiring Condition Panel

- Satisfactory - The wiring in the panel appears satisfactory.

11. Circuit Wiring Condition

- Satisfactory - The exposed wiring appears to be in satisfactory condition.

12. Ground Fault Circuit

- This house appears to be protected by Ground Fault Circuit Interrupt Outlets at all locations and within 6 feet of any water source.

13. Receptacle Grounding

- Satisfactory - A Random Check of a representative number of the three prong outlets, all tested outlets were correctly grounded and polarized. This does not imply that all are correctly wired.

14. Panel Ground Verified

- The main service ground wire was located by the inspector.

15. Wire Protection

- Satisfactory - The visible wiring appears to be installed in a satisfactory manner.

16. Missing Covers

- No

17. Smoke Detectors

- Smoke detectors were noted, but only to the presence. The inspector does not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least.

18. Carbon Monoxide detector

- Recommend installing a carbon monoxide detector. Working correctly, it has the potential to alert you to a life threatening situation.

19. Exterior Lighting

- Satisfactory - The exterior lighting appears satisfactory.

20. Door Bell

- Satisfactory - The exterior door(s) have working doorbells.

Plumbing

1. Water Source

City/Municipal

2. Gas Piping

Natural Gas

- Satisfactory - Black Iron Pipe

3. Service Pipe Size

3/4" water service line from meter to the main cutoff.

4. Service Piping Material

The main service line to the structure is copper.

5. Main Water Line Cutoff

Through the slab floor. • You should operate the main water valve at least annually to prevent the valve from freezing in the on position.

6. Visible Mineral Deposits or Encrustation's

- No.

7. Supply Line Condition

Copper • Pex Plastic

- Satisfactory

8. Water Pressure

- Water pressure was checked at an exterior hose bibb.
- Water pressure from 40 to 80 pounds per square inch is considered within normal range.
- There is a water pressure regulator valve installed. This allows adjustment of the incoming water pressure.

9. Exterior Hose Bibbs

- Satisfactory
- The hose bibbs are frost proof. Do not leave garden hoses connected when possibly exposed to freezing temperature. Damage to the valve or piping could result.

10. Functional Supply

- Satisfactory

11. Waste Lines Condition

Plastic

- Satisfactory

12. Vent Piping condition

Plastic

- Satisfactory

13. Supply/Waste Piping Supports

- Satisfactory

14. Floor Drains Condition

Basement

- Satisfactory - Floor drains were not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the room.

15. Sewage Pump

- No

16. Sump Pump

- Satisfactory
- There is no battery backup installed. The inspector suggest you consider installing a battery backup system.



17. Sump Pump Line

- Satisfactory

18. Lawn Sprinkler System

There is a lawn sprinkler system installed. Inspection of the installed lawn sprinkler is beyond the scope of the inspection.

Kitchen

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

1. Location

- Main level rear of house.



2. Windows

- Satisfactory.

3. Wall Condition

Drywall

- Satisfactory.

4. Ceiling Condition

Drywall

- Satisfactory.

5. Floor Condition

Hardwood

- Satisfactory

6. Pantry

- Satisfactory

7. Lighting

- Satisfactory

8. Electrical

- Satisfactory - The outlet tested in the kitchen are correctly wired and grounded.

9. Cabinets

- Satisfactory.

10. Counters

- Satisfactory.

11. Plumbing

- Satisfactory.

12. Sinks

Stainless Steel

- Satisfactory.

13. Caulking

- Satisfactory

14. Garbage Disposal

- Satisfactory.

15. Dishwasher

- Satisfactory - Dishwasher was operational at the time of inspection.

16. Microwave

- The inspector did not test the microwave. No comment on the condition of the microwave.

17. Vent Condition

Recirculating

- Satisfactory.

18. Cooktop/Oven

Free Standing • Electric

- Satisfactory - All the range top burners were tested and functional. The oven also was functional. There is no comment as to the temperature or settings.

19. Refrigerator

There is a water line for the refrigerator.

20. Heat Source

- There is a heat source in this room.

