

Accurate Inspections



10316 Main
Baton Rouge, LA. 70809

Prepared for: John Doe

Prepared by: Accurate Inspections
10518 Magnolia Lake Ave.
Baton Rouge, La. 70810
Eric Burns....License #10213

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Generally functional with no obvious signs of defect.
NP	Not Present	Item was not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessibility, or "not in service" at time of inspection.
M	Marginal	This can be classified a general maintenance-type issue. Could also be something I want you to be aware of, or just a "heads-up" type note. (blue type)
D	Defective	Item is not serving its intended function, as designed. Also could define an item with a safety-related concern and/or an item which , in my opinion, requires more immediate attention. (green type)

General Information

Property Information

Property Address 10316 Main
City Baton Rouge State La. Zip 70809
Contact Name Jane Doe

Client Information

Client Name John Doe

Inspection Company

Inspector Name Eric Burns
Company Name Accurate Inspections
Address 10518 Magnolia Lake Ave.
City Baton Rouge State La. Zip 70810
Phone 225-252-2099 Fax na
E-Mail accurateinspections@cox.net
File Number 123456789
Amount Received

\$365....Venmo paid in full

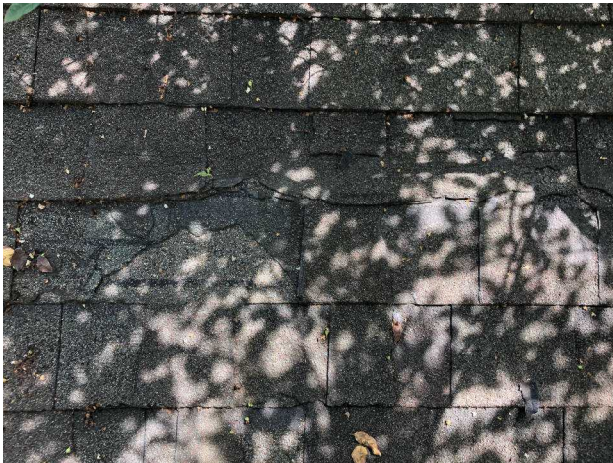
Conditions

Others Present Buyer Property Occupied Yes
Estimated Age 19 years old Entrance Faces Did not determine
Inspection Date Tuesday, August 27, 2019
Start Time 1:35 PM End Time 3:45 PM
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable
Temperature 93 and sunny, with heavy rains for the last several afternoons
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection

Lots and Grounds

A NPNI M D

- ☒☐☐☐☐ Walks: Concrete
☒☐☐☐☐ Steps/Stoops: Brick
☒☐☐☐☐ Patio: Concrete -Rear patio.
☒☐☐☐☐ Porch: Concrete -Front porch.
☐☐☐☐☒ Vegetation: Tree limbs come in hard contact with the roof in several areas. Notable shingle damage was observed. Recommend tree branch removal, and roof repair by qualified, licensed roofer.



- ☒☐☐☐☐ Grading: Positive drainage noted

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Lots and Grounds (Continued)

☐☐☐☒☐ Driveway: Heavy cracking with some vertical displacement was observed on right-hand side of driveway near transformer. Eventually, this area will need to be addressed.



☒☐☐☐☐ Fences: Wood

Exterior Surface and Components

A NPNI M D

Front facade Exterior Surface _____

☒☐☐☐☐ Type: Cement stucco

Perimeter wall Exterior Surface _____

☒☐☐☐☐ Type: Brick veneer

Perimeter wall Exterior Surface _____

☒☐☐☐☐ Type: Cement board

☐☐☐☐☒ Trim: Complete caulking and painting of vertical wood trim on rear patio.



