



INSPECTION REPORT

Inspector: Jerry Clark

License # 3380001885

10010 Sample St, Sample, VA 01010

Inspection prepared for:

Date of Inspection: 8/26/2025 Time: 10:00AM

Age of Home: 66 yrs (1959) Size: 697 sqft

Weather: 73 (Sunny)



46179 WESTLAKE DR, SUITE 200B, STERLING VA 20165



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Report Summary

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

Safety**Electrical**

Page 11 Item: 1	Electrical Panel	• Recommend replacing sharp screws with approved flat tipped screws at the electrical panel for safety
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Kitchen

Page 19 Item: 6	Electrical	• Missing receptacle cover noted. Recommend installing cover for safety.
Page 21 Item: 8	Cabinets	• Recommend testing for mold by a licensed specialist and further evaluation by a qualified contractor for moisture intrusion and repair/replacement as needed
Page 26 Item: 16	Oven/Range	• Anti-tip bracket is missing from range installation. All freestanding ranges come with anti-tip bracket. Recommend installation by qualified appliance specialist.

Foyer Entrance Area

Page 30 Item: 5	Doors	• No auto closure present. Recommend installing an auto closure for safety and security.
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Living/Dining Room

Page 37 Item: 7	Smoke Detectors	• Smoke detectors appeared old, smoke detectors last 6-10 years. Recommend replacement and installing CO (carbon monoxide) detector when gas systems are installed
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Bathroom 1

Page 48 Item: 13	Bath Tubs	• Water was too hot at some faucets throughout. Hot water should not exceed 120-125 degrees to prevent scalding. Recommend lowering the water heater setting as needed for safety
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Repair**Kitchen**

Page 21 Item: 9	Counters	• Loose/detached tiles and gaps noted at the backsplash. Recommend further evaluation by a qualified contractor for repair/replacement as needed
Page 24 Item: 13	Dishwasher	• Unit was not properly anchored to the counter top. Recommend properly securing unit by a qualified professional

Foyer Entrance Area

Page 30 Item: 5	Doors	The entry door was worn at the time of inspection, loose hardware noted and the security latch was difficult to operate. Recommend upgrading door by a qualified contractor as needed
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Living/Dining Room

Page 33 Item: 2	Wall Condition	Moisture detected at the wall behind the kitchen cabinetry. Recommend further evaluation by a licensed contractor for repair/replacement as needed
Page 34 Item: 4	Floor Condition	The flooring was not leveled throughout and there was moisture detected near the area by the kitchen wall. Recommend further evaluation by a qualified contractor for repair/replacement
Page 35 Item: 5	Window Condition	One or more sliding windows was difficult to open and damaged screens noted. Recommend repair/replacement as needed by a licensed window contractor

Bedroom 1

Page 40 Item: 6	Window Condition	One or more window(s) shows sign of loss of seal/condensation and damage. Recommend repair/replacement to provide energy savings and prevent pest intrusion.
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Bathroom 1

Page 44 Item: 4	Floor Condition	Cracked tiles noted in one or more locations. Recommend replacement by a qualified specialist.
Page 45 Item: 6	Exhaust Fan	No fan present. Exhaust fan should be installed in all bathrooms for proper ventilation and moisture control. Recommend contacting building management for bathroom exhaust/venting requirements
Page 46 Item: 10	Plumbing	Flex drain observed, these are subject to frequent clogging. Recommend replacing with rigid smooth pipe by a licensed plumber

Maintenance**Electrical**

Page 11 Item: 1	Electrical Panel	Panel cover screws missing. Recommend replacement of missing screws with flat tipped machine screws.
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HVAC Zone 1

Page 15 Item: 2	HVAC	HVAC system service date over 12 months or not able to be determined. Recommend HVAC system be serviced/cleaned annually by a licensed HVAC specialist.
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Kitchen

Page 18 Item: 2	Wall Condition	Gaps/cracks noted in one or more locations. Recommend repair/refinish as needed
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Page 19 Item: 4	Floor Condition	• Worn flooring and stains noted throughout. Recommend repair/replace as needed by a qualified contractor
Page 19 Item: 5	Window Condition	• One or more damaged screens noted throughout property. Recommend installation/replacement to prevent pest intrusion.
Page 24 Item: 13	Dishwasher	• No high drain loop noted. Dishwasher high drain loop is to prevent back flow of water into the dishwasher. Recommend adding high loop for proper drainage
Foyer Entrance Area		
Page 29 Item: 4	Floor Condition	• Worn hardwood flooring noted throughout. Recommend refinish/replace as needed by a qualified contractor
Living/Dining Room		
Page 37 Item: 8	Closets	• One or more door stops missing/ineffective. Recommend repair/replacement as needed.
Bedroom 1		
Page 39 Item: 3	Ceiling Condition	• Loose access hatch noted at the ceiling. Recommend replacing as needed
Page 40 Item: 4	Floor Condition	• Worn hardwood flooring noted, some stains observed. Recommend refinish/replace as needed by a qualified contractor
Page 40 Item: 5	Doors	• The door strike plate was insufficient, the latch hangs up when tested. Recommend repair/adjust as needed
Bathroom 1		
Page 45 Item: 5	Doors	• Misaligned door noted, rubs frame. Recommend repair/replacement by a qualified contractor.
Page 47 Item: 12	Shower Walls	• Gaps/cracks noted in grout/seal in one or more locations. Recommend scrape/caulk/reseal as needed.
Page 48 Item: 13	Bath Tubs	• Discoloration and corrosion noted at the tub finish. Recommend repair/replace by a qualified contractor
Page 49 Item: 14	Toilets	• Slow flush noted when the toilet was tested. Recommend further review by a licensed plumber for improvement as needed

Monitor**Electrical**

Page 11 Item: 1	Electrical Panel	• The breakers were not labeled at the panels circuit directory. Recommend labeling each breaker (circuit) to properly identify
Page 12 Item: 4	Breakers	• Recommend inquiring with building management and/or your local utility for electrical panel and breaker upgrades as needed, such as AFCI (Arc-Fault-Circuit-Interrupter) breakers for interior room circuits

HVAC Zone 1

Page 16 Item: 3	Registers	• There was a supply register noted in the bathroom, inspector was unable to verify air source, appeared to be supplied by the building. Recommend inquiring with building management as needed
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Kitchen

Page 23 Item: 11	Garbage Disposal	• Corrosion noted on the disposal unit, appeared dry at the time of inspection. Recommend monitor and/or further review by a qualified contractor for repair/replacement as needed
Page 23 Item: 12	Plumbing	• Older metal drain piping noted. Buyer is cautioned that these pipes can leak at any time due to corrosion. Recommend replacing with PVC/ABS/plastic pipe by a licensed plumber
Page 25 Item: 15	Cooktop Condition	• Burners were inoperable at the time of the inspection, gas may be off. Recommend client confirm proper function prior to closing
Page 26 Item: 16	Oven/Range	• The gas service appeared to be off, unable to test the oven. Recommend client confirm proper function prior to closing

Bathroom 1

Page 46 Item: 10	Plumbing	• Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion. Recommend replacing with PVC/plastic
Page 48 Item: 13	Bath Tubs	• Inoperable/missing drain stopper noted. Recommend replace as needed

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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

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

Inspection Details

1. Attendance

In Attendance: Client Family Members present • Buyer Agent present

2. Home Type

Home Type: Condominium one level

3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection. • Gas service was off at the time of inspection. All gas components and anything requiring the use of gas in the home were not able to be inspected at the time of inspection. The inspector makes no claims as to the condition of these items.

Disclaimer

1. General Inspection

Materials: A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection and not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists or ever could exist but only those material defects observed on the date of the inspection.

2. Unauthorized 3rd Party

Materials: If you are reading this report but did not hire us, NextDay Inspect, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you may ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment and please call us at (703) 450-6398 to discuss the report you are reading for this property so that we can arrange for a re-inspection.
Thank you!

General Note

1. General Note

Materials: Due to the age of this property, (Built before 1978+) it is recommended to test for (Lead) based paint, including walls, doors and window frames throughout and also Asbestos containing materials which may include anything from walls and pipe insulation to flooring tiles. Do not disturb any of these materials and surfaces to prevent inhalation. Mitigate as needed by a licensed specialist.

Exterior

1. Condition

Good	Fair	Poor	N/A	None
	✓			

Observations:
• Functional: No defects noted at time of inspection.



2. Doors

Good	Fair	Poor	N/A	None
	✓			

Observations:
• Appeared functional at the time of inspection.



Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
	✓			

Location: Kitchen

Observations:

- Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws.
- **Recommend replacing sharp screws with approved flat tipped screws at the electrical panel for safety**
- **Panel cover screws missing. Recommend replacement of missing screws with flat tipped machine screws.**
- **The breakers were not labeled at the panels circuit directory. Recommend labeling each breaker (circuit) to properly identify**



Missing screw



Sharp screws



Not labeled

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
			✓	

Observations:

- There is no main breaker in the electrical panel, breakers have to be turned off individually. When there is no main breaker, all the power to the property should be disconnected with 6 or less throws of the hand.

3. Breakers in off position

Good	Fair	Poor	N/A	None
			✓	

Observations:

- 0

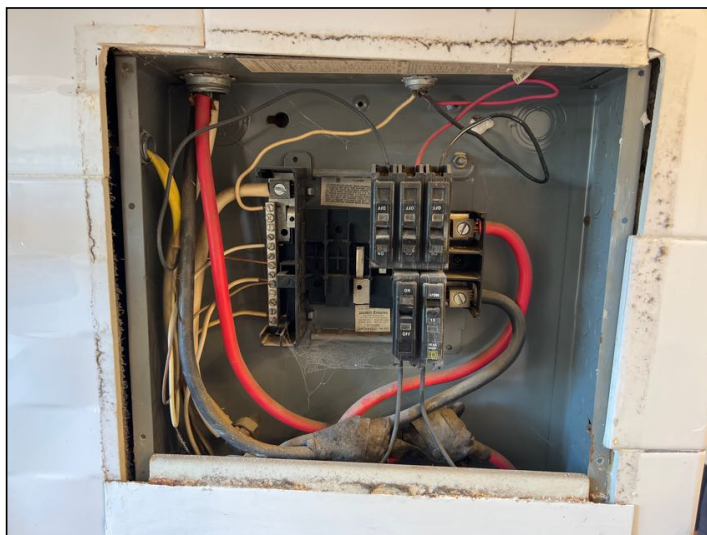
4. Breakers

Good	Fair	Poor	N/A	None
	✓			

Materials: Copper non-metallic sheathed cable.

Observations:

- All breakers appeared functional at time of inspection.
- Recommend inquiring with building management and/or your local utility for electrical panel and breaker upgrades as needed, such as **AFCI** (Arc-Fault-Circuit-Interrupter) breakers for interior room circuits



Water/Sewer

1. Service Type

Good	Fair	Poor	N/A	None
			✓	

Materials: Public Water • Public Sewer

2. Water Main

Good	Fair	Poor	N/A	None
			✓	

Location:
• Unknown, recommend inquiring with owner or building management regarding location/condition of shut off.

Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	None
			✓	

Observations:
• Heated water appeared to be provided by condo association, no water heater to evaluate

HVAC Zone 1

1. Thermostats

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

Observations:

- Living Room, Bedroom
- Analog
- The thermostats are older and have reached life expectancy. Appeared functional when tested at time of inspection.



2. HVAC

Good	Fair	Poor	N/A	None
☐	☐	☐	☒	☐

Location: Living Room, Bedroom

Type: Fan coil PTAC wall unit

Observations:

- The PTAC units appeared functional when tested in AC mode at time of inspection.
- Units not tested in the heating mode due to the ambient temperature above 65 °F at the time of inspection. Recommend client confirm proper function of heating prior to closing
- HVAC system service date over 12 months or not able to be determined. Recommend HVAC system be serviced/cleaned annually by a licensed HVAC specialist.



PTAC (fan coil)



AC



PTAC (fan coil)



AC



Convector/radiator



Convector/radiator

3. Registers

Good	Fair	Poor	N/A	None
	✓			

Observations:

- There was a supply register noted in the bathroom, inspector was unable to verify air source, appeared to be supplied by the building. Recommend inquiring with building management as needed



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Condition

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

Materials: First Floor

Observations:

- Functional: Some repairs recommended.



2. Wall Condition

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

Materials: Drywall

Observations:

- Gaps/cracks noted in one or more locations. Recommend repair/refinish as needed



Cracks

3. Ceiling Condition

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Materials: Drywall

Observations:

- No defects noted at time of inspection.

4. Floor Condition

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Worn flooring and stains noted throughout. Recommend repair/replace as needed by a qualified contractor



Worn/stains

5. Window Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Vinyl • Sliding

Observations:

- All tested windows appeared functional at time of inspection.
- One or more damaged screens noted throughout property. Recommend installation/replacement to prevent pest intrusion.



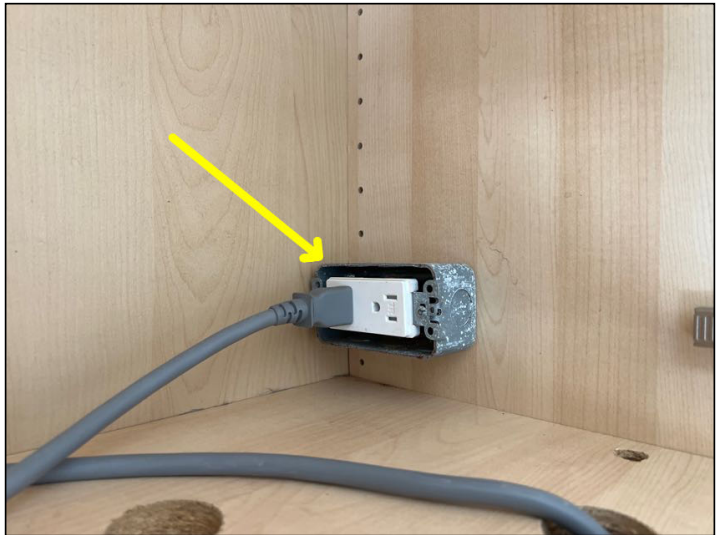
Damaged screen

6. Electrical

Good	Fair	Poor	N/A	None
	✓			

Observations:

- All tested outlets appeared functional at time of inspection.
- Missing receptacle cover noted. Recommend installing cover for safety.



No cover

7. GFCI

Good	Fair	Poor	N/A	None
✓				

Observations:

- **GFCI** receptacles functional at the time of the inspection.



8. Cabinets

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Warping/buckling and moisture was detected at the cabinets structure and there was discoloration and odor noted, possible microbial growth
- Recommend testing for mold by a licensed specialist and further evaluation by a qualified contractor for moisture intrusion and repair/replacement as needed



Discoloration



Moisture



Discoloration



Warping

9. Counters

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Solid surface
- Loose/detached tiles and gaps noted at the backsplash. Recommend further evaluation by a qualified contractor for repair/replacement as needed



Gaps

10. Sinks

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

Observations:

- Appeared functional at time of inspection.

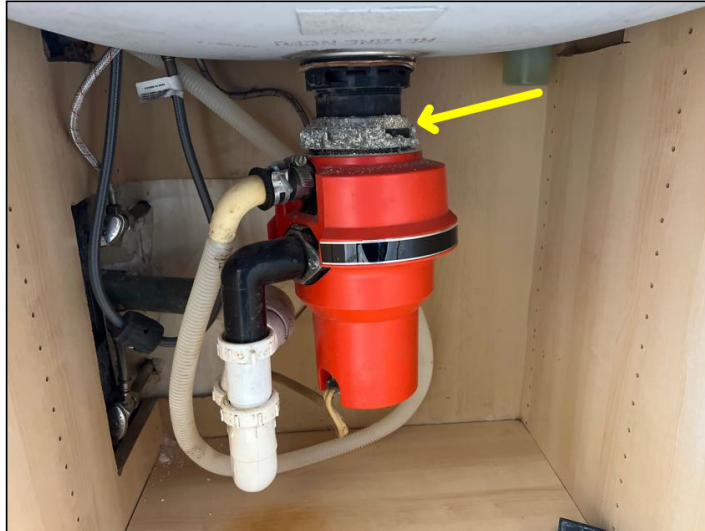


11. Garbage Disposal

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Appeared functional at time of inspection.
- Corrosion noted on the disposal unit, appeared dry at the time of inspection. Recommend monitor and/or further review by a qualified contractor for repair/replacement as needed



Corrosion

12. Plumbing

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Older metal drain piping noted. Buyer is cautioned that these pipes can leak at any time due to corrosion. Recommend replacing with **PVC/ABS**/plastic pipe by a licensed plumber



Metal

13. Dishwasher

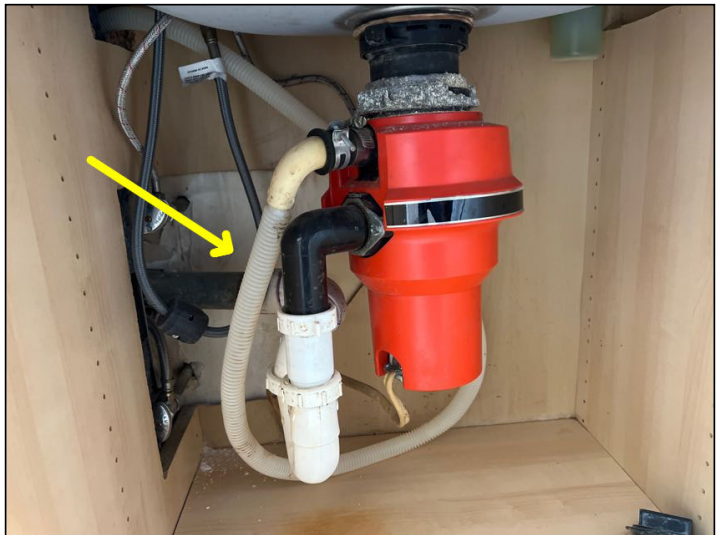
Good	Fair	Poor	N/A	None
	✓			

Observations:

- Appeared functional using normal operating controls at time of inspection.
- Unit was not properly anchored to the counter top. Recommend properly securing unit by a qualified professional
- No high drain loop noted. Dishwasher high drain loop is to prevent back flow of water into the dishwasher. Recommend adding high loop for proper drainage



Not secured



No high loop



14. Microwave

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Microwave appeared functional using normal operating controls at time of inspection.



15. Cooktop Condition

Good	Fair	Poor	N/A	None
			✓	

Observations:

- Gas fired
- Burners were inoperable at the time of the inspection, gas may be off. Recommend client confirm proper function prior to closing



16. Oven/Range

Good	Fair	Poor	N/A	None
☐	☐	☐	☒	☐

Observations:

- Gas fired
- The gas service appeared to be off, unable to test the oven. Recommend client confirm proper function prior to closing
- Anti-tip bracket is missing from range installation. All freestanding ranges come with anti-tip bracket. Recommend installation by qualified appliance specialist.



17. Vent Condition

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

Materials: Exterior vented • Recirculating

Observations:

- Appeared functional at time of inspection.



18. Refrigerator Condition

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Ice maker: No icemaker noted at time of inspection.

Observations:

- Appeared functional at time of inspection.





Foyer Entrance Area

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: First Floor

Observations:

- Functional: Some repairs recommended.



2. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

- No defects noted at time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

- No defects noted at time of inspection.

