

Assured Home Buyer Inspections.com



Inspection Report

12151 97th St

Milaca, MN 56353

Prepared for: Mr. Randy Bertsch



**Prepared by: Alan Johnson
6659 327th Lane NW
Princeton, MN 55371
763-438-2684**

October 6, 2021

Mr. Randy Bertsch

RE: 12151 97th St
Milaca, MN 56353

Dear Mr. Bertsch:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on October 6, 2021. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

PLUMBING

WATER HEATER:

CONDITION:

Appears serviceable, year of manufacture 2002, Pressure relief valve noted, not tested, Flue vent intact, A water shutoff valve is installed, [Flame yellow, humid day, tune up may be needed.](#)

GROUNDS

DRIVEWAY:

CONDITION:

Appears serviceable, Cracks noted are typical. [Surface raised/settled](#), Gravel.

DECKS:

CONDITION:

Appears serviceable, [Deterioration noted to deck surface.](#)

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

BURNERS/HEAT EXCHANGERS:

Burner Flame(s) appear typical, [Unusual flame pattern noted](#), [Humidity could be a factor, tune up suggested](#), The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Stored items prevent access and testing at some outlets and switches. [GFCI not operational, 1/2 bath. Missing or damaged cover plates viewed, Basement utility room.](#)

INTERIORWINDOWS:TYPE & CONDITION:

Wood, Clad-Metal/Vinyl, Insulated glass, Double hung, **Finish repair needed, finish Damaged from moisture/sun.** A representative sampling was taken. Windows as a grouping are generally operational.

CEILINGS & WALLS:TYPE & CONDITION:

Drywall, General condition appears serviceable. **Stains noted, Unable to determine if active leakage exists.** Make inquiry with the seller as to the history of leaks, **Tests dry today, below kitchen sink/dishwasher, no leaks detected there.**

SMOKE / FIRE DETECTOR:COMMENTS:

Smoke alarm(s) responded to test button operation, **Appear Older, Due for replacement,** Typical replacement recommended every 10 years, **Local codes require detectors in all bedrooms and one on every level.** **We suggest additional smoke detectors be installed in appropriate locations, No Carbon monoxide detector noted,** We strongly recommend a carbon monoxide detector be installed in all homes and be replaced every 7 years. New laws have been passed requiring all residential structures be retrofitted with carbon monoxide detectors within 10 feet of bedrooms by the year 2008 - 2009.

BATHROOMSBATHROOM AREA:TUB/SHOWER AND WALLS:

Shower walls appear serviceable, Enclosure appears serviceable, **Caulk and seal all tub and shower areas as a precaution.**

BATHROOM AREA:TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, **Caulk and seal all tub and shower areas as a precaution.**

Note: items in this letter and report in,

Black print = Normal/ok.

Blue print = Points of interest/Marginal/Needs future monitoring.

Red print = Fails/Needs repair.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Assured Home Buyer Inspections

Alan L. Johnson
Owner

enclosure

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: October 6, 2021.
TIME OF INSPECTION: 8:00 AM.
CLIENT NAME: Mr. Randy Bertsch.
CLIENT PHONE #:
CLIENT FAX #:
INSPECTION SITE: 12151 97th St.
INSPECTION SITE Milaca, MN 56353.
CITY/STATE/ZIP:

CLIMATIC CONDITIONS:

WEATHER: Clear, fog.
SOIL CONDITIONS: Damp.
APPROXIMATE 40-50.
OUTSIDE
TEMPERATURE in F:

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: North, Northwest.
ESTIMATED AGE OF 19 years, 2002.
HOUSE/ BUILD DATE:
BUILDING TYPE: 1 family.
STORIES: 1
SPACE BELOW Basement.
GRADE:

UTILITY SERVICES:

WATER SOURCE: Private.
SEWAGE DISPOSAL: Private.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Rural.
HOUSE OCCUPIED? Yes.
COMMENTS: Home is very cluttered making proper inspection of some areas Impossible.

PAYMENT INFORMATION:

TOTAL FEE: 360.00.
PAID BY:

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.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this 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 exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Vinyl siding. Metal siding.

CONDITION:

Appears serviceable,
Cracks noted are
typical.

**TRIM:**

MATERIAL: Aluminum, Metal.
CONDITION: Appears serviceable.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is fully accessible, stairs and handrail are serviceable. Basement is finished.
BASEMENT WALLS - TYPE: Concrete block.
CONDITION: Appears serviceable, Minor settlement cracks noted, not significant at this time, Not fully inspected due to restricted visibility.
BEAMS: Appears serviceable, Beams are not fully visible.
FLOOR JOISTS: Appear serviceable, Prefabricated floor trusses are in use, This item is not fully visible.
COLUMNS/SUPPORTS: Appear serviceable, Area is not fully visible.

