

Inspection Report

Provided by:



Friendly Home Inspections

Inspector: Eddie Friendly

"Making sure your home inspection experience is a Friendly one!"

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Property Address

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Riverdale, GA 30296



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Report Information

Client Information

Client Name

Client Phone

Property Information

Approximate Year Built 1973
Approximate Square Footage 1,176 sq ft
Number of Bedroom 5.
Number of Bath 3.
Direction House Faces West.

Inspection Information

Inspection Date March 4, 2022
Inspection Time 10:00 am
Weather Conditions Clear

Outside Temperature Start temperature 59 degrees
Finish temperature 67 degrees

Price for Inspection

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Widows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

-The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which

are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/Inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

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.

Section	Condition#	Comment
Exterior		
Exterior Door Conditions	2.5	The front door top lock was difficult to operate. The back patio door sticks at the frame. Weather stripping was missing around the basement exterior door. Recommend repair and / or adjustment as needed.
Roofing		
Roof Covering Condition	3.1	Minor sagging or depressions were observed to the roof sheathing and / or framing support. There looked to be an abandoned vent pipe hole over the kitchen area. This hole should be capped to avoid water damage to the roof sheathing. Two layers of roof shingles appear to be present. Today's standards allow a maximum of two layers of shingles. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair.
Attic Insulation Conditions	3.5	The insulation provided has poor coverage. Additional insulation is recommended. The attic has minimal amount blown-in insulation. The approximate depth of the insulation is 3 ½ inches. Additional insulation should be considered.
Heating - Air		
Unit Conditions	4.1	The air filter was missing at the time of the inspection. Recommend measurements be taken for the proper size filter. The correct size should be installed as soon as possible. The heating system was operational at time of inspection. This is not an indication of future operation or condition.
Electrical		
Electrical Panel Conditions	5.3	Two or more wires were connected to one breaker in the panel. This condition can add to the load of the affected electrical circuit causing a possible overload, tripping, or arcing at the breaker. Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits.
Kitchen		
Stove - Range Condition	8.10	The stove and oven were not operational at the time of the inspection. Recommend repair and / or replacement.
Baths		

Report Summary Page

Electrical Conditions	9.6	Three pronged outlets did not test for proper ground in the basement bathroom. Recommend further evaluation and repairs by a licensed electrician prior to close. The GFCI (ground fault circuit interrupter) receptacle did not respond to the inspectors (external) trip test device. Replacement and / or repair is needed. Recommend further evaluation and / or repair by a licensed electrician prior to close.
Sink Conditions	9.10	The basement sink faucet water splashes on the wall when the faucet is on. Repair may be warranted.
Basement		
Ceiling Conditions	10.3	Stains were observed at . When checked with a moisture meter the area indicated a wet / active leak condition. Recommend further evaluation and repair as needed by a qualified / licensed contractor. Please refer to limitations of inspection regarding mold / moisture related conditions.
Electrical Conditions	10.7	Three pronged outlets did not test for proper ground in the front bedroom. A missing outlet cover was observed in the utility closet. A junction box cover was missing in the laundry room. Recommend installation of covers for increased safety. Recommend further evaluation and repairs by a licensed electrician prior to close.

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

1 Grounds

Grading

Grading Slope

The site is moderately sloped in the front and flat on the sides and back.



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



1.1) Grading Conditions

R

Excessive debris was observed. This can be a health and/or safety concern. Recommend clearing the property of all excess debris prior to close.



Trash pile in the backyard

Driveways - Sidewalks - Walkways

Driveway Material

Concrete.

1.2) Driveway Conditions

AS

Common cracks were observed in the driveway. The driveway appeared to be in serviceable condition at the time of the inspection.

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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.

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



2.1) Front Entrance Conditions

AS

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

Back Entrance Type

Patio.

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



2.2) Back Entrance Conditions

AS

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.

Exterior Walls

Structure Type

Wood frame.

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are brick veneer and wood siding.

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



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.

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

Exterior Windows - Doors

Window Type

Double hung and sliding windows

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 front door top lock was difficult to operate. The back patio door sticks at the frame. Weather stripping was missing around the basement exterior door. Recommend repair and / or adjustment as needed.



Basement door rubs the floor



Damage at the bottom of the basement door.

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



Sun light seen through the basement door

Exterior Water Faucets

Faucet Location

Water faucets are located on the front and back of the home.



