Inspection Report

Provided by:

Friendly Home Inspections

Inspector: Eddie Friendly

"Making Sure Your Home Inspection Experience is a Friendly One!"

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Table Of Contents:

Section name: **Page number:**

Report Information . . . 3
Report Summary Page . . . 6
Grounds . . . 8
Exterior . . . 10
Roofing . . . 15
Heating - Air . . . 18
Electrical . . . 25
Plumbing . . . 28
Interiors . . . 33
Kitchen . . . 42
Baths . . . 45
Foundation - Crawl Space . . . 48

Report Information

Client Information

Client Name	Sample Client
Client Phone	Removed for privacy

Property Information

Approximate Year Built	2001
Approximate Square Footage	4,320 sq ft
Number of Suites	4.
Number of Bath	4.
Direction Building Faces	South.

Inspection Information

Inspection Date	October 30, 2023
Inspection Time	12:00 pm
Weather Conditions	Clear
Outside Temperature	71 degrees

WITHIN THE SCOPE OF THE INSPECTION
We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report
will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.
PURPOSE AND SCOPE
This Inspection Report is supplemental to the Property Disclosure Statement. This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing, or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement. It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection.
Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined. This firm endeavor to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but
are not inspected, the reason the item was not inspected may be reported as well. This report summarizes our inspection

conducted on this date at the above address.
EXCLUSIONS AND LIMITATIONS The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain all disclosure forms relative to this real estate transaction. The client should
understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating,
foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value-added service to help you, the client, minimize the risks and liabilities
associated with Indoor Air Quality. The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions
or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components. Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls, or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.
Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36” clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.
A WORD ABOUT RODENTS, VERMIN, AND PESTS
Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.
A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT
A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don’t be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, “I can’t believe you had this building inspected and they didn’t find this problem.” There may be several reasons for these apparent oversights: Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere,
making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed. The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside, and the roof is leaking. During a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection. A destructive or invasive examination - The inspection process is non-destructive and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we

could possibly CAUSE some problems in the process. And therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not. We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Grounds

1.2 Driveway Conditions (Safety)

Tripping hazards and raised driveway surface were observed. These should be repaired for safety.

Exterior

2.2 Back Entrance Conditions (Repair)

The railing was loose at the top of the first landing and should be repaired / secured.

2.5 Exterior Door Conditions (Repair)

The door to Suite A was damaged at the bottom. Recommend repair.

2.6 Electrical Conditions (Repair)

An outlet box cover was missing at back of the property. Recommend installation of covers for increased safety.

Heating - Air

4.1 Unit Conditions (Repair)

The heating unit had excessive rust and / or flakes in the burner chamber. Due to conditions observed, recommend complete system evaluation, cleaning and servicing of heating system by a licensed / qualified heating contractor prior to close. The system is older and appears to be past its normal life expectancy. Client should consider replacement with a modern unit conforming to modern safety standards and efficiencies.

4.17 AC Unit Conditions (Repair)

The A/C unit to Suite A was not operable at the time of inspection. Recommend further evaluation by a qualified HVAC contractor prior to close.

Interiors

7.1 Wall Conditions (Safety)

Evidence of suspected mold was observed next to the heating unit in Suite A. A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company prior to closing. The general condition of the other interior walls appeared to be in serviceable condition at the time of the inspection.

7.8 Lighting Conditions (Repair)

Lights were inoperative in Suite A, C, and D. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.

Kitchen

8.4 Electrical Conditions (Safety)

GFCI (Ground Fault Circuit Interrupter) receptacle circuit (a safety device for outlets near water) recommended on the outlet over the kitchen sink in Suite A and C. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

Baths

9.5 Electrical Conditions (Safety)

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended in Suite A bathroom. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

1 Grounds

Grading

Grading Slope The site is flat.









1.1) Grading Conditions AS

Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway Material Asphalt.

1.2) Driveway Conditions S

Tripping hazards and raised driveway surface were observed. These should be repaired for safety.









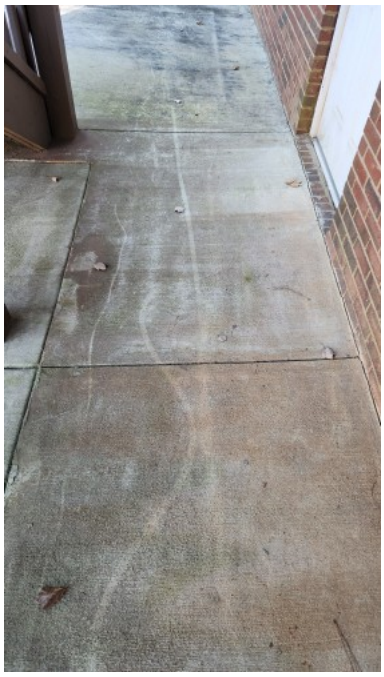






Sidewalk Material Concrete.





1.3) Sidewalk Conditions AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

2 Exterior

Front - Back Entrance

Front Entrance Type Porch.

2.1) Front Entrance Conditions AS

The visible and accessible areas of the front entrance appeared to be in serviceable condition at the time of the inspection.

Back Entrance Type Deck and patio.



2.2) Back Entrance Conditions R

The railing was loose at the top of the first landing and should be repaired / secured.



Exterior Walls

Structure Type	Wood frame.
Exterior Wall Covering	Brick Veneer















2.3) Exterior Wall Conditions AS

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

Exterior Windows - Doors

Window Type Double Hung.

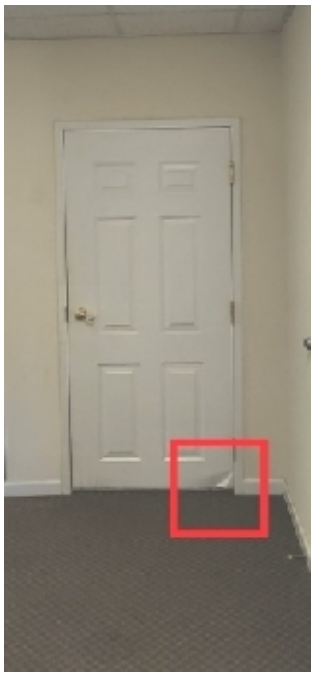
Window Material Vinyl.

2.4) Window Conditions AS

The visible and accessible portions of the exterior windows appeared to be in serviceable condition at the time of the inspection.

