

# Inspection Report

Provided by:



## Runge Building & Consulting

Inspector: Kevin Runge

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916 West St. Oceanside, CA 92054

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## Property Address:

1234 Blank St.

Oceanside, CA 92055



## 1 Report Information

### Client Information

**Client Name** Jane or John Doe  
**Client Phone** 760-555-4321

### Property Information

**Approximate Year Built** 1987  
**Approximate Square Footage** 2804  
**Number of Bedroom** 3  
**Number of Bath** 3  
**Direction House Faces** West

### Inspection Information

**Inspection Date** 6/12/18  
**Inspection Time** 2:00- 5:30 PM  
**Weather Conditions** Recently Rained  
**Outside Temperature** 65  
**Price for Inspection** \$450

#### Sample Inspection Agreement

##### 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 Standards of Practice for a detailed description of the scope of inspection.

##### 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.

## 2 Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Grounds	3	There are two corners missing from the bricks on the front step.
Exterior	6	There is moss growing on the synthetic wood of the 2nd floor deck. There are several areas of loose or missing paint on the deck wood members and the stairs.
Exterior	7	Vegetation was in contact with the exterior walls. The vegetation should be trimmed away 1 - 2 feet from the wall. The exterior walls were not fully visible due to overgrown vegetation. The paint / finish of the siding / walls was weathered and rust stained in some small areas.
Exterior	8	Some of the outlets are not GFCI protected. Others have old but working GFCI's. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Exterior	10	One door in the 1st floor hallway was labeled "do not use" I did not test this door. The pull-down ladder to the roof was also labeled not to use.
Roofing	13	There are several broken tiles. The roof had evidence of unprofessional patching and repair. Given this condition, it is likely that the roof has leaked at one time. Recommend further evaluation by a qualified contractor.
Roofing	16	Very limited view from the opening. Heat ducting prevented entry into the attic.
Roofing	17	Compared with today's standards, the amount or type of insulation was minimal.
Heating - Air	19	In the attic there is ducting that the insulation is coming off of. It is suggested that a "Licensed HVAC Contractor" be contacted for further evaluation and repair.
Electrical	23	The conduit for the solar panels is loose from where it was glued to the roofing. There is conduit separated from a box connector.
Interiors	31	The dumb waiter is not operating. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair. There are several cover plates for phone and cable that are loose/missing.
Interiors	37	GFIC (Ground Fault Interrupter Circuit) receptacles (a safety device

		for outlets near water) are recommended at all bathroom(s), kitchen, exterior, and garage (if present). It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Interiors	38	The track lights in the 1st floor south bedroom did not operate.
Interiors	39	NONE
Interiors	40	The CO detectors were not working at the time of inspection.
Interiors	41	The flue damper was difficult to operate at the time of inspection. Adjustment and / or repairs are recommended. It appears to not open enough. The left side glass door did not open. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Kitchen	48	None of the outlets are GFCI protected. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Kitchen	52	The kitchen cabinets showed evidence of minor wear.
Kitchen	54	The disposal unit made unusual noise at the time of the inspection. Appears to be old. May need replacement. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.
Kitchen	55	Both ovens did not operate. The burners wouldn't light. The igniters were glowing. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair. The handles for both ovens are loose.
Kitchen	57	The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions. There is a damaged/separated piece of the dish holder.
Bath(s)	58	The toilet paper holder is pulled from the wall in the 1st floor bathroom. There is no toilet paper holder mounted in the master bathroom.
Bath(s)	64	GFCI (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended at all bathroom. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Bath(s)	65	Master bathroom fluorescent lights are flickering.
Bath(s)	69	The shower head holder is missing in the master bathroom. The shower door in the master bathroom sticks on the bottom.
Garage - Laundry	71	The general condition of the walls appeared to be in serviceable

