

# **Lybeck Home Inspection Service - Home Inspection Report**

**Client Name:** *Your Name Here*

**Phone:** *208 xxx xxxx*

**Home Description:** *2- Story, on Partial Basement*

**Approx. Age of Home:** *1920*

**Inspection Address:** *Street, City, Idaho*

**Date:** *February 28, 2011*

**Inspection #:** *022811A*

**Date of Last Significant Moisture:** *02/24/11.*

**Temperature:** *20's*

**Weather Conditions:** *Partly Cloudy*



Lybeck Home Inspection Service  
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NACHI Certification #: NACHI06091897

**Inspection Limitations:**

<b>A</b>	<b>Exterior Visual Inspection Limitations:</b> <i>Partially concealed by snow and ice</i>
<b>B</b>	<b>Interior Visual Inspection Limitations:</b> <i>None</i>
<b>C</b>	<b>Attic Area Visual Inspection Limitations:</b> <i>No access into attic.</i> <i>Vaulted ceiling construction. No access into the insulation cavities.</i> <i>Could not open without substantial means.</i>
<b>D</b>	<b>Electrical and Plumbing Related Inspection Limitations:</b> <i>Plumbing and electrical wiring are partially concealed in walls and floors. Cannot visually inspect components that are hidden from view.</i>
<b>E</b>	<b>HVAC Related Inspection Limitations:</b> <i>None</i>
<b>F</b>	<b>Seasonally Related Inspection Limitations: (below freezing or hot weather)</b> <i>Sprinkler system appears to be winterized. Did not operate.</i> <i>Did not operate sprinkler system due to cold temperatures.</i>

**How to read this report:**

The “Summary” (on the next 2 pages) provide a quick overview of all “Major” and “Minor Concerns”, and will direct you to pages for more information.

The main part of the report is laid out in the following manner:

Each area of the home is divided into sections.  
 Each section is divided into it’s respective components.  
 This area will report the component type and condition, as well as inspection comments.

This shows the “level of concern” of the topic inspected.  
 Hint:  
 To quickly find the “problem areas,” look for “X” and “XX” on the right side of the page.

<b>1</b>	<p><b>Example Topic (Driveway):</b>                  Type: <b>Concrete</b>                  Condition: <b>Cracks</b>                  Comments: <b>Major deterioration noted. Consider replacing damaged section(s).</b></p>	<p><b>No Problem</b>  <b>Minimal Concern</b>  <b>Minor Concern X</b>  <b>Major Concern X X</b></p>
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**Summary of Major and Minor Concerns:**

**Major Concerns:**

<b>1</b>	<p><b>Roof Leaks</b>  <i>On south side dormer</i>  <i>Page: 15 16 35 42</i></p>
	<p><b><u>Intentionally blank</u></b></p>

**Minor Concerns:**

<b>1</b>	<p><b>Tree is making contact with home</b>  <i>Recommend trim</i>  <i>Page: 6</i></p>
<b>2</b>	<p><b>Ground contact with wood</b>  <i>Exterior - base of home in some areas.</i>  <i>Page: 9</i></p>
<b>3</b>	<p><b>Exterior trim</b>  <i>Missing above the east upper window. Minor deterioration in some areas.</i>  <i>Page: 10</i></p>
<b>4</b>	<p><b>Back door</b>  <i>Rusted, deteriorated</i>  <i>Page: 13</i></p>
<b>5</b>	<p><b>Electrical Outlets</b>  <i>Inoperative, GFCI upgrades, False ground</i>  <i>Page: 14 19 21 28</i></p>
<b>6</b>	<p><b>Roof trim</b>  <i>Soffet trim deteriorated</i>  <i>Page: 17</i></p>
<b>7</b>	<p><b>Cadet heaters</b>  <i>2 Cadet brand heaters are on the "recall list", 1 is inoperative</i>  <i>Page: 24</i></p>

<b>8</b>	<b>Kitchen Range Exhaust Vent</b> <i>Partially blocked</i> <i>Page: 27</i>
<b>9</b>	<b>Bathroom sink</b> <i>Loose</i> <i>Page: 33</i>
<b>10</b>	<b>Windows</b> <i>Panes missing(cracked), fogged, stuck closed,</i> <i>Page: 36 40 47</i>
<b>11</b>	<b>Hand railing and steps</b> <i>In basement stairway, recommend use caution, recommend install hand railing.</i> <i>Page: 46 49</i>
<b>12</b>	<b>Water Temperature</b> <i>Consider lowering to 120 degrees</i> <i>Page: 49</i>

**Lot & Landscaping:**

**LEVEL OF CONCERN**

<b>1</b>	<b>Driveway:</b> Type: <b>Concrete</b> Condition: <b>Concealed by snow/ice</b> Comments: <b>None</b>	<b>No Problem</b>
<b>2</b>	<b>Sidewalk / Walkways:</b> Type: <b>Concrete</b> Condition: <b>Concealed by snow/ice</b> Comments: <b>None</b>	<b>No Problem</b>
<b>3</b>	<b>Storm Water &amp; Runoff:</b> Comments: <b>None</b>	<b>No Problem</b>
<b>4</b>	<b>Downspout Extenders / Splash-blocks:</b> Type: <b>None</b> Condition: <b>n/a</b> Comments: <b>Consider installing to direct water away from the home. This can help ensure the longevity of the foundation.</b>	<b>Minimal Concern</b>
<b>5</b>	<b>Foundation Grading &amp; Slope:</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>6</b>	<b>Low Spots / Standing Water:</b> Condition: <b>Good</b> <b>concealed</b> Comments: <b>None</b>	<b>No Problem</b>
<b>7</b>	<b>Overhanging Trees:</b> Condition: <b>Tree branches are making contact with home.</b> Comments: <b>Recommend trim tree(s) to reduce risk of damage to home.</b>	<b>Minor Concern X</b>
<b>8</b>	<b>Trees &amp; Shrubs:</b> Condition: <b>Appear normal</b> Comments: <b>None</b>	<b>No Problem</b>
<b>9</b>	<b>Grass &amp; Lawn:</b> Condition: <b>Lawn is presently dormant (winter)</b> Comments: <b>Concealed, or partially concealed by snow/ice.</b>	<b>No Problem</b>

