

Cabins to Castles Home Inspection, LLC

Property Inspection Report

135 Mimosa , Pine Knoll Shores, NC

Inspection prepared for: Emily Prohovich & Byron Prohovich

Date of Inspection: 9/11/2025 Time: 12PM

Age of Home: 1978 Size: 2008 SqFt

Weather: Sunny, above 80°



Inspector: Brian Tedder

A handwritten signature in cursive script that reads "Brian Tedder".



NCHILB License #3703

1484 Boyd LN, Morehead City, NC 28557

Phone: (252)725-7116

Email: briantedder@alumni.ecu.edu
cabinstocastleshomeinspection.com

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

The following page following this page, is the Summary Page

All repairs should be completed by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. For a list of components inspected and components not inspected during a home inspection, refer to the North Carolina Home Inspection Standards of Practice, as listed by visiting a link at the end of this page.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the life expectancy of any component or system or offer warranties or guarantees of any kind.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. Home inspections do not include inspecting for building code compliance, wood destroying insects, septic systems, low voltage systems, fences, water quality, mold, asbestos, swimming pools, fire or lawn sprinkler system, water softeners/filtration systems, vacuums systems and etcetera. For a full list of exclusions, refer to the general exclusions in the Home Inspection Standards of Practice found at the link at the end of this page.

This home inspection follows the North Carolina Home Inspection Licensure Board Standards of Practice. The Home Inspection Standards of Practice can be found by visiting the following page. (Note, sometimes the link address changes, if this is the case, type "North Carolina Home Inspection Standards of Practice" in your search browser, or contact the home inspector for a printed or digital copy):

https://www.ncdoi.com/OSFM/Engineering_and_Codes/Documents/HILT_Documents/Standards%20of%20Practice%20Oct%201%202018.pdf

I try to include as many items as I inspect in the inspection report, however, there are many items I inspect that are not listed in this report, as I observe hundreds of items during a home inspection. If you have any questions related to what is inspected or is not inspected and / or questions related to the inspection report, feel free to call, email or text 252-725-7116 or briantedder@alumni.ecu.edu

Any item underlined in this report will have a definition. Refer to the last page for the glossary.

Report Summary

Main Electrical Panel		
Page 6 Item: 1	Main Electrical Panel Condition	<ul style="list-style-type: none"> The main electrical panel was not completely labeled at all circuits, and final labeling is suggested for clarity and safety. A generator receptacle was observed on the exterior side of the panel with a 10 AWG cable connected to a breaker. There is currently no safety interlock device installed. A safety interlock is designed to prevent the main breaker from being on at the same time as the generator breaker, which helps avoid potential back feeding into utility lines. While the generator can be used safely if the main breaker is manually switched off during operation, a listed safety interlock device provides an added measure to ensure this occurs reliably. Further evaluation and correction by a licensed electrician can be completed to install a proper safety interlock or disconnect the generator receptacle from the breaker if not intended for use.
Roof		
Page 13 Item: 1	Roof Condition	<ul style="list-style-type: none"> The architectural shingles are newer and appear in good overall condition. Starter course installation is needed over the storage room as stated in the storage room ceiling section of the report. In addition, the transition between the storage room shingles and the main garage/laundry room shingles is not currently sealed and would benefit from roofing sealant to help avoid uplift during a storm. There is also a small area of damage/abrasion from a previous tree limb at the side of the house, which allowed squirrels to access the roof and chew the sewage vent boot flashings, causing damage that needs repair. Refer to the images, especially at the smaller boot flashing that will need replacement. Further evaluation and repairs can be completed by a general contractor.
Attic		
Page 16 Item: 2	Light Switch	<ul style="list-style-type: none"> Electrical splices were observed in the attic spaces that were capped with wire nuts but not contained within electrical junction boxes, which is needed for safety. For splices already located in junction boxes, cover plates are suggested. Some added electrical cables, such as those for light fixtures over the laundry room, were not fully secured and would benefit from the use of appropriate staples to prevent movement that could affect their connections. Further evaluation and minor electrical repairs or adjustments can be completed by a licensed electrician.
Page 20 Item: 4	Insulation Condition	<ul style="list-style-type: none"> In the attic space over the garage, the engineered floor trusses of the house were open to view, and the area was not

To be completed by 10/4/25		<p>properly insulated. This condition allows heat transfer from the attic into the subfloor system between the first and second levels, which can reduce comfort and efficiency. Over time, it may also contribute to condensation within the floor system.</p> <p>Repairs are needed by a general contractor, insulation contractor, or experienced individual to ensure proper insulation is installed at the sides of the trusses so unconditioned attic air does not enter this assembly.</p>
Exterior Areas		
Page 21 Item: 1 To be completed by 10/4/25	Outlets	<ul style="list-style-type: none"> • There is a small electrical junction on the heat pump side of the house that just needs to be properly secured at the exterior wall cladding. This repair can be completed by a handyman or electrician.
Page 22 Item: 2 Completed	GFCI	<ul style="list-style-type: none"> • GFCI receptacle beside the outdoor TV needs to be secured using screws with a cover plate. This minor repair can be completed by an electrician or handyman.
Page 22 Item: 3 To be completed by 10/4/25	Faucet Condition	<ul style="list-style-type: none"> • The hose bib / spigot at the back of the house needs to be secured using screws, as noted in the image. This minor repair can be completed by a handyman or plumber.
Page 23 Item: 4	Siding Condition	<ul style="list-style-type: none"> • The exterior fiber cement wall cladding appears in good condition with Z flashings and kick out flashings installed. The house has been painted and caulked. <p>However, minor movements from expansion and contraction has created a few locations of cracks at caulk installations that would benefit from maintenance.</p> <p>There's also other minor maintenance that would be beneficial, but do not pose an immediate concern, as noted in the images, such as loose soffit at the roof overhang feature over the garage area.</p> <p>Further evaluation for exterior maintenance can be completed by a handyman or general contractor.</p>
Interior Areas		
Page 28 Item: 5 To be completed by 10/4/25	Electrical	<ul style="list-style-type: none"> • The electrical light fixture under the stairs near the air handler and water heater area needs to be properly secured with the electrical splice contained for electrical safety. <p>Further evaluation for minor electrical repair can be completed by an electrician.</p>
Garage		
Page 30 Item: 6 To be completed by 10/4/25	Side Garage Door	<ul style="list-style-type: none"> • The back exterior garage door needs repair at the jamb and threshold. Further evaluation for typical maintenance repair can be completed by a general contractor or handyman.
Storage Room		
Page 31 Item: 1	Light Switch	<ul style="list-style-type: none"> • There's no switch for the light at the back exterior storage room attached to the back of the laundry room. It appears that the intended switch has been capped over and you screw and unscrew the light bulb for illumination. However, a pull cord light fixture could also be installed if a switch is not desired.
Page 32 Item: 3	Ceiling Condition	<ul style="list-style-type: none"> • There are visible moisture stains at the plywood storage room roof decking. Further evaluation found that starter

