

# PROPERTY INSPECTION REPORT



Scott Evers 1640

Tri Summit Home Inspections, LLC

123 Anytown

Inspection Prepared For: Smithy John

Agent: Support - Home Inspector Pro

Date of Inspection: 6/9/2022

Year Built: 1995 Size: 9190 Total Sq Ft

Weather: Sunny and 75 degrees

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# Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable - This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

All components designated for inspection in the Tennessee Home Inspectors 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.

This Is A Visual And Non-Invasive Inspection Only. A home inspection is not a code compliance inspection, zoning inspection, or an ADA inspection. It is not a prediction of future conditions, and it is not a guarantee or warranty of any kind. Everything noted on this report was only at the "Time of the Inspection". A snapshot of that time only. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. We strongly recommend that a certified, licensed and insured contractor or electrician, a qualified plumber, or other specialist complete all repairs and/or further evaluate components and deficiencies mentioned in this report. We also strongly recommend that any deficiency mentioned in this report be repaired prior to closing on the property. The intent of the report is to inform you the buyer of the general condition and safety concerns of the home and what you may expect as far as ongoing maintenance and repairs so you can make a more informed buying decision. All homes will have defects and your home inspection report can be a powerful tool in the negotiations process. This report is only supplemental to the seller's disclosure and should never be taken as a replacement to your pre-closing or walk-through inspection. Conditions can change from this inspection date to your closing date.

We recommend that you operate all mechanicals, operate faucets, all appliances, open all windows, etc at your walk-through inspection or prior to closing. Review any areas that might have been concealed or obstructed from the inspection due to furniture or personal belongings from previous owners. Also, review any areas that were noted as having prior moisture problems or leaks.

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# Report Summary

This summary may not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. This is a visual report only and is a "snapshot" in time of the conditions of the dwelling on the day of inspection. It is recommended that the customer read the complete report.

NOTE: Although we did test the water flow and drainage at the time of this inspection, it is impossible to test the entire drainage system during a standard home inspection. It is **HIGHLY** recommended that the buyer have the plumbing inspected by a licensed plumber. It is also recommended that the buyer have a "Sewer Scope" inspection done prior to closing.

NOTE: The report is copyrighted by Tri Summit Home Inspections, LLC and is prepared exclusively for the Client(s) named in this report. Ownership of this report is retained by Tri Summit Home Inspections, LLC. Agents are specifically advised that transfer to any other potential buyer or another agent is prohibited and to do so is a violation of U.S. Copyright laws without our written permission.

Roof			
	Page 7 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>At the time of this inspection, I observed that a shingle underneath the west facing right side window has come loose and is falling away. It is recommended that a qualified roofer further evaluate and repair as needed.</li> </ul>
Attic			
	Page 9 Item: 2	Structure	<ul style="list-style-type: none"> <li>At the time of this inspection, I observed what appeared to be prior water staining from a leak on the roof. This area is located in the south facing closet in the 2nd floor bonus room. It tested dry at the time of this inspection.</li> </ul>
Exterior Areas			
	Page 14 Item: 5	Doors	<ul style="list-style-type: none"> <li>At the time of this inspection, I observed that the garage back door requires painting on the outside trim in order to protect wood underneath.</li> </ul>
	Page 15 Item: 10	GFCI Condition	<ul style="list-style-type: none"> <li>Outdoor receptacles are not <b>GFCI</b> protected, need to be updated.</li> </ul>
Water Heater			
	Page 25 Item: 4	TPRV Condition	<ul style="list-style-type: none"> <li>The discharge pipe for the <b>TPRV valve</b> is not long enough or not installed. The discharge pipe should terminate between 6 and 24 from the floor.</li> </ul>
Interior Areas			
	Page 27 Item: 4	Doors Condition	<ul style="list-style-type: none"> <li>The door leading to the third floor at the top of the stairs will not latch in the closed position. Minor hardware adjustments are needed on the striker plate.</li> <li>The door to the first floor south west formal room rubs along the bottom on the wood floor. Minor trimming as needed.</li> </ul>

	Page 28 Item: 5	Window Condition	<ul style="list-style-type: none"> <li>• The west facing upstairs third-floor window will not stay up on its own. It is the window just to the left of the half bath.</li> <li>• Many of the interior windows were difficult to open and close. Lubrication may need to be applied. If that does not work, then a qualified window specialist should further evaluate and repair as needed.</li> </ul>
	Page 28 Item: 7	Smoke Detectors	<ul style="list-style-type: none"> <li>• The smoke alarms appeared to be hooked up to a central alarm system and were therefore not tested. It is recommended that they be demonstrated for functionality during the final walk-through.</li> </ul>
	Page 28 Item: 8	Stairs & Handrail	<ul style="list-style-type: none"> <li>• At the time of this inspection, I observed that the handrail with balusters on the third floor was very loose. It is recommended that it be better secured to the floor for safety reasons.</li> </ul>
	Page 29 Item: 10	Ceiling Condition	<ul style="list-style-type: none"> <li>• At the time of this inspection, I observed a considerable amount of nail popping in the upstairs bonus room. It may be desirable to have a licensed contractor or qualified drywall specialist further evaluate and repair as needed.</li> </ul>
Laundry			
	Page 38 Item: 8	GFCI	<ul style="list-style-type: none"> <li>• The outlets to the left and the right of the laundry sink are not GFCI protected. It is recommended that they be switched out to a GFCI type outlet.</li> </ul>



# Inspection Details

## 1. Attendance

In Attendance: Buyer Agent present at end

## 2. Home Type

Home Type: Single Family Home

## 3. Occupancy

Occupancy: Vacant • For the purposes of this inspection, the house faces South.

