



Gaither Mtn Home Inspections LLC
(870) 416-5113

Home Inspection Report Harrison, AR 72601

Inspected By: Jim Naff HI-2120

Prepared For: Jim Naff
Inspected On Mon, Jul 29, 2024 at 9:20 AM

Table of Contents

Report Summary	4
General	10
Site	11
Exterior	16
Garage	21
Roofing	24
Structure	30
Electrical	37
HVAC	41
Plumbing	48
Bathrooms	53
Living Room	61
Dining Room	65
Bedrooms	68
Kitchen	77
Laundry	81
Basement	84

Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Safety issue

Exterior: Railings

Balusters recommended to be no more than 4 inches apart and four inches off of the deck(especially if you have small children)

Electrical: Smoke Detectors

Recommend having smoke detectors installed in all bedrooms and living rooms

Plumbing: Water Heater: Temp & Pressure Relief Valve

Recommend putting blow off leg on relief valve down to within 6 inches of floor

Recommend having blow off leg installed for safety reasons

IT IS A SAFETY hazard to reduce the size of the blow off leg

Recommend changing the pipe on relief valve to 3/4 or bigger(recommend a copper or PEX if using pex a 1 inch or bigger line is needed the pex fitting reduce the size of the pipe)

Laundry: GFCI Protection

Recommend having gfci outlet installed for washing machine for safety seasons(to avoid getting accidentally stocked)

Deficiency

Site: Vegetation

All vegetation should be cut back at least 12 inches from the house

Site: Driveway

Cracks in the drive is pretty much standard for driveway of this age

Recommend sealing cracks so water doesn't get between them and freeze causing bigger cracks

Recommend monitoring the cracks if they get to being a tripping hazard then recommend removing that section and replace concrete

Site: Walkways

Recommend caulking crack in walkway so water doesn't get in and freeze making crack bigger Recommend monitoring cracks in walkway for further up left if cracks get hazardous then repairs will have to be made

Site: Steps/Stoops

Brick steps on front of house show signs of setting

Recommend caulking cracks to keep water from getting in and freezing causing bigger cracks

Site: Steps/Stoops

Recommend replacing deteriorating steps off the back deck and putting concrete pads under them(these look to be sitting on the ground)

Site: Patios/Decks

Recommend putting 2x6 joists hangers on deck floor joists

Site: Patios/Decks

Recommend putting supports under middle floor joist

Exterior: Exterior Covering

Recommend caulking all cracks in mortar and brick to keep water from getting in and freezing causing bigger cracks

Exterior: Exterior Covering

Recommend replacing deteriorating siding on half gable and any damaged framing found while replacing siding

Exterior: Exterior Covering

Recommend repairing brick columns and caulking all cracks

Exterior: Exterior Covering

Z-bars missing between siding joint

Exterior: Exterior Trim Material

Recommend caulking along the side of trim where it meets the blocks

Exterior: Windows

Exterior: Windows

Recommend getting all the screens that are torn fixed and replace missing screens

Exterior: Railings

Recommend tightening up handrails on the front steps

Garage: Opener Safety Feature

Recommend having the force sensitive feature for the door installed or adjusted

Garage

Bug damage

Roofing: Roof Covering

Recommend monitoring these areas for potential problems

Screws are drilled in at an angle and then caulked (quit a few of them)

Recommend putting screws in all hole found in the roof

Roofing: Ventilation Present

Recommend replacing torn screens in gable vents

Roofing: Vent Stacks

Recommend replacing vent pipe from top to bottom

Recommend having correct roof boot put on new pipe

Roofing: Flashings

Recommend caulking in these areas

Roofing: Soffit and Fascia

Recommend replacing deteriorating wood fascia boards and flat soffit also any deteriorating framing found while replacing fascia

Roofing: Soffit and Fascia

Recommend replacing all deteriorating soffit including framing in this area

Structure: Foundation Material

Recommend monitoring for further movement (if movement continues then repairs may have to be made)