<p><b>10</b></p>	<p><b>Fence:</b>  Type: <b>Wood</b>  Condition: <b>Good</b>, <i>There are some newer sections, and older sections, which could use some work</i>  Comments: <b>Consider minor repair to maintain the fence.</b></p>	<p><b>Minimal Concern</b></p>
<p><b>11</b></p>	<p><b>Gate:</b>  Type: <b>Wood</b>  Condition: <b>Good</b>  Comments: <b>None</b></p>	<p><b>No Problem</b></p>
<p><b>12</b></p>	<p><b>Landscape Lighting:</b>  Type: <b>n/a</b>  Condition: <b>n/a</b>  Comments: <b>None</b></p>	<p><b>N/A</b></p>
<p><b>13</b></p>	<p><b>Sprinkler System:</b>  Condition: <b>Good</b> <i>The system appears to be a “manual system “that is tied to the back yard hose bibb.</i>  Comments: <b>The system appears functional, but mostly concealed, could not test.</b></p>	<p><b>Minimal Concern</b></p>
<p><b>14</b></p>	<p><b>Environmental Concerns:</b>  Concern: <b>None</b>  Comments: <b>None</b></p>	<p><b>No Problem</b></p>

**Foundation:**

**LEVEL OF CONCERN**


<b>1</b>	<b>Foundation Material:</b> Type: <b>Stone</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>2</b>	<b>Overall Workmanship:</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>3</b>	<b>Observable Foundation Deterioration:</b> Condition: <b>Good</b> Comments: <b>Exterior foundation periphery has been covered with rigid Styrofoam, and covered with a light coat of stucco. Cannot inspect the exterior of the foundation because it is covered.</b>	<b>Minimal Concern</b>
<b>4</b>	<b>Foundation Footings:</b> Condition: <b>Concealed, cannot visually inspect.</b> Comments: <b>None</b>	<b>No Problem</b>
<b>5</b>	<b>Roof / Exterior Walls (Evidence of Displacement)</b> Displacement Type: <b>None Observed</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>



**Exterior (1):**

**LEVEL OF CONCERN**

<b>1</b>	<p><b>Ground Contact With Wood:</b></p> <p>Type: <i>Ground contact was observed along the bottom edge of the exterior siding. This was noted on the south side and the east side of the home, where there is minor deterioration of the foam board. .</i></p> <p>Condition: <i>Wood in this area appeared to be in fair shape.</i></p> <p>Comments: <i>Recommend removal of soil adjacent to wood, to minimize or eliminate contact, and to paint or treat the wood with "water seal" or equivalent. This will help ensure longevity.</i></p>	<b>Minor Concern X</b>
<b>2</b>	<p><b>Siding:</b></p> <p>Type: <i>Wood</i></p> <p>Condition: <i>Paint/stain has deteriorated.</i></p> <p>Comments: <i>Consider repair/repaint as needed to ensure longevity. .</i></p>	<b>Minimal Concern</b>

<p><b>3</b></p>	<p><b>Exterior Trim:</b></p> <p>Type: <i>Wood</i></p> <p>Condition: <i>Paint/stain has deteriorated. Trim above the east upper window is missing.</i></p> <p>Comments: <i>Consider minor repair, Consider repair/repaint as needed to ensure longevity.</i></p> 	<p><b>Minor Concern X</b></p>
<p><b>4</b></p>	<p><b>Windows (Exterior Exposure):</b></p> <p>Condition: <i>Good</i></p> <p>Comments: <i>None</i></p>	<p><b>No Problem</b></p>
<p><b>5</b></p>	<p><b>Adequate Caulking:</b></p> <p>Condition: <i>Cracks and or gaps observed</i></p> <p>Comments: <i>Consider repair/recaulk where deteriorated to ensure longevity and for energy savings.</i></p>	<p><b>Minimal Concern</b></p>

<b>6</b>	<b>Hose Bibbs:</b> Qnty: <b>2</b> Anti Siphon?: <b>Yes</b> Frost Free?: <b>Yes</b> Winterized?: <b>Yes</b> Condition: <b>Could not rotate handle. Possibly froze in place (both)</b> Comments <b>Both hose bibbs are winterized, and appear to be newer and functional.</b>	<b>Minimal Concern</b>
<b>7</b>	<b>Dryer &amp; Exhaust Vent Outlets:</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>8</b>	<b>Front Steps:</b> Type: <b>Wood</b> Condition: <b>Fair</b> Comments: <b>Consider repaint / re-stain</b>	<b>Minimal Concern</b>
<b>9</b>	<b>Railing for the Front Steps / Porch / Deck:</b> Type: <b>Wood</b> Condition: <b>Good</b> Height: <b>Less than 36" high.</b> Distance between pickets: <b>n/a</b> Comments: <b>None</b>	<b>No Problem</b>
<b>10</b>	<b>Front Porch/Deck/Patio:</b> Condition: <b>Paint / stain has deteriorated.</b> Comments: <b>Consider reseal/repaint as needed to ensure longevity.</b>	<b>Minimal Concern</b>
<b>11</b>	<b>Front Exterior Lighting &amp; Switches:</b> Condition: <b>Good</b>	<b>No Problem</b>
<b>12</b>	<b>Electrical Outlets: (Front Area)</b> Quantity: <b>1</b> GFCI Protected? <b>Yes</b> Test Normal? <b>Yes</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>13</b>	<b>Front Door(s) &amp; Weather-stripping:</b> Storm Door Condition: <b>n/a</b> Main Door Condition: <b>Good</b> Weather-stripping Condition: <b>Fair</b> Comments: <b>None</b>	<b>No Problem</b>

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<b>14</b>	<b>Front Door(s) Locks &amp; Deadbolts:</b> Latch(s) Condition: <b>Good</b> Deadbolt(s) Condition: <b>Good, but needs adjustment</b> Comments: <b>Consider adjusting for easier latching.</b>	<b>Minimal Concern</b>
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**Exterior (2):**

