



Bentley and Associates, LLC
7400 Hwy 11E
Lenoir City, TN 37772
865-986-2516
Donnie Bentley TN Lic# 183

Home Inspection



Happy Home Buyer
125 Happy Lane
Anytown TN 37772
The date of the inspection

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Definitions

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General Information

Property Information

Property Address 125 Happy Lane
City Your Town State TN Zip
Contact Name Real Estate Professional
Phone

Client Information

Client Name Happy Home Buyer
Client Address
City State Zip
Phone

Inspection Company

Inspector Name Donnie Bentley
Company Name Bentley and Associates, LLC
Address 7400 Hwy 11E
City Lenoir City State TN Zip 37772
Phone 865-986-2516
Fax
E-Mail bentleyshomeinspection@gmail.com
Amount Recieved/Services Great price - Home Inspection

Conditions

Others Present Buyer Property Occupied
Estimated Age 2005 Entrance Faces
Inspection Date Your date
Start Time 8:30am End Time 11:40am
Electric On Yes
Water On Yes
Gas/Oil On Not Applicable
Temperature 50
Weather Rain Soil Conditions Wet
Space Below Grade Poured slab, Crawl Space, Basement
Building Type Single family Garage Attached

General Information (Continued)

Sewage Disposal City How Verified Multiple Listing Service

Water Source City How Verified Multiple Listing Service

Lots and Grounds

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1. Acceptable Driveway: Concrete
2. Acceptable Walks: Concrete
3. Acceptable Porch: Concrete
4. Acceptable Patio: Concrete
5. Acceptable Grading: Minor slope
6. View of Grading
7. View View of Grade



Lots and Grounds (Continued)

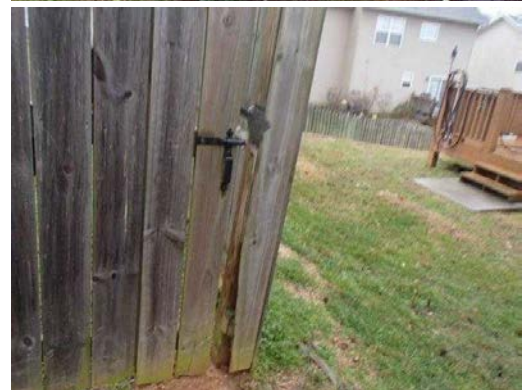
View (continued)



- 8. Acceptable Exterior Surface Drain: Surface drain
- 9. Acceptable Swale: Adequate slope and depth for drainage
- 10. Acceptable Vegetation: Shrubs - [Recommend trimming shrubs](#)



- 11. Marginal Fences: Privacy - [Damaged areas](#)



- 12. FYI Maintaining drainage systems, grade, and landscaping around the structure is important to prevent water intrusion. Grading should slope away from the structure and vegetation should not touch the structure in order to prevent water and pest intrusion. Drainage systems should move water far enough away to ensure it cannot flow back to the structure.

Exterior

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Accents Exterior Surface

1. Views of Exterior
2. Acceptable Type: Faux Stone - **Small cracks present**



Main, Sides and rear Exterior Surface

3. Views of Exterior
4. Marginal Type: Vinyl siding - **Small holes and cracks in rear, Sagging from heat in rear corner, Loose section at front porch**



Exterior (Continued)

Type: (continued)



- 5. Not Present Trim: Wood, Aluminum and vinyl
- 6. Views of Exterior
- 7. Acceptable Fascia: Aluminum clad
- 8. Marginal Soffits: Vinyl - **Small section loose in rear**



- 9. Acceptable Door Bell: Working properly
- 10. Acceptable Entry Door: Fiberglass clad
- 11. Acceptable Patio Door: Sliding
- 12. Acceptable Windows: Vinyl
- 13. Acceptable Exterior Lighting: Surface mount
- 14. Acceptable Exterior Electric Outlets: 110 VAC GFCI
- 15. Acceptable Hose Bibs: Rotary

Exterior (Continued)

16. Acceptable Gas Meter: Outside



17. FYI Recommend inspecting all caulking, stained and painted areas annually for deterioration and maintain as needed.

Roof

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1. Views of Roof

Main Roof Surface

2. Method of Inspection: Ground level with binoculars

3. Acceptable Material: Asphalt shingle

4. Type: Gable

5. Approximate Age: 4 Years

6. Acceptable Flashing: Aluminum

7. Acceptable Valleys: Asphalt shingle

8. Acceptable Electrical Mast: Underground utilities

9. Acceptable Plumbing Vents: Present

10. Acceptable Gutters: Aluminum

11. Defective Downspouts: Aluminum - **Rear left side downspout is turning water into opening above soffit recommend repair and have a contractor evaluate to see if there is water damage inside wall and repair downspout**

