



## **BUILDING INSPECTION REPORT**

*At the request of Mr. Jonathan Smith and Mrs. Elizabeth Smith, a home inspection was performed at 1515 My Home Street, Pittsburgh, PA 15212 on December 25, 2008 at 9:00 a.m.*

*The house is a Georgian Colonial Revival, with a brick veneer and vinyl siding finish, over a concrete block foundation. There is an asphalt shingle roof over the house. The house has a living room, dining room, kitchen, four bedrooms, two full bathrooms and one powder room.*

**General Structural Details:**

Number of Floors:	3, including basement
Style:	Georgian Colonial or Colonial Revival
Orientation:	North front face
Construction Type:	Brick and vinyl siding exterior finish, with a concrete block foundation
Approximate Age:	New Construction

**SCOPE OF THE HOME INSPECTON REPORT**  
**1515 My Home Street, Pittsburgh, PA 15212**

**Present at Inspection:**

Thomas Scheidler, Alltech Inspection Services	Jonathan Smith, the client
Elizabeth Smith, the client	Jane Smith of Selling Houses Real Estate, Buyer's Agent

**Weather Conditions:**

The skies are overcast, with temperatures about 30°. The ground is frozen.

**Purpose:**

The purpose of this assessment was to visually observe the subject property as to obtain information on material systems and components and provide brief descriptions, identify physical deficiencies and convey found information in a Property Condition Assessment Report.

This assessment is designed to meet or exceed the ASHI & NACHI Standards for Home Inspections. The scope of this inspection was limited to identifying the existing conditions of the following readily visible building components:

Exterior Finishes	Interior Living Areas
Roofing System	Kitchen
Porches, Patios, Sidewalks, Driveway	Bathrooms & Powder Rooms
Grading	Attic Areas
Windows & Doors	Gas, Electric, Water & Waste Services
Garages	HVAC (Heating & Cooling)
Interior Basement Structure	Electric Entrance & Panels
Framing & Supports	Plumbing Lines & Fixtures

All components of this inspection are limited to the areas that are visible and accessible to the inspector/engineer on *the day the home inspection is performed*.

This report details inspected items that may need attention as follows:

- Repair items – Items in need of repair or replacement that may adversely affect the home's value.
- Safety & Health Hazards – Items that may adversely affect occupants health and/or safety.
- Other Items – Items that should receive some attention, such as routine maintenance or upgrading. Most items outlined under this heading are for client information only and do not, or should not, affect the value of the home or the health and/or safety of the occupants.

**SCOPE OF THE HOME INSPECTON REPORT**  
**1515 My Home Street, Pittsburgh, PA 15212**

This report may provide recommendations for:

- Remediating major deficiencies/repair items
- Updating aging components
- Undertaking further detailed investigations

It is noted that recommendations are included as a courtesy to our client's and are not necessarily requirements.

This report is a professional opinion, based on the visible and accessible features of the home. The evaluation relates to the current physical condition. This inspection is not a design analysis. Observations are limited to those components that were readily visible without moving or removing any item causing visual obstruction, such as furnishings, equipment, vegetation, floor coverings, stored personal items, etc. It should be understood that there are limitations to this inspection. Throughout any inspection, conclusions are often drawn, which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee or warranty can be offered and none is offered by this inspection. Additionally, there is no guarantee or warranty offered or implied by this inspection. Only the items specifically addressed in this report were examined.

This is not a code inspection. Codes may be cited in the report because they were a resource that aided in the formation of opinions about come conditions. Rarely is a building owner required by a jurisdiction to make changes to an existing building in order to conform to current codes. Conformance to current codes is required, however, when permitted renovations are undertaken and only to those areas affected by the renovation.

We urge all of our clients to carefully read all items in the home inspection report and review the pictures Alltech provides at our client's individualized web site. The web address will for your inspection pictures is : . Please confirm via email your receipt of your inspection report and your access to this web site. After reading the report and reviewing the pictures, please call us if you have *any* questions.

All pictures taken during the home inspection are the property of Alltech Engineering & Inspection Services and are not for redistribution in any manner. All materials posted at Alltech's web domains are copyrighted. Pictures are released to our client's at our sole discretion.