☒☐☐☐☐ Fascia: Wood

☒☐☐☐☐ Soffits: Plywood

☒☐☐☐☐ Door Bell: Serviceable

☒☐☐☐☐ Entry Doors: Wood

☒☐☐☐☐ Patio Door: Metal

Exterior Surface and Components (Continued)

☐☐☐☒☐ Windows: Double pane aluminum - Several window panes have a condition known as "seal failure". This is when the air-tight seal between the two layers of glass has aged(or failed)....and allowed outside, moisture-laden air to infiltrate in its place....leaving the window looking "foggy". This condition is common in older windows like this, and cannot generally be fixed without replacing the affected panes of glass.

☒☐☐☐☐ Window Screens: Generally serviceable.

☐☐☐☐☒ Exterior Lighting: Gas lantern left of front door was not operational. Ensure proper operation before closing.

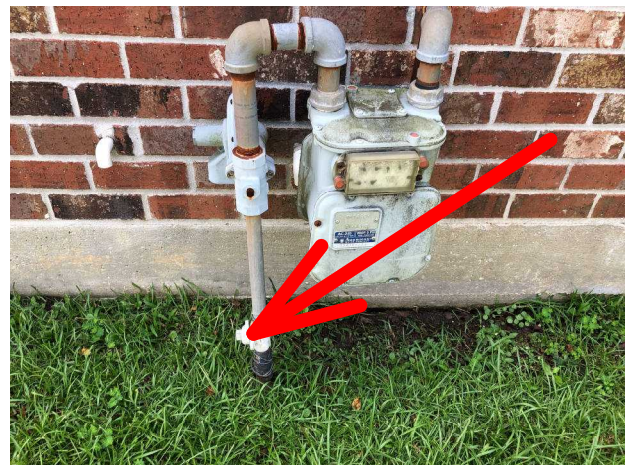


☐☐☐☐☒ Exterior Electric Outlets: GFCI electrical outlet at front porch was powered, but would not trip when tested. Suggest replacement..... as operable GFCI outlets are a REQUIREMENT for a house of this age.

☒☐☐☐☐ Hose Bibs(faucets) Functional, with no visible leaks

☒☐☐☐☐ Gas Meter: Center left side of house.

☒☐☐☐☐ Main Gas Valve: FYI.....Your main gas valve is located a few inches or so up from ground at gas meter.



Garage/Carport

A NPNI M D

Attached Garage

Type of Structure: Garage Car Spaces: 2

- ☒☐☐☐☐ Garage Doors: Metal
- ☒☐☐☐☐ Door Operation: Mechanized and manual
- ☒☐☐☐☐ Door Opener: Both functional -Electronic safety beam reverse feature, and pressure sensitive safety reverse feature were in place, and operational at the time of the inspection.
- ☒☐☐☐☐ Storage Room Serviceable.....no visual functional defects
- ☒☐☐☐☐ Service Doors: Functional
- ☒☐☐☐☐ Walls: Textured sheetrock
- ☐☐☐☒☐ Ceiling: Florescent light on storage room ceiling works sometimes, and sometimes it doesn't. FYI



- ☒☐☐☐☐ Floor/Foundation: Concrete -Common concrete cracking was observed.
- ☐☐☐☐☒ Electrical: All electrical outlets in a carport or garage are required to be GFCI protected in a house of this age. These are NOT. Recommend licensed electrician add GFCI protection as required.
- ☐☐☐☐☒ Windows: Outer pane was broken at storage room window.



Roof

A NPNI M D

Main Roof Surface

Method of Inspection: On roof

☐☐☐☒☐ Material: Fiberglass architectural shingles - Roof appears to be in fair shape for its age. However, it is (statistically) approaching the "end of its useful life". Recommend budgeting for roof replacement in the next 0-3 years. (Even though roof appears serviceable at this time, be advised that an older roof like this one is certainly more brittle...and thus more susceptible to wind/weather damage than a newer, more pliable roof.)