Pulled loose in rear, Recommend repair

Roof (Continued)

Downspouts: (continued)



12. Acceptable Leader/Extension: Plastic, Splash blocks

Attic

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1. View of Attic



Attic (Continued)

Main Attic

2. Method of Inspection: In the attic

3. Defective Access Pull down - **Recommend adding nails to hole provided in the metal bracket at top**
Cover loose, recommend repair



4. Acceptable Unable to Inspect: 10%

5. Acceptable Roof Framing: Rafter, 2x4 Truss

6. Acceptable Sheathing: OSB

7. Acceptable Ventilation: Adequate

8. Acceptable Insulation: Blown in, Batts

9. Acceptable Insulation Depth: 8"

10. Acceptable Wiring/Lighting: 110 VAC

11. Acceptable Moisture Penetration: Dry at the time of the inspection

12. FYI Recommend a qualified individual inspect the attic periodically for water, pest and rodent intrusion.

Garage/Carport

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Attached Garage

Garage/Carport (Continued)

1. View of Garage



2. Type of Structure: Attached Car Spaces: 2
3. Acceptable Garage Doors: Metal - **Dents present**



4. Defective

Garage door trim Aluminum clad - Evidence of past water intrusion, Caulk added, Soft area on overhead piece of wood trim. Recommend evaluation and repair by a licensed contractor



Garage/Carport (Continued)

Garage door trim (continued)



- 5. Acceptable
- 6. Acceptable

Door Operation: Mechanized
Door Opener: Overhead Door



- 7. Acceptable
 - 8. Acceptable
 - 9. Acceptable
 - 10. Acceptable
 - 11. Acceptable
 - 12. Acceptable
 - 13. Acceptable
 - 14. FYI All moving parts of garage doors and openers should be periodically inspected for safety and integrity.
- Exterior Surface: Same as house
Service Doors: Composition materials
Electrical: 110 VAC GFCI
Ceiling: Paint - **Nail Pops present**
Walls: Paint
Floor/Foundation: Poured concrete
Smoke Detector: Present

Electrical

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1. Service Size Amps: 200 Volts: 110-240 VAC
 2. Acceptable Service: Aluminum
 3. Acceptable 120 VAC Branch Circuits: Copper
 4. Acceptable 240 VAC Branch Circuits: Copper
 5. Acceptable Smoke Detectors: Present - [Recommend installing batteries](#)
 6. Acceptable Conductor Type: Non-metallic sheathed cable
 7. Acceptable Ground: Visible wire going into ground
- Outside Electric Panel
8. Acceptable Manufacturer: Cutler-Hammer



9. Acceptable Panel Cover Present, Good Condition
10. Maximum Capacity: 200 Amps
11. Acceptable Main Breaker Size: 200 Amps
12. Acceptable Breakers: Copper
13. Is the panel bonded? Yes
14. FYI All electrical repairs and updates should be performed by a licensed electrician.

Crawl Space

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Main Crawl Space

1. View from inside Crawl Space



2. Method of Inspection: In the crawl space

3. Acceptable Access: Door
4. Acceptable Moisture Intrusion: No moisture present at time of inspection
5. Acceptable Moisture Location: No moisture present at time of inspection
6. Acceptable Moisture Barrier: No moisture barrier present
7. Acceptable Insulation: Fiberglass
8. Acceptable Vapor Barrier: Paper
9. Acceptable Ventilation: Vents
10. Acceptable Electrical: 110 VAC
11. Crawlspace should be inspected periodically by a qualified Pest Control Company for termites, pests and rodents.