Structure: Floor Structure

Recommend replacing all deteriorating floor joists
Recommend replacing all deteriorating top seal plates
Recommend replacing deteriorating subfloor

Structure: Attic: Vent Risers

See roof vent comments

Structure: Attic: Insulation

Recommend having insulation added in the attic to a r-value of 38

Structure: Crawlspace: Ventilation Present

Recommend more ventilation

Electrical

Recommend putting covers on all outlets, switches and junction boxes

HVAC: Heating: Output Temperature

Unit would not come on

HVAC: Heating

Recommend new vent for heater from bottom to the top

HVAC: Heating

Recommend having heater inspected by licensed hvac contractor because it wouldn't come on

Plumbing: Waste Pipe Material

Recommend having licensed plumber replace all leaking drain lines

Bathrooms: Bathroom #1: Sink(s)

Drawers in vanity are broken

Bathrooms: Bathroom #2: Bath Tub

Recommend fixing faucet handle it leaks water when the faucet is turned on

Bathrooms: Bathroom #2: Toilet

At time of inspection the toilet was not tight to the floor recommend having toilet tighten down to the floor

Bathrooms: Bathroom #2: Floor

Recommend reattaching flooring where it is coming up

Bathrooms: Bathroom #2

Recommend repairing drywall ceiling and walls then paint

Dining Room: Electrical

Light switch is bad to the light

Bedrooms: Bedroom #1: Doors

Recommend putting door stop on hinged door

Bedrooms: Bedroom #1: Doors

Recommend adjusting knob and door keeper so door will stay shut

Bedrooms: Bedroom #2: Doors

Recommend putting door stop on hinged door

Bedrooms: Bedroom #3: Flooring

Recommend replacing flooring

Laundry: Laundry Hook Ups

Handles on the valve will not turn

Basement: Floors

Recommend sealing cracks so water doesn't come through

Basement

Basement appears to have a water problem (deteriorating plates , deteriorating studs)

Recommend replacing all damaged framing and solve water problem)

Basement

Anything copper in the basement has an unknown black coating on it including the wires in the breaker box

General information about the property inspected and the conditions that existed when the inspection was performed.

Approximate Age

49 years old

Age Based On

Listing

Bedrooms/Baths

3 bedroom/2 bath

Door Faces

West

Furnished

Partially

Occupied

No

Weather

Sunny

Temperature

Warm

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Client

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Sloped Away From Structure

Condition: Functional



Vegetation

Growing Against Structure

Condition: Repair or Replace

Comment 1

Deficiency

All vegetation should be cut back at least 12 inches from the house



Retaining Walls

Masonry

Condition: Functional



Driveway

Concrete

Condition: Functional



Comment 2

Deficiency

Cracks in the drive is pretty much standard for driveway of this age

Recommend sealing cracks so water doesn't get between them and freeze causing bigger cracks

Recommend monitoring the cracks if they get to being a tripping hazard then recommend removing that section and replace concrete



Walkways

Concrete

Condition: Functional

Comment 3

Deficiency

Recommend caulking crack in walkway so water doesn't get in and freeze making crack bigger Recommend monitoring cracks in walkway for further up left if cracks get hazardous then repairs will have to be made



Steps/Stoops

Brick

Condition: Repair or Replace

Comment 4

Deficiency

Brick steps on front of house show signs of setting

Recommend caulking cracks to keep water from getting in and freezing causing bigger cracks



**Comment 5
Deficiency**

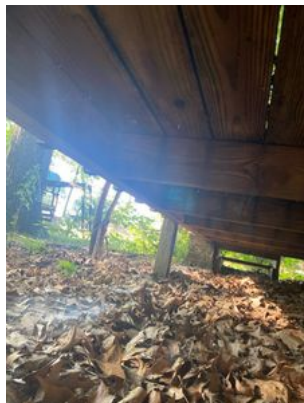
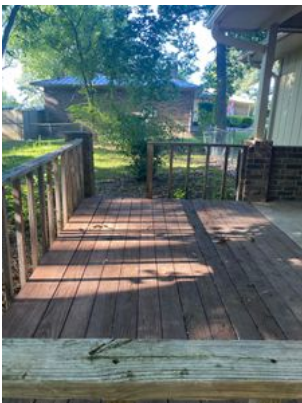
Recommend replacing deteriorating steps off the back deck and putting concrete pads under them(these look to be sitting on the ground)