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Thomas F. Scheidler  
ASHI Member #207971, Certified Inspector  
NACHI Member #07060101

## **SUMMARY – NEW CONSTRUCTION PUNCH LIST**

- ☞ A handrail will need installed on the north sidewalk steps.
- ☞ The hose bib on the west side of the house was turned off. The operating condition will need verified.
- ☞ There is regrading needed along the north foundation wall of the house.
- ☞ The exterior vent pipes need painted.
- ☞ The operating condition of the air conditioning is unknown. The outside temperature was below 60° at the time of the inspection. Operating an air conditioning unit below 60° will damage the unit. The client will need to verify the operating condition of the air conditioning with the builder.
- ☞ There is a clip missing for the furnace door cover. The door will need repaired.
- ☞ The exterior garage light fixture is installed upside down. The fixture will need properly installed.
- ☞ There is a handrail installed on the basement sidewalk. The handrail is loose and is not secure. This is a safety hazard and the handrail will need firmly secured.
- ☞ There are several areas of unfinished trim in the house. There are areas where the trim is not sealed where it meets the walls. There are areas where the trim has been cut short. There are some open miter cuts. These areas will need repaired.
- ☞ The area where the trim on the stairway abuts the walls will need cleaned, sealed and painted.
- ☞ The areas where the backsplash for the kitchen counter abuts the walls will need cleaned, sealed and painted.
- ☞ There are two jets for the whirlpool tub in the master bathroom that are not operational. A professional contractor will need contacted to make the necessary repairs.

It is Alltech's belief that new construction means move in, unpack and enjoy your new home. Even the most minor maintenance should have been addressed by the builder. In light of this, a new construction punch list will outline all defects found, without regard to the cost or safety hazard associated with any individual item.

## APPLIANCES & EQUIPMENT

No guarantees or warranties are stated or implied regarding the future operating condition of any appliance or equipment. The stated condition of appliances and equipment is at the time of the inspection only.

*Water Service-* The incoming water line is 3/4" copper, with an entrance on the north side of the house. The visible sections of the incoming water lines are in good condition. There are shut-off valves before and after the meter. There is an interior meter, with a pressure regulator and backflow preventer installed inline to the water meter. The interior branch piping is 3/4" CPVC pipe, in good condition, where visible. There is no evidence of water leaks in the branch piping.

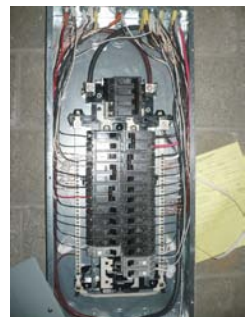
*Waste Service-* The visible waste stack is 4" schedule 40 ABS in the basement. There are no visible leaks in the waste lines. There are no noticeable sewer gas odors in the house.

*Gas Service-* Gas service enters through the west side of the house, with an exterior meter. The gas lines were tested for leaks using the Tif 8800A meter and no gas leaks were detected.

*Water Heater-* A. O. Smith ProMax gas fired water heater, model #ECT55200, serial #0821A020653, manufactured in 2008, with a 55 gallon capacity. The water heater is properly plumbed, with a cold water shut-off valve. There is a relief valve, with an extension to the floor. The water heater is operational at the time of the inspection. The normal life expectancy of a water heater is 10-12 years. Units over 12 years should be monitored.

*Electric Service-* Electrical service entrance is an 150 amp, 2/0 aluminum service, with a below ground, inconduit entrance on the east side of the house. The seals for the meter box are intact. The entrance cable is not visible for inspection.

*Panel Box-* General Electric breaker box on the east wall of the garage. The box contains the 150 amp main disconnect, 1 - 50 amp double pole breaker; 3 - 30 amp double pole breakers; 7 - 20 amp single pole breakers; 9 - 15 amp single pole breakers; and 4 - 15 amp ACFI breakers. The wiring in the box is copper, firmly secured and properly sized for its respective breaker. The box is clean, dry and firmly secured to the wall. The box was inspected and signed off by Middle Department Inspection Agency on 8-14-08.



