



Prepared for: Sally Buyer

Address: 1234 That Street  
Santa Fe, NM 87507

July 6, 2016

**Moya Home Inspection**  
P.O. Box 28908  
Santa Fe NM 87592  
505-216-0813

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## REPORT LIMITATIONS & NON-WARRANTY

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.

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 as they 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. determining compliance with installation guidelines, construction documents, manufactures specifications or building code conformity. **All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.** The inspection is performed in compliance with ASHI STANDARDS OF PRACTICE, a copy of which is included in this report.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: verbal inspections; formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; drywall from the People's Republic of China; 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; determining compliance with installation guidelines, construction documents, manufactures specifications or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

## EXPLANATION OF TERMS

The age of the structure and the comparable condition of the neighborhood structures were taken into consideration while this report was being prepared. The explanation of terms used in this report are noted below.

**GOOD:** Items noted in this category are considered new, new condition or recently installed

**FUNCTIONAL:** Items in this category are considered in serviceable condition and functioning as intended under normal conditions during the time of the inspection with normal wear noted.

**SATISFACTORY:** Items noted in this category are considered in serviceable condition and functioning as intended under normal condition with little or no wear noted.

**ATTENTION NEEDED:** Items in this category are considered to be needing service, preventative maintenance, repair or further evaluation by a qualified expert for additional clarification and in order to function as needed and for health and safety concerns.

**MAINTENANCE NEEDED:** Items in this category are considered to be in need of maintenance or repair as needed or required in order to help maintain the serviceability of the noted item.

**ACTION NEEDED:** Items in this category are considered to be in need of immediate service, repair, further evaluation for clarification, and/or replacement due to mechanical or structural failure or life expectancy of the items that are posing a health and safety risk.

**N/A:** Items marked N/A are considered to be outside the scope of this inspection as noted by the ASHI Standards of Practice, the item does not exist or is not relevant to this inspection or report.

## Action Needed Summary

### Heating, Ventilation & Air Conditioning

#### Heating System

##### *11.9 Carbon Monoxide Tested:*

1. Action Needed - Measurable amounts of carbon monoxide were noted from the registers. A hazardous condition may exist. Thebinsoectie noted readings of 1-3 PPM. Further testing and evaluation are needed.



##### *11.10 Evidence of Maintenance:*

2. Action Needed - The inspector recommends having the heating system serviced at this time due to it's condition and lack of service history. The services of a qualified HVAC specialist are recommended.

## Maintenance & Attention Needed Summary

### Site

#### Paving and Concrete

##### *2.2 Driveway Condition:*

1. Attention Needed - The driveway needs action. Repair or replacement is indicated. There is cracks and heaving noted in the driveway. These indicate movement of the soil and/or possible poor preparation of the substrate and over time may develop into trip hazards or cause other issues with uneven settlement or moisture penetration. It needs to be repaired to prevent further deterioration or a trip hazard.



#### Fences and Gates

##### *2.17 Gates and Latches:*

2. Maintenance Needed - The gate needs attention or maintenance to function as intended. The gate latch is loose and does not function.

### Porches/Patios/Decks/Balconies

#### Patio

##### *5.8 Surface Condition:*

3. Attention Needed - The patio surface needs repair in order to prevent further deterioration. The inspector noted heaving flagstone that is posing trip hazards. Modifying the flagstone is needed for safety concerns.



### Roof

#### Roof

##### *6.10 Roof Drainage System Condition:*

4. Maintenance Needed - The canals are showing signs of weather related deterioration and are in need of paint/stain to help protect them from the elements. The services of a qualified handyman or painting contractor are recommended. The patio downspout goes into an underground system. I was unable to determine where it empties and if functional.



#### 6.11 *Splash Blocks and Drains:*

5. Recommended - The inspector recommends installation of splash blocks canted away from the structure or French drains to reduce possibility of erosion and splash back on the siding. Splash blocks and French drains also help prevent moisture intrusion into basements, crawlspaces and rooms below grade.

#### 6.13 *Evidence of Ponding:*

6. Attention Needed - The inspector noted evidence of ponding or pooling water on the surface of the roof. No active ponding was noted at the time of the inspection. We recommend the services of a qualified roofer for further evaluation and repair.



7. Evidence of ponding or pooling water on the surface of the roof.



8. Evidence of ponding or pooling water on the surface of the roof.





## Garage & Carport

### Garage

#### 7.8 Floor Condition:

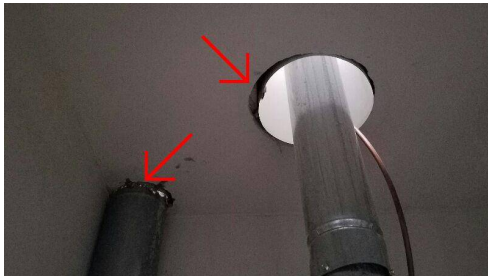
9. Due to stored items on the garage floor, the inspector was unable to determine the condition of the portions of the floor that are not visible. Please be aware **the inspector does not move personal belongings in order to perform the inspection**. The inspector recommends having the interior of the home re-inspected when vacated and prior to closing in order to provide a more detailed assessment of any issues or concerns that may be present that were not visible due to the amount of stored items at the time of the inspection.

## Utility Services

### Utility Services:

#### 8.14 Vents & Exhausts:

10. Attention Needed - The inspector noted a lack of a proper fire stop around the flue(s) for water heater and heating system. The installation of the fire stop is recommended for safety concerns and to meet the minimum building standards for safety.



11. Lack of a fire stop noted around the heating system exhaust flu.



## Electrical

### Electrical Services

#### 9.16 Outlets/Switches/Junction Boxes/Lighting:

12. Attention Needed - The following electrical issues are in need of further evaluation and/or repair by a qualified electrician for health and safety concerns:

1. Loose outlet receptacle on the north wall in the central bedroom.
2. The ceiling fan in the master bedroom does not function.
3. Missing light fixture and exposed wires noted to the right of the exterior garage door.

