

# Residential Home Inspection



412 Big Ave  
Grand-Junction, CO 81501

Prepared for: Bob Smith

Prepared by: Inspection Junction, LLC  
392 Ridgeview Drive  
Grand Junction, CO 81507



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## Inspection Agreement

Inspector Name: Jake Allee  
Company Name: Inspection Junction, LLC  
Address: 392 Ridgeview Drive  
City State Zip: Grand Junction, CO 81507

Client Name: Bob Smith  
Address: 123 Super Mesa Drive  
City, State Zip: Grand-Junction, Co 81501

Property Address: 412 Big Ave  
City State Zip: Grand-Junction, CO 81501

This is an Agreement between Inspection Junction LLC, the above signed client pertaining the inspection of the Property at the above stated subject property address. The terms below govern this Agreement.

1. The fee for our inspection adheres to the pricing guides stated on the website: [www.inspectionjunction.com](http://www.inspectionjunction.com). The inspection is payable in full at a time before the inspection begins.
2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the sellers disclosure.
3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors (InterNACHI) posted at [www.nachi.org/sop](http://www.nachi.org/sop). You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.
4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.
6. We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk



## Inspection Agreement (Continued)

between us; and (iii) enable us to perform the inspection for the agreed-upon fee.

7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorneys fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days written notice of the nature of the claim in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

11. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorneys fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.


13. You may not assign this Agreement.

14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

16. If you would like a large print version of this Agreement before signing it, you may request one by emailing us or reference the same document at [www.inspectionjunction.com](http://www.inspectionjunction.com).

17. If you elect to participate in InterNACHI's Buy-Back Program, you will be bound by the terms you may view at [www.nachi.org/buy](http://www.nachi.org/buy) I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

Signature: 

Inspection Date: 8/1/16

# Inspection Junction, LLC

16:26 August 04, 2016



Bob Smith  
412 Big Ave  
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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 412 Big Ave  
City Grand-Junction State CO Zip 81501



Contact Name Big Boss  
Phone 333-444-5555  
Fax none

### Client Information

Client Name Bob Smith  
Client Address 123 Super Mesa Drive  
City Grand-Junction State Co Zip 81501  
Phone 777-333-1234  
Fax  
E-Mail bob@bobmail.com

### Inspection Company

Inspector Name Jake Allee  
Company Name Inspection Junction, LLC  
Address 392 Ridgeview Drive  
City Grand Junction State CO Zip 81507  
Phone Inspection Junction LLC  
Fax  
E-Mail jake@inspectionjunction.com  
File Number 81162  
Amount Received \$350

### Conditions

Others Present Buyer and Seller Property Occupied Vacant  
Estimated Age 1952 Entrance Faces South



## General Information (Continued)

Inspection Date 07/31/2016

Start Time 2:00 End Time 4:00

Electric On  Yes  No  Not Applicable

Gas/Oil On  Yes  No  Not Applicable

Water On  Yes  No  Not Applicable

Temperature 60s

Weather Partly sunny Soil Conditions Dry

Space Below Grade Crawl Space

Building Type Single family Garage None

Sewage Disposal City How Verified Owner

Water Source City How Verified Owner

Additions/Modifications Room addition

Permits Obtained N/A How Verified Seller

## Lots and Grounds

A NPNI M D

1.      Driveway: Concrete
2.      Walks: Concrete
3.      Steps/Stoops: Wood - Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor
4.      Porch: Concrete
5.      Patio: Wood
6.      Deck:
7.      Balcony:
8.      Grading: Flat - Grading is mostly flat, which makes proper roof drainage more important.
9.      Swale: Flat or negative slope
10.      Vegetation: good - typical
11.      Basement Stairwell Drain:
12.      Fences: Wood - some rotted areas, but still functional



## Exterior

A NPNI M D

All exterior treatment the same Exterior Surface

1.      Type: Wood - Paint peeling
2.      Trim: Wood - paint peeling



3.      Fascia: Wood - Paint peeling
4.      Soffits: Wood
5.      Door Bell: Hard wired
6.      Entry Doors: Wood
7.      Patio Door: wood
8.      Windows: Aluminum double hung - some screens have torn mesh
9.      Storm Windows: Aluminum framed tempered glass
10.      Window Screens: Vinyl mesh - Screen is torn and will need repair
11.      Exterior Lighting: Surface mount
12.      Exterior Electric Outlets: 110 VAC
13.      Hose Bibs: Gate
14.      Gas Meter: Exterior surface mount at side of home
15.      Main Gas Valve: Located at gas meter