Basement

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Unfinished area Basement

1. Views of basement



- 2. Acceptable Ceiling: Exposed framing
- 3. Acceptable Walls: Block
- 4. Acceptable Floor: Concrete - Cracks present
- 5. Acceptable Electrical: 110 VAC GFCI
- 6. Acceptable Basement Stairs/Railings: Present
- 7. Acceptable Insulation: Fiberglass
- 8. Acceptable Moisture Intrusion: Dry at the time of the inspection
- 9. Acceptable Smoke Detector: Present

Air Conditioning

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Main AC System

1. Acceptable A/C System Operation: Functional - **To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.**
2. Marginal Condensate Removal: PVC - **There is evidence of past overflow in the drain pan inside the attic. There is no safety overflow switch present. Recommend installing a safety switch and having a HVAC contractor evaluate system**



3. Acceptable Exterior Unit: Pad mounted

Air Conditioning (Continued)

4. Manufacturer: Goodman



5. Area Served: Whole building Approximate Age: 4 Years

6. Fuel Type: Electric Temperature Differential: na

7. Type: Central A/C Capacity: 3.5 Ton

8. Acceptable Visible Coil: Aluminum outside

9. Marginal Refrigerant Lines: Copper - **Missing insulation on refrigerant line, Recommend adding insulation to line**



10. Acceptable Electrical Disconnect: Present

11. Acceptable Exposed Ductwork: Metal and flexible duct work

12. Acceptable Blower Fan/Filters: Direct drive with disposable filter

13. Acceptable Thermostats: Individual

14. FYI For system longevity and efficiency, filters should be changed every 30 days or according to manufacturers recommendations, and the system be inspected and serviced annually by a qualified HVAC technician.

Heating System

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Attic Heating System

1. Acceptable Heating System Operation: Adequate
2. Manufacturer: Carrier



3. Type: Forced air Capacity: Adequate for home
4. Area Served: Whole building Approximate Age: 10 Years
5. Fuel Type: Natural gas
6. Acceptable Heat Exchanger: 4 Burner
7. Unable to Inspect: 90%
8. Acceptable Thermostats: Individual
9. Acceptable Blower Fan/Filter: Direct drive with disposable filter
10. Acceptable Distribution: Metal and flexible duct
11. Acceptable Flue Pipe: Double wall
12. FYI For system longevity and efficiency, filters be changed every 30 days or according to manufacturers recommendations, and the system be inspected and serviced annually by a qualified HVAC technician.

Plumbing

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1. Acceptable Service Line: Copper



2. Acceptable Main Water Shutoff: Garage

3. Acceptable Water Lines: Copper

4. Acceptable Drain Pipes: PVC

5. Acceptable Vent Pipes: PVC

6. Defective Gas Service Lines: Cast iron, CSST - **Yellow Corrugated Stainless Steel Tubing (CSST) gas line present and does not appear bonded. Recommend a qualified licensed electrician evaluate and make any necessary repairs. For more information visit www.csstsafety.com**



Garage Water Heater

7. Acceptable Water Heater Operation: Adequate - **Stains noted**

8. Manufacturer: Bradford-White

Plumbing (Continued)

Manufacturer: (continued)



9. Type: Natural gas Capacity: 50 Gal.
10. Approximate Age: 10 Years Area Served: Whole building
11. Acceptable Flue Pipe: Double wall
12. Acceptable TPRV and Drain Tube: Copper
13. FYI Because water can be turned off during real estate sales and transfers, it is recommended that all visible plumbing lines, fixtures and connections be inspected at final walk through, and again periodically for leaks. Follow manufacturers maintenance recommendations for all mechanical devices (water heaters, septic pumps, etc.)

Fireplace/Wood Stove

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- | | |
|---------------|--|
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Bonus room Fireplace

1. Acceptable Fireplace Construction: Prefab
2. Acceptable Operation Working Properly
3. Type: Gas log
4. Acceptable Fireplace Insert: Standard
5. Acceptable Smoke Chamber: Metal and glass

Fireplace/Wood Stove (Continued)

6. Acceptable Flue: Through wall vent



7. Acceptable Hearth: Adequate

8. FYI Fireplaces should be cleaned and inspected before initial use for safety, then annually or according to use by a qualified professional.

