

Inspection Report

provided by:



Inspector: Barry Sanders

BARRY SANDERS INSPECTIONS

1082 Shandy Hall Road

Warsaw, VA 22572

804-761-7945

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Property Address:

66 Geogia Ave

Warsaw, VA



Report Information

Client Information

Client Name Brooks Family

Client Contact Info

Agent Info Jason Patton

Property Information

Approximate Year Built 1977

Approximate Square Footage 2150

Number of Bedroom 4

Number of Bath 2 full and 1 half

Direction House Faces East

Inspection Information

Inspection Date February 6, 2025

Inspection Time 10:00 am

Weather Conditions Rain

Outside Temperature 40 degrees

Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

- The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See ASHI® Standards of Practice for a detailed description of the scope of inspection. (www.ashi.org)

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing)

Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

- Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.
- The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;
 - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall

constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report.**

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

REPORT SUMMARY PAGE

No major defects were found during the inspection. Items of concern are listed below.

Section	Condition#	Comment
Exterior	4	The majority of the visible and accessible areas of the entrances appeared to be in serviceable condition at the time of the inspection. A handrail is recommended for the rear basement entrance stairway.
Exterior	6	The majority of the exterior trim appeared to be in serviceable condition at the time of the inspection. The painted finish on some of the aluminum window trim cladding was peeling with some deterioration. Recommend maintenance and/or repairs as needed.
Exterior	7	There appeared to be two different brands and ages of replacement windows installed. The majority of the older windows(7) have lost their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).
Exterior	8	The doors appeared to be in serviceable condition at the time of the inspection. The front entry door is wood and appears to need caulking and painting on the exterior due to the morning sun exposure.
Exterior	10	The exterior outlets were not GFCI protected. Ground Fault Circuit Interrupter receptacles protect you from shock at wet or damp locations. Recommend installing GFCI outlets at these locations. Also several of the exterior lights were not operable at the time of the inspection. This may only be bad bulbs.
Heating - Air	19	The outside air temperature was below 65 degrees within 48 hours of the inspection. Operating the system at this temperature could damage the system, therefore the inspector was unable to operate and test the system at the time of inspection. The outdoor unit(compressor) is a 1990 year model Ruud. The air handler, located in the attic, is a 2006 year model Trane. Due to the age of these units, it is recommended to budget for replacement. You may want to consider a heat pump as a replacement.
Electrical	22	The main panels appeared to be in serviceable condition at the time of the inspection. Two wires were connected to one breaker in the left panel. This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be

		independently protected. Recommend an electrician properly separate circuits. A minimal amount of labels was observed. Recommend an electrician trace circuits and properly label panel.
Plumbing	27	The water heater had been disconnected at the time of the inspection. Due to the age and / or conditions observed, the water heater is past the end of its useful life. Replacement is recommended.
Interiors	29	The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. There is a small amount of damage to the ceiling at the master bath. Recommend repairs as needed.
Interiors	31	The sample of windows tested were operational at the time of the inspection. As mentioned, the majority of the older vinyl replacement windows appear to have lost their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).
Interiors	33	All outlets tested were properly functional at the time of the inspection. It is recommended installing GFCI outlets for safety near the sinks in the kitchen and baths. Ground Fault Circuit Interrupter outlets protect from electrical shock at wet locations.
Interiors	34	The majority of the lighting tested was operational at the time of the inspection. A few lights were not operable. This is probably only bad bulbs.
Interiors	36	The smoke detector did not respond to the test button. Recommend smoke detectors on each level and near or in each bedroom.
Kitchen	40	The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection. No water service was present at the hot water side of the faucets.
Kitchen	43	Not inspected due to no hot water supply
Bath(s)	45	The sinks appeared to be in serviceable condition at the time of inspection in all baths. Again, no hot water supply provided.
Bath(s)	46	The bathtubs, faucets, and drains appeared to be in serviceable condition in all baths. Again, no hot water supply provided. The tile shower stall at the master bath appears to be leaking causing considerable damage to the subflooring which is visible in the basement. Recommend repairs as needed.
Bath(s)	47	The majority of the toilets appeared to be in serviceable condition at the time of inspection in all baths. The water supply valve had been removed at the half bath toilet. Recommend maintenance and/or repairs as needed.

