

Home Inspection Report For John & Jane Client 123 My Street, Your Town, Il. 00000





Protecting You From Surprises

John & Jane Client

10/20/2006

Dear Mr. & Mrs. Client,

It is important that you understand that all comments of conditions, observations and recommendations are my opinions. Comments in the report are based on my interpretation of the various industry standards and practices.

Please keep in mind that I feel that the purpose of my inspection is to determine the current condition of your new home and to effectively communicate the results to you, the client.

Throughout the report, all comments and notes are to be considered as starting with the phrase in my opinion.

Beware that others may disagree or have a different perspective than mine. Not all home inspectors or tradesmen agree on defects, installation methods, seriousness or other considerations. The inspection report provides you with information about the home that I believe to be of concern or interest. You are paying me for my opinion and the report is a reflection of that.

In an attempt to avoid redundancy in the report, any and all recommendations or comments for repair, replacement, additional evaluation, corrective action or similar should only be performed using recognized methods and materials by a qualified / licensed professional in their respective field. You should also be aware that in some areas professional licensing of some trades is not required by municipal or other governmental bodies.

The inspection report is not designed to predict when things will break down or cause problems. The inspection report is not designed to provide an educational warning on every side effect from a defect or malfunction.

It is important to understand that the observed defect may be a symptom of a greater problem or a solution may involve troubleshooting a system and not just addressing the item identified in the report. This inspection report cannot address those possibilities.

Sincerely,

Daniel Condrey
Condrey & Associates Property Inspection
Protecting You From Surprises

SUMMARY

ROOFING

Main Roof

REPAIR or REPLACE - Mechanical / physical damage is present. In my opinion this can allow water leakage and water entry into the building. Water leakage can lead to various problems including damage to plaster, drywall, flooring and can lead to a mold problem. I recommend you contact a qualified roofing contractor for appropriate corrective action.

Roof Vent Flashing

Maintenance - Nail heads are showing. As a rule of thumb, there should be no visible nail heads. In my opinion this can lead to water leakage and water entry into the building. Water leakage can result in significant damages I recommend you contact a qualified roofing contractor to mitigate the situation.

Plumbing Stack Flashing

The overall condition is acceptable.

EXTERIOR

Gutters

REPAIR or REPLACE - Sections of the gutter appear to be improperly pitched with a negative slope. Debris is found away from the downspouts or other visual indicator are present. In my opinion this stop water from properly draining and may cause further damage to the gutters or overhangs. It may even increase the potential for water leakage into the house. I recommend that you contact a qualified gutter and downspout contractor to mitigate the situation.

Downspouts

Maintenance - The downspout discharge drains close to the house. As a rule of thumb, a minimum drainage of six feet from the house is recommended. In my opinion when drainage is closer than 6 feet there is an increased potential for water to go back to the foundation and result in water leakage into basements and crawl spaces. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. I recommend that you contact a qualified contractor to mitigate the situation if possible.

Windows

Maintenance - Caulk, sealant on one of the windows is deteriorated, damaged or otherwise not effective. In my opinion this can increase the chances for water leakage and other moisture problems. This can lead to various damages such as at the drywall, plaster, flooring, insulation and structural framing. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.

Window Wells

SAFETY - The window wells do not have any covers on them. In my opinion, this is a fall-in injury hazard. Additionally, certain covers help to keep water out and reduce leakage potential. I recommend that you contact a qualified contractor to install sturdy window well covers.

Garage Overhead Door

Maintenance. One of the garage door weatherstrips is damaged. I recommend you consider having the weatherstrip replaced.

Garage Man Door

The overall condition is acceptable.

STRUCTURE

Roof Framing

REPAIR or REPLACE - Rafters are sagging. Rafters are part of the structural framing. In my opinion these should be repaired to prevent further damage to the structure. Additionally, sagging rafters may be, or are indicators of a structural problem. I recommend you contact a qualified design professional such as a structural engineer for an additional evaluation and a qualified contractor to perform appropriate corrective action.

SUMMARY

STRUCTURE

TJI FRAMING

SAFETY - The structural framing is a type called TJI. This is part of the engineered lumber family and cannot be cut or altered like conventional lumber. There are cuts, notches or holes in the upper or lower flange (sometimes called the chord). This can compromise the structural integrity. Consultation is recommended by a qualified design professional such as a structural engineer and appropriate repairs are needed by a qualified contractor.

