

# Inspection Report

Provided by:



## All Alert Home Inspections

Inspector: Lionel Thomas

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### Property Address

3735 Allie Rd  
Greenville, Georgia 30222  
County: Meriwether



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# Report Information

## Client Information

**Client Name** Sample Report  
**Client Phone**

## Property Information

**Approximate Year Built** 1999  
**Approximate Square Footage** 1456  
**Number of Bedroom** 3.  
**Number of Bath** 2.  
**Direction House Faces** North.  
**Septic tank or Public sewer** It appears that your property plumbing is connected to a septic tank.  
**Public water source or well water source** Water supply appears to be from a water well located on or near the property.

## Inspection Information

**Inspection Date**  
**Inspection Time**  
**Weather Conditions** Dry.  
**Outside Temperature** 85f  
**Price for Inspection**

Sample Inspection Agreement - This is only a sample and should be reviewed by a lawyer to ensure it will work for your business. You can modify this text by logging in to the web app at <https://app.ezhomeinspectionssoftware.com> on a desktop or laptop computer. Then go to the bottom of the report information section to update the info.

### 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 home inspection went well. The house is in good condition. The foundation and roof were in good condition. Plumbing adjustments and or repairs are needed in bathrooms. A few electrical receptacles were loose and should be repaired by a licensed electrician. The air conditioner didn't work in cooling mode. Have the air conditioner serviced by a licensed hvac technician for proper functionality. Please read the complete home inspection report and call or text me with any questions or concerns.

### Heating - Air

#### 4.1 Unit Conditions (Safety)

2021 Amana fan coil unit.

Air filter was dirty and damaged. Recommend replacing for proper air flow and efficiency. 20 x 20 x 1. There was no secondary drain pan installed under the furnace. Consider installing one to prevent water related issues inside of the house should the unit leak water due to condensation and or a clogged condensation drain line.

Exposed electrical wire fasteners and or exposed wires were noticed at furnace or fan coil areas. Have this corrected by a licensed electrician for electrical safety.

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

### Electrical

#### 5.5 Exterior electrical issues (Safety)

Electrical wire(s) were not installed in electrical conduit. Have this corrected by a licensed electrician for electrical safety.

Outlet at is not gfci protected and or will not reset. Have repaired by a qualified electrician for electrical safety.

Electrical plate that covers electrical wires is damaged or missing and or electrical whip is loose and or not properly attached. Have this corrected by a licensed electrician for electrical safety.

### Plumbing

#### 6.4 Water Heater Conditions (Repair)

2021 AO Smith electric water heater.

Cracks, damage, openings around flue vent, etc. we're noticed at the time of the inspection. Recommend properly sealing all openings to prevent moisture intrusion and pest activity.

### Interiors

#### 7.7 Electrical Conditions (Safety)

Family room, Loose receptacle(s) and or electrical cover. Have this repaired by a licensed electrician to prevent electrical shock injuries.

#### 7.8 Lighting Conditions (Safety)

Master bedroom closet, Light lens or cover is missing or damaged. Correct this for proper functionality and safety.

## Kitchen

### 8.7 Electrical Conditions (Safety)

Receptacle is not gfci protected and or will not reset. Have this corrected by a licensed electrician for electrical safety.

### 8.14 Stove - Range Condition (Safety)

Install anti - tipping bracket to prevent the oven from tipping over on someone when excessive force is applied to oven door.

## Bath(s)

### 9.7 Electrical Conditions (Safety)

Master bathroom, Loose receptacle. Have this repaired by a licensed electrician to prevent electrical shock injuries.

## 1 Grounds

### Grading

#### Grading Slope

The site is flat and moderately sloped.

#### 1.1) Grading Conditions

R

Signs of soil erosion or depressions were observed in some areas. Recommend filling in the area(s) as needed to prevent potential trip hazard and to insure that all water drains away from the house to prevent water related issues at the foundation, crawl space, and or basement.



### Driveways - Sidewalks - Walkways

#### Driveway Material

Soil.

#### 1.2) Driveway Conditions

AS

Uneven, Have this corrected as desired.

#### Sidewalk Material

Concrete Pavers.

#### 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

N / A

#### 1.4) Retaining Wall Conditions

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

N / A

**1.5) Gate / fence**

None

## 2 Exterior

### Front - Back Entrance

Front Entrance Type

Deck.

2.1) Front Entrance Conditions

R

Weathered and rough deck surfaces were noticed. Correct this as warranted for it's intended purpose and to prevent further damage.



Back Entrance Type

Covered Deck.

2.2) Back Entrance Conditions

R

Weathered and rough deck surfaces were noticed. Correct this as warranted for it's intended purpose and to prevent further damage.