Type: Hip

Approx Age: Original equipment

☒☐☐☐☐ Flashing: Painted metal

☒☐☐☐☐ Valleys: Overlapping fiberglass shingles

Main roof Chimney

☒☐☐☐☐ Chimney: Wood stick framed with EIFS finish(synthetic stucco)



☒☐☐☐☐ Flue/Flue Cap: Metal flue with painted metal chimney top

☒☐☐☐☐ Chimney Flashing: Appears serviceable

☐☐☐☐☒ Plumbing Vents: Noted several cracked/dry-rotted rubber "boots" at the plumbing roof vents. Recommend replacement by qualified roofer. (A defective rubber boot will leak rain-water into the attic and should be repaired.)

Roof (Continued)

Plumbing Vents: (continued)



Structure

A NPNI M D

- ☒ ☐ ☐ ☐ ☐ Structure Type: Load-bearing, 2x4 wood-framed walls
- ☒ ☐ ☐ ☐ ☐ Foundation: Monolithic concrete slab-on-grade
- ☒ ☐ ☐ ☐ ☐ Differential Movement: No significant movement or displacement noted.
- ☒ ☐ ☐ ☐ ☐ Bearing Walls: 2x4 wood stick-framed.
- ☒ ☐ ☐ ☐ ☐ Beams: Laminated beams in attic

Attic

A NPNI M D

Main Attic

Method of Inspection: In the attic

☒☐☐☐☐ Roof Framing: 2x6 rafters with 2x4 roof bracing

☒☐☐☐☐ Sheathing: OSB (Oriented Strand Board)

☐☐☐☒ Attic access stairs Stair stringers, treads, and operating arms were in generally very poor condition. Accurate Inspections recommends replacement for the safety of all users.

☒☐☐☐☐ Attic flooring Generally serviceable

☒☐☐☐☐ Ventilation: Ridge and soffit vents

☒☐☐☐☐ Insulation: Loose fill

☒☐☐☐☐ Insulation Depth: 8-12"

☐☐☐☒ Wiring/Lighting: There was an exposed wire splice noted above living room. Wire splices should be safely concealed within a junction box, and should not be exposed. Recommend repair by licensed electrician.



☐☐☐☒ Moisture Penetration: Some rainwater penetration observed at previously noted "defective" plumbing vents.

Also noted roof decking rot/staining on front faade of house right of dormer beneath valley. Recommend further evaluation and repair of these conditions by a qualified, licensed roofer.

Attic (Continued)

Moisture Penetration: (continued)



☒☐☐☐☐ Bathroom Fan Venting: Vented through attic to exterior.

Air Conditioning

A NPNI M D

#1 main AC System

- ☒☐☐☐☐ A/C System Operation: Functional
- ☒☐☐☐☐ Condensate Removal: serviceable
- ☒☐☐☐☐ Outside condensing coil Goodman - Condensing unit outside has a 2009 serial number.
- ☒☐☐☐☐ Attic evaporator coil Goodman -The evaporator coil in the attic had a 2012 serial number.

Area Served: Whole house Approximate Age: 2009/2012

Fuel Type: 120-240 VAC Temperature Differential: 17 degrees

Type: Central A/C Capacity: 5 tons

- ☒☐☐☐☐ Refrigerant Lines: Serviceable condition
- ☒☐☐☐☐ Blower Fan/Filters: Appeared serviceable
- ☒☐☐☐☐ Thermostats: Functional
- ☒☐☐☐☐ Electrical Disconnect: pull-out type
- ☒☐☐☐☐ Exposed Ductwork Insulated round metal ducts

Heating System

A NPNI M D

#1 main Heating System

☒☐☐☐☐ Heating System Operation: Functional at time of inspection

Manufacturer: Goodman

Type: Forced air split system gas furnace Capacity: 100,000 BTUHR

Area Served: Whole house Approximate Age: 2012

Fuel Type: Natural gas

☒☐☐☐☐ Heat Exchanger: Visible portion appeared serviceable.