## **APPLIANCES & EQUIPMENT (cont.)**

*Furnace-* Tempstar International Comfort, gas furnace, model #T9UAX060F12AZ, serial #AQ81259131, with an input capacity of 60,000 BTU/hr. The furnace has an automatic ignition. There is a local disconnect for the furnace. The filters are clean. The blower compartment is clean. The furnace was turned on at the thermostat and operated smoothly at the time of the inspection. The TRAC carbon monoxide meter was used to check for carbon monoxide and none was detected. The Tif 8800A meter was used to check for natural gas leaks and no gas leaks were detected. The furnace is operational at the time of the inspection. There is a clip missing for the furnace door cover. The door will need repaired

*Air Conditioning-* International Comfort condenser, model #N2A330AKB200, serial #EQ82850970, on the south side of the house beneath the deck. The "A" coil is an International Comfort, model #EBU2X30FA1, serial #X070646579. The unit was properly connected, with a local disconnect. The environment around the air conditioning condenser was clean and free of debris. The unit was level. The outside temperature was below 60° at the time of the inspection. Operating an air conditioning unit below 60° will damage the unit. The client will need to verify the operating condition of the air conditioning with the current owner.

*Dishwasher-* General Electric built-in dishwasher, with no visible model or serial numbers. The dishwasher was run through one full operating cycle. The dishwasher successfully completed the cycle. There were no leaks detected in the water lines, seals or gaskets. The dishwasher was operational at the time of the inspection. No guarantee or warranty is stated or implied regarding the future operating condition of any appliance.

*Garbage Disposal-* Whirlaway garbage disposal, operated from a wall switch. The unit was tested and found to be operational. The garbage disposal operated smoothly. No guarantee or warranty is made or implied regarding the future operating condition of any appliance.

*Recirculating Fan-* Broan multiple speed recirculating fan, with a light fixture. The fan operated quietly and smoothly. The light was operational. No guarantee or warranty is stated or implied regarding the future operating condition of any appliance.

*Ventilation-* There are fans in the bathrooms and powder room for ventilation. The fans operated by wall switches and operated quietly and smoothly at the time of the inspection. There is a ridge vent for venting the attic areas. The vent is properly installed. The vent is clean and free of obstructions.



## **EXTERIOR**

The house is a Georgian style house, with a brick and vinyl siding finish and an asphalt shingle roof, over a concrete block foundation. The front of the house faces north. This is the basis for all directional reference.

The face of the house is covered with brick veneer at the north side. The bricks are intact, with no visible popped or missing brick faces. The mortar joints are intact and sound to the probe. There is vinyl siding on the east, west and south face of the house. The siding is firmly secured and in good condition. The area where the siding abuts the edges is tight.

The foundation walls are not visible on the exterior of the house. There is a brick veneer and vinyl siding finish over the foundation. The foundation will be further inspected from the interior of the house.

There is a poured concrete porch entrance on the north side of the house. The concrete deck is in good condition, with no cracking or spalling noted. There are no tripping hazards noted. The area where the concrete abuts the house wall is sealed and in good condition. There is a vinyl handrail around the perimeter of the porch, which is secure and in good condition. There are poured concrete steps from the porch. The risers for the steps are even and firm. There is a vinyl handrail firmly secured on the steps.

There is a captive wolmanized wood deck at the south side of the house. The wood deck is even, with no tripping hazards. The deck is supported by 2x8 joists on 16" centers. The joists are bolted to the header and support posts. The support posts are two 6x6, firmly bolted to the deck. The depth into the ground of the supports cannot be determined. There are three 2x10 headers for the deck, through bolted to the house and supports. There is no movement in the deck when it is walked upon. There is a wolmanized wood handrail firmly secured around the perimeter of the deck.

There is a poured concrete sidewalk at the north side of the house. The concrete is in good condition, with no tripping hazards noted. There are integral steps in the sidewalk. The risers for the steps are even and firm. There is no handrail installed at the steps. This is a safety hazard and a handrail will need to be installed.

There is exterior lighting at the north and south entrances, an electric lamp post at the north side, and exterior lighting at the garage. The lights are operated by interior wall switches and are in operational condition. The light at the garage is installed upside down and will need properly installed. There are GFCI protected electrical receptacles on the north and south sides of the house. The receptacles were tested and found to be properly wired.



There is a hose bib on the exterior west side of the house. The hose bib has a valve stem operator. The hose bibs had been turned off and could not be tested. The operating condition is unknown.

There is an asphalt driveway for the house. The asphalt surface is in good condition, with only minor surface cracking and spalling. There are no tripping hazards noted. Asphalt surfaces should be sealed every two years with a black top sealant to aid in preventing deterioration.