Patios/Decks

Wood

Condition: Repair or Replace





Comment 6
Deficiency

Recommend putting 2x6 joists hangers on deck floor joists



Comment 7
Deficiency

Recommend putting supports under middle floor joist



The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Brick, Plywood Siding

Condition: Repair or Replace



Comment 8
Deficiency

Recommend caulking all cracks in mortar and brick to keep water from getting in and freezing causing bigger cracks



Comment 9

Deficiency

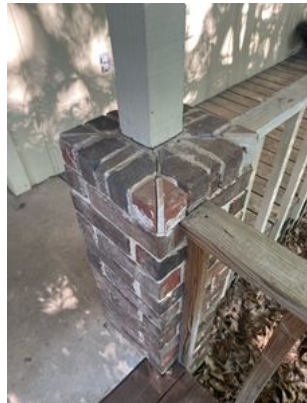
Recommend replacing deteriorating siding on half gable and any damaged framing found while replacing siding



Comment 10

Deficiency

Recommend repairing brick columns and caulking all cracks



Comment 11

Deficiency

Z-bars missing between siding joint



Exterior Trim Material

Wood

Condition: Repair or Replace

Comment 12

Deficiency

Recommend caulking along the side of trim where it meets the blocks



Windows

Aluminum

Condition: Functional



Comment 13
Deficiency



Comment 14
Deficiency

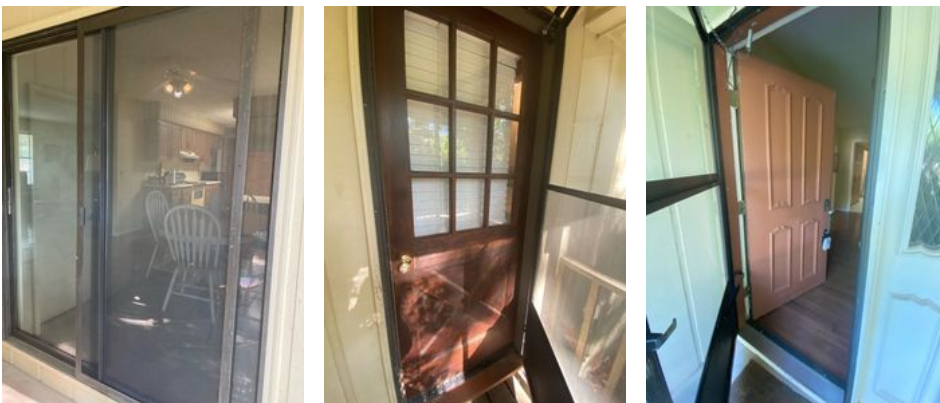
Recommend getting all the screens that are torn fixed and replace missing screens



Entry Doors

Wood, Steel

Condition: Functional



Railings

Wood

Condition: Marginal

Comment 15

Safety issue

Balusters recommended to be no more than 4 inches apart and four inches off of the deck(especially if you have small children)



Comment 16

Deficiency

Recommend tightening up handrails on the front steps



Garage

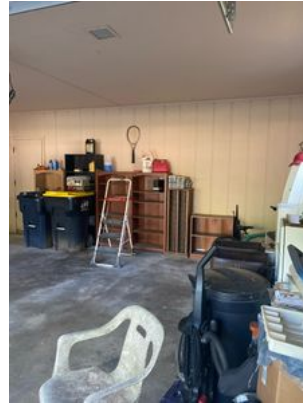
Garage Type

Attached

Condition: Functional



Overview Photos Of Garage



Garage Size

2 Car



Door Opener

Chain Drive

Condition: Functional



Opener Safety Feature

Light Beam

Condition: Functional

**Comment 17
Deficiency**

Recommend having the force sensitive feature for the door installed or adjusted

Garage Comments

**Comment 18
Information**

At time of the inspection storage items blocked a lot of the walls and floor of the garage therefore the garage couldn't be properly inspected



