

Inspection Report

Provided by:



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Inspection Services

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Home Guard Inspection Services

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Report Information

Client Information

Client Name	Bill Ferguson
Client Phone	303-555-1212

Property Information

Approximate Year Built	1974
Approximate Square Footage	1378
Number of Bedroom	3
Number of Bath	1
Direction House Faces	west

Inspection Information

Inspection Date	08/30/2024
Inspection Time	8 am
Weather Conditions	Sunny
Outside Temperature	88
Price for Inspection	\$475

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.ezhomeinspectionsoftware.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, 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.

1 Grounds

Grading

Grading Slope

The site is moderately sloped.

1.1) Grading Conditions

AS

Driveways - Sidewalks - Walkways

Driveway Material

Concrete. It is suggested that a "Licensed Masonry Contractor" be contacted for further evaluation and repair.



1.2) Driveway Conditions

AS

Gravel parking area shows evidence of ponding. It is suggested that a "Licensed Landscaping Contractor" be contacted for further evaluation and repair.

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



1.3) Sidewalk Conditions

AS

Retaining Wall

1.4) Retaining Wall Conditions

AS

2 Exterior

Front - Back Entrance

Front Entrance Type Deck.Appears Serviceable.

2.1) Front Entrance Conditions AS

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

Back Entrance Type Deck.Appears Serviceable.

2.2) Back Entrance Conditions AS

Exterior Walls

Structure Type Vinyl siding is damaged in some areas Safety. Recommend repairs as needed.



Exterior Wall Covering 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

Window Type Sliding.
Satisfactory

Window Material Vinyl. Appears Serviceable.

2.4) Window Conditions AS

The thermal pane window(s) appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s). Sliding door in back of home



2.5) Exterior Door Conditions AS

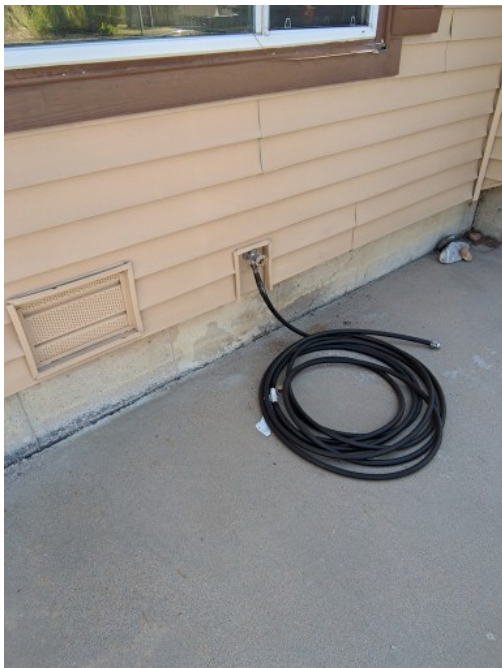
Pet related scratching / damage was observed at door(s). Garage entrance



Exterior Water Faucet(s)

Faucet Location

West side of home and East side of home.



West side

2.6) Faucet Conditions

AS

The hose faucets appeared to be in satisfactory condition at the time of the inspection. The hose faucet should be shut off prior to freezing temperatures.

Chimney

2.7) Chimney Conditions

AS

Sealing is needed between the chimney and the wall. Water penetration may have occurred. Further evaluation would require the removal of siding, which is not performed as part of our inspection.



3 Roofing

Roof Covering

Method of Inspection

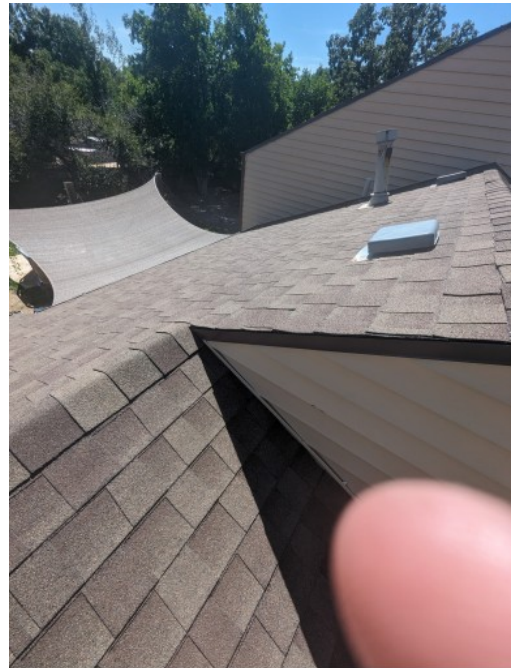
The roof was inspected by walking the safe and accessible areas. Homeowner states roof was replaced in 2015. Appears Serviceable.