Noticed wood in direct contact with the ground around the house and decks. Wood in direct contact with the soil will cause eventual wood rot damage, pest activity damage (termite). Providing clearance to prevent wood to soil contact is recommended to avoid damage.

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



**Exterior Walls**

**Structure Type**

Concrete Block and metal.

**Exterior Wall Covering**

The visible and accessible areas of the exterior siding material are vinyl.

**2.3) Exterior Wall Conditions**

R

Openings were noticed in siding. Seal and or repair / replace as needed to prevent moisture intrusion and pest activity and damage.



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**2.4) Trim, eaves, soffit, fascia**

R

Openings were noticed in one or some areas of fascia, soffit, eaves, trim. Recommend repairs be made and or openings be sealed to prevent damage, moisture intrusion and or pest activity.

**Exterior Windows - Doors**

**Window Type**

Double Hung.

**Window Material**

Aluminum.

**2.5) Window Conditions**

AS

Appears serviceable.

**2.6) Exterior Door Conditions**

R

Front door, Opening(s) were noticed between the door and door frame. Recommend adjusting door, weather stripping, or adding or replacement of weather stripping to seal openings to prevent moisture intrusion and pest activity.



**Exterior Water Faucet(s)**

Faucet Location

Back

2.7) Faucet Conditions

R

Hose Bibb was loose at the wall. Have this repaired to prevent damage and for proper functionality.

Low water pressure was noticed at spigot. Have this corrected by a licensed plumber for proper functionality.



**Chimney**

2.8) Chimney Conditions

N / A

**Main fuel shut off valve & location.**

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

**Main fuel shut off valve & location**

No gas to the property. The property has electricity only.

# 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** Appears to be One.

**3.1) Roof Covering Condition**

AS

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

Minor sagging or depressions were observed to the roof sheathing and / or framing support. There is no damage; however, when viewing the roof wavy type appears is noticeable



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**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 property has a no gutter system installed. 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.



**Attic Area**

**Attic Access**

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

**Method of Inspection**

No access and or blocked.

**Roof Frame Type**

No access and or blocked.

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**3.4) Attic Conditions**

NI

No access and or blocked.

**Attic Ventilation Type**

No access and or blocked.

**3.5) Attic Ventilation Conditions**

NI

No access and or blocked.

**Attic Insulation Type**

No access and or blocked.

**3.6) Attic Insulation Conditions**

NI

No access and or blocked.

# 4 Heating - Air

## Heating

**Location of Unit** Laundry room

**Heating Type** Heat Pump.

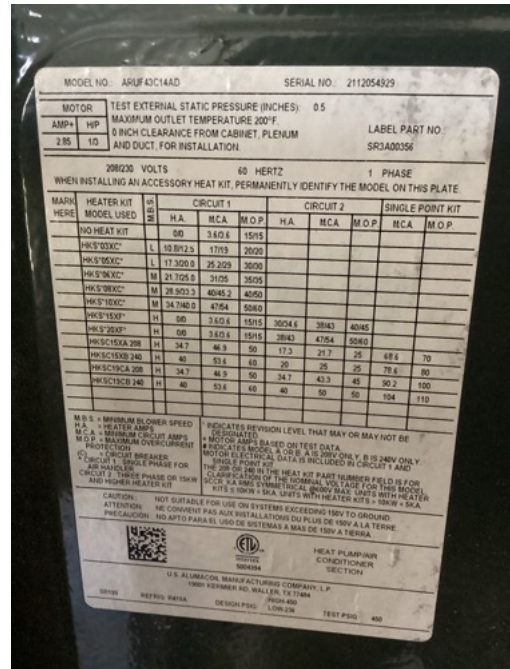
**Energy Source** Electric.

**Approximate BTU Rating** 50,000

**4.1) Unit Conditions**

S

2021 Amana fan coil unit.  
 Air filter was dirty and damaged. Recommend replacing for proper air flow and efficiency. 20 x 20 x 1.  
 There was no secondary drain pan installed under the furnace. Consider installing one to prevent water related issues inside of the house should the unit leak water due to condensation and or a clogged condensation drain line.  
 Exposed electrical wire fasteners and or exposed wires were noticed at furnace or fan coil areas. Have this corrected by a licensed electrician for electrical safety.  
 The heating system was operational at time of inspection. This is not an indication of future operation or condition.



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**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

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

**Air Condition - Cooling**

Type of Cooling System Split system.

AC Unit Power 240V.

4.5) AC Unit Conditions R

2021 Goodman 3.5 ton Heat pump condenser unit.  
 Insulation for a/c suction refrigerant line is damaged or missing. Recommend repairing to prevent condensation, moisture related issues, and efficiency.  
 Recommend sealing where A/C and or lines and or electrical wires penetrate the wall(s), flooring, etc. to prevent moisture intrusion and pest activity in the crawl space and or house.  
 Electrical cable was loose. Have this corrected for electrical safety and proper functionality.  
 The A/C unit was not operable at the time of inspection. Recommend further evaluation by a qualified HVAC contractor prior to close.