**BASEMENT FLOOR
AND DRAINAGE:**

Floor drain, Appears serviceable,
Sump pump appears serviceable.



**OTHER
OBSERVATIONS:**

Expansive soils are present in this area. Movement of the house structure could be expected during excessively wet or dry periods of weather.

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.

ATTIC AND INSULATION:

**ACCESSIBILITY AND
CONDITION:**

Attic is partial, Truss
framing, Appears
Serviceable, Viewing
was limited, to
observing from hatch
areas only. Ventilation
is provided.





**INSULATION TYPE,
CONDITION AND
R-VALUE:**

Fiberglass- Blown, 17-18 inches, R-44 Appears serviceable.

ROOF:

STYLE:

Gable.





TYPE:

Composition shingles. 30 year, Metal.

ROOF ACCESS: Viewed from roof edge on ladder, Viewed with digital zoom lens, Walked on roof.
ROOF COVERING STATUS: Appears serviceable/within useful life. 1-8 Years old.

EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal, Rubber, Appears serviceable.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Full, Appears serviceable.



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping 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, Galvanized, Plastic.



Main shut off

CONDITION: Appears serviceable, Valve is operational, Water softener installed - NOT PART OF THIS INSPECTION, Main line is 1" inch diameter, Water pressure appears adequate.

SUPPLY LINES:

MATERIAL: Copper, Unable to fully determine.
CONDITION: Appears serviceable.

WASTE LINES:

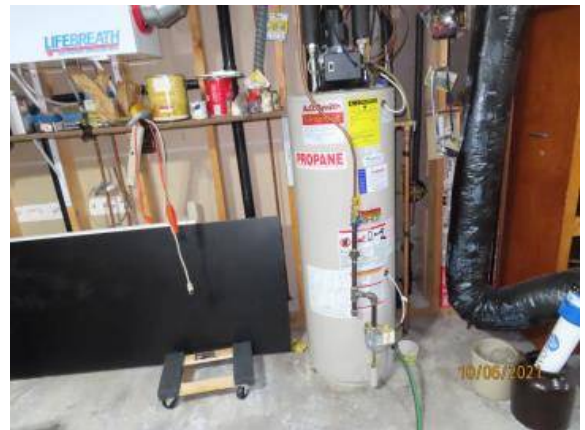
MATERIAL: Plastic.
CONDITION: Appears serviceable, Plumbing vents appear serviceable. Unable to fully view pipes.

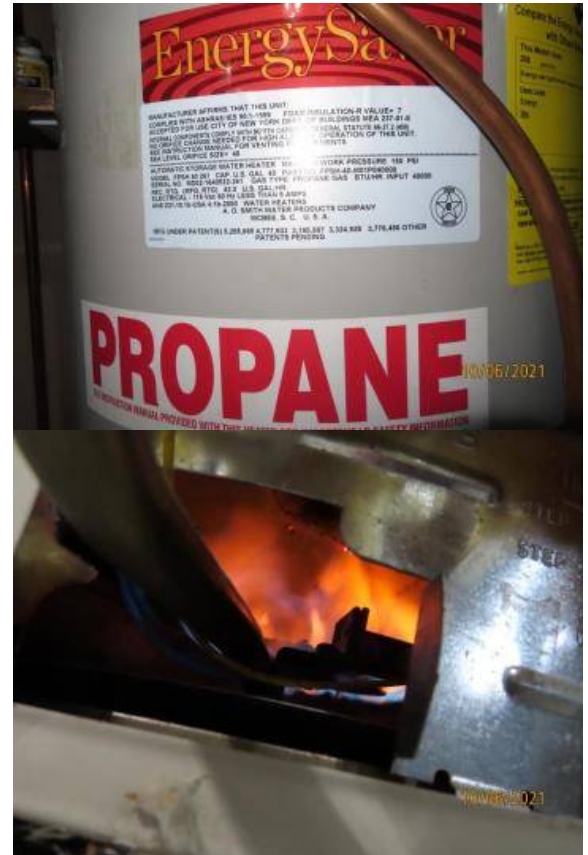
HOSE FAUCETS:

OPERATION: DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.
Sample operated, appeared serviceable, Frost proof type.

**WATER HEATER:**

TYPE: Gas.