Work completed	see roof inspection	course was not installed at the first course shingle installation over the storage room only. This caused moisture to drain at the first course butt joints. Further evaluation for the installation of a starter course is needed to prevent damage to the plywood in the future. This can be completed by a general contractor or handyman.
Dining Room		
Page 38 Item: 1 Light does operate as long as the garage light is also on.	Light Switch	<ul style="list-style-type: none"> The recessed light near the fireplace is not operating at this time. Further evaluation is needed to determine the issue. If needed, an electrician can further evaluate if the issue cannot be determined.
Page 38 Item: 2	Electrical	<ul style="list-style-type: none"> There is one receptacle in this dining room that does not operate. There's a possibility that it may have been previously wired to a switch to light a lamp. However, it cannot be definitively determined what the exact issue is. Further evaluation can be completed by an electrician.
Living Room		
Page 41 Item: 2 To be completed by 10/4/25	Electrical	<ul style="list-style-type: none"> There is one receptacle in this living room on the exterior wall that does not operate. There's a possibility that it may have been previously wired to a switch to light a lamp. However, it cannot be definitively determined what the exact issue is. Further evaluation can be completed by an electrician.
Half Bath		
Page 44 Item: 2 To be completed by 10/4/25	Exhaust Fan	<ul style="list-style-type: none"> The half bath exhaust fan vent needs an exterior cover to prevent bird and insect intrusion within the vent. Further evaluation and repair can be completed by a general contractor or handyman.

Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished

4. Building Frame Material

Materials:

- Wood dimensional lumber: 2x4 exterior walls
- Stick built
- Engineered wood floor trusses
- Concrete slab foundation system

Driveway, Walkway

1. Driveway Condition

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

Materials:

- Concrete

Observations:

- The driveway is in good overall condition.

2. Walkway Condition

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

Materials:

- Concrete pavers

Main Electrical Panel

1. Main Electrical Panel Condition

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

Location: Located in the garage • Cuttler-Hammer Brand

Location: 200 AMPS • 220-240 Volts

Observations:

- The main electrical panel was not completely labeled at all circuits, and final labeling is suggested for clarity and safety. A generator receptacle was observed on the exterior side of the panel with a 10 AWG cable connected to a breaker. There is currently no safety interlock device installed. A safety interlock is designed to prevent the main breaker from being on at the same time as the generator breaker, which helps avoid potential back feeding into utility lines. While the generator can be used safely if the main breaker is manually switched off during operation, a listed safety interlock device provides an added measure to ensure this occurs reliably. Further evaluation and correction by a licensed electrician can be completed to install a proper safety interlock or disconnect the generator receptacle from the breaker if not intended for use.

Main Electrical Panel Continued



Electrical panel in good overall condition. Is an original electrical panel.

Generator does not have a safety interlock



Generator receptacle

This is actually an RV plug

2. Service Entry Wire Size

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

Observations:

- Underground Service Entry
- 3/0 Copper Cable

3. Breakers type

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

Materials:

- Copper branch wiring

Observations:

- All conductors correspond with the breakers.
- No AFCI breakers. Not required when this panel was originally installed.

Main Electrical Panel Continued

4. Bonded Panel

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

Observations:

- The panel is bonded and grounded as intended.

Plumbing

1. Water supply Material

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

Observations:

- Copper water supply material. Refer to the other comment for the water distribution material.
 - Copper distribution plumbing material
 - PEX - Distribution plumbing
- PEX is an acronym for crosslinked polyethylene. It is a flexible, durable, proven piping product that is still used in new construction as the water distribution and supply piping material.



Water shut off valve located in the garage

2. Drainage Material

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

Observations:

- PVC (polyvinyl chloride). Used in most homes built today.
- ABS (acrylonitrile butadiene styrene) piping has a higher impact strength than PVC, especially at lower temperatures. However, ABS can deform under sun exposure.
- Areas concealed from view under the concrete slab

3. Water Pressure

Materials:

- There is adequate pressure in the house.

4. Water Source

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

Observations:

- Municipal Water

Plumbing Continued

5. Sewage

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

Observations:
 • Septic system installed.

Water Heater

1. Heater Enclosure

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

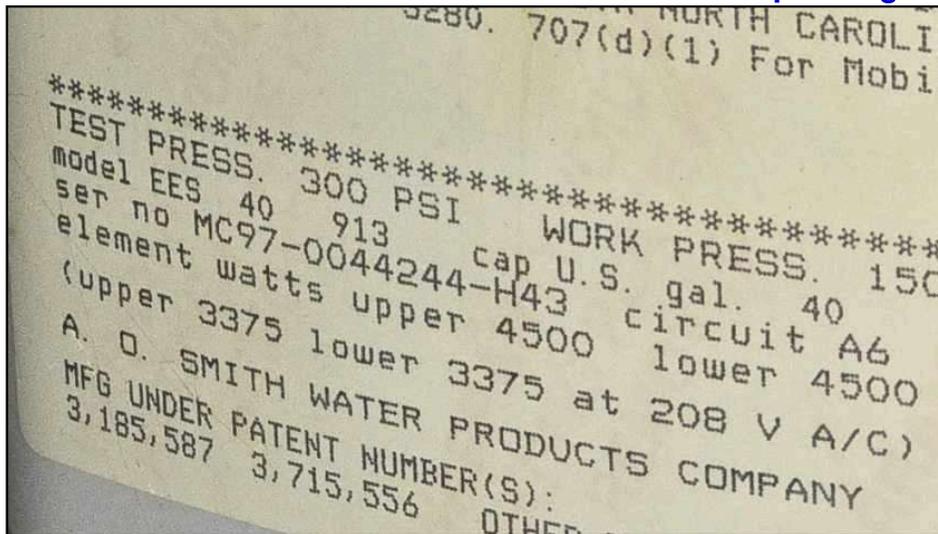
Observations:
 • A.O. Smith



Located under the stairs



Evidence of previous drip at the packing nut at the water heater shut off valve. Not currently leaking. Adjustment may have been completed in the past to prevent this as this is a common issue when operating older valves.



