



Biffs

Professional Home Inspections

Home Inspection Report



8861 E.Kiva Way, Palmer, AK 99645

Inspection Date:

Friday May 1, 2026

Prepared For:

Erika Bills

Prepared By:

Biffs Professional Home Inspections
(907) 227-3720
biffsproinspec@gmail.com

Report Number:

3290

Inspector:

Biff Warner

License/Certification #:

AK--105545

Inspector Signature:

Biff Warner

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

Main Entrance Faces

South

State of Occupancy

Occupied

Weather Conditions

Cloudy

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

27 years

Report Summary

Items Not Operating

Major Concerns

Potential Safety Hazards

- 1.Recommend installing an additional step for steps leading to the porch located on the front of the home when the distance from the step floor to the porch floor is more than 7 and 3/4 in. and additional step is required.
- 2.Recommend evaluation for repair or possible replacement of the stoop and steps located on the right hand side of the home leading to the garage,the floorboards for the stoop are rotted and the handrail and guardrail located around the stoop are very loose and the support posts supporting the stoop need to be metal bracketed to the actual stoop and the stoop is leaning in towards the home.
- 3.Recommend evaluation for replacement for repair are the moisture damaged material located on the stairs leading to the deck located on the back of the home, at the time of the inspection the stringers for the first two steps is moisture damaged and the first two floorboards are moisture damaged and the handrails are very loose and wobbly and grippable handrails need to be installed on top of the top rails of the existing handrail and the stairs and handrails need to be repainted. You can refer to the photos in the grounds section of this report for line items 1 thru 3.
- 4.Recommend a licensed electrician remount the service entry and disconnect panel and electric meter properly to the home at the time of the inspection the service entry and disconnect panel and electric meter are detach from the home and leaning to the left hand side this could be a safety hazard.
- 5.Recommend replacing the two exterior electrical outlets located on the two light poles on either side of the driveway with GFCI protected Outlets and the Light Pole located on the right hand side of the driveway needs to be restraighted its leaning in towards the home which could cause a problem with the electrical wiring. You can refer to the photos in the exterior section of this report for line items 4 and 5.
- 6.Recommend properly installing the electrical outlet located on the back wall of the garage to the left hand side of the sink at the time of the inspection the electrical outlet is protruding from the wall this is a safety hazard.
- 7.Recommend replacing the electrical outlets running the gas space heater located on the back garage wall and the garage door opener located on the garage ceiling with GFCI protected Outlets.
- 8.The self-closing hinges on the fire separation door going from the garage into the home need to be adjusted so that the door will close and latch on its own.
- 9.Recommend installing fire rated caulking around the openings where the water lines for the water heater penetrate the back garage wall and fire rated caulking needs to be installed into the opening located directly behind the water heater also. You can refer to the photos in the garage section of this report for line items 6 thru 9
- 10.Recommend replacing the electrical outlet under the kitchen sink with a GFCI protected outlet. You can refer to the photo in the kitchen section of this report.
- 11.Recommend replacing the electrical outlet located in the laundry room behind the washer and dryer with a GFCI protected outlet. You can refer to the photo in the laundry room section of this report.
- 12.The seal has become broken on the insulated glass window located in primary bathroom, this has allowed moisture to become trapped between the glass window panes,recommend a window or glass company evaluate for repair or replacement and the window also needs safety film installed on it because the window is within 5 ft horizontally from the tub and shower and 5 ft vertically of the floor. You can refer to the photo in the primary bathroom section of this report.
- 13.Recommend installing a combination smoke and Co alarm in the hallway outside of the bedrooms.
- 14.Recommend verifying expiration date for smoke and Co alarms replacing any that are outdated.
- 15.Recommend replacing the electrical outlets located in the crawl space running the furnace and the HRV system with GFCI protected Outlets. You can refer to the photos in the crawl space section of the report.
- 16.There should be a Bollard installed in front of the gas water heater in the garage for protection from possible vehicle impact. You can refer to the photo in the plumbing section of this report.
- 17.Two Handle ties are needed in the electrical panel, Whenever two breakers are sharing the same neutral they require a handle tie. You can refer to the photo in the electric section of this report. Recommend any work done in the electrical panel be done by licensed electrician.