## Roof

A NPNI M D

Main Roof Surface

1. Method of Inspection: On roof
2.      Unable to Inspect: 10%
3.      Material: Asphalt shingle
4. Type: Gable
5. Approximate Age: 15-20 years
6.      Flashing: Galvanized
7.      Valleys: Preformed metal
8.      Skylights:
9.      Plumbing Vents: ABS and Galvanized - The rubber boots at plumbing vents are damaged and need to be replaced or sealed.





## Roof (Continued)

### Plumbing Vents: (continued)



- 10.      Electrical Mast: Mast with tie back at roof
- 11.      Gutters: Aluminum - Debris visible in gutters should be removed to encourage proper drainage.
- 12.      Downspouts: Aluminum
- 13.      Leader/Extension: Missing - extension missing at back of house
- not present Chimney

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- 14.      Chimney:
- 15.      Flue/Flue Cap:
- 16.      Chimney Flashing:

## Electrical

### A NPNI M D

- 1. Service Size Amps: 200 Volts: 110-240 VAC
- 2.      Service: Aluminum
- 3.      120 VAC Branch Circuits: Copper
- 4.      240 VAC Branch Circuits: Copper
- 5.      Aluminum Wiring: Localized circuits 1st Floor - circuits in front living room without ground connections.
- 6.      Conductor Type: Romex and aluminum cloth wrapped
- 7.      Ground: Plumbing and rod in ground
- 8.      Smoke Detectors: Battery operated - downstairs smoke detector defective- recomend replacement, Battery missing
- main Electric Panel

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- 9.      Manufacturer: Federal Pacific - You have a Federal Pacific panel, which is legal, but the possibility exists that circuit breakers will not trip when overloaded, creating a potential electrical hazard. Opinions by licensed electrical contractors on this panel vary from safe to unsafe. I recommend you consult a licensed electrical contractor for an evaluation.
- 10. Maximum Capacity: 200 Amps
- 11.      Main Breaker Size: 200 Amps
- 12.      Breakers: Copper and Aluminum
- 13.      Fuses: Blade type
- 14.      AFCI:
- 15.      GFCI: At GFCI receptacles only





## Electrical (Continued)

16. Is the panel bonded?  Yes  No



main Electric Panel

17.  Manufacturer:  
 18. Maximum Capacity:  
 19.  Main Breaker Size:  
 20.  Breakers:  
 21.  Fuses:  
 22.  AFCI:  
 23.  GFCI:  
 24. Is the panel bonded?  Yes  No

## Structure

A NPNI M D

1.  Structure Type: Wood frame - 2x4 -16 OC  
 2.  Foundation: Poured - concrete stem wall  
 3.  Differential Movement: No movement or displacement noted



4.  Beams: Solid wood  
 5.  Bearing Walls: Frame - 16- OC  
 6.  Joists/Trusses: 2x8  
 7.  Piers/Posts: Poured piers and wood posts  
 8.  Floor/Slab: Composite wood or plywood  
 9.  Stairs/Handrails: Wood stairs with wood handrails  
 10.  Subfloor: Plywood



## Attic

A NPNI M D

### Main Attic

1. Method of Inspection: In the attic
2.      Unable to Inspect: 20%
3.      Roof Framing: 2x10 Rafter
4.      Sheathing: Particle board
5.      Ventilation: Gable and soffit vents
6.      Insulation: Blown in
7.      Insulation Depth: 3"
8.      Vapor Barrier:
9.      Attic Fan:
10.      House Fan:
11.      Wiring/Lighting: 110 VAC
12.      Bathroom Fan Venting: Electric fan



## Crawl Space

A NPNI M D

### Main Crawl Space

1. Method of Inspection: In the crawl space



2.      Unable to Inspect: 10%
3.      Access: Open
4.      Moisture Penetration: No moisture present at time of inspection
5. Moisture Location: Under entire home
6.      Moisture Barrier:
7.      Ventilation: Vents
8.      Insulation:
9.      Vapor Barrier:
10.      Sump Pump:
11.      Electrical: 110 VAC



