

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

DESCRIPTION

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Resilient](#)
Major wall finishes: • [Plaster/drywall](#)
Major ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#)
Windows: • [Single/double hung](#) • [Sliders](#)
Glazing: • [Single](#)
Exterior doors: • [Metal](#) • [Sliding glass](#)
Evidence of basement leakage: • Present • Musty or damp odor • Loose floor tiles • Prior repairs
Oven type: • Conventional
Oven fuel: • Electricity
Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Door bell
Laundry facilities: • Washer • Laundry tub • Dryer • Vented to outside

LIMITATIONS

Inspection limited/prevented by: • Storage/furnishings • Storage in closets/cupboards
Restricted access to: • Crawlspace • Garage • Cupboards and cabinets
Not tested/not in service: • Waste disposal • Range hood • Range • Oven • Microwave • Dishwasher
Not included as part of a home inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any
Appliances: • Appliances are not inspected as part of a home inspection
Percent of foundation not visible: • 90 %
Basement leakage: • Cannot predict how often or how badly basement will leak
Garage door: • Not tested
Garage door opener: • Not tested

RECOMMENDATIONS

Floors \ Concrete floors
Condition: • [Water on floor](#)
Location: Throughout Basement
Task: Further evaluation
Time: Immediate
Cost: Major
Note: This property appears to be located on or near the Jelkes Creek Wetlands considering Jelkes Creek is located immediately west of property by approximately 125 yards. Very high moisture content was detected throughout the basement floor in most areas covered by tile. No perimeter foundation drainage (generally substantiated by evidence of