1997 year of manufacturing

Water Heater Continued

2. Water Heater Condition

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

Heater Type: Electric

Location: The heater is located in the hall closet.

3. Number Of Gallons

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

Observations:
• 40 gallons

4. Plumbing

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

Materials: Copper • PEX

5. Base

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

Observations:
• The water heater base is functional.

6. TPRV and Extension

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

Observations:
• The temperature pressure relief valve appeared in good condition. The extension was installed as required.

HVAC Condensing Unit

1. Cooling Condensor Brand

Materials:
• Goodman

2. Enclosure Condition

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

Observations:
• The enclosure is functional



Operating as intended

Manufactured in 2017 year

HVAC Condensing Unit Continued

3. Energy Source

Materials:
• Electric

4. Tonnage

Materials:
• 3 Tons

5. Breaker Panel

Good	Fair	Poor	N/A	None
✓				

Materials:
• Pull out disconnect



Flexible conduit has slipped off its fitting at the condensing unit electrical disconnect.

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
✓				

Observations:
• The refrigerant lineset insulation is in place and functional.

7. Condensate Line

Good	Fair	Poor	N/A	None
✓				

Observations:
• The condensate drain for this HVAC system was identified.

Air Handler

1. Air Handler and Condensor

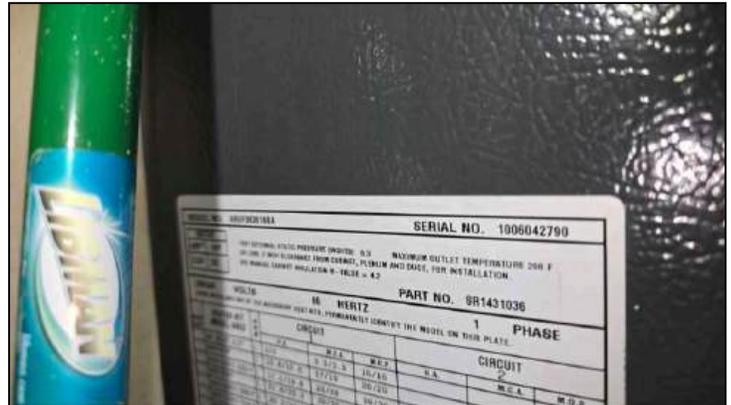
Manufacturer Goodman

2. Enclosure

Good	Fair	Poor	N/A	None
✓				

Observations:
• The enclosure is in good condition.

Air Handler Continued



2010 year

3. Condensate Drain

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

Observations:

- The condensate drain appears in good condition.



Condensate pump installed. Moisture sensing float switches installed.

4. Breaker Panel

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

Materials:
• 60 Amp

5. Gas or Electric

Materials:
• Not labeled if installed

6. Ducting

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

Observations:
• Flexible supply duct visible

Air Handler Continued

7. Filters

Good	Fair	Poor	N/A	None
✓				

Location: Located in a filter grill in an interior area wall.

Observations:

- The air filter is in need of changing, as it is dirty
- Clean the indoor evaporator coil as part of typical maintenance

8. Air Supply

Good	Fair	Poor	N/A	None
	✓			

Observations:

- The house has one HVAC system with the air handler and thermostat located downstairs. With this design, the upstairs may be warmer in the summer months due to the lack of a zoned system or dampers that would allow upstairs temperature control with a separate thermostat, In addition to a return duct for the upstairs.

As a result, lowering the thermostat downstairs to cool the upstairs may cause the downstairs to become too cool.

Repairing the missing insulation beside the engineered floor truss in the attic over the garage may help improve this condition.

Other possible options include adding a separate HVAC system in the upstairs attic space for the second level rooms or installing supplemental cooling such as a mini split unit in the master bedroom or other areas where additional cooling comfort may be desired.

These solutions depend on personal preference and desired comfort levels.

Although this was a common design in past decades, for increased comfort, contact an HVAC contractor for further evaluation.

9. Thermostats

Good	Fair	Poor	N/A	None
✓				

Observations:

- Digital - programmable type.

10. Temperature Differential

Good	Fair	Poor	N/A	None
✓				

Observations:

- The air conditioning system reached an acceptable temperature differential. The air conditioning system is currently operating as intended.

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

Foundation

1. Slab Foundation

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

Observations:

- Concrete slab foundation system. Concealed from view with floor coverings installed.

Roof

1. Roof Condition

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

Materials: Walked the roof.

Observations:

- The architectural shingles are newer and appear in good overall condition.

Starter course installation is needed over the storage room as stated in the storage room ceiling section of the report.

In addition, the transition between the storage room shingles and the main garage/laundry room shingles is not currently sealed and would benefit from roofing sealant to help avoid uplift during a storm.

There is also a small area of damage/abrasion from a previous tree limb at the side of the house, which allowed squirrels to access the roof and chew the sewage vent boot flashings, causing damage that needs repair. Refer to the images, especially at the smaller boot flashing that will need replacement.

Further evaluation and repairs can be completed by a general contractor.



Architectural shingles appear newer. Typical organic growth staining as the front does not receive as much direct sunlight.



No starter course over the back storage room only. Refer to the storage room ceiling section of the report for more information for repairs needed.

Roof Continued

Roof inspection completed and repaired as suggested



The shingles need to be resealed at the location between the storage room and the main garage / laundry room roof area.