ELECTRIC

Outlets

SAFETY - Of the representative sampling of wall receptacles, certain GFCI receptacles on the exterior of the home either did not properly respond or were not wired correctly. A non functioning GFCI receptacle is considered to be an electrical shock / electrocution hazard. Corrective action is needed by a qualified electrician.

Lights

Maintenance - Light fixtures are present that are not completely working on the outside of the garage. although it is most likely a couple of non functioning light bulbs, It is beyond the scope to determine why these lights are not working. It is unknown if this is as simple as burned out light bulbs or if there is a more serious problem present requiring a qualified electrician to repair.

Smoke Detectors

SAFETY - There is a smoke detector present that is not working. Although, it is most likely a need of a new battery, It is beyond the scope to determine why these smoke detector is not working. Appropriate corrective action is recommended by a qualified professional.

HEATING

Gas Burner

MAINTENANCE - The heating system is dirty and burners have debris on them. A dirty heating system can have a negative effect on its performance, can lead to malfunction and safety hazards. A professional cleaning is needed by a qualified mechanical contractor.

Clearance From Combustibles

SAFETY - The heating equipment appears to lack adequate clearance to combustibles. In my opinion this is an increased fire hazard. Appropriate corrective action is recommended by a qualified contractor.

PLUMBING

Supply Piping

REPAIR or REPLACE - There are indicators(current moisture) of a small water leak in the basement. This inspection cannot determine how severe, if corrected or how effective any repairs may be if repairs have been made. Water leakage and other moisture problems can lead to various damages such as at the drywall, plaster, flooring, insulation, structural framing and other building materials. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.

Sump Pump

Repair- Moisture is present on the outside foundation wall. although this inspection can not determine the origin of the moisture it is suspected the it may be resulting from the sump pump discharge piping discharging too close to the home. It is recommended that the sump pump discharge pipe be extended.

INTERIOR

Major Floor Finishes

REPAIR OR REPLACE - Damaged sections are present. It is my opinion that these should be fixed before someone gets hurt or additional damage is done to the property. I recommend that you contact a reputable handyman to mitigate this issue.

Exterior Doors

SAFETY - Doors leading to the exterior are equipped with a doubled cylinder keyed dead bolt (needs a key from the inside of the house). In my opinion, this is a serious safety hazard in regards to entrapment and emergency egress. Appropriate corrective action is needed by a qualified locksmith.

ROOFING

ROOFING LIMITATIONS

Roof Inspected By:

I inspected the roofing by walking on the roof.

Chimney:

The chimney was free and clear for me to inspect.

ROOFING DESCRIPTIONS

Main Roof:

ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

Garage Roof:

ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

Chimney:

WOOD FRAME WITH A METAL LINER - The chimney framing is made of wood with a metal flue liner on the inside.

ROOFING INSPECTABLE ITEMS

Main Roof:

REPAIR or REPLACE - Mechanical / physical damage is present. In my opinion this can allow water leakage and water entry into the building. Water leakage can lead to various problems including damage to plaster, drywall, flooring and can lead to a mold problem. I recommend you contact a qualified roofing contractor for appropriate corrective action.



Picture Date:10/20/2006

Garage Roof:

The overall condition is acceptable.

Chimney:

The overall condition is acceptable.

Valley Flashing:

The overall condition is acceptable.

Hip & Ridge Flashing:

The overall condition is acceptable.

Roof to Wall Flashing:

The overall condition is acceptable.

Chimney Flashing:

The overall condition is acceptable.

Roof Vent Flashing:

Maintenance - Nail heads are showing. As a rule of thumb, there should be no visible nail heads. In my opinion this can lead to water leakage and water entry into the building. Water leakage can result in significant damages I recommend you contact a qualified roofing contractor to mitigate the situation.

ROOFING INSPECTABLE ITEMS

Plumbing Stack Flashing:

The overall condition is acceptable.

Drip Edge Flashing:

The overall condition is acceptable.

Skylight:

The overall condition is acceptable.