2.5) Exterior Door Conditions R

The door to Suite A was damaged at the bottom. Recommend repair.





Electrical Conditions

2.6) Electrical Conditions

R

An outlet box cover was missing at back of the property. Recommend installation of covers for increased safety.



2.7) Lighting Conditions

AS

The lighting appeared operational at the time of the inspection.

Exterior Water Faucet

Faucet Location An water faucet is located on the back of the property.



2.8) Faucet Conditions AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

3 Roofing

Roof Covering

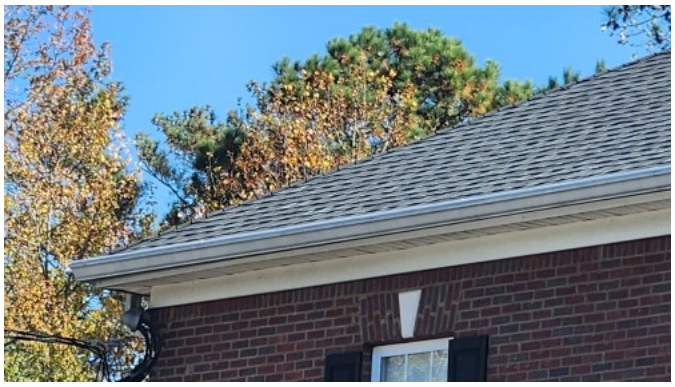
Method of Inspection The roof was not mounted due to height. The roof was inspected by viewing with high power binoculars.

Roof Style Hip.

Roof Covering Material Asphalt composition shingles.

















Number of Layers Not determined

3.1) Roof Covering Condition AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Due to the lack of heavy rain, I am unable to determine if water intrusion will occur. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. Due to the height, the inspector was unable to view or access the entire roof, therefore, this inspection was limited.

3.2) Flashing Conditions AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.

3.3) Gutter & Downspout Conditions AS

The gutter system appeared to be in serviceable condition at the time of the inspection.

Attic Area

Attic Access There was no access found to the attic. Framing, insulation, and associated roof components could not be inspected.

3.4) Attic Conditions NI

The attic access is missing or not found. I could not inspect the interior side of roof structure or insulation or any electrical in attic.

Attic Ventilation Type Ridge and soffit vents.

Attic Ventilation Conditions The ventilation system appeared to be serviceable at the time of the inspection.

4 Heating - Air

Heating

Location of Unit Utility Closet.



Heating Type Forced Air.

Energy Source Natural Gas.

Approximate BTU Rating The BTU's were not available.

4.1) Unit Conditions R

The heating unit had excessive rust and / or flakes in the burner chamber. Due to conditions observed, recommend complete system evaluation, cleaning and servicing of heating system by a licensed / qualified heating contractor prior to close. The system is older and appears to be past its normal life expectancy. Client should consider replacement with a modern unit conforming to modern safety standards and efficiencies.



Distribution Type The visible areas of the heat distribution system is ductwork with registers.

4.2) Distribution Conditions AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

4.3) Ventilation Conditions AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

4.4) Thermostat Condition AS

The normal operating controls appeared to be serviceable at the time of the inspection.

Heating (Suite B)

Location of Unit Utility Closet.





Heating Type	Forced Air.
Energy Source	Natural Gas.
Approximate BTU Rating	The BTU's were not available.

4.5) Unit Conditions

The system is older and appears to be past its normal life expectancy. Client should consider replacement with a modern unit conforming to modern safety standards and efficiencies. The outside air temperature was above 65 degrees at the time of the inspection. Operating the system at this temperature could have an inaccurate reading from the system, therefore the inspector was unable to operate and test the system at the time of inspection. We advise client to consult with their attorney for information on this typical warm weather real estate transaction scenario. Since the weather is beyond our control, we will return to inspect for a nominal return trip fee of $50.00 if desired. Should re-inspection be scheduled with our office, please allow 72 hour notice (dependent on weather and ambient temperatures).

Distribution Type	The visible areas of the heat distribution system is ductwork with registers.

4.6) Distribution Conditions AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

4.7) Ventilation Conditions AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

4.8) Thermostat Condition AS

The normal operating controls appeared to be serviceable at the time of the inspection.

Heating (Suite C)

Location of Unit Utility Closet.



Heating Type Forced Air.

Energy Source Natural Gas.

Approximate BTU Rating The BTU's were not available.

4.9) Unit Conditions

The system is older and appears to be past its normal life expectancy. Client should consider replacement with a modern unit conforming to modern safety standards and efficiencies. The outside air temperature was above 65 degrees at the time of the inspection. Operating the system at this temperature could have an inaccurate reading from the system, therefore the inspector was unable to operate and test the system at the time of inspection. We advise client to consult with their attorney for information on this typical warm weather real estate transaction scenario. Since the weather is beyond our control, we will return to inspect for a nominal return trip fee of $50.00 if desired. Should re-inspection be scheduled with our office, please allow 72 hour notice (dependent on weather and ambient temperatures).

Distribution Type The visible areas of the heat distribution system is ductwork with registers.

4.10) Distribution Conditions AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

4.11) Ventilation Conditions AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

4.12) Thermostat Condition AS

The normal operating controls appeared to be serviceable at the time of the inspection.

Heating (Suite D)

Location of Unit Utility Closet.



Heating Type Forced Air.

Energy Source Natural Gas.

Approximate BTU Rating The BTU's were not available.

4.13) Unit Conditions

The system is older and appears to be past its normal life expectancy. Client should consider replacement with a modern unit conforming to modern safety standards and efficiencies. The outside air temperature was above 65 degrees at the time of the inspection. Operating the system at this temperature could have an inaccurate reading from the system, therefore the inspector was unable to operate and test the system at the time of inspection. We advise client to consult with their attorney for information on this typical warm weather real estate transaction scenario. Since the weather is beyond our control, we will return to inspect for a nominal return trip fee of $50.00 if desired. Should re-inspection be scheduled with our office, please allow 72 hour notice (dependent on weather and ambient temperatures).

Distribution Type The visible areas of the heat distribution system is ductwork with registers.

4.14) Distribution Conditions AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

4.15) Ventilation Conditions AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

4.16) Thermostat Condition AS

The normal operating controls appeared to be serviceable at the time of the inspection.

Air Condition - Cooling (Suite A)

Type of Cooling System Split system.

AC Unit Power 230V

4.17) AC Unit Conditions R

The A/C unit to Suite A was not operable at the time of inspection. Recommend further evaluation by a qualified HVAC contractor prior to close.



Air Condition - Cooling (Suite B)

Type of Cooling System Split system.



AC Unit Power 230V

4.18) AC Unit Conditions AS

The cooling system was operational at time of inspection. This is not an indication of future operation or condition.

Air Condition - Cooling (Suite C)

Type of Cooling System Split system.



AC Unit Power 230V

4.19) AC Unit Conditions AS

The cooling system was operational at time of inspection. This is not an indication of future operation or condition.

Air Condition - Cooling (Suite D)

Type of Cooling System Split system.



AC Unit Power 230V

4.20) AC Unit Conditions AS

The cooling system was operational at time of inspection. This is not an indication of future operation or condition.

5 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is overhead.



Electrical Service Material Aluminum.

Number of Conductors Four.

5.1) Electrical Service Conditions AS

The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

Main Disconnect Location At Main Panel.

Electric Panel Location The main electric panel is located at the back of the property.



Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 100 amps per suite.









Circuit Protection Type Breakers.

5.2) Wiring Methods AS

The main power cable and branch circuit wire types could be determined. See also main panel comments.

5.3) Electrical Panel Conditions AS

The main panel appeared to be in serviceable condition at the time of the inspection.

Electrical Subpanel

Subpanel Location The sub panels are located in the hallways of each Suite.

5.4) Subpanel Conditions AS

The sub panel appeared to be in serviceable condition at the time of inspection.

6 Plumbing

Water Main Line

Main Shutoff Location The water main shutoff is located in Suite A beside the heating unit.



Main Line Material The visible material of the main line / pipe appears to be copper.

6.1) Main Line & Valve Conditions AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

Supply Line Material The visible material used for the supply lines is copper.

6.2) Supply Line Conditions AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are copper.

6.3) Drain Line Conditions AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(Suite A)

Water Heater Type Electric.



Water Heater Location Kitchen

Water Heater Capacity 6 gallons

6.4) Water Heater Conditions R

Due to the age observed, the water heater is past the end of its useful life. Replacement is recommended. The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

Water Heater (Suite B)

Water Heater Type Electric.



Water Heater Location Kitchen

Water Heater Capacity 6 gallons

6.5) Water Heater Conditions R

Due to the age and rust on the bottom of the water heated observed, the water heater is past the end of its useful life. Replacement is recommended. The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.



Water Heater (Suite C)

Water Heater Type Electric.



Water Heater Location Kitchen

Water Heater Capacity 2.5 gallons

6.6) Water Heater Conditions R

Due to the age observed, the water heater is past the end of its useful life. Replacement is recommended. The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.



Water Heater (Suite D)

Water Heater Type Electric.



Water Heater Location Kitchen

Water Heater Capacity 6 gallons

6.7) Water Heater Conditions R

Due to the age observed, the water heater is past the end of its useful life. Replacement is recommended. The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

7 Interiors

Walls - Ceilings - Floors

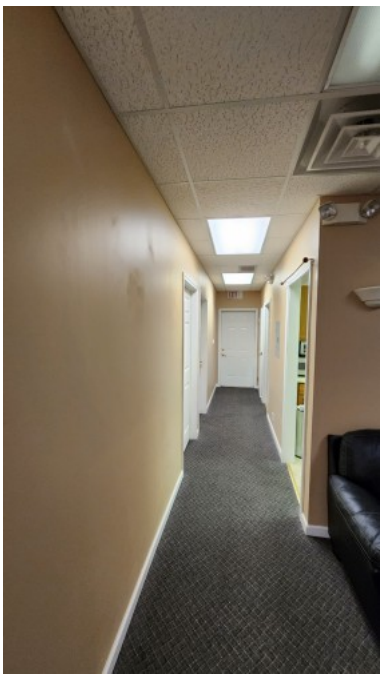
7.1) Wall Conditions S

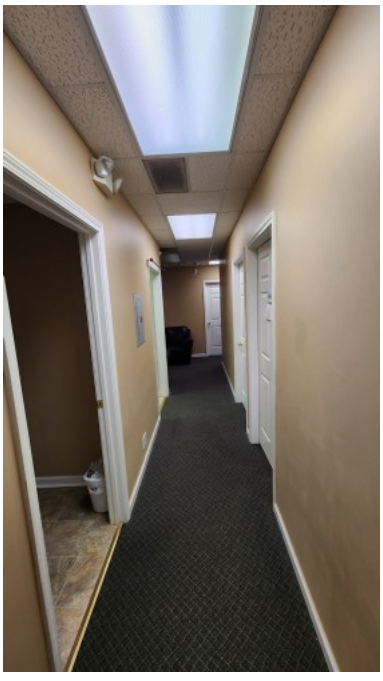
Evidence of suspected mold was observed next to the heating unit in Suite A. A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company prior to closing. The general condition of the other interior walls appeared to be in serviceable condition at the time of the inspection.

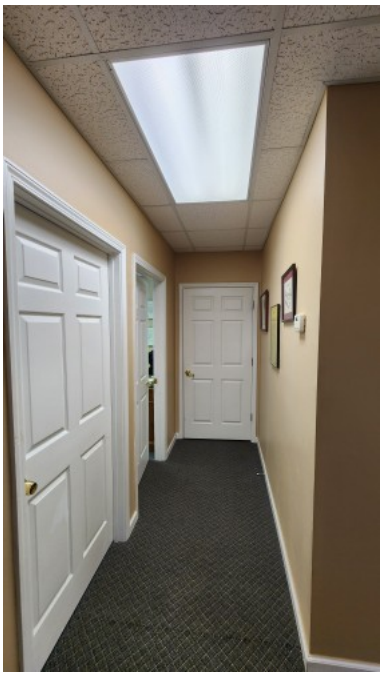




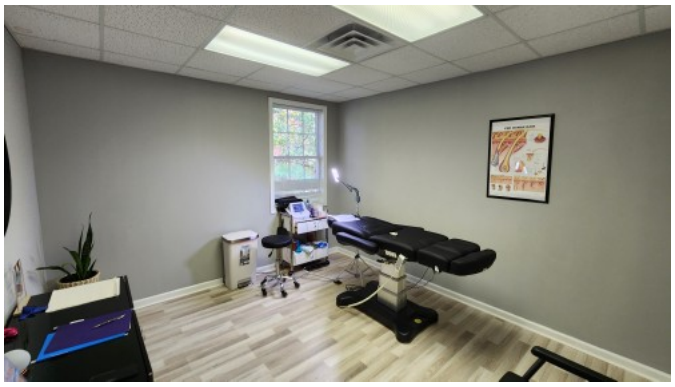


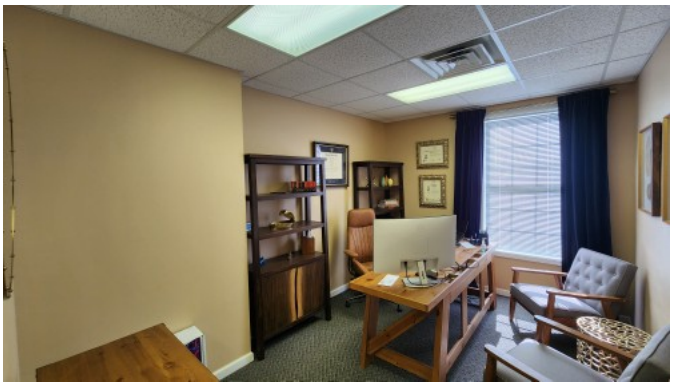


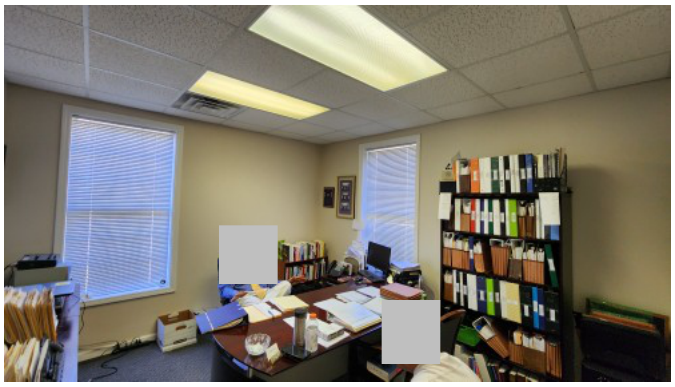


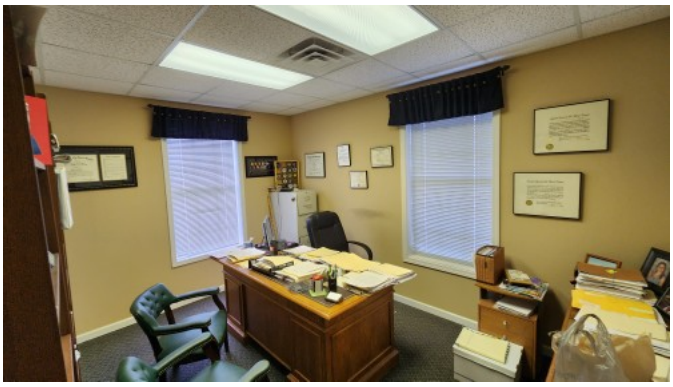


AS = **Appears Serviceable** | R = **Repair** | S = **Safety** | NI = **Not Inspected**







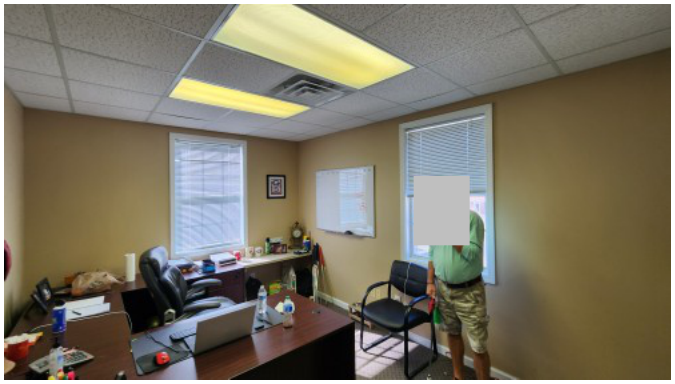








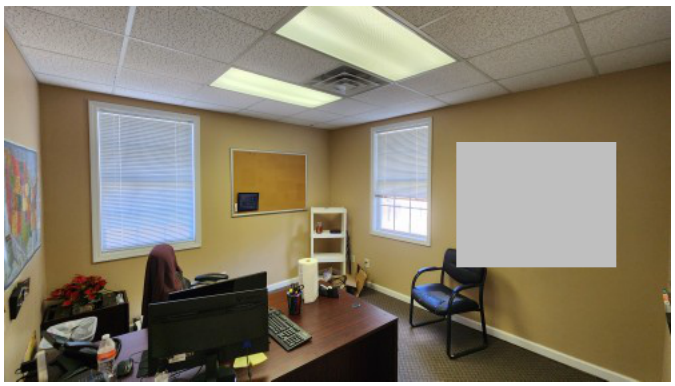


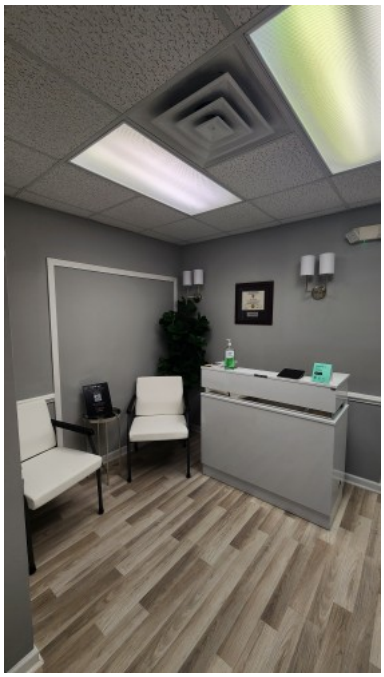


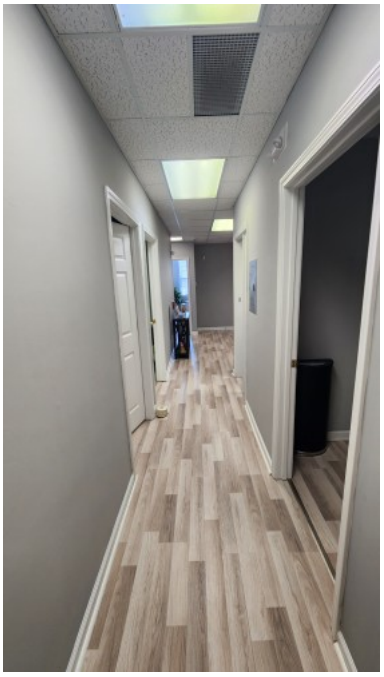


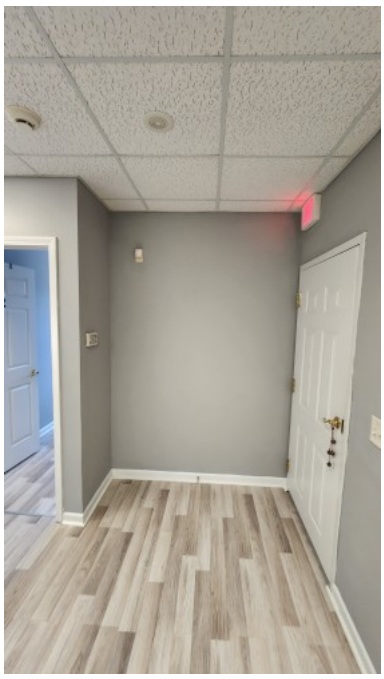




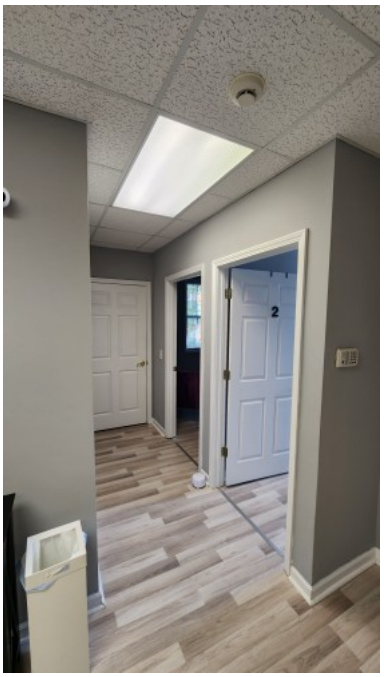


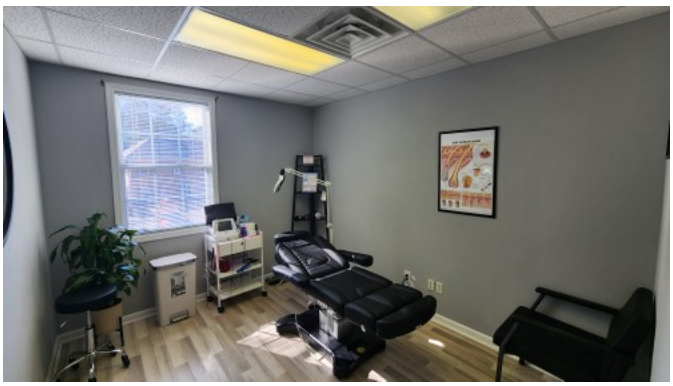


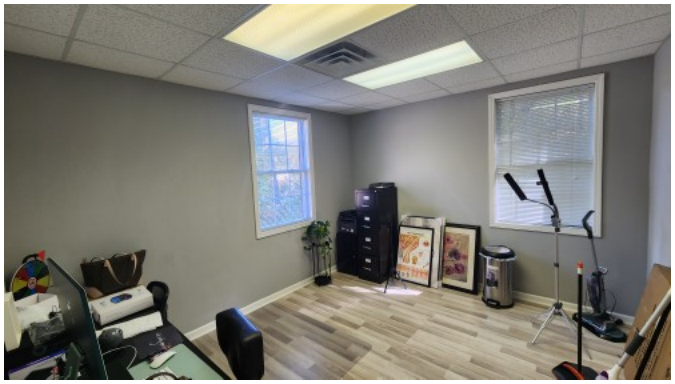


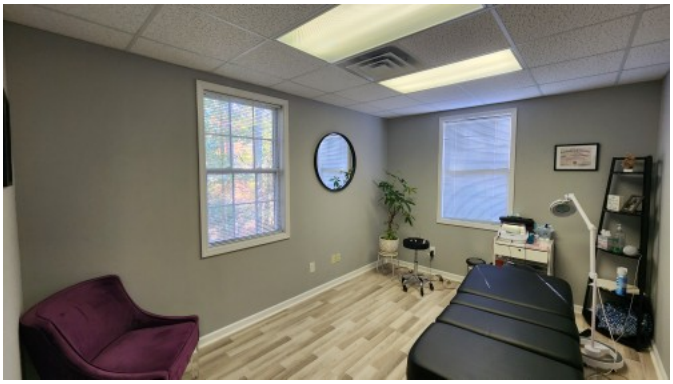


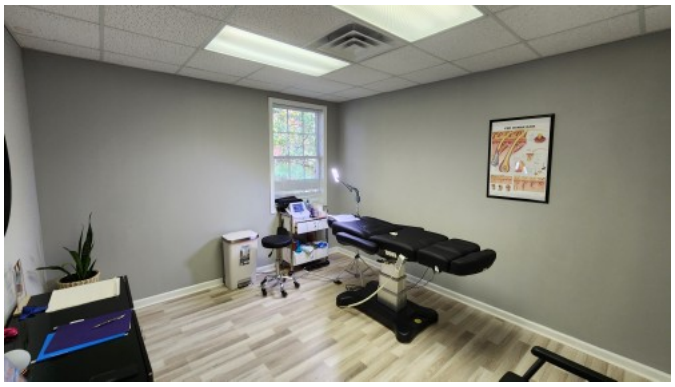
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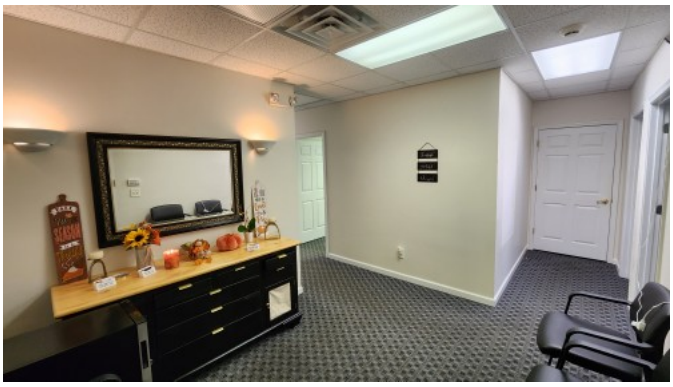


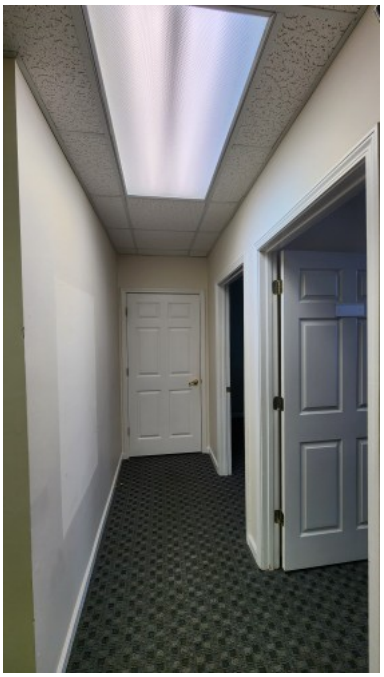


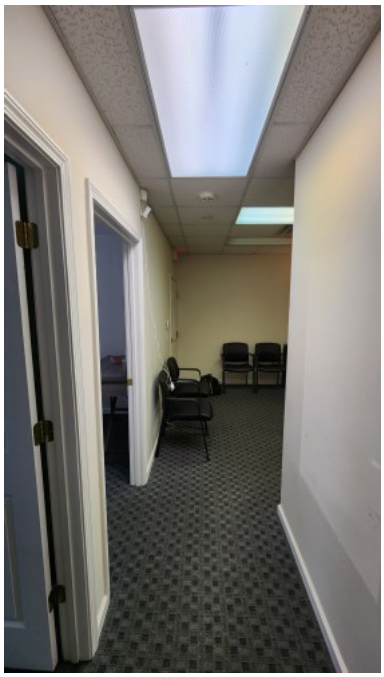


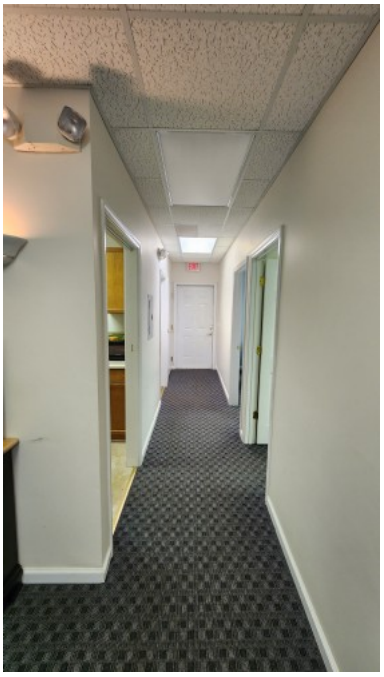


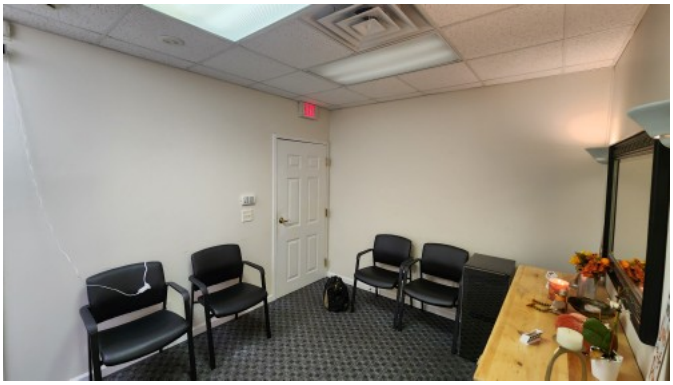


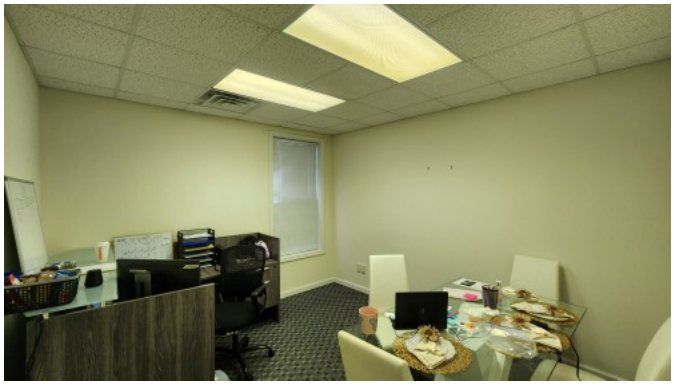


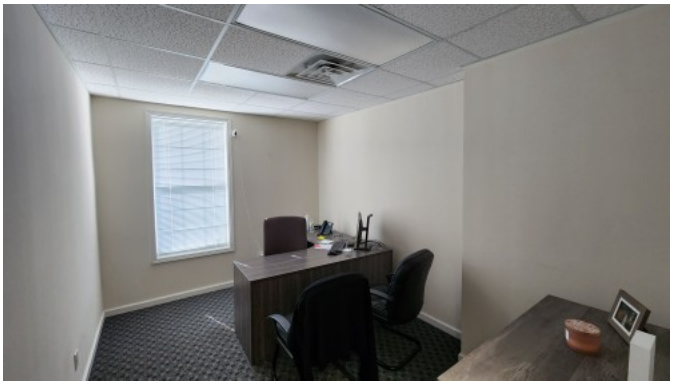


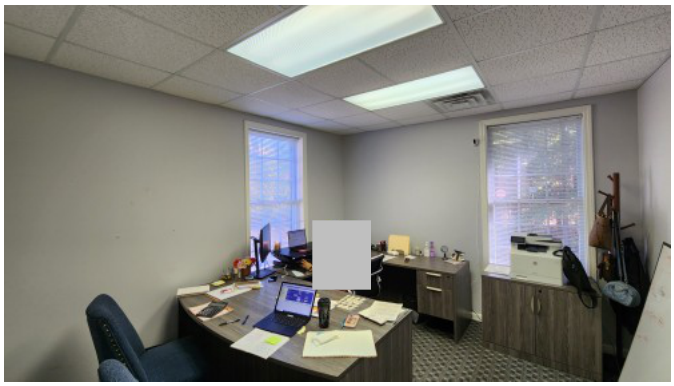


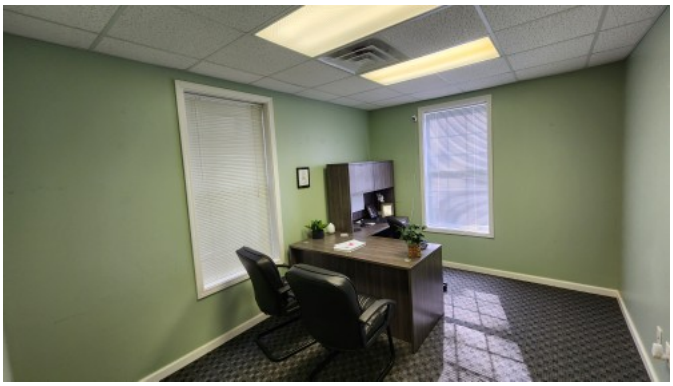


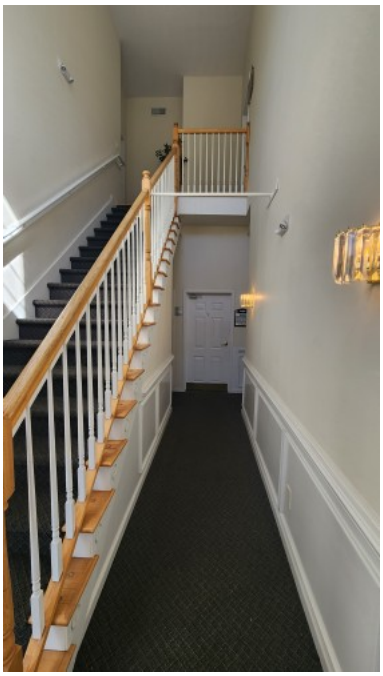


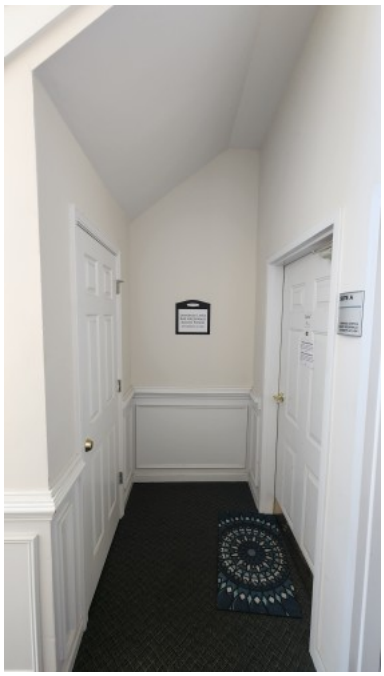












7.2) Ceiling Conditions AS

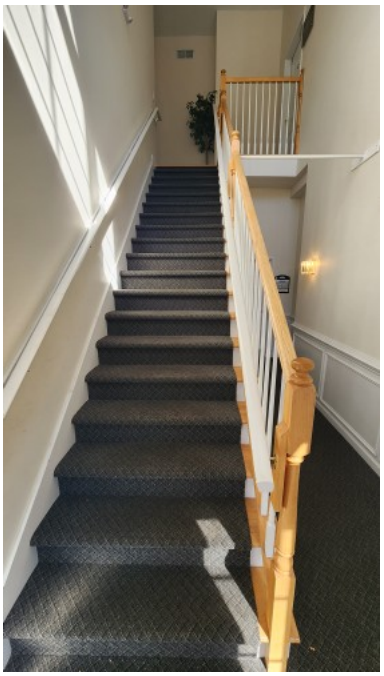
The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. Drop ceiling type panels were present. The inspector was unable to fully inspect above tiles. A full inspection would require removal of all ceiling panels, which is not performed as part of this inspection.

7.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

7.4) Interior Stair Conditions AS

The interior stairs appeared serviceable at the time of the inspection.



Windows - Doors

7.5) Interior Window Conditions AS

The sample of windows tested were operational at the time of the inspection.

7.6) Interior Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

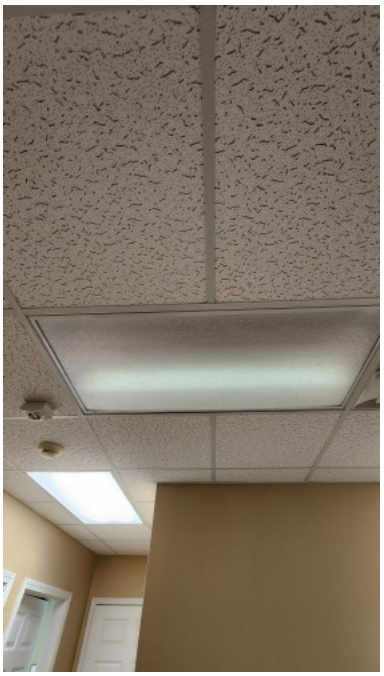
Electrical Conditions

7.7) Electrical Conditions AS

The electricity appeared to be in serviceable condition at the time of inspection.

7.8) Lighting Conditions R

Lights were inoperative in Suite A, C, and D. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.



Suite A



Suite D



Suite C utility closet

7.9) Smoke Detector Conditions

AS

There were smoke detectors present at the time of the inspection. The smoke detectors may be part of an alarm. The smoke detectors were not tested. Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this time period.

8 Kitchen

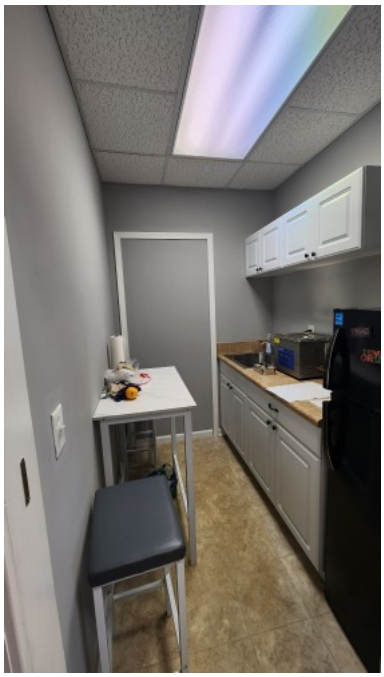
Walls - Ceilings - Floors

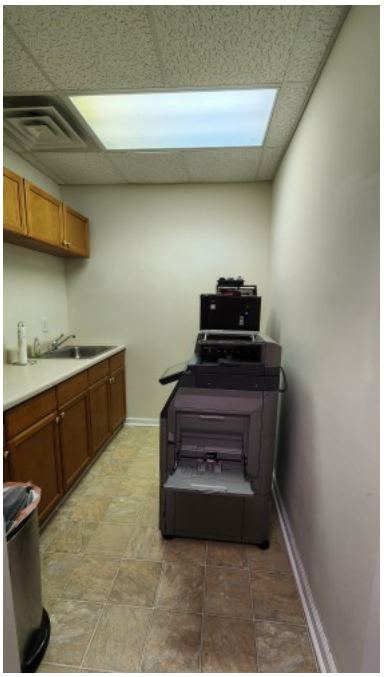
8.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.









8.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the

inspection.

8.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

8.4) Electrical Conditions S

GFCI (Ground Fault Circuit Interrupter) receptacle circuit (a safety device for outlets near water) recommended on the outlet over the kitchen sink in Suite A and C. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



Suite A



Suite C

8.5) Lighting Conditions AS

The lighting appeared operational at the time of the inspection.

Kitchen Sink - Counter tops - Cabinets

8.6) Counter Conditions AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

8.7) Cabinet Conditions AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

8.8) Sink Plumbing Conditions AS

The kitchen sinks appeared to be in serviceable condition at the time of the inspection. The faucets appeared to be in serviceable condition at the time of the inspection. The visible areas of

the plumbing under the kitchen sinks appeared to be in serviceable condition at the time of the inspection.



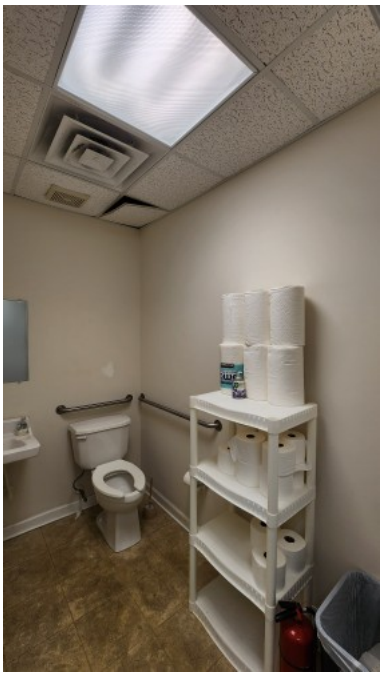
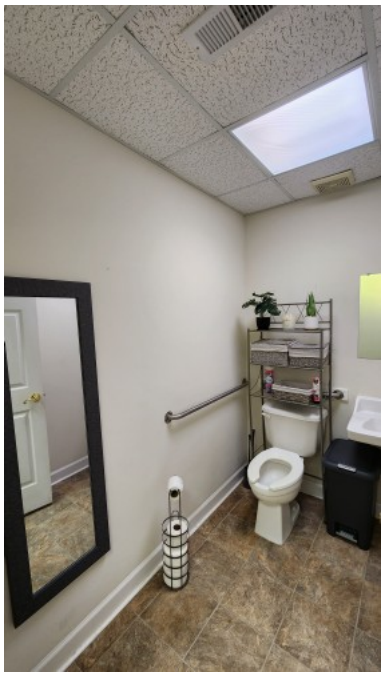
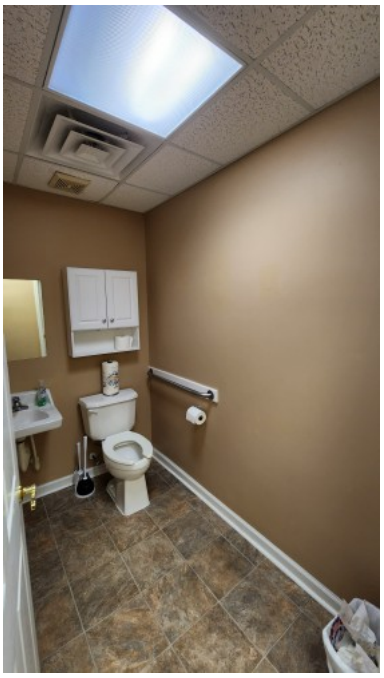
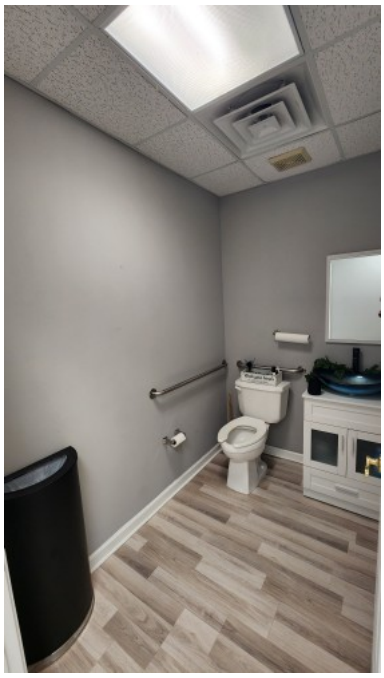



9 Baths

Walls - Ceilings - Floors

9.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

9.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. Drop ceiling type panels were present. The inspector was unable to fully inspect above tiles. A full inspection would require removal of all ceiling panels, which is not performed as part of this inspection.

9.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in

serviceable condition at the time of the inspection.

Doors

9.4) Bathroom Door Conditions AS

The bathroom doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

9.5) Electrical Conditions S

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended in Suite A bathroom. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



9.6) Lighting Conditions AS

The lighting appeared operational at the time of the inspection.

9.7) Vent Fan Conditions AS

The bathroom vents were operational at the time of the inspection. It was not determined if the vents terminated into the attic or the exterior.

Bathroom Sink

9.8) Counter - Cabinet Conditions AS

The visible portion of the bathroom counters and cabinets appeared to be in serviceable condition at the time of the inspection.

9.9) Sink Conditions AS

The sinks appeared to be in serviceable condition at the time of the inspection.

Toilet

9.10) Toilet Conditions AS

The toilets appeared to be in serviceable condition at the time of the inspection.

10 Foundation - Crawl Space

Foundation

Foundation Type Slab on grade.

Foundation Material Concrete.

10.1) Foundation Conditions NI

foundation was not visible at time of inspection.

Flooring Structure

10.2) Flooring Support Conditions NI

The inspector was unable to fully inspect the main beam, floor joists and floorboards due to the finished ceiling and / or wall components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.