Report Summary

Deferred Cost Items

Deferred Maintenance Items

- 1.Recommend evaluation for repair of the deteriorating Concrete service walk leading from the garage to the porch located on the front of the home.
- 2.Recommend repainting the porch and guardrail this would help along the life of the porch and guardrail located on the front of the home.
- 3.Recommend repainting the steps leading to the porch located on the front of the home this would help prolong the life of the steps. You can refer to the photos in the grounds section of this report for line items 1 thru 3.
- 4.Recommend evaluation by a licensed roofing contractor for the removal of the moss growth occurring on the roof located on the right hand side of the garage and the backside of the roof.
- 5.Recommend evaluation by licensed plumber for the repair of the plumbing vent located on the back side of the roof the right hand side of the satellite dish at the time the inspection you can see that the Plumbing vent is leaning to left hand side and it's no longer pointing straight up. You can refer to the photos in the roof section of this report for line items 4 and 5.
- 6.Recommend adding downspout extensions to discharge water away from the home. 5-6' extensions recommended on the two downspouts located on the right hand side of the home to the right hand side of the stoop and steps and the back corner of the home.
- 7.Recommend repainting the exterior wood trim located on the left and right hand sides of the garage door and installing caulking along the top exterior wood trim of the garage door there is no caulking installed at the time of the inspection which could allow for moisture to get behind the exterior wood trim.
- 8.Recommend repainting the exterior wood trim located on the lower left and right hand side of the main entry door.
- 9.Recommend removal or replacement of the moisture damaged plant box located on the front of home to the left hand side of the porch.
- 10.Recommend installing screens in all of the openable windows throughout the home that are not already equipped with screens.
- 11.Recommend installing the missing vent cover for the exhaust vent located on the back of the home to the left hand side of the deck. You can refer to the photos in the exterior section of this report for line items 6 thru 9 and 11.
- 12.Recommend installing some form of floor base trim and caulking where the flooring meets the tub surround located in bathroom 2 at the time of the inspection the flooring is curled up where floor meets the tub. You can refer to the photo in the bathroom 2 section of this report.
- 13.Recommend replacement of the broken glass window in bedroom 3 located in the right hand window of the three Windows set overlooking the front porch of the home when looking at the windows from inside the bedroom.
- 14.Recommend installing a condensation pump for the HRV system located in the crawl space at the time of the inspection the HRV system is draining water into a bucket underneath the Vapor Barrier located in the crawl space.
- 15.Recommend restretching and sealing the seams and the perimeter of the poly sheeting on the floor in the crawlspace around the well pressure tank there should be no exposed dirt. You can refer to the photos in the crawl space section of this report for line items 14 and 15.
- 16.Recommend having the furnace and HRV system located in the crawl space and the gas space heater for the garage all serviced by an HVAC technician before closing.

Items To Monitor

Receipt/Invoice

Biffs Professional Home Inspections
(907) 227-3720

Property Address
8861 E.Kiva Way
Palmer, AK 99645

Date: May 1, 2026

Inspection Number: 3290

Inspected By: Biff Warner

Payment Method: Credit Card

Client: Erika Bills

Inspection	Fee
Home Inspection	\$500.00

Total	\$500.00
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Grounds

Service Walks

None Not Visible

Material Concrete Flagstone Gravel Brick Other: .

Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair Snow Covered

Comments Recommend evaluation for repair of the deteriorating Concrete service walk leading from the garage to the porch located on the front of the home.

Photos



Recommend evaluation for repair of the deteriorating Concrete service walk leading from the garage to the porch located on the front of the home.



Recommend evaluation for repair of the deteriorating Concrete service walk leading from the garage to the porch located on the front of the home.



Photo of the concrete service walk located on the left-hand side home leading to the deck located on the back of the home.



Photo of the concrete service walk located on the right hand side of the home leading to the service entry door for the garage and the back of the home.

Driveway/Parking

None Not Visible

Material Concrete Asphalt Gravel/Dirt Brick Other: Not Visible

Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal Not Visible

Comments

Photos

Grounds



Photo of the driveway and parking leading up to the home.

Porch

- None Not Visible
- Condition** Satisfactory Marginal Poor Railing/Balusters recommended
- Support Pier** Concrete Wood Other: Not Visible N/A
- Floor** Satisfactory Marginal Poor Safety Hazard

Comments Recommend repainting the porch and guardrail this would help along the life of the porch and guardrail located on the front of the home.

Photos



Photo of the porch located on the front of the home.



Recommend repainting the porch and guardrail this would help along the life of the porch and guardrail located on the front of the home.



Recommend repainting the porch and guardrail this would help along the life of the porch and guardrail located on the front of the home.

Stoops/Steps

- None
- Material** Concrete Wood Other: Railing/Balusters recommended Composite
- Condition** Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
- Cracked Settled

Grounds

Stoops/Steps cont.

- Comments** Recommend installing an additional step for steps leading to the porch located on the front of the home when the distance from the step floor to the porch floor is more than 7 and 3/4 in. and additional step is required.
- Recommend evaluation for repair or possible replacement of the stoop and steps located on the right hand side of the home leading to the garage, the floorboards for the stoop are rotted and the handrail and guardrail located around the stoop are very loose and the support posts supporting the stoop need to be metal bracketed to the actual stoop and the stoop is leaning in towards the home.
- Recommend evaluation for replacement for repair are the moisture damaged material located on the stairs leading to the deck located on the back of the home, at the time of the inspection the stringers for the first two steps is moisture damaged and the first two floorboards are moisture damaged and the handrails are very loose and wobbly and grippable handrails need to be installed on top of the top rails of the existing handrail and the stairs and handrails need to be repainted.
- Recommend repainting the steps leading to the porch located on the front of the home this would help prolong the life of the steps.

