



Crest Building Consultancy Ltd
5382 Parker Avenue
Victoria
V8Y 2M9
Tel: (250) 888 9182
Fax: (250) 727 3723
Email: leeottewell@shaw.ca
Web: www.crestbc.ca

BUILDING INSPECTION



Address of Property: 1234 Franchise St, Fernwood

Date of Inspection: November 6th 2005

Client: Fred Smith

Inspector: Lee Ottewell (BPCPA License #: 47384)

Report Index

THE REPORT

INSPECTION CONDITIONS	1
SITE	2
EXTERIOR OF BUILDING	4
ROOF	11
ELECTRICAL	13
ATTIC & VENTILATION	16
STRUCTURAL	18
PLUMBING SYSTEM	22
INTERIOR	24

THE REPORT

INSPECTION CONDITIONS

Client Information:

Inspection Date:

Client's Name:

Address of Property Inspected:

MLS Number:

Access Provided By:

Weather Conditions:

Inspection Day Weather:

Temperature At The Time Of The Inspection:

Soil Conditions:

Building Characteristics:

Approximate Year In Which The Building Was Built:

Building Type:

Other Information:

Building Occupied During Inspection?

Client Present During Inspection?:

SITE

Site:

Orientation:

For the purposes of this report all directional references to left, right, front, or rear assume the reader is standing at the street facing the building being inspected.

Driveway:

Driveway Material:

Asphalt.

Driveway Condition:

Attention Needed - There is some minor cracking which is not considered serious.

Walkway:

Walkway Materials:

Concrete.

Walkway Condition:



Attention Needed - Sections of the walkway are cracked and have broken up into segments.

Patio

Patio Condition:

Attention Needed - Sections of the patio are cracked and have broken up into segments.

Patio Floor Materials:

Concrete.

Retaining Walls (In close proximity to the building):

Location of Retaining Wall(s):

At the rear of the backyard and to the right of the backyard.

Materials Used:

Concrete & Concrete masonry units.

Condition of The Retaining Wall(s)



Attention Needed - The retaining wall at the rear is poorly supported, there are gaps underneath. The one on the right is satisfactory.

Utility Services:

Electric Service:

Overhead.

Electric Service Condition:

Satisfactory - The overhead electrical service lines are secure at masthead. Service wires are unobstructed and in good condition.

Service Meter Entrance:

Satisfactory - The meter housing appears to be correctly installed.

Gas Service:

The house is connected to a mains gas supply.

Gas Odour Noted:

No.

Buried Oil Tanks:

Due to the age of the building it is recommended that a specialist company survey the property to determine the presence of any buried oil tanks.

EXTERIOR OF BUILDING

Exterior:

Exterior Siding Materials:

Stucco.

Siding:



Attention Needed - The stucco has been poorly patched, it has staining from roof water leaks, it is cracked and it has different paint finishes.

Soffit:

Action Necessary - Some sections of the soffit are missing.

Fascia & Barge Boards:



Action Necessary - The fascia & barge boards are rotting and the rot has affected the roof sheathing and the ends of the rafters. Repairs or partial replacement is needed.

Windows:



Action Necessary - One window has not been correctly installed and there are others with damaged/rotting frames and trim.

Door & Window Flashings:

Action Necessary - The windows do not have flashings, they rely on a good seal between the siding and the head of the window frame. It is therefore important that these areas are adequately caulked to prevent water ingress. Recommend checking all the windows and caulking as necessary.

Painted Surfaces:

Action Necessary - The majority of the exterior painted surfaces are in a condition that calls for repainting. Delay will cause further deterioration.

Front Outside Entry Door:

Satisfactory - The outside entry door is satisfactory as noted from the exterior.

Rear Outside Entry Door:

Action Necessary - The outside entry door frame is rotting.

Right Outside Entry Door:

Action Necessary - The outside entry door frame is rotting and the threshold strip at the bottom of the door is damaged.

Windows Type:

A mixture of Sliders, Fixed & Awning.

Glazing:

Some windows are single and others are double glazed.

