

10.3 LEAKS, CONDENSATION SIGNS

LEAK SIGNS in the ATTIC

There are stains around the chimney flashing.

10.4 INSULATION

TYPE

Batts. Fiberglass.

THICKNESS

3-4".

ATTIC INSULATION ADEQUACY

Marginal. Not commensurate with modern standards. Bare in some areas thin in most areas.

10.5 VENTILATION

TYPE

Gable Vents. Attic ventilating fan. ADEQUACY: Satisfactory.

ATTIC VENTILATING FANS

The fan operated normally.

10.6 MISC. OBSERVATIONS

PESTS

Evidence of mice observed. Birds have been getting in.

BATHROOMS

Bathrooms become one focus of the interior part of the inspection because we spend so much money fixing up bathrooms. Systemic pipe conditions are discussed in the plumbing section. The bathroom section discusses the bath fixtures and tile. Water Flow is a primary concern because poor water flow can indicate bad or old piping or other systemic problems that can be expensive. The miscellaneous repairs that fixtures need usually are not expensive despite the aggravation. Tile can be expensive to repair if it is more than just caulking. All bathrooms should have either a fan or a window to ventilate, preferably both. Modern bathrooms should have GFI protected outlets.

11.1 MASTER BATH

GENERAL CONDITION

This bathroom has been updated. All the fixtures and tile were checked and everything was in at least satisfactory condition except the GFI outlet is not working correctly and the sink aerator is clogged.

11.4 BATH #2

LOCATION

1st floor.

GENERAL CONDITION

This bathroom needs renovation. The floor is badly distorted and rotted underneath.

TILE and CAULKING

The tile is loose and cracked in the tub enclosure.

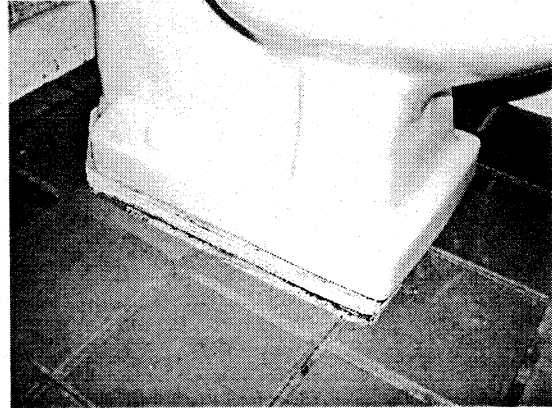
SINKS

The sink supply stops are leaking and a fungus is growing in the cabinet.



TOILET

The toilet is raised up off the floor because the structure is giving around the cast iron pipe that the toilet sits on. The toilet is loose.



TUB/SHOWER

The spray head sprays out of the tub.

OTHER COMPONENTS

The outlet is not GFI protected.

KITCHEN

No opinion is offered as to the adequacy of the dishwasher cleaning. Ovens, self or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection.

12.0 KITCHEN

GENERAL KITCHEN CONDITION

70's modernization.

12.1 CABINETS, COUNTERS, FLOORS

KITCHEN CABINETS

Older cabinets with more recent counter installation.

COUNTERTOPS

It is in satisfactory condition.

KITCHEN FLOORS

Cupped wood floors from water damage.

12.2 KITCHEN SINK(s)

KITCHEN SINK

It is in satisfactory condition. There were no leaks and the flow was functional.

12.3 COOKING APPLIANCES

RANGE/COOK TOP

Electric, It operated normally in this short test.

OVEN

Door hinges need repair/adjustment. The door gasket is ripped.

12.4 KITCHEN VENTILATION

TYPE of KITCHEN VENTILATION

Exhausts outside.

KITCHEN FAN CONDITION

It operated normally.

12.5 REFRIGERATOR(s)

REFRIGERATOR

Door handle is missing.

12.6 DISHWASHER(s)

DISHWASHER

The dishwasher cycled normally.

12.7 GARBAGE DISPOSAL(s)

GARBAGE DISPOSAL

The wiring is not connected to the disposal correctly.

INTERIOR

The General Interior inspection focuses on evidence of water stains from outside sources or interior plumbing sources that haven't already been discussed in the other sections of the report. We are also looking at the degree of interior structural distortion from forces such as structural creep, deflection, differential shrinkage, settlement, truss heave, and rafter thrust. Since almost all houses evidence these distortions to some degree based on their age and type of construction the inspector has to use experienced judgement to determine their significance. Cosmetic issues such as wallpaper, decoration, and style choices are not a focus. Fireplaces

13.1 INTERIOR WATER SIGNS

EVIDENCE OF LEAKS COMING FROM OUTSIDE

There is a stain on the ceiling in the bedroom. It is either a roof leak or a/c condensation.



EVIDENCE OF LEAKS COMING FROM INSIDE

Above the laundry (see drains)

13.2 FLOORS

STRUCTURAL DEFORMATIONS IN THE FLOORS

There are significant floor distortions that may be an indication of an underlying structural problem that needs investigation in the crawlspace, particularly under the bath. All of the house has sagging floors, some is normal.

PREDOMINANT MATERIALS

Pine,

GENERAL CONDITION OF THE FLOORING

Satisfactory, normal wear and tear.

13.3 WALLS

STRUCTURAL DEFORMATIONS OF INTERIOR WALLS

Floor sags have created some cracks at corners and doors. This is normal.

PREDOMINANT MATERIALS

Drywall, Plaster,

GENERAL CONDITION OF THE INTERIOR WALLS

Typical drywall pops loose wallpaper etc.

13.4 CEILINGS

STRUCTURAL DEFORMATIONS

Sagging,

PREDOMINANT MATERIALS

Drywall, Plaster,

GENERAL CONDITION OF THE CEILINGS

Satisfactory, normal wear and tear.

13.5 STAIRWAYS

TREADS AND RISERS

Satisfactory, no significant problems found.

BALUSTRADES AND RAILINGS

Satisfactory, normal wear and tear.

13.6 INTERIOR DOORS

INTERIOR DOOR CONDITION

Doors need to be adjusted to the sags in the building.

13.7 FIREPLACES see 3.7 also

TYPE

Metal Pre-fabricated fireplace.

FIREPLACE FIREBOX

Satisfactory.

THROAT, FLUE, DAMPER

Satisfactory.

HEARTH, MANTLE & SURROUND

There is no hearth. It should have a 16" hearth.