Comment 19
Information

Garage door is bent



Comment 20
Deficiency

Bug damage



Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Walked Roof/Arms Length



Roof Design

Gable

Roof Covering

Metal

Condition: Marginal



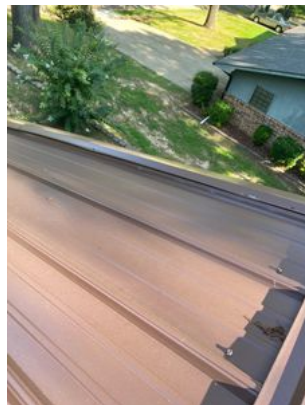
Comment 21

Deficiency

Recommend monitoring these areas for potential problems

Screws are drilled in at an angle and then caulked (quite a few of them)

Recommend putting screws in all hole found in the roof



Ventilation Present

Gable Ends, Turbine

Condition: Marginal



Comment 22

Deficiency

Recommend replacing torn screens in gable vents



Vent Stacks

Metal, Plastic

Condition: Repair or Replace



Comment 23

Deficiency

Recommend replacing vent pipe from top to bottom

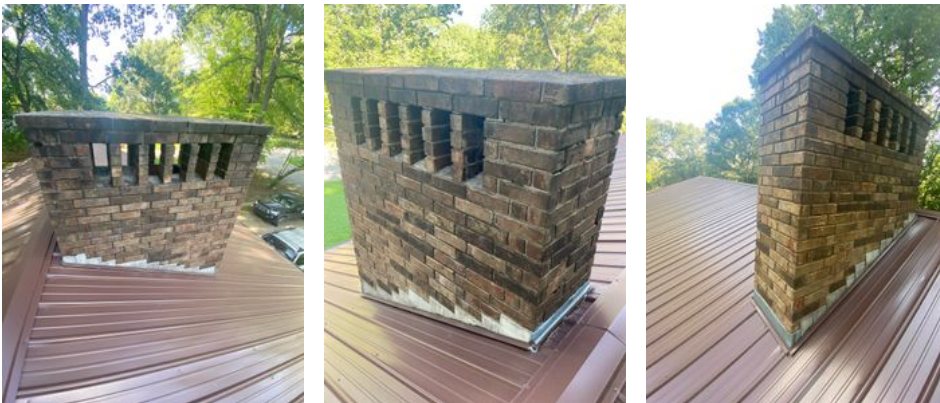
Recommend having correct roof boot put on new pipe



Chimney

Brick

Condition: Functional



Flashings

Metal

Condition: Repair or Replace

Comment 24

Deficiency

Recommend caulking in these areas



Soffit and Fascia

Wood

Condition: Repair or Replace

Comment 25

Deficiency

Recommend replacing deteriorating wood fascia boards and flat soffit also any deteriorating framing found while replacing fascia