Kitchen

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Kitchen and dining area Kitchen

2. View of Kitchen



3. Acceptable Ceiling: Paint

4. Acceptable Walls: Paint

Kitchen (Continued)

5. Marginal Floor: Tile - Cracks/ loose grout between tiles



6. Acceptable

Windows: Good condition

7. Defective

Electrical: 110 VAC GFCI - GFCI Outlet on counter is cracked, Recommend replacement



8. Acceptable

HVAC Source: Present

9. Acceptable

Plumbing/Fixtures: Adequate



10. Acceptable

Sink: Good condition

11. Acceptable

Disposal: In-Sinkerator

12. Acceptable

Dishwasher: Maytag

Kitchen (Continued)

13. Acceptable Cooking Appliances: Whirlpool



14. Acceptable
15. Marginal

Ventilator: Present
Refrigerator: Whirlpool - Door water dispenser not working



16. Acceptable Microwave: General Electric



17. Acceptable Counter Tops: Good condition
18. Acceptable Cabinets: Good condition

Bathroom

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1st floor hall, 1/2 Bath Bathroom

1. View of Bathroom



- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint - [Water stains present behind toilet](#)



- 4. Marginal Floor: Tile - [Cracks/ loose grout between tiles](#)
- 5. Acceptable Doors: Working Properly
- 6. Acceptable Electrical: 110 VAC GFCI
- 7. Acceptable Ventilation: Present
- 8. Acceptable Faucets/Traps: Adequate
- 9. Acceptable Sink/Basin: Pedestal

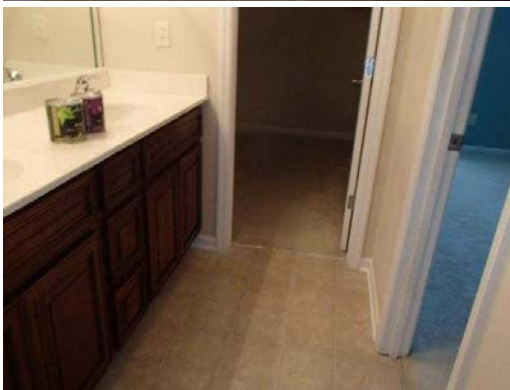
Bathroom (Continued)

10. Defective Toilets: Adequate - **The toilet is loose at the floor and may require replacement of the wax seal**



Master Bathroom

11. View of Bathroom



12. Acceptable Ceiling: Paint
13. Acceptable Walls: Paint
14. Acceptable Floor: Vinyl floor covering
15. Acceptable Doors: Working Properly
16. Acceptable Windows: Good condition
17. Acceptable Electrical: 110 VAC GFCI
18. Acceptable HVAC Source: Present
19. Marginal Ventilation: Present - **Loud operation**

Bathroom (Continued)

20. Defective

Faucets/Traps: Adequate - **Traps leaking under both sinks**



21. Acceptable

Sink/Basin: Dual bowl - **Surface cracks present in face bowls**

22. Acceptable

Counter/Cabinet: Adequate

23. Defective

Tub/Surround: Plastic/Fiberglass - **Hole with improper repair, Recommend repairs be made by a professional**



24. Acceptable

Toilets: Adequate

25. Defective

Shower/Surround: Plastic/fiberglass - **Hole with improper repair, Recommend repairs be made by a professional**
Faucet dripping, Recommend repair



Upstairs Bathroom

Bathroom (Continued)

26. View of Bathroom



- 27. Acceptable Ceiling: Paint
- 28. Acceptable Walls: Paint
- 29. Acceptable Floor: Vinyl floor covering
- 30. Acceptable Doors: Working Properly
- 31. Acceptable Electrical: 110 VAC GFCI
- 32. Acceptable HVAC Source: Present
- 33. Acceptable Ventilation: Present
- 34. Acceptable Faucets/Traps: Adequate
- 35. Acceptable Sink/Basin: Single bowl
- 36. Acceptable Counter/Cabinet: Adequate
- 37. Defective Tub/Surround: Plastic/Fiberglass - Diverter stuck on shower control



38. Acceptable Toilets: Adequate

Bedroom

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1st Floor Master Bedroom

1. View of Bedroom



- 2. Acceptable Closet: Walk In
- 3. Acceptable Ceiling: Paint
- 4. Acceptable Walls: Paint
- 5. Acceptable Floor: Carpet
- 6. Acceptable Doors: Working Properly - [Visible repair](#)
- 7. Acceptable Windows: Good condition
- 8. Acceptable Electrical: 110 VAC
- 9. Acceptable HVAC Source: Present
- 10. Acceptable Smoke Detector: Present

Rear Bedroom

11. View of Bedroom



- 12. Acceptable Closet: Walk In
- 13. Acceptable Ceiling: Paint
- 14. Acceptable Walls: Paint
- 15. Acceptable Floor: Carpet
- 16. Acceptable Doors: Working Properly

Bedroom (Continued)