## 4. Limitations

Materials: The inspection of detached buildings such as detached garages and storage sheds are outside the scope of this inspection and are therefore disclaimed. • This inspection of Wells and Septic Systems is outside the scope of this inspection and are therefore disclaimed.



# Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

## 1. Roof Condition



Materials: The pitch of the roof prevented the inspector from walking on the surface • Due to the height of the roof from the ground, the roof surface was not walked. • The roof was Inspected from ground level with binoculars. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection • Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials: Asphalt shingles noted.

Observations:

• At the time of this inspection, I observed that a shingle underneath the west facing right side window has come loose and is falling away. It is recommended that a qualified roofer further evaluate and repair as needed.



## 2. Flashing Condition

Observations:

• Not visible



### 3. Chimney Condition

#### Observations:



- At the time of this inspection, I observed no visual signs of defects.

### 4. Sky Lights

#### Observations:



- At the time of this inspection, I observed no visual signs of defects.
- Skylight in bathroom,( see pic)did not display any outward signs of active or past leaks.



### 5. Vent Caps

#### Observations:



- At the time of this inspection, I observed no visual signs of defects.

### 6. Gutter Condition

#### Observations:



- At the time of this inspection, I observed no visual signs of defects in regards to the downspouts.





# Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

## 1. Access

Observations:



- Access to the side attic areas was provided through doors in an upstairs second-floor bonus room.

## 2. Structure

Observations:



- The entire structure to the attic was not visible due to insulation coverings and finishes.
- At the time of this inspection, I observed what appeared to be prior water staining from a leak on the roof. This area is located in the south facing closet in the 2nd floor bonus room. It tested dry at the time of this inspection.





### 3. Insulation Condition

Materials: Fiberglass batts with kraft paper facing noted.

✓ Depth: Insulation averages about 8-10 inches in depth

### 4. Duct Work

Observations:

- None observed.

### 5. Electrical

Observations:

✓ • At the time of this inspection, I observed no visual signs of defects.



# Basement/Crawlspace

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

## 1. Walls

Materials: Combination Basement and Crawlspace • Unfinished basement .



Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

## 2. Windows

Materials: Vinyl framed awning window noted.



Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 3. Plumbing Condition

Materials: Copper • PVC



Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 4. Basement Electric

Observations:



- At the time of this inspection, I observed no visual signs of defects.

## 5. GFCI

Observations:



- At the time of this inspection, I observed no visual signs of defects.

## 6. Access

Materials: Interior stairway noted. • Exterior door.



Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 7. Stairs

Observations:



- At the time of this inspection, I observed no visual signs of defects.

## 8. Railings

Observations:



- At the time of this inspection, I observed no visual signs of defects.

### 9. Columns Condition

Observations:



- At the time of this inspection, I observed no visual signs of defects.

### 10. Slab Floor

Observations:



- At the time of this inspection, I observed no visual signs of defects.

### 11. Construction Condition

Observations:



- At the time of this inspection, I observed no visual signs of defects.
- Masonry block foundation observed.

### 12. Subfloor Condition

Observations:



- At the time of this inspection, I observed no visible signs of defects.

### 13. Basement/Crawlspace Ductwork

Observations:



- At the time of this inspection, I observed no visual signs of defects.





# Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

## 1. Water Pressure

Observations:

- 35 PSI



## 2. Pressure Regulator

Observations:

- A pressure reducing valve was noted in the basement.





### 3. Exterior Faucet Condition

Location: Exterior of home



Observations:

- Appears Functional.

### 4. Plumbing

Materials: Copper piping noted.



### 5. Doors

Observations:



- Metal doors were noted.

• At the time of this inspection, I observed that the garage back door requires painting on the outside trim in order to protect wood underneath.



### 6. Window Condition

Observations:



- Components appeared in satisfactory condition at time of inspection.
- The window frames are clad in vinyl.

### 7. Siding Condition

Materials: Vinyl siding noted.



Observations:

- At the time of this inspection, I observed no visual signs of defects.

### 8. Patio and Porch Deck Condition

Observations:



- Appeared functional at time of inspection.

### 9. Stairs & Handrail Condition

Observations:



- Appeared functional at time of inspection.

### 10. GFCI Condition

Observations:



- Outdoor receptacles are not **GFCI** protected, need to be updated.

### 11. Eaves & Facia

Observations:



- At the time of this inspection, I observed no visual signs of defects.
- The eaves are clad in wood, aluminum.

### 12. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.



Observations:

- The driveway is in good shape for age and wear. No major deficiencies noted.
- The walkway is in good shape for age and wear. No major deficiencies noted.

### 13. Balcony

Observations:



- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

### 14. Patio Enclosure

Observations:



- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

### 15. Main Gas Valve Condition

Materials: The main gas LP shut off can be found near the regulator , which is located on the West side of the home.



Observations:

- At the time of this inspection, I observed no visual signs of defects.



#### 16. Grading

Observations:



- At the time of this inspection, I observed no visual signs of defects.

#### 17. Vegetation Observations

Observations:



- At the time of this inspection, I observed no visual signs of defects.



# Garage/Carport

## 1. Walls Condition

Observations:



- At the time of this inspection, I observed no visual signs of defects.

## 2. Anchor Bolts Condition

Observations:



- The anchor bolts were not visible.

## 3. Floor Condition

Materials: Bare concrete floors noted.



Observations:

- At the time of this inspection, I observed no visual signs of defects.
- The storage of personal items prevented a visual inspection of some of the floor surface.



#### 4. Electrical

Observations:

- At the time of this inspection, I observed no visual signs of defects.

#### 5. Garage House Door

Observations:

- At the time of this inspection, I observed no visual signs of defects.

#### 6. Garage Door Condition

Materials: One 16' upgraded insulated door. • One 7' upgraded insulated steel door • Roll-up door noted.

Observations:

- At the time of this inspection, I observed no visual signs of defects.

#### 7. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.

#### 8. Garage Opener Status

Observations:

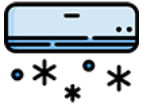
- At the time of this inspection, I observed no visual signs of defects.
- The garage door opener is functional, safety features are built in.

#### 9. Garage Door's Reverse Status

Observations:

- At the time of this inspection, I observed no visual signs of defects.
- Eye beam system present and operating.





# Heating/Cooling

The general home inspection does not include any type of heating and cooling system warranty or guaranty. Inspection of heating and cooling systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Verifying the adequate size of the HVAC system is outside the scope of a home inspection. Sizing of heating, cooling, and distribution (ductwork and airflow/return) is considered Technically Exhaustive and is outside of the scope of this Inspection. Adequacy of the HVAC system will not be commented on. Heating and cooling system, equipment, and component compatibility is not determined during a building inspection and is considered to be Technically Exhaustive and is outside of the scope of This Inspection. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat;
- proper location;
- proper system configuration;
- component condition
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;
- air distribution components;
- proper condensation discharge

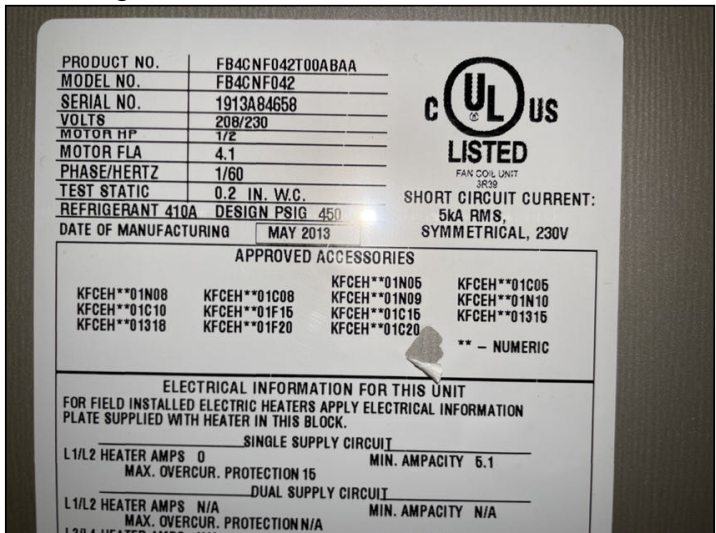
## 1. Heater Condition

Materials: The air handler/furnace is located in: Basement.

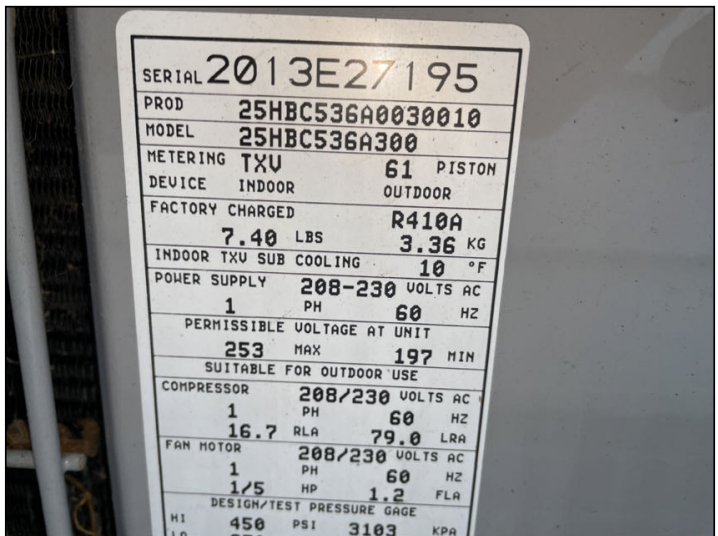
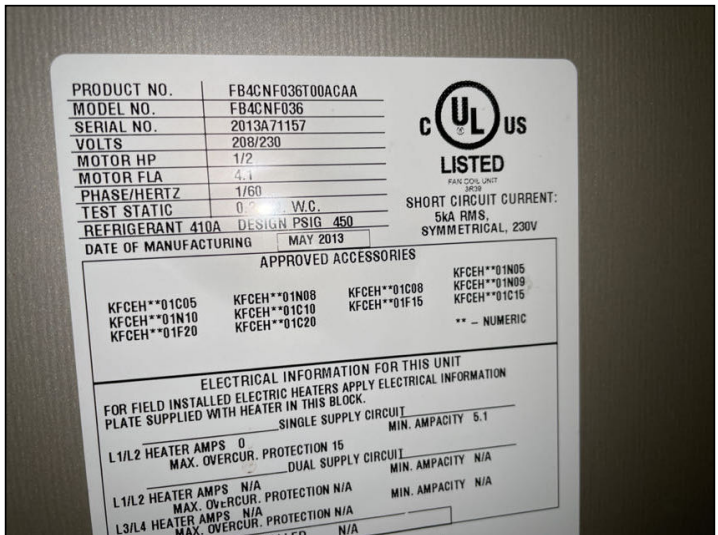
✓ Materials: Heat pump noted. • Manufacturer Carrier • Serial Number: Left side unit: 2013E27195; Right side unit: 1913E12472 • The home has a split system.

Observations:

- At the time of this inspection, I observed no visual signs of defects.







## 2. Heater Base

### Observations:



- At the time of this inspection, I observed no visual signs of defects.

### 3. Enclosure

Observations:



- At the time of this inspection, I observed no visual signs of defects.

### 4. Refrigerant Lines

Observations:



- At the time of this inspection, I observed no visual signs of defects.

### 5. Air Supply

Observations:



- The return air supply system appears to be functional.

### 6. Registers

Observations:



- The air supply system appears to be functional.

### 7. Filters

Location: The filters are located in a filter grill in an interior area wall.







## 8. Thermostats

### Observations:



- The thermostat was functional at the time of inspection.





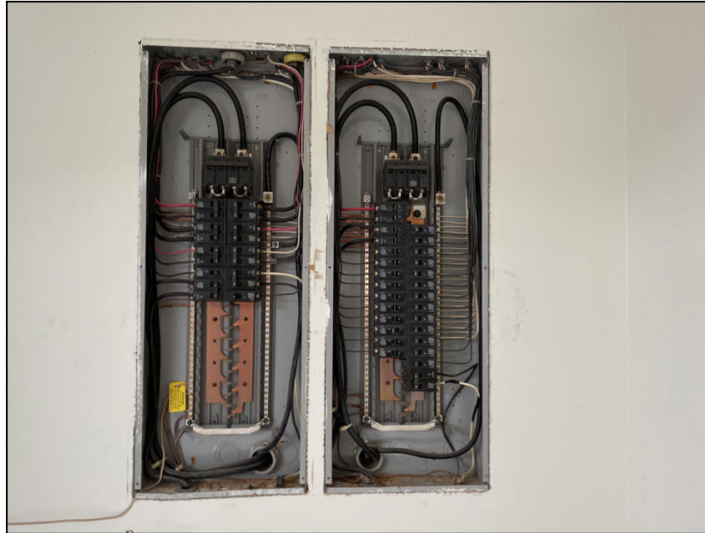
# Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

## 1. Electrical Panel Condition

Location: The main panel boxes were located in the garage.

- ✓ Location: There is a sub panel in the basement and a sub panel on the second floor.
- Observations:
- No major system safety or function concerns noted at time of inspection at main panel box.



## 2. Main Amp Breaker

Observations:

- ✓ • 200 amp Main service, 200 amp secondary service.

## 3. Breakers in off position

Observations:

- ✓ • 1

## 4. Cable Feeds

Observations:

- ✓ • There is an underground service lateral noted.
- ✓ • Copper service entrance conductors noted.





## 5. Breakers

Materials: Copper non-metallic sheathed cable noted.



Observations:

- All of the circuit breakers appeared serviceable.



# Water Heater

## 1. Water Heater Condition

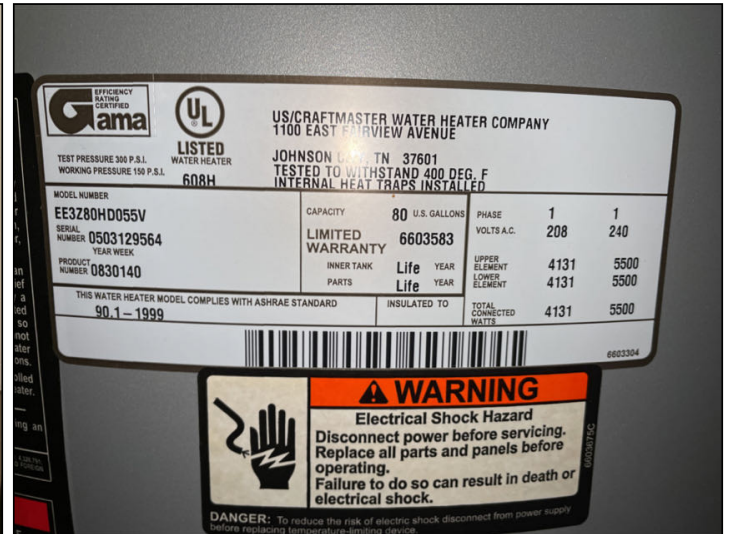
Heater Type: Electric • Manufacturer: Whirlpool • Serial Number: 0503129564



Location: The water heater is located in the Basement

Observations:

- Deferred Cost Item: Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.



## 2. Base

Observations:



- At the time of this inspection, I observed no visual signs of defects.

## 3. Heater Enclosure

Observations:



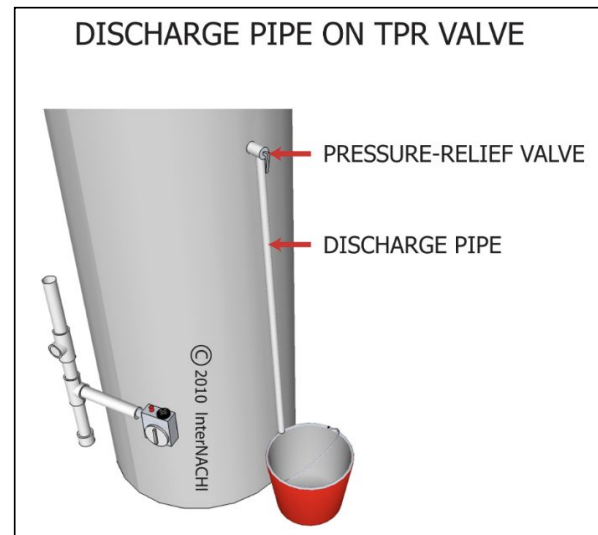
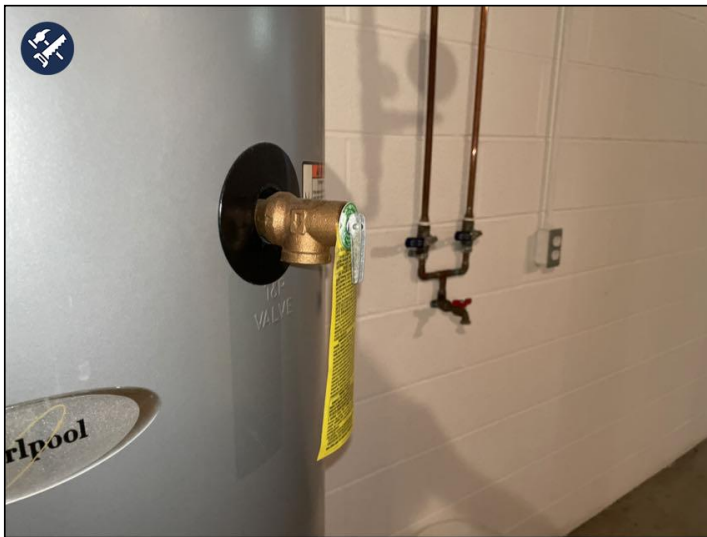
- At the time of this inspection, I observed no visual signs of defects.