Comment 26

Deficiency

Recommend replacing all deteriorating soffit including framing in this area



Gutters & Downspouts

Metal

Condition: Functional



The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Crawl Space



Foundation Material

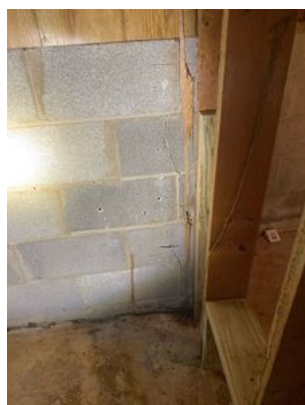
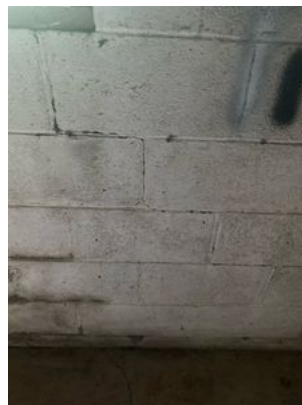
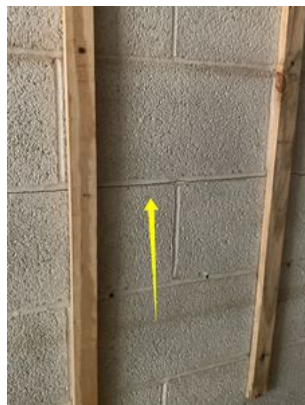
Concrete Block

Condition: Marginal

Comment 27

Deficiency

Recommend monitoring for further movement (if movement continues then repairs may have to be made)



Signs of Water Penetration

Deteriorating framing

Condition: Repair or Replace



Floor Structure

Wood Frame

Condition: Repair or Replace

Comment 28

Deficiency

Recommend replacing all deteriorating floor joists

Recommend replacing all deteriorating top seal plates

Recommend replacing deteriorating subfloor





Subflooring

Solid Wood Plank

Condition: Repair or Replace

Comment 29

Information

See floor structure for comments and pictures

Wall Structure

Wood Frame

Condition: Functional

**Comment 30
Information**

Wall framing is covered with siding and drywall and couldn't be seen but the structure has been standing for years so it should be satisfactory

Attic

Attic Entry

Garage



Overview Photos Of Attic



Roof Framing Type

Wood Trusses

Condition: Functional



Roof Deck Material

Solid Wood Plank

Condition: Functional



Vent Risers

Metal

Condition: Repair or Replace

Comment 31

Deficiency

See roof vent comments



Insulation

Blown rock wool

Condition: Marginal

Comment 32

Deficiency

Recommend having insulation added in the attic to a r-value of 38



Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method

Inside

Overview Photos Of Crawlspace



Vapor Retarder

Installed

Condition: Functional



Ventilation Present

Yes

Condition: Marginal

Comment 33

Deficiency

Recommend more ventilation

Moisture Condition

Dry

Condition: Marginal

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground



Main Disconnect Location

Meter Box



Service Panel Location

Basement



Photo of Panel



Service Panel Manufacturer

Cutler-Hammer

Condition: Functional



Service Line Material

Aluminum

Condition: Functional



Service Voltage

240 volts

Service Amperage

150 amps



Service Panel Ground

Unknown Not Visible

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Functional



Overcurrent Protection

Breakers

Condition: Functional



GFCI/AFCI Breakers

Not Present

Smoke Detectors

Not Present

Comment 34

Safety issue

Recommend having smoke detectors installed in all bedrooms and living rooms

Electrical Comments

Comment 35

Deficiency

Recommend putting covers on all outlets, switches and junction boxes



HVAC System Type

Central Split System

Thermostat

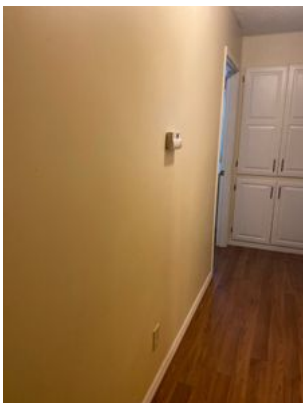
Digital

Condition: Functional



Thermostat Location

Hallway



HVAC Comments

Comment 36 Information

Recommend having the HVAC unit inspected by qualified HVAC contractor

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Basement



Type of Equipment

Forced Air

Condition: Functional

Photo Of Furnace Dataplate



Manufacturer

Bryant



Heating Fuel

Gas

Condition: Functional



Approximate Age

21 years old

Filter Type

Disposable

Condition: Functional



Output Temperature

N/A

**Comment 37
Deficiency**

Unit would not come on

Type of Distribution

Metal Ducting, Pipes

Condition: Functional



Heating Comments

Comment 38
Deficiency

Recommend new vent for heater from bottom to the top



Comment 39
Deficiency

Recommend having heater inspected by licensed hvac contractor because it wouldn't come on