Photos



Recommend installing an additional step for steps leading to the porch located on the front of the home when the distance from the step floor to the porch floor is more than 7 and 3/4 in. and additional step is required.



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Grounds



Recommend evaluation for replacement for repair are the moisture damaged material located on the stairs leading to the deck located on the back of the home, at the time of the inspection the stringers for the first two steps is moisture damaged and the first two floorboards are moisture damaged and the handrails are very loose and wobbly and grippable handrails need to be installed on top of the top rails of the existing handrail and the stairs and handrails need to be repainted.



Recommend evaluation for replacement for repair are the moisture damaged material located on the stairs leading to the deck located on the back of the home, at the time of the inspection the stringers for the first two steps is moisture damaged and the first two floorboards are moisture damaged and the handrails are very loose and wobbly and grippable handrails need to be installed on top of the top rails of the existing handrail and the stairs and handrails need to be repainted.



Recommend repainting the steps leading to the porch located on the front of the home this would help prolong the life of the steps.

Patio

None

Material

Concrete Flagstone Kool-Deck Brick Other: .

Condition

Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage provided Typical cracks

Comments

Photos



Photo of the concrete patio located on the back of the home.

Grounds

Deck/Balcony

None Not Visible

Material Wood Metal Composite Railing/Balusters recommended

Condition Satisfactory Marginal Poor Wood in contact with soil

Finish Treated Painted/Stained Other: Safety Hazard Improper attachment to house
 Railing loose Not Applicable Composite

Comments

Photos

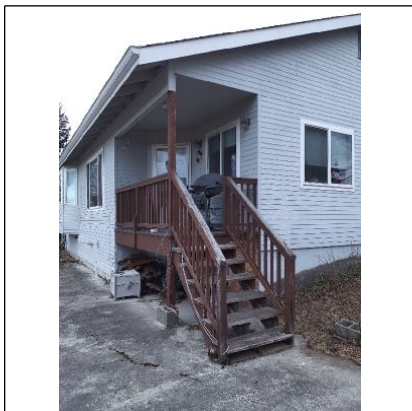


Photo of the deck located on the back of the home.

Fence/Wall

Not evaluated None

Type Brick Block Wood Metal Chain Link Rusted Vinyl

Condition Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps

Gate N/A Satisfactory Marginal Poor Planks missing/damaged Operable: Yes No

Comments

Landscaping affecting foundation

N/A

Negative Grade East West North South Satisfactory Recommend additional backfill

Recommend window wells/covers Trim back trees/shrubberies

Wood in contact with/improper clearance to soil

Comments

Retaining wall

None

Material Brick Concrete Concrete block Other: Railroad ties Timbers

Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed

Drainage holes recommended

Comments

Hose bibs

N/A

Condition Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve

Grounds

Hose bibs cont.

Operable Yes No Not Tested Not On

Comments

Roof

General

Visibility None All Partial Limited By: .

Inspected From Roof Ladder at eaves Ground With Binoculars

Recommend evaluation by a licensed roofing contractor for the removal of the moss growth occurring on the roof located on the right hand side of the garage and the backside of the roof.

Photos



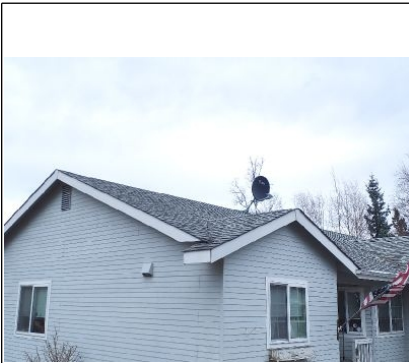
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Overview of the roof.



Overview of the roof.



Overview of the roof.

Roof



Overview of the roof.

Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type:Asphalt
Layers:Unknown
Age:Unknown
Location:This is the roof over the home and the garage.

Roof #2 None
Type:
Layers:
Age:
Location:

Roof #3 None
Type:
Layers:
Age:
Location:

Comments

Ventilation System

None N/A

Type Soffit Ridge Gable Roof Turbine Powered Other: .

Comments

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .

Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other: .

Comments

Valleys

N/A

Roof

Valleys cont.

Material Not Visible Galv/Alum Asphalt Lead Copper Other: .
Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing
 Snow Covered

Comments

Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
 Snow Covered

Roof #2 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
 Snow Covered

Roof #3 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments

Skylights

N/A Not Visible

Condition Cracked/Broken Satisfactory Marginal Poor

Comments

Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Comments Recommend evaluation by licensed plumber for the repair of the plumbing vent located on the back side of the roof the right hand side of the satellite dish at the time the inspection you can see that the Plumbing vent is leaning to left hand side and it's no longer pointing straight up.