- 17. Acceptable Windows: Good condition
- 18. Acceptable Electrical: 110 VAC - [Cover plate missing](#)
- 19. Acceptable HVAC Source: Present
- 20. Acceptable Smoke Detector: Present

Center Bedroom

- 21. View of Bedroom



- 22. Acceptable Closet: Single small
- 23. Acceptable Ceiling: Paint
- 24. Acceptable Walls: Paint
- 25. Acceptable Floor: Carpet
- 26. Acceptable Doors: Working Properly
- 27. Acceptable Windows: Good condition
- 28. Acceptable Electrical: 110 VAC
- 29. Acceptable HVAC Source: Present
- 30. Acceptable Smoke Detector: Present

Living Space

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Living Room Living Space

Living Space (Continued)

1. View of Living Area



- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Marginal Floor: Laminant - Loose trim



- 5. Acceptable Windows: Good condition
- 6. Acceptable Electrical: 110 VAC
- 7. Acceptable HVAC Source: Present
- 8. Acceptable Smoke Detector: Present

Dining Room Living Space

9. View of Living Area



- 10. Acceptable Ceiling: Paint
- 11. Acceptable Walls: Paint
- 12. Acceptable Floor: Tile

Living Space (Continued)

13. Marginal Windows: Good condition - Right rear window not working properly



14. Acceptable Electrical: 110 VAC
15. Acceptable HVAC Source: Present
Loft Living Space
-

16. View of Living Area



17. Acceptable Closet: Single small
18. Acceptable Ceiling: Paint
19. Acceptable Walls: Paint
20. Acceptable Floor: Carpet
21. Acceptable Windows: Good condition
22. Acceptable Electrical: 110 VAC
23. Acceptable HVAC Source: Present
24. Acceptable Smoke Detector: Present

- Bonus room Living Space
-

25. View of Living Area



Living Space (Continued)

- 26. Acceptable Closet: Single small
- 27. Acceptable Ceiling: Paint
- 28. Acceptable Walls: Paint
- 29. Acceptable Floor: Carpet
- 30. Acceptable Doors: Working Properly
- 31. Acceptable Windows: Good condition
- 32. Acceptable Electrical: 110 VAC
- 33. Acceptable HVAC Source: Present
- 34. Acceptable Smoke Detector: Present

Laundry Room/Area

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1st Floor Laundry Room/Area

1. View of Laundry room



- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Tile
- 5. Marginal Doors: Bi-fold - **Doors need adjustment**
- 6. Acceptable Electrical: 110 VAC
- 7. Acceptable HVAC Source: Present
- 8. Acceptable Washer Hose Bib: Ball valves
- 9. Acceptable Dryer Vent: Rigid metal
- 10. Acceptable Washer Drain: Wall mounted drain
- 11. Acceptable Washer and Dryer Electrical: 110 VAC, 220-240 VAC
- 12. FYI All washer hoses and connections should be inspected for leaks at final walk through and again periodically. Dryer lint traps, ducts and exit covers should also be occasionally inspected and cleaned to guard against lint accumulation that can be a fire hazard.

Infrared Scan

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1. Acceptable

Building Scan No concerns were noted in scan - This is for your information and is not a complete energy scan of the building. This is some pictures we took during the inspection to provided a better home inspection. Infrared cameras can not see through walls but are very effective at documenting consistent temperature which is congruent with dry surfaces. If there were and concerns found they will be documented in the body of the report.



Final Comments

At Bentley and Associates, LLC., we strive to provide informative and thorough Home inspections, representing the condition of the property at the time of inspection. We recommend at final walk through, to observe areas that may have been previously blocked by personal items, furniture or area rugs. Visually inspect items you have asked to be repaired. We recommend that all repairs be done by a licensed or qualified professional in that field. Items or areas that we find in need of repair may have hidden damage that cannot be visually observed during the inspection, and thus may be found when repairs are being made. We do offer a re-inspection at a charge, should repairs be extensive or beyond your ability to properly access.

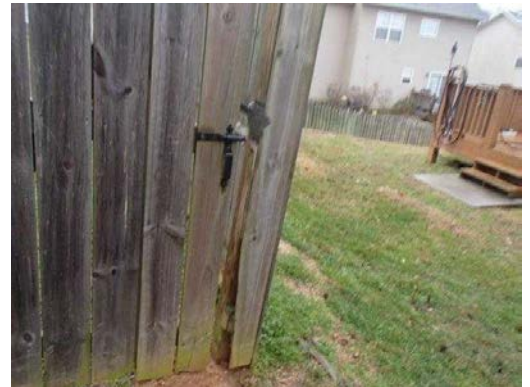
If there are any concerns following this inspection or during final walk through, please contact us at 865-986-2516. Pictures always help and can be emailed to bentleyde@gmail.com. Thank you for using Bentley and Associates, LLC, for your Home Inspection.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Fences: Privacy - **Damaged areas**



Exterior

2. Main, Sides and rear Exterior Surface Type: Vinyl siding - **Small holes and cracks in rear, Sagging from heat in rear corner, Loose section at front porch**



Exterior (Continued)

Type: (continued)

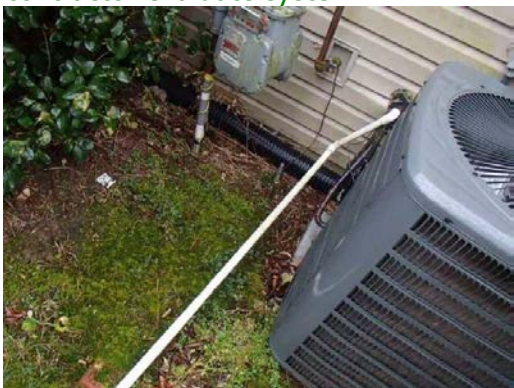


3. Soffits: Vinyl - Small section loose in rear



Air Conditioning

4. Main AC System Condensate Removal: PVC - There is evidence of past overflow in the drain pan inside the attic. There is no safety overflow switch present. Recommend installing a safety switch and having a HVAC contractor evaluate system



Air Conditioning (Continued)

Condensate Removal: (continued)



5. Main AC System Refrigerant Lines: Copper - Missing insulation on refrigerant line, Recommend adding insulation to line



Kitchen

6. Kitchen and dining area Kitchen Floor: Tile - Cracks/ loose grout between tiles



7. Kitchen and dining area Kitchen Refrigerator: Whirlpool - Door water dispenser not working

Kitchen (Continued)

Refrigerator: (continued)



Bathroom

8. 1st floor hall, 1/2 Bath Bathroom Floor: Tile - Cracks/ loose grout between tiles

9. Master Bathroom Ventilation: Present - Loud operation

Living Space

10. Living Room Living Space Floor: Laminant - Loose trim



11. Dining Room Living Space Windows: Good condition - Right rear window not working properly



Laundry Room/Area

12. 1st Floor Laundry Room/Area Doors: Bi-fold - Doors need adjustment

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. Downspouts: Aluminum - Rear left side downspout is turning water into opening above soffit recommend repair and have a contractor evaluate to see if there is water damage inside wall and repair downspout Pulled loose in rear, Recommend repair



Attic

2. Main Attic Access Pull down - Recommend adding nails to hole provided in the metal bracket at top Cover loose, recommend repair



Defective Summary (Continued)

Garage/Carport

3. Attached Garage Garage door trim Aluminum clad - Evidence of past water intrusion, Caulk added, Soft area on overhead piece of wood trim. Recommend evaluation and repair by a licensed contractor



Plumbing

4. Gas Service Lines: Cast iron, CSST - Yellow Corrugated Stainless Steel Tubing (CSST) gas line present and does not appear bonded. Recommend a qualified licensed electrician evaluate and make any necessary repairs. For more information visit www.csstsafety.com



Defective Summary (Continued)

Kitchen

5. Kitchen and dining area Kitchen Electrical: 110 VAC GFCI - **GFCI Outlet on counter is cracked, Recommend replacement**



Bathroom

6. 1st floor hall, 1/2 Bath Bathroom Toilets: Adequate - **The toilet is loose at the floor and may require replacement of the wax seal**



7. Master Bathroom Faucets/Traps: Adequate - **Traps leaking under both sinks**



Defective Summary (Continued)

8. Master Bathroom Tub/Surround: Plastic/Fiberglass - Hole with improper repair, Recommend repairs be made by a professional



9. Master Bathroom Shower/Surround: Plastic/fiberglass - Hole with improper repair, Recommend repairs be made by a professional
Faucet dripping, Recommend repair



10. Upstairs Bathroom Tub/Surround: Plastic/Fiberglass - Diverter stuck on shower control