☒☐☐☐☐ Flue Pipe: Serviceable

Electrical

A NPNI M D

Service Size Amps: 200 Volts: 120-240 VAC

☒☐☐☐☐ Service: Copper underground

☒☐☐☐☐ 110 VAC Branch Circuits: Copper

☒☐☐☐☐ 220 VAC Branch Circuits: Copper

☒☐☐☐☐ Conductor Type: Primarily Non-metallic sheathed cable(Romex)

☒☐☐☐☐ Ground: Electrical system grounded with copper clad rod in the ground at service entry

☐☐☐☐☒ Smoke Detectors: Missing smoke noted at front corner bedroom. Ensure proper functioning before closing, as operable smoke detectors in every bedroom and common hallway is a requirement for a house of this age.

Laundry room main Electric Panel

☒☐☐☐☐ Manufacturer: Siemens.....

Max Capacity: 200 Amps

☒☐☐☐☐ Main Breaker Size: 200 Amps -FYI...Your "main breaker" is at the top of the main panel in the laundry room.



☒☐☐☐☐ Breakers: Appeared serviceable

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Plumbing

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- ☒☐☐☐☐ Service Line: Copper
- ☒☐☐☐☐ Main Water Shutoff: At water meter near street
- ☒☐☐☐☐ Water Lines: Copper
- ☒☐☐☐☐ Sewer drains/vents PVC

Front attic Water Heater

- ☐☐☐☒☐ Water Heater Operation: Functional at time of inspection -It is not uncommon, when inspecting a home, to find 20 or so-year-old water heaters. However, many local plumbers insist that these 20 year old water heaters are existing beyond their design life. Even though this water heater may be functional, recommend budgeting for replacement in the near future.

Manufacturer: State

Type: Natural gas Capacity: 40 gallons

Approximate Age: Original equipment Area Served: Front of house

- ☒☐☐☐☐ Flue Pipe: Serviceable
- ☒☐☐☐☐ TPRV and Drain Tube: Visible portions appear serviceable

Back attic Water Heater

- ☐☐☐☒☐ Water Heater Operation: Functional at time of inspection -Water heater here, same age as before.

Manufacturer: State

Type: Natural gas Capacity: 50 gallons

Approximate Age: Original equipment Area Served: Back of house

- ☒☐☐☐☐ Flue Pipe: Serviceable
- ☒☐☐☐☐ TPRV and Drain Tube: Visible portions appear serviceable

Fireplace/Wood Stove

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Living Room Fireplace

- ☒☐☐☐☐ Fireplace Construction: Insert with wood frame/sheetrock surround
- Type: Wood burning set up for gas log use
- ☐☐☐☐☒ Flue: There is a greater than average amount of build-up in the flue. Recommend cleaning by a qualified professional before closing.
- ☒☐☐☐☐ Gas Valve Functioning properly
- ☒☐☐☐☐ Damper: Functioning properly
- ☒☐☐☐☐ Hearth: Slate

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Kitchen

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Main Kitchen

- ☒☐☐☐☐ Cooking Appliances: Gas stovetop/electric oven
- ☐☐☐☐☒ Ventilator: Vent hood was functional, but fan motor was extremely slow. I think its probably at the end of its useful life. Strong consideration should be given to replacement.
- ☒☐☐☐☐ Disposal: Serviceable
- ☒☐☐☐☐ Dishwasher Functional
- ☒☐☐☐☐ Microwave: Functional
- ☒☐☐☐☐ Sink: Porcelain dual bowl
- ☐☐☐☐☒ Electrical: All outlets on a kitchen countertop are REQUIRED to be GFCI protected in a house of this age. Island outlets are NOT. Suggest evaluation and repair by licensed electrician.
- ☒☐☐☐☐ Plumbing/Fixtures: Functional, no leaks observed
- ☒☐☐☐☐ Counter Tops: Ceramic tile
- ☒☐☐☐☐ Cabinets: Wood
- ☐☐☐☒☐ Ceiling: Florescent light lens was missing on kitchen ceiling.
- ☒☐☐☐☐ Walls: Textured sheetrock
- ☒☐☐☐☐ Floor: Ceramic tile
- ☒☐☐☐☐ Doors: Hollow core wood
- ☒☐☐☐☐ Windows: Double pane aluminum
- ☒☐☐☐☐ HVAC Source: Central air unit #1

Laundry Room/Area

A NPNI M D

Main Laundry Room/Area

- ☒☐☐☐☐ Ceiling: Texture sheetrock
- ☒☐☐☐☐ Walls: Textured sheetrock
- ☒☐☐☐☐ Floors: Ceramic tile
- ☒☐☐☐☐ Doors: Hollow core wood
- ☒☐☐☐☐ Windows: Double pane aluminum
- ☒☐☐☐☐ Electrical: 120 volt grounded outlets and lighting
- ☒☐☐☐☐ HVAC Source: Central air unit #1
- ☒☐☐☐☐ Washer Hose Bib: Serviceable, no leaks observed.
- ☒☐☐☐☐ Washer and Dryer Electrical: 120-240 VAC
- ☒☐☐☐☐ Dryer Vent: Through wall

Laundry Room/Area (Continued)

- ☐☐☐☐☒ Dryer Gas Line: Gas line should be capped in addition to having an on/off valve for safety reasons. There is no cap present at this time.



- ☒☐☐☐☐ Washer Drain: Appeared serviceable

Bathrooms

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Hall Bathroom

- ☒☐☐☐☐ Ceiling: Texture sheetrock
- ☒☐☐☐☐ Walls: Textured sheetrock
- ☒☐☐☐☐ Floor: Ceramic tile
- ☒☐☐☐☐ Doors: Hollow core wood
- ☒☐☐☐☐ Windows: Double pane aluminum
- ☒☐☐☐☐ Electrical: 120 V GFCI outlets and typical lighting
- ☒☐☐☐☐ Counter/Cabinet: Cultured marble and wood
- ☒☐☐☐☐ Sink/Basin: Both serviceable
- ☐☐☐☐☒ Faucets/Traps: Left side sink was slow to drain, and there was a leak at the drain line beneath right side sink. Also noted the drain stopper was missing at right side hall bathroom sink.
- ☒☐☐☐☐ Tub/Surround: Serviceable
- ☒☐☐☐☐ Toilets: Functional
- ☐☐☐☐☒ Ventilation: Light was not functional at heater vent light in hall bathroom.

Guest Bathroom

- ☒☐☐☐☐ Ceiling: Texture sheetrock
- ☒☐☐☐☐ Walls: Textured sheetrock
- ☒☐☐☐☐ Floor: Ceramic tile
- ☒☐☐☐☐ Doors: Hollow core wood
- ☒☐☐☐☐ Windows: Double pane aluminum
- ☐☐☐☐☒ Electrical: The GFCI electrical outlet in guest bathroom was powered, but it would not trip when tested. Recommend replacement by licensed electrician.
- ☒☐☐☐☐ Counter/Cabinet: Cultured marble and wood
- ☒☐☐☐☐ Sink/Basin: Serviceable
- ☒☐☐☐☐ Faucets/Traps: Functional, no leaks observed

Bathrooms (Continued)

- ☒☐☐☐☐ Tub/Surround: Serviceable
- ☒☐☐☐☐ Toilets: Functional
- ☐☐☐☐☒ Ventilation: Heater was not functional at heater vent light on guest bathroom ceiling.

Master Bathroom

- ☒☐☐☐☐ Ceiling: Texture sheetrock
- ☒☐☐☐☐ Walls: Textured sheetrock
- ☒☐☐☐☐ Floor: Ceramic tile
- ☒☐☐☐☐ Doors: Hollow core wood
- ☒☐☐☐☐ Windows: Glassblock
- ☒☐☐☐☐ Electrical: 120 V GFCI outlets and typical lighting
- ☒☐☐☐☐ Counter/Cabinet: Cultured marble and wood
- ☒☐☐☐☐ Sink/Basin: Both serviceable
- ☒☐☐☐☐ Faucets/Traps: Functional, no leaks observed
- ☒☐☐☐☐ Shower/Surround: Fiberglass insert
- ☒☐☐☐☐ Spa Tub/Surround: Functional -Dedicated GFCI in place and serviceable.
- ☒☐☐☐☐ Toilets: Functional
- ☒☐☐☐☐ HVAC Source: Central air unit #1
- ☒☐☐☐☐ Ventilation: Vent/light unit

