

# Inspection Report

Provided by:



## Acme home inspection

Inspector: Derik Cordill

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Property Address  
215 Bonbrook Dr Wabash, IN



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# Report Information

## Client Information

<b>Client Name</b>	Brian Northwood
<b>Client Phone</b>	260 501 1721

## Property Information

<b>Approximate Year Built</b>	1941
<b>Approximate Square Footage</b>	800 sq ft.
<b>Number of Bedroom</b>	2.
<b>Number of Bath</b>	1.
<b>Direction House Faces</b>	South

## Inspection Information

<b>Inspection Date</b>	4/22/2022
<b>Inspection Time</b>	10 am
<b>Weather Conditions</b>	Overcast. Recently Rained
<b>Outside Temperature</b>	53 degrees f
<b>Price for Inspection</b>	\$250

### 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.

The property at 20 Bonbrook Dr. Wabash, had many quality improvements/updates and upgrades including the electrical system, plumbing system, HVAC system and roof covering. A few notable areas of concern and/or areas with room for improvement also exist in the inspector's opinion, and are as follows;

- 1) No water pressure was present at time of inspection so inspector was unable to asses much of the plumbing and drainage system for proper functionality. Inquiry should be made with sellers as to why water has been shut off and/or why there is no water pressure to house before closing.
- 2) Several areas of bowed and cracked walls in basement were noted as were attempts to mitigate the issues. A structural engineer should be consulted to confirm whether these mitigation measures are sufficient as well as whether or not the root cause of the bowing and cracking has been properly dealt with.
- 3) Rear entry area needs a proper approach installed for safe entry and egress at this door. Rear entry sliding door itself is also in need of repair for proper operation.

This is only a brief summary of the inspection, please read full report.

Section	Condition#	Comment
<b>Grounds</b>		
Grading Conditions <span style="color: orange;">(Repair)</span>	1.1	Evidence of poor site drainage or grading was observed at northside of house.
Sidewalk Conditions <span style="color: orange;">(Repair)</span>	1.3	The walkway is wood with concrete blocks for steps. Block steps are deteriorated and not tall enough. Both situations present a trip hazard. Recommend replacing blocks with something taller that would evenly split the 12" rise from walkway to porch surface. Maintenance is recommended on a regular basis to reduce moisture related deterioration of the wood walkway.
<b>Exterior</b>		
Back Entrance Conditions <span style="color: orange;">(Repair)</span>	2.2	Recommend replacing deck or adding steps to make this entrance/egress safe.
Window Conditions <span style="color: orange;">(Repair)</span>	2.4	Broken glass pane was observed in northeast bedroom . Recommend repair as needed. Also noted staining in the sill corners of several windows. These areas were not damp at the time of inspection. Recommend monitoring during rainy conditions and resealing or having window professional evaluate further if dampness is noticed.
Exterior Door Conditions <span style="color: orange;">(Repair)</span>	2.5	The front door appeared to be in serviceable condition at the time of the inspection.  The rear sliding door appeared to be missing hardware at the top. Although door did close and latch properly this condition allowed door to rock in frame when opening and closing. A video demonstrating this condition has been sent to: <a href="mailto:brian_northwood90@gmail.com">brian_northwood90@gmail.com</a> - Recommend repair or replacement of door.
Faucet Conditions <span style="color: orange;">(Repair)</span>	2.6	No water when handle was opened.

## Report Summary Page

### Roofing

Gutter & Downspout Conditions (Repair)	3.3	The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area and foundation issues.
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### Heating - Air

Unit Conditions (Appears Serviceable)	4.1	The heating system was operational at the time of inspection. This is not an indication of future operation or condition. Air leak in distribution plenum, making noise and likely dispersing unfiltered air into dwelling. Recommend installation of sheet metal screw at this location to remedy situation. a video demonstrating this condition has been sent to: <a href="mailto:brian_northwood90@hotmail.com">brian_northwood90@hotmail.com</a>
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### Electrical

Electrical Service Conditions (Safety)	5.1	The main service entry appeared to be in serviceable condition at the time of inspection.  Neighbor's electrical service passes over this property at only 8 feet above grade. This is too low and a safety hazard. Correction by neighbor or utility company should be requested .
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### Plumbing

Supply Line Conditions (Appears Serviceable)	6.2	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.  No water pressure was present at the time of inspection so flow, volume , and leaks could not be properly assessed. Main water valve in basement was turned to on position.
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### Interiors

Wall Conditions (Appears Serviceable)	7.1	One isolated moisture stain below bedroom window. Was not moist at time of inspection.  Possibly an old stain caused by a formerly installed window a/c unit or faulty window. Wood flooring below this window was also buckled. Monitor for future moisture in this area.
Electrical Conditions (Repair)	7.7	All tested receptacles operated correctly.  One receptacle in bedroom needs reinstalled correctly It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Lighting Conditions (Appears Serviceable)	7.8	Light bulbs were missing at front room fixture.
Smoke Detector Conditions (Safety)	7.10	2 of 3 smoke detector(s) did not respond to the test button. Recommend repairs as needed. Safety.

## Report Summary Page

### Bedroom 1

Smoke Detector Conditions (Safety)	8.10	The smoke detector(s) did not respond to the test button.
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### Bedroom 2

Interior Window Conditions (Repair)	9.5	Previously mentioned Cracked glass pane(s) were observed Recommend repair as needed.
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### Bathroom 1

Floor Conditions (Repair)	10.3	Gap between floor covering and shower insert is allowing moisture intrusion beneath the floor covering. This area should be sealed up to prevent damage to subfloor.
Shower - Tub Conditions (Not Inspected)	10.12	Caulking is recommended at the tub walls and or floors in bath . Conditions behind wall or under floor were concealed and not visible or accessible for inspection. There was no water supply or the water was turned off . Inspector was unable to test or inspect.

### Basement

Wall Conditions (Appears Serviceable)	12.2	Previous reinforcement to bowing walls were noted on the north and west basement walls. The cracking and bowing implies that foundation movement has occurred. Recommend further review and inspection by a qualified foundation / masonry contractor and / or a qualified geo-technical or structural engineer. Past or future movement may be related to soils and geological issues, which are beyond the scope of our expertise.
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R = Repair | AS = Appears Serviceable | NI = Not Inspected | S = Safety |

## 1 Grounds

### Grading

#### Grading Slope

Grading was sloped away from the house sufficiently on all sides except the northside of house where the grading was flat to slightly negative. This could be improved with a drainage installation.



#### 1.1) Grading Conditions

R

Evidence of poor site drainage or grading was observed at northside of house.

### Driveways - Sidewalks - Walkways

#### Driveway Material

Asphalt.

#### 1.2) Driveway Conditions

AS

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

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



#### Sidewalk Material

Concrete Pavers/treated wood.

#### 1.3) Sidewalk Conditions

R

The walkway is wood with concrete blocks for steps. Block steps are deteriorated and not tall enough. Both situations present a trip hazard. Recommend replacing blocks with something taller that would evenly split the 12" rise from walkway to porch surface. Maintenance is recommended on a regular basis to reduce moisture related deterioration of the wood walkway.



#### Retaining Wall

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

**Retaining Wall Material**

No retaining walls were present.

**1.4) Retaining Wall Conditions**

NI

N/A

**2 Exterior****Front - Back Entrance****Front Entrance Type**

Porch.

**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**

No rear entrance, as deck has been removed.

**2.2) Back Entrance Conditions**

R

Recommend replacing deck or adding steps to make this entrance/egress safe.

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



## Exterior Walls

<b>Structure Type</b>	Wood frame.
<b>Exterior Wall Covering</b>	The visible and accessible areas of the exterior siding material are vinyl.

### 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

<b>Window Type</b>	Double Hung. 1 Sliding (kitchen).
<b>Window Material</b>	Vinyl.

### 2.4) Window Conditions

R

Broken glass pane was observed in northeast bedroom . Recommend repair as needed. Also noted staining in the sill corners of several windows. These areas were not damp at the time of inspection. Recommend monitoring during rainy conditions and resealing or having window professional evaluate further if dampness is noticed.

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Northeast bedroom

#### 2.5) Exterior Door Conditions

R

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

The rear sliding door appeared to be missing hardware at the top. Although door did close and latch properly this condition allowed door to rock in frame when opening and closing. A video demonstrating this condition has been sent to: [brian\\_northwood90@gmail.com](mailto:brian_northwood90@gmail.com) - Recommend repair or replacement of door.



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### Exterior Water Faucet(s)

**Faucet Location** North side of home. West side of home.

**2.6) Faucet Conditions**

R

No water when handle was opened.

### Chimney

**2.7) Chimney Conditions**

NI

N/A

## 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.



**Number of Layers** One.

**3.1) Roof Covering Condition**

AS

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The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

### 3.2) Flashing Conditions

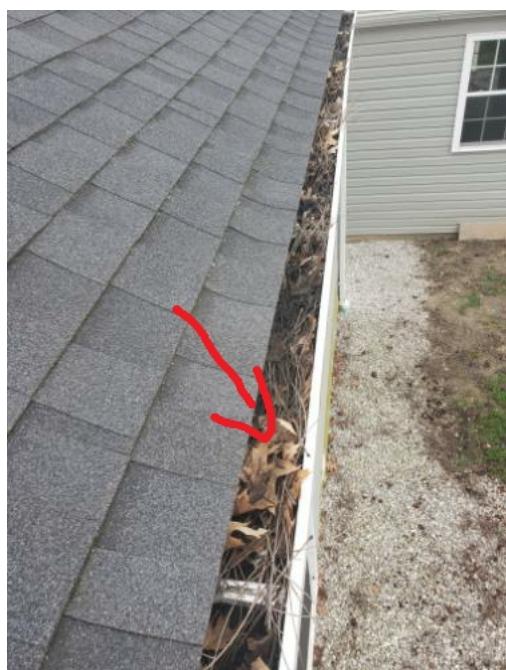
AS

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

### 3.3) Gutter & Downspout Conditions

R

The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area and foundation issues.



## Attic Area

### Attic Access

Attic access was located in northeast bedroom closet.

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

**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.

**Attic Ventilation Type**

Gable Vents. Ridge Vents.

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

### 3.5) Attic Ventilation Conditions

AS

The ventilation in the attic appeared to be adequate.

### Attic Insulation Type

Loose fill.

### 3.6) Attic Insulation Conditions

AS

The attic has blown-in insulation. The approximate depth of the insulation is 12 inches, which appears adequate.

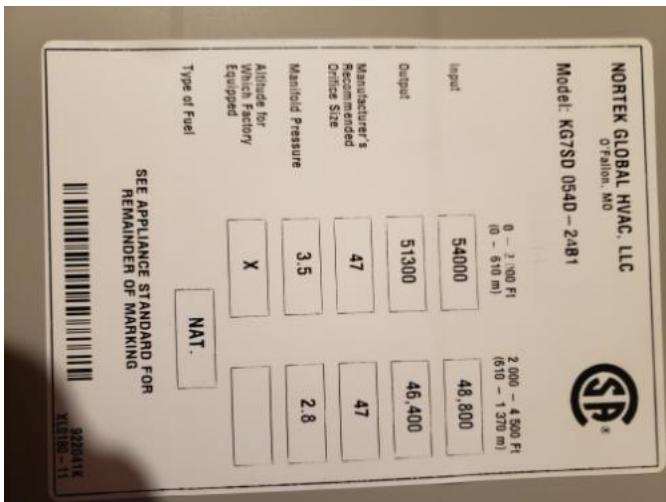


## 4 Heating - Air

### Heating

Location of Unit	Basement.
Heating Type	Forced Air.
Energy Source	Natural Gas.
Approximate BTU Rating	<a href="https://literature.nortekhvac.com/Unbranded/search/2491321B-26E9-474B-97C4-5D1589846590">https://literature.nortekhvac.com/Unbranded/search/2491321B-26E9-474B-97C4-5D1589846590</a>

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



#### 4.1) Unit Conditions

AS

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

Air leak in distribution plenum, making noise and likely dispersing unfiltered air into dwelling.  
Recommend installation of sheet metal screw at this location to remedy situation. a video demonstrating this condition has been sent to: [brian\\_northwood90@hotmail.com](mailto:brian_northwood90@hotmail.com)



Distribution Type

forced air .

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

#### 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 normal working order at the time of inspection.

#### 4.4) Thermostat Condition

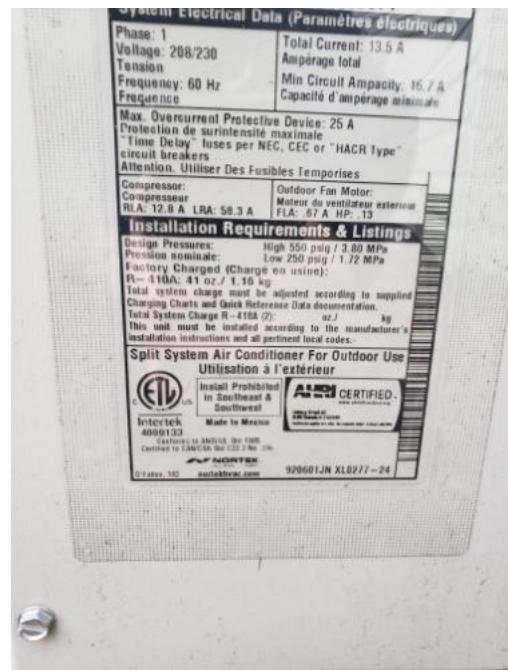
AS

Thermostat is located in hallway. The normal operating controls appeared to be in working order at the time of inspection.

### Air Condition - Cooling

#### Type of Cooling System

Split system.



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

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 (dependant on weather and ambient temperatures).

## 5 Electrical

### Service Drop - Weatherhead

**Electrical Service Type** The electrical service is overhead.

**Electrical Service Material** Aluminum.

**Number of Conductors** Three.

#### 5.1) Electrical Service Conditions

S

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

Neighbor's electrical service passes over this property at only 8 feet above grade. This is too low and a safety hazard. Correction by neighbor or utility company should be requested .



### Main Electrical Panel

**Main Disconnect Location** At Main Panel.

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



Main disconnect

#### Electric Panel Location

The main electric panel is located at the basement.

#### Panel Amperage Rating

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

#### Circuit Protection Type

Breakers.

#### 5.2) Wiring Methods

AS

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

#### 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

Possibly a subpanel in garage. Garage was not Inspected and was not accessible.

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#### 5.4) Subpanel Conditions

AS

N/A

## 6 Plumbing

### Water Main Line

#### Main Shutoff Location

The main valve is located at the basement. (West basement wall).

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



Main water shutoff

#### Main Line Material

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



#### 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

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

### 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.

No water pressure was present at the time of inspection so flow, volume , and leaks could not be properly assessed. Main water valve in basement was turned to on position.

### Drain - Waste Lines

#### Drain Line Material

The visible portions of the waste lines are plastic.

#### 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(s)

#### Water Heater Type

Electric.

#### 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

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performance, operation, or condition.



## 7 Interiors

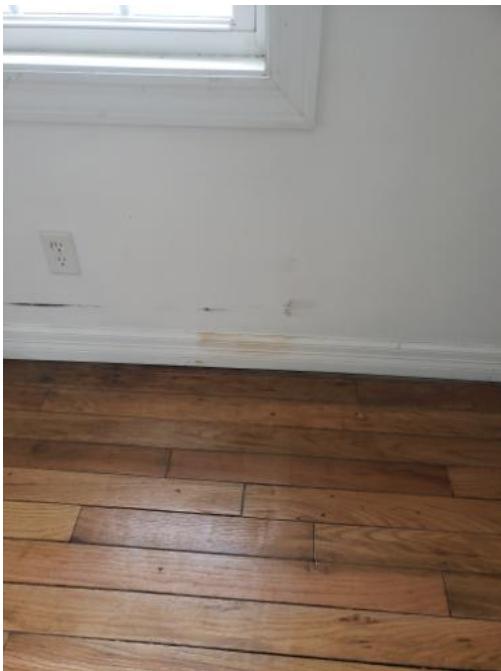
### Walls - Ceilings - Floors

#### 7.1) Wall Conditions

AS

One isolated moisture stain below bedroom window. Was not moist at time of inspection. Possibly an old stain caused by a formerly installed window a/c unit or faulty window. Wood flooring below this window was also buckled. Monitor for future moisture in this area.

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



## 7.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the 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 with the exception of the afore mentioned minor buckling in the bedroom.

## 7.4) Heat Source Conditions

AS

Serviceable condition

## 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

R

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

All tested receptacles operated correctly.

One receptacle in bedroom needs reinstalled correctly It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



**7.8) Lighting Conditions**

AS

Light bulbs were missing at front room fixture.



**7.9) Ceiling Fan Conditions**

AS

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

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

#### 7.10) Smoke Detector Conditions

S

2 of 3 smoke detector(s) did not respond to the test button. Recommend repairs as needed. Safety.

### Fireplace

Fireplace Location

N/A

Fireplace materials

N/A

#### 7.11) Fireplace Conditions

AS

N/A

## 8 Bedroom 1

### 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.

#### 8.4) Heat Source Conditions

AS

Appears Serviceable.

### Windows - Doors

#### 8.5) Interior Window Conditions

AS

The accessible windows were tested and were operational at the time of the inspection.

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

#### 8.6) Interior Door Conditions

AS

The interior doors closed and latched at the time of inspection

### Electrical Conditions

#### 8.7) Electrical Conditions

AS

All accessible outlets were operation and tested for proper wiring at the time of inspection.

Previously mentioned loose / damaged outlet was observed at bedroom 1. Recommend further evaluation and repairs by a licensed electrician prior to close.



#### 8.8) Lighting Conditions

AS

The lighting controlled by wall switches was operational at the time of inspection.

#### 8.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

#### 8.10) Smoke Detector Conditions

S

The smoke detector(s) did not respond to the test button.

### Fireplace

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

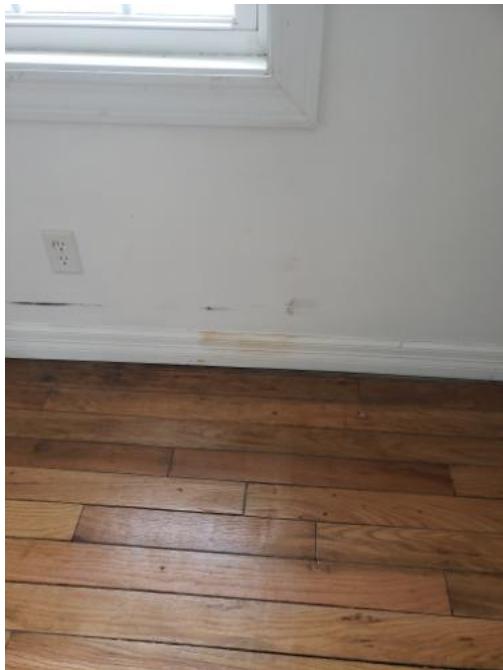
## 9 Bedroom 2

### Walls - Ceilings - Floors

#### 9.1) Wall Conditions

AS

Previously mentioned moisture stains below window.



#### 9.2) Ceiling Conditions

AS

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

#### 9.3) Floor Conditions

AS

The floor coverings were buckled below window.

#### 9.4) Heat Source Conditions

AS

The register in this room was observed to be distributing heat at the time of inspection.

### Windows - Doors

#### 9.5) Interior Window Conditions

R

Previously mentioned Cracked glass pane(s) were observed Recommend repair as needed.

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



#### 9.6) Interior Door Conditions

AS

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

### Electrical Conditions

#### 9.7) Electrical Conditions

AS

All accessible outlets in bedroom were operation and tested for proper wiring at the time of inspection.

#### 9.8) Lighting Conditions

AS

The lighting controlled by wall switches was operational at the time of inspection.

#### 9.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

#### 9.10) Smoke Detector Conditions

AS

Tested operational.

### Fireplace

10 Bathroom 1

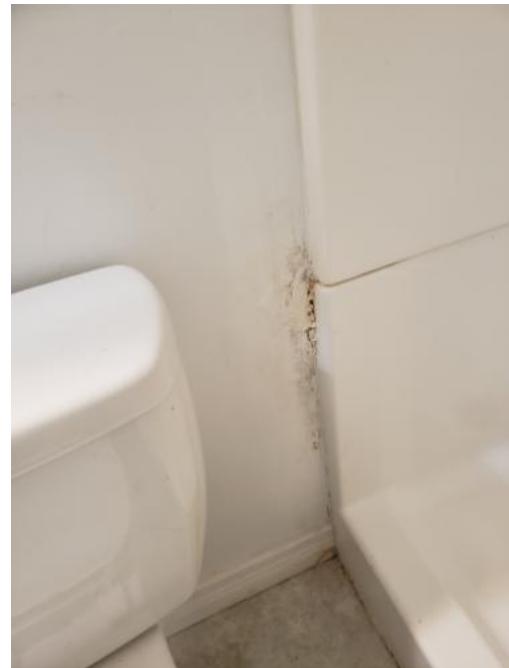
R = Repair | AS = Appears Serviceable | NI = Not Inspected | S = Safety |

## Walls - Ceilings - Floors

### 10.1) Wall Conditions

R

There were moisture stains on the walls adjacent to the shower insert. Recommend repair with moisture resistant materials.



### 10.2) Ceiling Conditions

AS

Moisture related stains were observed at the bathroom ceiling. This was most likely caused by high humidity from showers. Please refer to limitations of inspection regarding moisture related conditions.

### 10.3) Floor Conditions

R

Gap between floor covering and shower insert is allowing moisture intrusion beneath the floor covering. This area should be sealed up to prevent damage to subfloor.

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



seal gap

#### 10.4) Heat Source Conditions

AS

Appears Serviceable.

### Windows - Doors

#### 10.5) Bathroom Window Conditions

AS

N/A

#### 10.6) Bathroom Door Conditions

AS

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

### Electrical Conditions

#### 10.7) Electrical Conditions

AS

Proper GFCI protected outlet tested as normal working order.

#### 10.8) Lighting Conditions

AS

Appears Serviceable.

#### 10.9) Vent Fan Conditions

AS

Appears Serviceable.

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

## Bathroom Sink

### 10.10) Counter - Cabinet Conditions

AS

Appears Serviceable.

### 10.11) Sink Conditions

NI

There was no water supply or the water was turned off . Inspector was unable to test or inspect.

## Shower - Tub - Toilet

### 10.12) Shower - Tub Conditions

NI

Caulking is recommended at the tub walls and or floors in bath . Conditions behind wall or under floor were concealed and not visible or accessible for inspection. There was no water supply or the water was turned off . Inspector was unable to test or inspect.

### 10.13) Toilet Conditions

NI

There was no water supply or the water was turned off . Inspector was unable to test or inspect.

## 11 Kitchen

## Walls - Ceilings - Floors

### 11.1) Wall Conditions

AS

Appeared Serviceable.

### 11.2) Ceiling Conditions

AS

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

### 11.3) 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.

### 11.4) Heat Source Conditions

AS

Appeared Serviceable.

## Windows - Doors

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**11.5) Kitchen Window Conditions**

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

**11.6) Kitchen Door Conditions**

N/A

**Electrical Conditions****11.7) Electrical Conditions**

All outlets in kitchen tested as GFCI protected. GFCI outlet tested as normal working order.

**11.8) Lighting Conditions**

Appeared Serviceable.

**11.9) Ceiling Fan Conditions**

N/A

**Kitchen Sink - Counter tops - Cabinets****11.10) Counter Conditions**

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

**11.11) Cabinet Conditions**

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

**11.12) Sink Plumbing Conditions**

There was no water supply or the water was turned off . Inspector was unable to test or inspect.

**11.13) Garbage Disposal Condition**

N/A

**Appliances****Stove - Range Type**

N/A

**11.14) Stove - Range Condition**

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N/A

**11.15) Hood Fan Conditions**

NI

No exhaust fan was observed. Today's construction would require installation of a fan / hood.

**11.16) Dishwasher Conditions**

NI

The water supply to the dishwasher was turned off. The dishwasher could not be tested at the time of inspection. The inspector is prohibited to open valves that are closed or turn on electrical breakers that are off at the time of inspection. We recommend the dishwasher be operable and tested before closing.

## 12 Basement

### Walls - Ceilings - Floors

**12.1) Basement Stair Conditions**

R

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

Wall board was missing at landing area, top of basement stairs.



**12.2) Wall Conditions**

AS

Previous reinforcement to bowing walls were noted on the north and west basement walls.

The cracking and bowing implies that foundation movement has occurred. Recommend further review and inspection by a qualified foundation / masonry contractor and / or a qualified geotechnical or structural engineer. Past or future movement may be related to soils and geological

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issues, which are beyond the scope of our expertise.



#### 12.3) Ceiling Conditions

NI

N/A

#### 12.4) Floor Conditions

NI

Surface / floor drains were observed. These drains were not tested as a part of this inspection. Condition of underground pipes or sewer systems is not determined as part of this inspection. Client is advised to consult with the homeowner for information on drainage systems present and to whether previous water penetration has occurred.

#### 12.5) Heat Source Conditions

NI

N/A

### Windows - Doors

#### 12.6) Basement Window Conditions

NI

Basement windows were not tested for operation.

#### 12.7) Basement Door Conditions

AS

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

### Electrical Conditions

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#### 12.8) Electrical Conditions

AS

Minimal outlets were observed. Recommend adding outlets to reduce extension cord usage and to increase safety. Basement outlets should be GFCI protected.

#### 12.9) Lighting Conditions

AS

Appears Serviceable.

#### 12.10) Sump Pump Conditions

NI

Not Inspected.

### 13 Garage - Laundry

#### Walls - Ceilings - Floors

##### Garage Type

The garage is detached from the house.  
Garage was not Inspected.  
inaccessible/not within scope of inspection agreement.

#### Laundry Room

##### Location

Hall Closet

#### 13.1) Laundry Room Conditions

AS

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

### 14 Foundation - Crawl Space

#### Foundation

##### Foundation Type

Basement.

##### Foundation Material

Block.

#### 14.1) Foundation Conditions

R

A crack of 1/8 " or more was observed in the foundation wall. The cracking implies that foundation movement has occurred. Recommend further review and inspection by a qualified foundation / masonry contractor and / or a qualified geo-technical or structural engineer. The exact / precise measurement of such conditions is not within the scope of our inspection. Past or future movement may be related to soils and geological issues, which are beyond the scope of our expertise.

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## Flooring Structure

### **Flooring Support Type**

The wood framing floor system was constructed of 2 X 12 floor joists.

### **14.2) 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.