These are the shingles that need to be sealed with roofing sealant to avoid uplift during a major storm.



Chimney chase appears in visibly functional condition

Roof Continued



Previous squirrels chewed the lead boot flashing



Previous abrasion of shingle from previous tree limb. Most likely this was the tree limb that allowed the squirrel to access the roof.



Small chew at the lead boot flashing. But not as much as the other one



2. Pitch

Materials:
• Approximately 5 in 12 pitch (5/12)

Materials:
• Gable
• Shed

3. Vent Caps

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

Observations:
• Ridge ventilation system observed at the roof.

Attic

1. Location and Access

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

Observations:

- Access gained in hall ceiling.
- Access gained through a bedroom ceiling.

2. Light Switch

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

Observations:

- Electrical splices were observed in the attic spaces that were capped with wire nuts but not contained within electrical junction boxes, which is needed for safety. For splices already located in junction boxes, cover plates are suggested. Some added electrical cables, such as those for light fixtures over the laundry room, were not fully secured and would benefit from the use of appropriate staples to prevent movement that could affect their connections. Further evaluation and minor electrical repairs or adjustments can be completed by a licensed electrician.



Cover plates needed over electrical splices in attic spaces



Further evaluation to strap electrical cables is needed to avoid pulling on cables, if storing items in the garage or accessing components in the future, such as over the laundry room as an example.

Attic Continued

3. Structure Condition

Good	Fair	Poor	N/A	None
✓				

Observations:

- The plywood roof decking and engineered wood trusses
- There were previously damaged wood trusses in the attic space of the main house that appear to have been repaired by sistering two new 2x6 components. A chimney installation has also altered the engineered roof truss system over the garage. These repairs appear functional with no immediate support issues observed at the time of inspection. One area of damaged roof decking in the attic space, as noted in the image, would benefit from added rigidity using wood purlins, although this may not pose an immediate concern. Reinforcements can be completed by a general contractor or handyman if desired. As with any alteration to engineered trusses, the standards of practice recommend a structural engineer’s review letter, as final determinations on adequacy cannot be made during a visual home inspection, even though this is a common installation when chimneys are installed.



This is the attic space over the main house. Previous moisture intrusion occurred around the chimney - did not identify elevated moisture at this time.



Small daylight can be seen at the vinyl overhang feature. It does appear to have been sealed with a clear sealant, causing light to shine through.

This is an old stain prior to siding being fully replaced in 2017

Attic Continued



Another view. This wall sheathing is not necessarily needed at the chimney chase location and its previous damage does not appear to pose an immediate concern



Someone stepped at a plywood roof decking seam, which can cause minor cracking of roof decking. Common condition.



Secure electrical cable within a junction box at previous location of roof mounted exhaust fan or possible previous light.



Two previous truss repair areas. Appears functional. Has been cistered on both sides with 2x6's, which is larger than the original component.

Attic Continued



Close-up view of a damaged area of roof decking that would benefit from reinforcement, such as with wood purlins.



Zoomed out view for reference. This is somewhere in the attic space over the middle bedroom or close to the master bedroom closet area



Attic space over the garage



During the construction process, engineered roof trusses were altered to accommodate the chimney. Although reinforcement has been completed, whenever this is observed standards always suggest further evaluation of an engineered system that was altered. Although visibly it doesn't appear to have caused a support issue.

Attic Continued



Previous moisture staining. Usually only severely damaged areas are cut out and replaced when shingles are installed. Therefore, old moisture stains will exist.

4. Insulation Condition

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

Materials: Loose-fill Wool (mineral, rock) added in the attic space over original loose fill fiberglass insulation • Fiberglass Batts at other locations

Observations:

- In the attic space over the garage, the engineered floor trusses of the house were open to view, and the area was not properly insulated. This condition allows heat transfer from the attic into the subfloor system between the first and second levels, which can reduce comfort and efficiency. Over time, it may also contribute to condensation within the floor system.

Repairs are needed by a general contractor, insulation contractor, or experienced individual to ensure proper insulation is installed at the sides of the trusses so unconditioned attic air does not enter this assembly.



Added insulation above the upstairs area

Attic Continued



Not insulated properly at the side of the engineered floor trusses as seen within the attic over the garage



This allows heat movement through the subfloor system.

The insulation repair will be completed by 10/4/25

5. Ventilation Condition

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

Materials:

- Under eave vents installed
- Ridge vents installed

Observations:

- The attic ventilation system appeared functional.

Exterior Areas

1. Outlets

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

Observations:

- The exterior outlets are wired correctly.
- Exterior outlets are protected from water intrusion.
- Exterior lights operated
- There is a small electrical junction on the heat pump side of the house that just needs to be properly secured at the exterior wall cladding. This repair can be completed by a handyman or electrician.

Exterior Areas Continued



Repair to be completed by 10/4/25

Secure electrical cable and junction at the side of the home.

2. GFCI

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

Observations:

- GFCI reset for some locations is in the half bath
- GFCI receptacle beside the outdoor TV needs to be secured using screws with a cover plate. This minor repair can be completed by an electrician or handyman.



Completed

Need securing at exterior beside TV

3. Faucet Condition

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

Observations:

- The hose bib / spigot at the back of the house needs to be secured using screws, as noted in the image. This minor repair can be completed by a handyman or plumber.

Exterior Areas Continued



Will be completed by 10/4/25

Need screws

4. Siding Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Fiber cement siding material (i.e. Hardiboard) • Wood trim and fiber cement trim components • Aluminum fascia and vinyl soffit at eaves and overhangs

Observations:

• The exterior fiber cement wall cladding appears in good condition with Z flashings and kick out flashings installed. The house has been painted and caulked.

However, minor movements from expansion and contraction has created a few locations of cracks at caulk installations that would benefit from maintenance.

There's also other minor maintenance that would be beneficial, but do not pose an immediate concern, as noted in the images, such as loose soffit at the roof overhang feature over the garage area.

Further evaluation for exterior maintenance can be completed by a handyman or general contractor.

Exterior Areas Continued



Newer fiber cement wall cladding



Areas of caulking suggested in the future



Slightly pull away dirt or landscaping to avoid moisture saturation at fiber cement panels.