EXTERIOR

EXTERIOR LIMITATIONS

Limitations:

DISCLAIMER - A car was in the garage. It is not within the scope remove the car for a closer inspection. This limits my inspection and I can not be responsible for any defects that I can not see.

DISCLAIMER - Storage was in the garage. It is not within the scope remove the storage for a closer inspection. This limits my inspection and I can not be responsible for any defects that I can not see.

DISCLAIMER - The exterior was inspected from the ground level only. It is not within the scope to climb the walls for a closer inspection. This limits my inspection and I can not be responsible for any defects that I can not see.

EXTERIOR DESCRIPTIONS

Gutters:

ALUMINUM - The gutters are made of aluminum. These gutters should be inspected and cleaned at least once a year.

Downspouts:

ALUMINUM - The downspouts are made of aluminum. The downspouts should be inspected and cleaned at least once a year.

Soffit:

ALUMINUM - The soffit is made of aluminum.

Fascia:

ALUMINUM - The fascia is made of aluminum.

Windows:

The windows are casement type windows.

Wall Surfaces:

BRICK - The exterior wall surface is brick construction. This is a very durable wall surface that should last for many years. The brick surface should be inspected for cracks and damaged mortar once a year. This will allow for early detection of any problems so they may be fixed before they turn into major problems.

VINYL SIDING - Most problems associated with vinyl sidings are installation defects, rather than deficiencies with the materials themselves. Securing the siding too tight and a lack of moldings and trim pieces where the siding butts other materials or changes direction, is one of the more common problems. Annual inspections, maintenance, and repairs as needed, will help extend the life span of the vinyl siding.

Walkways:

CONCRETE - The walkways are made of concrete.

Patios:

The patio is made of concrete

Driveways:

The driveway is made of concrete

Garage:

The garage is a three+ car attached garage.

EXTERIOR INSPECTABLE ITEMS

Gutters:

REPAIR or REPLACE - Sections of the gutter appear to be improperly pitched with a negative slope. Debris is found away from the downspouts or other visual indicator are present. In my opinion this stop water from properly draining and may cause further damage to the gutters or overhangs. It may even increase the potential for water leakage into the house. I recommend that you contact a qualified gutter and downspout contractor to mitigate the situation.

EXTERIOR INSPECTABLE ITEMS

Downspouts:

Maintenance - The downspout discharge drains close to the house. As a rule of thumb, a minimum drainage of six feet from the house is recommended. In my opinion when drainage is closer than 6 feet there is an increased potential for water to go back to the foundation and result in water leakage into basements and crawl spaces. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. I recommend that you contact a qualified contractor to mitigate the situation if possible.

Soffit:

The overall condition is acceptable.

Fascia:

The overall condition is acceptable.

Lot Topography:

The overall condition is acceptable.

Doors:

The overall condition is acceptable.

Windows:

Maintenance - Caulk, sealant on one of the windows is deteriorated, damaged or otherwise not effective. In my opinion this can increase the chances for water leakage and other moisture problems. This can lead to various damages such as at the drywall, plaster, flooring, insulation and structural framing. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.

Wall Surfaces:

The overall condition is acceptable.

Foundation Walls:

The overall condition is acceptable.

Landscaping:

The overall condition is acceptable.

Window Wells:

SAFETY - The window wells do not have any covers on them. In my opinion, this is a fall-in injury hazard. Additionally, certain covers help to keep water out and reduce leakage potential. I recommend that you contact a qualified contractor to install sturdy window well covers.

Walkways:

The overall condition is acceptable.

Patios:

The overall condition is acceptable.

Driveways:

The overall condition is acceptable.

Garage Floors:

The overall condition is acceptable.

Garage Overhead Door:

Maintenance. One of the garage door weatherstrips is damaged. I recommend you consider having the weatherstrip replaced.

Door Opener:

The overall condition is acceptable.

EXTERIOR INSPECTABLE ITEMS

Garage Man Door:

The overall condition is acceptable.

STRUCTURE

STRUCTURE LIMITATIONS

Limitations:

DISCLAIMER - Finishes, insulation and/or storage is concealing structural components. I can not be responsible for any defects that I can not see.