Basement	50	The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. The rim joist around the perimeter of the exterior should be insulated with at least an R-15 insulation.
Basement	52	Most of the electrical outlets in the basement were unfinished or disconnected at the time of the inspection.
Garage - Laundry	55	A small section of the ceiling has been removed of damaged. Recommend repairs as needed.
Garage - Laundry	56	Cracks and settlement were observed to the concrete flooring near the vehicle door. Recommend sealing and monitoring all cracks for further movement.
Garage - Laundry	60	There were no appliances present for proper testing of plumbing components. The exterior dryer exhaust cover was too close to the ground to provide proper air flow. This may create a fire hazard. The cold water valve in the laundry plumbing box was dripping and would not shut off. This appears to have caused damage to the wall behind the washer and dryer as well as the subfloor beneath this area. Recommend repairs as needed.
Foundation	61	The visible and accessible portions of the foundation appeared to be in serviceable condition at the time of the inspection. Typical of this style home, the inspector was unable to fully inspect the foundation walls due to the finished interior components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

1 Grounds

Grading

Grading Slope

The site is slightly sloped.

1) Grading Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway Material

Asphalt

2) Driveway Conditions

AS

The driveway appeared to be in serviceable condition at the time of the inspection. Common cracks were observed in the driveway. Recommend sealing and monitoring all cracks for further movement.



Sidewalk Material

Brick

3) Sidewalk Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection. Common cracks of up to ¼ inch were observed. Recommend sealing and monitoring all cracks for further movement.

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2 Exterior

Entrances

4) Entrance Conditions

S

The majority of the visible and accessible areas of the entrances appeared to be in serviceable condition at the time of the inspection. A handrail is recommended for the rear basement entrance stairway.



Exterior Walls and Trim

Structure Type

Wood frame

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are brick and vinyl

5) Exterior Wall Conditions

AS

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection. Common cracks were found in the exterior walls. Recommend sealing to reduce the possibility of water penetration.

6) Exterior Trim Conditions

R

The majority of the exterior trim appeared to be in serviceable condition at the time of the inspection. The painted finish on some of the aluminum window trim cladding was peeling with some deterioration. Recommend maintenance and/or repairs as needed.

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Exterior Windows - Doors

Window Type

Double Hung

Window Material

Vinyl

7) Window Conditions

R

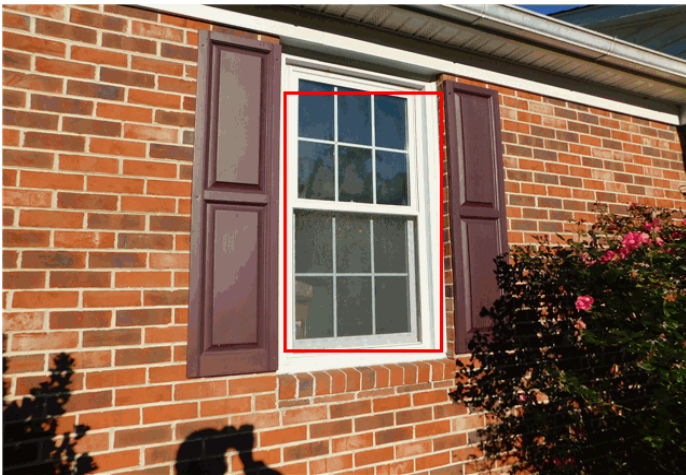
There appeared to be two different brands and ages of replacement windows installed. The majority of the older windows(7) have lost their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).

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8) Exterior Door Conditions

AS

The doors appeared to be in serviceable condition at the time of the inspection. The front entry door is wood and appears to need caulking and painting on the exterior due to the morning sun exposure.



AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****Exterior Water Faucet(s)****9) Faucet Conditions****AS**

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

Exterior Electrical**10) Electrical Conditions****S**

The exterior outlets were not GFCI protected. Ground Fault Circuit Interrupter receptacles protect you from shock at wet or damp locations. Recommend installing GFCI outlets at these locations. Also several of the exterior lights were not operable at the time of the inspection. This may only be bad bulbs.

