

July 30, 2008

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 7/30/08. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

These items need to be addressed immediately. They may endanger the health and/or safety of occupants or structure:

GROUNDNS

LANDSCAPING:

CONDITION:

Have Maple tree in front yard checked for disease.

Tree is touching and overhanging the roof of garage. It is also in the power lines. Damage is possible.

EXTERIOR - FOUNDATION - BASEMENT

BASEMENT/CRAWL SPACE:

ACCESSIBILITY:

Basement is fully accessible, Basement is finished, Handrail requires repair.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

Damage noted - hole through shingles over back porch.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, No counter flashing at chimney.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Full, Debris in gutter, Missing downspouts, Overflow at front - rt of porch.

ELECTRICAL SYSTEM

SERVICE:

TYPE AND CONDITION:

Overhead, 110/220 Volt, Circuit breakers, Damage/Defects noted: Overhead conductors need repair by the power company. No mast. Neighbors service too close to garage roof.

ELECTRICAL PANELS:*Inspector Notes:*

Unused openings in the panel are missing covers, Improper moisture seal at top of box. Wasp nest in box.

SUBPANEL #2 LOCATION:

Garage, Mounted with sharp screws - didn't replace.

SWITCHES & OUTLETS:**CONDITION:**

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Some grounded type outlets did not appear to be properly grounded - next to stove downstairs.

Outlet torn from walk at backdoor.

Missing switch cover - downstairs kitchen.

All outlets ungrounded in NW, NE bedrooms.

HEATING - AIR CONDITIONING**HEATING SYSTEM CONDITION:****PRIMARY UNIT:**

Noisy vent fan. Wire spliced outside junction box.

VENTING:

Noisy fan. Vent stack rusted through. Can cause CO to back up into living areas.

PLUMBING**HOSE FAUCETS:****OPERATION:**

Redirect rear faucet away from foundation.

BATHROOMS**BATHROOM AREA:****TUB/SHOWER AND WALLS:**

Caulking and/or re-grouting is needed to prevent water intrusion. Tub and shower areas appear serviceable, Damage is noted to wall.

BATHROOM AREA:**TUB/SHOWER PLUMBING FIXTURES:**

The following problems were noted at the tub/shower drain: Mechanical drain stopper is not operational at tub. Shower head appears serviceable, Fixtures loose,

INTERIOR**FIREPLACE/WOOD BURNING DEVICES:****LOCATION - TYPE - CONDITION:**

Location #1: Clean before using for wood. Remove gas service if wood is to be burned.

KITCHEN - APPLIANCES - LAUNDRYKITCHEN SINK:*TYPE AND CONDITION:*

Stainless Steel, sink X 2- PB supply pipes downstairs - replace.

GARBAGE DISPOSAL:*CONDITION:*

Screw in disposal upstairs- remove before use.

INTERIOR COMPONENTS:*SWITCHES/FIXTURES/OUTLETS:*

Outlets within 6 feet of the sink are not GFCI protected.

LAUNDRY:*CONDITION:*

Plumbing appears serviceable, Dryer venting is provided. Clean back vent to close flap - entry for insects, rodents and birds.

[These items need attention soon:](#)

GROUNDSPATIO/PORCH COVER:*TYPE:*

Metal, Damage to soffit. Typical cracking.

FENCES & GATES:*CONDITION:*

Repairs needed at gate.

EXTERIOR - FOUNDATION - BASEMENTTRIM:*CONDITION:*

Damaged and missing soffit - rear.

CHIMNEY:*MATERIAL:*

Brick. photo = small crack in rain cap.

CONDITION:

Patch cracks in chimney cap, Small amount of tuck pointing needed.

GARAGE - CARPORTROOF:*CONDITION:*

Appears serviceable, Debris in gutters. Neighbors electrical service is too close to roof and tree overhang the roof. Power company should take care of both.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

AIR PLENUM:

Air leaks noted- Sealing is recommended, poor patch on side of air handler.

GENERAL SUGGESTIONS:

Have cleaned, serviced and vent fan checked.

INTERIOR

WINDOWS:

TYPE & CONDITION:

Steel, Broken windows X 5 basement.

Caulk picture window.

Inoperable - basement livingroom - all.

Missing screens X 7 - basement.

Bathroom upstairs - broken windows x 2.

These items are regular maintenance tasks that are due now or soon or are advisory items:

GROUND

SIDEWALKS:

CONDITION:

Cracks noted are major, Surface raised/settled.