## Crawl Space (Continued)

12.  HVAC Source: Heating system register

## Air Conditioning

A NPNI M D

roof top swamp cooler AC System

1.  A/C System Operation: Functional - 2 units  
2.  Condensate Removal: Plastic tubing  
3.  Exterior Unit: roof mounted



4. Manufacturer: Champion  
5. Model Number: not available Serial Number: not available  
6. Area Served: Whole building Approximate Age: 2007 and 2012  
7. Fuel Type: 110 VAC Temperature Differential: Not Tested  
8. Type: Evaporative Capacity: Not listed  
9.  Electrical Disconnect: Breaker disconnect - at panel

AC System

10.  A/C System Operation:  
11.  Condensate Removal:  
12.  Exterior Unit:  
13. Manufacturer:  
14. Area Served: Approximate Age:  
15. Fuel Type: Temperature Differential:  
16. Type: Capacity:  
17.  Visible Coil:  
18.  Refrigerant Lines:  
19.  Electrical Disconnect:  
20.  Exposed Ductwork: Metal  
21.  Blower Fan/Filters: Belt drive with reusable filter  
22.  Thermostats: Individual



## Heating System

9

A NPNI M D

### Main Heating System

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1.  Heating System Operation: Adequate
2. Manufacturer: Int. Comfort
3. Model Number: not available Serial Number: not available
4. Type: Forced air Capacity: 100,000 BTUHR
5. Area Served: Whole building Approximate Age: 2001
6. Fuel Type: Natural gas



7.  Heat Exchanger: 1 Burner
8.  Blower Fan/Filter: Direct drive with disposable filter - Filter is extremely dirty
9.  Distribution: Metal duct - non-insulated
10.  Circulator: N/A
11.  Draft Control: Manual
12.  Controls: Limit switch
13.  Devices: Temp gauge

### Heating System

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14.  Heating System Operation:
15. Manufacturer:
16. Type: Capacity:
17. Area Served: Approximate Age:
18. Fuel Type:
19.  Heat Exchanger:
20.  Blower Fan/Filter:
21.  Distribution:
22.  Circulator:
23.  Draft Control:
24.  Flue Pipe:
25.  Controls:
26.  Devices:
27.  Humidifier:
28.  Thermostats:
29. Suspected Asbestos:



## Plumbing

A NPNI M D

- 1.  Service Line: Copper
- 2.  Main Water Shutoff: Front of house
- 3.  Water Lines: Copper
- 4.  Drain Pipes: PVC, Galvanized, Cast Iron
- 5.  Service Caps: Accessible
- 6.  Vent Pipes: Galvanized
- 7.  Gas Service Lines: Cast iron



### Utility Room Water Heater

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- 8.  Water Heater Operation: Functional at time of inspection
- 9. Manufacturer: Bradford-White
- 10. Model Number: not available Serial Number: not available
- 11. Type: Natural gas Capacity: 50 Gal.
- 12. Approximate Age: 2012 Area Served: Whole building
- 13.  Flue Pipe: Double wall
- 14.  TPRV and Drain Tube: Copper

### Utility Room Water Heater

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- 15.  Water Heater Operation: Adequate
- 16. Manufacturer:
- 17. Type: Capacity:
- 18. Approximate Age: Area Served:
- 19.  Flue Pipe:
- 20.  TPRV and Drain Tube:



## Bathroom

A NPNI M D

### 1st floor main Bathroom

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- |     |                                     |                                     |                          |                          |                          |   |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Single  |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall  |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall  |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Linoleum - Raised seams in vinyl flooring-repair |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood                                      |
| 6.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows:  |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC GFCI                                |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter/Cabinet: Laminate and wood                      |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Basin: Molded single bowl                          |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: Delta fixtures with a PVC trap           |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tub/Surround: Fiberglass tub and fiberglass surround    |
| 12. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shower/Surround:  |
| 13. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Spa Tub/Surround:                                       |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets: 1 1/2 Gallon Tank                              |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating system register                    |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Electric ventilation fan                   |