**Chimney****11) Chimney Conditions****AS**

The visible and accessible portions of the chimney appeared to be in serviceable condition at the time of the inspection. Due to height and / or conditions observed, chimney was viewed from the ground only using high-powered binoculars.

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3 Roofing

Roof Covering

Method of Inspection The roof was inspected by observing from a ladder placed at the edge of the roof.

Roof Style Gable

Roof Covering Material Fiberglass composition strip shingles.

Number of Layers One

12) Roof Covering Condition AS The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection and appeared to be less than 10 years old

13) Flashing Conditions AS The exposed flashings appeared to be in serviceable condition at the time of inspection.

14) Gutter & Downspout Conditions AS The gutter system appeared to be in serviceable condition at the time of the inspection.



Attic Area

Attic Access The attic stairs appeared to be in serviceable condition at the time of inspection however a handrail is recommended for safety

Method of Inspection Entered attic area.

Roof Frame Type The roof framing is constructed with rafter framing.

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15) Attic Conditions

AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection. Personal item storage prevented a full visual inspection of the attic areas at the time of inspection. Further evaluation would require the removal or disturbance of occupant's personal belongings, which is not performed



Attic Ventilation Type

Soffit and ridge vents

Attic Ventilation Conditions

The ventilation appeared to be adequate.

Attic Insulation Type

Batt and loose fill insulation

16) Attic Insulation Conditions

AS

The approximate depth of the insulation is 10+ inches, which appears adequate.

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NI = Not Inspected



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4 Heating - Air

Heating

Heating Type

Electric Baseboard

17) Conditions

AS

The heating system was operational at time of inspection. This is not an indication of future operation or condition.

Distribution Type

The visible areas of the heat distribution system is electric baseboard.

18) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.

Air Condition - Cooling

Type of Cooling System

Central air conditioning

19) AC Unit Conditions

NI

The outside air temperature was below 65 degrees within 48 hours of the inspection. Operating the system at this temperature could damage the system, therefore the inspector was unable to operate and test the system at the time of inspection. The outdoor unit (compressor) is a 1990 year model Ruud. The air handler, located in the attic, is a 2006 year model Trane. Due to the age of these units, it is recommended to budget for replacement. You may want to consider a heat pump as a replacement.



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5 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.

20) Electrical Service Conditions

AS

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

Main Electrical Panel

Electric Panel Location The main electric panels are located at the basement.

Panel Amperage Rating 400 amps - (2) 200 amp panels

Circuit Protection Type Breakers

21) Wiring Methods

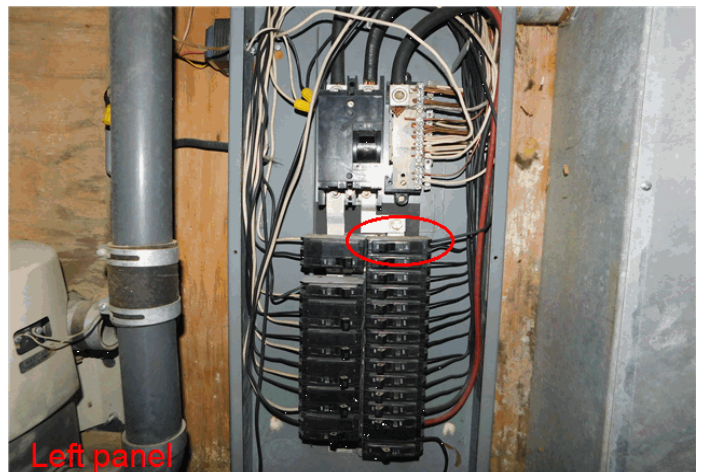
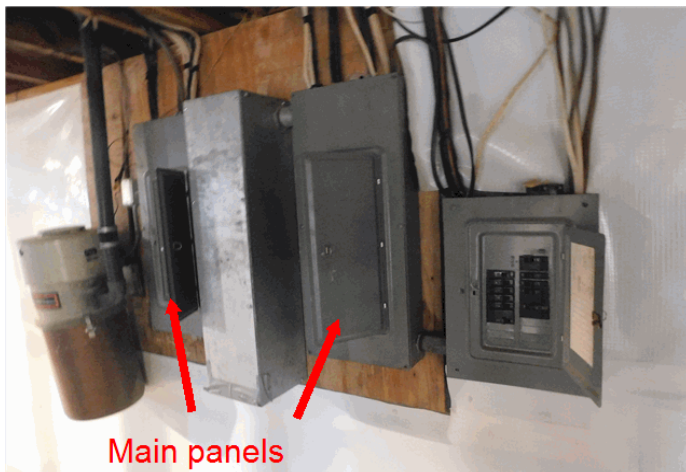
AS

The main power cable is aluminum. The branch cables are copper.

22) Electrical Panel Conditions

R

The main panels appeared to be in serviceable condition at the time of the inspection. Two wires were connected to one breaker in the left panel. This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits. A minimal amount of labels was observed. Recommend an electrician trace circuits and properly label panel.

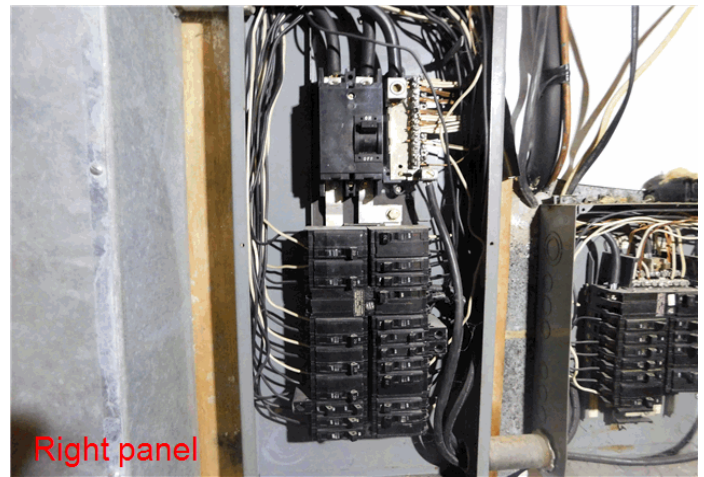
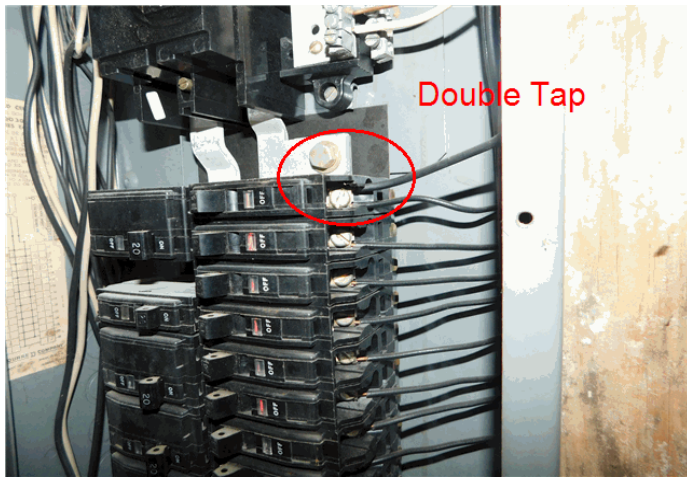


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Electrical Subpanel

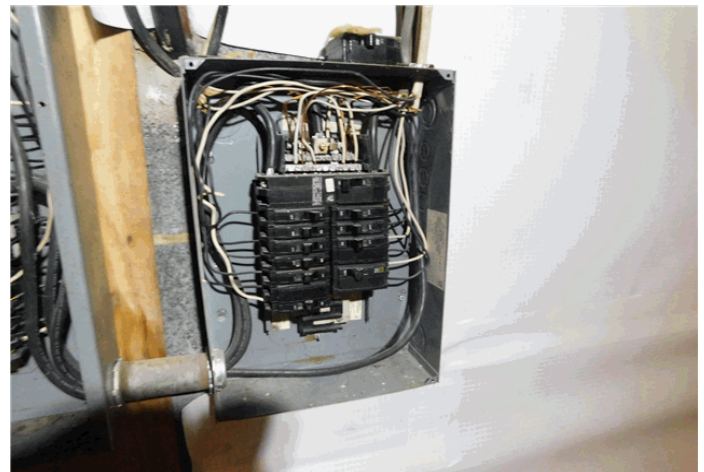
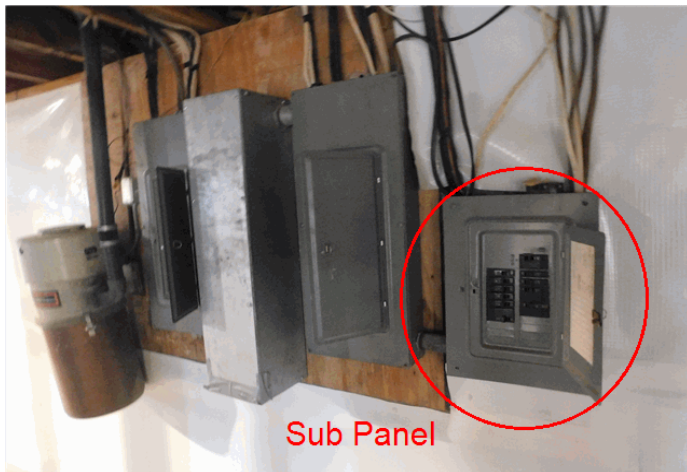
Subpanel Location

A subpanel is located at the basement next to right panel

23) Subpanel Conditions

AS

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



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6 Plumbing

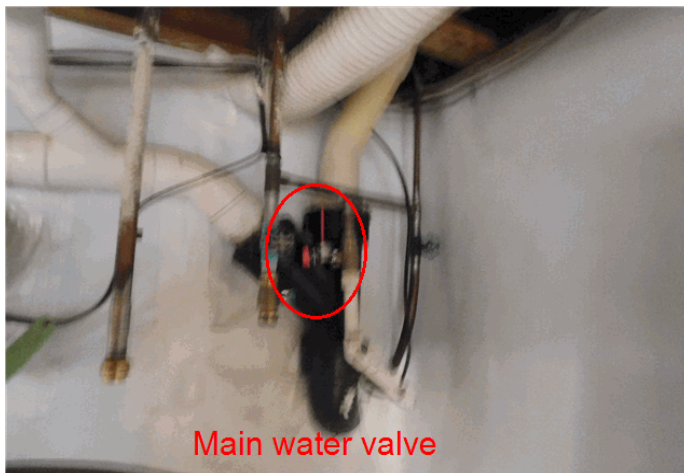
Water Main Line

Main Shutoff Location

The main valve is located at the basement.

24) Main Line & Valve Conditions**AS**

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

25) Supply Line Conditions**AS**

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

26) Drain Line Conditions**AS**

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

Water Heater Type

Electric

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****Water Heater Location**

Basement

Water Heater Capacity

50 Gallon

27) Water Heater Conditions**R**

The water heater had been disconnected at the time of the inspection. Due to the age and / or conditions observed, the water heater is past the end of its useful life. Replacement is recommended.

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7 Interiors

Walls - Ceilings - Floors

28) Wall Conditions

AS

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

29) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. There is a small amount of damage to the ceiling at the master bath. Recommend repairs as needed.



30) Floor Conditions

AS

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

Windows - Doors

31) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection. As mentioned, the majority of the older vinyl replacement windows appear to have lost their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).

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32) Interior Door Conditions

AS

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

Electrical Conditions

33) Electrical Conditions

AS

All outlets tested were properly functional at the time of the inspection. It is recommended installing GFCI outlets for safety near the sinks in the kitchen and baths. Ground Fault Circuit Interrupter outlets protect from electrical shock at wet locations.

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34) Lighting Conditions

AS

The majority of the lighting tested was operational at the time of the inspection. A few lights were not operable. This is probably only bad bulbs.