Downspouts:



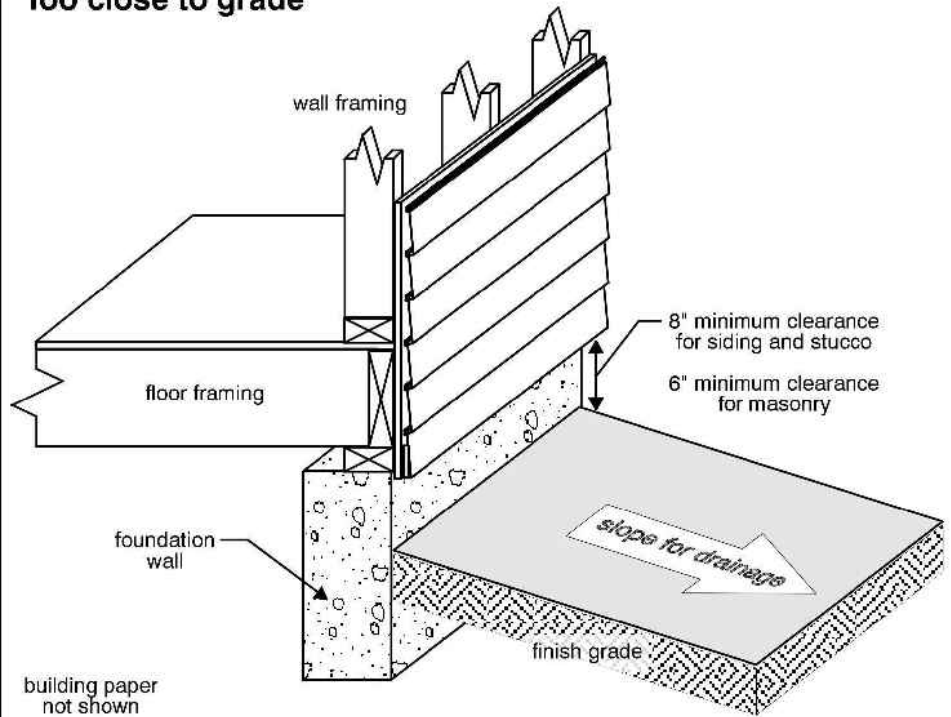
Action Necessary - Some downspouts are not working correctly due to sections missing.

**Ground Fault
Circuit Interrupters
(GFCI):**

Action Necessary - The external outlets are not GFCI protected. This type of protection should be installed on all external sockets.

**Siding Too Close
to Grade:**

Too close to grade



Action Necessary - There is inadequate clearance between the soil and the siding. Any contact with the soil and siding increases the likelihood of rot and insect infestation.

Comments:

Action Necessary - There is inadequate clearance between the driveway and the siding. The driveway is higher than the top of the foundation wall. This increases the likelihood of rot and insect infestation in the framing.

Foundation:

Type of Foundation:

Basement.

Foundation Materials:

Poured in place concrete.

Visible Portions of Exterior Foundation:

The exterior view of the foundation is limited to the portions visible above grade. Only about 0% to 5% of the foundation was visible.

Visible Foundation Cracks Noted From Exterior:

No significant cracking in the foundation walls was noted during the exterior examination.

Evidence of Recent Movement:

No - There is no evidence of any recent movement.

Basement Walkout:

Drainage in Area of Basement Walkout:

Attention Needed - The drainage area around the walkout door needs lowering to prevent water rotting the door frame.

Perimeter Foundation Drains:

Sections of Perimeter Drain Tile Visible:

Yes - At least one end of the drain exposed to daylight was noted. This inspection does not warrant the effectiveness of the drainage system. I merely noted that there appears to be one present.

Type of Drainage Tile:

Clay.

Comment

Action Necessary - the clay drain tile appears to be blocked. Recommend getting a specialist draitile company to clean out and scope the perimter draitile to establish it's presence and condition.



Deck, Entrance, Porch or Balcony :

Location:

There is a:

**Foundation/
Support:**



Action Necessary - there are rotting columns, access door and wall under the stairs.

Railings:

Stairs Condition:

Stair Railings:

Deck, Entrance, Porch or Balcony 2 :

Location:

There is a:

**Foundation/
Support:**

Action Necessary - the columns are poorly supported.



Supporting Columns:

Satisfactory - The supporting columns appear to be in satisfactory condition.