2.6) Faucet Conditions

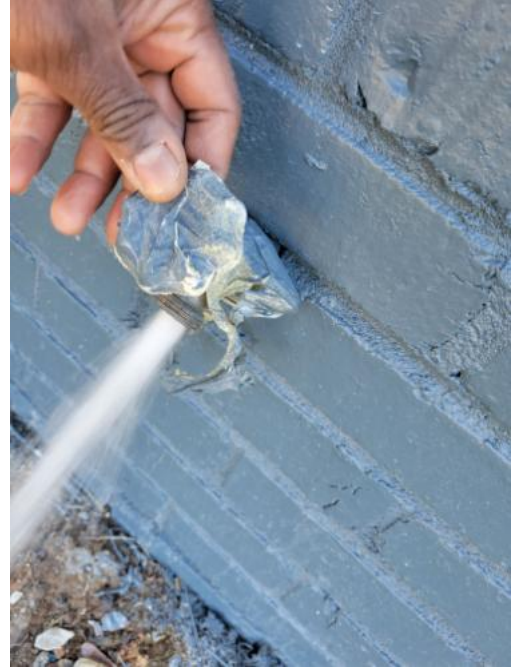
R

Both hose faucets and pipes were loose and not secure to the exterior wall. Recommend sealing where hose faucet pipes penetrates the wall.

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



Missing screws



3 Roofing

Roof Covering

Method of Inspection

The roof was inspected by walking the safe and accessible areas.

Roof Style

Gable.

Roof Covering Material

Asphalt composition shingles.



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Number of Layers

Two.

3.1) Roof Covering Condition

R

Minor sagging or depressions were observed to the roof sheathing and / or framing support. There looked to be an abandoned vent pipe hole over the kitchen area. This hole should be capped to

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avoid water damage to the roof sheathing. Two layers of roof shingles appear to be present. Today's standards allow a maximum of two layers of shingles. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair.



Abandoned vent pipe



Exposed sheathing



Curling shingles



2 layers of shingles

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 property has a partial gutter system. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, basements and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the house. The gutter system appeared to be in serviceable condition at the time of the inspection.

Attic Area

Attic Access

Hallway.

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



Method of Inspection

Viewed from ladder.

Roof Frame Type

The roof framing is constructed with rafter framing.

3.4) Attic Conditions

AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection. Floorboards and personal item storage prevented a full visual inspection of the attic areas at the time of inspection. Further evaluation would require the removal or disturbance of occupant's personal belongings, which is not performed. Should the house be vacated, for an additional fee, we can return to provide a better visual inspection of areas that may have been hidden, covered, or concealed at the time of the original inspection.



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Attic Ventilation Type

Ridge Vents.

Attic Ventilation Conditions

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

Attic Insulation Type

Batt and loose fill Insulation.

3.5) Attic Insulation Conditions

R

The insulation provided has poor coverage. Additional insulation is recommended. The attic has minimal amount blown-in insulation. The approximate depth of the insulation is 3 ½ inches. Additional insulation should be considered.

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4 Heating - Air

Heating

Location of Unit

Basement.



Heating Type

Forced Air.

Energy Source

Electric.

Approximate BTU Rating

The BTU's were not available.

4.1) Unit Conditions

R

The air filter was missing at the time of the inspection. Recommend measurements be taken for the proper size filter. The correct size should be installed as soon as possible. The heating system was operational at time of inspection. This is not an indication of future operation or condition.

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No filter

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.



Starting temperature



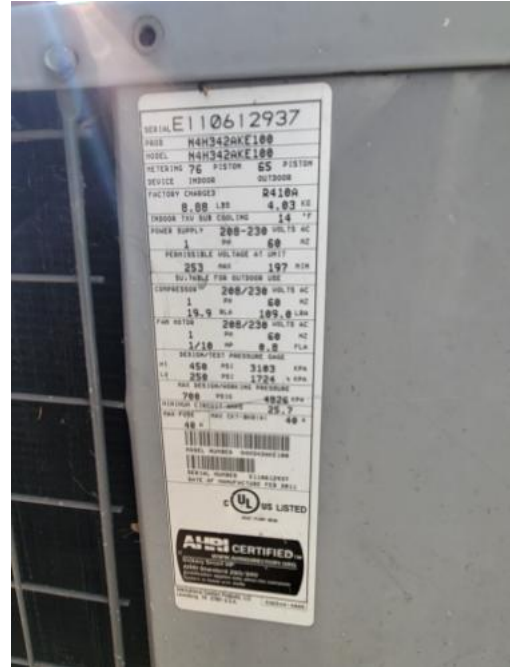
Final temperature

Air Condition - Cooling

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

Type of Cooling System

Split system.



