



## Inspector Neto Home Inspections

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### Report Information



#### Client Information

Client Name John and Jane Doe

Client Phone 555-555-5555

#### Property Information

Property Address 12345 Street, Detroit, MI 48201

Approximate Year Built 1957

Approximate Square Footage 1684

Number of Bedroom - Bath 3 Bedrooms/2 Baths

Direction House Faces North

#### Inspection Information

Inspection Date 03/07/2010

Inspection Start - End Time 2:00 PM

Weather Conditions Sunny partly cloudy

Outside Temperature 41

Price for Inspection(s) \$275.00

**AS = Appears Serviceable****NR = Needs Repair****SA = Safety Issue****M = Monitor****RI = Recommended Improvement****NI = Not Inspected****NA = Not Applicable**

## 1 Grounds

### 1.1 Grading

**Grading Slope**

Good, away from home

**1.1.2 Grading Conditions**

Grading is finished (landscaped)

### 1.2 Driveways - Sidewalks - Walkways

**Driveway - Sidewalk Material(s)**

Cement

**1.2.2 Driveway - Sidewalk Conditions**

Driveway and partial sidewalk have been re-poured

### 1.3 Vegetation

**1.3.1 Vegetation Conditions**

Landscape well kept

### 1.4 Retaining Wall

**Retaining Wall Material**

Retaining wall at rear entrance is made up of cinder block and brick

**1.4.2 Retaining Wall Conditions** NR

Needs repaired. Some cinder blocks are pushed out.

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## 2 Exterior

### 2.1 Front Entrance

Front Entrance type

Porch

2.1.2 Front Entrance Conditions

Good

2.1.3 Rail Condition

No rail installed



2.1.4 Door Condition

Good

### 2.2 Exterior Walls

Structure Type

Multi level home

Exterior Wall Covering

Brick/vinyl siding

2.2.3 Exterior Wall &amp; Trim Conditions

Missing siding on west front corner of home.  
 Missing siding on east front corner of home.  
 Hole and damage on west middle of home.  
 Missing siding on rear west corner of home.

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**2.2.4 Eave-Soffit-Fascia Condition**  Good condition

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**2.2.5 Parging Condition**  Brick home no parging

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### **2.3 Exterior Windows**

**Window Material(s)** Vinyl windows

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**2.3.2 Window Conditions**  Good shape

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Screens

Screens intact.

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2.3.4 Caulking Condition

Good

---

2.3.5 Window Wells

None

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## 2.4 Exterior Water Faucet(s)

2.4.1 Faucet Location

1 located on east of home.  
1 located on south of home.

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2.4.2 Faucet Conditions

Good

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Splash Block

No splash blocks on any faucets

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## 2.5 Gutters

Gutter Type

Seamless

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2.5.2 Gutter Condition

Good

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2.5.3 Down Spouts

Good condition

---

Splash Blocks

Splash block pointing towards driveway

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## 2.6 Outside Electrical Outlets

Outlet Location

No outside outlets

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2.6.2 Outlet Condition

NA

2.6.3 Proper Outlet Covering

NA

**2.7 Rear Entrance**

2.7.1 Door Condition

Good condition (recommend repaint)

Entrance Type

Walk out

Wood Contact with Soil

None

2.7.4 Railing System

SA None



2.7.5 Rear Entrance Condition

Retaining wall is failing

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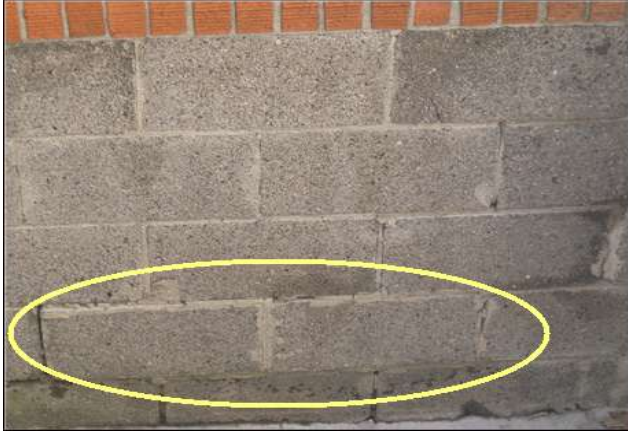
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## 3 Roofing

### 3.1 Roof Covering

Method of Inspection

Walk out

Roof Style

Cross Gable roof

Roof Covering Material

Asphalt Shingles

Number of Layers

1 layer of shingles

3.1.5 Roof-Shingle Condition

Great condition

3.1.6 Flashing Conditions

Good

3.1.7 Condition of Roof Penetrations

Good

Est. life of Shingles

15-20 Years

3.1.9 Obstruction on Roof

None

### 3.2 Attic Area

Access Location

Hallway

Method of Inspection

From entrance only

Roof Frame Type

2x6 timber

3.2.4 Roof Frame Condition

Overall good but two of the rafters were cracked.



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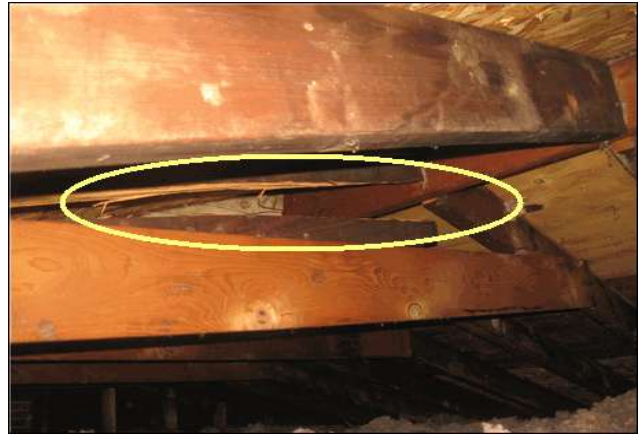
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**Attic Ventilation Type**

Natural ventilation

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**3.2.6 Attic Ventilation Conditions**

Good

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**Attic Insulation Type**

Blown in insulation

---

**3.2.8 Attic Insulation Conditions**

Good

---

### **3.3 Chimney**

**Chimney Material**

Brick

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**3.3.2 Chimney Condition**

Poor at the base

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Brick and mortar decay

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**Chimney Flashing**

Good, additional tar has been added to help brick from deteriorating.

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**Vent Screen**

Good

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## 4 Heating - Air

### 4.1 Heating

**Location of Unit** Closet in between downstairs bathroom and living room.

**Heating Type** Forced

**Energy Source** Gas

**4.1.4 Unit Conditions**  Good

**Distribution Type** Duct

**4.1.6 Distribution Conditions**  Good

**4.1.7 Ventilation Conditions**  Good

**4.1.8 Thermostat Condition**  Good

**Furnace Age** 4 years old

**Filter** NA/was not checked

**Efficiency Level** High efficiency

**Emergency Shut Off** Bottom left by door.

### 4.2 Air Conditioning - Cooling

**Type of Cooling System** Forced Air

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**AC Unit Power**

230 Volts

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**4.2.3 AC Unit Conditions**



Fairly good, some rust.

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**4.2.4 AC Line Conditions**



Fairly good

---

**AC Unit Age**

About 10 years

---

**AC Unit Level**

Unit not level. Leaning north.

---

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## 5 Electrical

### 5.1 Service Drop - Weatherhead

Number of Conductors Three

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5.1.2 Electrical Service Condition  Good

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5.1.3 Grounding Conditions  Good

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### 5.2 Main Electrical Panel

Main Disconnect Location Hallway downstairs

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Electric Panel Location Hallway downstairs

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Panel Amperage Rating 100

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Circuit Protection Type Breaker

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5.2.5 Electrical Panel Conditions  Good

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GFCI Test Good

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5.2.7 Wires Entering Panel  **SA** Good, no visible damage  
Also some wires share the same breaker.  
Recommend one wire per breaker.

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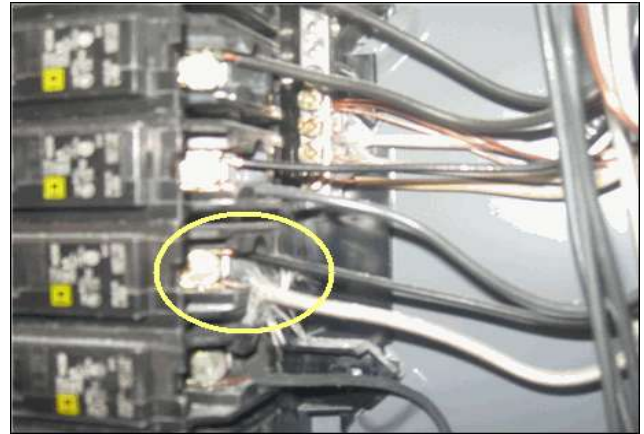
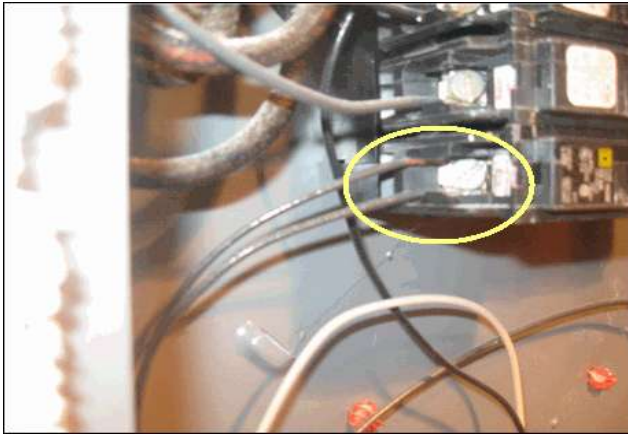
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### 5.3 Wiring - Conductors

**Conductor Type**

Romex

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## 6 Plumbing

### 6.1 Water Main Line

Main Shut-off Location In furnace room

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Main Line Material Copper

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6.1.3 Main Line & Valve Conditions  Good

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### 6.2 Water Supply Lines

Supply Line Material Copper

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6.2.2 Supply Line Conditions  Good

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### 6.3 Water Heater(s)

Water Heater Type Gas.

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Water Heater Location In furnace room

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Water Heater Capacity 50 Gal.

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6.3.4 Water Heater Conditions  Good

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Approx Age of Water Heater 6 years old

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Relieve Drain Valve Ran properly

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Emergency Gas Shutoff Above the tank. No gas leaks at time of inspection.

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## 7 Garage - Laundry

### 7.1 Garage

Garage Type

Detached/Brick

7.1.2 Exterior Siding Condition (if detached)

Good Shape

7.1.3 Roof Condition (if detached)

Good/ Asphalt Shingles est 10-15 years

7.1.4 Wall Conditions

Wall has been patched, unknown reason



7.1.5 Ceiling Conditions

No finished ceiling

7.1.6 Floor Conditions

Poor, several cracks.



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**7.1.7 Window Conditions**

**RI**

Recommend window replacement



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**7.1.8 Door Conditions**



Door will need to be refinished.



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**7.1.9 Vehicle Door Condition**



Good conditon

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**7.1.10 Automatic Door Opener Condition**



Tested and works good. No issues with emergency stop.

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**7.1.11 Electrical - Lighting Conditions**



Buzzing noise coming from overhead light facing the west.

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**7.2 Laundry Room**

**7.2.1 Laundry Room Conditions**



Good

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**Sink**

Operable  
Water pressure good/drains good

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**Drain**

Drain installed in between laundry room and bathroom.

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**Cabinets**

All in good shape and functional.

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**Appliances**

Not tested

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## 8 Living Room

### 8.1 Living Room ceiling

**Ceiling Type**

Drywall

**8.1.1 Ceiling Condition**

NR

Needs some repair

**Smoke Detector within 10' of room**

Closest smoke detector on second floor in hallway.

### 8.2 Living Room Walls

**Wall Type**

Drywall

**8.2.1 Wall Condition**

Good

### 8.3 Floor

**Floor Type**

Carpeting

**8.3.1 Floor Condition**

Good

### 8.4 Electrical

**8.4.1 Outlets**

Good/tested all and are operable

**8.4.2 Lighting**

No ceiling light

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**M = Monitor**

**RI = Recommended Improvement**

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**Heating-Air**

Vent located by living room window.

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**8.5 Windows**

**Window Type**

Sliding vinyl

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**8.5.1 Window Screen**

None

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**8.5.2 Window Condition**

Good condition

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## 9 Bedroom 1

### 9.1 Ceiling

Ceiling Type

Drywall

9.1.2 Ceiling Condition

Good Condition

Smoke Detector within 10' off room

Located on ceiling

### 9.2 Wall

Wall Type

Plaster

9.2.2 Wall Condition

Good condition

### 9.3 Floor

Floor Type

Hardwood

9.3.2 Floor Condition

Good condition some light scratches

### 9.4 Electrical

Outlets

Tested and all work properly

Lighting

Adequate

Heating-Air

Adequate

### 9.5 Window-Door

Window Type

Sliding Window

9.5.2 Window Condition

Seals are possibly damaged, debris in between glass

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**SA = Safety Issue**

**M = Monitor**

**RI = Recommended Improvement**

**NI = Not Inspected**

**NA = Not Applicable**

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**Screens**

No damage

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**9.5.4 Door Condition**

Good condition

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**9.6 Closet**

**9.6.1 Door Condition**

Operable, no issues

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**9.6.2 Ceiling Condition**

Good

---

**9.6.3 Wall Condition**

Good

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**9.6.4 Floor Condition**

Good

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**Shelves**

Good shape

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**Lighting**

No lighting

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## 10 Bedroom 2

### 10.1 Ceiling

Ceiling Type

Plaster

10.1.2 Ceiling Condition

Good condition

Smoke Detector with 10' of room

Located on ceiling

### 10.2 Wall

Wall Type

Plaster

10.2.2 Wall Condition

Plaster in good condition

### 10.3 Floor

Floor Type

Hardwood

10.3.2 Floor Condition

Good condition, light scratches

### 10.4 Electrical

Outlets

Tested and working properly

Lighting

Operable

Heating-Air

Vent located on wall

### 10.5 Window-Door

10.5.1 Window Condition

Good condition, operable.

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**SA = Safety Issue**

**M = Monitor**

**RI = Recommended Improvement**

**NI = Not Inspected**

**NA = Not Applicable**

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**Screens**

No damage

---

**10.5.3 Door Condition**

Operable no issues

---

**10.6 Closet**

**10.6.1 Door Condition**

No doors

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**10.6.2 Ceiling Condition**

Good

---

**10.6.3 Wall Condition**

Good condition

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**10.6.4 Floor Condition**

Could not inspect, full of items on the floor

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**Shelves**

Good condition

---

**Lighting**

Adequate

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## 11 Master Bedroom

### 11.1 Ceiling

Ceiling Type

Plaster

11.1.2 Ceiling Condition

Good condition

Smoke Detector with 10' of room

Located on ceiling

### 11.2 Wall

Wall Type

Plaster

11.2.2 Wall Condition

Plaster in good condition

### 11.3 Floor

Floor Type

Hardwood

11.3.2 Floor Condition

Good condition, light scratches

### 11.4 Electrical

Outlets

Tested and working properly  
Outlet by east wall is faulty (recommend electrician)

Lighting

Operable

Heating-Air

Vent located on wall

### 11.5 Window-Door

11.5.1 Window Condition

Good condition, operable.

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**M = Monitor**

**RI = Recommended Improvement**

**NI = Not Inspected**

**NA = Not Applicable**

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**Screens**

No damage

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**11.5.3 Door Condition**

Operable no issues

---

**11.6 Closet**

**11.6.1 Door Condition**

Doors need greased

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**11.6.2 Ceiling Condition**

Good

---

**11.6.3 Wall Condition**

Good condition

---

**11.6.4 Floor Condition**

Good condition

---

**Shelves**

Good condition

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**Lighting**

Adequate

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## 12 Bathroom

### 12.1 Subsection Name

Ceiling Type

Drywall

12.1.2 Ceiling Condition

Good

Smoke Detector within 10' of room

Smoke detector in hallway in between living room and bathroom.

### 12.2 Walls

Wall Type

Drywall

12.2.2 Wall Condition

Good condition

### 12.3 Floor

Floor Type

Tile

12.3.2 Floor Conditions

Good condition

### 12.4 Electrical

Outlets

Tested, no issue

GFCI Outlet

GFCI tested with no issues

Lighting

Adequate

Ventilation Fan

Tested, working properly

Heating-Air

Adequate

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**12.5 Sink**

12.5.1 Fixture Condition

Great shape

---

12.5.2 Counter Top

Great shape

---

12.5.3 Cabinet

Good shape, all functional.