Exterior Areas Continued



Minor adjustment suggested at the Z flashing at the back of the home



Bent aluminum does not pose an immediate concern at the front of the garage

Completed repair



Loose vinyl soffit at roof overhangover garage area needs adjustment.



Slight movements from expansion and contraction and natural movements of wood trim material cause the need for caulk repairs over time.

Exterior Areas Continued



Seal previous storm panel holes.

Decks, Porches, Patios

1. Porch Condition

Good	Fair	Poor	N/A	None
✓				

Materials:

- Concrete
- 4x4 and 6X6 pressure-treated wood support post at porches
- Architectural asphalt shingles at front and back porch roof covering

Observations:

- In good condition. Future repair at front porch galvanized support bracket at concrete contact suggested.
- Sealant may be beneficial between the concrete slab of the front porch and the brick veneer installation at the front. However, does not appear to pose an immediate concern.



Porches in good condition



Corrosion at front porch post galvanized bracket. Not an immediate concern at this time, but future repair is suggested.

Decks, Porches, Patios Continued



Back porch in good condition with no concerns.

Interior Areas

1. Door

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

Observations:
 • The front entryway door is functional.

2. Ceiling Condition

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

Materials: Drywall

Observations:
 • The interior ceilings not assigned to a specific room are in good overall condition.

3. Floor Condition

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

Observations:
 • The flooring materials in the interior/ non specific rooms are in good condition.

4. Wall Condition

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

Materials: Drywall

Observations:
 • The interior walls not assigned to a specific room appear in good overall condition.

Interior Areas Continued

5. Electrical

Good	Fair	Poor	N/A	None
	✓			

Observations:

- The outlets are wired properly
- There are a few loose receptacles found at various locations, especially in an upstairs bedroom.

Tighten any loose receptacles as part of typical maintenance over time.

Remove the cover plate and tighten the upper and lower screws as they can become loose overtime from use.

Replace outlet cover plates at locations missing to secure the electrical terminals. These are usually removed for painting. Installation can be completed by anyone.

Electrical tightening or adjustment suggested by an electrician, but oftentimes can be completed by a handyman.

To be completed by
10/4/25

- Larger cover plate at electrical junction box at entryway foyer ceiling may be beneficial, but mostly cosmetic.

- The electrical light fixture under the stairs near the air handler and water heater area needs to be properly secured with the electrical splice contained for electrical safety.

Further evaluation for minor electrical repair can be completed by an electrician.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
✓				

Observations:

- Interior stairs in functional condition

7. Smoke Detectors

Good	Fair	Poor	N/A	None
✓				

Observations:

- There is a smoke detector installed in the interior areas of this home.
- Downstairs dining room and upstairs hallway

8. Carbon Monoxide

Good	Fair	Poor	N/A	None
✓				

Observations:

- A carbon monoxide detector is installed
- Located in the dining room and upstairs hallway

Garage

1. Light Switch

Good	Fair	Poor	N/A	None
✓				

Observations:

- The light switch in the garage operates as intended.

Garage Continued



2. Floor Condition

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

Materials:
 • Concrete

Observations:
 • The garage floor is in good overall condition.



No major differential movement observed at the concrete slab crack

3. Outlets

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

Observations:
 • The electrical outlets in the garage are wired properly and operate as intended.

4. GFCI

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

Observations:
 • One is GFCI the other ones are not.
 • It may be beneficial to upgrade all receptacles to GFCI, except for a dedicated circuit for a freezer or refrigerator.

Garage Continued



GFCI protected receptacle. However, not all receptacles are protected. Therefore, use those for refrigerator or freezers.

5. Garage Door Condition

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

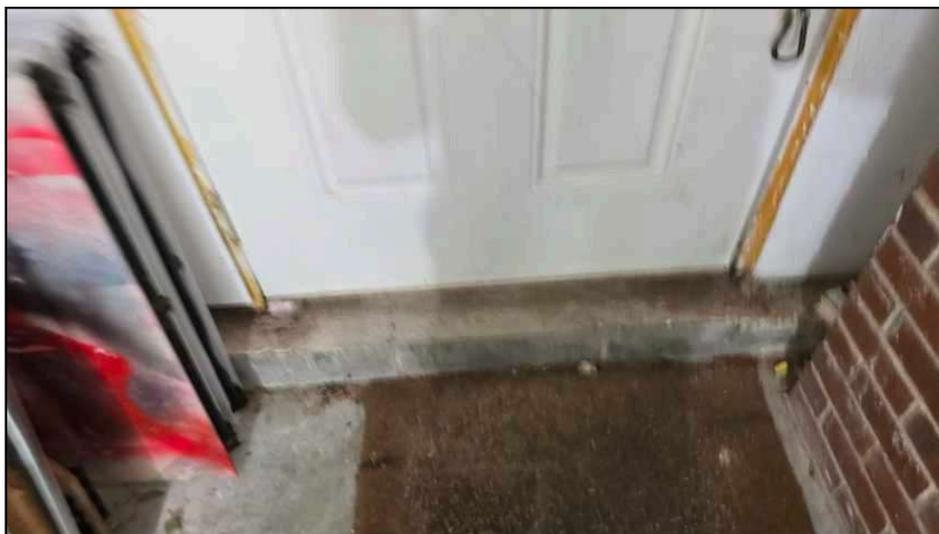
Materials:
 • Metal door with windows

Observations:
 • Photovoltaic reverse sensors present.

6. Side Garage Door

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

Observations:
 • The back exterior garage door needs repair at the jamb and threshold. Further evaluation for typical maintenance repair can be completed by a general contractor or handyman.



Door jamb and threshold needs repair

Work to be completed by 10/4/25

Garage Continued

7. Ceiling Condition

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

Materials:
 • Drywall

Observations:
 • The garage ceiling is in good overall condition.

8. Wall Condition

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

Materials:
 • Drywall material

Observations:
 • Drywall repairs would be beneficial



Repair drywall for a more fire rated garage at openings from previous access locations that were created.