STRUCTURE DESCRIPTIONS

Configuration:

Basement

Foundation:

Poured concrete

Post:

The posts are made of steel.

Beams:

Steel

Floor Construction:

Poured concrete

Sub-Flooring:

wood

Walls:

Wood Frame

Roof Framing:

Wood rafters

STRUCTURE INSPECTABLE ITEMS

Footings:

NOTICE - The footings are not accessible for inspection. The type, style and material are unknown. Its physical condition is unknown. This inspection cannot determine if there is any damage or structural problems.

Foundation:

The overall condition is acceptable.

Sill Plates:

The overall condition is acceptable.

Post:

The overall condition is acceptable.

Beams:

The overall condition is acceptable.

Floor Construction:

The overall condition is acceptable.

Sub-Flooring:

REPAIR or REPLACE - The sub-floor squeaks when walked upon. In my opinion this is a minor issue and extremely common. It may be a nuisance to live with. This will be a choice for you to make. If this is something that you do not want to live with then I recommend that you contact a qualified contractor to mitigate the issue.

Walls:

The overall condition is acceptable.

STRUCTURE INSPECTABLE ITEMS

Stairway:

The overall condition is acceptable.

Roof Framing:

REPAIR or REPLACE - Rafters are sagging. Rafters are part of the structural framing. In my opinion these should be repaired to prevent further damage to the structure. Additionally, sagging rafters may be, or are indicators of a structural problem. I recommend you contact a qualified design professional such as a structural engineer for an additional evaluation and a qualified contractor to perform appropriate corrective action.

Roof Sheathing:

The overall condition is acceptable.

TJI FRAMING:

SAFETY - The structural framing is a type called TJI. This is part of the engineered lumber family and cannot be cut or altered like conventional lumber. There are cuts, notches or holes in the upper or lower flange (sometimes called the chord). This can compromise the structural integrity. Consultation is recommended by a qualified design professional such as a structural engineer and appropriate repairs are needed by a qualified contractor.

ELECTRIC

ELECTRIC LIMITATIONS

Limitations:

DISCLAIMER - Concealed electrical components not inspected. I can not be responsible for any defects that I can not see or examine.

ELECTRIC DESCRIPTIONS

Service Entrance:

Underground

Service Size:

200 amps 110/220 volts

Main Disconnect Location:

Basement

Main Disconnect Size:

200 amps

Distribution Panel:

The distribution panel is rated for 200 amps.

Sub-Panel Locations:

Basement

System Grounding:

The ground wire is attached to ground rods.

Distribution Wiring:

Non metallic cable which is commonly known as Romex

Outlets:

15 amp outlets 20 amp outlets GFCI Outlets

ELECTRIC INSPECTABLE ITEMS

Service Entrance:

The overall condition is acceptable.

Main Disconnect Panel:

The overall condition is acceptable.

Distribution Panel:

The overall condition is acceptable.

Fuses / Breakers:

The overall condition is acceptable.

System Grounding:

The overall condition is acceptable.

Distribution Wiring:

The overall condition is acceptable.

Outlets:

SAFETY - Of the representative sampling of wall receptacles, certain GFCI receptacles on the exterior of the home either did not properly respond or were not wired correctly. A non functioning GFCI receptacle is considered to be an electrical shock / electrocution hazard. Corrective action is needed by a qualified electrician.

Switches:

The overall condition is acceptable.

ELECTRIC INSPECTABLE ITEMS

Lights:

Maintenance - Light fixtures are present that are not completely working on the outside of the garage. although it is most likely a couple of non functioning light bulbs, It is beyond the scope to determine why these lights are not working. It is unknown if this is as simple as burned out light bulbs or if there is a more serious problem present requiring a qualified electrician to repair.

Ceiling Fans:

The overall condition is acceptable.

Smoke Detectors:

SAFETY - There is a smoke detector present that is not working. Although, it is most likely a need of a new battery, It is beyond the scope to determine why these smoke detector is not working. Appropriate corrective action is recommended by a qualified professional.

Carbon Monoxide Det:

The overall condition is acceptable.

HEATING

HEATING LIMITATIONS

Limitations:

DISCLAIMER - The heat exchanger was not visible or accessible. I cannot be responsible for any defects that I cannot inspect.

HEATING DESCRIPTIONS

Fuel:

Gas

Main Gas Shut Off:

The main gas shut off valve is located on the outside of the building.

Gas Piping:

Black Iron

Type of Heating System:

This home is equipped with two Rheem 120,000 btu Gas Forced Air furnaces.

Efficiency:

High efficiency

Approximate Age:

The furnace is relatively new.

Failure Probability:

Low

HEATING INSPECTABLE ITEMS

Gas Piping:

The overall condition is acceptable.

Gas Valve:

The overall condition is acceptable.

Pilot Light:

The overall condition is acceptable.

Heat Shield:

The overall condition is acceptable.

Gas Burner:

MAINTENANCE - The heating system is dirty and burners have debris on them. A dirty heating system can have a negative effect on its performance, can lead to malfunction and safety hazards. A professional cleaning is needed by a qualified mechanical contractor.

Vent:

The overall condition is acceptable.

Clearance From Combustibles:

SAFETY - The heating equipment appears to lack adequate clearance to combustibles. In my opinion this is an increased fire hazard. Appropriate corrective action is recommended by a qualified contractor.

Thermostat:

The overall condition is acceptable.

Heat Exchanger:

The overall condition is acceptable.

HEATING INSPECTABLE ITEMS

Blower Fan:

The overall condition is acceptable.

Filter:

The overall condition is acceptable.

Ductwork:

The overall condition is acceptable.

Electric Wiring:

The overall condition is acceptable.

COOLING

COOLING LIMITATIONS

Limitations:

DISCLAIMER - A heat loss or heat gain calculation is not done. This is beyond the scope of a home inspection.
DISCLAIMER - The indoor coil was not visible or accessible. I can not be responsible for any defects that I can not inspect.

COOLING DESCRIPTIONS

Type of System:

Evaporative Cooler

Cooling Capacity:

Although a heat loss calculation study was not completed. It is my opinion that the cooling capacity is within a proper size range for this type and size of home.

Approximate Age:

The unit is in its first quarter of its expected life span

COOLING INSPECTABLE ITEMS

Outdoor Coil:

The overall condition is acceptable.

Indoor Coil:

This component was unable to be inspected.

Compressor:

The overall condition is acceptable.

Refrigerant Lines:

The overall condition is acceptable.

Condensate Drain:

The overall condition is acceptable.

Outdoor Fan:

The overall condition is acceptable.

Evaporative Cooler:

The overall condition is acceptable.

PLUMBING

PLUMBING LIMITATIONS

Limitations:

DISCLAIMER - The concealed plumbing is not part of the home inspection. Since I can not see these items, I can not and will not be held liable should a defect exist.

PLUMBING DESCRIPTIONS

Service Piping Into House:

Copper

Supply Piping:

Copper

Waste Piping:

Plastic

Pumps:

Submersible

Location of Main Shut Off:

The main shut off is located in the basement

Water Heater:

Two Conventional Gas Fired Bradford White 48 gallon capacity water heaters.

PLUMBING INSPECTABLE ITEMS

Service Piping Into House:

The overall condition is acceptable.

Supply Piping:

REPAIR or REPLACE - There are indicators(current moisture) of a small water leak in the basement. This inspection cannot determine how severe, if corrected or how effective any repairs may be if repairs have been made. Water leakage and other moisture problems can lead to various damages such as at the drywall, plaster, flooring, insulation, structural framing and other building materials. Water leakage and moisture problems can also lead to a mold problem. Appropriate corrective action is recommended by a qualified contractor.

Water Flow (Functional Flow):

The overall condition is acceptable.

Waste Piping:

The overall condition is acceptable.

Venting:

The overall condition is acceptable.

Well Pump:

The overall condition is acceptable.

Holding Tank:

The overall condition is acceptable.

Sump Pump:

Repair- Moisture is present on the outside foundation wall. although this inspection can not determine the origin of the moisture it is suspected the it may be resulting from the sump pump discharge piping discharging too close to the home. It is recommended that the sump pump discharge pipe be extended.

Outdoor Spigots:

The overall condition is acceptable.

PLUMBING INSPECTABLE ITEMS

Sinks:

The overall condition is acceptable.

Toilets:

The overall condition is acceptable.

Bathtubs:

The overall condition is acceptable.

Showers:

The overall condition is acceptable.

Whirlpool Tubs:

Although not mechanically tested, the overall condition is visually acceptable.

Bidets:

The overall condition is acceptable.

Kitchen Sink:

The overall condition is acceptable.

Laundry Tub:

The overall condition is acceptable.

Water Heater:

The overall condition is acceptable.

INTERIOR

INTERIOR LIMITATIONS

Limitations:

DISCLAIMER - Personal storage limits the inspection. This may hide some defects that may exist. I can not be responsible for defects that I can not see.

DISCLAIMER - The intercom system is not part of the home inspection standards of practice.

DISCLAIMER - The central vacuum is not part of the home inspection standards of practice.

INTERIOR DESCRIPTIONS

Major Floor Finishes:

Carpeting/
Ceramic

Major Wall Finishes:

Drywall

Major Ceiling Finishes:

Drywall

Exterior Doors:

STEEL - The exterior doors are made of steel.

Interior Doors:

WOOD

Fireplaces:

Yes

INTERIOR INSPECTABLE ITEMS

Major Floor Finishes:

REPAIR OR REPLACE - Damaged sections are present. It is my opinion that these should be fixed before someone gets hurt or additional damage is done to the property. I recommend that you contact a reputable handyman to mitigate this issue.

Major Wall Finishes:

The overall condition is acceptable.

Major Ceiling Finishes:

The overall condition is acceptable.

Windows:

The overall condition is acceptable.

Exterior Doors:

SAFETY - Doors leading to the exterior are equipped with a doubled cylinder keyed dead bolt (needs a key from the inside of the house). In my opinion, this is a serious safety hazard in regards to entrapment and emergency egress. Appropriate corrective action is needed by a qualified locksmith.

Interior Doors:

The overall condition is acceptable.

Fireplaces:

The overall condition is acceptable.

Below Grade Leakage:

See Sump Pump in Plumbing Section

INTERIOR INSPECTABLE ITEMS

Cabinets:

The overall condition is acceptable.

Interior Trim Work:

The overall condition is acceptable.

Staircase:

The overall condition is acceptable.

Closet:

The overall condition is acceptable.

INSULATION

INSULATION LIMITATIONS

Limitations:

DISCLAIMER - I cannot confirm the continuity of the air/vapor barrier. I cannot be responsible for any defects that I cannot inspect.

INSULATION DESCRIPTIONS

Main Attic:

Fiberglass

Walls:

Fiberglass

Floors:

Fiberglass

Vapor Barrier:

Unable to determine

Roof Ventilation:

Roof Vents/Soffit Vents

INSULATION INSPECTABLE ITEMS

Main Attic:

The overall condition is acceptable.

Air Barrier:

This component was unable to be inspected.

Vapor Barrier:

This component was unable to be inspected.

Roof Ventilation:

The overall condition is acceptable.

Hatch:

The overall condition is acceptable.

Pipes:

The overall condition is acceptable.

Ductwork:

The overall condition is acceptable.

APPLIANCES

APPLIANCES LIMITATIONS

Limitations:

The appliances are not tested for a complete cycle or under real load applications. The inspection of appliances is limited to basic response of basic features only and to listen for unusual noises. How well the appliance will perform under real conditions is unknown.

APPLIANCES DESCRIPTIONS

Range:

The range operates with gas.

Oven:

The dual oven operates with electric.

APPLIANCES INSPECTABLE ITEMS

Range:

The overall condition is acceptable.

Oven:

The overall condition is acceptable.

Dishwasher:

The overall condition is visually acceptable.

Garbage Disposal:

The overall condition is acceptable.

Trash Compactor:

The overall condition is visually acceptable.

Central Vacuum:

The overall condition is acceptable.

Door Bell:

The overall condition is acceptable.

Refrigerator:

The overall condition is acceptable.

Clothes Washer:

The overall condition is visually acceptable.

Clothes Dryer:

The overall condition is visually acceptable.

ENVIRONMENTAL

ENVIRONMENTAL INSPECTABLE ITEMS

Mice:

This component was not present or able to be inspected.

Animal:

This component was not present or able to be inspected.