The grading on the north side of the house is sloping away from the house. However, there are depressions in the grading along the north foundation wall. This could allow water pool at the house foundation and penetrate the below grade areas of the house. The area along the foundation will need regraded, with the soil being built-up approximately 5" and sloped away from the foundation at a rate of 1" per foot.

The grading on the east side of the property is sloping along the foundation wall of the house. There were no areas of depression noted. There were no problems with the east grading at the time of the inspection.

The grading on the south side of the property is level along the foundation wall of the house, with the foundation above grade. There were no areas of depression noted. There were no problems with the south grading at the time of the inspection.

The grading on the west side of the property is sloping away from the house foundation. There were no problems noted with the west grading. There were no areas of depression.

- ❖ Overall, the exterior is in good condition, with exception. A handrail will need installed at the north sidewalk. There is regrading needed along the north foundation wall. The operating condition of the hose bib is unknown.

## **ROOF**

The roof of the house is a multi-gabled roof, covered with asphalt composition shingles, less than 1 year old. The granule coverage on the roof shingles is good. There is no cracking noted in the surface. There is no lifting or curling. There are no areas of missing or loose shingles. The roof is sound at the time of the inspection. This type of roof has a life expectancy of approximately 20-25 years in this climate zone.





There are aluminum gutters and downspouts for the house. The gutters are firmly secured to the house and have a proper pitch to the downspouts. The gutters are clean. The downspouts are firmly secured to the house and to the gutters. The downspouts drain into ground lines. The condition and termination point of the ground lines is unknown.

There is aluminum soffit and fascia on the house, with dentil detail. The soffit and fascia are firmly secured and are in good condition. There are soffit vents installed. The vents are clean and free of obstructions.

There is one 1-1/2" vent pipe and two 3" vent pipes through the roof of the house. The vent pipes have good height above the roof and are venting away from the house windows and doors. There are neoprene seals for the vent pipes, which are intact. The vent pipes are not painted. We recommend that exterior PVC, ABS and metal vent pipes be painted to prevent deterioration from the elements.

- ❖ Overall, the roof and the elements of the roof are in good condition. We recommend that the vent pipes be painted.

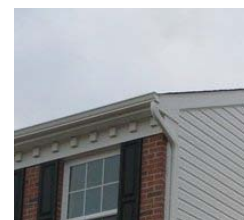
## **WINDOWS AND DOORS**

The house has single hung, double pane, vinyl clad framed windows. The frames are in good condition. The seals for the double pane windows are intact. The windows operated and latched properly. The caulking around the windows is intact and in good condition. There are vinyl shutters firmly secured at the exterior north windows..

There are metal doors at the north and south entrances for the house, with glass sidelights at the north door. The doors are in good condition. There is caulking and weather seal around the doors, which is intact. The doors have locks, dead-bolts, entry-sets, three internal hinges and glass insets. The doors operate and lock properly. The interior hinges are firmly secured and properly sized. The glass insets are intact. There is a doorbell at the north entrance, which is operational.

There are sliding glass doors at the south deck entrance to the house. The doors are double pane glass, which are intact. The seals are intact. The frames for the doors are vinyl clad, and are in good condition. The threshold for the doors is level. There is caulking and weather seal around the doors, which is intact. The doors operate and latch properly.

- ❖ Overall, the exterior doors and the windows are in good condition.



## **GARAGE**

The walls of the garage are a combination of concrete block and unfinished drywall, in good condition. The visible blocks are intact. The visible mortar joints are sound to the probe. There is no evidence of water penetration in the garage. The ceiling is unfinished drywall, firmly secured and in good condition. The floor is poured concrete, in good condition. The main support beam is boxed and not visible for inspection. There is a 3" diameter steel support for the "I" beam, which is secure and in good condition. It is our understanding that the buyer agrees to finish the garage and basement.

The aluminum garage door is manually operated. The garage door is operational. All of the springs, rollers, tracks, hinges, mounts and locks are in place and operational. There are safety cables installed through the springs of the garage door. There is a wood lintel for the garage, which is well sealed. The garage door and frame are in good condition

There is a metal fire door from the garage to the basement. The door is in good condition. The entry-set is operational. The hinges are firmly secured and internal to the basement.

There are grounded electrical receptacles in the garage. The receptacles were tested and found to be properly wired. There are GFCI receptacles in the garage. The GFCI receptacles were tested and found to be properly wired.

There is a hose bib in the garage. The hose bib has a valve stem operator. There is good water flow from the hose bib.

- ❖ Overall, the visible and accessible areas of the garage are in good condition.

## **BASEMENT**

The walls of the basement are a combination of the concrete block foundation walls, covered with blanket insulation, and unfinished drywall. The foundation walls and mortar joints are not visible for inspection. The floor is poured concrete construction, in good condition. The ceiling is an open joist ceiling. The structural members are visible in the basement areas.

The main visible support in the basement is a 5x8 steel "I" beam, supported by a 3" diameter support post and the foundation walls. The visible beam, support post and beam seats are all in good condition. The floor joists are 4x10 engineered wood truss construction on 24" centers. The subflooring is particle board. The visible subflooring is in good condition.



The lighting in the basement areas is incandescent lighting, operated by pull strings and wall switches. The basement lights were operational at the time of the inspection. The receptacles in the basement are grounded receptacles. The receptacles were tested and found to be properly wired.

There is a stairway from the basement to the first floor. The stairway walls and ceiling are unfinished drywall, in good condition. The stairs are wood construction, with wood treads and stringers. The risers for the steps are even and firm. There is a handrail on the steps that is loose at the top. This is a safety hazard and the handrail will need properly secured.

There is a single bowl fiberglass utility tub on a metal base. The utility tub is in good condition. The tub is secure. There is a two knob faucet for the tub, which is operational. There is no evidence of leaks at the faucet. There is good water flow from the faucet and good drainage from the tub. The plumbing beneath the tub is PVC pipe, with a "P" trap. There is no evidence of water leaks from the drain lines.

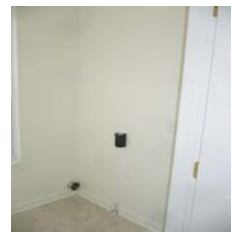
- ❖ Overall, the visible and accessible areas of the basement are in good condition, with exception. The handrail on the steps will need properly secured.

## **LAUNDRY ROOM**

The walls of the laundry room are drywall, with a drywall ceiling. The walls and ceiling are in good condition. The floor is covered with a one piece vinyl flooring, which is firmly secured and in good condition. The floor beneath the vinyl flooring is not visible for inspection.

There are hose bibs for a washer connection. The bibs are operational. The washer drains into a stand-pipe. When the washer hose is inserted into the stand pipe, care should be taken that the hose is not crimped. The washer should be monitored through the first full operating cycle after it is first installed. There is a gas line for a gas dryer. The gas line was tested for leaks using the Tif 8800A meter and no gas leaks were detected. There is a 200V receptacle for an electric dryer. The receptacle is firmly secured and has power. There is an exterior vent for the dryer.

- ❖ Overall, the laundry room is in good condition.



## **INTERIOR**

The walls of the house are drywall, with drywall ceilings. The walls and ceilings are in good condition. The floors are covered with wall-to-wall carpet, which is firmly secured and in good condition. There were no tripping hazards noted. The floor beneath the carpet is not visible for inspection. There is one piece vinyl flooring in the foyer. The vinyl flooring is firmly secured and in good condition. There are wood baseboards firmly secured throughout the house. There are a few pieces of wood trim that are cut short. There are a few miter cuts that are not properly joined. These areas will need repaired.

The smoke detectors for the house are hard wired into the electrical service. These smoke detectors are excluded from the scope of the home inspection. The client will need to have the detectors tested by the security company. It is recommended that at least one non-electric smoke detector be installed on each level of the house, in the event of a power outage, unless the smoke detectors are wired to a UPS.

There is a ventless gas fireplace in the corner of the family room. This heating accessory is not included in the scope of the home inspection.

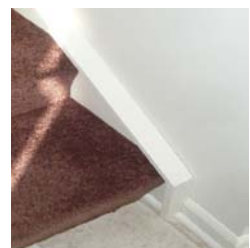
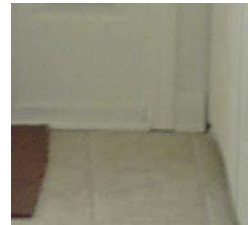
The light fixtures for the house are incandescent lights, with incandescent and florescent lighting in the kitchen. The lights are operated from wall switches. All of the inside lights were tested and were operational.