Roof Style

Gable roof appears in good condition

Roof Covering Material

Asphalt composition shingles



Number of Layers

One.

**3.1) Roof Covering Condition**

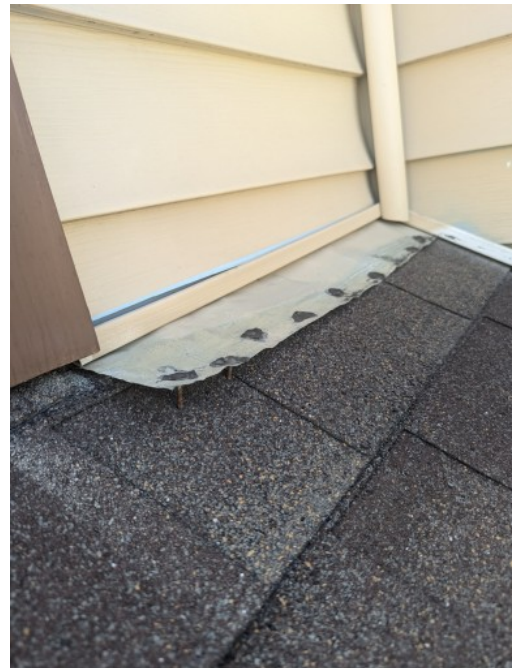
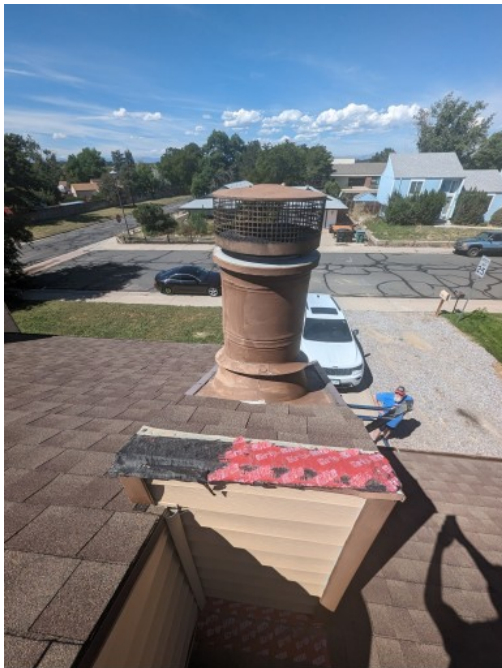
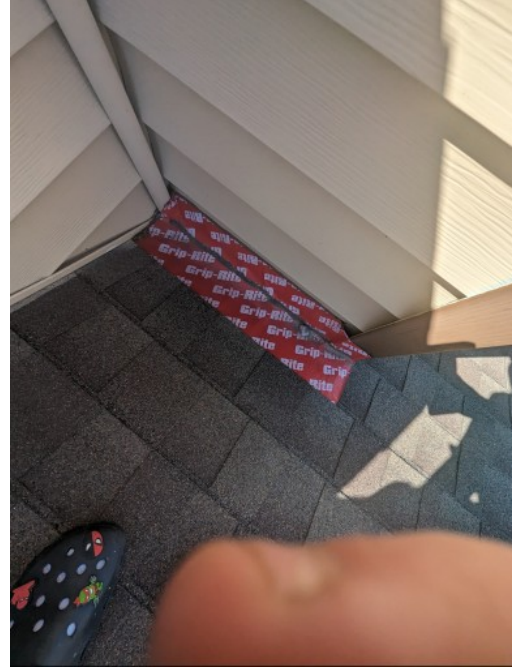
AS

The general condition of the roof shingles shows signs of weathering and aging. Although replacement does not appear to be necessary at this time, we recommend maintenance be performed on a regular basis with annual inspection by a qualified roofing contractor.

3.2) Flashing Conditions

AS

Flashings appeared to be improperly installed at the chimney. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair. .



3.3) Gutter & Downspout Conditions

AS

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

Attic Area

Attic Access

Attic access found in hallway on upper floor Appears Serviceable.

**Method of Inspection**

Viewed from ladder. The attic was inspected by partially entering due to blocked access and / or personal item storage.

Roof Frame Type

The roof framing is constructed with rafter framing.

3.4) Attic Conditions

AS

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

Attic Ventilation Type

Gable Vents.

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 6 +/- inches. Additional insulation should be considered at some point.

4 Heating - Air

Heating

Location of Unit Crawl Space.

Heating Type Forced Air.

Energy Source Natural Gas.

Approximate BTU Rating The BTU's were not available.

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 normal working order at the time of inspection.

4.4) Thermostat Condition

AS

The normal operating controls appeared to be in normal working order at the time of inspection. Located in living room



Air Condition - Cooling

Type of Cooling System

HVAC located in crawlspace

AC Unit Power

240V.

4.5) AC Unit Conditions

AS

Appears to be in normal working order at the time of inspection.

5 Electrical

Service Drop - Weatherhead

Electrical Service Type

The electrical service is underground.

Electrical Service Material

Copper.



Number of Conductors

Two.

5.1) Electrical Service Conditions

AS

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

Main Electrical Panel

Main Disconnect Location

At Main Panel.

Electric Panel Location

The main electric panel is located at the exterior near rear sliding door



Panel Amperage Rating

The electrical capacity of main breaker was listed / labeled as 120 amps.

Circuit Protection Type

Breakers.



5.2) Wiring Methods

AS

Plastic insulated (romex) type wire is present.

5.3) Electrical Panel Conditions

AS

A minimal amount of labels was observed.

Electrical Subpanel

5.4) Subpanel Conditions

AS

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

6 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the street next to driveway and sidewalk



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 cast iron.

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 Basement.
Water Heater Capacity 50 Gallon. Installed 09/14/2022



6.4) Water Heater Conditions

AS

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

7 Interiors

Walls - Ceilings - Floors

7.1) Wall Conditions

AS

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

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

Windows - Doors

7.5) Interior Window Conditions

AS

Some of the window screens were ripped and / or torn in upper west bedroom and sliding door

7.6) Interior Door Conditions

AS

Pet related scratching / damage was observed at doors on upper level



Electrical Conditions

7.7) Electrical Conditions

AS

The doorbell was not operational. Recommend repair and / or replacement.

7.8) Lighting Conditions

AS

Lighting is operational in all areas

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.

7.10) Smoke Detector Conditions

AS

There was no fire extinguisher found and / or mounted at the time of inspection. Current state laws require the installation of these devices in the kitchen. Client should contact the local Fire Marshall's office for proper locations. No smoke detectors were found at the time of the inspection.

Fireplace

Fireplace Location

A fireplace is located at the living room.

Fireplace materials

The fireplace is metal/pre-fabricated.