4. Front porch GFCI outlet did not respond to testing.

## Heating, Ventilation & Air Conditioning

### Heating System

#### *11.5 Thermostat Condition:*

13. Attention Needed - The thermostat is not properly attached to the wall and hangs from the cable. Securing the thermostat is needed.

### Air Conditioning

#### *11.14 Unit Tested:*

14. Not Tested - The effectiveness of the evaporative cooling system(s) could not be tested. The evaporative cooler has not yet been turned on for the summer season. Testing of the unit is recommended once it has been made operational.

## Water Heaters

### Water Heater

#### *12.5 Water Piping Condition:*

15. Attention Needed - The water heater plumbing is in need of attention by a qualified plumber. There is evidence of encrustation and/or mineral deposits at the top of the water heater. The services of a qualified plumber are recommended for further evaluation and repair.



#### *12.15 Overall Water Heater Condition:*

16. Functional - The water heater was functional at the time of the inspection with general wear and deterioration noted. However **due to the age of the water heater, its serviceable life is not guaranteed**. We recommend consideration for replacement within the near future. **THIS IS NOT A GUARANTEE** that issues with the water heater have not occurred in the past or will not occur in the future. While the inspector is careful searching for issues and defects, indications may be hidden from view of the inspector. All water heaters need to be inspected and serviced annually, by a qualified plumber.

## Structure

### Structure

#### *13.8 Smoke Detector(s):*

17. Present - The inspector noted smoke/fire detectors inside the structure correctly and adequately positioned. Functional smoke/fire detectors should be installed outside any sleeping areas and on each level of the structure, for increased health and safety awareness. Smoke detectors should be replaced every ten years. We recommend changing smoke detectors at occupation and monthly testing for safety considerations.

## Kitchen

### Kitchen

#### *16.7 Faucet and Supply Lines:*

18. Maintenance Needed - The kitchen faucet is in need of attention by a qualified plumber or handyman in order to provide the intended service. The handheld sprayer attachment does not work, or it leaks and needs to be replaced.

#### *16.13 Range/Oven:*

19. Attention Needed - The range/oven needs attention and service in order to function as needed and for health and safety concerns. The unit has not been secured with an Anti-Tip Bracket as required by manufacturer's installation



instructions. A tip-over hazard exists for small children. Stove should be properly secured right-away.

## Bedrooms

### Central Guest Bedroom

#### *18.31 Doors:*

20. Attention Needed - The door or hardware on the door to this room needs some adjustment or repair for it to function appropriately. At least one of the door hinges is loose and needs attention and repair.



#### *18.32 Closet:*

21. Attention Needed - The closet doors or fixtures need some adjustment or repair. The door binds on the jamb.

## Bathrooms

### Master Bathroom

#### *19.9 Faucet and Supply Lines:*

22. Attention Needed - The faucet in the bathroom needs attention and repairs by a qualified plumber or handyman in order to function as needed. There appears to be a drip in the master bathroom sink faucet.

## General Information

### Client Information

**1.1 Client:**

Sally Buyer.

### Site Information

**1.2 Inspection Date:**  
July 6, 2016 1:00 PM.**1.3 Inspection Site:**  
1234 That Street  
Santa Fe, NM 87507.**1.4 House Occupied:**  
No.**1.5 People Present:**  
No one.

### Building Characteristics

**1.6 Main Entry Faces:**  
Northeast.**1.7 Estimated Age:**  
1997.**1.8 Building Style & Type:**  
Pueblo single family.**1.9 Stories:**  
1

### Climatic Conditions

**1.10 Weather:**  
Clear.**1.11 Soil Conditions:**  
Dry.**1.12 Outside Temperature:**  
80-90.

### Utilities Status

**1.13 Utilities Status:**  
All utilities on.

# Site

## Paving and Concrete

**2.1 Driveway:**

Concrete.

**2.2 Driveway Condition:**

Attention Needed - The driveway needs action. Repair or replacement is indicated. There is cracks and heaving noted in the driveway. These indicate movement of the soil and/or possible poor preparation of the substrate and over time may develop into trip hazards or cause other issues with uneven settlement or moisture penetration. It needs to be repaired to prevent further deterioration or a trip hazard.



**2.3 Walkways & Stoop:**

Concrete.

**2.4 Walkway Condition:**

Functional - The walkway surface material was in functional condition at the time of the inspection with only normal deterioration noted.

## Perimeter Exterior

**2.5 Evidence of Movement:**

No.

**2.6 Site Drainage and Erosion:**

Functional - At the time of the inspection, the grading around the structure is either level or sloping away from the foundation, which should prevent rain water from draining toward the foundation. While the inspector is careful in his search for issues and defects, indications may be hidden from view of the inspector based on weather conditions at the time of the inspection. THIS IS NOT A GUARANTEE that issues with drainage have not occurred in the past or will not occur in the future. The inspector recommends evaluating the drainage annually, and modifying/maintaining it as needed.

**2.7 Evidence of Insects:**

No.

**2.8 Evidence of Animals:**

No.

**2.9 Proper Earth/Wood Clearance:**

Yes - Inspection around the perimeter of the structure does not show any contact of earth to wood. There should be no contact between the earth and the exterior surface material to prevent wood deterioration and a conducive condition for pest infestation. The inspector recommends always providing at least 4-6 inches of clearance between the earth and wood siding material as a preventive maintenance measure.

**2.10 Bushes and Shrubs Condition:**

Satisfactory - The shrubs and/or bushes have a satisfactory appearance. No issues were noted at the time of the inspection.

**2.11 Trees Condition:**

Satisfactory - The trees on the site all appear to be alive and in acceptable condition. No issues were noted at

the time of the inspection.

**2.12 Address Visible**

Yes - The address was visible at the time of the inspection.

**2.13 Mailbox Noted:**

There is a mailbox located in a common area within the development.

**2.14 Exterior Lighting:**

Attention - As noted in the Electrical section of this report.

<b>Fences and Gates</b>
-------------------------

**2.15 Fencing Materials:**

Wood was used for the fencing.

**2.16 Fence Materials****Condition:**

Satisfactory - The materials used in the fencing/walls were in satisfactory condition with normal wear noted at the time of the inspection.