Photos

Roof



Photo of a satellite dish and flue for the gas space heater and water heater located in the garage.



Photo of two Plumbing vents.



Recommend evaluation by licensed plumber for the repair of the plumbing vent located on the back side of the roof the right hand side of the satellite dish at the time the inspection you can see that the Plumbing vent is leaning to left hand side and it's no longer pointing straight up.

Exterior

Gutters/Scuppers/Eavestrough

None

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
 Needs to be cleaned

Material Copper Vinyl/Plastic Galvanized/Aluminum Other: .

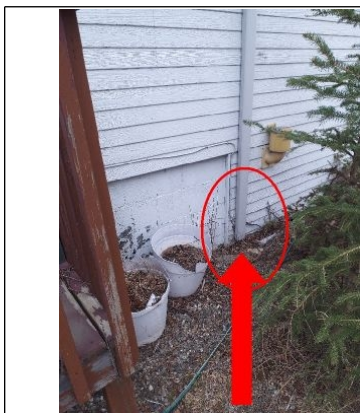
Leaking Corners Joints Hole in main run No apparent leaks

Attachment Loose Missing spikes Improperly sloped Satisfactory

Extension needed North South East West N/A

Comments Recommend adding downspout extensions to discharge water away from the home. 5-6' extensions recommended on the two downspouts located on the right hand side of the home to the right hand side of the stoop and steps and the back corner of the home.

Photos



Recommend adding downspout extensions to discharge water away from the home. 5-6' extensions recommended on the two downspouts located on the right hand side of the home to the right hand side of the stoop and steps and the back corner of the home.



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Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Other: . Typical cracks Peeling paint Monitor Wood rot
 Loose/Missing/Holes

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments

Trim

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments Recommend repainting the exterior wood trim located on the left and right hand sides of the garage door

Exterior

Trim cont.

Comments cont. and installing caulking along the top exterior wood trim of the garage door there is no caulking installed at the time of the inspection which could allow for moisture to get behind the exterior wood trim.
Recommend repainting the exterior wood trim located on the lower left and right hand side of the main entry door.

Recommend removal or replacement of the moisture damaged plant box located on the front of home to the left hand side of the porch.

Photos



Recommend repainting the exterior wood trim located on the left and right hand sides of the garage door and installing caulking along the top exterior wood trim of the garage door there is no caulking installed at the time of the inspection which could allow for moisture to get behind the exterior wood trim.



Recommend repainting the exterior wood trim located on the left and right hand sides of the garage door and installing caulking along the top exterior wood trim of the garage door there is no caulking installed at the time of the inspection which could allow for moisture to get behind the exterior wood trim.



Recommend repainting the exterior wood trim located on the lower left and right hand side of the main entry door.



Recommend repainting the exterior wood trim located on the lower left and right hand side of the main entry door.



Recommend removal or replacement of the moisture damaged plant box located on the front of home to the left hand side of the porch.

Exterior

Soffit

- None
- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
- Condition** Satisfactory Marginal Poor
- Comments**

Fascia

- None
- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
- Condition** Satisfactory Marginal Poor
- Comments**

Flashing

- None
- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
- Condition** Satisfactory Marginal Poor
- Comments**

Caulking

- None
- Condition** Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations
- Comments**

Windows/Screens

- Condition** Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Recommend repair/replace damaged screens Failed/fogged insulated glass
- Material** Wood Metal Vinyl Aluminum/Vinyl clad
- Screens** Torn Bent Not installed Satisfactory
- Comments** Recommend installing screens in all of the openable windows throughout the home that are not already equipped with screens.

Storms Windows

- None Not installed
- Condition** Satisfactory Broken/cracked Wood rot Recommend repair/painting
- Material** Wood Clad comb. Wood/Metal comb. Metal
- Putty** Satisfactory Needed N/A
- Comments**

Slab-On-Grade/Foundation

- Foundation Wall** Concrete block Poured concrete Post-Tensioned concrete Not Visible Other: .
- Condition** Satisfactory Marginal Monitor Have Evaluated Not Evaluated
- Concrete Slab** N/A Not Visible Satisfactory Marginal Monitor Have Evaluated
- Comments**

Exterior

Service Entry

Location Underground Overhead

Condition Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low

Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor

GFCI present Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles

Comments Recommend a licensed electrician remount the service entry and disconnect panel and electric meter properly to the home at the time of the inspection the service entry and disconnect panel and electric meter are detach from the home and leaning to the left hand side this could be a safety hazard.
 Recommend replacing the two exterior electrical outlets located on the two light poles on either side of the driveway with GFCI protected Outlets and the Light Pole located on the right hand side of the driveway needs to be restraightened its leaning in towards the home which could cause a problem with the electrical wiring.
 Recommend installing the missing vent cover for the exhaust vent located on the back of the home to the left hand side of the deck.