### 2nd floor main Bathroom

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- |     |                                     |                                     |                          |                          |                          |  |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Large  |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall   |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall   |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Tile  |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood                                       |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Aluminum double hung                            |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC GFCI                                 |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter/Cabinet: Laminate and wood                       |
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Basin: Molded single bowl                           |
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Faucets/Traps: Delta fixtures with a metal trap          |
| 27. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tub/Surround:  |
| 28. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shower/Surround: Porcelain pan and ceramic tile surround |
| 29. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Spa Tub/Surround:  |
| 30. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Toilets: 1 1/2 Gallon Tank                               |
| 31. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating system register                     |
| 32. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Window                                      |



## Kitchen

A NPNI M D

### Kitchen

1.      Cooking Appliances: Kenmore
2.      Ventilator: Hotpoint
3.      Disposal:
4.      Dishwasher: Kenmore - working, but very loud
5. Air Gap Present?  Yes  No
6.      Trash Compactor:
7.      Refrigerator: Kenmore - working, but very old
8.      Microwave:
9.      Sink: Stainless Steel
10.      Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed
11.      Plumbing/Fixtures: PVC
12.      Counter Tops: Formica
13.      Cabinets: Wood
14.      Pantry: Small
15.      Ceiling: Drywall
16.      Walls: Drywall
17.      Floor: Linoleum
18.      Doors:
19.      Windows:
20.      HVAC Source: Heating system register

## Bedroom

A NPNI M D

### East Bedroom

1.      Closet: Single
2.      Ceiling: Drywall
3.      Walls: Drywall
4.      Floor: Carpet
5.      Doors: Hollow wood
6.      Windows: Aluminum slider
7.      Electrical: 110 VAC outlets and lighting circuits
8.      HVAC Source: Heating system register
9.      Smoke Detector: not present- recommend installation

### West Bedroom

10.      Closet: Walk In
11.      Ceiling: Drywall
12.      Walls: Paint and paneling
13.      Floor: Linoleum
14.      Doors: Hollow wood





## Bedroom (Continued)

- 15.      Windows: Aluminum slider
- 16.      Electrical: 110 VAC
- 17.      HVAC Source: Heating system register
- 18.      Smoke Detector: not present- recommend installation

## Living Space

A NPNI M D

### Living Room Living Space

- 1.      Closet: double
- 2.      Ceiling: drywall w/popcorn
- 3.      Walls: drywall
- 4.      Floor: Poured
- 5.      Doors: Solid wood
- 6.      Windows: Wood casement
- 7.      Electrical: 110 VAC - Open grounds noted at 3 prong outlets
- 8.      HVAC Source: Heating system register
- 9.      Smoke Detector:

### Den Living Space

- 10.      Closet: Large
- 11.      Ceiling: Drywall
- 12.      Walls: Paint and paneling
- 13.      Floor: Linoleum
- 14.      Doors: Solid wood
- 15.      Windows: Aluminum slider
- 16.      Electrical: 110 VAC
- 17.      HVAC Source: Heating system register
- 18.      Smoke Detector:





## Laundry Room/Area

A NPNI M D

### Laundry Room/Area

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1.      Closet: None
2.      Ceiling: Drywall
3.      Walls: Paint and tile
4.      Floor: Linoleum
5.      Doors: None
6.      Windows: Wood double hung
7.      Electrical: 110 VAC/220 VAC
8.      Smoke Detector: not present- recommend installation
9.      HVAC Source: Heating system register
10.      Laundry Tub: Metal
11.      Laundry Tub Drain: PVC
12.      Washer Hose Bib: Gate valves
13.      Washer and Dryer Electrical: 220-240 VAC
14.      Dryer Vent: Metal flex
15.      Washer Drain: Drain pan to main drain system
16.      Floor Drain: Not visible



## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

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1. Steps/Stoops: Wood - Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor

### Exterior

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2. Window Screens: Vinyl mesh - Screen is torn and will need repair

### Roof

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3. Plumbing Vents: ABS and Galvanized - The rubber boots at plumbing vents are damaged and need to be replaced or sealed.



### Electrical

---

4. main Electric Panel GFCI: At GFCI receptacles only

### Attic

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5. Main Attic Insulation Depth: 3"