35) Ceiling Fan Conditions

AS

The ceiling fans were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

36) Smoke Detector Conditions

S

The smoke detector did not respond to the test button. Recommend smoke detectors on each level and near or in each bedroom.

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Fireplace

Fireplace materials

The fireplace is mason built.

37) Fireplace Conditions

AS

A wood burning fireplace was present preventing inspection of the fireplace. Recommend chimney flue cleaning by a chimney sweep specialist prior to use Creosote can accumulate and become a fire hazard if the fireplace and flue are not cleaned regularly.

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

8 Kitchen

Kitchen Sink - Counter tops - Cabinets

38) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

39) Cabinet Conditions

AS

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

40) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection. No water service was present at the hot water side of the faucets.

Appliances

Stove - Range Type

Electric cooktop and wall oven.

41) Stove - Range Condition

AS

These units were operational at the time of the inspection.

42) Hood Fan Conditions

AS

The combo microwave/fan/light appeared serviceable at the time of the inspection.

43) Dishwasher Conditions

NI

Not inspected due to no hot water supply

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****9 Bath(s)****Bathroom Sink**

44) Counter - Cabinet Conditions

AS

The bath counters and cabinets appeared to be in serviceable condition in all baths.

45) Sink Conditions

AS

The sinks appeared to be in serviceable condition at the time of inspection in all baths. Again, no hot water supply provided.

Shower - Tub - Toilet

46) Shower - Tub Conditions

R

The bathtubs, faucets, and drains appeared to be in serviceable condition in all baths. Again, no hot water supply provided. The tile shower stall at the master bath appears to be leaking causing considerable damage to the subflooring which is visible in the basement. Recommend repairs as needed.



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47) Toilet Conditions

R

The majority of the toilets appeared to be in serviceable condition at the time of inspection in all baths. The water supply valve had been removed at the half bath toilet. Recommend maintenance and/or repairs as needed.



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10 Basement

Walls - Ceilings - Floors

48) Basement Stair Conditions

S

No hand railing were present. Recommend installation of railings as a safety measure.



49) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. The exterior walls have been covered with a water resistant membrane. This membrane should divert any water intrusion to the floor drainage system.



50) Ceiling Conditions

R

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. The rim joist around the perimeter of the exterior should be insulated with at least an R-15 insulation.

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51) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. A perimeter floor drainage system has been installed which drains to a sump pump.



Electrical Conditions

52) Electrical Conditions

NI

Most of the electrical outlets in the basement were unfinished or disconnected at the time of the inspection.

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected



53) Lighting Conditions

AS

All lighting tested was operational at the time of the inspection

AS = Appears Serviceable

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NI = Not Inspected

11 Garage - Laundry

Garage Conditions

Garage Type

The garage is attached to the house.

54) Wall Conditions

AS

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

55) Ceiling Conditions

R

A small section of the ceiling has been removed or damaged. Recommend repairs as needed.



56) Floor Conditions

R

Cracks and settlement were observed to the concrete flooring near the vehicle door. Recommend sealing and monitoring all cracks for further movement.



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57) Vehicle Door Conditions

AS

The vehicle door appeared to be in serviceable condition at the time of the inspection.

58) Electrical Conditions

AS

All outlets tested were functioning properly at the time of the inspection.

59) Lighting Conditions

AS

All lighting tested was operational at the time of the inspection.

Laundry Room

60) Laundry Room Conditions

R

There were no appliances present for proper testing of plumbing components. The exterior dryer exhaust cover was too close to the ground to provide proper air flow. This may create a fire hazard. The cold water valve in the laundry plumbing box was dripping and would not shut off. This appears to have caused damage to the wall behind the washer and dryer as well as the subfloor beneath this area. Recommend repairs as needed.



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

12 Foundation

Foundation

Foundation Type Basement

Foundation Material Block

61) Foundation Conditions

AS

The visible and accessible portions of the foundation appeared to be in serviceable condition at the time of the inspection. Typical of this style home, the inspector was unable to fully inspect the foundation walls due to the finished interior components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.

Flooring Structure

Flooring Support Type The wood framing floor system was constructed of 2 X 10 floor joists.

62) Flooring Support Conditions

AS

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