Living Spaces and Bedrooms

A NPNI M D

General Living Space

- ☒☐☐☐☐ Closet: All serviceable
- ☒☐☐☐☐ Ceiling: Texture sheetrock
- ☒☐☐☐☐ Walls: Textured sheetrock
- ☒☐☐☐☐ Floor: carpet and antique pine
- ☒☐☐☐☐ Doors: Hollow core wood
- ☒☐☐☐☐ Windows: Double pane aluminum
- ☒☐☐☐☐ Electrical: 120 V grounded outlets and lighting
- ☒☐☐☐☐ HVAC Source: Central air unit #1

Final Comments

Accurate Inspections bases this inspection on the FUNCTIONALITY of the basic components of a building. I do not take into consideration layout, cleanliness, design, etc. Nor do I attempt to note every blemish and dent in a door or wall. This list is not intended to be all inclusive. These concerns may very well, be important, but they are a matter of taste, standards, and budget.

This report is for the exclusive use of the client for whom it was prepared. Accurate Inspections shall bear no liability whatsoever to any third party relying on its contents. Any third party using this report agrees thereby to defend, indemnify, and hold Accurate Inspections harmless from any claims of any person relying on this report.

Thank You

Eric Burns
Accurate Inspections

The following systems were "not inspected" as per Standards set forth by La. State Board of Home Inspectors. They MAY include, but are not limited to:

- Telephone and Cablevision
- Generator and related equipment
- Sprinkler systems
- Low voltage landscape lighting
- Security systems
- Pool and related equipment
- Private sewer and private water systems
- Remote-control operated systems
- Mosquito misting systems

Marginal Summary

Lots and Grounds

1. Driveway: Heavy cracking with some vertical displacement was observed on right-hand side of driveway near transformer. Eventually, this area will need to be addressed.



Exterior Surface and Components

2. Windows: Double pane aluminum - Several window panes have a condition known as "seal failure". This is when the air-tight seal between the two layers of glass has aged(or failed)....and allowed outside, moisture-laden air to infiltrate in its place....leaving the window looking "foggy". This condition is common in older windows like this, and cannot generally be fixed without replacing the affected panes of glass.

Garage/Carport

3. Attached Garage Ceiling: Florescent light on storage room ceiling works sometimes, and sometimes it doesn't. FYI



Roof

4. Main Roof Surface Material: Fiberglass architectural shingles - Roof appears to be in fair shape for its age. However, it is (statistically) approaching the "end of its useful life". Recommend budgeting for roof replacement in the next 0-3 years. (Even though roof appears serviceable at this time, be advised that an older roof like this one is certainly more brittle...and thus more susceptible to wind/weather damage than a newer, more pliable

Marginal Summary (Continued)

Material: (continued)

roof.)

Plumbing

5. Front attic Water Heater Water Heater Operation: Functional at time of inspection -It is not uncommon, when inspecting a home, to find 20 or so-year-old water heaters. However, many local plumbers insist that these 20 year old water heaters are existing beyond their design life. Even though this water heater may be functional, recommend budgeting for replacement in the near future.
6. Back attic Water Heater Water Heater Operation: Functional at time of inspection -Water heater here, same age as before.