7.11) Fireplace Conditions

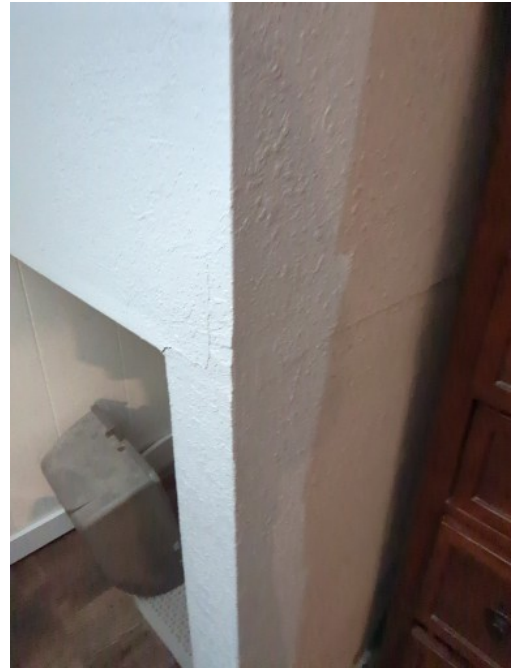
AS

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

8 Bedroom 1**Walls - Ceilings - Floors****8.1) Wall Conditions**

AS

There were common settlement type cracks and nail pops observed to the interior walls. Although these conditions are common in most homes, client is advised to monitor cracks for future movement. Located in basement

**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 thermal pane window(s) at appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s). Sliding glass door in back of home

8.6) Interior Door Conditions

AS

Pet related scratching / damage was observed at doors.

Electrical Conditions**8.7) Electrical Conditions**

AS

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

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

AS

No smoke detectors were found at the time of the inspection.

Fireplace**8.11) Fireplace Conditions**

AS

9 Bedroom 2**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

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

AS

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

9.6) Interior Door Conditions

AS

Pet related scratching / damage was observed at doors.

Electrical Conditions**9.7) Electrical Conditions**

AS

9.8) Lighting Conditions

AS

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

No smoke detectors were found at the time of the inspection.

Fireplace

9.11) Fireplace Conditions

AS

10 Bedroom 3**Walls - Ceilings - Floors****10.1) Wall Conditions**

AS

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

10.2) Ceiling Conditions

AS

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

10.3) 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.

10.4) Heat Source Conditions

AS

Registers

Windows - Doors**10.5) Interior Window Conditions**

AS

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

10.6) Interior 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

All outlets tested appeared to be in serviceable condition at the time of inspection.

10.8) Lighting Conditions

AS

Lighting conditions appeared to be in serviceable condition at the time of inspection.

10.9) 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.

10.10) Smoke Detector Conditions

AS

No smoke detectors were found at the time of the inspection.

Fireplace

10.11) Fireplace Conditions

AS

11 Bedroom 4

Walls - Ceilings - Floors

11.1) Wall Conditions

AS

11.2) Ceiling Conditions

AS

11.3) Floor Conditions

AS

11.4) Heat Source Conditions

AS

Windows - Doors

11.5) Interior Window Conditions

AS

11.6) Interior Door Conditions

AS

Electrical Conditions

11.7) Electrical Conditions

AS

11.8) Lighting Conditions

AS

11.9) Ceiling Fan Conditions

AS

11.10) Smoke Detector Conditions

AS

Fireplace

11.11) Fireplace Conditions

AS

12 Bathroom 1**Walls - Ceilings - Floors****12.1) Wall Conditions**

AS

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

12.2) Ceiling Conditions

AS

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

12.3) 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.

12.4) Heat Source Conditions

AS

Windows - Doors**12.5) Bathroom Window Conditions**

AS

12.6) Bathroom Door Conditions

AS

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

Electrical Conditions**12.7) Electrical Conditions**

AS

12.8) Lighting Conditions

AS

12.9) Vent Fan Conditions

AS

Bathroom Sink**12.10) Counter - Cabinet Conditions**

AS

Appears Serviceable.

12.11) Sink Conditions

AS

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

Shower - Tub - Toilet

12.12) Shower - Tub Conditions

AS

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

12.13) Toilet Conditions

AS

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

13 Bathroom 2**Walls - Ceilings - Floors****13.1) Wall Conditions**

AS

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

13.2) Ceiling Conditions

AS

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

13.3) 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.

13.4) Heat Source Conditions

AS

Windows - Doors**13.5) Bathroom Window Conditions**

AS

13.6) Bathroom Door Conditions

AS

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

Electrical Conditions**13.7) Electrical Conditions**

AS

13.8) Lighting Conditions

AS

13.9) Vent Fan Conditions

AS

Bathroom Sink**13.10) Counter - Cabinet Conditions**

AS

Appears Serviceable.

