

Eagle Property Inspections

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Inspected By: Eagle Property Inspections Brian Wilcox



Eagle Property Inspection Report

Prepared For:

Sara Jones

Property Address:

1234

Sunnyside Rd

Castle Rock, CO 80000

Inspected on Mon, Jul 24 2017 at 3:00 PM

Table of Contents

Report Summary	4
General	19
Exterior	21
Roofing	29
Electrical	32
Garage	36
Structure	40
Heating	42
Cooling	45
Plumbing	47
Bathrooms	50
Laundry	56
Kitchen	57
Appliances	58
Interior	62

Eagle Property Inspections
ASHI certified, Radon certified.

Report Summary

Exterior

1) Paint needed to trim, siding, soffits, fascia, and any other wood components around house to protect material from moisture. This includes the bottom sides of siding/trim and other wood components on exterior. Recommend caulking any voids around penetrations into the wall, and around windows and doors. This will help provide a seal in these voids that would otherwise allow moisture to penetrate.



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4

(Report Summary continued)



Figure 1-5

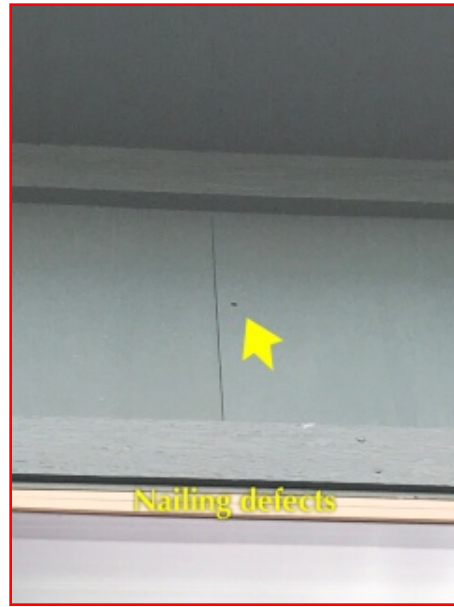


Figure 1-6



Figure 1-7



Figure 1-8

(Report Summary continued)



Figure 1-9



Figure 1-10



Figure 1-11



Figure 1-12

(Report Summary continued)



Figure 1-13



Figure 1-14



Figure 1-15



Figure 1-16

(Report Summary continued)

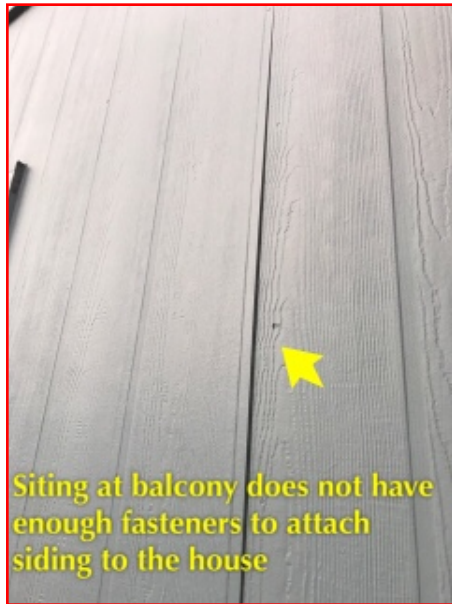


Figure 1-17



Figure 1-18



Figure 1-19

2) Nailing defects noted. This is where the head of the nail is set too deep into the siding/trim or sticking out to far. These are areas for moisture to enter into siding. Recommend setting nails that are sticking out, caulking and repainting.

3) The siding on the south side of the house is pulling away allowing moisture behind material. Several more sections of the siding are not attached properly. Recommend fully evaluating.

4) Several of the pavers around the front porch are loose, dislodged.

(Report Summary continued)



Figure 4-1



Figure 4-2

5) Metal awning appears to be pulling away from the side of the house.



Figure 5-1



Figure 5-2

Roofing

6) Z flashing on very top roof for dimensional shingles does not properly cover attic or roof.

(Report Summary continued)



Figure 6-1



Figure 6-2



Figure 6-3



Figure 6-4

(Report Summary continued)



Figure 6-5

Garage

7) Exterior lights on garage do not fully cover junction box behind fixture. This will allow moisture to enter.



Figure 10-1



Figure 10-2

(Report Summary continued)



Figure 10-3



Figure 10-4



Figure 10-5

(Report Summary continued)

Heating

8) Furnace does not appear to have been cleaned/serviced annually. Recommend having a licensed HVAC technician fully evaluate, clean, service, and certify (the certification means pulling the blower motor and fan out of the unit and cleaning) system, and correct any other issues as needed. It is recommended that all HVAC systems be cleaned and serviced annually.



Figure 13-1

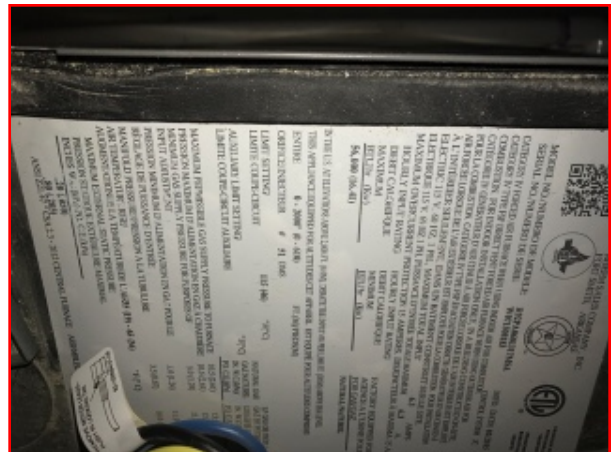


Figure 13-2



Figure 13-3



Figure 13-4

(Report Summary continued)



Figure 13-5

Cooling

9) A/C compressor not level. This puts wear on moving components. Recommend leveling.



Figure 16-1



Figure 16-2

(Report Summary continued)



Figure 16-3

10) Recommend having A/C condenser cleaned and serviced by a licensed HVAC company. Unit appears dirty/does not appear to have been cleaned/serviced/inspected annually.

Plumbing

11) Many of the flue pipes are damaged where flue pipes are connected. This can allow bees, wasps and birds to enter and make nest that may prevent flue pipes from venting properly.

(Report Summary continued)



Figure 18-1



Figure 18-2



Figure 18-3



Figure 18-4

(Report Summary continued)



Figure 18-5

Interior

12) Sub-floor between master bedroom and bathroom squeaks. It does not appear that the sub-floor was properly liquid nailed down or nailed properly.



Figure 29-1

13) Wood floors are drying and separating at joints. Flooring is popping and do not appear to have been glued down properly. Wood floors may not have been acclimated properly. Wood floors will need removed and re-installed to fix/correct the problem.

(Report Summary continued)



Figure 30-1



Figure 30-2

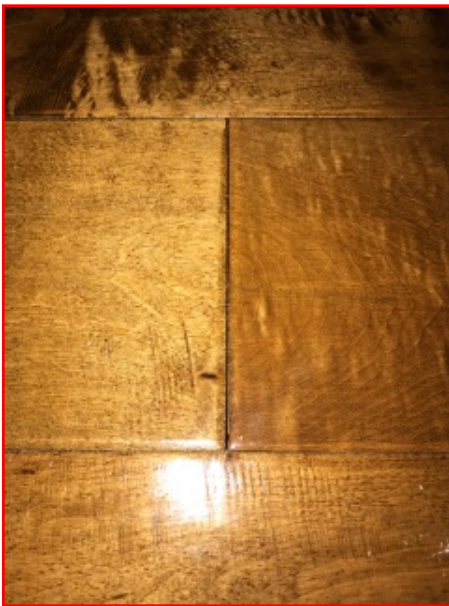


Figure 30-3

General

Acceptance and/or use of this inspection report shall constitute acceptance of the agreement to all the provisions of the pre-inspection property inspection contract and its terms and conditions. Whether signed or not signed.

REPORT LIMITATIONS

A property inspection is primarily visible and done in a limited time. Not every defect will be discovered. This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impression of the conditions that existed at the time of inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

The report also identifies any systems and/or areas which were not inspected and why it was not inspected. Our fee(s) to reinspect items or areas which were not readily accessible at the time of the inspection will be determined case by case.

However, we do recommend that all repairs be made by professionals and that the seller provides you with the receipts to show that repairs were properly made. (This excludes inspection areas that were not inspected due to weather related conditions).

For further clarification of the components, procedures and limitations of the property inspection, consult the ASHI Standard of Practice the inspection was performed under.

Occupied:	Yes
Furnished:	Yes
Door Faces:	West
People Present:	Owner
Weather:	Partly Cloudy
Temperature:	80-90 degrees
Soil Condition:	Dry
Email:	j.brittdavis@gmail.com
Paid:	460.00

(General continued)

unauthorized persons is prohibited.

Exterior

The visible condition of exterior coverings, such as siding and trim, and entrances, and drainage, are inspected with respect to their effect on the condition of the property.

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. It is beyond the scope of the inspection to determine or predict the possibility of water penetration into the home during severe unusual periods of inclement weather. Wind driven rain/snow will enter the home around doors, windows, and through porous siding, and cracks in and around siding. We therefore recommend an ongoing home maintenance program of monitoring painting and/or sealing all siding materials such as masonry, stone, wood, stucco, etc. We recommend caulking around all doors, windows, decorative trim, molding, and any void or cracks, where necessary, to prevent moisture penetration into the home. Areas hidden from view by finished walls or stored items cannot be judged, and are not part of the inspection.

All exterior grades should allow for surface and roof water to flow away from the foundation.

The chimney review is limited to the visual and/or accessible components only. The inspector will not remove rain caps, spark arresters or other accessories. Examination of concealed or inaccessible components is beyond the scope of the inspection. Examples of this would be the presence of a flue liner, deterioration, damage or cracks in the liner, if liner is loose or missing flue mortar, and accuracy of installation. If further evaluation is desired, the client is advised to consult with a certified chimney professional. Having the firebox and chimney liner professionally cleaned and inspected annually is recommended.

Exterior Covering:	Cementitious fiber board
Exterior Trim Material:	Wood
Walking Surface Types:	Walks, Steps, Porches, Patio, Driveway
Walking Surface Materials:	Concrete, Paver/tile

(Exterior continued)



Comment 1:

Paint needed to trim, siding, soffits, fascia, and any other wood components around house to protect material from moisture. This includes the bottom sides of siding/trim and other wood components on exterior. Recommend caulking any voids around penetrations into the wall, and around windows and doors. This will help provide a seal in these voids that would otherwise allow moisture to penetrate.



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4

(Exterior continued)



Figure 1-5

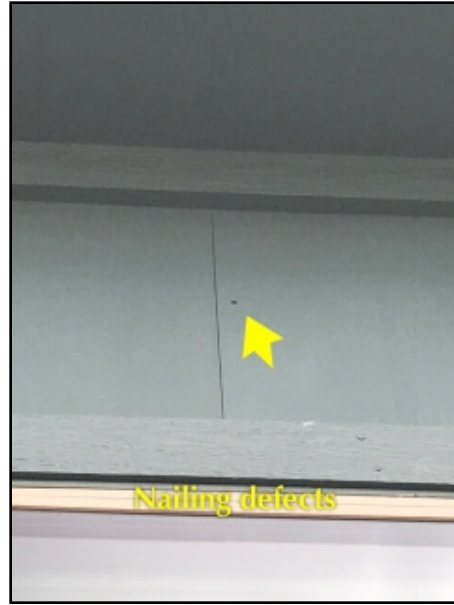


Figure 1-6



Figure 1-7

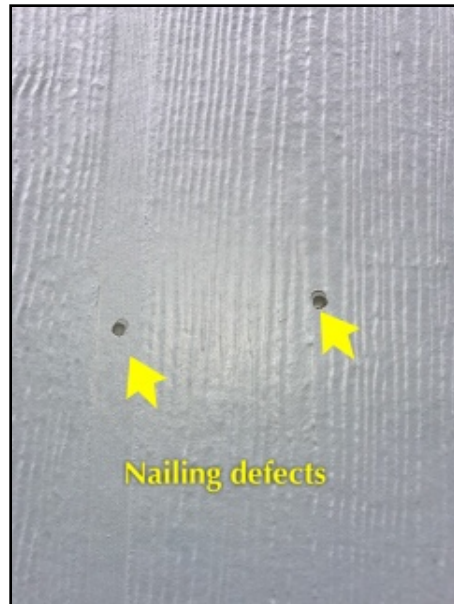


Figure 1-8

(Exterior continued)



Figure 1-9



Figure 1-10

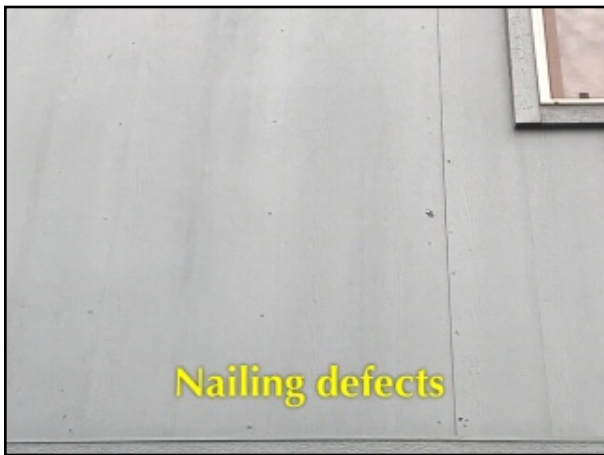


Figure 1-11



Figure 1-12

(Exterior continued)



Figure 1-13



Figure 1-14

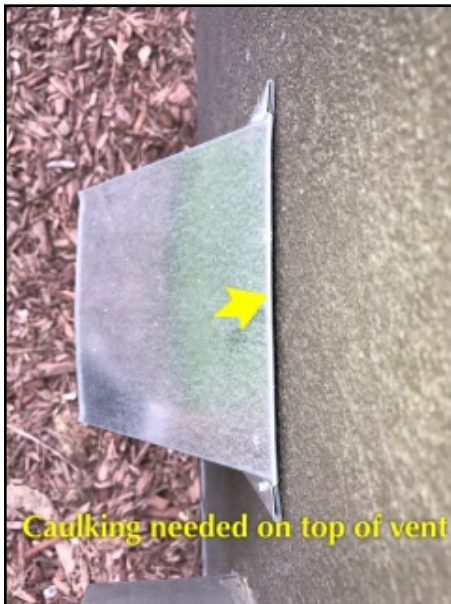


Figure 1-15



Figure 1-16

(Exterior continued)

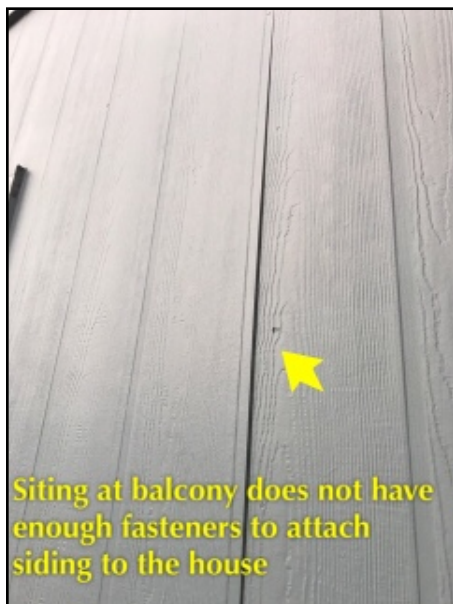


Figure 1-17



Figure 1-18



Figure 1-19



Comment 2:

Nailing defects noted. This is where the head of the nail is set too deep into the siding/trim or sticking out too far. These are areas for moisture to enter into siding. Recommend setting nails that are sticking out, caulking and repainting.

(Exterior continued)



Comment 3:

The siding on the south side of the house is pulling away allowing moisture behind material. Several more sections of the siding are not attached properly. Recommend fully evaluating.



Comment 4:

Several of the pavers around the front porch are loose, dislodged.



Figure 4-1



Figure 4-2

(Exterior continued)

 **Comment 5:**
Metal awning appears to be pulling away from the side of the house.



Figure 5-1



Figure 5-2

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Roofing

Our evaluation of the roof is visual and is to determine if portions are missing and/or deteriorating. The visible condition of the roof coverings, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer: The only way to determine whether the roof is absolutely watertight is to observe it during a prolonged rainfall. Often this situation is not present during the inspection

Water stains around roof penetrations such as chimneys, plumbing vents, and heating vents are very common. It is difficult to determine if the stains are active. If the attic is well insulated, it is difficult for the inspector to view the trusses and/or ceiling joists, therefore review of these components is limited when insulation is present. Insulation in the attic is one of the best ways to improve energy efficiency of the home. Our report measures insulation materials by thickness. Generally, the greater the thickness the more resistance to heat loss.

Inspection Method:	Walked
Roofing Material:	Dimensional, Rubberized Membrane
Ventilation Present:	Not Present
Gutter Material:	Metal



Comment 6:

Z flashing on very top roof for dimensional shingles does not properly cover attic or roof.

(Roofing continued)



Figure 6-1



Figure 6-2



Figure 6-3



Figure 6-4

(Roofing continued)



Figure 6-5

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Electrical

Our review of the electrical system is limited to what is visible at the time of inspection. Determining the actual capacity of the system requires load circuit calculations, which are not within the scope of the general home inspection. Underground concealed components of the system cannot be inspected and therefore not part of this inspection. Any electrical repairs attempted by anyone other than a licensed electrician is not recommended. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspections and maintenance by a licensed electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection due to time constraints. Smoke alarms should be installed in every bedroom and within 15 feet of all bedroom doors. At least one smoke alarm should be installed on each floor of the home that doesn't have a bedroom. Carbon monoxide alarms should be installed near bedrooms and in bedrooms with fuel-fired appliances. We recommend that smoke and carbon monoxide alarms be inspected and tested regularly. We cannot move furniture or other personal belongings to inspect outlets, and we do not unplug clocks, radios, computers, televisions or other items which may be damaged or disturbed.

The inspector cannot inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Service Panel Location:	Exterior
Service Voltage:	240 volts
Service Amperage:	150 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Garage
Wiring Method:	Conventional Copper
Smoke Detectors Present:	Yes
Carbon Monoxide Detectors Present:	Yes

(Electrical continued)



Comment 7:

Recommend buyer/purchaser check labeling of breakers to ensure proper circuitry.



Figure 7-1

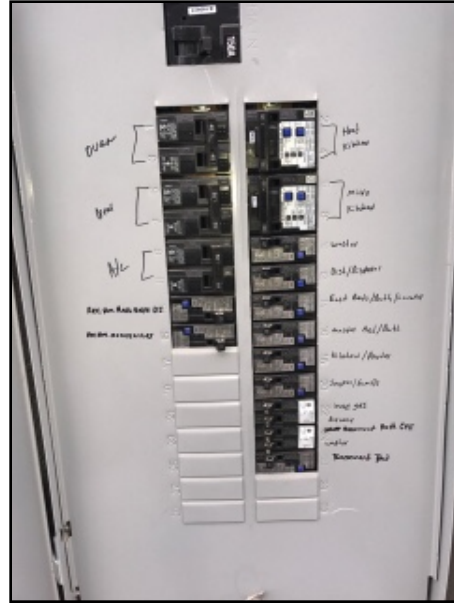


Figure 7-2



Figure 7-3

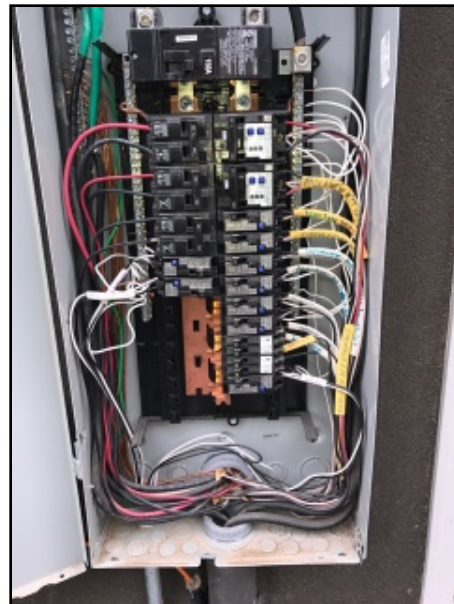


Figure 7-4

(Electrical continued)



Comment 8:

Recommend buyer/purchaser check labeling of breakers to ensure proper circuitry.



Figure 8-1



Figure 8-2



Comment 9:

(Electrical continued)

1. Photoelectric smoke alarms are the recommended type, and the type of alarm(s) was not verified during the inspection.
2. Smoke/carbon monoxide alarms have a limited service life, and the age of the alarms present in the home during the inspection was not verified.
3. Testing smoke and carbon monoxide alarms may not guarantee that the alarms will function as intended during actual emergency conditions.
4. Smoke/carbon monoxide alarms should be installed according to the manufacturer's instructions, and this was not verified during the inspection.

Recommend buyer/purchaser inspect smoke and CO detectors when moving in.
Recommend installing new batteries.

It is recommended to change smoke/CO detectors at least every 5 - 7 years

By today's standards smoke detectors should be located in every bedroom within 2 feet of the doorway, in hallways(s), stair wells and basements.

CO detectors should be located within 15 feet of all bedrooms and at least one CO detector should be located on each habitable floor.



Figure 9-1

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Garage

Attached garages should be separated from common walls of the home by a proper firewall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution. It is also recommended that all garage doors for cars be equipped with a reverse device to reverse the direction of the garage door if it should hit any resistance on the way down. This is important when children are present. Older garage door openers may not be equipped with the proper safety reverse device because these devices were not required. Buyer may wish to consider upgrading if not present.

Notice: determining the heat resistance rating of firewall material is beyond the scope of the inspection. Flammable materials should not be stored within closed garage areas.

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type:	Detached
Vehicle Door Type:	Overhead
Mechanical Opener:	Yes
HVAC Present:	No



Comment 10:
Exterior lights on garage do not fully cover junction box behind fixture. This will allow moisture to enter.

(Garage continued)



Figure 10-1



Figure 10-2



Figure 10-3



Figure 10-4

(Garage continued)



Figure 10-5



Comment 11:

Recommend removing the rope knob/tee from garage door. This is a safety issue because it is an easy way for a thief to access your home. By pushing the top of door in, thieves can reach in with a wire and grab the rope/tee.



Figure 11-1

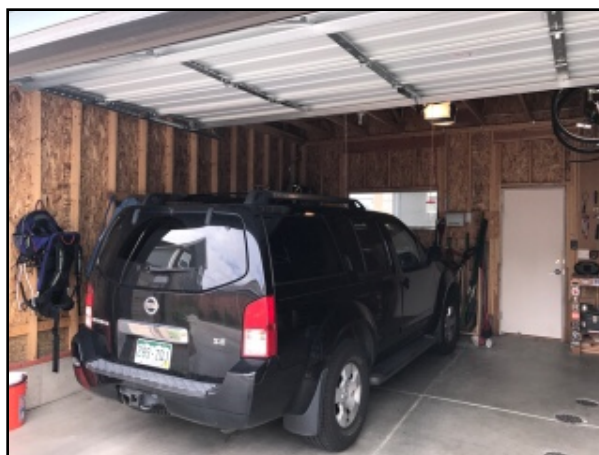


Figure 11-2

(Garage continued)



Figure 11-3

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Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present, along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process or due to heaving/settling. Where carpeting, floor coverings, and personal belongings prevent full view of inspection, the materials and condition of the flooring underneath cannot be determined.

The inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of exposed areas of the foundation or exterior walls. The inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas, as well as others that are too low to enter or in some other manner inaccessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation Types:	Basement
Foundation Materials:	Concrete
Floor Structure:	Slab
Wall Structure:	Concrete, Wood Framed

(Structure continued)



Comment 12:
Sump pit was dry at time of inspection.



Figure 12-1



Figure 12-2

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Heating

The heating system is inspected visually and operated by normal controls to determine general condition, NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

The inspector is not equipped to inspect the furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of the inspection. The tests that are performed on the heating systems during the home inspection are good indicators as to if the heating system is in need of servicing or certifying by a licensed HVAC company. Some furnaces are designed in such a way that inspection is almost impossible. The inspector will not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or time functions.

Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of the inspection. We recommend having these systems evaluated by a qualified individual. Determining the condition of oil tanks, and whether the oil tanks are exposed or buried is beyond the scope of the inspection. Leaking oil tanks represent an environmental hazard, which is sometimes costly to remedy. Recommend having ALL buried tanks inspected by the appropriate company.

Energy Source:	Gas
Type of Equipment:	Forced Air
Type of Distribution:	Metal Ducting



Comment 13:

Furnace does not appear to have been cleaned/serviced annually. Recommend having a licensed HVAC technician fully evaluate, clean, service, and certify (the certification means pulling the blower motor and fan out of the unit and cleaning) system, and correct any other issues as needed. It is recommended that all HVAC systems be cleaned and serviced annually.

(Heating continued)



Figure 13-1

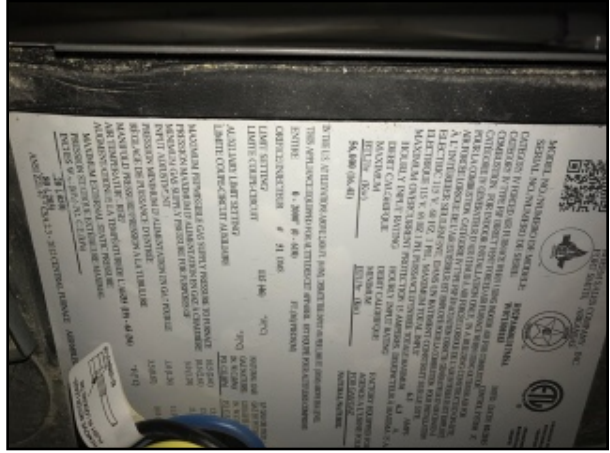


Figure 13-2



Figure 13-3



Figure 13-4

(Heating continued)



Figure 13-5



Comment 14:

Recommend having heat ducts cleaned professionally. Air ducts are an area for pet and human hair, dust, debris. In new builds there can be construction debris, lumber, nails, beer and pop cans, paper bags, saw dust, etc.



Comment 15:

Recommend changing filter every 30, 60 or 90 days depending on type of filter used. Regular cleaning or changing of air filters is important for proper furnace performance. Dirty filters can cause damage to the heater and waste energy dollars.

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Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition, NOT life expectancy. The capacity or adequacy of the cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge line integrity. Subjective judgment of system capacity is not a part of this inspection. Normal service and maintenance is recommended on a yearly basis. When the outside temperature is below 65 degrees, the cooling system is not inspected to ensure that the system is not damaged.

Energy Source: Electric
Type of Equipment: Split System
Type of Distribution: Metal Ducting



Comment 16:

A/C compressor not level. This puts wear on moving components. Recommend leveling.



Figure 16-1



Figure 16-2

(Cooling continued)



Figure 16-3



Comment 17:

Recommend having A/C condenser cleaned and serviced by a licensed HVAC company. Unit appears dirty/does not appear to have been cleaned/serviced/inspected annually.

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Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection. It is not within the scope of this inspection to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local health department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Periodically, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P traps, as these items wear out every few years.

Water quality or hazardous materials, such as lead testing, is available through local testing labs. All underground piping related to water supply, waste lines, or sprinkler use are excluded from this inspection. Leakage or corrosion of underground piping cannot be detected by visual inspection. The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size/material terminating just above the floor elevation. If no drain is located on the floor to catch the water, a catch pan should be installed with the drain extending to a safe location. The steam caused by a blow off can cause scalding. Improper installations should be corrected. Per ASHI standards, items not covered by inspection are the following: wells, well pumps, water storage related equipment, water conditioning systems, solar water heating systems, and fire and lawn sprinkler systems.

Waste Pipe Material:	Plastic
Supply Pipe Material:	Copper, Plastic
Location of Water Shutoff:	Basement
Location of Fuel Shutoff:	At Meter
Water Heater Fuel:	Gas



Comment 18:

Many of the flue pipes are damaged where flue pipes are connected. This can allow bees, wasps and birds to enter and make nest that may prevent flue pipes from venting properly.

(Plumbing continued)



Figure 18-1



Figure 18-2



Figure 18-3



Figure 18-4

(Plumbing continued)



Figure 18-5



Comment 19:

Unable to test hot water on demand unit(s). The only method of testing unit is turning on the hot water at each fixture and checking. Recommend getting a home warranty to cover unit in case of issues that may come up with these types of water heaters.



Figure 19-1

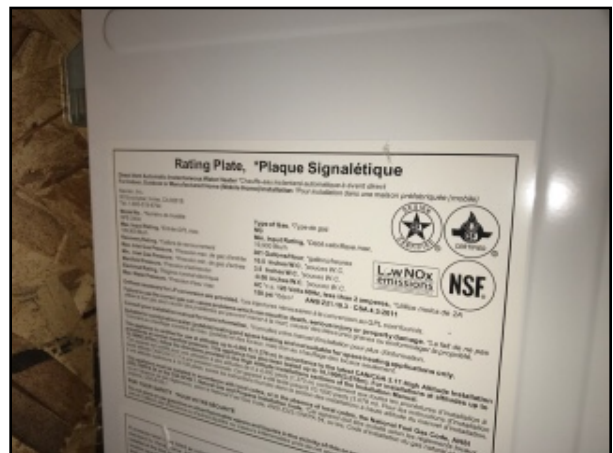


Figure 19-2

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Bathrooms

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is an actual use. Determining whether shower pans, tub/shower surroundings are watertight is beyond the scope of the inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas, and cause damage. Sometimes visible areas have been repaired and non-visible areas have hidden damage that cannot be seen. We cannot report what we cannot see and leaks can develop at any time. Proper ongoing maintenance will be required in the future to maintain your plumbing system.



Comment 20:

Recommend cleaning bathroom/laundry room fans on an annual basis. Bathroom fans can be a fire hazard if left on for extended periods of time with excessive dirt around motor.



Comment 21:

Recommend grouting/caulking at tub/shower walls and to floors to ensure a tight seal that will prevent moisture from entering and causing moisture damage. Recommend caulking around plumbing fixtures to avoid water intrusion in wall cavity and behind tile.

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Bathroom #1

Location:	Upstairs Bedroom
Bath Tub:	Recessed
Tub Surround:	Tile
Shower:	In Tub
Shower Walls:	Tile
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Vinyl
Ventilation Type:	Vent Fan
GFCI Protection:	Outlets

(Bathroom #1 continued)



Comment 22:

Bathroom appears in good working condition. There were no leaks found at time of inspection.



Figure 22-1

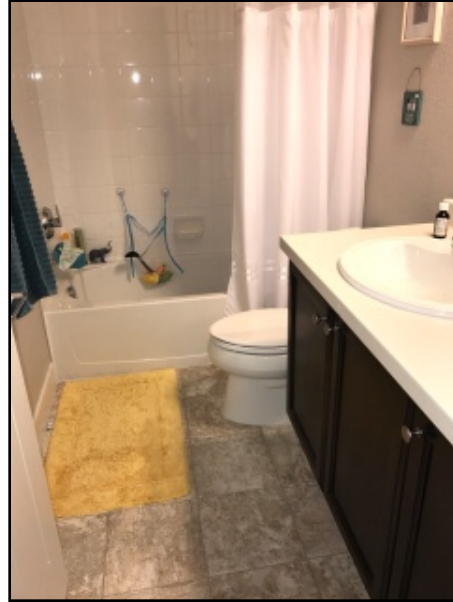


Figure 22-2



Figure 22-3

(Bathrooms continued)

Bathroom Basement

Bath Tub:	Recessed
Tub Surround:	Tile
Shower:	In Tub
Shower Walls:	Tile
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Laminate
Ventilation Type:	Vent Fan
GFCI Protection:	Outlets



Comment 23:

Basement bathroom appears serviceable. There were no leaks at time of inspection.



Figure 23-1



Figure 23-2

(Bathroom Basement continued)



Figure 23-3

Powder Room

Location:	By Back Door
Sink(s):	Pedestal
Toilet:	Standard Tank
Floor:	Wood
Ventilation Type:	Vent Fan
GFCI Protection:	Outlets

(Powder Room continued)


 **Comment 24:**
Powder room appears serviceable. No leaks detected at time of inspection.



Figure 24-1

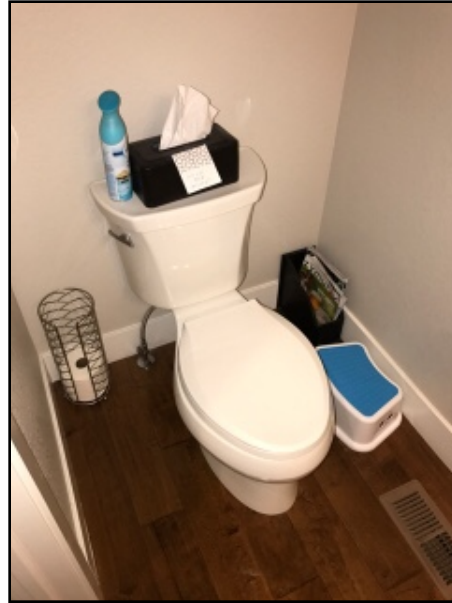


Figure 24-2

Master Bathroom

Bath Tub:	Recessed
Tub Surround:	Tile
Shower:	Recessed
Shower Walls:	Tile, Glass
Sink(s):	Double Vanity
Toilet:	Standard Tank
Floor:	Tile
Ventilation Type:	Vent Fan
GFCI Protection:	Outlets

(Master Bathroom continued)



Comment 25:

Master bathroom appears serviceable. No leaks discovered at time of inspection.



Figure 25-1



Figure 25-2



Figure 25-3



Figure 25-4

Laundry

It is not within the Standards of Practice to inspect and/or move laundry appliances, and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving the washing machines are not operated. Water supply valves may be subject to leakage when turned on.

Location:	Upstairs
Laundry Sink:	No
Washer Hookups:	Yes
Dryer Venting:	To Exterior
Dryer Fuel:	240v Electric
GFCI Protection:	Outlets

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Kitchen

Inspection of freezer(s), refrigerator(s), wine cooler(s), ice maker(s) are outside the scope of the inspection. Appliance thermostats including their calibration, accuracy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connecting to facilitate testing.

Cabinets: Wood
Countertops: Granite
Sink: Single



Comment 26:

Kitchen appears serviceable. No leaks at time of inspection.



Figure 26-1



Figure 26-2

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Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Important safety warning: the range can tip forward with a heavy load on the door causing severe personal injury. Check your range to make sure it is anchored to the structure per instructions in use and care manual or on the back of the range.

Types Installed: Dishwasher, Food Disposer, Vent, Microwave, Cooktop, Wall Oven(s), Refrigerator
Cooking Fuel: Electric
Ventilation Type: Exhaust



Comment 27:

Recommend checking the internet for any active/current manufacture recalls for your appliances. www.recalls.gov



Figure 27-1



Figure 27-2

(Appliances continued)



Figure 27-3



Figure 27-4



Figure 27-5



Figure 27-6

(Appliances continued)



Figure 27-7



Figure 27-8



Figure 27-9



Figure 27-10

(Appliances continued)



Figure 27-11



Figure 27-12



Comment 28:

Eagle Property Inspections recommends that all buyers/purchasers purchase a home warranty for all appliances, water heater(s) furnace(s), AC systems and other mechanical device(s). Eagle Property Inspections can not predict the life expectancy of any item in the home. All of these items, if they stay with the home, are tested, and ran through a cycle to ensure they are operating.

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Interior

The condition of walls behind wallcoverings, paneling and furnishings cannot be judged. Only the general condition of visible portion of floors is included in this inspection. As a general rule, cosmetic deficiency such stained or soiled carpets and minor flaws are considered normal wear and tear and are not reported. Floor covering damage or stained maybe hidden by furniture set. Such items as a torn screen or an occasional cracked window can be overlooked. Thus we suggest you double check these items again during the final walk-through. Determining the source of odors or like conditions is not a part of this inspection. The condition of floors underlying or covering is not inspected.

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

All fireplaces should be cleaned and inspected on a regular basis to make sure no cracks have developed large fires and fireboxes can overheat the firebox and flue liners sometime resulting in internal damage.

Entry Door Types:	Hinged
Entry Door Materials:	Metal
Window Types:	Single Hung
Window Materials:	Vinyl
Fireplace/Stove Type:	Not Present



Comment 29:

Sub-floor between master bedroom and bathroom squeaks. It does not appear that the sub-floor was properly liquid nailed down or nailed properly.

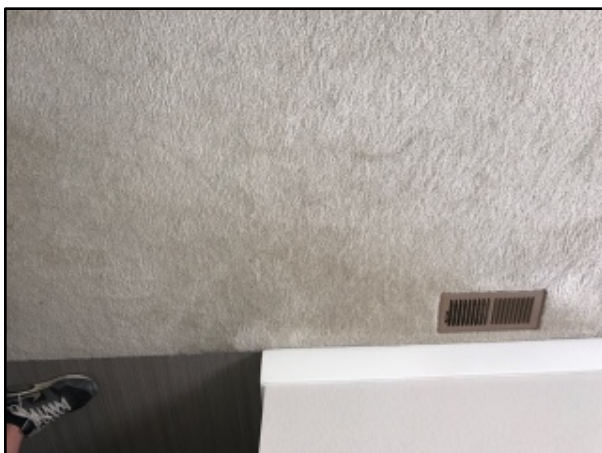


Figure 29-1

(Interior continued)



Comment 30:

Wood floors are drying and separating at joints. Flooring is popping and do not appear to have been glued down properly. Wood floors may not have been acclimated properly. Wood floors will need removed and re-installed to fix/correct the problem.



Figure 30-1



Figure 30-2

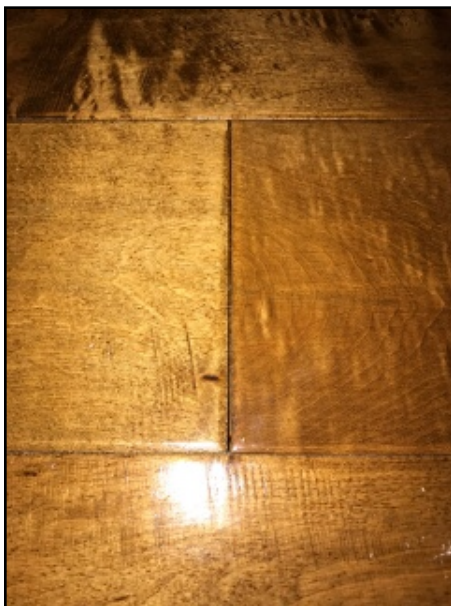


Figure 30-3

(Interior continued)

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