**LEVEL OF CONCERN**

<b>1</b>	<b>Side / Rear Door(s) &amp; Weather-stripping:</b> Storm Door Condition: <i>n/a</i> Main Door Condition: <b>Deteriorated and rusted at bottom of door</b> Weather-stripping Condition: <b>Good</b> Comments: <b>Consider repair/replace the door</b>	<b>Minor Concern X</b>
<b>2</b>	<b>Side / Rear Door(s) Locks &amp; Deadbolts:</b> Latch(s) Condition: <b>Good</b> Deadbolt(s) Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>3</b>	<b>Side / Rear Steps:</b> Type: <b>Concrete</b> Condition: <b>Good</b> <i>partially concealed</i> Comments: <b>None</b>	<b>No Problem</b>
<b>4</b>	<b>Railing for the Side / Rear Steps / Rear Deck:</b> Type: <i>n/a</i> Condition: <i>n/a</i> Height: <i>n/a</i> Distance between pickets: <i>n/a</i> Comments: <b>None</b>	<b>N/A</b>
<b>5</b>	<b>Side / Rear Porch/Deck/Patio:</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>N/A</b>
<b>6</b>	<b>Side / Rear Exterior Lighting:</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>

<b>7</b>	<p><b>Electrical Outlets: (Side and Rear)</b>  Quantity: <b>1</b> GFCI Protected? <b>Yes</b>  Test Normal? <b>No</b> Condition: <b>Inoperative</b>  Comments: <b>Recommend repair of outlet(s) and/or wiring by a qualified electrician.</b></p>	<b>Minor Concern X</b>
<b>8</b>	<p><b>Exterior Wall Stud(s):</b>  Concealed? <b>Yes</b> Size: <b>2 x 4</b>  Spacing: <b>Concealed</b> Condition: <b>Concealed</b>  Comments: <b>Concealed, cannot visually determine.</b></p>	<b>No Problem</b>
<b>9</b>	<p><b>Exterior Wall Insulation:</b>  Concealed? <b>Yes</b> Type: <b>Unverifiable</b>  Material: <b>Unverifiable</b>  Thickness (average): <b>n/a inches</b> Approximate R-Value:  Condition: <b>n/a</b>  Comments: <b>Concealed, cannot visually determine.</b>  <b>There is evidence that insulation has been added to the walls.</b>  <b>The patch holes in the siding are consistent with adding insulation to the walls.</b></p>	<b>No Problem</b>

**Roofing:**

**LEVEL OF CONCERN**

**Inspection Method:** Binoculars from ground.

**Limitations:** Partially concealed by snow and ice.

**Steep Slope**

**1**

**Roof Material:**

**Major Concern X X**

Style: **Shingle**

Material Type: **Asphalt**

Condition: **Fair**

Comments: **Overall the roof appears to be in good shape, shingles overall have minor wear. However, roof is leaking at several spots on the south side.**



**Areas of leakage are in the valleys (and below the valleys) adjacent to the south dormer, and the upper ridge area of the dormer.**

**Moisture is entering the home adjacent to these areas ( dining room south west ceiling corner, living room south east ceiling corner, and upper west bedroom dormer ceiling. )**



**Recommendations:** **Recommend have a reputable roofing company evaluate the roof. (And repair as needed.) Recommend repair of interior walls and ceiling as needed.**

<b>2</b>	<b>Roof Sheathing:</b> Condition: <i>Sagging - Minor ( on south planes)</i> Comments: <i>Recommend having a reputable roofing company evaluate the sheathing in the areas that have sag.</i>	<b>Minor Concern X</b>
<b>4</b>	<b>Stack Vents, Protrusion Flashing &amp; Seals:</b> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>5</b>	<b>Flashing &amp; Bird-stops:</b> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>6</b>	<b>Chimney:</b> Limitations: <i>Cannot inspect up close.</i> Material Type: <i>Brick</i> Condition: <i>Deteriorated mortar, few loose bricks near the top.</i> Comments: <i>Chimney is no longer used.</i>	<b>Minimal Concern</b>
<b>7</b>	<b>Chimney Flue Liner:</b> Material Type: <i>Masonry</i> Condition: <i>Deteriorated on top</i> Comments: <i>Chimney is no longer used.</i>	<b>Minimal Concern</b>
<b>8</b>	<b>Drip Edge:</b> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>9</b>	<b>Gutters &amp; Downspouts:</b> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>



**10** Roof Trim – Soffits, Fascia:

**Minor Concern X**

Condition: **Damage - Minor** Loose and deteriorated in a few areas

Comments: **Recommend repair to reduce risk of insect and pest intrusion into home.**



**Electrical:**

**LEVEL OF CONCERN**

<b>1</b>	<b>Exterior Service:</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>2</b>	<b>Grounding:</b> Type: <b>Water main</b> Location: <b>On water main, near shut-off valve.</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>3</b>	<b>Main Panel:</b> Manufacturer: <b>Square D</b> Amperage: <b>200 Amps</b> Amperage Service Adequate? <b>Yes</b> Location: <b>Adjacent to exterior service.</b> Condition: <b>Good</b> <b>Labeling of Breakers and Fuses:</b> Are All Breakers/Fuses Labeled? <b>Partially</b> Kitchen: 20+ amp circuit: <b>Cannot determine</b> Laundry: 20+ amp circuit: <b>Cannot determine</b> Heat/AC: 30+ amp circuit: <b>Yes</b> Water Heater: 30+ amp circuit: <b>Yes</b> Adequate number of circuits? <b>Yes</b> <b>Breakers and Fuses:</b> Condition: <b>Good</b> In-Panel GFCI Quantity: <b>0</b> Test Normal? <b>n/a</b> In-Panel AFCI Quantity: <b>0</b> Test Normal? <b>n/a</b> Space for adding breakers/circuits? <b>Yes</b> Bonding: <b>Good</b> <b>Branch Circuits:</b> Wire Material Type: <b>Copper</b> Wire Cable Sheathing Type: <b>Non-Metallic (NM)</b> Conduit Type: <b>Non-Metallic (NM)</b> Presence of "Knob and Tube" Wiring? <b>No</b> Comments: <b>Recommend labeling unlabeled breakers for future reference and maintenance.</b>	<b>Minimal Concern</b>