The house receptacles are grounded receptacles. The receptacles were tested and found to be wired properly. There are GFCI protected receptacles in the kitchen, bathrooms, powder room, and laundry. The GFCI receptacles were tested and found to be properly wired.

There is a stairway from the first to the second floor. The stairway walls and ceiling are drywall, in good condition. The steps are wood construction. The risers for the steps are even and firm. The stringers are secure. There is a handrail firmly secured on the steps. The risers are covered with carpet, which is firmly secured and in good condition. The trim along the wall is not properly sealed. This area will need cleaned, sealed and painted.

The interior closet walls are drywall, with drywall ceilings. The walls and ceilings are in good condition. The floors are covered with wall-to-wall carpet, which is firmly secured and in good condition. The floors beneath the carpet are not visible for inspection.

The interior doors are wood hinged doors. The doors have entry sets, which are operational. The hinges are secure. The doors operate and latch properly and are in good condition. The closet doors are wood bi-fold doors. All of the rollers, and guides are installed. The bi-fold doors operate properly.



Access to the attic is gained through a ceiling scuttle. The roof rafters are 2x4 wood truss construction on 24" centers, with collar ties. The rafters and ties are in good condition. The roof sheathing is particle board, with expansion clips. The sheathing is dry and in good condition. The truss structure forms the joists and rafters. There is no cover on the joists.

There is approximately 18" of blown-in cellulose insulation, for an approximate insulation value of R-54. This does not include the insulating capacity of the roofing materials. The DOE recommends an insulation value of R-34 for new construction in this climate zone.

There is a ridge vent for venting the attic area. The vents are clean and free of obstructions. There are exterior venting pipes for the bathroom fans.

- ❖ Overall, the interior is in good condition, with exception. The base trim along the stairway needs cleaned, sealed and painted. There are some other areas of shut trim and gapped miter joints, which will need repaired.

## **KITCHEN**

The walls of the kitchen are drywall, with a drywall ceiling. The walls and ceiling are in good condition. The floor in the kitchen is finished Pergo wood flooring. The flooring is secure and in good condition.

The kitchen cabinets are a wood construction. The cabinets are firmly mounted to the walls and secured to the floor. The doors and drawers operate properly. The hardware was intact. The cabinets are in good condition.

There is a formed Formica counter, with a back splash. The counter was in good condition, with exception. The backsplash is not properly sealed at the wall. This area will need cleaned, sealed and painted. The sink is a single bowl, stainless steel sink, with a single valve faucet and rinse hose. There was good water flow from the faucet and rinse hose. There was good drainage for the sink. The caulking around the sink was intact. The plumbing beneath the sink was PVC piping, with a "P" trap, in good condition, with no evidence of leakage. There are shut-off valves for the water to the faucet, which are operational.

There was a garbage disposal for the kitchen sink. The disposal was operated by a wall switch. The disposal operated quietly and smoothly at the time of the inspection.



There was a built-in dishwasher in the kitchen. The dishwasher was operated through one full cycle. The dishwasher successfully completed the cycle. There was no evidence of leakage from the seals or drainlines. The dishwasher operated smoothly. The dishwasher was operational at the time of the inspection.

There was a recirculating fan in the kitchen, with a multiple speed feature and light fixture. The fan operated quietly and smoothly. The light was operational at the time of the inspection.

- ❖ Overall, the kitchen is in good condition, with exception. The area where the backsplash abuts the walls will need cleaned, sealed, and painted.

## **FAMILY BATHROOM**

The walls and ceiling in the bathroom are drywall, in good condition. The ceiling is secure and dry. The floor is covered with a one piece vinyl flooring, which is firmly secured and in good condition. The floor beneath the vinyl flooring is not visible for inspection.

There is a floor mounted porcelain commode, with a water closet. The commode was firmly mounted to the floor. The water closet was secured to the commode. The flush valve was operational. There was good water flow and good drainage for the commode. There was a shut-off valve for the commode, which is operational.

There is a wood vanity, with a single bowl, molded composition sink. The sink is firmly secured to the vanity and in good condition. The sink has a two handled faucet. There is good water flow from the faucet and good drainage from the sink. The plunger is operational. The plumbing beneath the sink is chrome and PVC pipe, with a "P" trap. There is no evidence of leaks from the drain lines. There are shut-off valves for the water lines, which are operational. The doors and drawers are operational. The vanity is in good condition.