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Electric



Type of Equipment

Split System

Condition: Functional



Photo of Condenser Dataplate



Condenser Make

Bryant



Condensor Size

36,000 BTU (3 Tons)

Condenser Approximate Age

21 years old

Photo Of Expansion Coil Dataplate



Expansion Coil Make

Bryant

Expansion Coil Size

36,000 BTU (3 Tons)

Expansion Coil Approximate Age

19 years t

Condensate Drainage

To Floor Drain

Condition: Functional



AC Supply Air Temp

56 degrees

AC Return Air Temp

72 degrees

AC Temperature Drop

16 degrees

Cooling Comments

**Comment 40
Information**

Recommend having air conditioner inspected by a licensed HVAC contractor

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Supply Pipe Material

Copper, PEX

Condition: Functional



Location of Main Water Shutoff

Crawlspace



Sewer System

Public

Waste Pipe Material

Cast Iron

Condition: Repair or Replace



Comment 41

Deficiency

Recommend having licensed plumber replace all leaking drain lines



Location of Fuel Shutoff

At Meter

Water Heater

Photo of Water Heater



Photo Of Water Heater Dataplate



Manufacturer

Ruud



Fuel

Natural Gas



Capacity

40 gal

Approximate Age

27 years old

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Repair or Replace

Comment 42

Safety issue

Recommend putting blow off leg on relief valve down to within 6 inches of floor

Recommend having blow off leg installed for safety reasons

IT IS A SAFETY hazard to reduce the size of the blow off leg

Recommend changing the pipe on relief valve to 3/4 or bigger(recommend a copper or PEX if using pex a 1 inch or bigger line is needed the pex fitting reduce the size of the pipe)



Fuel Disconnect

Within Sight of Equipment



Bathroom #1

Bathroom #2

Location

Master bedroom

Overview Photos of Bathroom



Bath Tub

Tub/shower comb

Condition: Functional



Sink(s)

Single Vanity

Condition: Repair or Replace



Comment 43

Deficiency

Drawers in vanity are broken



Toilet

Standard Tank

Condition: Functional



Shower Walls

Fiberglass

Condition: Functional



Floor

Linoleum

Condition: Functional



Ventilation Type

Window

Condition: Functional



GFCI Protection

Outlets

Condition: Functional



Bathroom #2

Bathroom #2

Bathroom #2

Location

Hallway

Overview Photos of Bathroom



Bath Tub

Tub/shower comb

Condition: Functional



Comment 44

Deficiency

Recommend fixing faucet handle it leaks water when the faucet is turned on



Sink(s)

Single Vanity

Condition: Functional



Toilet

Standard Tank

Condition: Repair or Replace

Comment 45

Deficiency

At time of inspection the toilet was not tight to the floor recommend having toilet tighten down to the floor



Shower Walls

Fiberglass

Condition: Functional



Floor

Linoleum

Condition: Repair or Replace

Comment 46

Deficiency

Recommend reattaching flooring where it is coming up



Ventilation Type

Ventilator

Condition: Marginal



GFCI Protection

Outlets

Condition: Functional



Bathroom #2 Comments

Comment 47

Deficiency

Recommend repairing drywall ceiling and walls then paint



Bathroom #2

Overview Photos of Room



Flooring

Laminate Flooring

Condition: Functional



Ceiling and Walls

Drywall

Condition: Repair or Replace



Comment 48

Deficiency

At time of the inspection part of the walls were covered up with large furniture and decorative items therefore the whole room could not be inspected properly Recommend fixing blemishes in drywall and paint

Recommend monitoring cracked area and if cracks become worse then bracing of the floor will be needed