Breakfast Room

1. Location

Main Level

2. Exterior Doors

- Satisfactory
- Attention Needed - The lock on the door needs adjustment.



3. Screen Doors

- There is no screen door installed.

4. Electrical Outlets

- Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

5. Light

- Satisfactory

6. Ceiling Condition

Drywall

- Satisfactory.

7. Floor Condition

Hardwood

- Satisfactory

8. Windows

- Satisfactory.

9. Wall Condition

Drywall

- Satisfactory.

10. Heat Source

- There is a heat source in this room.

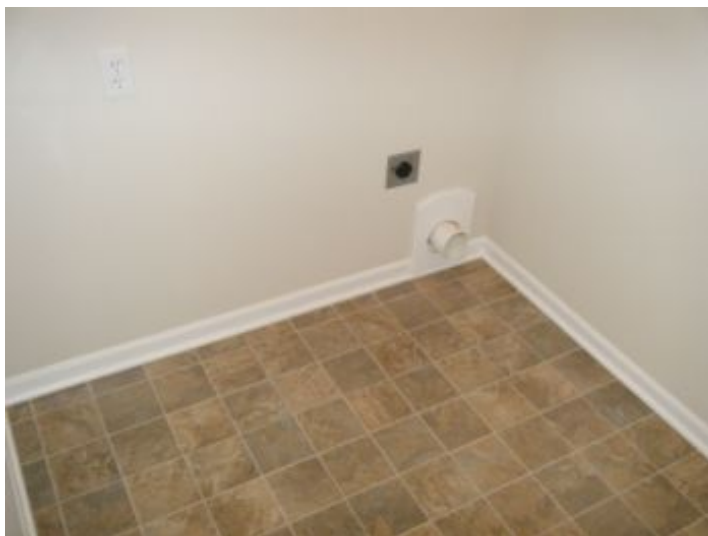
Laundry

1. Locations

Main Level

2. Doors

- Satisfactory.



3. Floor Condition

Vinyl

- Satisfactory

4. Wall Condition

Drywall

- Satisfactory.

5. Ceiling Condition

Drywall

- Satisfactory.

6. Electrical

- Satisfactory - The outlets tested in this laundry room are correctly wired and grounded.

7. Lighting

- Satisfactory

8. Washer Hook-up

- Washer hook ups appear satisfactory. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.

9. Washer Pan

- There is no washer pan installed under the washing machine. Anytime the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damaged caused by overflowing washer or a leak.

10. Dryer Ventilation

There is a 220 volt outlet provided for an electric dryer.

- Satisfactory

Master Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Upper Level

2. Doors

- Satisfactory



3. Window Condition

Single Hung • Fixed

- Satisfactory
- **Attention Needed - The screen is missing. Noted on the north wall.**

4. Floor Condition

Tile

- Satisfactory

5. Ceiling Condition

Drywall

- Satisfactory

6. Wall Condition

Drywall

- Satisfactory

7. Light

- Satisfactory

8. Electrical

- GFCI in place and operational
- Satisfactory - There is a grounded outlet correctly installed.

9. Exhaust Fan

- Satisfactory - Exhaust fan appears Satisfactory.

10. Heating

- Satisfactory

11. Cabinets/Counters

- Satisfactory

12. Sinks

- Satisfactory

13. Plumbing

- Satisfactory

14. Shower Base

Fiberglass

- Satisfactory

15. Shower Walls

- Satisfactory

16. Shower Door Condition

Tempered Safety Glass

- Satisfactory

17. Tub/Shower Faucet

- Satisfactory

18. Tub/Whirlpool Condition

Fiberglass Tub

- Satisfactory

19. Tub/Shower Drain

- Satisfactory

20. Toilets

- Satisfactory

21. Caulking

- Satisfactory

Bathroom #1

1. Locations

In the basement.

2. Doors

- Satisfactory

3. Floor Condition

Vinyl

- Satisfactory

4. Ceiling Condition

Drywall

- Satisfactory

5. Wall Condition

Drywall

- Satisfactory

6. Light

- Satisfactory

7. Electrical

- GFCI in place and operational
- Satisfactory - There is a grounded outlet correctly installed.

8. Exhaust Fan

- Satisfactory - Exhaust fan appears Satisfactory.

9. Heating

- Satisfactory

10. Cabinets/Counters

- Satisfactory

11. Sinks

- Satisfactory

12. Plumbing

- Satisfactory

13. Shower Base

Fiberglass

- Satisfactory

14. Shower Walls

- Satisfactory

15. Shower Door Condition

Tempered Safety Glass

- Satisfactory

16. Tub/Shower Faucet

- Satisfactory

17. Tub/Shower Drain

- Satisfactory

18. Toilets

- Satisfactory

19. Caulking

- Satisfactory

Bathroom #2

1. Locations

The second floor hallway.

2. Doors

- Satisfactory

3. Window Condition

Single Hung

- Satisfactory

4. Floor Condition

Vinyl

- Satisfactory

5. Ceiling Condition

Drywall

- Satisfactory

6. Wall Condition

Drywall

- Satisfactory

7. Light

- Satisfactory

8. Electrical

- GFCI in place and operational
- Satisfactory - There is a grounded outlet correctly installed.

9. Exhaust Fan

- Satisfactory - Exhaust fan appears Satisfactory.

10. Heating

- Satisfactory

11. Cabinets/Counters

- Satisfactory

12. Sinks

- Satisfactory

13. Plumbing

- Satisfactory

14. Shower Base

Fiberglass

- Satisfactory

15. Shower Walls

- Satisfactory

16. Shower Door Condition

No shower door installed

17. Tub/Shower Faucet

- Attention Needed - The water spout is loose to the shower wall.

18. Tub/Whirlpool Condition

Fiberglass Tub

- Satisfactory

19. Tub/Shower Drain

- Satisfactory

20. Toilets

- Satisfactory

21. Caulking

- Satisfactory

Partial Bathroom

1. Locations

Adjacent to the kitchen.

2. Doors

- Satisfactory

3. Floor Condition

Tile

- Satisfactory

4. Ceiling Condition

Drywall

- Satisfactory

5. Wall Condition

Drywall

- Satisfactory

6. Light

- Satisfactory

7. Electrical

- GFCI in place and operational
- Satisfactory - There is a grounded outlet correctly installed.

8. Exhaust Fan

- Satisfactory - Exhaust fan appears Satisfactory.

9. Heating

- Satisfactory

10. Cabinets/Counters

- Satisfactory

11. Sinks

- Satisfactory

12. Plumbing

- Satisfactory

13. Toilets

- Satisfactory

14. Caulking

- Satisfactory

Master Bedroom

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

Upper Level • Northwest

2. Doors

- Satisfactory.



3. Closets

- Satisfactory

4. Wall Condition

Drywall

- Satisfactory.

5. Lights

- Satisfactory

6. Ceiling Condition

Drywall

- Satisfactory.

7. Ceiling Fans

- Satisfactory

8. Window Condition

- Satisfactory.

9. Floor Condition

Carpet

- Satisfactory

10. Electrical

- Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

11. Heat Source

- Yes, there is a heat source in this room. No comment as to amount of air or temperature coming from the supply vent.

Bedroom #1

1. Locations

Upper Level

2. Doors

- Satisfactory.

3. Closets

- Satisfactory

4. Wall Condition

Drywall

- Satisfactory.

5. Light

- Satisfactory

6. Ceiling Condition

Drywall

- Satisfactory.

7. Window Condition

- Satisfactory.

8. Floor Condition

Carpet

- Satisfactory

9. Electrical

- Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

10. Heat Source

- Yes, there is a heat source in this room. No comment as to amount of air or temperature coming from the supply vent.

Bedroom #2

1. Locations

Upper Level • Southeast

2. Doors

- Satisfactory.

3. Closets

- Satisfactory

4. Wall Condition

Drywall

- Satisfactory.

5. Light

- Satisfactory

6. Ceiling Condition

Drywall

- Satisfactory.

7. Window Condition

- Satisfactory.

8. Floor Condition

Carpet

- Satisfactory

9. Electrical

- Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

10. Heat Source

- Yes, there is a heat source in this room. No comment as to amount of air or temperature coming from the supply vent.

Bedroom #3

1. Locations

Upper Level • Southwest

2. Doors

- Satisfactory.

3. Closets

- Satisfactory

4. Wall Condition

Drywall

- Satisfactory.

5. Light

- Satisfactory

6. Ceiling Condition

Drywall

- Satisfactory.

7. Window Condition

- Satisfactory.

8. Floor Condition

Carpet

- Satisfactory

9. Electrical

- Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

10. Heat Source

- Yes, there is a heat source in this room. No comment as to amount of air or temperature coming from the supply vent.

Fireplace

1. Condition Fireplace(s)

Living Room

- There is a sealed gas fireplace installed.
- Satisfactory - The fireplace appears satisfactory.



2. Fireplace Fuel

The fireplace is designed for using gas as the fuel.

Front Entry

1. Exterior Doors

- Satisfactory

2. Screen Doors

- There is no screen door installed.

3. Door Bell

- Satisfactory

4. Light

- Satisfactory

5. Ceiling Condition

Drywall

- Satisfactory.

6. Floor Condition

- Satisfactory

7. Wall Condition

Drywall

- Satisfactory.

8. Stairs & Handrail

- Satisfactory - There is a handrail Installed.

Living Room

1. Location

Main Level

2. Electircal Outlets

- Satisfactory - The outlets tested in this living room are correctly wired and grounded.



3. Light

- Satisfactory

4. Ceiling Fans

- Satisfactory

5. Ceiling Condition

Drywall

- Satisfactory.

6. Floor Condition

Hardwood

- Satisfactory

7. Windows

- Satisfactory.

8. Wall Condition

Drywall

- Satisfactory.

9. Heat Source

- There is a heat source in this room.

Dining Room

1. Location

Front entry

2. Electircal Outlets

- Satisfactory - The outlets tested in this dining room are correctly wired and grounded.



3. Light

- Satisfactory

4. Ceiling Condition

Drywall

- Satisfactory.

5. Floor Condition

Hardwood

- Satisfactory

6. Windows

- Satisfactory.

7. Wall Condition

Drywall

- Satisfactory.

8. Heat Source

- There is a heat source in this room.

Family Room

1. Location

In the Basement

2. Exterior Doors

- Satisfactory



3. Screen Doors

- There is no screen door installed.

4. Electrical Outlets

- Satisfactory - The outlets tested in this family room are correctly wired and grounded.

5. Light

- Satisfactory

6. Ceiling Condition

Drywall

- Satisfactory.

7. Closets

- Satisfactory

8. Floor Condition

Carpet

- Satisfactory

9. Windows

- Satisfactory.

10. Wall Condition

Drywall

- Satisfactory.

11. Stairs & Handrail

- Satisfactory - There is a handrail Installed.

12. Heat Source

- There is a heat source in this room.

Garage

1. Garage Type

The garage is attached.

2. GFCI

- Satisfactory - The outlet(s) in the garage are satisfactory.
- The garage is protected with a Ground Fault Circuit Interrupt outlet.
- It is not recommend to use a Ground Fault Protected outlet for either a freezer or a refrigerator. Should the outlet cut the power to the appliance, you may not be aware that the unit is off and possibly ruin the contents.



3. Flooring Condition

- Satisfactory - The garage floor is in satisfactory condition.

4. Ceiling

- Satisfactory - The garage ceiling appears satisfactory.

5. Walls

- Satisfactory - The wall covering appears to meet the minimum fire separation standards.

6. Garage Door Condition

It is a three car garage.

- Satisfactory - The overhead door is in satisfactory condition.

7. Garage Opener Status

- Satisfactory - The overhead door opener is satisfactory.

8. Garage Door's Reverse Status

- The safety beam and automatic reverse safety switch are not part of the inspection.

9. Exterior Door

- Satisfactory - The exterior entry door is satisfactory.

10. Fire Door

- Satisfactory - There is a fire rated door separating the garage from the living areas of the house.