Photos



Recommend a licensed electrician remount the service entry and disconnect panel and electric meter properly to the home at the time of the inspection the service entry and disconnect panel and electric meter are detach from the home and leaning to the left hand side this could be a safety hazard.



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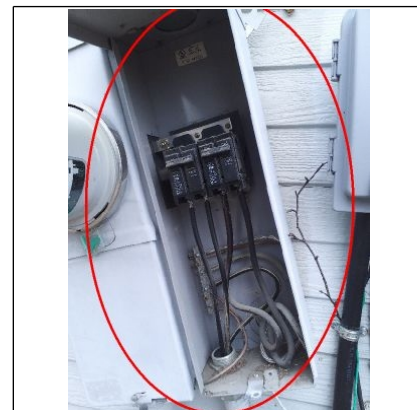


Photo of the service entry and disconnect panel located on the back of the home.

Exterior



Photo of the electric meter located on the back of the home.



Recommend replacing the two exterior electrical outlets located on the two light poles on either side of the driveway with GFCI protected Outlets and the Light Pole located on the right hand side of the driveway needs to be restraighted its leaning in towards the home which could cause a problem with the electrical wiring.



Recommend replacing the two exterior electrical outlets located on the two light poles on either side of the driveway with GFCI protected Outlets and the Light Pole located on the right hand side of the driveway needs to be restraighted its leaning in towards the home which could cause a problem with the electrical wiring.



Recommend replacing the two exterior electrical outlets located on the two light poles on either side of the driveway with GFCI protected Outlets and the Light Pole located on the right hand side of the driveway needs to be restraighted its leaning in towards the home which could cause a problem with the electrical wiring.



Recommend installing the missing vent cover for the exhaust vent located on the back of the home to the left hand side of the deck.

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other: .
Condition Not Visible Satisfactory Marginal Poor
Comments

Exterior Doors

Main Entrance N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition: Satisfactory Marginal Poor

Exterior

Exterior Doors cont.

- Patio** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
- Rear door** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
- Other door** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Comments

Garage/Carport

Type

 None

Type

 Attached Detached 1-Car 2-Car 3-Car 4-Car Carport

Comments

Photos



Photo of the sink located in the garage in the sink functions properly.



Photo of the ramp located in the garage leading to the home.

Automatic Opener

 None N/A

Operation

 Operable Inoperable

Comments

Safety Reverse

 None N/A

Operation

 Operable Not Operable Need(s) adjusting Safety hazard
 Photo eyes and pressure reverse tested

Comments

Roofing

Material

 Same as house

Type:

Approx. age: Approx. layers:

Comments

Gutters/Eavestrough

Condition

 Satisfactory Marginal Poor Same as house

Comments

Siding

 N/A

Material

 Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard

Condition

 Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Garage/Carport

Trim

N/A

Material Same as house Wood Aluminum Vinyl

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Floor

Material Concrete Gravel Asphalt Dirt Other: _____

Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard

Source of Ignition within 18" of the floor N/A Yes No

Comments

Sill Plates

None Not Visible

Type Floor level Elevated

Condition Rotted/Damaged Recommend repair

Comments

Overhead Door(s)

N/A

Material Wood Fiberglass Masonite Metal Recommend repair

Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing

Recommend Priming/Painting Inside & Edges Yes No

Comments

Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

Comments

Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No

Open ground Yes No Safety Hazard

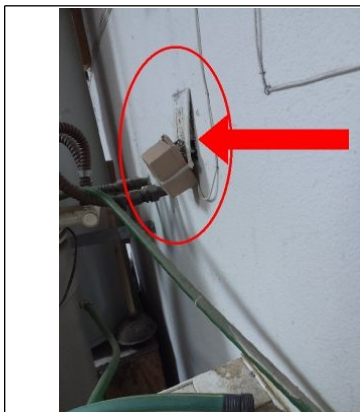
GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring
 Recommend GFCI Receptacles

Comments Recommend properly installing the electrical outlet located on the back wall of the garage to the left hand side of the sink at the time of the inspection the electrical outlet is protruding from the wall this is a safety hazard.

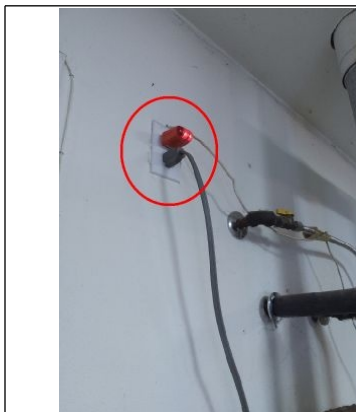
Recommend replacing the electrical outlets running the gas space heater located on the back garage wall and the garage door opener located on the garage ceiling with GFCI protected Outlets.