4. Floor Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Hardwood

Observations:

- Worn hardwood flooring noted throughout. Recommend refinish/replace as needed by a qualified contractor



Worn

5. Doors

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Fire doors and auto closures are fundamental to the integrity of fire barriers which provide resistance to the spread of fire/smoke/carbon monoxide and provides security by reducing unauthorized entry. The door should close automatically when opened 12 inches or more and let go
- No auto closure present. Recommend installing an auto closure for safety and security.
- The entry door was worn at the time of inspection, loose hardware noted and the security latch was difficult to operate. Recommend upgrading door by a qualified contractor as needed



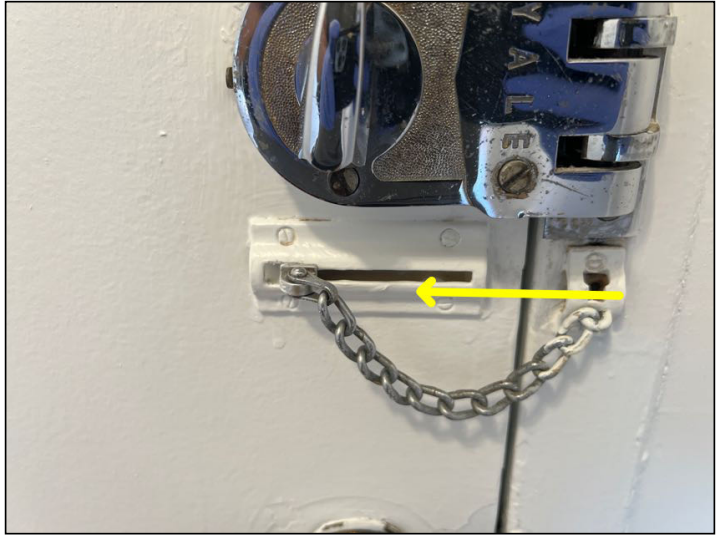
No auto closure



Worn door



Loose hardware



Difficult latch

6. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- All tested outlets appeared functional at time of inspection.



7. Closets

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Appeared functional at time of inspection.



Living/Dining Room

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: First Floor
Observations:
• Functional: Some repairs recommended.



2. Wall Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Drywall
Observations:
• Moisture detected at the wall behind the kitchen cabinetry. Recommend further evaluation by a licensed contractor for repair/replacement as needed



Moisture detected

3. Ceiling Condition

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

Materials: Drywall
Observations:
• No defects noted at time of inspection.



Access hatch

4. Floor Condition

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

Materials: Hardwood
Observations:
• The flooring was not leveled throughout and there was moisture detected near the area by the kitchen wall. Recommend further evaluation by a qualified contractor for repair/replacement



Uneven



Uneven



Moisture detected

5. Window Condition

Good	Fair	Poor	N/A	None
	✓			

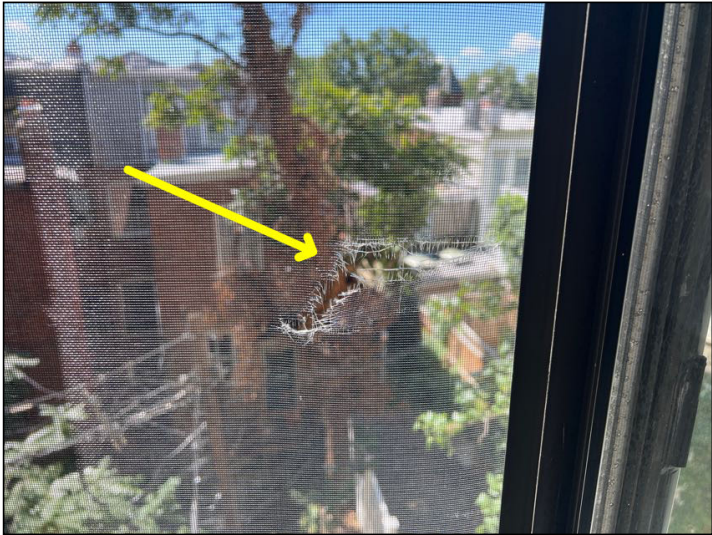
Materials: Vinyl • Sliding

Observations:

- One or more sliding windows was difficult to open and damaged screens noted. Recommend repair/replacement as needed by a licensed window contractor



Difficult to open



Damaged screen

6. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:
• All tested outlets appeared functional at time of inspection.



7. Smoke Detectors

Good	Fair	Poor	N/A	None
			✓	

Observations:

- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required for hardwired detectors. And replacement required after 10 yrs for hardwired and sealed battery detectors.
- **Smoke detectors** appeared old, smoke detectors last 6-10 years. Recommend replacement and installing CO (carbon monoxide) detector when gas systems are installed



Old

8. Closets

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Appeared functional at time of inspection.
- One or more door stops missing/ineffective. Recommend repair/replacement as needed.



No doorstop

Bedroom 1

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: First Floor

Observations:

- Functional: Some repairs recommended.



2. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

- No defects noted at time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Drywall

Observations:

- Loose access hatch noted at the ceiling. Recommend replacing as needed



Loose access hatch



4. Floor Condition

Good	Fair	Poor	N/A	None
	✓			

Flooring Types: Hardwood

Observations:

- Worn hardwood flooring noted, some stains observed. Recommend refinish/replace as needed by a qualified contractor



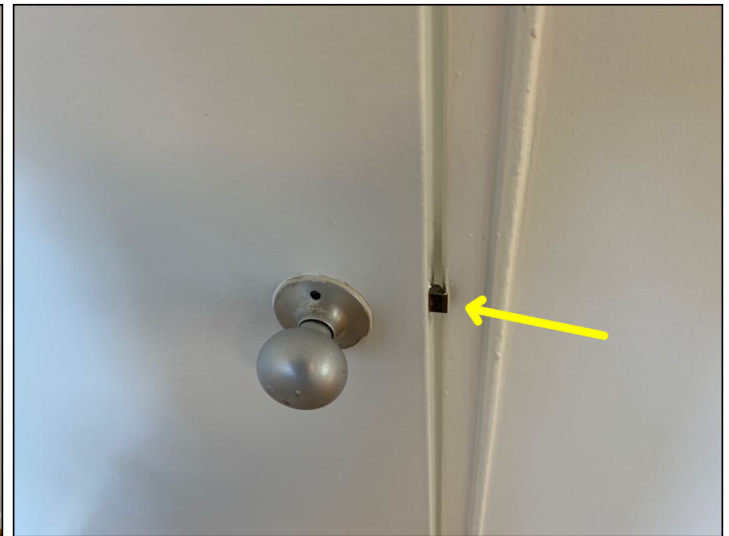
Worn/stains

5. Doors

Good	Fair	Poor	N/A	None
	✓			

Observations:

- The door strike plate was insufficient, the latch hangs up when tested. Recommend repair/adjust as needed



Insufficient strike plate

6. Window Condition

Good	Fair	Poor	N/A	None
		✓		

Materials: Vinyl • Sliding

Observations:

- One or more window(s) shows sign of loss of seal/condensation and damage. Recommend repair/replacement to provide energy savings and prevent pest intrusion.



Damaged screen



Damaged trim



Loss seal



Damaged screen

7. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:
• All tested outlets appeared functional at time of inspection.



8. Closets

Good	Fair	Poor	N/A	None
	✓			

Observations:
• Appeared functional at time of inspection.



Bathroom 1

1. General View

Good	Fair	Poor	N/A	None
	✓			

Materials: Full Bath • First Floor

Observations:

- Functional: Some repairs recommended.



2. Walls Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Drywall, Ceramic tile

Observations:

- No defects noted at time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

- No defects noted at time of inspection.

4. Floor Condition

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Cracked tiles noted in one or more locations. Recommend replacement by a qualified specialist.



Cracked tiles

5. Doors

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Misaligned door noted, rubs frame. Recommend repair/replacement by a qualified contractor.



Rubs frame

6. Exhaust Fan

Good	Fair	Poor	N/A	None
			✓	

Observations:

- No fan present. Exhaust fan should be installed in all bathrooms for proper ventilation and moisture control. Recommend contacting building management for bathroom exhaust/venting requirements

7. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- All tested outlets appeared functional at time of inspection.

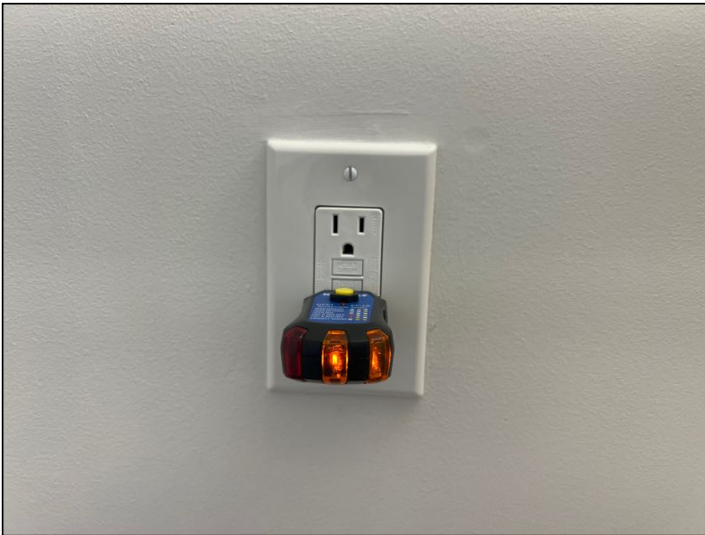


8. GFCI

Good	Fair	Poor	N/A	None
✓				

Observations:

- GFCI receptacles functional at the time of the inspection.



9. Sinks

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Appeared functional at time of inspection.

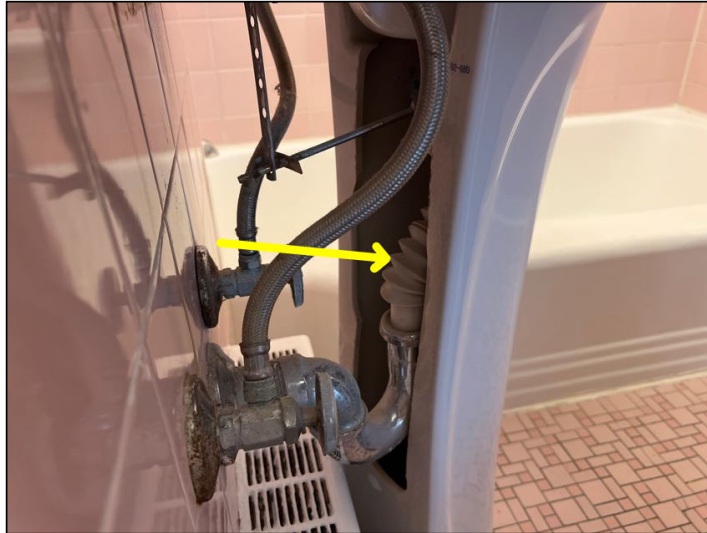


10. Plumbing

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Flex drain observed, these are subject to frequent clogging. Recommend replacing with the rigid smooth pipe by a licensed plumber
- Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion. Recommend replacing with PVC/plastic



Flex

11. Showers

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

Observations:

- Appeared functional at time of inspection.



12. Shower Walls

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

Observations:

- Gaps/cracks noted in grout/seal in one or more locations. Recommend scrape/caulk/reseal as needed.



Gaps

13. Bath Tubs

Good	Fair	Poor	N/A	None
☐	☐	☒	☐	☐

Observations:

- Water was too hot at some faucets throughout. Hot water should not exceed 120-125 degrees to prevent scalding. Recommend lowering the water heater setting as needed for safety
- Inoperable/missing drain stopper noted. Recommend replace as needed
- Discoloration and corrosion noted at the tub finish. Recommend repair/replace by a qualified contractor



Too hot



No stopper



Discoloration/corrosion

14. Toilets

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

Observations:

- Slow flush noted when the toilet was tested. Recommend further review by a licensed plumber for improvement as needed



Slow flush

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Smoke Detector	Smoke alarms and CO detectors can save lives! Alarms and detectors should be installed on each level of the house and in each sleeping room and should be tested frequently for proper operation. NOTE: Testing smoke detectors. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.