## Outside Access Storage Room: (Attached)

**Level of Concern**

<b>1</b>	<b>Ceiling:</b> Type: <i>Plywood</i> Comments: <i>None</i>	<b>No Problem</b>
<b>2</b>	<b>Walls:</b> Type: <i>Plywood</i> Comments: <i>Fair</i>	<b>No Problem</b>
<b>3</b>	<b>Floor:</b> Type <i>Wood</i> Condition: <i>OK - Typical wear for age of home.</i> Comments: <i>None</i>	<b>No Problem</b>
<b>4</b>	<b>Insulation:</b> Type: <i>Batting</i> Material: <i>Fiberglass</i> Thickness (average): <i>4 inches</i> Approximate R-Value: <i>10</i> Condition: <i>Fair</i> Comments: <i>None</i> <i>n/a</i>	<b>No Problem</b>
<b>5</b>	<b>Door(s) - Exterior Entry:</b> Type: <i>Wood - Solid</i> Condition: <i>Hole(s) - Major</i> Fire Rating: <i>n/a</i> Comments: <i>Consider repair of hole(s).</i>	<b>Minimal Concern</b>
<b>6</b>	<b>Switches &amp; Lights:</b> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>7</b>	<b>Electrical Outlets:</b> Quantity: <i>1</i> GFCI Protected? <i>No</i> Test Normal? <i>Yes</i> Condition: <i>Operative, however it does not have GFCI protection.</i> Comments: <i>Consider a GFCI upgrade. See Information regarding GFCI safety in the back of this report.</i>	<b>Minor Concern X</b>

**Basement:**

**LEVEL OF CONCERN**

<p><b>Inspection Method:</b> <i>Walk / Crawl</i></p> <p>Limitations: <i>None</i></p> <p>Reason: <i>n/a</i></p>	
<p><b>1</b></p>	<p><b>Structure:</b> <span style="float: right;"><b>No Problem</b></span></p> <p><b>Main Beam:</b> Concealed? <i>No</i></p> <p>Type: <i>Wood</i> Size: <i>2 x 12 tripled</i></p> <p>Condition: <i>Good</i> Dry and Firm? <i>Yes</i></p> <p><b>Floor Framing:</b> Concealed? <i>No</i></p> <p>Type: <i>Wood</i> Size: <i>2 x 8</i> Spacing: <i>16"</i></p> <p>Condition: <i>Good</i> Dry and Firm? <i>Yes</i></p> <p><b>Sub-flooring:</b> Concealed? <i>Mostly</i></p> <p>Type: <i>Planking</i> Thickness: <i>7/8"</i></p> <p>Condition: <i>Good</i> Dry and Firm? <i>Yes</i></p>
<p><b>2</b></p>	<p><b>Ventilation and Moisture:</b> <span style="float: right;"><b>Minimal Concern</b></span></p> <p>Ventilation: <i>No Vents Observed</i></p> <p>Vapor Barrier: Installed? <i>Yes</i> Condition: <i>Good</i></p> <p>Moisture &amp; Odor Problems: <i>None detected</i></p> <p>Comments: <i>Consider adding ventilation to basement/crawlspace for non winter months</i></p>
<p><b>3</b></p>	<p><b>Insulation:</b> <span style="float: right;"><b>Minimal Concern</b></span></p> <p>Location: <i>Floor</i></p> <p>Type: <i>Batting</i> Material: <i>Fiberglass</i></p> <p>Condition: <i>Pulled down in some areas</i></p> <p>Thickness (average): <i>8 inches</i> Approximate R-Value <i>17-22</i></p> <p>Comments: <i>Recommend re-install in areas that have been pulled down.</i></p> <p><i>Note that R-Values are an approximate, and will vary due to density, settling, installation, manufacturing, and many other factors.</i></p>
<p><b>4</b></p>	<p><b>Switches &amp; Lights:</b> <span style="float: right;"><b>No Problem</b></span></p> <p>Condition: <i>Good</i></p> <p>Comments: <i>None</i></p>

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<b>5</b>	<b>Electrical Outlets:</b> Quantity: <b>2</b> GFCI Protected? <b>No</b> Test Normal? <b>Yes</b> Condition: <b>Operative, however it does not have GFCI protection.</b> Comments: <b>Consider a GFCI upgrade. See Information regarding GFCI safety in the back of this report.</b> .	<b>Minor Concern X</b>
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**Plumbing:**

**LEVEL OF CONCERN**

<b>1</b>	<p><b>Water Supply &amp; Shut-off Valve:</b></p> <p>Supply Type: <i>Municipal Water Supply</i></p> <p>Shut-off Valve Location: <i>Crawlspace</i></p> <p>Condition: <b>Good</b></p> <p>Comments: <b>None</b></p>	<b>No Problem</b>
<b>2</b>	<p><b>Water Supply Piping:</b></p> <p>Material Type: <i>PEX (Cross-linked polyethylene) and a small amount of Polybutylene</i></p> <p>Concealed? <b>Mostly</b></p> <p>Condition: <b>Good</b></p> <p>Comments: <b>See Information regarding Polybutylene Plumbing in the "Additional Information" for this report.</b></p>	<b>Minimal Concern</b>
<b>3</b>	<p><b>Waste Water / Sewer System:</b></p> <p>Type: <i>Municipal Sewer System</i></p> <p>Concealed? <b>Yes</b></p> <p>Drain Flow Adequate? <b>Yes</b></p> <p>Evidence of a Sewer Backup Problem? <b>No</b></p> <p>Condition: <b>Good</b></p> <p>Comments: <b>None</b></p>	<b>No Problem</b>
<b>4</b>	<p><b>Drain Piping:</b></p> <p>Material Type: <b>ABS</b></p> <p>Concealed? <b>Mostly</b></p> <p>Drain Venting Adequate? <b>Yes</b></p> <p>Condition: <b>Good</b></p> <p>Comments: <b>None</b></p>	<b>No Problem</b>

<b>5</b>	<b>Water Heating:</b> Type: <b>Electric</b> Tank Capacity: <b>50 Gallons</b> Manufacturer: <b>Whirlpool</b> Condition: <b>Good</b> Service Line Condition: <b>Good</b> Earthquake Strap: <b>Good</b> Dielectric Couplings: <b>Not Needed - (non-conductive plumbing)</b> Temperature-Pressure Relief Valve (P.R.V.): <b>Good</b> Temperature-Pressure Relief Valve (P.R.V.) Discharge Tube: <b>Good</b> Venting: <b>Not needed (electric)</b> Comments: <b>Very small amount of water found at base of the water heater. This probably due to de-winterization. Recommend monitor.</b>	<b>Minimal Concern</b>
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## Heating, Ventilation, & Air Conditioning:

**LEVEL OF CONCERN**

System Type: **Wall mounted electric forced air**  
Manufacturer: **Cadet**  
Fuel Type: **Electric**

### 1 Furnace / Heating:

**Minor Concern X**

Overall Furnace/Heaters Condition: **Appears to be in good condition.**

Furnace/Heating operation:

**Upper west bedroom: Cadet ZA-152 Functioning normally, but this heater is recalled by the manufacturer due to fire hazard. (There are 2 of these heaters in this room.)**

**See more information regarding recalled Cadet heaters in the back of the report.**



**Dining room: Cadet RM-202 does not function. Recommend repair/replace.**

**All other heaters appear to be operating normally and in good condition.**

**Note that the bathrooms do not have heaters. (Thermostats on the bathroom walls are non-functional)**



<b>2</b>	<b>Air Conditioning:</b> Type: <i>In-window unit(s) (1) Goldstar brand</i> Overall Unit Condition: <i>Appears to be in good condition.</i> A/C operation: <i>Appears to function normally</i>	<b>No Problem</b>
<b>3</b>	<b>Thermostat(s):</b> Type: <i>Conventional</i> Condition & Operation: <i>Thermostat(s) appear to be in good condition.</i> <i>Consider upgrading to programmable "setback" thermostats for energy savings.</i>	<b>Minimal Concern</b>

## Kitchen & Dining Area:

### LEVEL OF CONCERN

<b>1</b>	<b>Ceiling:</b> Comments: <i>Appear to be in good condition.</i>	<b>No Problem</b>
<b>2</b>	<b>Walls:</b> Molding & Trim: <i>Good</i> Comments: <i>Appear to be in good condition.</i>	<b>No Problem</b>
<b>3</b>	<b>Window(s):</b> Pane: <i>Double + Storm window</i> Pane Condition: <i>Good</i> Frame: <i>Aluminum</i> Frame Condition: <i>Good</i> Window Operation: <i>Stiff Operation - Consider cleaning tracks and mechanisms.</i> Screen Condition: <i>Good, but 1 screen is missing</i> Treatments / Shades: <i>Good</i> Comments: <i>A track cleaning and/or a minor adjustment will probably fix this.</i>	<b>Minimal Concern</b>
<b>4</b>	<b>Flooring:</b> Type <i>Tile</i> Condition: <i>Good</i> Comments: <i>None</i> <b>Sub-Flooring:</b> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>5</b>	<b>Countertop &amp; Splash-back:</b> Type: <i>Laminate</i> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>6</b>	<b>Cabinets &amp; Shelving:</b> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>

<b>7</b>	<b>Sink &amp; Faucet:</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>8</b>	<b>Water Supply &amp; Drain Rate:</b> Pressure & Flow Rate: <b>Normal</b> Hot Water Temperature: <b>130° F</b> (Approximate reading) Drain Rate: <b>Normal</b> Comments: <b>None</b>	<b>No Problem</b>
<b>9</b>	<b>Shut-Off Valves &amp; Drain Traps:</b> Shut-off Valve(s): <b>Good</b> Drains & Trap(s): <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>10</b>	<b>Garbage Disposal:</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>11</b>	<b>Range &amp; Oven:</b> Type: <b>Electric - Smooth-top</b> Manufacturer: <b>Whirlpool</b> Oven temp at 350: <b>350° F</b> (Approximate reading) Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>12</b>	<b>Range Hood / Vent:</b> Type: <b>Exhaust Vent</b> Condition: <b>Good, but the exhaust vent appears to be partially clogged, recommend clean</b> Comments: <b>None</b>	<b>Minor Concern X</b>
<b>13</b>	<b>Dishwasher:</b> Manufacturer: <b>Kenmore</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>

<b>14</b>	<b>Switches / Lights / Ceiling Fans:</b> Condition: <b>Good</b> Ceiling fan(s): <i>n/a</i> Comments: <b>None</b>	<b>No Problem</b>
<b>15</b>	<b>Electrical Outlets:</b> Quantity: <b>11</b> GFCI Protected? <b>Yes</b> Test Normal? <b>Yes</b> Condition: <b>Good, All except for:</b>  <b>Outlet on west wall: (GFCI) does not trip properly</b> <b>Outlet on right side of the range: "False ground"</b>  Comments: <b>"False Ground" is when the "ground" has been connected to the "neutral" in or near the outlet itself. Recommend electrician evaluate and repair as needed.</b>  <b>Outlet servicing the refrigerator is GFI protected. Consider replacing this outlet with a non-GFI type outlet to avoid food spoilage during a nuisance trip.</b>  <b>Or</b> <b>Consider adding a power failure alarm to the refrigerator to avoid food spoilage during a nuisance trip.</b>	<b>Minor Concern X</b>

## Bathroom: Main Level

### LEVEL OF CONCERN

<b>1</b>	<b>Door(s):</b> Door Condition: <b>Good</b> Latch(s) Condition: <b>Good</b> Comments: <b>Threshold trim is missing</b>	<b>Minimal Concern</b>
<b>2</b>	<b>Ceiling:</b> Comments: <b>In fair condition</b>	<b>Minimal Concern</b>
<b>3</b>	<b>Walls:</b> Molding & Trim: <b>Good</b> Comments: <b>In fair condition</b>	<b>Minimal Concern</b>
<b>4</b>	<b>Window(s):</b> Pane: <b>Double</b> Pane Condition: <b>Good</b> Frame: <b>Vinyl</b> Frame Condition: <b>Good</b> Window Operation: <b>Non-opening style window</b> Screen Condition: <b>n/a</b> Treatments / Shades: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>5</b>	<b>Flooring:</b> Type <b>Hardwood - Synthetic</b> Condition: <b>Good</b> Comments: <b>None</b> <b>Sub-Flooring:</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>6</b>	<b>Countertop &amp; Splash-back:</b> Type: <b>Laminate</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>

