

### 3. Interior - Common Items Observations and Conditions

The following inspected items are common items (ceilings, walls, floors, doors, windows, etc.) found on the interior of the building, to include the kitchen, bathrooms, bedrooms, laundry room, all common area rooms on the interior of the building. The garage or car port as well as the basement where applicable will be covered in their respective sections.

CA=Corrective Action, NM=Normal Maintenance, EM=Elective Modifications, NI=Not Inspected

CA	NM	EM	NI	Inspection Observations & Conditions
----	----	----	----	--------------------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------

#### 3.0 Ceilings

**Comments:**

The finished ceilings are painted drywall/sheetrock and were in good condition at the time of this inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

#### 3.1 Walls

**Comments:**

The finished walls are painted drywall/sheetrock and were in good condition at the time of the inspection with the exception of:

**CA** - The walls in the attic stairway entrance shows signs of "nail popping and chipping of the drywall. We recommend that all damaged and/or deteriorated walls be repaired to original and proper condition by a qualified contractor with remedy as necessary.



3.1 Picture 1

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------

#### 3.2 Flooring

**Comments:**

The finished floorings are a combination of carpet, tile, and wood and were in good condition at the time of the inspection.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

#### 3.3 Doors

**Comments:**

The doors in the building were in good condition at the time of this

CA	NM	EM	NI	Inspection Observations & Conditions
----	----	----	----	--------------------------------------

---

**CA NM EM NI      Inspection Observations & Conditions**


---

*inspection with the exception of:*

**NM** - One or more doors located in the jack and jill bathroom did not lock and/or latch properly. We recommend repair with remedy as necessary.



3.3 Picture 1

**3.4 Windows**

**Comments:**

The windows for the building are a vinyl clad material, single pane, single hung and fixed type fixture. Safety/tempered glass was observed in all locations where recommend by industry standards at the time this building was built. We tested and operated all accessible windows and they were properly installed and in good condition at the time of this inspection with the exception of:

**NM** - One or more windows located on several sides of the building has missing screens. We recommend consulting with the current owner as to the windows screen location/storage and that all missing screens should be replaced to restore the windows to its proper function.

**3.5 Electrical Switches and Light Fixtures**

**Comments:**

All accessible electrical switches and light fixtures were tested and functioned as intended at the time of this inspection with the exception of:

**CA** - One or more light switches located in the master bathroom did not function properly. This condition can pose a personal safety

---

**CA NM EM NI      Inspection Observations & Conditions**


---

**CA NM EM NI Inspection Observations & Conditions**

*hazard. We recommend repair/replace with remedy as necessary by a qualified electrician.*



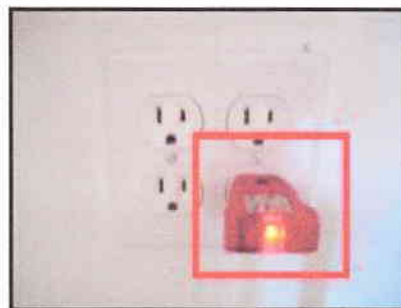
3.5 Picture 1

☒ □ □ □ **3.6 Electrical Outlets**

**Comments:**

*All accessible receptacles were tested and functioned as intended at the time of this inspection with the exception of: (GFCI and ARCI outlets are reported on in there respective sections below if applicable)*

**CA** - *One or more electrical outlets/receptacles located in the living room, on the right side of the fireplace were observed to be wired incorrectly, and tested as having an open ground or reverse polarity. This condition can pose a risk to personal safety. We recommend that all improperly wired receptacles be repair with remedy as necessary by a qualified electrician.*



3.6 Picture 1

**CA NM EM NI Inspection Observations & Conditions**

CA	NM	EM	NI	Inspection Observations & Conditions
----	----	----	----	--------------------------------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
-------------------------------------	--------------------------	--------------------------	--------------------------	--

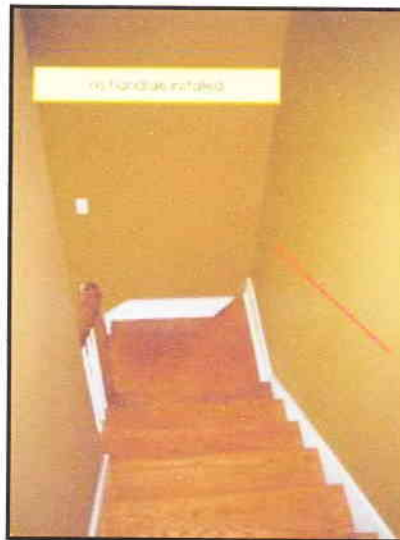
**3.7 Stairways and Railings****Comments:**

The stairways, steps and railings through the building were utilized several times during the inspection.