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



## 5 Electrical

### Service Drop - Weatherhead

**Electrical Service Type** Exterior left. 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.

**Grounding rod** Exterior left

### Main Electrical Panel

**Main Disconnect Location** Left side of the house. 200 amps.



**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 amps. 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.

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**Electrical Subpanel**

Subpanel Location N / A

**5.4) Subpanel Conditions**

N / A

**Exterior electrical issues**

**5.5) Exterior electrical issues** S

Electrical wire(s) were not installed in electrical conduit. Have this corrected by a licensed electrician for electrical safety.

Outlet at is not gfcı protected and or will not reset. Have repaired by a qualified electrician for electrical safety.

Electrical plate that covers electrical wires is damaged or missing and or electrical whip is loose and or not properly attached. Have this corrected by a licensed electrician for electrical safety.

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## 6 Plumbing

### Water Main Line

**Main Shutoff Location**

Rear yard at well.

**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.

**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)

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

**Water Heater Type** Electric.

**Water Heater Location** Laundry Room.

**Water Heater Capacity** 40 Gallon.

**6.4) Water Heater Conditions** R

2021 AO Smith electric water heater.

Cracks, damage, openings around flue vent, etc. we're noticed at the time of the inspection.

Recommend properly sealing all openings to prevent moisture intrusion and pest activity.



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



**Well pump**

6.5) Well pump.

AS

The visible areas of the well / pump appears to be serviceable at the time of the inspection.



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



**Sump pump/ injection pump**

**6.6) Sump pump / injection pump**

N / A

## 7 Interiors

### Walls - Ceilings - Floors

#### 7.1) Wall Conditions

R

Wall is weak. Have this repaired by a licensed contractor for proper functionality.



#### 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.

#### 7.4) Heat Source Conditions

AS

Air register.

### Windows - Doors

#### 7.5) Interior Window Conditions

R

Family and dining room, Noticed (4) inner windows were missing from dining room windows.

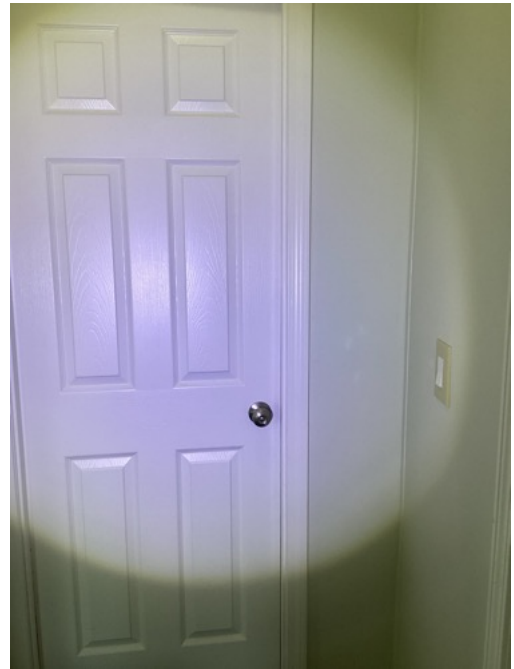
R = Repair | AS = Appears Serviceable | NI = Not Inspected | S = Safety |



7.6) Interior Door Conditions

R

Front left closet bedroom door, middle bedroom door, When closing the door it binds, sticks, and or is not in line to properly latch.



Electrical Conditions

7.7) Electrical Conditions

S

Family room, Loose receptacle(s) and or electrical cover. Have this repaired by a licensed electrician to prevent electrical shock injuries.

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



**7.8) Lighting Conditions**

S

Master bedroom closet, Light lens or cover is missing or damaged. Correct this for proper functionality and safety.

**7.9) Ceiling Fan Conditions**

AS

Appears serviceable.

**7.10) Smoke Detector Conditions**

AS

Smoke, heat, and or carbon monoxide detectors should be installed and tested according to current state and or local codes and or the manufacturers recommendation for safety.



**Fireplace**

**Fireplace Location**

N / A

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

**Fireplace materials**

N / A

**7.11) Fireplace Conditions**

N / A

**Interior stairs, steps, railings.**

**7.12) Interior stairs, steps, and railings.**

N / A

**Other**

**Other**

Septic tank(s), sprinkler systems, pools, jacuzzi, radon mitigation systems, dehumidifiers, boat launch, whole house vacuum systems, detached shed(s), and or detached garage(s) are not included with the inspection unless otherwise noted. Client should obtain full disclosure / history information from the seller prior to close. ( foundation issues, roof / plumbing leaks, repairs, etc. )

**8 Kitchen****Walls - Ceilings - Floors****8.1) Wall Conditions**

AS

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

**8.2) Ceiling Conditions**

AS

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

**8.3) Floor Conditions**

AS

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

**8.4) Heat Source Conditions**

AS

Air Register.