**2.17 Gates and Latches:**

Maintenance Needed - The gate needs attention or maintenance to function as intended. The gate latch is loose and does not function.

# Foundation

## Foundation

### 3.1 Type of Foundation:

Slab on grade.

### 3.2 Foundation Materials:

Poured in place concrete.

### 3.3 Visible Portions of Exterior Foundation Walls:

Not Visible.

### 3.4 Evidence of Movement

No - There is no evidence of any recent movement.

## Slab Foundation

### 3.5 Level/Gradation:

Satisfactory - The concrete slab appeared serviceable at the time of the inspection.

### 3.6 Offsets & Heaving:

Satisfactory - At the time of the inspection no offsets and/or heaving was noted.

### 3.7 Moisture & Dampness:

Dry - No moisture or dampness was noted in the slab foundation at the time of the inspection.

### 3.8 Cracks & Separations:

Covered Not Visible - The slab floor has been covered with tile and/or carpet preventing direct observation of the slab.

### 3.9 Footings and Sills:

Not Visible - Due to the type of construction and exterior cover material, the footings/sills are not visible.

## Exterior Structure

### Exterior Structure

#### 4.1 Exterior Siding

##### Materials:

The exterior siding appears to be a synthetic stucco.

#### 4.2 Siding Condition:

Functional - The exterior siding was in functional condition at the time of the inspection. Preventing the growth of these cracks using an appropriate stucco repair material is important in maintaining the stucco from further deterioration. If further evaluation is needed, we recommend the services of a qualified lath and plaster contractor. Annual inspections and maintenance are recommended to prolong the life of the siding.

#### 4.3 Trim Condition:

Functional - The exterior trim was intact and functional at the time of the inspection.

#### 4.4 Condition of Painted

##### Surfaces:

The finish or exposed wood surfaces are functional.

#### 4.5 Exterior Hose Bibs

##### Functional:

Satisfactory - The exterior hose bib(s) appeared to function normally.

#### 4.6 Windows Type:

Double Pane Insulated.

#### 4.7 Window Glass:

Satisfactory - At the time of the inspection no broken or loose window glass were observed during this inspection, windows that are required to be tempered or safety plate were identified.

#### 4.8 Window Condition:

Functional - At the time of the inspection the double-pane insulating glass windows appeared to be in functional condition. Periodic adjustments will be needed for all operable windows. While the inspector is careful in his search for issues and defects, indications may be hidden from view of the inspector. THIS IS NOT A GUARANTEE that issues with failed vacuum seals have not occurred in the past or will not occur in the future. At times the fogging or moisture, indicators of a failed seal, are evident only under certain climatic conditions.

#### 4.9 Structural Caulking:

Satisfactory - The structural caulking appeared to be serviceable at the time of the inspection. Caulk should be applied to areas where stucco and wood meet, trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration.

#### 4.10 Window Screens:

Functional - At the time of the inspection the window screens were in functional condition with typical wear noted.



## Porches/Patios/Decks/Balconies

### Front Porch

**5.1 Porch Surface Materials:**

Concrete.

**5.2 Surface Condition:**

Functional - The front porch surface was in useable condition at the time of the inspection.

**5.3 Electrical Service:**

Yes - As noted in the Electrical section of this report.

**5.4 Front Porch Lighted:**

Yes - The light fixture was in functional condition at the time of the inspection.

**5.5 Porch Enclosure  
Condition:**

Functional - The porch enclosure was functional at the time of the inspection.

**5.6 Porch Roof Cover  
Condition:**

Same as the main structure roof.

### Patio

**5.7 Patio Surface Materials:**

Flagstone.

**5.8 Surface Condition:**

Attention Needed - The patio surface needs repair in order to prevent further deterioration. The inspector noted heaving flagstone that is posing trip hazards. Modifying the flagstone is needed for safety concerns.

**5.9 Electrical Service:**

Yes - The outlet is weather protected.

**5.10 Patio Lighted:**

Yes.

**5.11 Patio Enclosure  
Condition:**

Satisfactory - The patio enclosure was in satisfactory condition at the time of the inspection.

**5.12 Patio Roof Cover  
Condition:**

Satisfactory - The patio cover is in serviceable condition and adds to the usability of the patio.

# Roof

## Roof

### 6.1 Roof Covering Materials:

Modified Bitumen - Modified bitumen roofs are rolls of rubberized asphalt membrane and is typically torched onto the roof. The true life expectancy is not yet well defined.

### 6.2 Type Roof:

The roof is considered a flat pitched or low sloped roof system.

### 6.3 Moss and Mildew:

N/A.

### 6.4 Debris on Roof:

No - There was no debris build-up on the roof at the time of the inspection. Debris build-up should be cleaned on an annual basis as a care and maintenance recommendation.

### 6.5 Cover Layers:

The roof covering on the main structure appears to be the only covering.

### 6.6 Condition of Roof

#### Covering Material:

Functional - At the time of the inspection the roof covering material was in a functional condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern. With regular maintenance and inspections the roofing material should last a number of years before replacement or restoration is needed. **THIS IS NOT A GUARANTEE** that roof leaks have not occurred in the past or will not occur in the future. While the inspector is careful in his search for obvious leaks, indications may be hidden from view and/or masked by previous repairs or painting. Determining compliance with installation guidelines, construction documents, manufactures specifications is also outside the scope of this inspection.

### 6.7 Flashing:

Satisfactory - The flashings for this roof covering appeared to be watertight and caulked as needed at the time of the inspection.

### 6.8 Vents/Chimneys/Covers:

Functional - The Vents and cover appeared to be in functional condition at the time of the inspection.

### 6.9 Roof Drainage System:

Canales.

### 6.10 Roof Drainage System Condition:

Maintenance Needed - The canales are showing signs of weather related deterioration and are in need of paint/stain to help protect them from the elements. The services of a qualified handyman or painting contractor are recommended. The patio downspout goes into an underground system. I was unable to determine where it empties and if functional.