SIZE: 40 Gallons.
LOCATION: Basement, Utility room.
CONDITION: Appears serviceable, year of manufacture 2002, Pressure relief valve noted, not tested, Flue vent intact, A water shutoff valve is installed, **Flame yellow, humid day, tune up may be needed.**

FUEL SYSTEM:

METER/TANK LPG/Oil tank located, System appears serviceable.
LOCATION-CONDITION
:

SEPTIC SYSTEM:

SEPTIC TANK Rear of house.
LOCATION:
DRAIN FIELD Rear yard.
LOCATION:
SYSTEM CONDITION: Not Determined, Full inspection generally required and is carried out by a separate inspector.

GROUND S

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:

CONDITION: Appears serviceable, Cracks noted are typical. [Surface raised/settled](#), Gravel.



SIDEWALKS:

TYPE: Concrete.
CONDITION: Appears serviceable, Cracks noted are typical.

LANDSCAPING:

CONDITION: Maintained.

RETAINING WALLS:

TYPE: Masonry.
CONDITION: Appears serviceable, [Displacement/Cracks typical](#).



GRADING:**SITE:**

Flat site, Gentle slope, Grade at foundation appears serviceable, Flat to negative pitch.

**DECKS:****TYPE:**

Wood, Composite.

CONDITION:

Appears serviceable, Deterioration noted to deck surface.

**PATIO/PORCH COVER:****TYPE:**

Same as structure.

CONDITION:**EXTERIOR STAIRS/STOOPS:**

CONDITION: Appears serviceable, Handrails serviceable.

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 preformed 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.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Basement. Utility Area.



SYSTEM TYPE: Forced Air.
FUEL TYPE AND NOTES: Natural Gas. Electronic ignition is provided.

CAPACITY OF UNIT: 60,000 BTU, Input.



APPROXIMATE AGE IN YEARS: Date of manufacture. 2002.

SECONDARY HEATING SYSTEM: Forced Air, Space heater, Barn,



HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational.

BURNERS/HEAT EXCHANGERS:

Burner Flame(s) appear typical, **Unusual flame pattern noted, Humidity could be a factor, tune up suggested,** The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection.

**PUMP/BLOWER FAN: COMBUSTION AIR:**

Appears Serviceable.
Appears serviceable.

**VENTING:
AIR PLENUM:
AIR FILTERS:**

Appears serviceable.
Appears serviceable.
Appear serviceable, **Recommended maintenance: replace monthly during high use months: mid winter, summer. Every 2-3 months spring and fall. Hold up to light, if light is blocked from shining through: replace.**

**NORMAL CONTROLS:
GENERAL
SUGGESTIONS:
SECONDARY HEATING
UNIT:**

Appear serviceable. programmable thermostat.
Suggest a routine maintenance schedule including cleaning/servicing blower motor, pilot light, vent system and burners.
Appears operational.

TYPE: Central, Electric, Appears operational.

TYPE: Central, Electric, Appears operational.



COMPRESSOR AGE IN 19 approximately.

RETURN AIR 70 Deg. F.

TEMPERATURE:

SUPPLY AIR TEMPERATURE: 48 Deg F.
AIR TEMPERATURE DROP: 22 Deg. F.
SYSTEM CONDITION: Appears serviceable. Air drop of 20 deg. F is optimal.
CONDENSATE LINE: Condensate line installed.
NORMAL CONTROLS: Appear serviceable.

DUCTWORK:

TYPE: Sheet metal.
DUCTS/AIR SUPPLY: Appears serviceable, Ducts not fully visible.

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 in all bedrooms, on every level, and tested regularly.

SERVICE:

TYPE AND CONDITION: Underground, 110/220 Volt, Circuit breakers, Appears serviceable.



ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES: Appears serviceable. Garage.



Inspector Notes:
MAIN BREAKER
RATING:
MAIN PANEL AMP
RATING
SUBPANEL #1
LOCATION:

Circuit and wire sizing correct so far as visible, Grounding system is present.
 200 Amp.

200 Amp.

Main, Barn,



SUB PANEL NOTES:

Circuit and wire sizing correct so far as visible, Grounding system is present.

CONDUCTORS:

ENTRANCE CABLES:

Aluminum- OK.

BRANCH WIRING:

Copper, Aluminum (220 volt OK), Appears serviceable.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Stored items prevent access and testing at some outlets and switches.
 GFCI not operational, 1/2 bath.
 Missing or damaged cover plates viewed, Basement utility room.



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:

- MAIN ENTRY DOOR:

OTHER EXTERIOR DOORS:

INTERIOR DOORS:
- Appears serviceable.