Electrical

Switches and Outlets, Light Fixture

Condition: Functional



Comment 49
Information

Recommend installing smoke detector

Windows

Single Hung, Window Blinds

Condition: Functional



Doors

Hinged

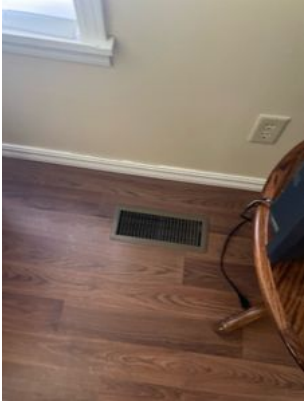
Condition: Functional



Heat Source

Register

Condition: Further Evaluation Required



Comment 50

Information

Pilot light is not on therefore the gas logs were not run



Dining Room

Flooring

Laminate Flooring

Condition: Marginal



Ceiling and Walls

Drywall

Condition: Functional



Electrical

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Repair or Replace

Comment 51

Deficiency

Light switch is bad to the light



Windows

Single Hung, Screens, Window Blinds

Condition: Functional



Doors

Slide

Condition: Functional



Heat Source

Register

Condition: Functional



Bedroom #1

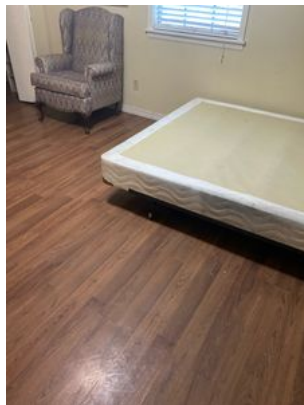
Overview Photos of Bedroom



Flooring

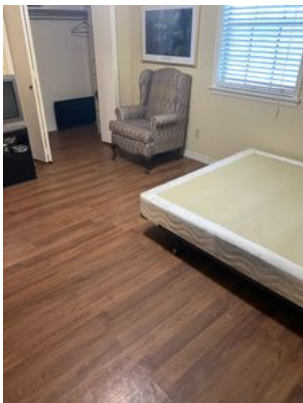
Laminate Flooring

Condition: Marginal



Comment 52 Information

At time of inspection there was large furniture in the room and all of the floor could not be inspected



Ceiling & Walls

Drywall/Plaster

Condition: Functional

**Comment 53
Information**

Recommend fixing blemishes in drywall and ceiling then paint



Electrical

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Functional



**Comment 54
Information**

Recommend installing smoke detector

Windows

Single Hung, Screens, Window Blinds

Condition: Functional



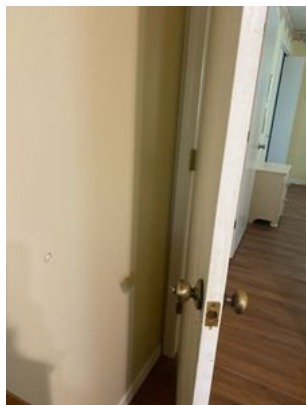
Doors

Hinged, Bi-Fold

Condition: Functional

**Comment 55
Deficiency**

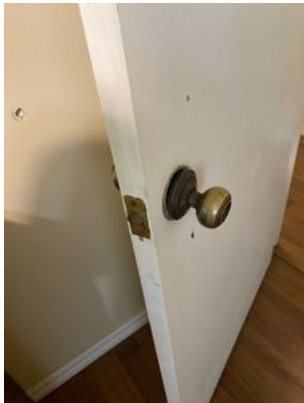
Recommend putting door stop on hinged door



Comment 56

Deficiency

Recommend adjusting knob and door keeper so door will stay shut



Heat Source

Register

Condition: Functional



Bedroom #2

Overview Photos of Bedroom



Flooring

Laminate Flooring

Condition: Functional

**Comment 57
Information**

At time of inspection there was large furniture in the room and all of the floor could not be inspected