Seller will repair drywall prior to closing

Storage Room

1. Light Switch

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

Observations:
 • There's no switch for the light at the back exterior storage room attached to the back of the laundry room. It appears that the intended switch has been capped over and you screw and unscrew the light bulb for illumination. However, a pull cord light fixture could also be installed if a switch is not desired.

Storage Room Continued



There's no switch for the light at the back exterior storage room attached to the back of the laundry room. It appears that the intended switch has been capped over and you screw and unscrew the light bulb for illumination. However, a pull cord light fixture could also be installed if a switch is not desired.

2. Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

- The door to this storage room is in good condition and opens/closes and secures properly.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
			✓	

Materials: Unfinished ceilings

Observations:

- There are visible moisture stains at the plywood storage room roof decking. Further evaluation found that starter course was not installed at the first course shingle installation over the storage room only. This caused moisture to drain at the first course butt joints. Further evaluation for the installation of a starter course is needed to prevent damage to the plywood in the future. This can be completed by a general contractor or handyman.

Storage Room Continued



No starter course at the storage room only.



Moisture staining at the plywood roof decking of the storage room as a result of no starter course.

4. Wall Condition

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

Materials: Plywood

Observations:

- Refer to the image



Moisture is starting to splash and/or wick up at the plywood wall sheathing of the storage room. This is a common condition near the ground. Try to keep water away as much as possible on the exterior side.

Storage Room Continued

5. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Flooring Types: Oriented strainboard

Observations:

- OSB. However could potentially deteriorate over time from potential moisture. Monitor and keep dry.

Outside Shower

1. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Treated lumber floors

Observations:

- The flooring material in this shower is in good overall condition.

2. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

- The visible portions of the plumbing to the outdoor shower appears in good condition.



Outdoor shower operates as intended

3. Functional Water Flow

Good	Fair	Poor	N/A	None
✓				

Observations:

- The flow of water in this outdoor shower is adequate.

Kitchen

1. Light Switch

Good	Fair	Poor	N/A	None
✓				

Observations:

- The light switches in the kitchen operated as intended when tested.

Kitchen Continued



2. Outlets

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

Observations:

- The kitchen outlets are wired correctly.

3. GFCI

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

Observations:

- The kitchen outlets are GFCI protected and operate as intended.

4. Functional Drainage Flow

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

Materials:

- The flow of water from the sink is adequate

Observations:

- The sink drains at an acceptable rate.

5. Plumbing

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

Observations:

- There is no active leak under the kitchen sink.
- PVC
- PEX

Kitchen Continued



No leaks

6. Garbage Disposal

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

Observations:

- The garbage disposal was operated and appeared functional at time of inspection.

7. Sinks

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

Observations:

- The kitchen sink appears in good condition.

8. Dishwasher

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

Observations:

- Kitchen aid

9. Cabinets

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

Observations:

- The kitchen cabinets appeared in good overall condition.

10. Counters

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

Observations:

- Kitchen counter top appears in good overall condition.
- Solid Surface tops noted.

11. Doors

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

Observations:

- Vinyl sliding glass door

12. Microwave

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

Observations:

- The microwave operated when tested and performed as intended.

Kitchen Continued

13. Vent Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Recirculating

Observations:

- The fan and light both work as they should.

14. Cook top condition

Good	Fair	Poor	N/A	None
✓				

Observations:

- Electric cook top noted.
- All heating elements operated when tested.

15. Oven & Range

Good	Fair	Poor	N/A	None
✓				

Observations:

- The oven was tested and operates as expected.
- No anti tip

16. Refrigerator Condition

Good	Fair	Poor	N/A	None
✓				

17. Window Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Vinyl framed single hung window noted.

Observations:

- Kitchen windows opened/closed and secured properly.

18. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: LVP

Observations:

- The kitchen flooring material is in good condition.

19. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: There are drywall ceilings noted.

Observations:

- The ceiling material in the kitchen appeared in good overall condition.

20. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall walls noted. • Tile back splash noted.

Observations:

- The wall material in the kitchen appeared in good overall condition.

21. Heating and Cooling Vent

Good	Fair	Poor	N/A	None
✓				

Observations:

- The airflow from the register vent in the kitchen is adequate.

Dining Room

1. Light Switch

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

Observations:

- The recessed light near the fireplace is not operating at this time. Further evaluation is needed to determine the issue. If needed, an electrician can further evaluate if the issue cannot be determined.



This light does operate if the garage lights are on.

2. Electrical

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

Observations:

- There is one receptacle in this dining room that does not operate. There's a possibility that it may have been previously wired to a switch to light a lamp. However, it cannot be definitively determined what the exact issue is. Further evaluation can be completed by an electrician. To be repaired by 10/4/25

3. Ceiling Condition

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

Materials: There are drywall ceilings noted.

Observations:

- The ceiling material in the dining room is in good overall condition.

4. Wall Condition

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

Materials: Drywall walls noted.

Observations:

- The walls in the dining room are in good overall condition.

5. Floor Condition

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

Observations:

- LVP

6. Doors

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

Observations:

- Sliding glass door is noted.
- Lock handle is backwards but it will lock.

Dining Room Continued

7. Heating and Cooling Vent

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

Observations:

- There is adequate airflow coming from the vent in the dining room.

Laundry

1. Light Switch

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

Observations:

- Washer and dryer operated during inspection

2. Cabinets

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

Observations:

- The cabinets appear in good overall condition.

3. Wash Basin

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

Observations:

- PEX water supply
- PVC drainage
- Secure sink basin



No active leak. Slip joint nut was slightly loose and I tightened it. **Secure legs for additional rigidity if desired.**

4. Floor Condition

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

Materials: Bare concrete floor

5. Plumbing

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

Observations:

- The visible portion of the plumbing, behind the washer, appeared in good condition. There are no active leaks at the valves.

Laundry Continued



Washer and dryer operated



No leaks. Washer and dryer operated

6. Wall Condition

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

Materials: Drywall walls • Shiplap

Observations:

- The wall material in the laundry room is in good overall condition.

7. Ceiling Condition

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

Materials: Drywall

Observations:

- The ceiling material in the laundry room is in good overall condition.

Living Room

1. Light Switch

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

Observations:

- The light switches in the living room operate as intended.