Photos

Garage/Carport



Recommend properly installing the electrical outlet located on the back wall of the garage to the left hand side of the sink at the time of the inspection the electrical outlet is protruding from the wall this is a safety hazard.



Recommend replacing the electrical outlets running the gas space heater located on the back garage wall and the garage door opener located on the garage ceiling with GFCI protected Outlets.



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Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair

Condition Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)

Moisture Stains Present Yes No

Typical Cracks Yes No

Fire door Not verifiable Not a fire door Needs repair Satisfactory

Self closure N/A Satisfactory Inoperative Missing

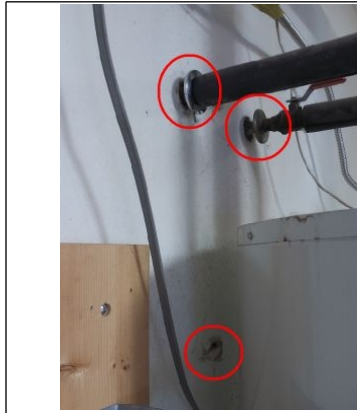
Comments The self-closing hinges on the fire separation door going from the garage into the home need to be adjusted so that the door will close and latch on its own.
Recommend installing fire rated caulking around the openings where the water lines for the water heater penetrate the back garage wall and fire rated caulking needs to be installed into the opening located directly behind the water heater also.

Photos

Garage/Carport



The self-closing hinges on the fire separation door going from the garage into the home need to be adjusted so that the door will close and latch on its own.



Recommend installing fire rated caulking around the openings where the water lines for the water heater penetrate the back garage wall and fire rated caulking needs to be installed into the opening located directly behind the water heater also.

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Other Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
 Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments Recommend replacing the electrical outlet under the kitchen sink with a GFCI protected outlet.

Photos

Kitchen



Recommend replacing the electrical outlet under the kitchen sink with a GFCI protected outlet.

Laundry Room

Laundry

Laundry sink N/A Satisfactory

Faucet leaks Yes No

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

Appliances Washer Dryer Water heater Furnace/Boiler None

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible

Comments Recommend replacing the electrical outlet located in the laundry room behind the washer and dryer with a GFCI protected outlet.

Photos



Recommend replacing the electrical outlet located in the laundry room behind the washer and dryer with a GFCI protected outlet.

Bathroom (1) Primary Bathroom

Bath

Location First floor primary bathroom

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: . Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
Where:
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments The seal has become broken on the insulated glass window located in primary bathroom, this has allowed moisture to become trapped between the glass window panes, recommend a window or glass company evaluate for repair or replacement and the window also needs safety film installed on it because the window is within 5 ft horizontally from the tub and shower and 5 ft vertically of the floor.

Photos

Bathroom (1) Primary Bathroom



The seal has become broken on the insulated glass window located in primary bathroom, this has allowed moisture to become trapped between the glass window panes, recommend a window or glass company evaluate for repair or replacement and the window also needs safety film installed on it because the window is within 5 ft horizontally from the tub and shower and 5 ft vertically of the floor.

Bathroom (2)

Bath

Location First floor bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: . Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
Where:
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments Recommend installing some form of floor base trim and caulking where the flooring meets the tub surround located in bathroom 2 at the time of the inspection the flooring is curled up where floor meets the tub.

Photos



Recommend installing some form of floor base trim and caulking where the flooring meets the tub surround located in bathroom 2 at the time of the inspection the flooring is curled up where floor meets the tub.

Room (1) Primary Bedroom

Room

Location First floor

Type Primary bedroom

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Room (2)

Room

Location First floor

Type Bedroom

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Room (3)

Room

Location First floor

Type Bedroom

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments Recommend replacement of the broken glass window in bedroom 3 located in the right hand window of the three Windows set overlooking the front porch of the home when looking at the windows from inside the bedroom.

Interior

Smoke/Carbon Monoxide detectors

Smoke Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

CO Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

Comments Recommend installing a combination smoke and Co alarm in the hallway outside of the bedrooms.
Recommend verifying expiration date for smoke and Co alarms replacing any that are outdated.

Attic/Structure/Framing/Insulation

N/A

Access Stairs Pulldown Scuttlehole/Hatch No Access Other: Access limited by:

Inspected from Access panel In the attic Other

Location Hallway Bedroom Closet Garage Other

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
Depth: Damaged Displaced Missing Compressed Recommend additional insulation

Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible

Vapor barriers Kraft/foil faced Plastic sheeting Not Visible Improperly installed

Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

Fans exhausted to Attic: Yes No Recommend repair Outside: Yes No Not Visible

HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other:

Ceiling joists Wood Metal Not Visible

Sheathing Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No

Evidence of moisture Yes No

Evidence of leaking Yes No

Firewall between units N/A Yes No Needs repair/sealing

Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments

Photos

Interior



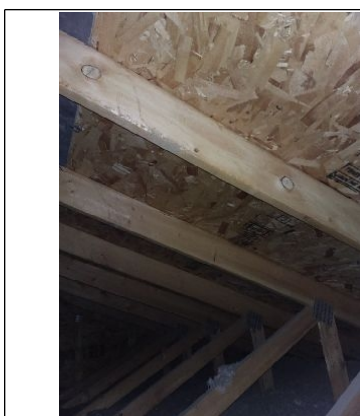
Overview of the attic.