		<p>condition at the time of the inspection.</p> <p>There is a hole in the furnace closet wall from the thermostat wire that needs to be patched. This is a fire hazard.</p>
Garage - Laundry	75	<p>The door from the garage to the house does not close and latch.</p> <p>Recommend adjusting the self-closing hinge. This is a fire hazard.</p>
Garage - Laundry	77	<p>GFIC (Ground Fault Interrupter Circuit) receptacles (a safety device for outlets near water) are recommended at all bathroom(s), kitchen, exterior, and garage (if present).</p>

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | MN = Monitor

### 3 Grounds

#### Grading

**Grading Slope** The site is moderately sloped.

**1) Grading Conditions** AS Grading of the soil near the foundation appears to be in serviceable condition.

#### Driveways - Sidewalks - Walkways

**Driveway Material** Concrete and Brick

**2) Driveway Conditions** AS The driveway appeared to be in serviceable condition at the time of the inspection.

**Sidewalk Material** Concrete and Brick

**3) Sidewalk Conditions** R There are two corners missing from the bricks on the front step.



#### Retaining Wall

**Retaining Wall Material** NONE

**4) Retaining Wall Conditions** NI



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# 4 Exterior

## Front - Back Entrance

### Front Entrance Type

Covered Porch

### 5) Front Entrance Conditions

AS

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

### Back Entrance Type

Covered and open patio

### 6) Back Entrance Conditions

R

There is moss growing on the synthetic wood of the 2nd floor deck. There are several areas of loose or missing paint on the deck wood members and the stairs.



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### Exterior Walls

**Structure Type**

Wood frame

**Exterior Wall Covering**

The visible and accessible areas of the exterior siding material are composite wood.

**7) Exterior Wall Conditions**

**R**

Vegetation was in contact with the exterior walls. The vegetation should be trimmed away 1 - 2 feet from the wall. The exterior walls were not fully visible due to overgrown vegetation. The paint / finish of the siding / walls was weathered and rust stained in some small areas.





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**8) Exterior Electrical**

S

Some of the outlets are not GFCI protected. Others have old but working GFCI's. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



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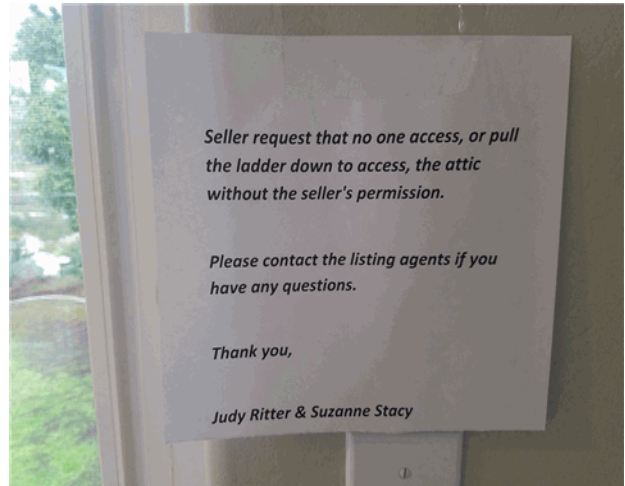
**Exterior Windows - Doors**

**Window Type** Sliding and fixed windows

**Window Material** Vinyl and Aluminum

**9) Window Conditions** AS The sample of windows tested were operational at the time of the inspection.

**10) Exterior Door Conditions** R One door in the 1st floor hallway was labeled "do not use" I did not test this door. The pull-down ladder to the roof was also labeled not to use.



**Exterior Water Faucet(s)**

**Faucet Location** North side of the garage and back yard.

**11) Faucet Conditions** AS The hose faucets appeared to be in serviceable condition at the time of the inspection.

**Chimney**

**12) Chimney Conditions** AS The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection.



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## 5 Roofing

### Roof Covering

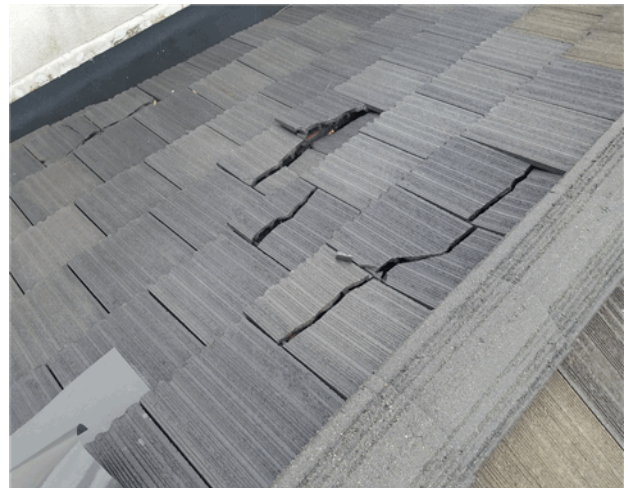
**Method of Inspection** The roof was inspected by walking the safe and accessible areas.

**Roof Style** Hip

**Roof Covering Material** Cement Tiles

**Number of Layers** One

**13) Roof Covering Condition** R There are several broken tiles. The roof had evidence of unprofessional patching and repair. Given this condition, it is likely that the roof has leaked at one time. Recommend further evaluation by a qualified contractor.



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**14) Flashing Conditions**

AS

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

**15) Gutter & Downspout Conditions**

AS

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

**Attic Area**

**Attic Access**

Master Bedroom Closet

**Method of Inspection**

Viewed from ladder.

**Roof Frame Type**

The roof framing is constructed with truss framing.

**16) Attic Conditions**

MN

Very limited view from the opening. Heat ducting prevented entry into the attic.

**Attic Ventilation Type**

Gable Vents

**Attic Ventilation Conditions**

Appears Serviceable

**Attic Insulation Type**

Batt Insulation

**17) Attic Insulation Conditions**

R

Compared with today's standards, the amount or type of insulation was minimal.



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## 6 Heating - Air

### Heating

**Location of Unit** Garage  
**Heating Type** Forced Air  
**Energy Source** Natural Gas  
**Approximate BTU Rating** The BTU's were not available.

**18) Unit 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 ductwork with registers.

**19) Distribution Conditions** R In the attic there is ducting that the insulation is coming off of. It is suggested that a "Licensed HVAC Contractor" be contacted for further evaluation and repair.



**20) Ventilation Conditions** AS The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

**21) Thermostat Condition** AS The normal operating controls appeared to be serviceable at the time of the inspection.

### Air Condition - Cooling

**Type of Cooling System** NONE

**AC Unit Power**

**22) AC Unit Conditions** NI

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## 7 Electrical

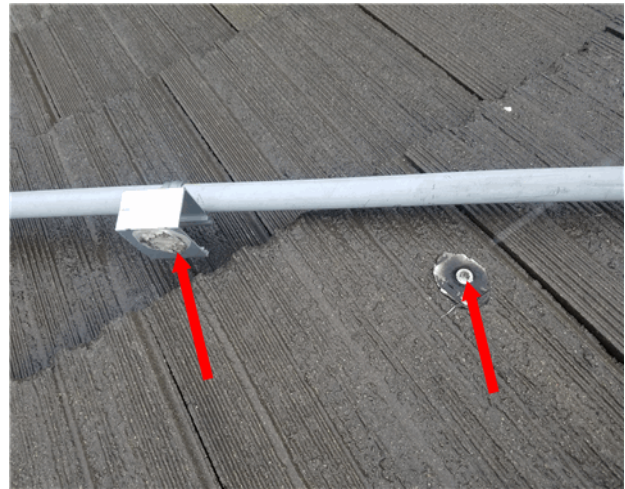
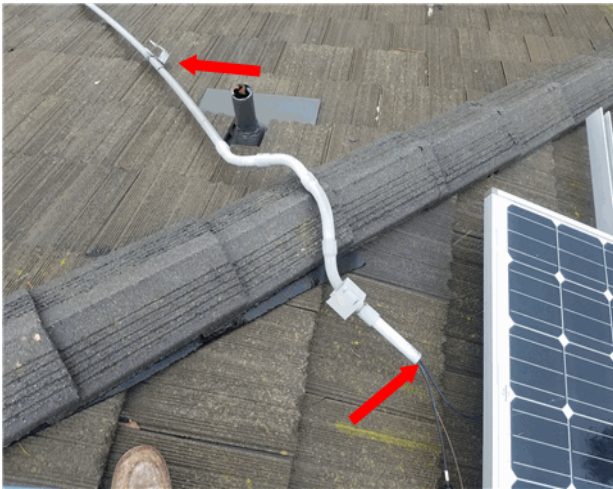
### Service Drop - Weatherhead

**Electrical Service Type**      The electrical service is underground and roof top solar.

**Electrical Service Material**      Cannot determine.

**Number of Conductors**      Three

**23) Electrical Service Conditions**      S The conduit for the solar panels is loose from where it was glued to the roofing. There is conduit seperated from a box connector.



### Main Electrical Panel

**Main Disconnect Location**      At Main Panel

**Electric Panel Location**      The main electric panel is located at the north exterior of the garage.

**Panel Amperage Rating**      The electrical capacity of main breaker was listed / labeled as 200 amps.

**Circuit Protection Type**      Breakers



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**24) Wiring Methods**

AS

Plastic insulated (romex) type wire is present.

**25) Electrical Panel Conditions**

AS

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

**Electrical Sub-panel**

**Sub-panel Location**

NONE

**26) Sub-panel Conditions**

NI

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## 8 Plumbing

### Water Main Line

**Main Shutoff Location** North side of the garage.

**Main Line Material** The visible material of the main line / pipe appears to be copper.

**27) 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.

**28) 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.

**29) 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** Natural Gas

**Water Heater Location** Garage

**Water Heater Capacity** 50 Gallon

**30) Water Heater Conditions** AS The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

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## 9 Interiors

### Walls - Ceilings - Floors

#### 31) Wall Conditions

R

The dumb waiter is not operating.  
It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.  
There are several cover plates for phone and cable that are loose/missing.



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**32) Ceiling Conditions**

AS

The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection.

**33) 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.

**34) Heat Source Conditions**

AS

Appears Serviceable

**Windows - Doors**

**35) Interior Window Conditions**

AS

The sample of windows tested were operational at the time of the inspection.

**36) Interior Door Conditions**

AS

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

**Electrical Conditions**

**37) Electrical Conditions**

S

GFIC (Ground Fault Interrupter Circuit) receptacles (a safety device for outlets near water) are recommended at all bathroom(s), kitchen, exterior, and garage (if present). It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

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**38) Lighting Conditions**

R

The track lights in the 1st floor south bedroom did not operate.



**39) Ceiling Fan Conditions**

NI

NONE



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**40) Smoke Detector  
Conditions**



The CO detectors were not working at the time of inspection.



**Fireplace**

**Fireplace Location**

A fireplace is located at the living room.

**Fireplace materials**

The fireplace is mason built.

**41) Fireplace  
Conditions**



The flue damper was difficult to operate at the time of inspection. Adjustment and / or repairs are recommended. It appears to not open enough.

The left side glass door did not open.

It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



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## 10 Kitchen

### Walls - Ceilings - Floors

- 42) Wall Conditions
AS
The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed.
- 43) Ceiling Conditions
AS
The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection.
- 44) 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.
- 45) Heat Source Conditions
AS
Appears Serviceable

### Windows - Doors

- 46) Kitchen Window Conditions
AS
The sample of windows tested were operational at the time of the inspection.
- 47) Kitchen Door Conditions
AS
NONE

### Electrical Conditions

- 48) Electrical Conditions
S
None of the outlets are GFCI protected. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



- 49) Lighting Conditions
AS
Appears Serviceable
- 50) Ceiling Fan Conditions
AS
NONE

### Kitchen Sink - Counter tops - Cabinets

- 51) Counter Conditions
AS
The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

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**52) Cabinet Conditions**

MN

The kitchen cabinets showed evidence of minor wear.

**53) 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.

**54) Garbage Disposal Condition**

MN

The disposal unit made unusual noise at the time of the inspection. Appears to be old. May need replacement. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

**Appliances**

**Stove - Range Type**

The oven is gas.

**55) Stove - Range Condition**

R

Both ovens didnot operate. The burners wouldn't light. The igniters were glowing. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair. The handles for both ovens are loose.





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**56) Hood Fan Conditions**

AS

The fan / hood and light were in operational condition at the time of the inspection.

**57) Dishwasher Conditions**

MN

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions. There is a damaged/seperated piece of the dish holder.



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**11 Bath(s)**

**Walls - Ceilings - Floors**

**58) Wall Conditions**

R

The toilet paper holder is pulled from the wall in the 1st floor bathroom. There is no toilet paper holder mounted in the master bathroom.



**59) Ceiling Conditions**

AS

The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection.

**60) 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.

**61) Heat Source Conditions**

AS

Appears Serviceable

**Windows - Doors**

**62) Bathroom Window Conditions**

AS

The sample of windows tested were operational at the time of the inspection.

**63) Bathroom Door Conditions**

AS

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

**Electrical Conditions**

**64) Electrical Conditions**

S

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended at all bathroom. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

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65) Lighting Conditions

R

Master bathroom flurescent lights are flickering.



66) Vent Fan Conditions

AS

Appears Serviceable

**Bathroom Sink**

67) Counter - Cabinet Conditions

AS

Appears Serviceable

68) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection in bath

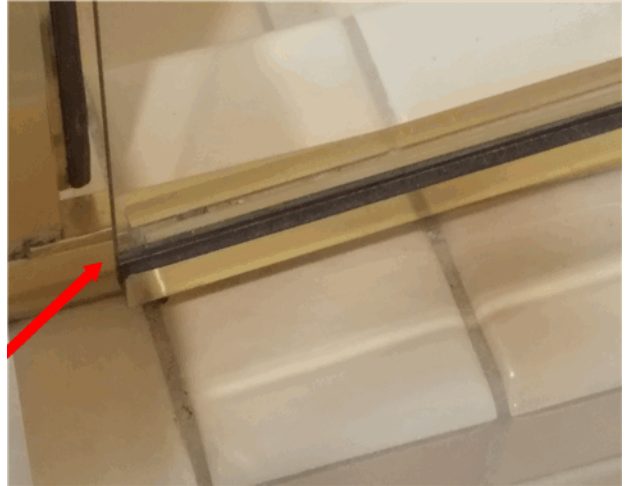
**Shower - Tub - Toilet**

69) Shower - Tub Conditions

R

The shower head holder is missing in the master bathroom. The shower door in the master bathroom sticks on the bottom.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected | MN = Monitor



**70) Toilet Conditions**

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath

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## 12 Garage - Laundry

### Walls - Ceilings - Floors

**Garage Type**

The garage is attached to the house.

**71) Wall Conditions**

S

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.  
There is a hole in the furnace closet wall from the thermostat wire that needs to be patched. This is a fire hazard.



**72) Ceiling Conditions**

AS

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

**73) 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.

**74) Window Conditions**

AS

The window was operational at the time of the inspection. No screen.

**75) Door Conditions**

S

The door from the garage to the house does not close and latch. Recommend adjusting the self-closing hinge. This is a fire hazard.





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**76) Vehicle Door Conditions** AS The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.

**77) Electrical Conditions** S GFIC (Ground Fault Interrupter Circuit) receptacles (a safety device for outlets near water) are recommended at all bathroom(s), kitchen, exterior, and garage (if present).

**78) Lighting Conditions** AS *Appears Serviceable*

**Laundry Room**

**Location** Garage

**79) Laundry Room Conditions** AS The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.

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## 13 Foundation - Crawl Space

### Foundation

**Foundation Type** Slab on grade

**Foundation Material** Concrete

**80) Foundation Conditions** NI The flooring prevents any view of the foundation.

### Flooring Structure

**Flooring Support Type** N/A

**81) Flooring Support Conditions** NI