Appears serviceable.

Appears serviceable.

WINDOWS:

- TYPE & CONDITION:

Wood,
Clad-Metal/Vinyl,
Insulated glass,
Double hung, Finish
repair needed, finish
Damaged from
moisture/sun. A
representative
sampling was taken.
Windows as a
grouping are
generally operational.





CEILINGS & WALLS:

TYPE & CONDITION: Drywall, General condition appears serviceable. Stains noted, Unable to determine if active leakage exists. Make inquiry with the seller as to the history of leaks, Tests dry today, below kitchen sink/dishwasher, no leaks detected there.



FLOORS:

TYPE & CONDITION: Carpet, Vinyl, Laminate wood, General condition appears serviceable, Stored items or furnishings prevent full inspection.

SMOKE / FIRE DETECTOR:

COMMENTS: Smoke alarm(s) responded to test button operation, Appear Older, Due for replacement, Typical replacement recommended every 10 years, Local codes require detectors in all bedrooms and one on every level. We suggest additional smoke detectors be installed in appropriate locations, No Carbon monoxide detector noted, We strongly recommend a carbon monoxide detector be installed in all homes and be replaced every 7 years. New laws have been passed requiring all residential structures be retrofitted with carbon monoxide detectors within 10 feet of bedrooms by the year 2008 - 2009.

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, Detached, Four car, Insulated.

ROOF:

CONDITION: Appears serviceable.

FLOOR:

CONDITION: Appears serviceable, Typical cracks noted. Floor drain noted, Unable to determine discharge location.

**FIRE WALL:**

CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: Appears serviceable, Automatic door opener(s)- operational, Automatic reverse feature is, operational. Suggested Maintenance: Lube door wheels with 30W oil sparingly annually (fall is best time I feel) and torsion spring with a quick swipe of WD-40. Then run door up and down several times.

MISCELLANEOUS:

Stored items restrict viewing of the garage area.

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.

KITCHEN SINK:

TYPE AND CONDITION: Porcelain, Appears serviceable, Faucet is serviceable. Hand sprayer is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric, Free-standing, Appears serviceable.

VENTILATION:

TYPE AND CONDITION: Internal. Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION: Electric, Appears serviceable.

DISHWASHER:

CONDITION: Appears serviceable, Air gap device or high-loop is present on drain line- Proper.

OTHER BUILT-INS:

MICROWAVE: Appears serviceable.

ICE MAKER: Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Counters are Formica (plastic laminate), Appear serviceable, Cabinets appear serviceable.

SWITCHES/FIXTURES/ Appear serviceable.

OUTLETS:

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.

LAUNDRY:

LOCATION: Service area main floor.

CONDITION: Plumbing appears serviceable, Electrical outlet is grounded, 220 Service-operational, Dryer venting is provided, Laundry sink is provided.

WASHER AND DRYER:

CLOTHES WASHER: Appears serviceable, Washer was not operated full cycle at the time of inspection.

CLOTHES DRYER: Appears serviceable, Electric, Dryer was not operated full cycle at the time of inspection. A dryer vent is provided, and in good visual condition. No tears were noted. Regular/annual cleaning of dryer vent suggested maintenance.

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:

CONDITION OF SINK: Appears serviceable, Drain appear serviceable.

CONDITION OF Appears serviceable.

TOILET:

BATH VENTILATION: Appears serviceable, Air exchanger used, [Consider installing an exhaust fan to provide additional ventilation.](#)

BATHROOM AREA:

CONDITION OF SINK: Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
CONDITION OF
TOILET: Appears serviceable.

TUB/SHOWER Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

PLUMBING FIXTURES:

TUB/SHOWER AND
WALLS: Shower walls appear serviceable, Enclosure appears serviceable, [Caulk and seal all tub and shower areas as a precaution.](#)



BATH VENTILATION: Appears serviceable, [Consider installing an exhaust fan to provide additional ventilation.](#)

BATHROOM AREA:

CONDITION OF SINK: Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
CONDITION OF
TOILET: Appears serviceable.

TUB/SHOWER Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

PLUMBING FIXTURES:

TUB/SHOWER AND
WALLS: Tub and shower areas appear serviceable, [Caulk and seal all tub and shower areas as a precaution.](#)



Tub to floor

BATH VENTILATION: Appears serviceable, [Consider installing an exhaust fan to provide additional ventilation.](#)

BATH LOCATION:**BATHROOM AREA:**

1/2 Entry area.
Kitchen.



Master bedroom, 3/4.



Basement, Hall, Full.