Supporting Beams:

Action Necessary - The beams need repair or replacement. This is due to rotten sections.



Supporting Joists:

Action Necessary - The joists need repair or replacement. This is due to rotten sections.



Stairs Condition:



Action Necessary - The steps have settled and water is now getting into the house frame which is rotting.

Stair Railings:

Attention Needed - Sections of the railings are rotting. The handrail (and possibly the framing behind the stucco) are rotting .

Deck, Entrance, Porch or Balcony:

Railings:

Action Necessary - Sections of the railings are loose.

ROOF

Roof:

Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

Type Roof:

Sloped.

Roof Covering Materials:

Asphalt shingles. These consist of cellulose or fiberglass matting which is impregnated with asphalt and then has a coloured gravel applied on the surface to prevent ultraviolet deterioration. It is then cut into individual shingles.

Cover Layers:

The roof covering on the main structure has several layers including 2 layers of wooden shingles.

Condition of Main Roof Covering Material:

Action Necessary - The roof covering material needs replacing.



Flashings:

Action Necessary - the flashings are in poor condition and should be replaced when the house is re-roofed.



Roof Framing, Exterior, notes:

Note that due to the poor condition of the roof covering there is likely to be damage to the roof framing. This will only be obvious when exposed.

Evidence of Leakage:

Yes.

Gutters:

Attention Needed - The gutters need cleaning out. It is also prudent to re-caulk all the joints periodically. Attention Needed - Sections of gutter are missing.

ELECTRICAL

Main Power Panel:

Service Size: 200 amps.

Is Panel Accessible: Yes - The electrical panel is in a location that makes it readily accessible.

Panel Type: Fuse type power panel.

Panel Cover Removed: Yes.

Panel Condition: Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

Breaker/Fuse to Wire Compatibility: Satisfactory - The fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available: Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Condition of Wiring in Panel: Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Circuit Wiring Type: Action Necessary - the older style knob and tube wiring is in use. This is likely to be an issue for your insurance company. Due to its age and increased circuit needs, it is suggested that consideration be given to upgrading the system to current standards. Estimates from a qualified licensed electrician would be needed.



Main Service Ground Verified: No - The main service ground wire was not verified by the inspector. What this means is that the he was not able to see the grounding wire along it's entire length from the panel to the grounding source (copper pipe, rods etc). This is common if the wire is hidden behind walls etc.

Sub Panel:

Location:	Hallway.
Is Panel Accessible:	Yes - The electrical panel is in a location that makes it readily accessible.
Panel Condition:	Action Necessary - The power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of electrical shock. There are open slots in the panel breaker cover where a breaker is missing.
Panel Type:	Breaker type power panel.
Breaker/Fuse to Wire Compatibility:	Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.
Legend Available:	Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.
Panel Cover Removed:	Yes.
Condition of Wiring in Panel:	Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.
Circuit Wiring Type:	Copper - The structure is wired using plastic insulated copper single conductor cables.

Sub Panel 2 :

Location:	Top floor.
Is Panel Accessible:	Yes - The electrical panel is in a location that makes it readily accessible.
Panel Condition:	Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.
Panel Type:	Breaker type power panel.
Breaker/Fuse to Wire Compatibility:	Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.
Legend Available:	No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.
Panel Cover Removed:	Yes.

**Condition of
Wiring in Panel:**

Action Necessary - There are two wires to a breaker or fuse. These need to be separated so that each wire will have its own breaker.

**Circuit Wiring
Type:**

Copper - The structure is wired using plastic insulated copper single conductor cables.

Miscellaneous:

Smoke Detectors:

Yes - The building is equipped with smoke or heat detectors. The detectors were not tested, they were merely noted as being present. It is important for **you** to test them on a regular basis, monthly at least.

ATTIC & VENTILATION

Attic & Ventilation:

Method of Inspection:

The attic space was entered but access was limited. I couldn't access the front section of the attic.

Roof Framing Type:

A rafter system is installed in the attic cavity to support the roof.

Roof Framing Condition:

Satisfactory - The roof framing appears to be in functional condition.

Roof Ventilation:

Recommend improving the amount of ventilation when re-roofed.

Baffles:

There are baffles between the insulation and the roof sheathing at the eaves to allow the air to circulate from the soffit vents.