13.11) Sink Conditions

AS

Appears Serviceable.

Shower - Tub - Toilet

13.12) Shower - Tub Conditions

AS

Appears Serviceable.

13.13) Toilet Conditions

AS

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

14 Bathroom 3

Walls - Ceilings - Floors

14.1) Wall Conditions

AS

14.2) Ceiling Conditions

AS

14.3) Floor Conditions

AS

14.4) Heat Source Conditions

AS

Windows - Doors

14.5) Bathroom Window Conditions

AS

14.6) Bathroom Door Conditions

AS

Electrical Conditions

14.7) Electrical Conditions

AS

14.8) Lighting Conditions

AS

14.9) Vent Fan Conditions

AS

Bathroom Sink

14.10) Counter - Cabinet Conditions

AS

14.11) Sink Conditions

AS

Shower - Tub - Toilet

14.12) Shower - Tub Conditions

AS

14.13) Toilet Conditions

AS

15 Kitchen**Walls - Ceilings - Floors****15.1) Wall Conditions**

AS

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

15.2) Ceiling Conditions

AS

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

15.3) 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.

15.4) Heat Source Conditions

AS

Windows - Doors**15.5) Kitchen Window Conditions**

AS

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

15.6) Kitchen Door Conditions

AS

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

Electrical Conditions**15.7) Electrical Conditions**

AS

Missing receptacle or switch covers were observed at . Recommend covers be installed for safety.

15.8) Lighting Conditions

AS

Appears Serviceable.

15.9) 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**15.10) Counter Conditions**

AS

Appears Serviceable.

15.11) Cabinet Conditions

AS

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

15.12) 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.

15.13) Garbage Disposal Condition

AS

None

Appliances**Stove - Range Type**

The range is electric.

15.14) 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.

15.15) Hood Fan Conditions

AS

The fan / hood / light and microwave were in operational condition at the time of the inspection. This does not however guarantee future performance or conditions.

15.16) 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.

16 Basement**Walls - Ceilings - Floors****16.1) Basement Stair Conditions**

AS

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

16.2) Wall Conditions

AS

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

16.3) Ceiling Conditions

AS

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

16.4) Floor Conditions

AS

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

16.5) Heat Source Conditions

AS

Windows - Doors**16.6) Basement Window Conditions**

AS

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

16.7) Basement Door Conditions

AS

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

Electrical Conditions**16.8) Electrical Conditions**

AS

16.9) Lighting Conditions

AS

16.10) Sump Pump Conditions

AS

The sump pump operated when tested at the time of the inspection. This does not however

guarantee future conditions or operation.

Other Conditions

16.11) Other Conditions

AS

17 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.

17.1) Siding Conditions (if detached)

AS

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

17.2) 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.

17.3) Wall Conditions

AS

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

17.4) Ceiling Conditions

AS

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

17.5) Floor Conditions

AS

Substantial floor sloping was observed at . Recommend further evaluation by a qualified / licensed contractor. Cracks and settlement were observed to the concrete flooring. Recommend further evaluation by a masonry contractor.



17.6) Window Conditions

AS

No windows

17.7) Door Conditions

AS

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

17.8) Vehicle Door Conditions

AS

Appears Serviceable.

17.9) Electrical Conditions

AS

Appears Serviceable.

17.10) Lighting Conditions

AS

Appears Serviceable.

Laundry Room

Location

The laundry facilities are located in the basement.

17.11) Laundry Room Conditions

AS

Washer and dryer was operational at the time of the inspection. Washers and dryers are beyond the scope of this inspection. Any information regarding these appliances is given as a courtesy

only.

18 Foundation - Crawl Space

Foundation

Foundation Type Crawl Space/basement

Foundation Material Concrete.

18.1) Foundation Conditions

AS

Typical of this style home, the inspector was unable to fully inspect the foundation walls and floors due to the finished interior components. Also typical of this style home, the inspector was unable to fully inspect the main beam, floor joists and floorboards due to the finished ceiling and / or wall components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.

Flooring Structure

18.2) 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.