## 4. TPRV Condition

Observations:



- The discharge pipe for the **TPR valve** is not long enough or not installed. The discharge pipe should terminate between 6 and 24 from the floor.



#### 5. Number Of Gallons

Observations:



- 80 gallons

#### 6. Plumbing

Materials: Copper



Observations:

- At the time of this inspection, I observed no visual signs of defects.



# Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

## 1. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

## 2. Closets

Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 3. Door Bell

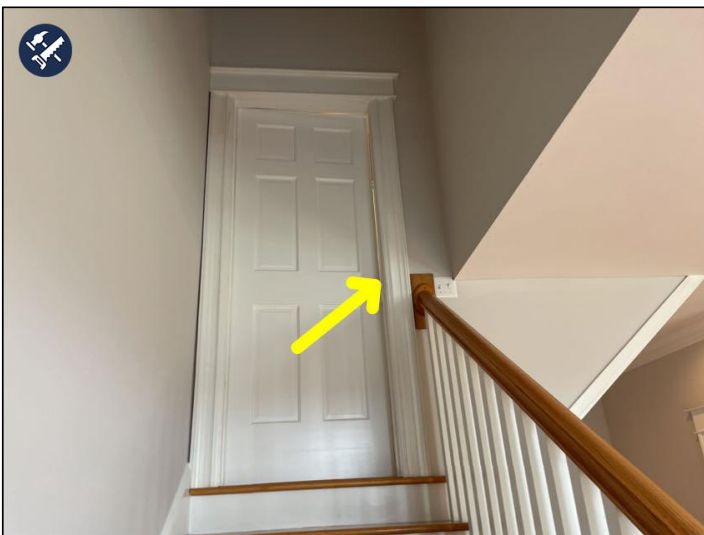
Observations:

- Operated normally when tested.

## 4. Doors Condition

Observations:

- The door leading to the third floor at the top of the stairs will not latch in the closed position. Minor hardware adjustments are needed on the striker plate.
- The door to the first floor south west formal room rubs along the bottom on the wood floor. Minor trimming as needed.



## 5. Window Condition

Materials: Vinyl framed double hung window noted.

Observations:



- The west facing upstairs third-floor window will not stay up on its own. It is the window just to the left of the half bath.
- Many of the interior windows were difficult to open and close. Lubrication may need to be applied. If that does not work, then a qualified window specialist should further evaluate and repair as needed.



## 6. Electrical

Observations:



- At the time of this inspection, I observed no visual signs of defects.

## 7. Smoke Detectors

Observations:



- The smoke alarms appeared to be hooked up to a central alarm system and were therefore not tested. It is recommended that they be demonstrated for functionality during the final walk-through.

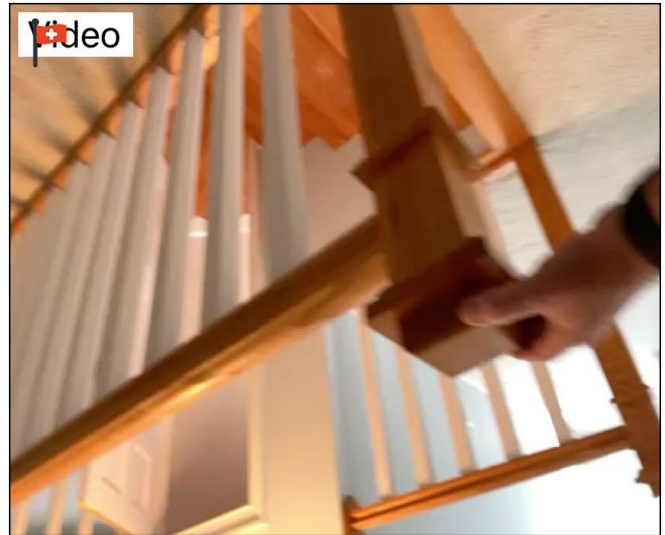
## 8. Stairs & Handrail

Observations:



- At the time of this inspection, I observed that the handrail with balusters on the third floor was very loose. It is recommended that it be better secured to the floor for safety reasons.





View this video in the HTML version of this inspection report.

#### 9. Floor Condition

Materials: Hardwood floors are noted. • Ceramic tile floors are noted.



Observations:

- At the time of this inspection, I observed no visual signs of defects.

#### 10. Ceiling Condition

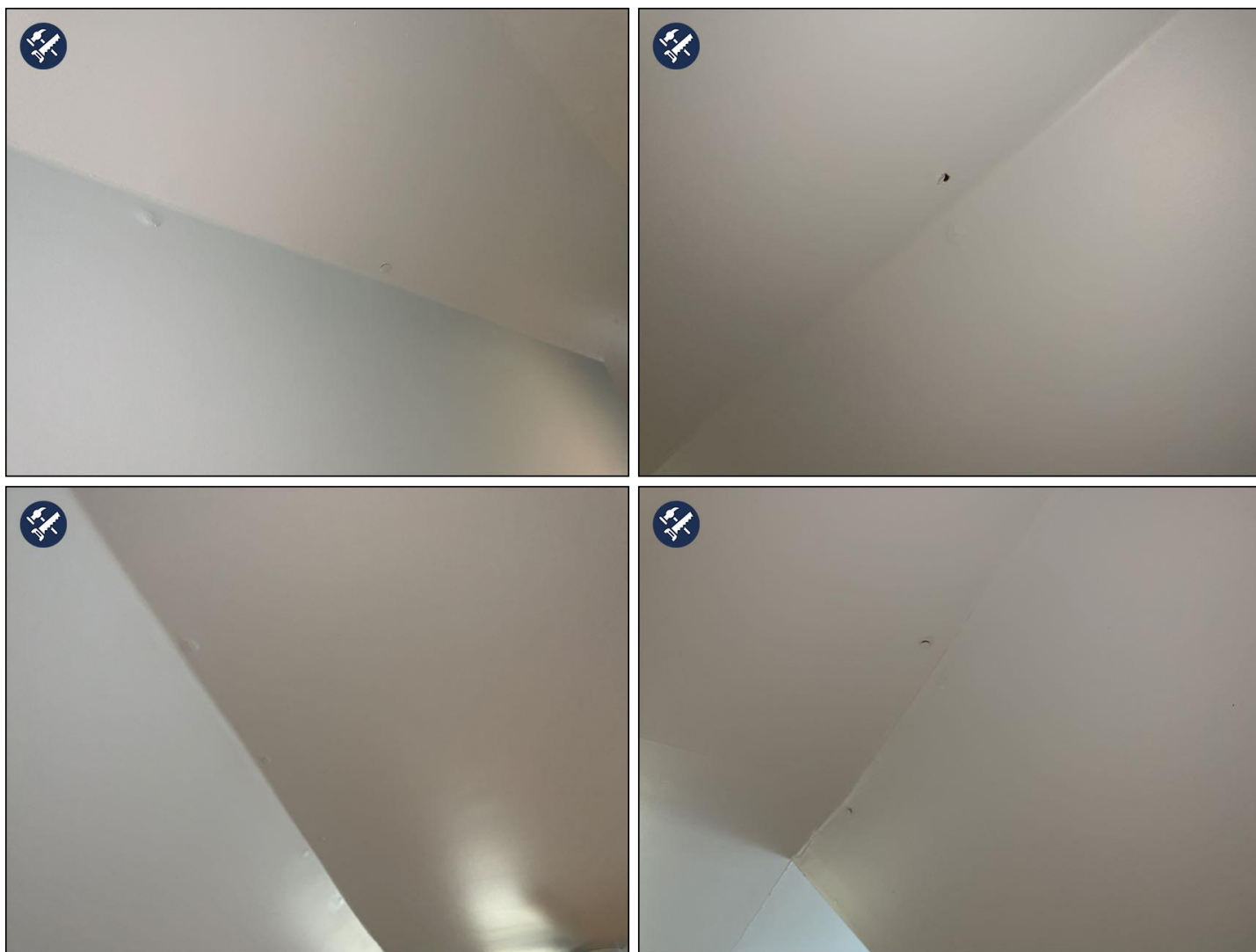
Materials: There are drywall ceilings noted.



Observations:

- At the time of this inspection, I observed a considerable amount of nail popping in the upstairs bonus room. It may be desirable to have a licensed contractor or qualified drywall specialist further evaluate and repair as needed.





### 11. Wall Condition

Materials: Drywall walls noted.



Observations:

- At the time of this inspection, I observed no visual signs of defects.

### 12. Fireplace

Materials: Family Room



Materials: Masonry fireplace noted. • Pot belly style wood burning stove noted in the basement.

Observations:

- At the time of this inspection, I observed no visual signs of defects.
- Damper was opened and closed several times.
- As a general rule, we do not like fire in the fireplace nor turn on gas. It is recommended that the functionality of the fireplace be tested during the final walk-through.







# Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Closets

Observations:



- At the time of this inspection, I observed no visual signs of defects.

## 2. Doors

Observations:



- At the time of this inspection, I observed no visual signs of defects.
- Solid wood doors.

## 3. Floor Condition

Flooring Types: Carpet is noted.



- Observations:
- At the time of this inspection, I observed no visual signs of defects.

## 4. Wall Condition

Materials: Drywall walls noted.



- Observations:
- At the time of this inspection, I observed no visual signs of defects.

## 5. Ceiling Condition

Materials: There are drywall ceilings noted.



- Observations:
- At the time of this inspection, I observed no visual signs of defects.

## 6. Ceiling Fans

Observations:



- Operated normally when tested, at time of inspection.

## 7. Electrical Condition

Observations:



- At the time of this inspection, I observed no visual signs of defects.
- The majority of grounded receptacles , were tested and found to be wired correctly.

## 8. Window-Wall AC or Heat

Observations:



- Did not operate the window air conditioning unit. Operation of this type of unit is beyond the scope of this inspection.



# Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

## 1. Locations

Locations: Master Bathroom • Half bathroom • Upstairs hallway bathroom • Upstairs bedroom bathroom

## 2. Cabinets

Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 4. Counters

Observations:

- At the time of this inspection, I observed no visual signs of defects.
- Solid Surface tops noted.

## 5. Doors

Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 6. Electrical

Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 7. GFCI

Observations:

- At the time of this inspection, I observed no visual signs of defects.
- GFCI in place and operational

## 8. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

## 9. Floor Condition

Materials: Ceramic tile is noted.

Observations:

- At the time of this inspection, I observed no visual signs of defects.



#### 10. Heating

Observations:

- ✓ • Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

#### 11. Mirrors

Observations:

- ✓ • At the time of this inspection, I observed no visual signs of defects.