**Windows - Doors****8.5) Kitchen Window Conditions**

AS

Appears serviceable.

**8.6) Kitchen Door Conditions**

N / A

**Electrical Conditions****8.7) Electrical Conditions**

S

Receptacle is not gfci protected and or will not reset. Have this corrected by a licensed electrician for electrical safety.

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



**8.8) Lighting Conditions**

AS

Appears Serviceable

**8.9) Ceiling Fan Conditions**

N / A

**Kitchen Sink - Counter tops - Cabinets**

**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**

R

Seal openings where pipes go through the wall or cabinet under sink to prevent moisture intrusion and pest activity.

**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**

N / A

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

The oven is electric. The range is electric.

**8.14) Stove - Range Condition**

S

Install anti - tipping bracket to prevent the oven from tipping over on someone when excessive force is applied to oven door.

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



#### 8.15) Hood Fan Conditions

R

The fan was noisy at the time of inspection. Recommend adjustment and/or repair and / or replacement.



#### 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.

#### 8.17) Refrigerator

AS

Refrigerator was within 40f range and the freezer within 0 F range at the time of the inspection

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

**8.18) Microwave**

N / A

**9 Bath(s)****Walls - Ceilings - Floors****9.1) Wall Conditions**

AS

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

**9.2) Ceiling Conditions**

AS

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

**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

Air register.

**Windows - Doors****9.5) Bathroom Window Conditions**

AS

Appears Serviceable

**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**

S

Master bathroom, Loose receptacle. Have this repaired by a licensed electrician to prevent electrical shock injuries.



**9.8) Lighting Conditions**

AS

Appears Serviceable

**9.9) Vent Fan Conditions**

R

Vent fan is clogged and or debris coming from vent fan when turned on. Recommend cleaning for improved functionality and efficiency.

The heater appears on of vent fan is vented into the attic. Further evaluation by a licensed electrician for proper functionality.



**Bathroom Sink**

**9.10) Counter - Cabinet Conditions**

AS

Visible areas appears Serviceable.

**9.11) Sink Conditions**

R

There was visible evidence of low water pressure at the sink in master bathroom. Have this corrected by a licensed plumber for proper functionality.

Master bathroom, Openings were noticed around pipes going through the wall and or flooring. Seal openings to prevent moisture intrusion and pest activity.

Master bathroom, The sink drain stopper did not operate or was missing in bathroom. Repair this for proper functionality.



**Shower - Tub - Toilet**

**9.12) Shower - Tub Conditions**

R

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

The faucet, tub sprout, pipe that shower head is attached to, shower assembly, and / or plumbing was loose at the wall in hallway bathroom. Have this repaired by a licensed plumber for proper functionality and to prevent damage.

Tub / shower stoppers were not working or missing. Have this corrected by a licensed plumber for proper functionality.

Hallway bathroom, When both tub faucets were turned on noises were coming from the plumbing pipes. Have this corrected by a licensed plumber for proper functionality.

Master bathroom shower noises coming from shower head when turned on high. Have this corrected by a licensed plumber for proper functionality.

Master bathroom, Water leaking from connection and or shower arm or head. Repair for water conservation and proper functionality.

Master tub, Visible evidence of low water pressure was observed at the tub cold bathtub faucet. Some repair may be needed by a licensed plumber for proper functionality.

Master bathroom, Hallway bathroom tub has damage. Further evaluation by a licensed plumber for proper functionality and to prevent water related issues.



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



### 9.13) Toilet Conditions

R

The toilet was loose and or rocks at the floor in master bathroom. Recommend securing / repair as needed. While this condition is somewhat common, it can increase the likelihood that some water penetration may have occurred at the base / wax seal area of the floor.

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



## 10 Laundry

### Laundry Room

**Location**

The laundry facilities are located in the laundry room.

**10.1) 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.



# 11 Foundation - Crawl Space

## Foundation

**Foundation Type** Crawl Space.

**Foundation Material** Block.

**11.1) Foundation Conditions** AS

Appears Serviceable no issues were noticed in visible and accessible areas of the Crawlspace at the time of the inspection.

The base of the crawl space had no plastic installed or not installed in all areas. Client should consider installation of a plastic sheet vapor barrier over the soil to reduce moisture in the crawl space.



## Flooring Structure

**Flooring Support Type** The column / support is block columns.

**11.2) Flooring Support Conditions**

AS

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