



**Elite Home Inspections**  
A DIVISION OF  
*Elite Construction Services LLC*

# Property Inspection Report



Inspector: Theodore Pope



5896 Greenview, Webster , NM 88569  
Inspection prepared for: Samuel Jones  
Real Estate Agent: Doe Jane - Exit Realty

Date of Inspection: 6/22/2022 Time: 10 AM  
Age of Home: 6 Size: 3600  
Weather: Cloudy

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## Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.



# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior		
Page 10 Item: 1	Exterior Finish Condition	• Exterior finish appears satisfactory, except where noted, at time of inspection.
Doors / Windows		
Page 12 Item: 1	Entrance Door Condition	• Door sticks, needs adjustment. • Door requires adjustment to latch properly. Repair as needed.
Attic		
Page 17 Item: 5	Ventilation/Exhaust Condition	• Attic is inadequately vented. Recommend review by a qualified professional for repair as necessary to ensure proper ventilation.
Garage		
Page 19 Item: 3	Ceiling Condition	• Recommend review by a licensed contractor for repair.
Page 21 Item: 5	Overhead Door / Automatic Opener	• Overhead door exterior trim is weathered/damaged. Recommend scrape/prime/paint.
Main Bath		
Page 31 Item: 10	Tub and Surround Condition	• Recommend caulking around all perimeter edges. • Recommend qualified contractor repair/replace missing/damaged grouting.
Page 31 Item: 11	Whirlpool Tub and Surround Condition	• Recommend caulking around all perimeter edges.
Bathroom 3		
Page 34 Item: 9	Toilet Condition	• Toilet seat cover loose; recommend tightening.
Page 35 Item: 11	Whirlpool Tub and Surround Condition	• Recommend caulking around all perimeter edges.
Bathroom 4		
Page 38 Item: 9	Tub and Surround Condition	• Missing grout noted at tile. • Recommend all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration.
Bedroom 2		
Page 42 Item: 3	Floor Condition	• Typical stains and wear observed.
Page 43 Item: 5	Door Condition	• Door Cracked and damaged



# Inspection Details

## 1. Home Details

Home Details: Home Faces: West • Single Family Home • Ranch Style • Framed Construction • Slab On Grade construction • 5 Bedrooms • 4 Bathrooms • Attached • 3-Car • Living Room • Dining Room • Family Room • Garage/Workshop • Guest House

## 2. Occupancy

Occupancy: Occupied - Furnished

## 3. Attendance

In Attendance: Lead Inspector • Seller present

## 4. Utilities

Utilities:

- Municipal water service on at time of inspection.
- Gas service on at time of inspection.
- Electric power service on at time of inspection.



# Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## 1. Driveway Condition

Materials:

- Concrete construction

Observations:

- Driveway appeared satisfactory at time of inspection.
- Driveway showed evidence of typical cracks and wear at time of inspection.



## 2. Walkway Condition

Materials: Concrete construction

Observations:

- Walkway(s) appeared satisfactory at time of inspection.
- Walkway(s) appeared satisfactory with minor cracking at time of inspection.

## 3. Grading and Landscape

Overview:

• **NOTE:** While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict performance as conditions change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

Observations:

- Grading and exterior drainage is generally away from foundation.
- Trees on property are satisfactory distance from structures, walls, walks and driveways.

## 4. Fence Condition

Fencing: **PLEASE NOTE: Fences and gates are NOT IN SCOPE of this home inspection.**

**Observations and recommendations are complimentary only.**

Observations:

- Fence appeared satisfactory and serviceable at time of inspection.

## 5. Gate Condition

Materials: **PLEASE NOTE: Fences and gates are NOT IN SCOPE of this home inspection. Observations and recommendations are complimentary only.**

Observations:

- Walk gates operate satisfactory.
- Service gates operate satisfactory.

## 6. Hose Bibs Condition

Location: Hose Bib(s) noted on the home.

Observations:

- Hose Bibs appear functional at time of inspection.

## 7. Sprinkler System

Materials: **PLEASE NOTE: Sprinkler Systems are NOT IN SCOPE of this home inspection. Observations and recommendations are complimentary only.** • Home is equipped with an underground sprinkler system. The inspector recommends client consult with homeowner/specialist for operation instructions and proper winterizing information.

Observations:

- The system was NOT tested.

# Porch / Patio / Deck

## 1. Porch Floor and Cover Support

Materials: Concrete construction • Wood post porch cover supports

Observations:

- Porch floor appears in satisfactory condition at time of inspection.







# Roof

## 1. Roof (1) Condition

Materials: Single roof layer present. • Medium pitch design • Hip roof construction • Asphalt shingle

Observations:

• Roof Area (1) appeared satisfactory at time of inspection.





## 2. Flashing Condition

Materials: **\*\* FLASHING \*\***

Observations:

- Flashing appears satisfactory at time of inspection.



### 3. Attic Vent Condition

Materials:

- **\*\* ROOF VENTILATION \*\***
- Fixed, roof-field exhaust vent noted.

Observations:

- **\*\* VENTILATION \*\***
- Roof vents observed to be in satisfactory condition.