#### 12. Sinks

Observations:

- ✓ • At the time of this inspection, I observed no visual signs of defects.

#### 13. Bathroom Plumbing Condition

Observations:

- ✓ • At the time of this inspection, I observed no visual signs of defects.

#### 14. Showers

Observations:

- ✓ • At the time of this inspection, I observed no visual signs of defects.

#### 15. Shower Walls

Observations:

- ✓ • Fiberglass surround noted.
- ✓ • At the time of this inspection, I observed no visual signs of defects.

#### 16. Bath Tubs

Observations:

- ✓ • Tub
- ✓ • At the time of this inspection, I observed no visual signs of defects.

#### 17. Enclosure

Observations:

- ✓ • At the time of this inspection, I observed no visual signs of defects.

#### 18. Toilets

Observations:

- ✓ • At the time of this inspection, I observed no visual signs of defects.

#### 19. Window Condition

Materials: Vinyl framed double hung window noted.





# Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. Cook top condition

Observations:



- Electric cook top noted.
- At the time of this inspection, I observed no visual signs of defects.

## 2. Oven & Range Condition

Observations:



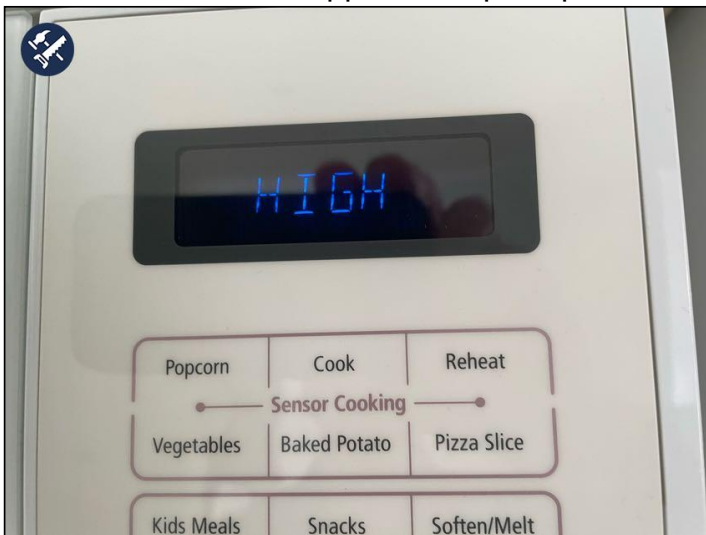
- At the time of this inspection, I observed no visual signs of defects.

## 3. Microwave

Observations:



- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.
- The microwave light for the cook top was inoperable at the time of the inspection. If the bulb is not blown, an appliance repair specialist should be consulted.



If the bulb is not blown, then an appliance repair specialist should further evaluate and repair as needed.

## 4. Dishwasher Condition

Observations:



- At the time of this inspection, I observed no visual signs of defects.

## 5. Garbage Disposal

Observations:



- At the time of this inspection, I observed no visual signs of defects.

## 6. Sinks

Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 7. Spray Wand Condition

Observations:

- The spray wand was operated with no issues found at the time of the inspection.

## 8. Plumbing Condition

Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 9. Electrical

Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 10. GFCI

Observations:

- GFCI in place and operational.

## 11. Counters

Observations:

- At the time of this inspection, I observed no visual signs of defects.
- Plastic laminate tops noted.

## 12. Cabinets

Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 13. Doors

Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 14. Vent Condition

Materials: Exterior Vented • Recirculating

Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 15. Window Condition

Materials: Vinyl framed double hung window noted.

Observations:

- At the time of this inspection, I observed no visual signs of defects.

#### 16. Floor Condition

Materials: Ceramic tile is noted.



Observations:

- At the time of this inspection, I observed no visual signs of defects.

#### 17. Wall Condition

Materials: Drywall walls noted.



Observations:

- At the time of this inspection, I observed no visual signs of defects.

#### 18. Ceiling Condition

Materials: There are drywall ceilings noted.



Observations:

- At the time of this inspection, I observed no visual signs of defects.





# Laundry

## 1. Locations

Locations: The laundry room is located In a room off the kitchen

## 2. Washing Machine Condition

Materials: Washing Maching Present



Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 3. Clothes Dryer Condition

Materials: Clothes dryer present



Observations:

- At the time of this inspection, I observed no visual signs of defects.

## 4. Dryer Vent

Observations:



- At the time of this inspection, I observed no visual signs of defects.

## 5. Cabinets

Observations:



- At the time of this inspection, I observed no visual signs of defects.

## 6. Counters

Observations:



- Plastic laminate tops noted.

## 7. Electrical

Observations:



- At the time of this inspection, I observed no visible signs of deficiencies.

## 8. GFCI

Observations:



- The outlets to the left and the right of the laundry sink are not GFCI protected. It is recommended that they be switched out to a GFCI type outlet.

## 9. Exhaust Fan

Observations:

- None present.

## 10. Gas Valves

Observations:

- No gas present.

#### 11. Wash Basin

Observations:



- At the time of this inspection, I observed no visual signs of defects.

#### 12. Floor Condition

Materials: Ceramic tile is noted.



Observations:

- At the time of this inspection, I observed no visual signs of defects.

#### 13. Plumbing

Observations:



- At the time of this inspection, I observed no visual signs of defects.

#### 14. Wall Condition

Materials: Drywall walls noted.



Observations:

- At the time of this inspection, I observed no visual signs of defects.

#### 15. Ceiling Condition

Materials: There are drywall ceilings noted.



Observations:

- At the time of this inspection, I observed no visual signs of defects.

#### 16. Doors

Observations:



- At the time of this inspection, I observed no visual signs of defects.

#### 17. Window Condition

Materials: Vinyl framed casement window noted.



Observations:

- At the time of this inspection, I observed no visual signs of defects.



# General Photos

This section contains general photos of the interior and exterior of the home.

## 1. Photos



Views of the attic spaces







A view of the house as it faces South



A view of the house as it faces East



A view of the house as it faces North



A view of the house as it faces West



A view of the front porch



Walkway

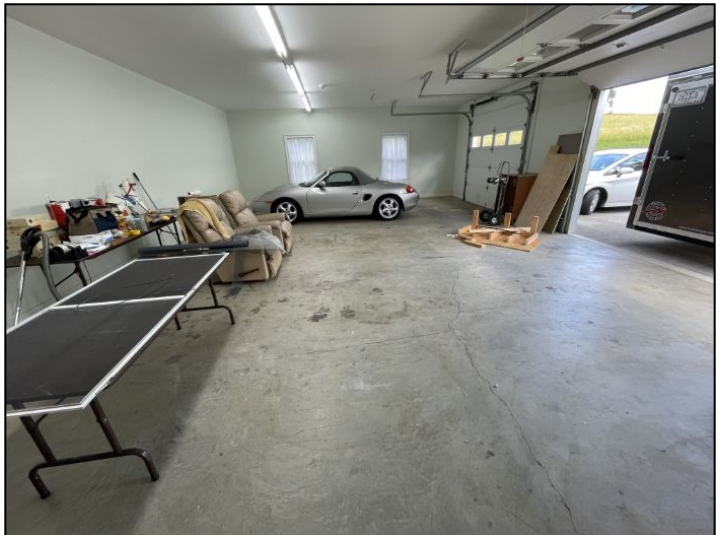




Driveway



Back patio



Views of the garage



Views of the interior



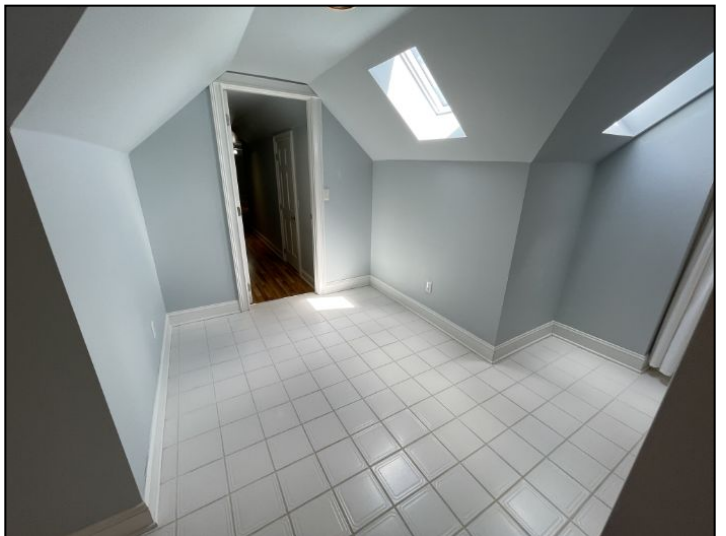
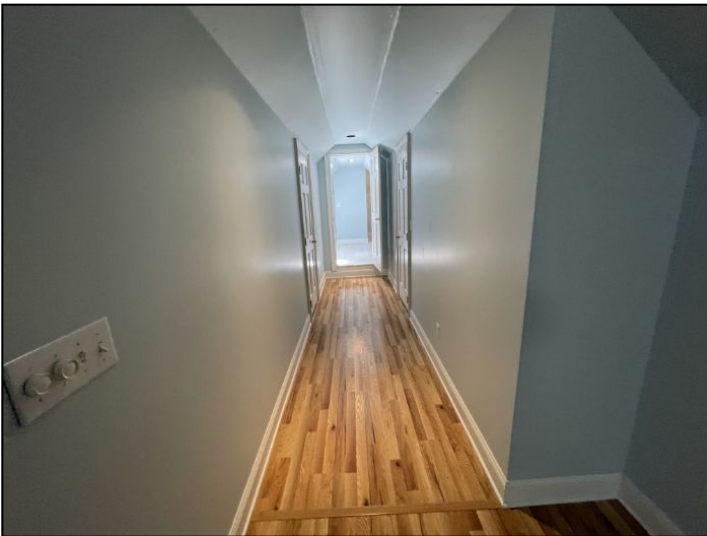












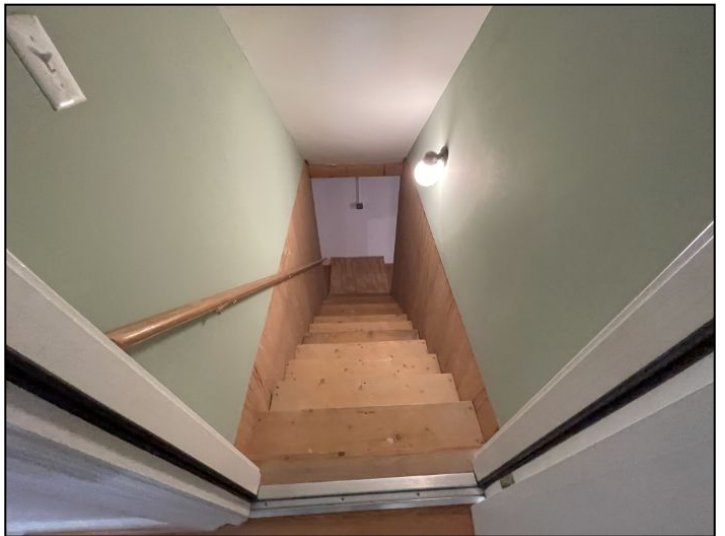












Views of the basement





Views of the front porch



Views of the enclosed patio



# Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves