

# Home Inspection Report

*Prepared exclusively for:*

**John Doe**

*For the property located at:*

**123 Anywhere Street  
Anytown, PA 18888**



**Prepared by:** Jeff Remas ASHI # 243345 on January 02, 2007

**REMAS Inspections, Inc.**

**877-223-4462**

123 Anywhere Street, Anytown, PA 18888

# Report Index

INSPECTION CONDITIONS	1
GROUNDS	4
EXTERIOR	5
ROOF SYSTEM	6
FOUNDATION - SLAB ON GRADE	8
PLUMBING	10
HEATING - AIR CONDITIONING	11
ELECTRICAL SYSTEM	13
INTERIOR	14
GARAGE - CARPORT	15
KITCHEN - APPLIANCES - LAUNDRY	16
BATHROOMS	17

**REMAS Inspections, Inc.**

January 02, 2007

## INSPECTION CONDITIONS

### CLIENT & SITE INFORMATION:

File #:	070102JD.
Date of Inspection:	January 2, 2007.
Time of Inspection:	1400
Client:	John Doe.
Mailing Address:	123 Anywhere St.
Client City, State, ZIP:	Anytown, PA 18888.
Client Phone #:	570-555-8888.
Inspection Address:	123 Anywhere Street.
Inspection City, State, Zip:	Anytown, PA 18888.

### CLIMATIC CONDITIONS:

Weather:	Clear.
Soil Conditions:	Damp & Wet.
Approximate Outside Temperature in F:	40-50.

### BUILDING CHARACTERISTICS:

Main Entry Faces:	Southwest.
Estimated Age of House:	New Construction 2006
Building Type:	1 family.
Stories:	2.
Space Below Grade:	Basement.

### UTILITY SERVICES:

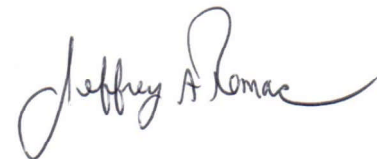
Water Source:	Public.
Sewage Disposal:	Reported to be public.
Utilities Status:	All utilities on.

#### NOTICE:

Prior to scheduling inspections, Realtors are notified that "In order to perform a proper inspection, all utilities must be on and operational"

### ADDITIONAL INFORMATION:

House Occupied?	No, Vacant. Under construction.
Client Present:	Yes.
People Present:	Homeowner, contractors.
Inspector	Jeff Remas,



**123 Anywhere Street, Anytown,PA 18888**

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Comments:

Although registered with the Pennsylvania Department of Labor & Industry as a residential building inspector under the PA Uniform Construction Code (#621), Jeffrey A. Remas & REMAS Inspections, Inc. are not the authority having jurisdiction (AHJ) and references to specific codes have been left out. Please consult with the City of \*\*\*\*\* for code violations. Some of the defects reported under repairs needed are in violation of current building codes. It is recommended that this inspection report be given to the City of \*\*\*\*\* code enforcement official for review.

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**REPORT LIMITATIONS:**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, 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 impressions of the conditions that existed at the time of the 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.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency. Refer to your signed inspection agreement for further information.

**READING THE REPORT / DEFINITIONS:**

Appears Serviceable: We did not observe conditions that would lead to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear.

Repairs needed: Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

Maintenance needed: Routine homeowner maintenance is needed to keep that item or system serviceable and properly functioning.

A review of the seller's disclosure, this inspection report and the cost estimates for recommended repairs are an important part of the decision making process on this purchase. Please review carefully.

**GROUNDS**

This 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 the exposed areas of foundation or exterior walls. This 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 too low to enter, or in some other manner not accessible, 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.

**DRIVEWAY:**

<u>TYPE:</u>	Modified fill.
<u>CONDITION:</u>	Appears serviceable.

**SIDEWALKS:**

<u>TYPE:</u>	No public walk.
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**LANDSCAPING:**

<u>CONDITION:</u>	Maintained.
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**GRADING:**

<u>SITE TYPE:</u>	Moderate slope.
<u>GRADE:</u>	Drainage of site/slope of soil at foundation appears proper based on visual observation.

**DECK/PORCH#1:**

<u>TYPE:</u>	Concrete.
<u>LOCATION:</u>	Front.
<u>CONDITION:</u>	<b>Repairs needed:</b> Evidence of movement & repair on the right side near the siding. Cracked & uneven paving noted.

**EXTERIOR STAIRS/STOOPS:**

<u>LOCATION 1:</u>	Front.
<u>TYPE:</u>	Concrete.
<u>CONDITION:</u>	Appears serviceable, Handrails serviceable.

## EXTERIOR

### WALLS:

Material:

Vinyl siding.

Condition:

**Repairs needed:** Loose areas on right side gable end sticking out. Incomplete nailing in front with buckling at the front porch area.

### SOFFIT - FASCIA:

Material:

Vinyl, Aluminum.

Condition:

**Repairs needed:** Front area has soffit cut short & not tucked under fascia lip. Openings around aluminum coil stock trim for soffit areas at the dormers. The same area did not have mechanical bends of the aluminum coil stock to assist in holding the soffit in place



### TRIM:

Material:

Vinyl.

Condition:

Appears serviceable. CANNOT VERIFY IF FLASHING IS PRESENT ABOVE RIGHT SIDE BASEMENT WINDOWS.

## ROOF SYSTEM

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 a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

### ROOF #1:

<u>Location:</u>	Main Structure.
<u>Style:</u>	Gable.
<u>Type:</u>	Composition shingles.
<u>Roof Access:</u>	Walked on roof.
<u>Roof Covering Status:</u>	Nails/Fasteners are exposed/protruding from the roof surface. <b>Repairs needed:</b> The roof lacks an ice & water barrier underlayment on the edges in most areas as required by current standards and per the approved plans. The house is susceptible to damage from ice damming.



Lack of ice & water shield

### EXPOSED FLASHINGS:

<u>Type:</u>	Aluminum.
<u>Condition:</u>	Appears serviceable where visible.

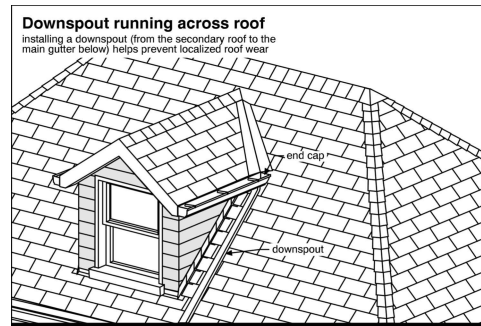
### GUTTERS & DOWNSPOUTS:

<u>Type:</u>	Full.
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Condition: \_\_\_\_\_

Appears serviceable, **Repairs needed:** No secondary drain(s) on roof. This will develop a wear pattern and reduce life expectancy in the affected area.



**ATTIC AND INSULATION:**

Attic #1 \_\_\_\_\_

Location: Main Structure.

Accessibility: \_\_\_\_\_

Attic is full size, Limited access, not fully visible, No walk boards are provided, limited access.

Type: \_\_\_\_\_

Conventional framing.

Condition: \_\_\_\_\_

Ventilation is provided, **Repairs needed:** Collar ties are not installed as required and per the blueprints. The framing for the garage roof does not appear to match the approved drawings. Cannot fully verify due to lack of access to the garage attic

Insulation Type: \_\_\_\_\_

Fiberglass batts.

Condition: \_\_\_\_\_

Insulation is installed between floor joists.

Depth: \_\_\_\_\_

R-38 (approximate)

Attic #2 \_\_\_\_\_

Location: Garage.

Accessibility: \_\_\_\_\_

No attic access provided.

Type: \_\_\_\_\_

Unknown

Condition: \_\_\_\_\_

**Repairs needed:** Access must be provided as required. Roof framing not visible, however, plans show open attic to garage area which was not complied with

Insulation Type: \_\_\_\_\_

Unknown, not accessible

## FOUNDATION - SLAB ON GRADE

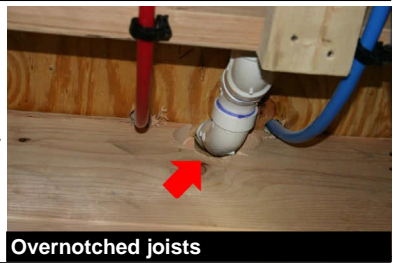
All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front door of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during the times of prolonged rainfall. At first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. This report is not intended as a *Wood Destroying Insect Certification*. This certification will be covered by a separate report if ordered. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

### BASEMENT/CRAWL SPACE:

<u>Accessibility:</u>	Basement is fully accessible.
<u>Stairwell &amp; Entrance areas</u>	Stairs appear serviceable, <b>Repairs needed:</b> Handrails are missing. Previous stairs & handrail were not compliant with current requirements. The masonry opening to the bilco door is out of square
<u>Foundation Walls-Type:</u>	Concrete block.
<u>Condition:</u>	<p><b>Repairs needed:</b> A Structural Engineer should be called to make further evaluation and recommendations as needed for the following reasons: * The foundation was not installed/constructed in accordance with the approved plans or current building codes. * Horizontal reinforcement (durawall) is missing every other course as required and per plans, * Vertical rebar with grout cores are not present where required by code &amp; per approved plans. * The cores below the beam pockets are not grouted per the approved plans. * Horizontal cracking developing on the left side of the structure with movement inward at the top (the wall appears to be moving inward). * The basement slab does not rest on the footer &amp; provide counter stability at the base of the foundation wall. * Mortar joints are open, too narrow and easily removed.</p>
<u>Ventilation:</u>	Appears Serviceable.
<u>Beams:</u>	Appears serviceable.
<u>Floor Joists:</u>	<p>Appear serviceable, <b>Repairs needed:</b> Joist hangers have missing nails and screws that are installed are not approved fasteners and should be replaced with the proper sized nails. Overnotched joists near the stairwell</p>



**Horizontal crack & missing mortar**



**Overnotched joists**

Anchoring of House to Foundation is:

with anchor bolts, **Repairs needed:** The anchoring system is improperly installed with missing anchor bolts within 12" of ends.



Columns/Supports:

Type: Metal posts, Condition: Appear serviceable.

Basement Floor & Drainage:

**Repairs needed:** Common cracks are present on the floor. Uncommon excessive cracking also noted. Unable to verify presence of vapor barrier & aggregate. The slab should rest on top of the footer per the drawings to help support the base of the foundation wall.

Insulation:

Type: Fiberglass batts against rim board only, Condition: **Repairs needed:** Basement insulation does not meet current standards. Missing in the floor area.

Other Observations:

We recommend the installation of a dehumidifier in the basement to assist with moisture control.

**PLUMBING**

Water quality or hazardous materials (lead) testing is available from local testing labs. All piping underground and hidden behind walls related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a 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 terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

**MAIN LINE:**

Material:	Copper.
Condition:	<b>Repairs needed:</b> Copper is not protected from concrete and is required to be sleeved.

**SUPPLY LINES:**

Material:	Copper, Plastic, PEX plastic piping system.
Condition:	Not charged, unable to verify water flow or leakage

**WASTE LINES:**

Material:	PVC.
Condition:	Appears serviceable. Lack of water flow prohibited verifying leaks

**HOSE FAUCETS:**

Type:	Frost proof type with anti siphon valve.
Condition:	<b>Repairs needed:</b> The wrong screws were used to attach the faucet to the house. Recommend hot dipped galvanized or stainless.

**FUEL SYSTEM:**

Type:	Natural Gas.
Location:	Gas meter located at exterior.
Shutoff Location:	Exterior at gas meter.
Condition:	System appears serviceable, Lines not fully visible.

**WATER HEATER #1:**

Type:	Electric.
Size:	50 Gallons.
Location:	Basement.
Condition:	Not hooked up electrically. Could not verify condition. Unit was built in 2006

DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.