Insulation Noted:

The following type of insulation was noted in the attic: Fiberglass, Mineral Wool & Vermiculite.

Note: some types of vermiculite contain asbestos. It is recommended that this type of insulation is not disturbed. If it becomes a requirement to disturb it then chemical analysis will be required to determine if it contains asbestos. In which case, if it does, specialist asbestos removal contractors will be required.



Insulation Conditions:

Satisfactory - The attic insulation appears to be adequate and properly installed.

Heat Recovery Ventilator:

None installed.

Staining On The Underside Of The Roof Sheathing

Action Necessary - There either is or has been a moisture problem in the attic that requires attention. This is evidenced by staining on the underside of the roof sheathing and on the trusses/rafters and rusty nails where they penetrate the sheathing. **It is strongly recommended that the services of an environmental consultant are used to identify the staining (could be mould etc) and what course of action should be undertaken. You should also establish where the moisture is coming from.**



**Bathroom/Kitchen/
Dryer Vents:**

Attention Needed - Internal vent ductwork from the bathrangsrange should vent directly outside to ensure that additional moisture is not introduced into the attic space and insulation. Due to the depth of insulation it was not possible to see all the ductwork in the attic space and therefore the inspector was unable to confirm that all the vents discharge outside. Recommend getting this checked out further.

STRUCTURAL

GENERAL:

Type of Construction:

Wood Frame.

Building Overview:

Action Necessary - recommend further evaluation with regard to the structural alterations that have occurred on the main level of the house eg the removal of walls.

Check that the point loads are being transferred down to the basement beam and column arrangement etc. I'd recommend checking which way the joists run etc onto the beams (I noticed that one beam was located on the 'flat' rather than vertically - check that this is decorative only and that it isn't taking the load from joists.

BASEMENT

Interior of Basement Percentage Finished Into Living Space:

Approximately 40% of the interior.

Ceiling Joists Conditions:



Action Necessary - There was evidence of insect infestation in some joists. Also noted were large holes for cable routes.

Also note some joists were sloping and poorly fixed at the ends.

**Columns
Condition:**



Attention Needed - At least one column supporting an overhead beam in the basement needs some attention.

Also note columns are missing near the stairs.

Main Beam(s):

The main beams are single large pieces of wood.

**Main Beam
Conditions:**

Satisfactory - The main beam installed appears to be in satisfactory condition.

**Percent Interior
Foundation Wall
Exposed:**

The interior view of the foundation is limited to the visible portions of the walls. Only about 25% to 50% of the interior foundation walls were visible. Also note that the basement was full of storage.

Insulation Noted:

Yes the following type is used: Fibreglass.

**Insulation
Conditions:**

Attention Needed - There is no insulation around the perimeter between the rim joists. Heat will be lost through these areas. Recommend insulating.

**Moisture on
Exposed
Basement Walls
Noted:**

Yes - Evidence of higher than normal moisture levels were noted on the exposed areas of the interior basement walls, and attention is needed to determine the cause and best cure.

**Condition Noted in
Foundation Walls,
Interior View:**

Satisfactory - The exposed visible portions of the interior foundation perimeter walls appear to be satisfactory.


Evidence of Recent Movement In Foundation Wall:

No - There is no evidence of any recent movement in the visible sections of foundation wall.

Columns:

There are solid wooden columns installed as supports under the main beams.

Floor Cracks Noted:



Yes - Cracks were noted in the slab floor. Also note some areas were soil covered with wood. Fungus was noted growing out of the floor.

Basement Windows:


There are basement level windows.

Staircase Condition:

Satisfactory - The staircase to the basement level appears functional.

Evidence of Water Entry in the Basement:

Action Necessary - There is evidence of water entry in the basement level.



Evidence of Mould Noted:

Yes. There is a mould or fungus noted on the walls. This inspection does not include testing for mould type or toxicity. Further testing is recommended and needed to determine the type and the toxicity levels.

**Electrical Service
to Basement level:**

Action Necessary - There are some electrical installations in the basement area that need attention eg covers missing, exposed wires etc.

**Evidence of
Animals in
Basement:**

Yes - Animal droppings were noted in the basement. It was not possible to conclude if these droppings relate to a previous or present infestation. Nor was it possible to establish the extent of the infestation.