Overview of the attic.



Overview of the attic.



Overview of the attic.



Overview of the attic.

Crawl Space

Crawl space

N/A

Type Full crawlspace Combination basement/crawl space/slab

Conditioned (heated/cooled) Yes No

Comments Recommend replacing the electrical outlets located in the crawl space running the furnace and the HRV system with GFCI protected Outlets.
Recommend installing a condensation pump for the HRV system located in the crawl space at the time of the inspection the HRV system is draining water into a bucket underneath the Vapor Barrier located in the crawl space.

Photos



Recommend replacing the electrical outlets located in the crawl space running the furnace and the HRV system with GFCI protected Outlets.



Recommend replacing the electrical outlets located in the crawl space running the furnace and the HRV system with GFCI protected Outlets.



Recommend installing a condensation pump for the HRV system located in the crawl space at the time of the inspection the HRV system is draining water into a bucket underneath the Vapor Barrier located in the crawl space.

Access

Location Exterior Interior hatch/door Via basement No access

Inspected from Access panel In the crawl space

Comments

Photos

Crawl Space

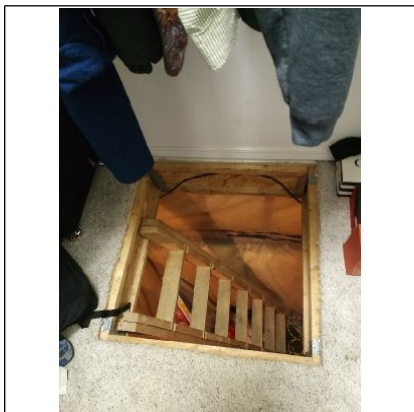


Photo of the access to the crawl space located in the primary bedroom closet.

Foundation walls

Condition Satisfactory Marginal Have Evaluated Monitor Cracks Movement Not Visible
Material Concrete block Poured concrete Stone ICF Wood Brick Not Visible
Comments

Floor

Material Concrete Gravel Dirt Other: .
Condition Typical cracks Not Visible Vapor barrier present
Comments

Seismic bolts

N/A None visible
Condition Appear satisfactory Recommed evaluation
Comments

Drainage

Sump pump Yes No Operable: Yes No Pump not tested
Standing water Yes No Not Visible
Evidence of moisture damage Yes No
Comments

Ventilation

N/A
Location Wall vents Power vents None apparent
Condition Additional ventilation recommended Evidence of moisture damage Satisfactory
Comments

Girders/Beams/Columns

Material Steel Wood Masonry
Condition Satisfactory Marginal Poor Not Visible Sagging/Altered
Comments

Joists

Material Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type

Crawl Space

Joists cont.

Material cont. Sagging/Altered joists
Condition Satisfactory Marginal Poor

Comments

Subfloor

Visible Not Visible Visible
Condition Indication of moisture stains/rotting Satisfactory

Comments

Insulation

Type None
 Fiberglass Cellulose Rockwool Foam Not Visible
 Foam Board Styrofoam Board Styrofoam Form Board
Location Walls Between floor joists Other: .

Comments

Photos



Photo example of the fiberglass insulation located on the Foundation walls in the crawl space.



Photo example of the fiberglass insulation located on the Foundation walls in the crawl space.



Photo example of the fiberglass insulation located on the Foundation walls in the crawl space.

Vapor barrier

Present Yes No Not Visible Improperly installed

Material Kraft/foil faced Plastic Not Visible Other: .

Condition Satisfactory Marginal Poor

Comments Recommend restretching and sealing the seams and the perimeter of the poly sheeting on the floor in the crawlspace around the well pressure tank there should be no exposed dirt.

Photos

Crawl Space



Recommend restretching and sealing the seams and the perimeter of the poly sheeting on the floor in the crawlspace around the well pressure tank there should be no exposed dirt.



Recommend restretching and sealing the seams and the perimeter of the poly sheeting on the floor in the crawlspace around the well pressure tank there should be no exposed dirt.



Photo example of The Vapor Barrier located in the crawl space.

Plumbing

Water service

Main shut-off location The main water shutoff valve for the home is located in the crawl space in front of the well pressure tank.

Water entry piping Not Visible Copper/Galv. PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Lead Polyethylene

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Other: .

Condition Satisfactory Marginal Poor

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection: Yes
 No Safety Hazard Recommend repair Recommend a dielectric union Satisfactory

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass

Condition Satisfactory Marginal Poor

Support/Insulation N/A
 Type:

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No Leaking: Yes No

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible Galvanized
 Recommend CSST be properly bonded

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Photos



Photo of the main water shut-off valve located in the crawl space in front of the well pressure tank.