AC Unit Power

230V

4.5) AC Unit Conditions

R

The insulation on the refrigerant lines was missing and deteriorated. Recommend installing this rather inexpensive pipe insulation to improve efficiency. Pipe insulation is available at most hardware stores. The cooling system was operated the last 20 minutes of the inspection once the temperature was over 65 degrees. The system was operational at time of inspection. This is not an indication of future operation or condition.

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Missing insulation

5 Electrical

Service Drop - Weatherhead

Electrical Service Type

The electrical service is underground.



Electrical Service Material

Aluminum.

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Number of Conductors Three.

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 laundry area.



Panel Amperage Rating

The electrical capacity of main breaker was listed / labeled as 200 amps.



Circuit Protection Type

Breakers.

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

5.2) Wiring Methods

AS

The main power cable is aluminum. The branch cables are copper.

5.3) Electrical Panel Conditions

S

Two or more wires were connected to one breaker in the panel. This condition can add to the load of the affected electrical circuit causing a possible overload, tripping, or arcing at the breaker. Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits.



Double tapped wires

6 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the basement.

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Main Line Material

The visible material of the main line / pipe appears to be plastic.

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 plastic.

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 plastic and galvanized metal.

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

Water Heater Type

Electric.

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



Water Heater Location Basement.

Water Heater Capacity 50 Gallon.

6.4) Water Heater Conditions

AS

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

7 Interiors

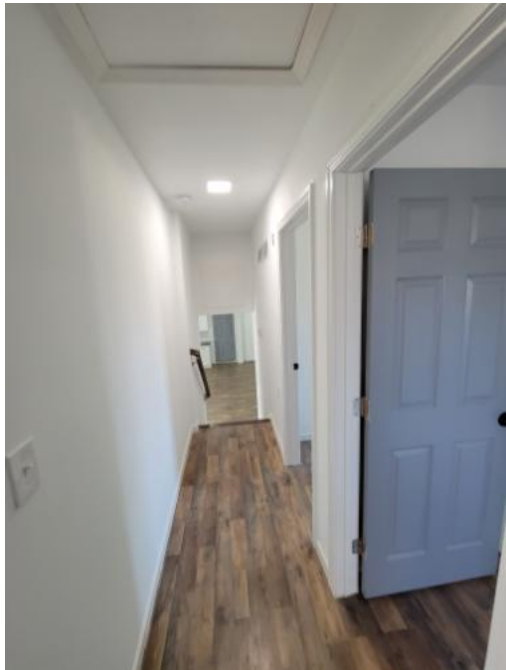
Walls - Ceilings - Floors

7.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed.

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



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



7.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection.

7.3) Floor Conditions

R

The floors squeaked in the first bedroom on the left. Recommend securing floorboards and / or repair as needed. The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



Floor squeaks in this area

Windows - Doors

7.4) Interior Window Conditions

AS

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

7.5) Interior Door Conditions

R

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

The latching hardware on the master bedroom door was not functional and needs repair.

Electrical Conditions

7.6) Electrical Conditions

AS

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

7.7) Lighting Conditions

AS

The lighting appeared operational at the time of the inspection.

7.8) 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. The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed.



8.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection.

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

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.

Windows

8.4) Kitchen Window Conditions

AS

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

Electrical Conditions

8.5) Electrical Conditions

AS

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

8.6) Lighting Conditions

AS

The lighting appeared operational at the time of the inspection.

Kitchen Sink - Counter tops - Cabinets

8.7) Counter Conditions

AS

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

8.8) Cabinet Conditions

AS

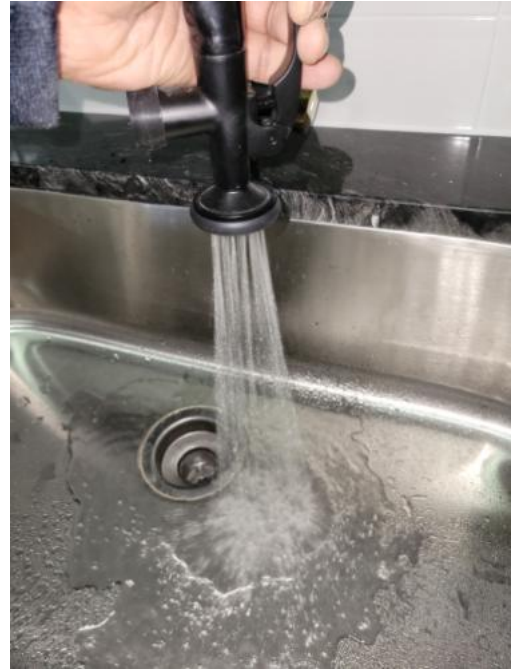
The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

8.9) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

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



Appliances

Stove - Range Type

Range and oven are electric

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



8.10) Stove - Range Condition

R

The stove and oven were not operational at the time of the inspection. Recommend repair and / or replacement.

8.11) Hood Fan Conditions

AS

The fan / hood and light were in operational condition at the time of the inspection.

8.12) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

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9 Baths

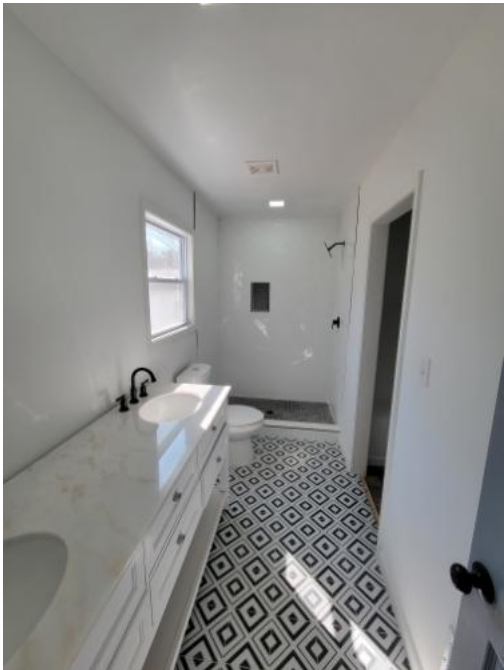
Walls - Ceilings - Floors

9.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed.

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



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



9.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time 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.

Windows - Doors

9.4) Bathroom Window Conditions

AS

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

9.5) Bathroom Door Conditions

AS

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

Electrical Conditions

9.6) Electrical Conditions

S

Three pronged outlets did not test for proper ground in the basement bathroom. Recommend further evaluation and repairs by a licensed electrician prior to close. The GFCI (ground fault circuit interrupter) receptacle did not respond to the inspectors (external) trip test device. Replacement and / or repair is needed. Recommend further evaluation and / or repair by a licensed electrician prior to close.

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Open ground

9.7) Lighting Conditions

AS

The lighting appeared operational at the time of the inspection.

9.8) 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

9.9) Counter - Cabinet Conditions

AS

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

9.10) Sink Conditions

R

The basement sink faucet water splashes on the wall when the faucet is on. Repair may be warranted.

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Water splashes on the wall



Shower - Tub - Toilet

9.11) Shower - Tub Conditions

AS

The bathtub, faucet, and drains appeared to be in serviceable condition.

9.12) Toilet Conditions

AS

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

10 Basement

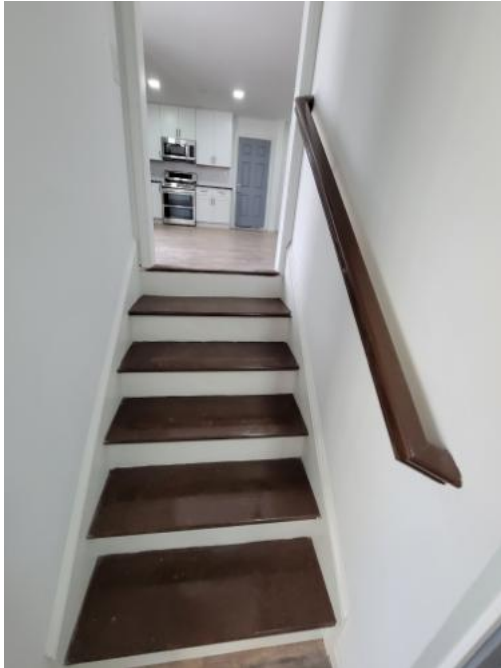
Walls - Ceilings - Floors

10.1) Basement Stair Conditions

AS

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

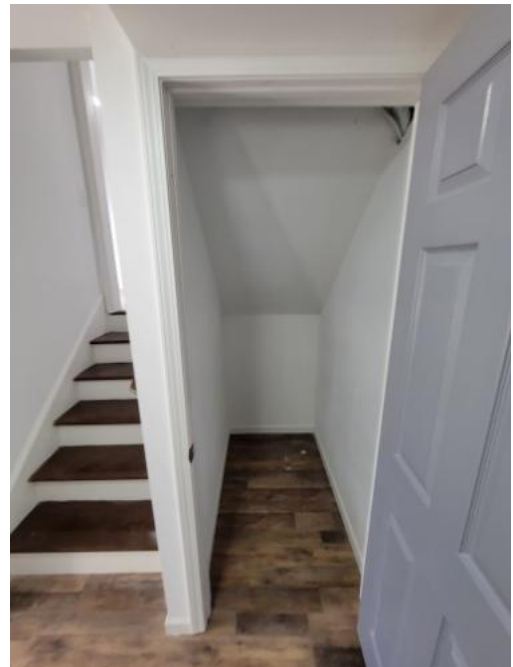
R = Repair | AS = Appears Serviceable | S = Safety | NI = Not Inspected |



10.2) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed. The inspector was unable to fully inspect the foundation walls and floors due to the finished basement components. Areas behind finished walls and ceilings were concealed and were not visible or accessible for a full and complete inspection.



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



10.3) Ceiling Conditions

R

Stains were observed at . When checked with a moisture meter the area indicated a wet / active leak condition. Recommend further evaluation and repair as needed by a qualified / licensed contractor. Please refer to limitations of inspection regarding mold / moisture related conditions.

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



Laundry Room ceiling



Moisture stain



31% moisture

10.4) 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. The inspector was unable to fully inspect the foundation walls and floors due to the finished basement components. Areas behind finished walls and ceilings were concealed and were not visible or accessible for a full and complete inspection.

Windows - Doors

10.5) Basement Window Conditions

AS

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

10.6) Basement Door Conditions

AS

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



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

Electrical Conditions

10.7) Electrical Conditions

S

Three pronged outlets did not test for proper ground in the front bedroom. A missing outlet cover was observed in the utility closet. A junction box cover was missing in the laundry room. Recommend installation of covers for increased safety. Recommend further evaluation and repairs by a licensed electrician prior to close.



Open ground

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



Utility closet



Cover missing



Cover missing

10.8) Lighting Conditions

AS

The lighting was operational at the time of the inspection.

10.9) Sump Pump Conditions

The sump pit was sealed closed. The inspector is prohibited from disturbing the seal. The inspector was unable to inspect pit and / or pump (if present). The inspector was unable to fully inspect the foundation walls and floors due to the finished basement components. Areas behind finished walls and ceilings were concealed and were not visible or accessible for a full and complete inspection.

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



11 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The carport is attached to the house.



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



11.1) Ceiling Conditions

R

Damaged ceiling was observed at underside of the ridge of the roof. Recommend further evaluation and repair as needed by a qualified / licensed contractor.



11.2) Floor Conditions

R

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



A crack was observed to the concrete flooring. Recommend further evaluation by a masonry contractor.



11.3) Door Conditions

R

Weather stripping was missing from around the door. Recommend installing the strip to improve installation.



Sunlight in the door jam

11.4) Electrical Conditions

AS

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

AS

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

11.5) Lighting Conditions



The lighting appeared operational at the time of the inspection.

Laundry Room

Location

The laundry facilities are located in the basement.



11.6) Laundry Room Conditions

There were no appliances present for proper testing of plumbing components.

12 Foundation - Crawl Space

Foundation

Foundation Type

A portion of the foundation is crawlspace and the other is basement.

Foundation Material

Block.

12.1) Foundation Conditions



The base of the crawl space was soil. Client should consider installation of a plastic sheet vapor barrier over the soil to reduce moisture in the crawl space. Typical of this style home, the inspector was unable to fully inspect the foundation walls and floors due to the finished interior components. Also typical of this style home, 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.

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Crawlspace entrance in the utility closet



Flooring Structure

Flooring Support Type

The floor support is made of wood beams and joist as well as concrete blocks as columns.

12.2) Flooring Support Conditions

AS

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

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finished walls and ceilings were concealed and were not visible or accessible for inspection.