---

Water Pressure

Good

---

Drain

Test and works properly

**12.6 Toilet**

12.6.1 Toilet Condition

Good

---

Water Pressure

Good/tested

**12.7 Tub**

12.7.1 Tub Condition

NA

---

12.7.2 Tub Fixture

NA

---

Grouting

NA

---

Water Pressure

NA

---

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**NA = Not Applicable**

Drain

NA

---

Slip Resistant floor

NA

---

**12.8 Shower**

12.8.1 Fixture Condition

Great

---

Shower Wall Condition

Great

---

Safety Rail

Safety rail installed by shower head

---

Water Pressure

Good

---

**12.9 Window-Door**

Window Type

Glass block

---

12.9.2 Window Condition

Good

---

Screen

NA

---

12.9.4 Door Condition

Good/lock tested

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## 13 Kitchen

### 13.1 Ceiling

Ceiling Type

Drywall

13.1.2 Ceiling Condition

Good condition  
Some evidence of possible water damage.



Smoke Detector with 10' of room

No smoke detector within 10' of kitchen

### 13.2 Walls

Wall Type

Drywall

13.2.2 Wall Conditions

Good

### 13.3 Floor

Floor Type

Tile

13.3.2 Floor Condition

Good

### 13.4 Electrical

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**M = Monitor**

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**13.4.1 Outlets**

Tested and operational

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**GFCI Outlet**

Two GFCI outlets by sink were tested with no issues

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**Lighting**

All operable

---

**Heating-Air**

Vent on floor by front window

---

**Exhaust Fan**

Operable

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**13.5 Sink-Counter Top**

**13.5.1 Fixture Condition**

Good

---

**Water Pressure**

Good

---

**Drain**

Good/tested with no issues

---

**13.5.4 Counter Top Condition**

No visible damage

---

**13.5.5 Cabinet Condition**

Good, all doors and cabinets operable

---

**Cabinet Door**

Operable

---

**13.5.7 Cabinet Shelving Condition**

Good

---

**13.6 Appliances**

**13.6.1 Refrigerator Condition**

Good

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---

**Shelves**No damage at time of inspection

---

**Door**No dents

---

**13.6.4 Stove Condition**Good, needs cleaned

---

**Stove Type**Electric

---

**13.6.6 Burners**Glass top

---

**Stove Interior**Recommend cleaning

---

**13.6.8 Dishwasher Condition**Not inspected

---

**13.6.9 Trash Disposal**Tested/operable

---

## 13.7 Window-Door

**Window Type**Sliding window.

---

**13.7.2 Window Condition**Good/operable  
Only one side would open during inspection

---

**Screen**Good condition no tears

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## 14 Family Room

### 14.1 Family room ceiling

**Ceiling Type**

Drywall

**Ceiling condition**

Good shape

**Walls**

Wood panel

**Wall condition**

Good.

**Floor**

Carpet

**14.1.2 Floor condition**



Good

### 14.2 Electrical

**Outlets**

Tested and working

**14.2.1 Outlet condition**

**AS**

Some cut outs for outlets are bigger than wall plate



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---

**Lighting**

Operable

---

**14.3 Heating and Air**

**14.3.1 Vent**

Vents on ceiling are adequate and operable

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## 15 Main Bathroom

### 15.1 Ceiling

**Ceiling Type**

Plaster

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**15.1.1 Ceiling Condition**

Good condition

---

### 15.2 Wall

**Wall type**

Plaster

---

**15.2.1 Wall Condition**

Good condition

---

### 15.3 Electrical

**GFCI Outlet**

Tested and working properly

---

**Lighting**

Adequate

---

**Exhaust Fan**

Tested and operable

---

### 15.4 Sink

**Fixture**

Good condition, no damage.

---

**Counter Top**

No damage

---

**15.4.1 Cabinet**

Doors operable, good condition.

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---

**15.4.2 Water Pressure**

Tested, good water pressure

---

**Drain**

Drain operable but a little slow.

---

**15.5 Toilet**

**15.5.1 Toilet Condition**



Sturdy and good condition

---

**Water Pressure**

Tested and good water pressure.

---

**15.6 Tub-Shower**

**Fixture**

Good fixtures and no damage.

---

**Water Pressure**

Good pressure in tub and overhead.

---

**Drain**

Tested and drained with no issue.

---

**15.7 Door**

**Door Condition**

Door operable and in good condition

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