Photo of the well pressure tank located in the crawl space.

Main fuel shut-off location

N/A

Location The gas meter is located on the back right hand corner of the home.

Comments The gas meter is located on the exterior of the home.

Photos

Plumbing



Photo of the gas meter located on the back right hand corner of the home.



Photo of the gauges on the gas meter.



Photo of the serial numbers on the gas meter.

Well pump

N/A

Type Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes No Well pressure: Not Visible

Comments

Water heater

N/A

General Brand Name: Bradford White

Serial #:

Capacity:50 gallons

Approx. age: Unknown

Type Gas Electric Oil LP Other:

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve Yes No Extension proper: Yes No Missing Recommend repair
 Improper material

Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair

Condition Satisfactory Marginal Poor

Comments There should be a Bollard installed in front of the gas water heater in the garage for protection from possible vehicle impact.

Photos

Plumbing



There should be a Bollard installed in front of the water heater in the garage for protection from possible vehicle impact.



Photo of the water heater located in the garage.

Water softener

None

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing leaking Yes No

Comments

Photos



Photo of the water softening system located in the garage.

Heating System

Heating system

Unit #1 Brand name: American Standard
 Approx. age: Unknown
 Unknown Model #: Serial #: Satisfactory Marginal Poor
 Recommended HVAC technician examine

Unit #2 None
 Brand name:
 Approx. age:
 Unknown
 Model #:
 Serial #: Satisfactory Marginal Poor Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

Warm air system Belt drive Direct drive Gravity Central system Floor/wall furnace

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested
 Tester:

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed Gas shut off valve:
 Yes No

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

Heat pump N/A Supplemental electric Supplemental gas

Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

System not operated due to N/A Exterior temperature Other: .

Comments Recommend having the furnace and HRV system located in the crawl space and the gas space heater for the garage all serviced by an HVAC technician before closing.

Photos



Photo of the Furnace located in the crawl space.

Heating System

Other systems

N/A

Type Electric baseboard Radiant ceiling cable Gas space heater Solid fuel burning stove
 HRV System

Proper operation Yes No

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine

Comments Recommend having the gas space heater for the garage and the HRV system located in the crawl space serviced by an HVAC technician before closing.

Photos



Photo of the gas space heater located in the garage.

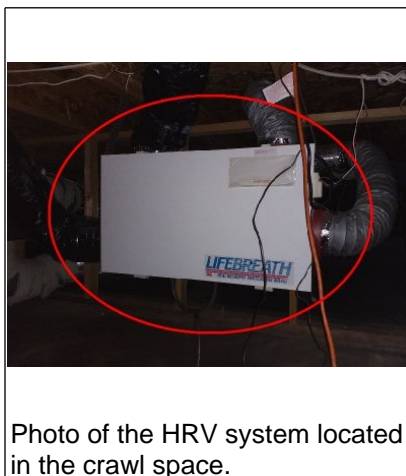


Photo of the HRV system located in the crawl space.

Electric

Main panel

Location The electrical panel is located in the garage.

Condition Satisfactory Poor

Adequate Clearance to Panel Yes No

Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

Main wire Copper Aluminum Not Visible Double tapping of the main wire Condition: Satisfactory
 Marginal Poor

Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable
 Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse
 Panel not accessible Not evaluated

Reason:

Comments Two Handle ties are needed in the electrical panel, Whenever two breakers are sharing the same neutral they require a handle tie.

Photos

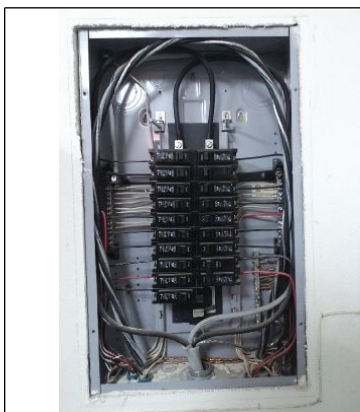
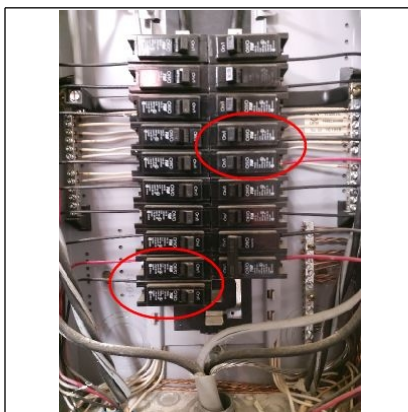


Photo of the electrical panel located in the garage.



Two Handle ties are needed in the electrical panel, Whenever two breakers are sharing the same neutral they require a handle tie.

Living Room

Living Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Dining Room

Dining Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments