

# Inspection Report

Provided by:



## Quality Inspection Services

Inspector: David Killgore

InterNACHI Certified Home Inspector  
ICC Certified Combination Inspector  
NAESA Certified QEI Elevator Inspector

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### Property Address

1234 Anywhere, KS 67204



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# Report Information

## Client Information

**Client Name** Sample  
**Client Phone** 316-123-4567

## Property Information

**Approximate Year Built** 1956.  
**Approximate Square Footage** 1446  
**Number of Bedroom** 3.  
**Number of Bath** 1 3/4  
**Direction House Faces** West.

## Inspection Information

**Inspection Date** 9/30/2021  
**Inspection Time** 5:30 PM  
**Weather Conditions** Dry.  
**Outside Temperature** 85  
**Price for Inspection** \$275.

### 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, Windows, 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
<b>Grounds</b>		
Driveway Conditions	1.2	Major cracks were found in the driveway. The driveway appears to be approaching the end of its useful life.
<b>Exterior</b>		
Exterior Wall Conditions	2.3	The paint / finish of the siding was deteriorated and is in need of repair, replacement and / or maintenance.
<b>Roofing</b>		
Roof Covering Condition	3.1	The roof had evidence of patching and repair. Given this condition, it is likely that the roof has leaked at one time. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close. The roof had evidence of unprofessional patching and repair. Given this condition, it is likely that the roof has leaked at one time. Recommend further evaluation by a qualified contractor. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.
Flashing Conditions	3.2	The exposed flashings appeared to be in serviceable condition at the time of inspection. Separations were observed in the exposed flashing at the skylight(s). Sealing is needed. Recommend further evaluation and repair as needed by a qualified / licensed contractor.
<b>Heating - Air</b>		
AC Unit Conditions	4.5	Airflow surrounding the condenser appears to be limited. Suggest removal of excess vegetation within two feet from the condenser.
<b>Electrical</b>		
Electrical Panel Conditions	5.3	The electrical service and panel appeared to be outdated by today's standards. Although the homes existing service may be sufficient, today's standards typically require a minimum of 100 amps in order to run modern day appliances. The panel is a Zinsco type panel and it is recommended to have a licensed contractor evaluate the condition and possible need for replacement.
<b>Interiors</b>		
Wall Conditions	7.1	Moisture related damage was observed at the front door above the door. Hidden evidence may exist in areas not readily visible or accessible. Recommend repair. Please refer to limitations of inspection regarding mold / moisture related conditions.

## Report Summary Page

Ceiling Conditions	7.2	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 mold / moisture related conditions. Parts of the house contained cathedral ceilings. The condition of roof rafters and / or presence of insulation were not visible or accessible for inspection.
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### Garage - Laundry

Window Conditions	11.6	Cracked glass pane(s) were observed at the furthest east window. Recommend repair as needed.
Vehicle Door Conditions	11.8	An extension cord was used as permanent wiring at the garage door opener. Any time an extension cord is used as part of a circuit, it is generally considered a safety hazard. While this is sometimes found recommend an electrician install an outlet next to the opener.

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# 1 Grounds

## Grading

**Grading Slope** The site is slightly sloped.

**1.1) Grading Conditions** AS

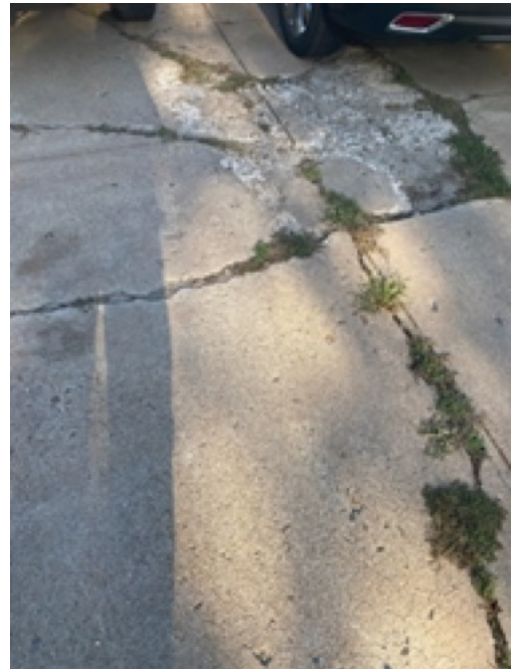
Grading of the soil near the foundation appears to be in serviceable condition.

## Driveways - Sidewalks - Walkways

**Driveway Material** Concrete.

**1.2) Driveway Conditions** R

Major cracks were found in the driveway. The driveway appears to be approaching the end of its useful life.



**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.

## Retaining Wall

**Retaining Wall Material** No retaining walls were present.

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## 2 Exterior

### Front - Back Entrance

**Front Entrance Type** Covered 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** Covered Patio.

**2.2) Back Entrance Conditions**

AS

Substantial cracks and / or settlement were observed in the patio.



### Exterior Walls

**Structure Type** Brick.

**Exterior Wall Covering** The visible and accessible areas of the exterior siding material are brick. The visible and accessible areas of the exterior siding material are composite siding.

**2.3) Exterior Wall Conditions**

R

The paint / finish of the siding was deteriorated and is in need of repair, replacement and / or maintenance.



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### Exterior Windows - Doors

**Window Type** Single Hung.  
**Window Material** Wood with metal storm windows.

#### 2.4) Window Conditions

AS

Appeared to be in serviceable condition at the time of the inspection.

#### 2.5) Exterior Door Conditions

AS

The door(s) appeared to be in serviceable condition at the time of the inspection.

### Exterior Water Faucet(s)

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

#### 2.6) 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. Hose faucets and pipes were loose and not secure at at the front (west side) of the house.

### Chimney

#### 2.7) Chimney Conditions

AS

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection. The chimney and / or flue did not have a rain cap installed. Recommend a cap be installed during normal chimney maintenance.

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## 3 Roofing

### Roof Covering

<b>Method of Inspection</b>	The roof was inspected by walking the safe and accessible areas.
<b>Roof Style</b>	Flat. Less than a 4/12 Pitch. Low sloped. Combination of gable and hip.
<b>Roof Covering Material</b>	Asphalt composition shingles.
<b>Number of Layers</b>	Two.

#### 3.1) Roof Covering Condition

R

The roof had evidence of patching and repair. Given this condition, it is likely that the roof has leaked at one time. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close. The roof had evidence of unprofessional patching and repair. Given this condition, it is likely that the roof has leaked at one time. Recommend further evaluation by a qualified contractor. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.

#### 3.2) Flashing Conditions

R

The exposed flashings appeared to be in serviceable condition at the time of inspection. Separations were observed in the exposed flashing at the skylight(s). Sealing is needed. Recommend further evaluation and repair as needed by a qualified / licensed contractor.

#### 3.3) Gutter & Downspout Conditions

AS

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

### Attic Area

<b>Attic Access</b>	There was no access found to the attic. Framing, insulation, and associated roof components could not be inspected. This home does not have an attic.
<b>Method of Inspection</b>	This home did not have an attic.
<b>Roof Frame Type</b>	The roof framing is constructed with rafter framing.

#### 3.4) Attic Conditions

NI

Could not see the framing at the roof as there is no attic in this home.

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**Attic Ventilation Type**

Soffit vents.

**3.5) Attic Ventilation Conditions**

AS

Appeared serviceable at time of inspection.

**Attic Insulation Type**

Not inspected

**3.6) Attic Insulation Conditions**

NI

Was not inspected due to the fact that there is no attic.

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## 4 Heating - Air

### Heating

<b>Location of Unit</b>	Utility Closet.
<b>Heating Type</b>	Forced Air.
<b>Energy Source</b>	Natural Gas.
<b>Approximate BTU Rating</b>	110,000

#### 4.1) Unit Conditions

AS

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

#### 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

Meat programmable thermostat located in the family room.

### Air Condition - Cooling

<b>Type of Cooling System</b>	Split system.
<b>AC Unit Power</b>	240V.

#### 4.5) AC Unit Conditions

AS

Airflow surrounding the condenser appears to be limited. Suggest removal of excess vegetation within two feet from the condenser.

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## 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

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** Utility Closet.

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

**Circuit Protection Type** Breakers.

#### 5.2) Wiring Methods

AS

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

#### 5.3) Electrical Panel Conditions

R

The electrical service and panel appeared to be outdated by today's standards. Although the homes existing service may be sufficient, today's standards typically require a minimum of 100 amps in order to run modern day appliances. The panel is a Zinsco type panel and it is recommended to have a licensed contractor evaluate the condition and possible need for replacement.

### Electrical Subpanel

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## 6 Plumbing

### Water Main Line

#### Main Shutoff Location

The water service is public utility coming into the front of the house into the crawl space. The main valve is located at the crawl space to the right of the crawl space entrance.

#### 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

#### Supply Line Material

The visible material used for the supply lines is copper. 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.

#### 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

Natural Gas.

#### Water Heater Location

Utility Closet.

#### 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.

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## 7 Interiors

### Walls - Ceilings - Floors

#### 7.1) Wall Conditions

R

Moisture related damage was observed at the front door above the door. Hidden evidence may exist in areas not readily visible or accessible. Recommend repair. Please refer to limitations of inspection regarding mold / moisture related conditions.

#### 7.2) Ceiling Conditions

R

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 mold / moisture related conditions. Parts of the house contained cathedral ceilings. The condition of roof rafters and / or presence of insulation were not visible or accessible for 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) Heat Source Conditions

AS

Appeared serviceable at time of 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

Appeared serviceable at time of inspection.

#### 7.8) Lighting Conditions

AS

All lights Appeared serviceable at time of inspection.

#### 7.9) 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.



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### 7.10) Smoke Detector Conditions

AS

The carbon monoxide detector may be part of an alarm. The smoke detector was not tested. Carbon Monoxide detectors have a useful lifespan of about 5-6 years, it is recommended to replace all units after this time period.

## Fireplace

### Fireplace Location

A fireplace is located at the family room.

### Fireplace materials

The fireplace is mason built.

### 7.11) Fireplace Conditions

AS

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

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## 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

Parts of the house contained cathedral ceilings. The condition of roof rafters and / or presence of insulation were not visible or accessible for 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

Appeared serial time of inspection.

### Windows - Doors

#### 8.5) Kitchen Window Conditions

AS

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

#### 8.6) Kitchen Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection. back patio screen door has built in per door.

### Electrical Conditions

#### 8.7) Electrical Conditions

AS

Appeared serial time of inspection.

#### 8.8) Lighting Conditions

AS

Appeared serial 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.

### Kitchen Sink - Counter tops - Cabinets

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#### 8.10) Counter Conditions

AS

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

#### 8.11) Cabinet Conditions

AS

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

#### 8.12) 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.

#### 8.13) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

### Appliances

#### Stove - Range Type

The oven is electric. The range is electric.

#### 8.14) Stove - Range Condition

AS

The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

#### 8.15) Hood Fan Conditions

AS

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

#### 8.16) 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 Bath(s)

### Walls - Ceilings - Floors

#### 9.1) Wall Conditions

AS

Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through. Client is advised to note any staining or conditions that may not have been visible during the time of inspection. Such conditions should be brought to your Realtor (if applicable) or Attorney's attention prior to closing of this property.

#### 9.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. Parts of the house contained cathedral ceilings. The condition of roof rafters and / or presence of insulation were not visible or accessible for 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.

#### 9.4) Heat Source Conditions

AS

Appeared serial time of inspection.

### Windows - Doors

#### 9.5) Bathroom Window Conditions

AS

It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair. some water damage to the drywall ceiling.

#### 9.6) Bathroom 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

Appeared serial time of inspection.

#### 9.8) Lighting Conditions

AS

Appeared serial time of inspection.

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**9.9) Vent Fan Conditions**

AS

Appeared serial time of inspection.

**Bathroom Sink**

**9.10) Counter - Cabinet Conditions**

AS

Appeared serial time of inspection.

**9.11) Sink Conditions**

AS

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

**Shower - Tub - Toilet**

**9.12) Shower - Tub Conditions**

AS

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

**9.13) Toilet Conditions**

AS

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

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## 10 Basement

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

## 11 Garage - Laundry

### Walls - Ceilings - Floors

#### Garage Type

The garage is attached to the house. Number of cars is one.

#### 11.1) Siding Conditions (if detached)

AS

Common cracks were found in the exterior walls. Recommend sealing to reduce the possibility of water penetration. The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

#### 11.2) Roof Conditions (if detached)

AS

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

#### 11.3) Wall Conditions

AS

A hatch or opening was present into the crawl space. Although fairly common, this condition can compromise the interior of the firewall / ceiling. (A firewall is generally considered any wall between the house or living space and garage.)

#### 11.4) Ceiling Conditions

AS

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

#### 11.5) 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.

#### 11.6) Window Conditions

R

Cracked glass pane(s) were observed at the furthest east window. Recommend repair as needed.

#### 11.7) Door Conditions

AS

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

#### 11.8) Vehicle Door Conditions

R

An extension cord was used as permanent wiring at the garage door opener. Any time an extension cord is used as part of a circuit, it is generally considered a safety hazard. While this is sometimes found recommend an electrician install an outlet next to the opener.

#### 11.9) Electrical Conditions

AS

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Appeared serial time of inspection.

**11.10) Lighting Conditions**

AS

Appeared serial time of inspection.

**Laundry Room**

**Location**

The laundry facilities are located in the laundry room.

**11.11) Laundry Room Conditions**

AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.



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## 12 Foundation - Crawl Space

### Foundation

**Foundation Type** Crawl Space.

**Foundation Material** Concrete.

**12.1) Foundation Conditions**

AS

Appeared serial time of inspection.

### Flooring Structure

**Flooring Support Type** The wood framing floor system was constructed of 2 X 12 floor joists.

**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.