Living Room Continued



2. Electrical

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

To be repaired by 10/4/25

Observations:

- There is one receptacle in this living room on the exterior wall that does not operate. There's a possibility that it may have been previously wired to a switch to light a lamp. However, it cannot be definitively determined what the exact issue is. Further evaluation can be completed by an electrician.

3. Ceiling Condition

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

Materials: There are drywall ceilings noted.

Observations:

- The ceiling in the living room appears in good overall condition.

4. Wall Condition

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

Materials: Drywall walls noted.

Observations:

- The wall material in the living room is in good overall condition.

5. Floor Condition

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

Flooring Types: LVP

Observations:

- The flooring material is in good condition.

6. Window Condition

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

Materials: Wood framed double hung window noted. • Stationary(fixed) window noted.

Observations:

- Painted shut
- Not currently operational

Living Room Continued



Older wood framed windows painted shut.

7. Heating and Cooling Vent

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

Observations:

- There is adequate airflow coming from the vent in the living room.

8. Fireplace

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

Materials: Living Room

Observations:

- Electric

Dining Room Fireplace

1. Fireplace

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

Dining Room Fireplace Continued



Wood burning fireplace present in the dining room.
No visible major damage at the installation in visible areas.



The damper does operate

Chimney inspection completed 2025

Half Bath

1. Light Switch

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

Observations:

- The light switches in this bathroom operate as intended.



2. Exhaust Fan

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

Observations:

- The bath fan was operated as intended.

- The half bath exhaust fan vent needs an exterior cover to prevent bird and insect intrusion within the vent. Further evaluation and repair can be completed by a general contractor or handyman.

Half Bath Continued

To be completed by 10/4/25



Half bath exhaust needs a cover

3. Doors

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

Observations:

- The bathroom door is in good condition and opens/closes and secures properly.

4. Plumbing

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

Observations:

- PVC
- Copper
- ABS



No leaks

5. Ceiling Condition

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

Materials: There are drywall ceilings noted.

Observations:

- The ceiling is in good overall condition.

Half Bath Continued

6. Wall Condition

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

Materials:
• Drywall

Observations:
• The wall material in this bathroom appeared in good condition.

7. Floor Condition

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

Materials: LVP

Observations:
• The flooring material in this bathroom appears in good overall condition.

8. Outlet

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

Observations:
• The outlets were all in good condition. The outlets are all secured to the wall properly, and are wired correctly.

9. GFCI

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

Observations:
• The outlets are GFCI protected and operate as intended.

10. Sinks

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

Observations:
• The sink in this bathroom is in good condition and the faucet operates as intended.

11. Mirrors

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

Observations:
• The mirror in this bathroom appeared in good condition.

12. Heating and Cooling Vent

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

Observations:
• The airflow in this bathroom is adequate.

13. Toilets

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

Observations:
• The toilet in this bathroom performed as intended when tested, and appears to be in good condition.

14. Functional Flow

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

Observations:
• The flow of water is adequate.

15. Functional Drainage

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

Observations:
• The drainage of water is adequate.

Half Bath Continued

Bedroom master

1. Light Switch

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

Observations:

- The light switch and light operates as intended.



2. Ceiling Fans

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

Observations:

- The ceiling fan in this room operates as intended.

3. Closets

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

Observations:

- The closet appeared in good condition.

4. Doors

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

Observations:

- The door operates and secures properly.

5. Electrical

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

Observations:

- The outlets are wired properly.

6. Ceiling Condition

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

Materials: There are drywall ceilings noted.

Observations:

- The ceiling material appears in good overall condition.

Bedroom master Continued

7. Wall Condition

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

Materials: Drywall walls noted.

Observations:

- The wall material in the bedroom appears in good overall condition.

8. Floor Condition

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

Flooring Types: LVP

9. Window Condition

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

Materials: Vinyl framed single hung window noted.

Observations:

- The windows in this bedroom open and close properly.

10. Heating and Cooling Vent

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

Observations:

- There is a register vent installed in this room.

11. Smoke Detectors

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

Observations:

- There is a smoke detector installed in this bedroom.

Bedroom middle

1. Light Switch

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

Observations:

- The light switch and light operates as intended.



Bedroom middle Continued

2. Ceiling Fans

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

Observations:

- The ceiling fan in this room operates as intended.

3. Closets

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

Observations:

- The closet appeared in good condition.

4. Doors

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

Observations:

- The door is in good condition. It does rub the carpet and may benefit from planing/trimming at the bottom of the door to avoid this condition.

5. Electrical

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

Observations:

- The outlets are wired properly.

6. Ceiling Condition

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

Materials: There are drywall ceilings noted.

Observations:

- The ceiling material appears in good overall condition.

7. Wall Condition

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

Materials: Drywall walls noted.

Observations:

- The wall material in the bedroom appears in good overall condition.

8. Floor Condition

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

Flooring Types: Carpet is noted.

9. Window Condition

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

Materials: Vinyl framed single hung window noted.

Observations:

- The windows in this bedroom open and close properly.

10. Heating and Cooling Vent

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

Observations:

- There is a register vent installed in this room.

11. Smoke Detectors

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

Observations:

- There is a smoke detector installed in this bedroom.

Bedroom left corner

1. Light Switch

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

Observations:

- The light switch and light operates as intended.



2. Ceiling Fans

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

Observations:

- The ceiling fan in this room operates as intended.

3. Closets

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

Observations:

- The closet appeared in good condition.

4. Doors

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

Observations:

- The door operates and secures properly.

5. Electrical

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

Observations:

- The outlets are wired properly.

6. Ceiling Condition

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

Materials: There are drywall ceilings noted.

Observations:

- The ceiling material appears in good overall condition.

7. Wall Condition

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

Materials: Drywall walls noted.

Observations:

- The wall material in the bedroom appears in good overall condition.

Bedroom left corner Continued

8. Floor Condition

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

Flooring Types: Carpet is noted.

9. Window Condition

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

Materials: Vinyl framed single hung window noted.

Observations:

- The windows in this bedroom open and close properly.

10. Heating and Cooling Vent

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

Observations:

- There is a register vent installed in this room.

11. Smoke Detectors

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

Observations:

- There is a smoke detector installed in this bedroom.