## HEATING - AIR CONDITIONING

The inspector is not equipped to inspect 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 this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can 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 timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### PRIMARY HEATING SYSTEM:

Location Served by Heating System:	Whole house.
System Type:	Forced Air.
Location of Primary Unit;	Basement.
Approximate BTU's:	125,000 input
Primary Unit Condition:	<b>Repairs needed:</b> Dirty from construction dust & debris.
Burners/Heat Exchangers:	Burner Flame(s) appear typical.
Combustion Air:	Appears serviceable.
Pump/Blow Fan:	Appears Serviceable.
Venting:	Appears serviceable.
Controls:	Appears serviceable.
Air Filters:	Clean filters are critical to proper operation of the system. Inspect the filter(s) monthly and replace when dirty. Suggest purchasing additional filters to keep on hand. <b>Repairs needed:</b> Suggest cleaning/changing filter.
Distribution Type:	Ducts/Registers.
Distribution Condition:	System is not complete, some airflow diverters are not hooked up. A-typical installation with only 2 return air registers found. Verify with HVAC designer that this installation provides optimum airflow
Fuel Type:	Natural Gas.
Heating Notes:	Suggest cleaning & servicing blower/motor/pilot/vent system/burners/boiler/pump prior to closing.

### AIR CONDITIONING:

Type:	Central.
Location:	The A/C unit is integrated into the forced air furnace, condensing unit is outside.

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Condition: \_\_\_\_\_ Has not been fully installed yet. Unable to inspect.

## ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. 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 inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. 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 within 15 feet of all bedroom doors, and tested regularly.

### SERVICE:

<u>Type:</u>	Underground, 110/220 Volt.
<u>Condition:</u>	Appears serviceable. Cannot verify grounding system termination to 2 ground rods. Buried?
<u>Disconnect Location:</u>	Main Panel.

### ELECTRICAL PANELS:

<u>Main Panel Location:</u>	Basement.
<u>Type:</u>	Breaker panel.
<u>Panel Amperage:</u>	200 amp.
<u>Condition:</u>	Appears serviceable. Unfinished, final inspection not complete by city.

### CONDUCTORS:

<u>Entrance Cable Type:</u>	Copper.
<u>Branch Wiring:</u>	Copper. Not completed yet. Open junction boxes with missing covers.



### SWITCHES & OUTLETS:

<u>Condition:</u>	Not completed yet, unable to test all outlets. <b>Repairs needed:</b> Dedicated outlet needed for sump pump
<u>Doorbell:</u>	Not installed yet, wires in place

Furnishings prevent testing of all outlets and switches.

**INTERIOR**

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. 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. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

**DOORS:**

<u>Exterior Entry Doors:</u>	<b>Repairs needed:</b> Drywall screws used to secure the front of the door
<u>Other Exterior Doors:</u>	Type: Sliding glass, Condition: Appears serviceable. Screen missing. <b>Repairs needed:</b> The sliding door lacks steps or a deck and is considered an unsafe condition.
<u>Interior Doors:</u>	Appears serviceable.

**WINDOWS:**

<u>Type:</u>	Vinyl, Insulated glass, Double hung.
<u>Condition:</u>	A representative sampling was taken. Windows as a grouping are generally operational. No screens found.

**INTERIOR WALLS:**

<u>Type:</u>	Drywall.
<u>Condition:</u>	General condition appears serviceable. Touch up work being performed.

**CEILINGS:**

<u>Type:</u>	Drywall.
<u>Condition:</u>	General condition appears serviceable.

**FLOORS:**

<u>Type:</u>	Tile.
<u>Condition:</u>	No finished flooring in many areas.

**STAIRS & HANDRAILS:**

<u>Condition:</u>	Stair handrail serviceable. <b>Repairs needed:</b> The interior staircase to the 2nd floor has an uneven rise. The approved plans call for a minimum of a 4' space between the bottom step and the front door. The current space is 10" too short.
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**SMOKE / FIRE DETECTOR:**

<u>Comments:</u>	Smoke alarm(s) responded to test button operation, We strongly recommend the installation of a carbon monoxide detector.
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## GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

### TYPE:

Location: Attached, Two car.

### ROOF:

Condition: Same as house, See house roof report.

### FLOOR:

Condition: Appears serviceable, Floor is not fully visible, due to stored items.

### FIRE WALL:

Condition: Appears serviceable.

### DOOR TO LIVING SPACE:

Type: Metal.

Condition: Appears Serviceable. Rated Door for fire protection.

### EXTERIOR ENTRANCE DOOR:

Condition: Appears serviceable.

### GARAGE DOOR(S):

Type: Aluminum.

Condition: Appears serviceable.

Automatic Door Opener(s) Automatic door opener(s)- operational, Auto reverse appears operational.

### MISCELLANEOUS:

GFCI Protected receptacles are recommend for all garage receptacles for safety enhancement. **Repairs needed:** The CMU foundation is not grout filled as per the approved drawings.

## KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built in ice-makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### INTERIOR COMPONENTS:

<u>Location:</u>	<u>1st Floor.</u>
<u>Counters:</u>	<u>Counters are Formica (plastic laminate)</u>
<u>Cabinets:</u>	<u>Cabinets appear serviceable.</u>
<u>Walls/Ceilings/Floors:</u>	<u>Walls and ceilings appear serviceable.</u>
<u>Floors:</u>	<u>Floor covering tile, Appears serviceable.</u>
<u>Switches/Fixtures/Outlets:</u>	<u>No power on at the time of inspection</u>

### KITCHEN SINK:

<u>Type:</u>	<u>Not installed yet</u>
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### GARBAGE DISPOSAL:

<u>Condition:</u>	<u>None installed.</u>
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### RANGE/COOK TOP AND OVEN:

<u>Type:</u>	<u>Gas, Free-standing.</u>
<u>Condition:</u>	<u>Just delivered, not installed yet. DO NOT FORGET TIP CLIP AND GAS SHUTOFF VALVE</u>

### VENTILATION:

<u>Type:</u>	<u>External.</u>
<u>Condition:</u>	<u>Fan/Hood operational.</u>

### DISHWASHER:

<u>Condition:</u>	<u>None installed.</u>
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### LAUNDRY:

<u>Location:</u>	<u>Service area main floor.</u>
<u>Condition:</u>	<u>Not fully installed yet. No access to the dryer vent, <b>Repairs needed:</b> Smooth wall metal pipe is recommended for dryer vent in crawlspace/ basement. Installed vent does not meet current standards</u>

### LAUNDRY SINK:

<u>Location:</u>	<u>Laundry sink not presently installed.</u>
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Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

## BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this 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. Proper ongoing maintenance will be required in the future.

### BATHROOM AREA:

Location:	1st Floor,, 1/2 bath
Condition of Sink:	Not installed yet
Condition of Toilet:	Not installed yet
Electrical:	GFCI receptacle appears serviceable, trips when activated by outside source.
Floor:	Type: Tile Floor, Condition; Appears serviceable.
Bath Ventilation:	<b>Repairs needed:</b> The exhaust fan terminates in the attic of the garage.

### BATHROOM AREA:

Location:	1st Floor. Master bedroom.
Condition of Sink:	Not installed yet
Condition of Toilet:	Not installed yet
Tub/Shower Type:	Shower only, no tub.
Tub/Shower Condition:	Appears Serviceable.
Tub/Shower/Plumbing Fixtures:	No water hooked up yet, unable to verify
Tub/Shower and Walls:	Enclosure appears serviceable, Shower walls appear serviceable.
Electrical:	GFCI receptacle appears serviceable, trips when activated by outside source.
Floor:	Type: Tile Floor.
Bath Ventilation:	Appears serviceable.

### BATHROOM AREA:

Location:	2nd Floor.
Condition of Sink:	Not installed yet
Condition of Toilet:	Not installed yet
Tub/Shower Type:	Soaker tub.
Tub/Shower Condition:	Appears Serviceable.
Tub/Shower/Plumbing Fixtures:	Water not on, unable to check

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<u>Tub/Shower and Walls:</u>	<u>Tub and shower areas appear serviceable, Shower walls appear serviceable.</u>
<u>Electrical:</u>	<u>GFCI receptacle appears serviceable, trips when activated by outside source.</u>
<u>Floor:</u>	<u>Type: Tile Floor, Condition; Appears serviceable.</u>
<u>Bath Ventilation:</u>	<u>Appears serviceable.</u>