<b>7</b>	<b>Cabinets &amp; Shelving:</b> Condition: <i>Drawer slides appear to be mis-aligned. Consider adjust. Some have minor damage.</i>	<b>Minimal Concern</b>
<b>8</b>	<b>Sink &amp; Faucet:</b> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>9</b>	<b>Tub / Shower:</b> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>10</b>	<b>Water Supply &amp; Drain Rate:</b> Pressure & Flow Rate: <i>Normal</i> Drain Rate: <i>Normal</i> Comments: <i>None</i>	<b>No Problem</b>
<b>11</b>	<b>Shut-Off Valves &amp; Drain Traps:</b> Shut-off Valve(s): <i>Good</i> Drains & Trap(s): <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>12</b>	<b>Toilet:</b> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>13</b>	<b>Ventilation:</b> Type: <i>Ceiling Exhaust Vent</i> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>14</b>	<b>Switches / Lights / Ceiling Fans:</b> Condition: <i>Good</i> Ceiling fan(s): <i>n/a</i> Comments: <i>None</i>	<b>No Problem</b>

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<b>15</b>	<b>Electrical Outlets:</b> Quantity: <b>1</b> GFCI Protected? <b>Yes</b> Test Normal? <b>Yes</b> Condition: <b>Good</b> Comments:    Comments: <b>None</b> <i>(Note that the thermostat on the wall is non functional )</i>	<b>No Problem</b>
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**Bathroom: Upper Level**

**LEVEL OF CONCERN**

<b>1</b>	<b>Door(s):</b> Door Condition: <b>Good</b> Latch(s) Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>2</b>	<b>Ceiling:</b> Comments: <b>In fair condition</b>	<b>Minimal Concern</b>
<b>3</b>	<b>Walls:</b> Molding & Trim: <b>Missing in a few areas</b> Comments: <b>In fair condition - Typical for age of home</b>	<b>Minimal Concern</b>
<b>4</b>	<b>Window(s):</b> Pane: <b>Double + Storm window</b> Pane Condition: <b>Good</b> Frame: <b>Vinyl</b> Frame Condition: <b>Good</b> Window Operation: <b>Non-opening style window</b> Screen Condition: <b>n/a</b> Treatments / Shades: <b>n/a</b> Comments: <b>None</b>	<b>No Problem</b>
<b>5</b>	<b>Flooring:</b> Type <b>Tile</b> Condition: <b>Good</b> Comments: <b>None</b> <b>Sub-Flooring:</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>6</b>	<b>Countertop &amp; Splash-back:</b> Type: <b>None (Pedestal type sink)</b> Condition: <b>n/a</b> Comments: <b>None</b>	<b>No Problem</b>




<b>7</b>	<b>Cabinets &amp; Shelving:</b> Condition: <i>n/a</i> Comments: <i>None</i>	<b>N/A</b>
<b>8</b>	<b>Sink &amp; Faucet:</b> Condition: <i>Sink is loose</i> Comments: <i>Recommend secure</i>	<b>Minor Concern X</b>
<b>9</b>	<b>Tub / Shower:</b> Condition: <i>Shower dribbles when faucet is on. (Clogged)</i> Comments: <i>Recommend clean out shower head</i>	<b>Minimal Concern</b>
<b>10</b>	<b>Water Supply &amp; Drain Rate:</b> Pressure & Flow Rate: <i>Normal</i> Drain Rate: <i>Normal</i> Comments: <i>None</i>	<b>No Problem</b>
<b>11</b>	<b>Shut-Off Valves &amp; Drain Traps:</b> Shut-off Valve(s): <i>Good</i> Drains & Trap(s): <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>12</b>	<b>Toilet:</b> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>13</b>	<b>Ventilation:</b> Type: <i>Ceiling Exhaust Vent</i> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>14</b>	<b>Switches / Lights / Ceiling Fans:</b> Condition: <i>Good</i> Ceiling fan(s): <i>n/a</i> Comments: <i>None</i>	<b>No Problem</b>

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<b>15</b>	<b>Electrical Outlets:</b> Quantity: <b>1</b> GFCI Protected? <b>Yes</b> Test Normal? <b>Yes</b> Condition: <b>Good</b> Comments: <b>None</b> <i>(Note that the thermostat on the wall is non functional )</i>	<b>Minimal Concern</b>
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**Bedroom: Upper Level - Master**

**LEVEL OF CONCERN**

<p><b>1</b></p>	<p><b>Door(s):</b>          Door Condition: <i>Good</i>          Latch(s) Condition: <i>Good</i>          Comments: <i>None</i></p>	<p><b>No Problem</b></p>
<p><b>2</b></p>	<p><b>Ceiling:</b>          Comments: <i>Appear to be in good condition. but the dormer has moisture in the ceiling .</i></p> 	<p><b>Major Concern X X</b></p>
<p><b>3</b></p>	<p><b>Walls:</b>          Molding &amp; Trim: <i>Good</i>          Comments: <i>Appear to be in good condition.</i></p>	<p><b>No Problem</b></p>

**4 Window(s):**

**Minor Concern X**

Pane: **Double**

Pane Condition: **"Fogged" due to internal seal failure. Consider replacing, for optical clarity.  
1 storm pane is missing (located in storage room, and is cracked)**

Frame: **Aluminum**

Frame Condition: **Good**

Window Operation: **Operates normally**

Screen Condition: **Missing**

Treatments / Shades: **Good**

Comments: **Consider replacement and/or repair.**



<b>5</b>	<b>Flooring:</b> Type <b>Carpet</b> Condition: <b>Good</b> Comments: <b>None</b> <b>Sub-Flooring:</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>6</b>	<b>Closet(s):</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>7</b>	<b>Switches / Lights / Ceiling Fans:</b> Condition: <b>Good</b> Ceiling fan(s): <b>n/a</b> Comments: <b>None</b>	<b>No Problem</b>
<b>8</b>	<b>Electrical Outlets:</b> Quantity: <b>11</b> AFCI Protected? <b>n/a</b> Test Normal? <b>Yes</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>

**Bedroom: Upper Level - East**

**LEVEL OF CONCERN**

<b>1</b>	<b>Door(s):</b> Door Condition: <b>Good</b> Latch(s) Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>2</b>	<b>Ceiling:</b> Comments: <b>Appear to be in good condition.</b>	<b>No Problem</b>
<b>3</b>	<b>Walls:</b> Molding & Trim: <b>Good</b> Comments: <b>Appear to be in good condition.</b>	<b>No Problem</b>
<b>4</b>	<b>Window(s):</b> Pane: <b>Double</b> Pane Condition: <b>Good</b> Frame: <b>Vinyl</b> Frame Condition: <b>Good</b> Window Operation: <b>Operates normally</b> Screen Condition: <b>Good</b> Treatments / Shades: <b>Missing</b> Comments: <b>None</b>	<b>Minimal Concern</b>
<b>5</b>	<b>Flooring:</b> Type <b>Carpet</b> Condition: <b>Carpet stained - Minor bunched</b> Comments: <b>Consider steam cleaning carpet to ensure longevity.</b> <b>Sub-Flooring:</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>Minimal Concern</b>
<b>6</b>	<b>Closet(s):</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>

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<b>7</b>	<b>Switches / Lights / Ceiling Fans:</b> Condition: <b>Good</b> Ceiling fan(s): <b>n/a</b> Comments: <b>None</b>	<b>No Problem</b>
<b>8</b>	<b>Electrical Outlets:</b> Quantity: <b>5</b> AFCI Protected? <b>n/a</b> Test Normal? <b>Yes</b> Condition: <b>Good</b> Comments: <b>None</b> .	<b>No Problem</b>

**Bedroom: Main Level - North**

**LEVEL OF CONCERN**

<p><b>1</b></p>	<p><b>Door(s):</b>          Door Condition: <i>Good</i>          Latch(s) Condition: <i>Good</i>          Comments: <i>None</i></p>	<p><b>No Problem</b></p>
<p><b>2</b></p>	<p><b>Ceiling:</b>          Comments: <i>Appear to be in good condition.</i></p>	<p><b>No Problem</b></p>
<p><b>3</b></p>	<p><b>Walls:</b>          Molding &amp; Trim: <i>Good</i>          Comments: <i>Appear to be in good condition.</i></p>	<p><b>No Problem</b></p>
<p><b>4</b></p>	<p><b>Window(s):</b>          Pane: <i>Double + Storm window</i>          Pane Condition: <i>Good</i>          Frame: <i>Aluminum</i>          Frame Condition: <i>Good</i>          Window Operation: <i>Stuck in position. Did not operate. (Left side) Right window works OK</i>          Screen Condition: <i>Good</i>          Treatments / Shades: <i>Good</i>          Comments: <i>A track cleaning and/or a minor adjustment will probably fix this.</i></p>	<p><b>Minor Concern X</b></p>
<p><b>5</b></p>	<p><b>Flooring:</b>          Type <i>Carpet</i>          Condition: <i>Carpet stained - Minor</i>          Comments: <i>None</i>  <b>Sub-Flooring:</b>          Condition: <i>Good</i>          Comments: <i>None</i></p>	<p><b>Minimal Concern</b></p>
<p><b>6</b></p>	<p><b>Closet(s):</b>          Condition: <i>Good</i>          Comments: <i>The bi-fold doors have stiff operation, consider adjust.</i></p>	<p><b>Minimal Concern</b></p>



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<b>7</b>	<b>Switches / Lights / Ceiling Fans:</b> Condition: <b>Good</b> Ceiling fan(s): <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>8</b>	<b>Electrical Outlets:</b> Quantity: <b>5</b> AFCI Protected? <b>n/a</b> Test Normal? <b>Yes</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>

**Living room: Main Level - South & Halls**

**LEVEL OF CONCERN**

<p><b>1</b></p>	<p><b>Door(s):</b>          Door Condition: <i>Good</i>          Latch(s) Condition: <i>Good</i>          Comments: <i>None</i></p>	<p><b>N/A</b></p>
<p><b>2</b></p>	<p><b>Ceiling:</b>          Comments: <i>Damage - Minor See Roofing page</i></p>	<p><b>Major Concern X X</b></p>
<p><b>3</b></p>	<p><b>Walls:</b>          Molding &amp; Trim: <i>Good</i>          Comments: <i>Damage - Minor See Roofing page</i></p>	<p><b>Major Concern X X</b></p>
<p><b>4</b></p>	<p><b>Window(s):</b>          Pane: <i>Double + Storm window</i>          Pane Condition: <i>Good</i>          Frame: <i>Aluminum</i>          Frame Condition: <i>Good</i>          Window Operation: <i>Operates normally</i>          Screen Condition: <i>Good, but 1 is damaged</i>          Treatments / Shades: <i>Good</i>          Comments: <i>None</i></p>	<p><b>Minimal Concern</b></p>
<p><b>5</b></p>	<p><b>Flooring:</b>          Type <i>Carpet</i>          Condition: <i>Good</i>          Comments: <i>None</i>  <b>Sub-Flooring:</b>          Condition: <i>Good</i>          Comments: <i>None</i></p>	<p><b>No Problem</b></p>
<p><b>6</b></p>	<p><b>Closet(s):</b>          Condition: <i>Good</i>          Comments: <i>None</i></p>	<p><b>No Problem</b></p>

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<b>7</b>	<b>Switches / Lights / Ceiling Fans:</b> Condition: <b>Good</b> Ceiling fan(s): <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>8</b>	<b>Electrical Outlets:</b> Quantity: <b>8</b> AFCI Protected? <b>n/a</b> Test Normal? <b>Yes</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>

## Stairway: Upper Level

### LEVEL OF CONCERN

<b>1</b>	<b>Door(s):</b> Door Condition: <i>n/a</i> Latch(s) Condition: <i>n/a</i> Comments: <b>None</b>	<b>N/A</b>
<b>2</b>	<b>Ceiling:</b> Comments: <b>Appear to be in good condition.</b>	<b>No Problem</b>
<b>3</b>	<b>Walls:</b> Molding & Trim: <b>Good</b> Comments: <b>Appear to be in good condition.</b>	<b>No Problem</b>
<b>4</b>	<b>Window(s):</b> Pane: <b>Double</b> Pane Condition: <b>Good</b> Frame: <b>Vinyl</b> Frame Condition: <b>Good</b> Window Operation: <b>Non-opening style window</b> Screen Condition: <i>n/a</i> Treatments / Shades: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>5</b>	<b>Flooring / Stairs Condition:</b> Type <b>Carpet</b> Condition: <b>Good</b> Comments: <b>None</b> <b>Sub-Flooring:</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>6</b>	<b>Hand Railing, Balusters, &amp; Pickets</b> Hand Railing Height: <b>36"</b> Gap between pickets: <b>Less than 4"</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>