**6.11 Splash Blocks and**

**Drains:**

Recommended - The inspector recommends installation of splash blocks canted away from the structure or French drains to reduce possibility of erosion and splash back on the siding. Splash blocks and French drains also help prevent moisture intrusion into basements, crawlspaces and rooms below grade.

**6.12 Skylights:**

Satisfactory - The skylight(s) appeared to be functional and showed no signs of leaking at the time of the inspection.

**6.13 Evidence of Ponding:**

Attention Needed - The inspector noted evidence of ponding or pooling water on the surface of the roof. No active ponding was noted at the time of the inspection. We recommend the services of a qualified roofer for further evaluation and repair.



Evidence of ponding or pooling water on the surface of the roof.



Evidence of ponding or pooling water on the surface of the roof.



**6.14 Means of Roof Inspection:**

The roof covering was inspected by walking on the roof.

## Garage & Carport

### Garage

#### 7.1 Garage Type:

The garage is attached.

#### 7.2 Size of Garage:

Two car.

#### 7.3 Number of Overhead

##### Doors:

There is a single overhead door.

#### 7.4 Overhead Door and Hardware Condition:

Functional - The overhead door was in satisfactory condition, and was functional at the time of the inspection.

#### 7.5 Automatic Overhead

##### Door Opener:

Satisfactory - The overhead door opener appeared to function appropriately at the time of the inspection.

#### 7.6 Safety Reverse Switch on the Automatic Opener:

Yes - The door opener is equipped with an automatic reverse safety switch.

#### 7.7 Garage Foundation:

Satisfactory - The visible portions of the foundation under the garage appear to be functional.

#### 7.8 Floor Condition:

Due to stored items on the garage floor, the inspector was unable to determine the condition of the portions of the floor that are not visible. Please be aware **the inspector does not move personal belongings in order to perform the inspection**. The inspector recommends having the interior of the home re-inspected when vacated and prior to closing in order to provide a more detailed assessment of any issues or concerns that may be present that were not visible due to the amount of stored items at the time of the inspection.

#### 7.9 Fire Rated Walls & Ceiling:

**Satisfactory** - The walls and ceilings for the garage were in satisfactory condition at the time of the inspection.

#### 7.10 Windows:

There is no window in this garage.

#### 7.11 Entry Door to Structure:

Yes - There is a fire rated door separating the garage from the living areas of the house.

#### 7.12 Closets and Storage

**Satisfactory** - The storage closet(s) appeared serviceable at the time of the inspection.

#### 7.13 Electrical Service:

Satisfactory - The electrical outlets in the garage tested and were in serviceable condition at the time of the inspection. The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.

## Utility Services

### Utility Services:

**8.1 Electric Service:**

Underground.

**8.2 Water Source:**

City/Municipal.

**8.3 Water Meter Location:**

Front yard several feet in from the street.

**8.4 Water Shutoff:**

The water shutoff valves are located near the water heater and at the meter.

**8.5 Sewage Disposal:**

City.

**8.6 Waste Line Cleanouts:**

The sewage clean-outs are located in the front yard.

**8.7 Fuel Source:**

Natural Gas - Provided by a regulated service company or utility.

**8.8 Location of Gas Meter:**

Right side of the house.

**8.9 Gas Shutoff Location:**

Meter & Appliances.

**8.10 Gas Piping Installation:**

Satisfactory - Gas supply piping as installed appears adequate.

**8.11 Gas Line Primary Piping Material:**

Black Iron Pipe.

**8.12 Gas Odors Noted:**

No - At the time of the inspection there was no evidence of gas odors noted.

**8.13 Carbon Monoxide****Noted:**

Yes- As noted in the heating system is section of this report.

**8.14 Vents & Exhausts:**

Attention Needed - The inspector noted a lack of a proper fire stop around the flue(s) for water heater and heating system. The installation of the fire stop is recommended for safety concerns and to meet the minimum building standards for safety.





Lack of a fire stop noted around the heating system exhaust flu.



**8.15 Telephone Service:**

Underground.

**8.16 Cable Television**

**Service:**

Underground.

**8.17 Cable & Telephone**

**Grounding:**

Yes - The cable television and/or the telephone service lines appear to be grounded.

# Electrical

## Electrical Services

### 9.1 Main Panel Location:

The main panel is located in the garage.

### 9.2 Disconnect:

The main panel disconnect is located at the top of main panel.

### 9.3 Main Circuit Rating:

100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

### 9.4 Main Panel Devices:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

### 9.5 Panel Accessibility:

Yes - The electrical panel is in a location that makes it readily accessible.

### 9.6 Panel Cover:

Satisfactory - The panel cover was in functional condition at the time of the inspection. Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

### 9.7 Panel Cover Removed:

Yes - The main panel cover was removed and the interior of the panel inspected.

### 9.8 Service Cable:

Copper multi-strand feeders are installed to deliver power to a downstream panel or power hungry appliances.

### 9.9 Feeder Wiring Method to Panel:

Copper - The structure is wired using nonmetallic sheathed insulated copper single conductor cables commonly referred to as Romex.

### 9.10 Breaker Configuration:

Satisfactory - At the time of the no unusual conditions were noted during the inspection of the circuit breakers.

### 9.11 Wire

#### Protection/Routing:

Satisfactory - At the time of the inspection the visible wiring appeared to be installed in an acceptable manner.

### 9.12 Breaker/Fuse to Wire

#### Compatibility:

Satisfactory - The breakers/fuses in the main power panel appeared to be properly sized to the breaker over current rating; however, not all the wire ends were visible where they connected to the breakers. Inspection is limited to visual components.

### 9.13 Electrical Outlets:

Satisfactory - As a whole, outlets throughout the structure are in serviceable condition.

### 9.14 Ground Fault Protected Outlets:

Satisfactory - GFCI outlets are found at all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

### **9.15 Main Service Ground**

#### **Verified:**

Grounding provided by a driven rod and connection to metallic water pipe.

