

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans due to the possibility of causing water damage. Shower pans often do not leak unless actually in use. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies

Toilets

Toilets

Downstairs Jack and Jill bathroom toilet is loose at floor, allowing it to wobble or spin. Maintenance and repair needed to restore proper operation and prevent possible leakage.



Sinks

Bath Sink(s)

Bathroom sink(s) and drain line(s) appeared to function properly at time of inspection.

Bathtubs

Bathtub(s)

Bathtub(s) appeared to function properly at time of inspection.

Showers

Shower(s)

Master bathroom shower wall tile(s) are loose or hollow. Shower tile installation is unprofessional. Evaluation and repair by a qualified tradesperson recommended.



Bath Faucets

Bath Faucet(s)

Bathroom faucet(s) appeared to function properly at time of inspection.

Bath Cabinetry

Bath Cabinetry

Generally as a whole, cabinets and countertops are satisfactory in both appearance and function.

Bath Ventilation

Bath Ventilation

Bathrooms appear to be adequately ventilated.

Bath Mirrors & Accessories

Bath Mirrors & Accessories

Generally as a whole, bathroom mirrors and accessories are satisfactory in condition and function.