The stairways and steps were in good condition and functioned as intended at the time of this inspection

**CA** - Railings for the stairs leading into the attic do not exist and does not conform to current standards. Although railings may not have been industry standards at the time of construction, or lack of municipal building code enforcement, we recommend installation of railings to conform to current standards for safety with remedy as necessary by a qualified contractor.

We recommend regular maintenance as part of an ongoing, prudent, periodic property and building maintenance program to ensure maximum service life.



3.7 Picture 1

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
--------------------------	--------------------------	--------------------------	--------------------------	--

**3.8 Smoke Detectors****Comments:**

The presence of a smoke detector was noted in the hallways and the bedrooms. Due to the various types and brands and security systems, the smoke detector(s) were not test during this inspection. It is recommended that the owner do an operation check of all smoke detectors and replace all batteries on a regular semi-annual basis.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
--------------------------	-------------------------------------	--------------------------	--------------------------	--

**3.9**

CA	NM	EM	NI	Inspection Observations & Conditions
----	----	----	----	--------------------------------------

---

**CA NM EM NI      Inspection Observations & Conditions**


---

**Door Bell****Comments:**

**NM** - The front door bell was tested and functioned as intended but the button for the door bell is damaged. We recommend repair or replace with remedy as necessary.



3.9 Picture 1

**☐ ☐ ☐ ☐ 3.10 General Comments**
**Comments:**

Areas of the walls and flooring that are hidden from view by finished walls or flooring, behind coverings, paneling, furnishings or stored item can not be viewed or judged and are not part of this inspection. Only those areas of the walls and floors that are readily accessible and readily visible are included in this inspection. Wall and floor covering damage or stains may be hidden by furniture or stored personal belongings. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined and is not inspected. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Check with the current owners for further information.

Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.

---

**CA NM EM NI      Inspection Observations & Conditions**

CA=Corrective Action, NM=Normal Maintenance, EM=Elective Modifications, NI=Not Inspected

**4. Interior - Kitchen Observations and Conditions**

CA=Corrective Action, NM=Normal Maintenance, EM=Elective Modifications, NI=Not Inspected

**CA NM EM NI Inspection Observations & Conditions**

**4.0 Sinks and Plumbing Fixtures**

**Comments:**

The sink(s) located in the kitchen are made of a stainless steel material and was in good condition at the time of this inspection.

The plumbing fixtures were operated and were found to function as intended at the time of this inspection. Routine maintenance should keep them functional and maximize their service life.

**4.1 Water Supply Piping**

**Comments:**

The visible water supply piping material, used to deliver water to the plumbing fixtures is Chlorinated Polyvinyl Chloride (CPVC) (non-metallic) and functioned as intended at the time of this inspection.

The angle stops (shut-off valves) functioned as intended at the time of this inspection.

**4.2 Drain, Waste, and Ventilation (DWV) Piping**

**Comments:**

The visible drain, waste, and ventilation (DWV) piping material is PVC (polyvinyl chloride) Plastic.

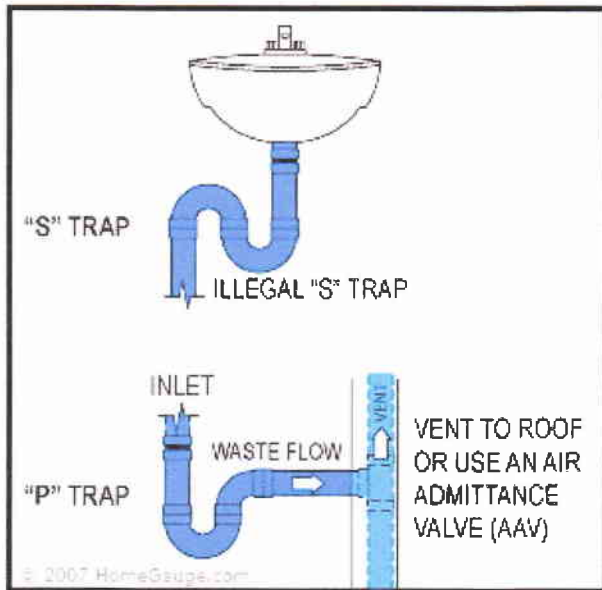
**CA** - The sink drain and/or drain trap located in the kitchen has an "S" type plumbing trap configuration. "S" type plumbing traps are prone to losing their trap seals due to the potential for the "S" configuration to siphon the water from the trap. We recommend repair with remedy as necessary by a qualified plumber.