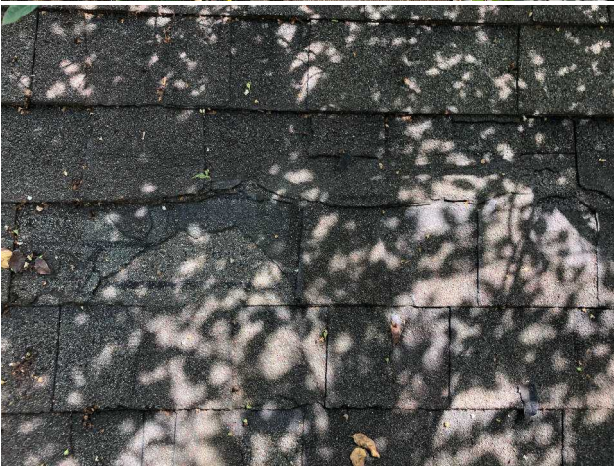
Kitchen

7. Main Kitchen Ceiling: Florescent light lens was missing on kitchen ceiling.

Defective Summary

Lots and Grounds

1. Vegetation: Tree limbs come in hard contact with the roof in several areas. Notable shingle damage was observed. Recommend tree branch removal, and roof repair by qualified, licensed roofer.



Exterior Surface and Components

2. Trim: Complete caulking and painting of vertical wood trim on rear patio.



Defective Summary (Continued)

3. Exterior Lighting: Gas lantern left of front door was not operational. Ensure proper operation before closing.



4. Exterior Electric Outlets: GFCI electrical outlet at front porch was powered, but would not trip when tested. Suggest replacement..... as operable GFCI outlets are a REQUIREMENT for a house of this age.

Garage/Carport

5. Attached Garage Electrical: All electrical outlets in a carport or garage are required to be GFCI protected in a house of this age. These are NOT. Recommend licensed electrician add GFCI protection as required.
6. Attached Garage Windows: Outer pane was broken at storage room window.



Roof

7. Plumbing Vents: Noted several cracked/dry-rotted rubber "boots" at the plumbing roof vents. Recommend replacement by qualified roofer. (A defective rubber boot will leak rain-water into the attic and should be repaired.)

Roof (Continued)

Plumbing Vents: (continued)



Attic

8. Main Attic Attic access stairs Stair stringers, treads, and operating arms were in generally very poor condition. Accurate Inspections recommends replacement for the safety of all users.
9. Main Attic Wiring/Lighting: There was an exposed wire splice noted above living room. Wire splices should be safely concealed within a junction box, and should not be exposed. Recommend repair by licensed electrician.



Defective Summary (Continued)

10. Main Attic Moisture Penetration: Some rainwater penetration observed at previously noted "defective" plumbing vents.

Also noted roof decking rot/staining on front faade of house right of dormer beneath valley. Recommend further evaluation and repair of these conditions by a qualified, licensed roofer.



Electrical

11. Smoke Detectors: Missing smoke noted at front corner bedroom. Ensure proper functioning before closing, as operable smoke detectors in every bedroom and common hallway is a requirement for a house of this age.

Fireplace/Wood Stove

12. Living Room Fireplace Flue: There is a greater than average amount of build-up in the flue. Recommend cleaning by a qualified professional before closing.

Kitchen

13. Main Kitchen Ventilator: Vent hood was functional, but fan motor was extremely slow. I think its probably at the end of its useful life. Strong consideration should be given to replacement.
14. Main Kitchen Electrical: All outlets on a kitchen countertop are REQUIRED to be GFCI protected in a house of this age. Island outlets are NOT. Suggest evaluation and repair by licensed electrician.

Defective Summary (Continued)

Laundry Room/Area

15. Main Laundry Room/Area Dryer Gas Line: Gas line should be capped in addition to having an on/off valve for safety reasons. There is no cap present at this time.



Bathrooms

16. Hall Bathroom Faucets/Traps: Left side sink was slow to drain, and there was a leak at the drain line beneath right side sink. Also noted the drain stopper was missing at right side hall bathroom sink.
17. Hall Bathroom Ventilation: Light was not functional at heater vent light in hall bathroom.
18. Guest Bathroom Electrical: The GFCI electrical outlet in guest bathroom was powered, but it would not trip when tested. Recommend replacement by licensed electrician.
19. Guest Bathroom Ventilation: Heater was not functional at heater vent light on guest bathroom ceiling.