CRAWLSPACE

**Internal Wall
Framing
Condition:**



Attention Needed - Sections of the exposed wall framing members were rotting. Fungal growth could be seen growing out from enclosed wall framing.

PLUMBING SYSTEM

Plumbing:

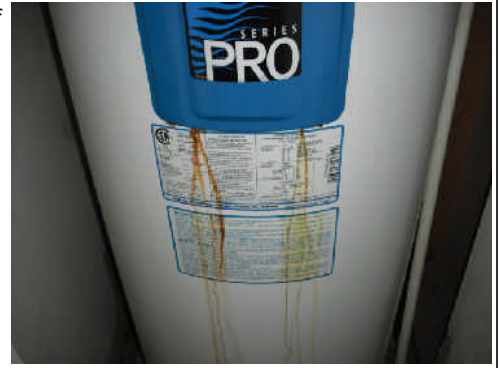
Public Service Piping Material:	The main service line to the structure is plastic.
Main Water Line Shutoff Location:	Basement.
Visible Mineral Deposits or Encrustations:	No.
Interior Supply Piping Material:	Copper & Plastic.
Supply Piping Condition:	No.
Supply Piping Insulation in Unheated Spaces:	Action Necessary - Uninsulated pipes run the risk of freezing and splitting, and they are inefficient with regard to loosing heat. Uninsulated pipes were noted in the following areas: Basement.
Water Pressure:	Satisfactory - The shower pressure was still functional when several other fixtures were using water.
Waste & Vent Pipe Materials	Mixture of: Plastic & Cast Iron.
Waste & Vent Piping Condition:	Satisfactory - The visible plumbing waste piping appears functional.
Objectionable Odours Noted:	No.

Water Heater :

Location:	Basement.
Age:	This tank is between 8 & 9 years old. The average lifespan of a water heater is about 10 years you should therefore start planning to replace it.
Tank Capacity:	A 40 gallon water heater is installed.
Fuel Source for Water Heater:	The water heater is electrically heated.
Electric Service to Water Heater:	Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

**Exposed Water
Heater Condition:**

Action Necessary - There is evidence of deterioration due to rust or leakage. Replacement is recommended.



**Water Piping
Condition:**

Satisfactory - The incoming and output piping is installed correctly.

**Cold Water Supply
Shut Off Valve:**

Yes - There is a shut off valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

**Temperature &
Pressure Relief
Valve:**

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

Discharge Tube:

Satisfactory - The discharge tube is correctly installed.

**Water Heater
Insulation Jacket:**

Integral.

Strapping:

It is desirable to have a metal strapping around to tank to reduce the risk of pipe ruptures in the event of earthquakes.

INTERIOR

Staircase:

Staircase Condition:	Action Necessary - The stair treads are uneven.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	Action Necessary - There was a non functioning light in this room. I did not determine if this was a fault or if the bulb is blown and needs replacing.
Heat Source Noted:	No.

Living Room:

Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Windows:	Satisfactory - The window(s) and associated hardware in this room are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	The room doesn't have a main central light - side lamps are used.
Heat Source Noted:	There is a heat source in this room.

Kitchen:

Walls:	Attention Needed - There's an unfinished section above the range hood.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Windows:	Action Necessary - The thermal seal in at least one window is noted as deficient. Although the window is still keeping the rain out, the staining between the panes of glass will continue to cloud the glass. At some time, if left in place, the window will turn opaque. Replacement is recommended since it is no longer serving its intended function.
Electrical Outlets:	Action Necessary - At least one outlet in the room needs a new cover.

Light and Light Switch.

Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Heat Source Noted:

No.

Countertops:

Satisfactory - The countertops in the kitchen are satisfactory.

Cabinets, Drawers, and Doors:

Action Necessary - At least one cabinet, door, or drawer is in need of repair or replacement.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.

Sink and Drain Lines:

Satisfactory - The sink and drainage lines appear to be satisfactory.

Range Hood:

Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

Dining Room:

Walls:

Attention Needed - there is water staining due to a leak from the roof.



Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Windows:

Satisfactory - The window(s) and associated hardware in this room are all satisfactory.

Electrical Outlets:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

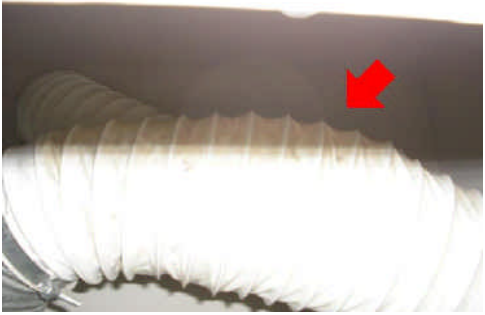
Light and Light Switch.

Attention Needed - A switch cover needs to be replaced.

Heat Source Noted:

No.

Template Laundry:

Linen Closet:	Satisfactory - The closet is functional and of average size.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Windows:	Action Necessary - The thermal seal in at least one window is noted as deficient. Although the window is still keeping the rain out, the staining between the panes of glass will continue to cloud the glass. At some time, if left in place, the window will turn opaque. Replacement is recommended since it is no longer serving its intended function.
Electrical Outlets:	Action Necessary - At least one outlet in the room is cracked.
Light and Light Switch:	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.
Dryer Ventilation:	<p>The dryer has a plastic vent. For safety reasons it is prudent to change this to metal to reduce the risk of fire which could be caused by a build up of lint inside the vent.</p> 

Master Bedroom:

Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Windows:	Satisfactory - The window(s) and associated hardware in this room are all satisfactory.
Electrical Outlets:	Action Necessary - At least one 3-pronged outlet in the room is not grounded. This is an unsafe condition.
Light and Light Switch:	The room doesn't have a main central light - side lamps are used.
Entry Door:	Satisfactory - The entry door to the laundry room is functional.

Template Bedroom:

Closet(s):

Bedroom 2 :

Entry Door:

Walls:

Ceiling:

Floor:

Windows:

Electrical Outlets:

Light and Light Switch:

Closet:

Bedroom 3 :

Entry Door:

Walls:

Ceiling:

Floor:

Windows:

Electrical Outlets:

Light and Light Switch:

Heat Source Noted:

Closet:

Bedroom 4 :

Entry Door:

Walls:

Ceiling:

Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Windows:	Satisfactory - The window(s) and associated hardware in this room are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired and grounded.
Light and Light Switch.	The room doesn't have a main central light - side lamps are used.
Heat Source Noted:	No.
Closet:	None.

Bathroom:

Location:	Upper Hallway.
Entry Door:	Satisfactory - The entry door to the bathroom is as I expected, and it is functional.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Ventilation Fans:	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
Windows:	Action Necessary - Due to the dirt on the window(s) in this room it wasn't possible to check if the thermal seals had failed. Recommend cleaning the window(s) and re-checking afterwards to establish if condensation and/or clouding is occurring between the panes of glass. If the thermal seal(s) have failed then replacement is recommended.
Electrical Outlets:	Satisfactory - The outlet in the bathroom is correctly GFCI protected.
Light and Light Switch.	Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.
Heat Source Noted:	No.
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
Toilet Condition:	Satisfactory - The toilet appears to be functional.
Tub:	There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly.

Tub Faucets: Satisfactory - The tub faucets operate as intended.

Tub Drain: Satisfactory - The tub appears to drain at an acceptable rate.

Comment: Bath tub enclosure and vanity are unfinished.

Bathroom 2:

Location: Main Hallway.

Entry Door: Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: Attention Needed - The floor in this room is in need of some attention. It is unfinished in sections.

Ventilation Fans: Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Windows: Satisfactory - The window(s) and associated hardware in this room are all satisfactory.

Light and Light Switch. Satisfactory - The light(s) and switch(es) were functional at the time of the inspection.

Heat Source Noted: No.

Vanity Cabinet: Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture: Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines: Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition: Satisfactory - The toilet appears to be functional.

Shower Pan: Action Necessary - The caulking needs attention.

Shower Faucets: Satisfactory - The shower faucets operate as intended.

Shower Walls: Satisfactory - The walls appear to be in satisfactory condition.

Shower Drain: Satisfactory - The shower appears to drain at an acceptable rate.

Glass Tub/Shower Door: The shower has a glass door which is in a satisfactory condition.