Ceiling & Walls

Drywall/Plaster

Condition: Functional



Electrical

Switches and Outlets, Light Fixture

Condition: Functional

**Comment 58
Information**

Recommend installing smoke detector

Windows

Single Hung, Screens, Window Blinds

Condition: Functional



Doors

Hinged, Bi-Fold

Condition: Functional



Comment 59

Deficiency

Recommend putting door stop on hinged door



Heat Source

Register

Condition: Functional



Bedroom #3

Overview Photos of Bedroom



Flooring

Laminate Flooring

Condition: Repair or Replace

Comment 60

Deficiency

Recommend replacing flooring



Ceiling & Walls

Drywall/Plaster, Paneling

Condition: Functional



Electrical

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Functional

Comment 61

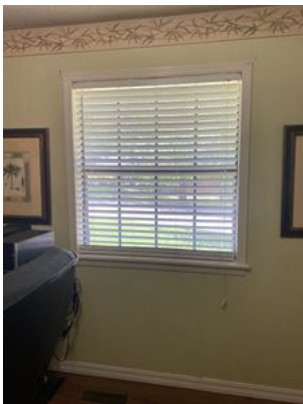
Information

Recommend installing smoke detector

Windows

Single Hung, Screens, Window Blinds

Condition: Functional



Doors

Hinged, Bi-Fold

Condition: Functional



Heat Source

Register

Condition: Functional



Overview Photo of Kitchen



Cabinets

Wood

Condition: Functional



Countertops

Laminated

Condition: Functional



Sink

Double

Condition: Functional



Window

Screens

Condition: Functional



Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range

Hotpoint

Condition: Functional



Range Hood

AirCare

Condition: Functional



Dishwasher

Whirlpool

Condition: Further Evaluation Required



Comment 62
Information

Dishwasher was not run



Disposal

Master plumber

Condition: Functional



Overview Photos of Laundry



Built In Cabinets

Yes

Condition: Functional



Dryer Venting

To Exterior

Condition: Functional



GFCI Protection

Not Present

Comment 63

Safety issue

Recommend having gfci outlet installed for washing machine for safety seasons(to avoid getting accidentally stocked)



Laundry Hook Ups

Yes

Condition: Marginal

Comment 64

Deficiency

Handles on the valve will not turn



Washer

Kenmore

Condition: Further Evaluation Required

**Comment 65
Information**

Operating washing machine is out of the scope of work in the Arkansas standard of practice



Dryer

Kenmore

Condition: Further Evaluation Required

**Comment 66
Information**

Operating a dryer is out of the scope of work in the Arkansas standard of practice



Basement

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Concrete

Condition: Marginal

Comment 67

Deficiency

Recommend sealing cracks so water doesn't come through



Window Types

Single Hung, Sliders

Condition: Functional



Entry Door Types

Garage door

Condition: Functional



Overview Photos of Interior



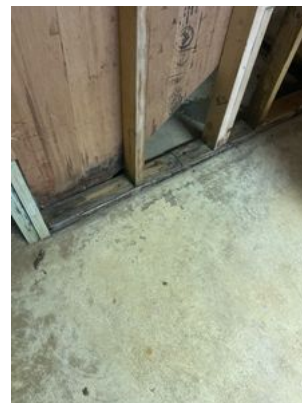
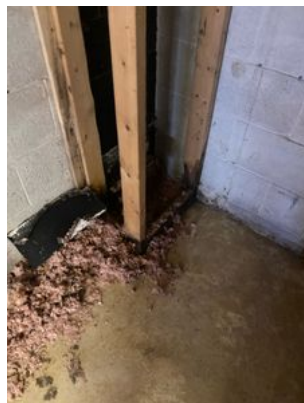
Basement Comments

Comment 68

Deficiency

Basement appears to have a water problem (deteriorating plates , deteriorating studs)

Recommend replacing all damaged framing and solve water problem)





Comment 69

Deficiency

Anything copper in the basement has an unknown black coating on it including the wires in the breaker box