PATIO:

CONDITION:

Cracks noted - typical.

EXTERIOR - FOUNDATION - BASEMENT

SLAB ON GRADE:

CONDITION:

Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.

ROOF SYSTEM

ATTIC AND INSULATION:

INSULATION TYPE AND CONDITION:

Cellulose- Blown.

DEPTH AND R-FACTOR:

4 inches, R-15.

GARAGE - CARPORT

GARAGE DOOR(S):CONDITION:

Doors locked at the time of inspection. Could not test.

BATHROOMSBATHROOM AREA:CONDITION OF SINK:

Disconnected.

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, The following problems were noted at the tub/shower drain: Drain is slow at tub.

BATH VENTILATION:

Window is not operational.

INTERIORDOORS:INTERIOR DOORS:

Damage viewed, At least 5 doors damaged by violence.

FLOORS:TYPE & CONDITION:

Wood, Uneven areas noted at bathroom door upstairs. Vinyl.

KITCHEN - APPLIANCES - LAUNDRYINTERIOR COMPONENTS:WALLS/CEILINGS/FLOORS:

Floor covering is vinyl/linoleum, Damage noted - downstairs and up.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

INSPECTION PERFECTION INC

Carl Brahe, CHI

How Stuff Works - Information for Real Property Decisions

Knowledge is essential for making good decisions about real estate. A good property may be passed over for fear of repairs that may not be as bad as they sound. A bad property might be bought from ignorance or underestimation of defects. Ignorance can allow deferred maintenance that can cause extreme problems.

There are so many aspects of any property that no single person can understand them all, but quick guidance is available anywhere you have internet access. There are websites that explain almost anything you can think of in a way that most people can understand easily.

The best known and probably most used is Wikipedia.org. This site is a mind boggling information source written by anyone who wants to contribute. If you have a special interest in something, you can write an article and post it. If readers disagree with you or want to add to what you've written, they are able to make changes. The amount of information is already incredible and grows daily. So many people have contributed so much that there is probably nothing related to your real estate that you can think of that hasn't been written about here.

More specific sites are available related to real property. The old standards BobVila.com and ThisOldHouse.com offer detailed information about how different repair, remodel and renovation projects are done. Plans are offered for various projects and how-to-do guides are also provided. The projects are presented for the serious handyperson. This information is as valuable for dealing with contractors as it is for the do-it-yourselfer. Knowing how a project is done can save you money and stress.

Some sites are aimed at the average person who is interested in just about anything. [How Stuff Works](http://HowStuffWorks) and About.com, have various websites for individual interests like, [How Stuff Works – Home and Garden](http://HowStuffWorks-HomeandGarden) and [About.com – home and garden](http://About.com-homeandgarden). Other sites that are geared to the average person are sponsored by television stations. [Home and Garden TV](http://HomeandGardenTV) and [DIY Network](http://DIYNetwork) have extensive websites with resources for decorating, organizing, gardening and remodeling. [Home Depot](http://HomeDepot) offers extensive resources for homeowners and professionals, plus classes to teach skills and sales associates who will provide information about materials and how to tips for most projects. They also offer contractors for most projects and are a source for projecting costs.

Disaster remediation is the specialty of cleaning up after problems like fire and flood. Foreclosed properties are abundant these days. Neglect, vandalism and ignorance leave these homes in need of disaster remediation for things like water and smoke damage and mold. [Puro Clean](http://PuroClean), [Blu Sky Services](http://BluSkyServices), and [Service Magic](http://ServiceMagic) provide contractors for these repairs.

[Inspection Perfection](http://InspectionPerfection) provides a wide range of specialized information for property owners, buyers and sellers, and real estate professionals. Subjects that affect the safety, comfort or usability of a property are covered. This is a constantly growing data base.

These sites provide referrals for Denver area handymen/women to do your actual repairs and remodel projects. Some of these contractors will rescue when you find yourself over your head, or have just outright blown a project. Always get more than one bid on a project and ask for and check references. These sites provide referrals but in most cases provide no guarantee of satisfaction.

[Best in Class](#) 888-533-2378

[BizziBid.com](#)

[Handyman.com](#) (800) 466-5530

[HandymanMatters.com](#) 303-984-0177

[HouseDoctors.com](#) 888-468-7336

[MrHandyman.com](#) 877-674-2639

[Onestopwizard.com](#) 303-250-3500

[RenovationExperts.com](#) (866) 273-8258

[Respond Home Services.](#)

[ServiceMagic.com](#) (866) 384-1080

*The above websites are presented for information only. Inspection Perfection Inc does not endorse these website, nor the companies, and the products and services they provide.