There is a molded fiberglass tub with a molded fiberglass tub surround. The tub is in good condition. The surround is secure to the walls and in good condition. The caulking is intact. There is a \* valve operator for the faucet, a diverter valve, shower head and plunger. There is good water flow from the faucet and shower head. The diverter valve is operational. The plunger is operational. There is good drainage from the tub. There is no access panel for the bathtub plumbing fixtures.



There is a fan in the bathroom for ventilation. The fan is operated by a wall switch and operated quietly and smoothly at the time of the inspection.

- ❖ Overall, the family bathroom is in good condition.

## **MASTER BATHROOM**

The walls and ceiling in the bathroom are drywall, in good condition. The ceiling is secure and dry. The floor is covered with a one piece vinyl flooring, which is firmly secured and in good condition. The floor beneath the vinyl flooring is not visible for inspection.

There is a floor mounted porcelain commode, with a water closet. The commode was firmly mounted to the floor. The water closet was secured to the commode. The flush valve was operational. There was good water flow and good drainage for the commode. There was a shut-off valve for the commode, which is operational.

There is a wood veneer vanity, with two molded composition sinks and a counter. The sinks are firmly secured to the counter. The counter is secure to the vanity. The sinks have two knob faucets and plungers. There is good water flow from the faucets, with no evidence of leakage. There is good drainage from the sinks. The plungers are operational. The plumbing beneath the sinks is a combination of chrome and PVC pipe, with "P" traps. There is no evidence of leakage from the drain lines. There are shut-off valves for the water lines, which are operational.

There is a molded fiberglass shower stall, with a valve operator and shower head. The fiberglass surround is firmly secured and in good condition. There is good water flow from the shower head and good drainage at the floor drain. The area around the floor drain should be inspected regularly to ensure the seal is intact. The drain can be caulked with silicone caulking beneath the cover, as needed.

There is a whirlpool bath in the master bathroom suite. There is good water flow from the faucet. There is good drainage from the tub. There are two jets that are not operational. A professional service person will need contacted to make the necessary repairs.

There is a fan in the bathroom for ventilation. The fan is operated by a wall switch and operated quietly and smoothly at the time of the inspection.

- ❖ Overall, a professional contractor will need contacted to make the necessary repairs for the whirlpool tub.



## **POWDER ROOM**

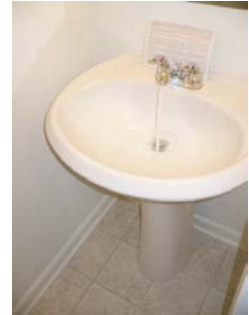
The walls and ceiling of the powder room are drywall, in good condition. The ceiling is secure and dry. The floor is covered with a one piece vinyl flooring, which is firmly secured and in good condition. The floor beneath the vinyl flooring is not visible for inspection.

There is a floor mounted porcelain commode, with a water closet. The commode was firmly mounted to the floor. The water closet was secured to the commode. The flush valve was operational. There was good water flow and good drainage for the commode. There was a shut-off valve for the commode, which is operational.

There is a single bowl, porcelain pedestal sink with a two knob faucet. The sink is firmly secured to the floor and in good condition. There is good water flow from the faucet, with no evidence of leakage. There is good drainage from the sink. The plumbing beneath the sink is PVC pipe, with a "P" trap. There is no evidence of leakage from the drain lines. There are shut-off valves for the sink, which are operational.

There is a fan in the powder room for ventilation. The fan is operated by a wall switch and operated quietly and smoothly at the time of the inspection.

- ❖ Overall, the powder room is in good condition.





The inspection and report excludes and does not intend to cover any and all components, items and conditions which by the nature of their location are concealed or otherwise inaccessible.

This report does not cover recreational equipment or leisure appliances. Also excluded are all cosmetic conditions, such as wallpapering and painting.

The inspection and report are based on the inspectors best professional opinion. This company assumes no responsibility for the cost of repairing or replacing any reported or unreported defects or conditions.

The inspection and report is not intended to reflect the value of the premises, nor to make any representation as to the advisability or inadvisability of purchase.

The inspection and report are based upon observation of the conditions that existed at the time of the inspection only.