### **9.16**

#### **Outlets/Switches/Junction**

#### **Boxes/Lighting:**

Attention Needed - The following electrical issues are in need of further evaluation and/or repair by a qualified electrician for health and safety concerns:

1. Loose outlet receptacle on the north wall in the central bedroom.
2. The ceiling fan in the master bedroom does not function.
3. Missing light fixture and exposed wires noted to the right of the exterior garage door.
4. Front porch GFCI outlet did not respond to testing.

# Plumbing

## Plumbing System

### 10.1 Plumbing Service

#### Piping Size to Structure:

3/4" water service line from the meter to the main cutoff.

### 10.2 Service Piping Material:

The visible portions of the main service line to the structure appears to be copper.

### 10.3 Interior Supply Piping

#### Size:

The visible portions of the interior water supply piping appears to be 3/4" in diameter.

### 10.4 Interior Supply Piping

#### Material:

Copper - The visible interior supply piping in the structure appears to be copper.

### 10.5 Mineral Deposits or

#### Encrustations:

No.

### 10.6 Water Pressure:

Exterior Only- At the time of inspection, the exterior water pressure was measured at approximately 60 PSI. Water pressure can fluctuate dependent on the pressure in the water main and on usage at the structure.

### 10.7 Exterior Water Flow:

Functional - The exterior hose bib(s) appeared to function normally at the time of the inspection.

### 10.8 Interior Water Flow:

Satisfactory - By testing multiple fixtures at one time, satisfactory flow of the water supply was verified.

### 10.9 Evidence of Leaks

#### Noted:

No - An inspection of the accessible sections of the plumbing water supply, waste pipes, faucets and fixtures identified no visible leaks that require repair at this time. **THIS IS NOT A GUARANTEE** that issues and/or leaks in the plumbing have not occurred in the past or will not occur in the future. Regular inspections by the homeowner should be considered in order to identify any visible leaks prior to causing any substantial damage.

### 10.10 Waste Line Materials:

The visible portions of the waste line material appear to be plastic.

### 10.11 Waste Piping

#### Condition:

Not Visible - The waste pipes are below grade and not visible to the inspector. Because of the lack of access the inspector is unable to inspect the condition of the waste pipes.

### 10.12 Vent Piping Material:

The vent material, as it passes through the roof, is plastic.

### 10.13 Vent Piping Condition:

Satisfactory - The visible plumbing vent piping appeared serviceable at the time of the inspection.

### 10.14 Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

## 10.15 Objectionable Odors

**Noted:**

No.

# Heating, Ventilation & Air Conditioning

## Heating System

### 11.1 Heating System Type:

Forced Air Furnace.

### 11.2 Fuel Source:

Gas.

### 11.3 Heating System

#### Location:

Closet.

### 11.4 Thermostat Location:

The thermostat is located in the hallway.

### 11.5 Thermostat Condition:

Attention Needed - The thermostat is not properly attached to the wall and hangs from the cable. Securing the thermostat is needed.

### 11.6 General Operation & Condition:

Attention - As noted below.

### 11.7 Flues, Vents, Plenum:

Functional - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

### 11.8

#### Ducts/Radiators>Returns

#### Condition:

Not Visible - The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present.

### 11.9 Carbon Monoxide

#### Tested:

Action Needed - Measurable amounts of carbon monoxide were noted from the registers. A hazardous condition may exist. Thebinsoectie noted readings of 1-3 PPM. Further testing and evaluation are needed.



### 11.10 Evidence of Maintenance:

Action Needed - The inspector recommends having the heating system serviced at this time due to it's condition and lack of service history. The services of a qualified HVAC specialist are recommended.

### 11.11 Approximate Age:

Original to the structure.



## Air Conditioning

### 11.12 Type of Air Conditioning:

Evaporative Cooler. Electricity-powered.

### 11.13 Location of the Unit:

Roof.

### 11.14 Unit Tested:

Not Tested - The effectiveness of the evaporative cooling system(s) could not be tested. The evaporative cooler has not yet been turned on for the summer season. Testing of the unit is recommended once it has been made operational.

# Water Heaters

## Water Heater

### 12.1 Location:

Closet.

### 12.2 Unit Type:

Storage Tank.

### 12.3 Fuel Source for Water Heater:

Gas Fired.

### 12.4 Tank Capacity:

50 US gallons.

### 12.5 Water Piping Condition:

Attention Needed - The water heater plumbing is in need of attention by a qualified plumber. There is evidence of encrustation and/or mineral deposits at the top of the water heater. The services of a qualified plumber are recommended for further evaluation and repair.



### 12.6 Firebox Condition:

Satisfactory - The underside of the tank appears to be in normal condition in relation to its age.

### 12.7 Gas Valve:

Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

### 12.8 Flue/Exhaust Pipe Condition:

Attention - As noted in the Utility Services section of this report.

### 12.9 Shutoff Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

### 12.10 Temperature Controls:

Satisfactory - The thermostat and temperature controls appear to function normally.

### 12.11 Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

### 12.12 Temperature & Pressure Relief Valve:

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater and serviceable at the time of the inspection.

### 12.13 Discharge Pipe:

Satisfactory - The discharge pipe is correctly installed and appeared serviceable at the time of the inspection.

### 12.14 Water Heater Age

Manufacture' s date of the Water Heater appears to be 1997.

## 12.15 Overall Water Heater

### Condition:

Functional - The water heater was functional at the time of the inspection with general wear and deterioration noted. However **due to the age of the water heater, its serviceable life is not guaranteed**. We recommend consideration for replacement within the near future. **THIS IS NOT A GUARANTEE** that issues with the water heater have not occurred in the past or will not occur in the future. While the inspector is careful searching for issues and defects, indications may be hidden from view of the inspector. All water heaters need to be inspected and serviced annually, by a qualified plumber.

# Structure

## Structure

### 13.1 Type of Construction:

Frame.

### 13.2 Estimated age of house:

The house is 15 - 20 years old.

### 13.3 Bedrooms:

3

### 13.4 Bathrooms:

2

### 13.5 Evidence of Remodeling:

No.

### 13.6 Evidence of Repairs:

No.

### 13.7 Insulation:

Not Visible.

### 13.8 Smoke Detector(s):

Present - The inspector noted smoke/fire detectors inside the structure correctly and adequately positioned. Functional smoke/fire detectors should be installed outside any sleeping areas and on each level of the structure, for increased health and safety awareness. Smoke detectors should be replaced every ten years. We recommend changing smoke detectors at occupation and monthly testing for safety considerations.

### 13.9 Windows Latches & Locks:

Functional - As a whole the window latches and locks appeared to be functional at the time of the inspection. Most window latches will need periodic adjustment.

### 13.10 Stored Items & Furniture:

Average - In the inspector's opinion the stored items and furniture in this home are average for an occupied residence. There were furnishings and/or stored items inside the home that limited the inspector's ability to visually inspect all areas of this home. Please be aware **the inspector does not move belongings in order to perform the inspection.** Re-inspecting the home prior to closing is often recommended as issues may become visible once the structure is vacated.

### 13.11 Common/Lot Line Wall:

No.

### 13.12 Floor Structure:

Concrete Slab.

### 13.13 Ceiling Structure:

Wood Framing.

### 13.14 Interior Walls and Ceilings:

The interior walls and ceilings are Textured Drywall.

**13.15 Interior Ventilation:**

Windows and Doors.

**13.16 Evidence of Mold**

**Noted:**

N/A - As per the ASHI Standards of Practice, this inspection does not include testing for mold type or toxicity.

**13.17 Evidence of Insects &**

**Animals:**

No - There was no evidence of animal or insect infestation noted.

## Exterior Doors

### Main Entry Door

**14.1 Correct Application:**

Yes - The main entry door for this structure appears to be the correct type of door.

**14.2 Door Fit:**

Satisfactory - The main entry door fit was in satisfactory condition at the time of the inspection.

**14.3 Finish:**

Satisfactory - The finish for the main entry door was in satisfactory condition at the time of the inspection.

**14.4 Weather Stripping:**

Satisfactory - The main entry door weather stripping was in satisfactory condition at the time of the inspection.

**14.5 Knobs and Latches:**

Functional - The knobs and latches were in functional condition and the time of the inspection. All knobs and latches will need periodic adjustment in order to maintain functionality. Re-keying the locks is always recommended once ownership has transferred.

**14.6 Dead Bolts:**

Yes - There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature.

**14.7 Caller Visibility:**

Yes - The guest at the front door is visible by either a window, or by a viewing lens. This is a safety feature.

**14.8 Doorbell :**

Yes - At least one exterior door has a working doorbell.

**14.9 Screen/Storm Door:**

Satisfactory - There is a storm and/or screen door installed, and it was functional at the time of inspection.

### Exterior Doors

**14.10 Exterior Door****Locations:**

Noted - As noted in the Individual Room responses.

**14.11 Correct Application:**

Yes - the other exterior doors appear to be a proper installation.

**14.12 Door Fit:**

Satisfactory - The exterior doors were in satisfactory condition at the time of the inspection.

**14.13 Finishes:**

Satisfactory - The finishes on the other exterior doors was in functional condition at the time of the inspection.

**14.14 Weather Stripping:**

Satisfactory - The weather stripping on the other exterior doors was in functional condition at the time of the inspection.

**14.15 Knobs and Latches:**

Functional - The knobs and latches were in functional condition and the time of the inspection. All knobs and latches will need periodic adjustment in order to maintain functionality. Re-keying the locks is always recommended once ownership has transferred.

**14.16 Dead Bolts:**

Yes - There are deadbolts installed on the exterior doors, and are operational. This is a recommended safety



feature. Re-keying the dead bolts is always recommended once ownership has transferred.

**14.17 Screen/Storm Door:**

Satisfactory - There is a combination storm and screen doors installed, all were functional at the time of inspection.

**14.18 Door Glass/Safety**

**Glass:**

Satisfactory - It appears that the glass in the door(s) is properly identified as tempered or safety glass.

## Interior Living Spaces

### Living Room

**15.1 Walls:**

Satisfactory - The walls in the room were in satisfactory condition at the time of the inspection.

**15.2 Ceiling:**

Satisfactory - The ceiling in the room was in satisfactory condition at the time of the inspection.

**15.3 Floors:**

Satisfactory - The floors in this room were in satisfactory condition at the time of the inspection with normal wear noted.

**15.4 Windows:**

Functional - The windows and associated hardware in this room were in functional condition at the time of the inspection.

**15.5 Closet:**

Satisfactory - The closet appeared serviceable and of average size at the time of the inspection.

**15.6 Light Fixtures & Switches:**

Functional - The light and light switch were functional at the time of the inspection. There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable. It appears to be functional.

**15.7 Electrical Outlets:**

Functional - The outlets tested in this room are correctly wired and grounded.

**15.8 Smoke Detector:**

Yes - As noted in the Interior Structure section of this report.

### Dining Room

**15.9 Walls:**

Satisfactory - The walls in the room were in satisfactory condition at the time of the inspection.

**15.10 Ceiling:**

Satisfactory - The ceiling in the room was in satisfactory condition at the time of the inspection.

**15.11 Floors:**

Satisfactory - The floors in this room were in satisfactory condition at the time of the inspection with normal wear noted.

**15.12 Closet:**

Satisfactory - The closet appeared serviceable and of average size at the time of the inspection.

**15.13 Light Fixtures & Switches:**

Functional - The light and light switch were functional at the time of the inspection.

**15.14 Electrical Outlets:**

Functional - The outlets tested in this room are correctly wired and grounded.

**15.15 Outside Entry Door:**

Functional - The outside entry door was functional condition at the time of the inspection.

# Kitchen

## Kitchen

### 16.1 Walls:

Satisfactory - The walls in the kitchen appear to be without significant issues.

### 16.2 Ceilings:

Satisfactory - The ceiling condition appears serviceable.

### 16.3 Floors:

Satisfactory - General condition appears serviceable.

### 16.4 Windows:

Satisfactory - The windows and associated hardware in the kitchen were in serviceable condition at the time of the inspection.

### 16.5 Countertops:

Satisfactory - The countertops were in satisfactory condition at the time of the inspection.

### 16.6 Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

### 16.7 Faucet and Supply

#### Lines:

Maintenance Needed - The kitchen faucet is in need of attention by a qualified plumber or handyman in order to provide the intended service. The handheld sprayer attachment does not work, or it leaks and needs to be replaced.

### 16.8 Sink and Drain Lines:

Satisfactory - The sink and drainage lines appeared to be serviceable at the time of the inspection.

### 16.9 Food Waste Disposal:

Functional - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

### 16.10 Dishwasher:

Functional - At the time of the inspection the dishwasher appeared to be function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

### 16.11 Range Hood:

Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning. The exhaust hood is directly vented to the exterior of the structure.

### 16.12 Range/Oven Fuel

#### Source:

Gas - There is a gas line installed for a range/oven.

### 16.13 Range/Oven:

Attention Needed - The range/oven needs attention and service in order to function as needed and for health and safety concerns. The unit has not been secured with an Anti-Tip Bracket as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Stove should be properly secured right-away.

### 16.14 Cook Top

#### Elements/Burners:

Functional - All the range top burners were tested and are functional. Temperatures of heat settings were not tested.

**16.15 Operation of Oven:**

Functional - The gas oven appeared to be functional at the time of the inspection. No food was heated up during this inspection. The inspector makes no attempt to determine if the unit has accurate temperature controls.

**16.16 Water For Refrigerator:**

Yes - There is a water line for the refrigerator.

**16.17 Fixtures & Switches:**

Functional - A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

**16.18 Electrical Outlets:**

Satisfactory - The outlets tested in the kitchen are correctly wired and grounded. As a whole, outlets throughout the room are in serviceable condition.

# Laundry Room

## Laundry Room

### 17.1 Entry Door:

Functional - The entry door to the laundry room was serviceable at the time of the inspection.

### 17.2 Walls:

Functional - The walls in the laundry room appear to be functional at the time of the inspection.

### 17.3 Ceilings:

Functional - The ceiling is functional at the time of the inspection with no evidence of moisture intrusion.

### 17.4 Floor:

Functional - The floor coverings are serviceable condition at the time of the inspection.

### 17.5 Windows:

Functional - The windows and associated hardware in this room were in serviceable condition at the time of the inspection.

### 17.6 Outside Entry Door:

Functional - The outside entry door was functional condition at the time of the inspection.

### 17.7 Washer Hookup:

Yes - There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

### 17.8 Drains

Functional - The drain for the washing machine was functioning as needed at the time of the inspection. A quick rinse cycle was run to verify drainage. Testing the drain does not represent a test of the washing machine. Testing of the washing machine is outside the scope of this inspection as per the ASHI standards of practice.

### 17.9 Dryer Hookup:

Yes - There is a 220/240-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

### 17.10 Dryer Ventilation:

Functional - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional. Annual cleaning of the ventilation system is recommended.

### 17.11 Area Ventilation:

Satisfactory - Ventilation for the laundry room is provided by a mechanical fan that is vented to the outside and a door.

### 17.12 Vanity Cabinet:

Functional - The cabinet and counter top were in functional condition at the time of the inspection.

### 17.13 Lighting:

Satisfactory - Lighting in the laundry is adequate.

### 17.14 Electrical Outlets:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

## Bedrooms

### Master Bedroom

**18.1 Walls:**

Satisfactory - The walls in the room were in satisfactory condition at the time of the inspection.

**18.2 Ceiling:**

Satisfactory - The ceiling in the room was in satisfactory condition at the time of the inspection.

**18.3 Floors:**

Satisfactory - The floors in this room were in satisfactory condition at the time of the inspection with normal wear noted.

**18.4 Doors:**

Functional - The entry door to this room was functional at the time of the inspection.

**18.5 Windows:**

Functional - The windows and associated hardware in this room we in functional condition at the time of the inspection.

**18.6 Closet:**

Satisfactory - The closet appeared serviceable and of average size at the time of the inspection.

**18.7 Light Fixtures & Switches:**

Attention - As noted in the Electrical section of this report.

**18.8 Electrical Outlets:**

Functional - The outlets tested in this room are correctly wired and grounded.

**18.9 Smoke Detector:**

Yes - As noted in the Interior Structure section of this report.

### Front Guest Bedroom

**18.10 Walls:**

Satisfactory - The walls in the room were in satisfactory condition at the time of the inspection.

**18.11 Ceiling:**

Satisfactory - The ceiling in the room was in satisfactory condition at the time of the inspection.

**18.12 Floors:**

Satisfactory - The floors in this room were in satisfactory condition at the time of the inspection with normal wear noted.

**18.13 Doors:**

Functional - The entry door to this room was functional at the time of the inspection.

**18.14 Windows:**

Functional - The windows and associated hardware in this room we in functional condition at the time of the inspection.

**18.15 Closet:**

Satisfactory - The closet appeared serviceable and of average size at the time of the inspection.

**18.16 Light Fixtures & Switches:**

Functional - The light and light switch were functional at the time of the inspection.

**18.17 Electrical Outlets:**

Functional - The outlets tested in this room are correctly wired and grounded.

**18.18 Smoke Detector:**

Yes - As noted in the Interior Structure section of this report.

**18.19 Walls:**

Satisfactory - The walls in the room were in satisfactory condition at the time of the inspection.

**18.20 Ceiling:**

Satisfactory - The ceiling in the room was in satisfactory condition at the time of the inspection.

**18.21 Floors:**

Satisfactory - The floors in this room were in satisfactory condition at the time of the inspection with normal wear noted.

**18.22 Doors:**

Functional - The entry door to this room was functional at the time of the inspection.

**18.23 Windows:**

Functional - The windows and associated hardware in this room we in functional condition at the time of the inspection.

**18.24 Closet:**

Satisfactory - The closet appeared serviceable and of average size at the time of the inspection.

**18.25 Light Fixtures & Switches:**

Functional - The light and light switch were functional at the time of the inspection.

**18.26 Electrical Outlets:**

Functional - The outlets tested in this room are correctly wired and grounded.

**18.27 Smoke Detector:**

Yes - As noted in the Interior Structure section of this report.

**Central Guest Bedroom****18.28 Walls:**

Satisfactory - The walls in the room were in satisfactory condition at the time of the inspection.

**18.29 Ceiling:**

Satisfactory - The ceiling in the room was in satisfactory condition at the time of the inspection.

**18.30 Floors:**

Satisfactory - The floors in this room were in satisfactory condition at the time of the inspection with normal wear noted.

**18.31 Doors:**

Attention Needed - The door or hardware on the door to this room needs some adjustment or repair for it to function appropriately. At least one of the door hinges is loose and needs attention and repair.

**18.32 Closet:**

Attention Needed - The closet doors or fixtures need some adjustment or repair. The door binds on the jamb.

**18.33 Light Fixtures & Switches:**

Functional - The light and light switch were functional at the time of the inspection.

**18.34 Electrical Outlets:**

Functional - The outlets tested in this room are correctly wired and grounded.

**18.35 Smoke Detector:**

Yes - As noted in the Interior Structure section of this report.



## Bathrooms

### Master Bathroom

**19.1 Entry Door:**

Satisfactory - The entry door to the bathroom is functional.

**19.2 Walls:**

Satisfactory - The walls in this bathroom were functional at the time of the inspection.

**19.3 Ceiling:**

Satisfactory - The ceiling in this bathroom were in functional condition at the time of the inspection.

**19.4 Floor:**

Satisfactory - The flooring in this bathroom was serviceable at the time of the inspection.

**19.5 Windows:**

None - There is no window in this bathroom.

**19.6 Vanity Cabinet:**

Satisfactory - The vanity cabinet and top in this bathroom were functional at the time of the inspection.

**19.7 Mildew Noted:**

N/A - Toxic mold detection and testing are NOT within the scope of a home inspection. This home inspector is not a qualified professional mold expert. Recommend interested parties consider retaining a qualified professional for testing and evaluation.

**19.8 Basin and Drain****Fixture:**

Satisfactory - The basin and drainage fixture appeared to be fully functional at the time of the inspection.

**19.9 Faucet and Supply****Lines:**

Attention Needed - The faucet in the bathroom needs attention and repairs by a qualified plumber or handyman in order to function as needed. There appears to be a drip in the master bathroom sink faucet.

**19.10 Toilet Condition:**

Satisfactory - The toilet appeared serviceable at the time of the inspection.

**19.11 Tub:**

Functional - The bathtub in this bathroom was in serviceable condition at the time of the inspection.

**19.12 Tub Mixing Valve &****Stopper:**

Functional - The tub mixing valve and the tub unit were in functional condition at the time of the inspection.

**19.13 Tub/Shower Walls:**

Functional - At the time of the inspection the tub/shower walls appear to be in functional condition.

**19.14 Shower/Shower Head  
and Mixing Valves:**

Same as tub.

**19.15 Glass Tub/Shower****Door:**

Yes - Glass door(s) are installed and identified as safety glass.

**19.16 Tub/Shower Drain:**

Functional - The tub/shower appears to drain at an acceptable rate.

**19.17 Caulking/Water****Contact Areas:**

Functional - The caulking in the water contact areas appeared to be functional at the time of the inspection.

**19.18 Ventilation:**

Functional - Ventilation for the bathroom is provided by mechanical fan exhausted to the exterior.

**19.19 Lighting:**

Satisfactory - The light fixtures were in serviceable condition at the time of the inspection.

**19.20 Light Switch:**

Satisfactory - The light switch was functional at the time of the inspection.

**19.21 Ground Fault Interrupt****Outlets:**

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity. The outlet responded to testing and was functional at the time of the inspection.

**Hall Bathroom****19.22 Entry Door:**

Satisfactory - The entry door to the bathroom is functional.

**19.23 Walls:**

Satisfactory - The walls in this bathroom were functional at the time of the inspection.

**19.24 Ceiling:**

Satisfactory - The ceiling in this bathroom were in functional condition at the time of the inspection.

**19.25 Floor:**

Satisfactory - The flooring in this bathroom was serviceable at the time of the inspection.

**19.26 Windows:**

None - There is no window in this bathroom.

**19.27 Vanity Cabinet:**

Satisfactory - The vanity cabinet and top in this bathroom were functional at the time of the inspection.

**19.28 Mildew Noted:**

N/A - Toxic mold detection and testing are NOT within the scope of a home inspection. This home inspector is not a qualified professional mold expert. Recommend interested parties consider retaining a qualified professional for testing and evaluation.

**19.29 Basin and Drain****Fixture:**

Satisfactory - The basin and drainage fixture appeared to be fully functional at the time of the inspection.

**19.30 Faucet and Supply****Lines:**

Satisfactory - Faucets and supply lines appeared functional at the time of the inspection. There are shutoffs installed for both hot and cold water pipes under the basin.

**19.31 Toilet Condition:**

Satisfactory - The toilet appeared serviceable at the time of the inspection.

**19.32 Tub:**

Functional - The bathtub in this bathroom was in serviceable condition at the time of the inspection.

**19.33 Tub Mixing Valve &****Stopper:**

Functional - The tub mixing valve and the tub unit were in functional condition at the time of the inspection.

**19.34 Tub/Shower Walls:**

Functional - At the time of the inspection the tub/shower walls appear to be in functional condition.

**19.35 Shower/Shower Head  
and Mixing Valves:**

Same as tub.

**19.36 Tub/Shower Drain:**

Functional - The tub/shower appears to drain at an acceptable rate.

**19.37 Caulking/Water****Contact Areas:**

Functional - The caulking in the water contact areas appeared to be functional at the time of the inspection.

**19.38 Ventilation:**

Functional - Ventilation for the bathroom is provided by mechanical fan exhausted to the exterior.

**19.39 Lighting:**

Satisfactory - The light fixtures were in serviceable condition at the time of the inspection.

**19.40 Light Switch:**

Satisfactory - The light switch was functional at the time of the inspection.

**19.41 Ground Fault Interrupt****Outlets:**

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity. The outlet responded to testing and was functional at the time of the inspection.