Bedroom upstairs front

1. Light Switch

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

Observations:

- The light switch and light operates as intended.



2. Ceiling Fans

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

Observations:

- The ceiling fan in this room operates as intended.

3. Closets

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

Observations:

- The closet appeared in good condition.

Bedroom upstairs front Continued

4. Doors

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

Observations:

- The door operates and secures properly.

5. Electrical

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

Observations:

- The outlets are wired properly.

6. Ceiling Condition

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

Materials: There are drywall ceilings noted.

Observations:

- The ceiling material appears in good overall condition.

7. Wall Condition

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

Materials: Drywall walls noted.

Observations:

- The wall material in the bedroom appears in good overall condition.

8. Floor Condition

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

Flooring Types: Carpet is noted.

9. Window Condition

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

Materials: Vinyl framed single hung window noted.

Observations:

- The windows in this bedroom open and close properly.

10. Heating and Cooling Vent

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

Observations:

- There is a register vent installed in this room.

11. Smoke Detectors

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

Observations:

- There is a smoke detector installed in this bedroom.

Bathroom master

1. Light Switch

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

Observations:

- The light switches in this bathroom operate as intended.

Bathroom master Continued



2. Exhaust Fan

Good	Fair	Poor	N/A	None
✓				

Observations:

- The bath fan was operated as intended.



Wasp nest within the master bath exhaust fan exit cover, which may affect the operation of the damper. Removal suggested.

3. Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

- The bathroom door is in good condition and opens/closes and secures properly.

4. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

- There is no active leak under the bathroom sink.
- PVC
- Copper
- ABS

Bathroom master Continued



No leaks

5. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: There are drywall ceilings noted.

Observations:

- The ceiling is in good overall condition.

6. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials:

- Drywall

Observations:

- The wall material is in good condition.

7. Floor Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Tile is noted.

Observations:

- Cracking occurring at the grout lines at the tile floor in the master bathroom. Floor coverings are generally considered cosmetic conditions by home inspection standards of practice. However, repair as desired for personal preference and additional rigidity of tiles if determined necessary or beneficial.

Bathroom master Continued



Cracks have developed at the grout line at the tile floor in the master bathroom. Floor coverings are generally considered cosmetic conditions. Repair if desired. This can be completed by a general contractor or handyman.

8. Window Condition

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

Materials: Vinyl framed single hung window noted.

Observations:

- The window in this bathroom was tested and operated as intended.

9. Outlet

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

Observations:

- The outlets are wired properly

10. GFCI

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

Observations:

- The outlets are GFCI protected and operate as intended.
- Reset at another location

11. Cabinets

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

Observations:

- The cabinet in this bathroom appeared in good condition.

12. Counters

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

Observations:

- The counter tops in this bathroom are in good condition.
- Solid Surface tops noted.

13. Sinks

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

Observations:

- The sink in this bathroom is in good condition and the faucet operates as intended.

Bathroom master Continued

14. Mirrors

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

Observations:

- The mirror in this bathroom appeared in good condition.

15. Heating and Cooling Vent

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

Observations:

- The airflow in this bathroom is adequate.

16. Showers

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

Observations:

- The fixtures in the shower operate as intended.

17. Shower Walls

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

Observations:

- Tile noted.

18. Enclosure

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

Observations:

- The shower enclosure is in good condition.

19. Toilets

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

Observations:

- The toilet in this bathroom performed as intended when tested, and appears to be in good condition. It cannot be determined the quality of the toilet flush.

20. Functional Flow

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

Observations:

- The flow of water is adequate.

21. Functional Drainage

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

Observations:

- The drainage of water is adequate.

Bathroom hallway

1. Light Switch

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

Observations:

- The light switches in this bathroom operate as intended.

Bathroom hallway Continued



2. Exhaust Fan

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

Observations:

- The bath fan was operated as intended.

3. Doors

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

Observations:

- Adjustments needed at door to latch properly.

4. Plumbing

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

Observations:

- There is no active leak under the bathroom sink.
- PVC
- Copper
- ABS



No leak observed

Bathroom hallway Continued

5. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: There are drywall ceilings noted.

Observations:

- The ceiling is in good overall condition.

6. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials:

- Drywall

Observations:

- The wall material is in good condition.

7. Floor Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Tile is noted.

Observations:

- Typical hairline cracking at grout lines and a cracked tile beside the toilet was observed. Floor coverings are considered cosmetic. However, further evaluation for repair can be completed by a general contractor or experienced individual, if determined necessary or beneficial.

8. Outlet

Good	Fair	Poor	N/A	None
✓				

Observations:

- The outlets are wired properly

9. GFCI

Good	Fair	Poor	N/A	None
✓				

Observations:

- The outlets are GFCI protected and operate as intended.
- Reset at another location

10. Cabinets

Good	Fair	Poor	N/A	None
✓				

Observations:

- The cabinet in this bathroom appeared in good condition.

11. Counters

Good	Fair	Poor	N/A	None
✓				

Observations:

- The counter tops in this bathroom are in good condition.
- Solid Surface tops noted.

12. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:

- The sink in this bathroom is in good condition and the faucet operates as intended.

13. Mirrors

Good	Fair	Poor	N/A	None
✓				

Observations:

- The mirror in this bathroom appeared in good condition.

Bathroom hallway Continued

14. Heating and Cooling Vent

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

Observations:
 • The airflow in this bathroom is adequate.

15. Showers

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

Observations:
 • The fixtures in the shower operate as intended.

16. Shower Walls

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

Observations:
 • Tile noted.

17. Bath Tubs

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

Observations:
 • The tub in this bathroom is in good condition.

18. Toilets

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

Observations:
 • The toilet in this bathroom performed as intended when tested, and appears to be in good condition. It cannot be determined the quality of the toilet flush.
 • Tightening of right flange bolt nut suggested at the toilet.

19. Functional Flow

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

Observations:
 • The flow of water is adequate.

20. Functional Drainage

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

Observations:
 • The drainage of water is adequate.

Additional Information

1. Additional Information

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

Additional Information Continued



Repair needed for the gate on the west side to operate. This can be completed by a handyman.