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<b>7</b>	<b>Switches / Lights / Ceiling Fans:</b> Condition: <b>Good</b> Ceiling fan(s): <b>n/a</b> Comments: <b>None</b>	<b>No Problem</b>
<b>8</b>	<b>Electrical Outlets:</b> Quantity: <b>n/a</b> AFCI Protected? <b>n/a</b> Test Normal? <b>n/a</b> Condition: <b>n/a</b> Comments: <b>n/a</b>	<b>N/A</b>

## Stairway: Basement

### LEVEL OF CONCERN

<b>1</b>	<b>Door(s):</b> Door Condition: <b>Good</b> Latch(s) Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>2</b>	<b>Ceiling:</b> Comments: <b>In fair condition</b>	<b>No Problem</b>
<b>3</b>	<b>Walls:</b> Molding & Trim: <b>n/a</b> Comments: <b>In fair condition - Typical for age of home</b>	<b>No Problem</b>
<b>4</b>	<b>Flooring / Stairs Condition:</b> Type <b>Hardwood</b> Condition: <b>Good</b> Comments: <b>Non-typical stair rise and run. Recommend use caution.</b> <b>Sub-Flooring:</b> Condition: <b>Good</b> Comments: <b>Non typical stairs, recommend use caution</b>	<b>Minor Concern X</b>
<b>5</b>	<b>Hand Railing, Balusters, &amp; Pickets</b> Hand Railing Height: <b>n/a"</b> Gap between pickets: <b>n/a"</b> Condition: <b>Missing</b> Comments: <b>Recommend install for safety.</b>	<b>Minor Concern X</b>
<b>6</b>	<b>Switches / Lights / Ceiling Fans:</b> Condition: <b>Good</b> Ceiling fan(s): <b>n/a</b> Comments: <b>None</b>	<b>No Problem</b>

**Laundry: (and East Room)**

**LEVEL OF CONCERN**

<b>1</b>	<b>Ceiling:</b> Comments: <i>Appear to be in good condition.</i>	<b>No Problem</b>
<b>2</b>	<b>Walls:</b> Molding & Trim: <i>Good</i> Comments: <i>Appear to be in good condition.</i>	<b>No Problem</b>
<b>3</b>	<b>Window(s):</b> Pane: <i>Double + Storm window</i> Pane Condition: <i>Good, but 1 pane is fogged</i> <i>Consider replacing for optical clarity.</i> Frame: <i>Aluminum</i> Frame Condition: <i>Good</i> Window Operation: <i>Operates normally</i> Screen Condition: <i>Good, but 1 is damaged</i> Treatments / Shades: <i>Missing</i>	<b>Minor Concern X</b>
<b>4</b>	<b>Flooring:</b> Type <i>Concrete and bare wood floor in East Room</i> Condition: <i>Good</i> Comments: <i>None</i> <b>Sub-Flooring:</b> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>5</b>	<b>Cabinets:</b> Condition: <i>Good</i> Comments: <i>None</i>	<b>No Problem</b>
<b>6</b>	<b>Water Supply &amp; Drain Rate:</b> Pressure & Flow Rate: <i>Did not test</i> Drain Rate: <i>Did not test</i>	<b>No Problem</b>

<b>7</b>	<b>Washer Hookup, Shut-Off Valves &amp; Drain Traps:</b> Shut-off Valve(s): <b>Good</b> Drains & Trap(s): <b>Good</b> Washer Hose Type: <b>n/a</b> Comments: <b>Appear functional but did not test</b>	<b>No Problem</b>
<b>8</b>	<b>Washer:</b> Type: <b>None</b> Manufacturer: <b>n/a</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>N/A</b>
<b>9</b>	<b>Dryer and Venting:</b> Type: <b>None</b> Manufacturer: <b>n/a</b> Condition: <b>Good</b> Venting & Ductwork: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>
<b>10</b>	<b>Switches / Lights / Fans:</b> Condition: <b>Good</b> Fan(s): <b>n/a</b> Comments: <b>None</b>	<b>No Problem</b>
<b>11</b>	<b>Electrical Outlets:</b> Quantity: <b>7</b> GFCI Protected? <b>No</b> Test Normal? <b>Yes</b> Condition: <b>Good</b> Comments: <b>None</b>	<b>No Problem</b>



**Safety:**

**LEVEL OF CONCERN**

<b>1</b>	<b>Bedroom Fire Escapes:</b> Comments: <i>Consider an escape plan for upper bedrooms.</i>	<b>Minimal Concern</b>
<b>2</b>	<b>Smoke Detectors:</b> Detectors are checked using "Smoke Check" aerosol spray. <b>4 of 4</b> smoke tested OK. Installed on each floor? <b>Yes</b> Near or In each bedroom? <b>Yes</b> Battery Back-up? <b>Yes (on the 2 "round" detectors)</b> Interconnected? <b>Yes (on the 2 "round" detectors)</b> Comments: <b>None</b>	<b>No Problem</b>
<b>3</b>	<b>CO Detectors:</b> Detectors are checked using the "built in" test button. <b>0 of 0</b> tested normal. Installed on each floor? <b>n/a</b> Near or In each bedroom? <b>n/a</b> Battery Back-up? <b>n/a</b> Interconnected? <b>n/a</b> Comments: <i>There are no appliances in the home that produce CO.</i>	<b>No Problem</b>
<b>4</b>	<b>Fire Extinguisher(s):</b> QTY: <b>1</b> Charged? <b>Yes</b> Location(s): <b>Master bedroom</b> Comments: <i>Appear to be in good condition.</i>	<b>No Problem</b>
<b>5</b>	<b>Hand Railing, Balusters, &amp; Pickets</b> Hand Railing Height: <b>36</b> Gap between pickets: <b>Less than 4</b> Condition: <b>Good, but missing hand railing in the basement stairway,</b> Comments: <b>Recommend install for safety.</b>	<b>Minor Concern X</b>
<b>6</b>	<b>Hot Water Temperature :</b> Measured temperature: <b>130° F (Approximate reading)</b> Comments: <b>Consider lowering the temperature to 120 degrees for safety.</b>	<b>Minor Concern X</b>