**CA NM EM NI Inspection Observations & Conditions**

**CA NM EM NI Inspection Observations & Conditions**



4.2 Picture 1



4.2 Picture 2

**4.3 Electrical Outlets (GFCI - Ground Fault Circuit Interrupter)**

**Comments:**

All accessible Ground Fault Circuit Interrupter (GFCI) receptacles were tested and functioned as intended at the time of this inspection.

The GFCI outlet reset button for the kitchen outlets was found to be located on an outlet in the kitchen .

**4.4 Oven/Range/Stove and Built-In Microwave**

**Comments:**

The heating source for cooking in this kitchen is a natural gas range stove and a built-in microwave oven. All elements (top coils/or burners, bake and broiler) were tested and functioned as intended at

**CA NM EM NI Inspection Observations & Conditions**



---

**CA NM EM NI Inspection Observations & Conditions**


---

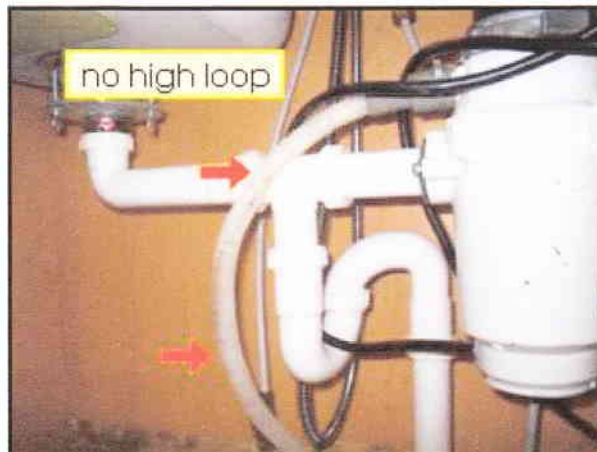
the time of this inspection.

**4.5 Dishwasher**

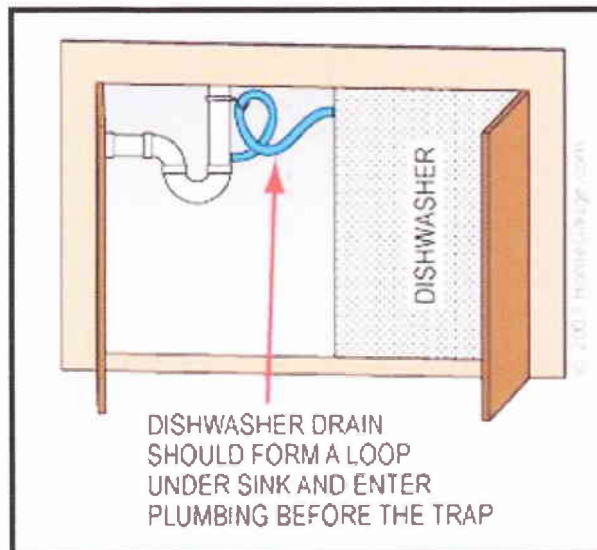
**Comments:**

The dishwasher was tested at the time of this inspection.

**CA** - The dishwasher drain has a high loop installed in the drain line under the sink but the drain line is installed to low and may allow water to drain back into the dishwasher from the sink. The dishwasher drain line should be secured as high as the sink base to ensure water does not drain back into the dishwasher. The dishwasher will function as is, however, we recommend securing the drain line at a higher location under the sink with remedy as necessary.



4.5 Picture 1



4.5 Picture 2

---

**CA NM EM NI Inspection Observations & Conditions**


---



---

**CA NM EM NI      Inspection Observations & Conditions**


---

    **4.6 Garbage Disposal**
**Comments:**

*The garbage disposal was operated and functioned as intended at the time of this inspection.*

    **4.7 Kitchen Ventilation**
**Comments:**

*The ventilation/exhaust for the kitchen is provided by a microwave mounted fan that circulates the air back through the room(s). The ventilation/exhaust system functioned as intended at the time of this inspection and ..*

    **4.8 Counter Tops and Cabinetry**
**Comments:**

*The countertops in the kitchen are made of granite material. The countertop shows normal wear and tear which is typical for this heavily used component. We consider the flaws found to be cosmetic in nature with no action to be indicated at the time of this inspection.*

*The cabinetry doors/drawers and finished surface shows normal wear and tear which is typical for this heavily used component. We consider the flaws found to be cosmetic in nature with no action to be indicated at the time of this inspection.*

---

**CA NM EM NI      Inspection Observations & Conditions**


---

*CA=Corrective Action, NM=Normal Maintenance, EM=Elective Modifications, NI=Not Inspected*

**5. Interior - Bathroom Observations & Conditions**

CA=Corrective Action, NM=Normal Maintenance, EM=Elective Modifications, NI=Not Inspected

**CA NM EM NI Inspection Observations & Conditions**

**5.0 Sinks and Plumbing Fixtures**

**Comments:**

The sink(s) located in the building bathrooms are made of a cultured marble material and was in good condition at the time of this inspection.

The plumbing fixtures were operated and were found to function as intended at the time of this inspection. Routine maintenance should keep them functional and maximize their service life.

**5.1 Bathroom Tub/Shower and Plumbing Fixtures**

**Comments:**

The bathroom Tub/Shower(s) are made of fiberglass and tile. No leaks or other defects were noted and was in good condition at the time of this inspection.

The bathroom Tub/Shower plumbing fixtures, to include the drain stops were operated and were found to function as intended at the time of this inspection. Routine maintenance should keep them functional and maximize their service life.

**5.2 Water Supply Piping**

**Comments:**

The visible water supply piping material, used to deliver water to the plumbing fixtures is Chlorinated Polyvinyl Chloride (CPVC) (non-metallic) and functioned as intended at the time of this inspection.

The angle stops (shut-off valves) functioned as intended at the time of this inspection.

**5.3 Drain, Waste, and Ventilation (DWV) Piping**

**Comments:**

The visible drain, waste, and ventilation (DWV) piping material is PVC (polyvinyl chloride) Plastic and functioned as intended at the time of this inspection.

**5.4 Electrical Outlets (GFCI - Ground Fault Circuit Interrupter)**

**Comments:**

All accessible Ground Fault Circuit Interrupter (GFCI) receptacles were tested and functioned as intended at the time of this inspection.

---

**CA NM EM NI Inspection Observations & Conditions**

**CA NM EM NI Inspection Observations & Conditions**

---

The GFCI outlet reset button for the building bathroom outlets was found to be located on the outlets themselves.

**☒ ☐ ☐ ☐ 5.5 Bathroom Ventilation****Comments:**

The ventilation/exhaust for the bathrooms is provided by a ceiling mounted fan.

**CA** - Due to lack of municipal building code enforcement, the ventilation/exhaust system for the building bathrooms vents into attic space and should vent to the outside. Although this configuration of ventilation (into the attic) is an old practice and not consistent with current industry standards, it is common practice in this part of the country and is still used in current day new construction. We recommend consulting with a qualified contractor to determine what corrective action is necessary and repair with remedy as necessary.



5.5 Picture 1

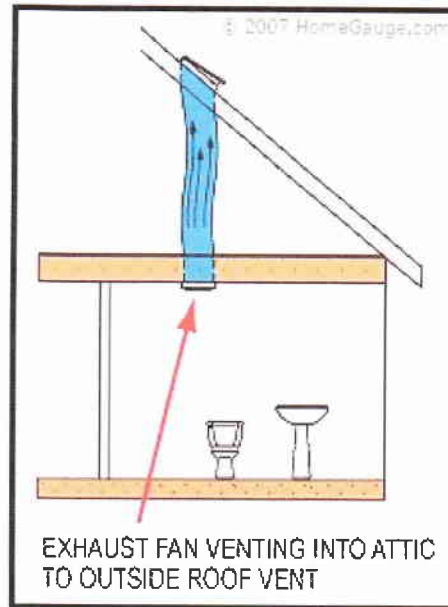
---

**CA NM EM NI Inspection Observations & Conditions**

---

**CA NM EM NI Inspection Observations & Conditions**


---



5.5 Picture 2

    **5.6 Bathroom Toilets**
**Comments:**

The toilet(s) were observed to be secure to the floor and functions as intended at the time of this inspection.

    **5.7 Functional Flow**
**Comments:**

A "functional flow" test of the over-all water pressure in the bathrooms was conducted at the time of this inspection. The test is determined by running water in sink and shower while toilet is flushed. If your shower spray remains within a normal range, it functions as intended.

    **5.8 Functional Drainage**
**Comments:**

The tub and shower, sink(s), and toilet drainage in the all the bathrooms functions as intended at the time of this inspection.

    **5.9 Counter Tops and Cabinetry**
**Comments:**

The countertops in the building bathrooms are made of cultured marble material. The countertop shows normal wear and tear which is typical for this heavily used component. We consider the flaws found to be cosmetic in nature with no action to be indicated at the time of this inspection.

The cabinetry doors/drawers and finished surface shows normal wear

---

**CA NM EM NI Inspection Observations & Conditions**


---

**CA NM EM NI    Inspection Observations & Conditions**

---

*and tear which is typical for this heavily used component. We consider the flaws found to be cosmetic in nature with no action to be indicated at the time of this inspection.*

---

**CA NM EM NI    Inspection Observations & Conditions**

*CA=Corrective Action, NM=Normal Maintenance, EM=Elective Modifications, NI=Not Inspected*