Confidential Inspection Report



Prepared by: Inspection Perfection Inc
386 Quartz Circle
Bailey, CO 80421
303-816-5556 info@inspection-perfection.com

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 7/30/08.
CLIENT NAME: xxxxxxxx.
CLIENT PHONE #: 303-921-5621.
INSPECTION SITE: xxxxxx.
INSPECTION SITE CITY/STATE/ZIP: Englewood.

CLIMATIC CONDITIONS:

WEATHER: Partly Cloudy.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE in F: 90-100.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: West.
ESTIMATED AGE OF HOUSE: 55.
BUILDING TYPE: 2 family.
STORIES: 1.
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.
HOUSE OCCUPIED? No.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Selling agent, Purchaser.

PAYMENT INFORMATION:

TOTAL FEE: \$275.
PAID BY: Check.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Cracks noted are major, Surface raised/settled.



LANDSCAPING:

CONDITION:

Have Maple tree in front yard checked for disease. Tree is touching and overhanging the roof of garage. It is also in the power lines. Damage is possible.



GRADING:

SITE:

Grade at foundation appears serviceable.

PATIO:

TYPE:

Concrete, Paver/Tile.

CONDITION:

Cracks noted - typical.



PATIO/PORCH COVER:

TYPE:

Metal, Damage to soffit. Typical cracking.



FENCES & GATES:

TYPE:

Wood.

CONDITION:

Repairs needed at gate.



EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Brick.
CONDITION: Appears serviceable.

TRIM:

MATERIAL: Wood,
CONDITION: Damaged and missing soffit - rear.



CHIMNEY:

MATERIAL: Brick. photo = small crack in rain cap.



small crack in rain cap

CONDITION: Patch cracks in chimney cap, Small amount of tuck pointing needed.



SLAB ON GRADE:

CONDITION: Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is fully accessible, Basement is finished, Handrail requires repair.
BASEMENT WALLS - TYPE: Poured concrete.
CONDITION: Appears serviceable.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Attic is full size, Conventional framing, Viewing was limited, to observing from hatch areas only. Access is restricted.



INSULATION TYPE AND CONDITION:

Cellulose- Blown.



DEPTH AND R-FACTOR:

4 inches, R-15.



ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

Walked on roof.

ROOF COVERING STATUS:

Damage noted - hole through shingles over back porch.



EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, No counter flashing at chimney.



GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Full, Debris in gutter, Missing downspouts, Overflow at front - rt of porch.



GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Detached, Two car.

ROOF:

CONDITION: Appears serviceable, Debris in gutters. Neighbors electrical service is too close to roof and tree overhang the roof. Power company should take care of both.

**FLOOR:**

CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: Doors locked at the time of inspection. Could not test.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION:

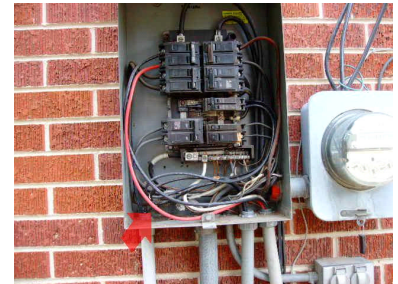
Overhead, 110/220 Volt, Circuit breakers, Damage/Defects noted: Overhead conductors need repair by the power company. No mast. Neighbors service too close to garage roof.



ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

Exterior of house.



wasp nest

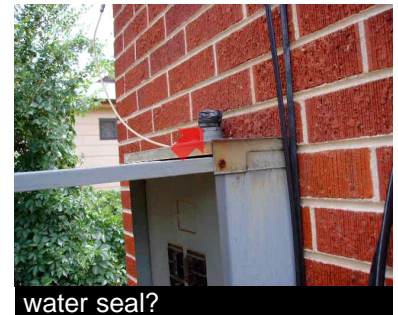
Inspector Notes:

Unused openings in the panel are missing covers, Improper moisture seal at top of box. Wasp nest in box.



OF 110 VOLT CIRCUITS:

2.



water seal?

OF 220 VOLT CIRCUITS:

4.

SUBPANEL #1 LOCATION:

Backdoor.

SUBPANEL #2 LOCATION:

Garage, Mounted with sharp screws - didn't replace.

SUB PANEL NOTES:

Electrical system appears outdated by todays standards. Upgrade should be considered.

SWITCHES & OUTLETS:*CONDITION:*

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Some grounded type outlets did not appear to be properly grounded - next to stove downstairs.

Outlet torn from walk at backdoor.

Missing switch cover - downstairs kitchen.

All outlets ungrounded in NW, NE bedrooms.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

- LOCATION OF PRIMARY UNIT: Basement.
- SYSTEM TYPE: Forced Air.
- FUEL TYPE AND NOTES: Natural Gas.
- CAPACITY OF UNIT: 125000.
- APPROXIMATE AGE IN YEARS: 3-5.

HEATING SYSTEM CONDITION:

- PRIMARY UNIT: Noisy vent fan. Wire spliced outside junction box.
- PUMP/BLOWER FAN: Appears Serviceable.
- COMBUSTION AIR: Appears serviceable.
- VENTING: Noisy fan. Vent stack rusted through. Can cause CO to back up into living areas.

- AIR PLENUM: Air leaks noted- Sealing is recommended, poor patch on side of air handler.

- AIR FILTERS: Appear serviceable.
- NORMAL CONTROLS: Appear serviceable.



GENERAL SUGGESTIONS:

Have cleaned, serviced and vent fan checked.



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL: Galvanized.
CONDITION: Appears serviceable.

SUPPLY LINES:

MATERIAL: Combination of materials, Copper, Galvanized.
CONDITION: Appears serviceable.

WASTE LINES:

MATERIAL: Copper, Galvanized, Plastic.
CONDITION: Appears serviceable.

HOSE FAUCETS:

OPERATION: Redirect rear faucet away from foundation.

**WATER HEATER:**

TYPE: Gas.
SIZE: 50 Gallons.
LOCATION: Basement.
CONDITION: Appears serviceable.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION: Downstairs.
CONDITION OF SINK: Disconnected.



CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: Appears serviceable, The following problems were noted at the tub/shower drain: Drain is slow at tub.
TUB/SHOWER AND WALLS: Caulking and/or re-grouting is needed to prevent water intrusion. Tub and shower areas appear serviceable, Damage is noted to wall.
BATH VENTILATION: Window is not operational.

BATHROOM AREA:

BATH LOCATION: Upstairs.
CONDITION OF SINK: Appears serviceable.
CONDITION OF TOILET: Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES: The following problems were noted at the tub/shower drain: Mechanical drain stopper is not operational at tub. Shower head appears serviceable, Fixtures loose,



INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR: Appears serviceable.
OTHER EXTERIOR DOORS: Standard side/rear door.
INTERIOR DOORS: Damage viewed, At least 5 doors damaged by violence.

WINDOWS:

TYPE & CONDITION: Steel, Broken windows X 5 basement.
 Caulk picture window.
 Inoperable - basement livingroom - all.
 Missing screens X 7 - basement.
 Bathroom upstairs - broken windows x 2.



INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, General condition appears serviceable.

CEILINGS:

TYPE & CONDITION: Drywall, General condition appears serviceable.

FLOORS:

TYPE & CONDITION: Wood, Uneven areas noted at bathroom door upstairs. Vinyl.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Location #1: Clean before using for wood. Remove gas service if wood is to be burned.

SMOKE / FIRE DETECTOR:

COMMENTS: Smoke alarm upstairs responded to test button operation.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, sink X 2- PB supply pipes downstairs - replace.

RANGE/COOK TOP AND OVEN:

No Safety Clip x 2.

VENTILATION:

TYPE AND CONDITION: No fan/hood present. X 2.

REFRIGERATOR:

TYPE AND CONDITION: Older model appliance, Electric X 2.

DISHWASHER:

CONDITION: None installed.

GARBAGE DISPOSAL:

CONDITION: Screw in disposal upstairs- remove before use.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Counters are Formica (plastic laminate), Appear serviceable, Cabinets appear serviceable.

WALLS/CEILINGS/FLOORS: Floor covering is vinyl/linoleum, Damage noted - downstairs and up.

WINDOWS/DOORS: Damage noted.

SWITCHES/FIXTURES/OUTLETS Outlets within 6 feet of the sink are not GFCI protected.

:

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Basement.

CONDITION: Plumbing appears serviceable, Dryer venting is provided. Clean back vent to close flap - entry for insects, rodents and birds.



Safety Clip

TYPE/CONDITION:

RANGE/COOK TOP AND OVEN: Electric, Combination, Appears serviceable. X 2.