### 4. Gutter Condition

Materials:

- No Rain Gutters Observed



## Exterior

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

### 1. Exterior Finish Condition

Materials:

- Stucco wall finish construction noted.
- Manufactured Stone veneer wall finish construction noted.

Observations:

- **\*\* STUCCO \*\***
- Typical cracks evident.
- Recommend caulk and seal all gaps, cracks and openings.

• Exterior finish appears satisfactory, except where noted, at time of inspection.



Typical Cracking of stucco, needs repairs



## 2. Soffit & Fascia Condition

Materials: Stucco finish soffit noted. • Stucco finish fascia noted.

### Observations:

- Soffit cover appears in satisfactory condition at time of inspection.
- Fascia appears in satisfactory condition at time of inspection.



### 3. Door/Window Trim Condition

Materials:

- Stucco finish trim noted.
- No trim noted. Stucco finish up to edge of window frame.



## Doors / Windows

### 1. Entrance Door Condition

Door Detail: Full glass noted. • Tempered glass required, NOT verified. • French Double door noted.

Observations:

- Door in satisfactory condition at time of inspection.
- Door hardware, hinges, and locks in satisfactory condition at time of inspection.
- Door sticks, needs adjustment.
- Door requires adjustment to latch properly. Repair as needed.



## 2. Rear Door Condition

Door Detail: Fiberglass clad solid core door noted. • Full glass noted. • French Double door noted.

Observations:

- Door in satisfactory condition at time of inspection.



## 3. Garage Access Door Condition

Door Detail: Solid core door noted. • Unable to determine if fire rated door.

Observations:

- Door in MARGINAL condition at time of inspection.
- Self-closing hinge NOT installed and operational at time of inspection. Recommend installing.



Screws present of both sides of door

#### 4. Window/Screen Condition

Window Details: Vinyl frame window(s) noted. • Picture window(s) noted. • Single hung window(s) noted. • Double pane glass observed. • Screens Missing

#### Exterior Observations:

- Screens appeared in satisfactory condition at time of inspection.
- Some window screens missing/damaged.





## Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

### 1. Access Condition

#### Materials:

- Attic access Pull Down Stairs
- Attic light located just inside access.

#### Observations:

- Inspected from inside the attic space.
- Partial attic floor present.







## 2. Structure Condition

### Materials:

- Wood roof truss construction
- OSB sheathing construction

### Observations:

- Roof trusses/rafters in satisfactory condition at time of inspection.
- Roof decking in satisfactory condition at time of inspection.



## 3. Insulation Condition

### Materials:

- Blown in fiberglass insulation noted.
- Insulation averages about 6-8 inches in depth

### Observations:

- Insulation is sparse in some areas.



#### 4. Duct Condition

Materials:

- Flexible, insulated ducting observed.
- Sheetmetal, insulated ducting observed.

Observations:

- Ducting appears in satisfactory condition.



#### 5. Ventilation/Exhaust Condition

Materials:

- Fixed, roof-field exhaust vent noted.
- **PVC** plumbing vents noted

Observations:

- No deficiencies noted in plumbing vent piping.
- Plumbing vent pipes terminate properly to exterior.
- Attic is inadequately vented. Recommend review by a qualified professional for repair as necessary to ensure proper ventilation.

• Attic is inadequately vented. Recommend review by a qualified professional for repair as necessary to ensure proper ventilation.

## 6. Attic Electrical Condition

### Materials:

- Attic light present.
- **Electrical components in attic that are not accessible to inspection, are NOT evaluated/reported.**

### Observations:

- Limited review due to insulation.
- Visible wiring in satisfactory condition.



## Slab Foundation

### 1. Slab Foundation

#### Observations:

- Visible areas appear satisfactory

## Garage

### 1. Garage Observations

Materials: Attached • 3-Car

### 2. Wall Condition

Materials: Drywall construction noted.

#### Observations:

- Garage walls observed appeared satisfactory, at time of inspection. Except as noted.



### 3. Ceiling Condition

Materials: Drywall construction noted. • Attic access pull down stairs noted.

#### Observations:

- Garage ceiling appeared satisfactory, at time of inspection. Except as noted.
- Typical cracks evident.
- Evidence of past repairs.
- Damage to drywall evident.

• Recommend review by a licensed contractor for repair.



Recommend review by a licensed contractor for repair.



Evidence of past repairs.



#### 4. Floor Condition

Materials: Concrete floor noted. • Sill plates are raised above floor level.

Observations:

- Garage floor appeared satisfactory, at time of inspection.
- Some areas of garage floor inaccessible due to personal/storage items.



### 5. Overhead Door / Automatic Opener

Materials:

- Overhead Door Present - 1
- Overhead Doors Present - 2
- Metal Panel Door observed

Materials:

- Automatic Opener Present - 1
- Automatic Openers Present - 2

Observations:

- The overhead door appeared and operated satisfactory at time of the inspection.
- Overhead door exterior trim is weathered/damaged.
- Eye beam sensor system operated satisfactory at time of inspection.

• Overhead door exterior trim is weathered/damaged. Recommend scrape/prime/paint.



Overhead door exterior trim is weathered/damaged. Recommend scrape/prime/paint.

## 6. Electrical

### Materials:

- 4 - Outlets were tested during inspection.
- Standard 3 Prong Grounded Outlet(s)
- **GFCI** protected outlet(s) - reset at outlet
- **AFCI** breaker protected outlet(s) - reset at breaker panel

### Observations:

- Switches tested functioned satisfactory at time of inspection.
- Outlets tested functioned satisfactory at time of inspection.
- GFCI in place, functioned satisfactory at time of inspection.
- **Some outlets not accessible due to furniture and or stored personal items.**



Garage has sink with undercounter pump/grinder for drainage



## Garage/Workshop

### 1. Garage/Workshop Observations

Materials: **Detached Building inspection is NOT included in the Scope of Inspection, unless otherwise noted, and is provided as a courtesy review only.** • Detached • Workshop • 4-Car

### Observations:

- Dimensional lumber framed construction.
- Bat insulation.
- 3/4 Bathroom
- HVAC System



## Water/Gas

### 1. Water/Sewer Condition

Materials:

- **Main Water Shut Off** at water meter.
- Water supplied by local water company



It appears that the home is on a septic system

### 2. Water Heater Condition (1)

Materials:

- A Navien TANKLESS Water Heater is Located: Garage
- Gas water heater noted.

Observations:

- Gas shut-off present.
- Gas supply line sediment trap present.
- Vent Pipe installed, proper pitch.





### 3. Water Softener Condition

Materials:

- **Water softeners are outside the scope of the Home Inspection.**

Observations:

- **Water softener appears in satisfactory condition at time of inspection.**



### 4. Gas Meter/Valve Condition

Materials: **\*\* METER \*\*** • Gas Meter located North side of property. • **Main Gas Shut Off** at gas meter.

Observations:

- **Gas Meter appears in satisfactory condition.**



## Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

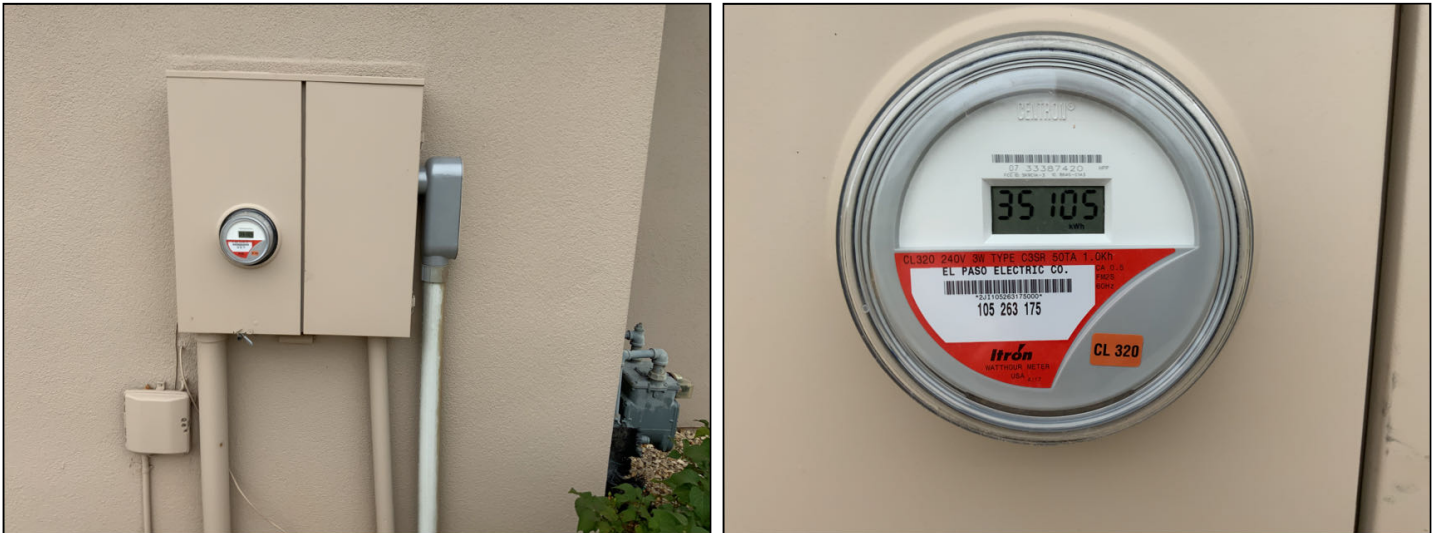
### 1. Electrical Service

#### Materials:

- Underground Electric Service 400A Located at North Side of Home

#### Observations:

- Electric service entry appears in satisfactory condition at time of inspection.
- Electric service grounding appears in satisfactory condition at time of inspection.



## 2. Breaker Panel Condition

### Materials:

- 200A Amp Square D Main Breaker panel located at East Side of Home
- Copper Supply Cable/Wire observed in Satisfactory condition.

### Observations:

- Breaker box appeared safe and in satisfactory condition at time of inspection.
- System appeared properly grounded at time of inspection.
- Circuit breakers properly labeled.
- GFCI Breakers present. Recommend periodic testing.
- AFCI Breakers present. Recommend periodic testing.



### 3. Exterior Outlets

**Materials:**

- 6 Exterior outlets were tested during inspection.
- Standard 3 Prong Grounded Outlet(s)
- GFCI protected outlet(s) - reset at outlet

**Observations:**

- Exterior outlets tested satisfactory at time of inspection.
- GFCI in place, functioned satisfactory at time of inspection.

## HVAC (1)

### 1. Furnace Inspection

**Materials:**

- Lennox Forced Air - Natural Gas  
Furnace Located at Home Exterior, Utility Closet and control(s) located Hallway
- HVAC split system.



### 2. AC Condenser

**Materials:**

- HVAC split system.

**Observations:**

- The air conditioning unit operated properly when tested.



# Main Bath

## 1. Location

Locations: South • Southeast • Full Bath with Whirlpool Tub and separate Shower • First Floor

## 2. Wall Condition

Materials: Drywall construction noted.

Observations:

- Walls appear in satisfactory condition at time of inspection.



### 3. Floor Condition

Flooring Types: Ceramic tile flooring noted.

Observations:

- Floors appear to be in satisfactory condition at time of inspection.

### 4. Ceiling Condition

Materials: Drywall construction noted.

Observations:

- Ceilings observed to be in satisfactory condition.

### 5. Door Condition

Materials: Solid core door noted.

Observations:

- Door appears in satisfactory condition at time of inspection.

## 6. Window Condition

Materials: Vinyl frame window(s) noted. • Double pane glass observed.

Observations:

- Operated windows were functional, at time of inspection.

## 7. Sink/Drain Condition

Materials:

- Double sink.

Observations:

- Sink was observed in satisfactory condition.
- Faucet operated satisfactory at time of inspection.
- Limited review due to personal property stored in undersink cabinet.



## 8. Cabinets/Countertops Condition

Materials:

- Commercial cabinetry noted
- Granite counter tops.

Observations:

- Cabinets, doors and drawers appeared functional and in satisfactory condition at time of inspection.
- Counter tops appeared in satisfactory condition at time of inspection.
- Some cabinets, doors and drawers not fully accessible due to stored personal items.
- Recommend sealing backsplash area(s).

## 9. Toilet Condition

Materials: Toilet contained in water closet.

Observations:

- Operated and appeared satisfactory at time of inspection.

## 10. Tub and Surround Condition

Materials: **Shower Only**

Observations:

- Missing grout noted at tile.
- Recommend all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration.
- **Recommend caulking around all perimeter edges.**
- **Recommend qualified contractor repair/replace missing/damaged grouting.**



Recommend qualified contractor repair/replace missing/damaged grouting.



Missing grout noted at tile.

## 11. Whirlpool Tub and Surround Condition

Materials: **\*\* Whirlpool Tub \*\***

Observations:

- Water flow at the tub appeared satisfactory at the time of the inspection.
- Motor briefly activated to ensure motor was serviceable. Tub was not filled to test water flow through jets.
- Access panel present, NOT removed during inspection.
- GFCI for whirlpool tub not visible.
- Missing grout noted at tile.
- **Recommend caulking around all perimeter edges.**

## 12. Electrical

Materials:

- All accessible Outlets were tested during inspection.
- Standard 3 Prong Grounded Outlet(s)
- GFCI protected outlet(s) - reset at outlet



### 13. Exhaust Fan

**Observations:**

- Exhaust fan operated properly, no issues were found.
- Exhaust fan exhausts properly to exterior of home.

## Bathroom 3

### 1. Location

Locations: Northwest • Full Bath with Whirlpool Tub

### 2. Wall Condition

Materials: Drywall construction noted. • Painted finish noted.

**Observations:**

- Walls appear in satisfactory condition at time of inspection.



### 3. Floor Condition

Flooring Types: Ceramic tile flooring noted.

**Observations:**

- Floors appear to be in satisfactory condition at time of inspection.



#### 4. Ceiling Condition

Materials: Drywall construction noted. • Painted finish noted.

Observations:

- Ceilings observed to be in satisfactory condition.

#### 5. Door Condition

Materials: Solid core door noted.

Observations:

- Door appears in satisfactory condition at time of inspection.
- Door hardware, hinges, and locks in satisfactory condition at time of inspection.

#### 6. Window Condition

Materials: Glass blocks noted in window openings.

#### 7. Sink/Drain Condition

Materials:

- Double sink.

Observations:

- Water pressure/flow were observed as satisfactory.
- Sink was observed in satisfactory condition.
- Faucet was observed in satisfactory condition.
- Faucet operated satisfactory at time of inspection.
- Functional drainage was satisfactory at time of inspection.
- Limited review due to personal property stored in undersink cabinet.

## 8. Cabinets/Countertops Condition

Materials:

- **\*\* CABINETS \*\***
- Commercial cabinetry noted
- Granite counter tops.

Observations:

- Cabinets, doors and drawers appeared functional and in satisfactory condition at time of inspection.
- Counter tops appeared in satisfactory condition at time of inspection.
- Some cabinets, doors and drawers not fully accessible due to stored personal items.
- Recommend sealing backsplash area(s).



## 9. Toilet Condition

Materials: Toilet located in bathroom proper.

Observations:

- Operated and appeared satisfactory at time of inspection.
- **Toilet seat cover loose; recommend tightening.**

## 10. Tub and Surround Condition

Materials: **Tub / Shower Combination noted.**

Observations:

- The tub/shower surround appeared satisfactory at the time of the inspection.
- Shower valve and shower head operated satisfactory at time of inspection.
- Stopper is missing/inoperable.
- Recommend caulking around all perimeter edges.

## 11. Whirlpool Tub and Surround Condition

Materials: **\*\* Whirlpool Tub \*\***

Observations:

- The whirlpool tub and surround appeared satisfactory at the time of the inspection.
  - Water flow at the tub appeared satisfactory at the time of the inspection.
  - Functional drainage of the tub appeared satisfactory at the time of the inspection.
  - Motor briefly activated to ensure motor was serviceable. Tub was not filled to test water flow through jets.
  - Access panel present, NOT removed during inspection.
  - GFCI for whirlpool tub not visible.
  - Recommend caulking around all perimeter edges.
- Recommend caulking around all perimeter edges.



Recommend caulking around all perimeter edges.

## 12. Electrical

Materials:

- All accessible Outlets were tested during inspection.
- Standard 3 Prong Grounded Outlet(s)
- GFCI protected outlet(s) - reset at outlet

Observations:

- Switches tested functioned satisfactory at time of inspection.
- Outlets tested functioned satisfactory at time of inspection.
- GFCI in place, functioned satisfactory at time of inspection.

## 13. Exhaust Fan

Observations:

- Exhaust fan operated properly, no issues were found.

# Bathroom 4

## 1. Location

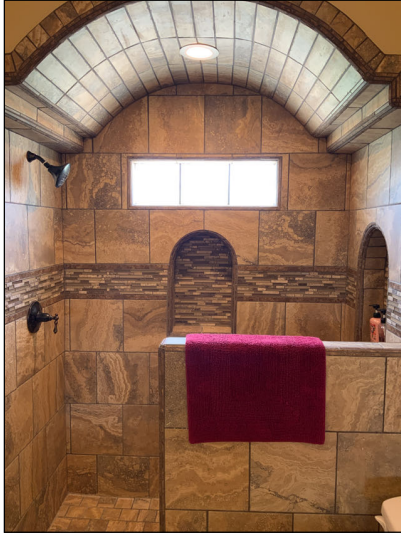
Locations: Northeast

## 2. Wall Condition

Materials: Drywall construction noted. • Painted finish noted.

Observations:

- Walls appear in satisfactory condition at time of inspection.



## 3. Floor Condition

Flooring Types: Ceramic tile flooring noted.

Observations:

- Floors appear to be in satisfactory condition at time of inspection.



#### 4. Ceiling Condition

Materials: Drywall construction noted. • Painted finish noted.

Observations:

- Ceilings observed to be in satisfactory condition.

#### 5. Window Condition

Materials: Glass blocks noted in window openings.

Observations:

- Components appeared in satisfactory condition at time of inspection.

#### 6. Sink/Drain Condition

Materials:

- Double sink.

Observations:

- Water pressure/flow were observed as satisfactory.
- Sink was observed in satisfactory condition.
- Faucet was observed in satisfactory condition.
- Faucet operated satisfactory at time of inspection.
- Functional drainage was satisfactory at time of inspection.
- Limited review due to personal property stored in undersink cabinet.

#### 7. Cabinets/Countertops Condition

Materials:

- **\*\* CABINETS \*\***
- Commercial cabinetry noted
- **\*\* COUNTERTOPS \*\***
- Granite counter tops.

Observations:

- Cabinets, doors and drawers appeared functional and in satisfactory condition at time of inspection.
- Counter tops appeared in satisfactory condition at time of inspection.
- Recommend sealing backsplash area(s).

#### 8. Toilet Condition

Materials: Toilet located in bathroom proper.

Observations:

- Operated and appeared satisfactory at time of inspection.

## 9. Tub and Surround Condition

Materials: **Shower Only**

Observations:

- The tub/shower surround appeared satisfactory at the time of the inspection.
- Shower valve and shower head operated satisfactory at time of inspection.
- Low water flow/pressure observed.
- Recommend caulking around all perimeter edges.

- **Missing grout noted at tile.**
- **Recommend all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration.**



Recommend all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration.

## 10. Electrical

Materials:

- All accessible Outlets were tested during inspection.
- Standard 3 Prong Grounded Outlet(s)
- GFCI protected outlet(s) - reset at outlet

Observations:

- Switches tested functioned satisfactory at time of inspection.
- Outlets tested functioned satisfactory at time of inspection.

## 11. Exhaust Fan

Observations:

- Exhaust fan operated properly, no issues were found.

# Master Bedroom

## 1. Location

Locations: Southeast • First Floor

## 2. Wall Condition

Materials: Drywall construction noted.

Observations:

- Walls appear in satisfactory condition at time of inspection.



## 3. Floor Condition

Flooring Types: Carpeted flooring noted.

Observations:

- Floors appear to be in satisfactory condition at time of inspection.





#### 4. Ceiling Condition

Materials: Drywall construction noted. • Smoke Detector noted.



#### 5. Door Condition

Materials: Solid core door noted.

Observations:

- Door appears in satisfactory condition at time of inspection.
- Door hardware, hinges, and locks in satisfactory condition at time of inspection.
- Door Stops installed.

#### 6. Window Condition

Materials: Vinyl frame window(s) noted. • Double pane glass observed.

Observations:

- Operated windows were functional, at time of inspection.

## 7. Closets

### Observations:

- Door hardware/hinges operated satisfactory at time of inspection.
- Visible closet(s) walls appeared in satisfactory condition at time of inspection.
- Visible closet(s) floors appeared in satisfactory condition at time of inspection.
- Some areas of closet walls and floors NOT accessible due to stored personal items at time of inspection.



## 8. Ceiling Fans

### Observations:

- Ceiling fan appeared and operated satisfactory at time of inspection.

## 9. Electrical

### Materials:

- All accessible Outlets were tested during inspection.
- Standard 3 Prong Grounded Outlet(s)

### Observations:

- Switches tested functioned satisfactory at time of inspection.
- Outlets tested functioned satisfactory at time of inspection.
- Some outlets not accessible due to furniture and or stored personal items.

# Bedroom 2

## 1. Location

Locations: Northwest

## 2. Wall Condition

Materials: Drywall construction noted.

Observations:

- Walls appear in satisfactory condition at time of inspection.
- Some areas NOT accessible due to stored personal items.



## 3. Floor Condition

Flooring Types: Carpeted flooring noted.

Observations:

- Typical stains and wear observed.



Typical stains and wear observed.

## 4. Ceiling Condition

Materials: Drywall construction noted. • Painted finish noted. • Smoke Detector noted.

Observations:

- Ceilings observed to be in satisfactory condition.

## 5. Door Condition

Materials: Solid core door noted.

Observations:

- Door Cracked and damaged



Door Cracked and damaged

## 6. Window Condition

Materials: Vinyl frame window(s) noted. • Double pane glass observed.

Observations:

- Operated windows were functional, at time of inspection.

## 7. Closets

Observations:

- Door hardware/hinges operated satisfactory at time of inspection.
- Visible closet(s) walls appeared in satisfactory condition at time of inspection.
- Visible closet(s) floors appeared in satisfactory condition at time of inspection.
- Some areas of closet walls and floors NOT accessible due to stored personal items at time of inspection.

## 8. Ceiling Fans

Observations:

- Ceiling fan appeared and operated satisfactory at time of inspection.



## 9. Electrical

### Materials:

- All accessible Outlets were tested during inspection.
- Standard 3 Prong Grounded Outlet(s)

### Observations:

- Switches tested functioned satisfactory at time of inspection.
- Outlets tested functioned satisfactory at time of inspection.

# Bedroom 3

## 1. Location

Locations: North

## 2. Wall Condition

Materials: Drywall construction noted. • Painted finish noted.

### Observations:

- Walls appear in satisfactory condition at time of inspection.
- Some areas NOT accessible due to stored personal items.



### 3. Floor Condition

Flooring Types: Carpeted flooring noted.

Observations:

- Floors appear to be in satisfactory condition at time of inspection.
- Typical wear observed.

### 4. Ceiling Condition

Materials: Drywall construction noted. • Painted finish noted. • Smoke Detector noted.

Observations:

- Ceilings observed to be in satisfactory condition.

### 5. Door Condition

Materials: Hollow core door noted.

Observations:

- Door appears in satisfactory condition at time of inspection.
- Door hardware, hinges, and locks in satisfactory condition at time of inspection.



## 6. Window Condition

Materials: Vinyl frame window(s) noted. • Double pane glass observed.

Observations:

- Operated windows were functional, at time of inspection.
- Components appeared in satisfactory condition at time of inspection.

## 7. Closets

Observations:

- Door hardware/hinges operated satisfactory at time of inspection.
- Visible closet(s) walls appeared in satisfactory condition at time of inspection.
- Visible closet(s) floors appeared in satisfactory condition at time of inspection.
- Some areas of closet walls and floors NOT accessible due to stored personal items at time of inspection.

## 8. Ceiling Fans

Observations:

- Ceiling fan appeared and operated satisfactory at time of inspection.

## 9. Electrical

Materials:

- All accessible Outlets were tested during inspection.
- Standard 3 Prong Grounded Outlet(s)

Observations:

- Switches tested functioned satisfactory at time of inspection.
- Outlets tested functioned satisfactory at time of inspection.

# Bedroom 4

## 1. Location

Locations: North

## 2. Wall Condition

Materials: Drywall construction noted. • Painted finish noted.

Observations:

- Walls appear in satisfactory condition at time of inspection.



### 3. Floor Condition

Flooring Types: Carpeted flooring noted.

Observations:

- Floors appear to be in satisfactory condition at time of inspection.
- Typical wear observed.

### 4. Ceiling Condition

Materials: Drywall construction noted. • Painted finish noted. • Smoke Detector noted.

Observations:

- Ceilings observed to be in satisfactory condition.

### 5. Door Condition

Materials: Solid core door noted.

Observations:

- Door appears in satisfactory condition at time of inspection.
- Door hardware, hinges, and locks in satisfactory condition at time of inspection.

### 6. Window Condition

Materials: Vinyl frame window(s) noted. • Double pane glass observed.





## 7. Closets

### Observations:

- Door hardware/hinges operated satisfactory at time of inspection.
- Visible closet(s) walls appeared in satisfactory condition at time of inspection.
- Visible closet(s) floors appeared in satisfactory condition at time of inspection.
- Some areas of closet walls and floors NOT accessible due to stored personal items at time of inspection.

## 8. Ceiling Fans

### Observations:

- Ceiling fan appeared and operated satisfactory at time of inspection.



## 9. Electrical

### Materials:

- All accessible Outlets were tested during inspection.
- Standard 3 Prong Grounded Outlet(s)

### Observations:

- Switches tested functioned satisfactory at time of inspection.
- Outlets tested functioned satisfactory at time of inspection.

# Bedroom 5

## 1. Location

Locations: Northeast

## 2. Wall Condition

Materials: Drywall construction noted. • Painted finish noted.

Observations:

- Walls appear in satisfactory condition at time of inspection.



## 3. Floor Condition

Flooring Types: Carpeted flooring noted.

Observations:

- Floors appear to be in satisfactory condition at time of inspection.
- Typical wear observed.

## 4. Ceiling Condition

Materials: Drywall construction noted. • Painted finish noted. • Smoke Detector noted.

Observations:

- Ceilings observed to be in satisfactory condition.

## 5. Door Condition

Materials: Solid core door noted.

Observations:

- Door appears in satisfactory condition at time of inspection.
- Door hardware, hinges, and locks in satisfactory condition at time of inspection.

## 6. Window Condition

Materials: Vinyl frame window(s) noted. • Double pane glass observed.

Observations:

- Operated windows were functional, at time of inspection.
- Components appeared in satisfactory condition at time of inspection.

## 7. Closets

Observations:

- Door hardware/hinges operated satisfactory at time of inspection.
- Visible closet(s) walls appeared in satisfactory condition at time of inspection.
- Visible closet(s) floors appeared in satisfactory condition at time of inspection.
- Some areas of closet walls and floors NOT accessible due to stored personal items at time of inspection.

## 8. Ceiling Fans

Observations:

- Ceiling fan appeared and operated satisfactory at time of inspection.



## 9. Electrical

Materials:

- All accessible Outlets were tested during inspection.
- Standard 3 Prong Grounded Outlet(s)

Observations:

- Switches tested functioned satisfactory at time of inspection.
- Outlets tested functioned satisfactory at time of inspection.

# Smoke/CO Detection

## 1. Smoke/CO Detectors

Observations:

- Smoke detector(s) were present and NOT operated during the inspection.

# Kitchen

## 1. Location

Locations: Southwest • First Floor

## 2. Wall Condition

Materials: Drywall construction noted.

Observations:

- Walls appear in satisfactory condition at time of inspection.



## 3. Floor Condition

Flooring Types: Ceramic tile flooring noted.

Observations:

- Floors appear to be in satisfactory condition at time of inspection.

## 4. Ceiling Condition

Materials: Drywall construction noted.

Observations:

- Ceilings observed to be in satisfactory condition.

## 5. Window Condition

Materials: Vinyl frame window(s) noted. • Double pane glass observed.

Observations:

- Components appeared in satisfactory condition at time of inspection.

## 6. Sink/Drain Condition

### Materials:

- Stainless sink noted.
- Double sink.
- Undercounter mounting noted.
- Faucet sprayer noted.
- R/O Water dispenser noted

### Observations:

- Water pressure/flow were observed as satisfactory.
- Sink was observed in satisfactory condition.
- Faucet was observed in satisfactory condition.
- Faucet operated satisfactory at time of inspection.
- Functional drainage was satisfactory at time of inspection.
- Limited review due to personal property stored in undersink cabinet.



## 7. Cabinets/Countertops Condition

### Materials:

- **\*\* CABINETS \*\***
- Commercial cabinetry noted
- Granite counter tops.

### Observations:

- Cabinets, doors and drawers appeared functional and in satisfactory condition at time of inspection.
- Counter tops appeared in satisfactory condition at time of inspection.
- Some cabinets, doors and drawers not fully accessible due to stored personal items.
- Some counter top areas not visible due to storage/personal items.
- Recommend sealing backsplash area(s).

## 8. Electrical

### Materials:

- All accessible Outlets were tested during inspection.
- Standard 3 Prong Grounded Outlet(s)
- GFCI protected outlet(s) - reset at outlet

### Observations:

- Switches tested functioned satisfactory at time of inspection.
- Outlets tested functioned satisfactory at time of inspection.
- GFCI in place, functioned satisfactory at time of inspection.
- Some outlets not accessible due to furniture and or stored personal items.
- Three-way switch operates incorrectly.

## 9. Ceiling Fans

### Observations:

- None present.

# Laundry

## 1. Location

Locations: South

## 2. Wall Condition

Materials: Drywall construction noted.

### Observations:

- Walls appear in satisfactory condition at time of inspection.



## 3. Floor Condition

Flooring Types: Ceramic tile flooring noted.

### Observations:

- Floors appear to be in satisfactory condition at time of inspection.



#### 4. Ceiling Condition

Materials: Drywall construction noted.

Observations:

- Ceilings observed to be in satisfactory condition.

#### 5. Door Condition

Materials: Solid core door noted.

Observations:

- Door appears in satisfactory condition at time of inspection.

#### 6. Washer Hook Up

Observations:

- Washer Hook Up appeared satisfactory at time of inspection.
- Washer present at time of inspection.

#### 7. Dryer Hook Up and Vent

Observations:

- Dryer vent plumbed properly to exterior.
- Dryer present at time of inspection.
- Dryer hookup for ELECTRIC appliance present.
- Dryer hookup for NATURAL GAS appliance present.

## 8. Sink/Drain Condition

### Materials:

- Composite sink noted.
- Single sink.
- Surface mounting noted.
- Faucet sprayer noted.

### Observations:

- Water pressure/flow were observed as satisfactory.
- Sink was observed in satisfactory condition.
- Faucet was observed in satisfactory condition.
- Faucet operated satisfactory at time of inspection.
- Functional drainage was satisfactory at time of inspection.
- Limited review due to personal property stored in undersink cabinet.



## 9. Cabinets/Countertops Condition

### Materials:

- **\*\* CABINETS \*\***
- Commercial cabinetry noted
- Granite counter tops.

### Observations:

- Cabinets, doors and drawers appeared functional and in satisfactory condition at time of inspection.
- Counter tops appeared in satisfactory condition at time of inspection.
- Recommend sealing backsplash area(s).

## 10. Electrical

### Materials:

- All accessible Outlets were tested during inspection.
- Standard 3 Prong Grounded Outlet(s)

### Observations:

- Switches tested functioned satisfactory at time of inspection.
- Outlets tested functioned satisfactory at time of inspection.
- Three-way switch operates incorrectly.



# Living Room

## 1. Location

Locations: First Floor

## 2. Wall Condition

Materials: Drywall construction noted.

Observations:

- Walls appear in satisfactory condition at time of inspection.



## 3. Floor Condition

Flooring Types: Ceramic tile flooring noted.

Observations:

- Floors appear to be in satisfactory condition at time of inspection.



#### 4. Ceiling Condition

Materials: Drywall construction noted. • Smoke Detector noted.

Observations:

- Ceilings observed to be in satisfactory condition.



#### 5. Ceiling Fans

Observations:

- Ceiling fan appeared and operated satisfactory at time of inspection.

#### 6. Electrical

Materials:

- All accessible Outlets were tested during inspection.
- Standard 3 Prong Grounded Outlet(s)

Observations:

- Switches tested functioned satisfactory at time of inspection.
- Outlets tested functioned satisfactory at time of inspection.

# Dinning Room

## 1. Location

Locations: Southwest • First Floor

## 2. Wall Condition

Materials: Drywall construction noted.

Observations:

- Walls appear in satisfactory condition at time of inspection.



## 3. Floor Condition

Flooring Types: Ceramic tile flooring noted.

Observations:

- Floors appear to be in satisfactory condition at time of inspection.

## 4. Ceiling Condition

Materials: Drywall construction noted.

Observations:

- Ceilings observed to be in satisfactory condition.

## 5. Window Condition

Materials: Vinyl frame window(s) noted. • **\*\* GLASS \*\*** • Double pane glass observed.

Observations:

- Components appeared in satisfactory condition at time of inspection.

## 6. Electrical

Materials:

- All accessible Outlets were tested during inspection.
- Standard 3 Prong Grounded Outlet(s)

Observations:

- Switches tested functioned satisfactory at time of inspection.
- Outlets tested functioned satisfactory at time of inspection.



# Bar Area

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

## 1. Bar

### Observations:

- The bar area appears functional at the time of inspection.



## 2. Sink/Drain Condition

### Materials:

- Stainless sink noted.
- Undercounter mounting noted.

### Observations:

- Faucet operated satisfactory at time of inspection.
- Functional drainage was satisfactory at time of inspection.
- Limited review due to personal property stored in undersink cabinet.
- Faucet was observed in satisfactory condition.
- Water pressure/flow were observed as satisfactory.

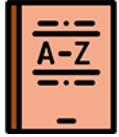
### 3. Cabinets/Countertops Condition

Materials:

- **\*\* CABINETS \*\***
- Commercial cabinetry noted
- **\*\* COUNTERTOPS \*\***
- Granite counter tops.

Observations:

- Cabinets, doors and drawers appeared functional and in satisfactory condition at time of inspection.
- Counter tops appeared in satisfactory condition at time of inspection.



# Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.