



*Anyone Else Is Just Looking Around*

# Inspection Report

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**Mr and Mrs Client**

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**Property Address:**

123 Sample St.



## **In-House Inspections**

**Bill Bond TN Lic# 381 MS Lic# 0628  
12192 Dargie Dr.  
Arlington TN, 38002  
901-489-1913**

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Invoice

Agreement

<b>Date:</b> 7/18/2016	<b>Time:</b> 02:00 PM	<b>Report ID:</b> 0000
<b>Property:</b> 123 Sample St.	<b>Customer:</b> Mr and Mrs Client	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Style of Home:**

Contemporary

**Approximate age of building:**

58 Years

**Home Faces:**

West

**Temperature:**

Over 95

**Weather:**

Partly Cloudy

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

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## General Summary

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*Anyone Else Is Just Looking Around*

**In-House Inspections**

**12192 Dargie Dr.  
Arlington TN, 38002  
901-489-1913**

**Customer**

Mr and Mrs Client

**Address**

123 Sample St.

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall 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. It is recommended that the customer read the complete report.

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### 1. Roofing

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#### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

##### Repair or Replace



Chimney structure has settled on its foundation and has pulled away from house causing gaps between chimney brick and house siding. Chimney flashing on roof has pulled loose. Top cap on chimney has cracks and chips in mortar covering. Brick on west side of chimney has fallen out. Damper inside chimney will need repair, damper will not close. Possible jacking of chimney back in place and new foundation poured for support will be needed to repair chimney. Consult structural engineer and or a chimney sweep for advice.

## 1. Roofing



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)



1.2 Item 6(Picture)

## 2. Exterior

### 2.0 WALL CLADDING FLASHING AND TRIM

#### Repair or Replace

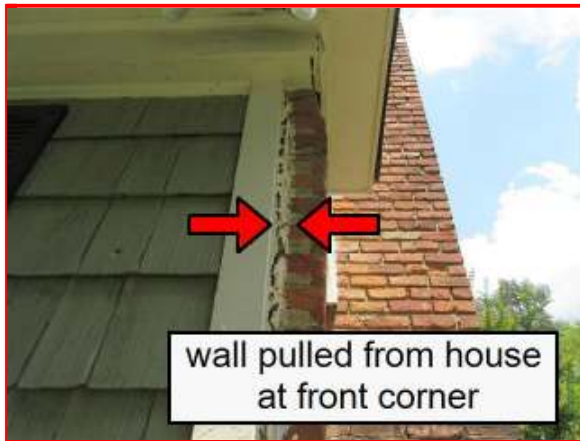


(1) Brick wall T front south corner of house has pulled from corner. Possible that chimney movement has pulled brick wall from front corner.



## 2. Exterior

Wood shake wall shingles on front of house and on south side of house on second floor needs repair/replacing. Wood shakes are cupping, warping, pulling loose. Tree limbs are pushing under shakes on south side. Shakes on south side are deteriorated where they meet with roof.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



(2) There are small settlement cracks in exterior wall on north side of house. Normal settlement.

## 2. Exterior



2.0 Item 7(Picture)



2.0 Item 8(Picture)

### 2.1 DOORS (Exterior)

Repair or Replace



Rear storm door from den is missing bottom door closure and will not latch closed. Door hits top of door frame.

### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS, FENCES AND GATES

Repair or Replace



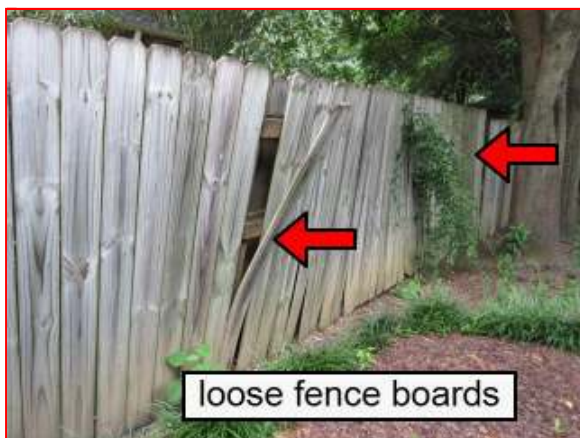
North side fence at rear corner of house is leaning. Post are not supported. Wood gate at rear north corner of fence is pulled loose at hinges. Several fence boards are loose, need nailing back in place. South side metal gate will not latch closed.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



## 2. Exterior

### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Repair or Replace



Front brick walkway has bricks missing that could cause trip hazard.



2.4 Item 1(Picture)

### 2.5 EAVES, SOFFITS AND FASCIAS

#### Repair or Replace



Fascia boards are rotted on second floor north side wall where boards are close to roof.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

### 2.6 Detached Garage/Carport

#### Repair or Replace



(1) Roof on carport has damaged shingles on north side with wood decking visible. Roof is old and in need of repair.

Gable vents are damaged on each end of carport. Vents need replacing.



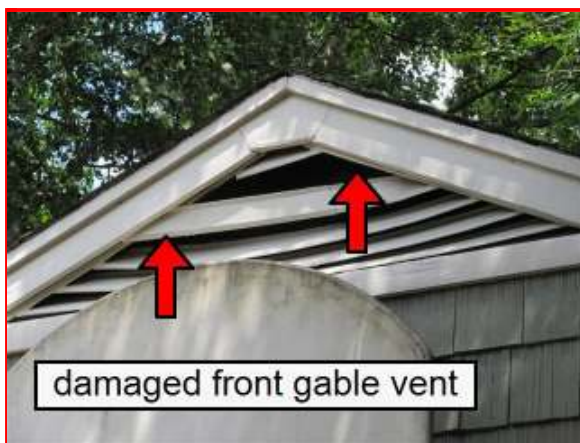
## 2. Exterior



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)



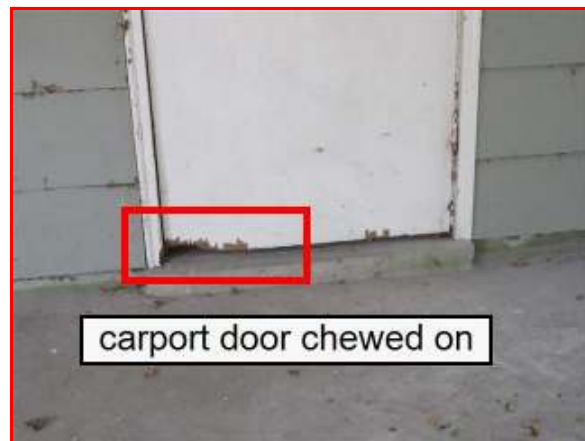
2.6 Item 4(Picture)

 (2) Rear fascia and drip ledge on carport needs repair. top of fascia is rotted at drip ledge.

Carport door chewed on where rodents have entered utility room.



2.6 Item 5(Picture)



2.6 Item 6(Picture)

## 3. Interiors

### 3.0 CEILINGS

Repair or Replace

### 3. Interiors

-  Ceiling in living room and hall have cracks from someone stepping on ceiling from attic.



3.0 Item 1(Picture)

#### 3.1 WALLS

##### Repair or Replace

-  Towel rod holder and soap dish are pulled from wall in second floor bathroom.



3.1 Item 1(Picture)

#### 3.2 FLOORS

##### Repair or Replace

-  Kitchen floor tile is missing at den doorway. Several of kitchen tiles are cracked.

#### 3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

##### Repair or Replace

-  Hand railing in second floor stair well is damaged. Wood hand rail is separating.

Pull down attic stairs need repair. Hinges are loose with missing bolts. Stairs will not close completely, gap at ceiling when closed. Stairs are unsafe to climb.

### 3. Interiors



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)

#### 3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

##### Repair or Replace



Grout is cracked on kitchen tile counter top. Hinges are sprung and kitchen cabinet doors will stay closed.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

#### 3.5 DOORS (REPRESENTATIVE NUMBER)

##### Repair or Replace



Door knob and hardware missing on second floor bathroom door. Hinges are not attached to wall cabinet door in second floor bathroom.

Door at top of stairs needs locking hardware installed.



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### 3. Interiors

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3.5 Item 1(Picture)

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### 4. Structural Components

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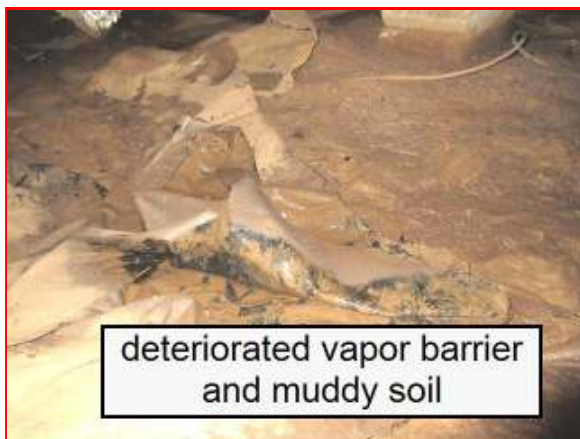
#### 4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

##### Repair or Replace



Soil is muddy under house. Rain water is penetrating foundation and accumulating under house. Lack of gutters is probably main reason for water intrusion under house. Vapor barrier is deteriorated. Recommend moisture remediator be consulted on ways to elevate water intrusion. Gutters and vapor barrier will help to keep moisture from damaging wood structure.

Water waste pipe and dryer vent pipe exit through foundation wall. Screen is pulled loose around pipes. Rodents can enter this area. Repair screen and install vent cover on dryer pipe.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

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### 6. Electrical System

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#### 6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

##### Repair or Replace



Door bell will not operate.

## 7. Heating / Central Air Conditioning

### 7.0 HEATING EQUIPMENT

Repair or Replace



There is an old furnace in the attic.



7.0 Item 1(Picture)

### 7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace



Insulation has been pulled loose in several areas of air duct under the house.



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)

### 7.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

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## 7. Heating / Central Air Conditioning

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### Repair or Replace



There is no air flow at air vent in second floor bathroom. Vent is loose in wall. Low air flow at vent in second floor bedroom.

### 7.8 COOLING AND AIR HANDLER EQUIPMENT

### Repair or Replace



Old humidifier and electronic air cleaner are still in place in air handler but not used. Air filter is dirty and needs cleaning.

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## 8. Insulation and Ventilation

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### 8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

### Repair or Replace



Vapor barrier needs replacing

### 8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

### Repair or Replace



Dryer vent pipe needs vent cover installed.

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## 9. Built-In Kitchen Appliances

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### 9.2 RANGE HOOD

### Repair or Replace



Kitchen vent hood ducting is not connected to pipe in upper cabinet.



9.2 Item 1(Picture)

### 9.4 FOOD WASTE DISPOSER

### Repair or Replace



Disposal has debris in unit and locks up when using. Water stains on housing may be from leaks at some time when using unit.



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## 9. Built-In Kitchen Appliances

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9.4 Item 1(Picture)

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Bill Bond

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

**Roof Covering:**  
Architectural

**Viewed roof covering from:**  
Walked roof

**Sky Light(s):**  
None

**Chimney (exterior):**  
Brick

		IN	NI	NP	RR
1.0	ROOF COVERINGS	•			
1.1	FLASHINGS	•			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS				•
1.3	ROOF DRAINAGE SYSTEMS			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**1.2** Chimney structure has settled on its foundation and has pulled away from house causing gaps between chimney brick and house siding. Chimney flashing on roof has pulled loose. Top cap on chimney has cracks and chips in mortar covering. Brick on west side of chimney has fallen out. Damper inside chimney will need repair, damper will not close. Possible jacking of chimney back in place and new foundation pored for support will be needed to repair chimney. Consult structural engineer and or a chimney sweep for advice.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)



1.2 Item 6(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Style:**

Brick

**Siding Material:**
Full brick  
Cedar
**Exterior Entry Doors:**

Wood

**Appurtenance:**
Porch  
Patio
**Driveway:**

Concrete

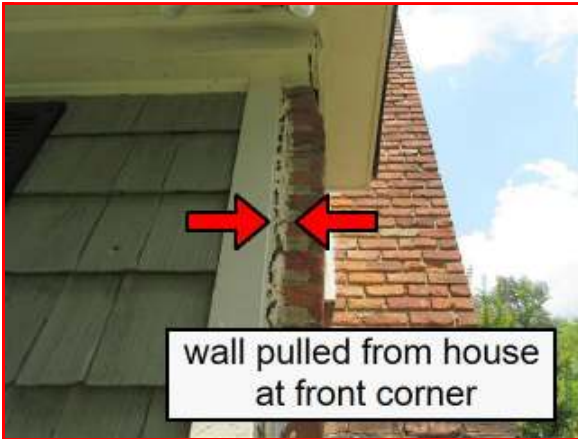
		IN	NI	NP	RR
<b>2.0</b>	<b>WALL CLADDING FLASHING AND TRIM</b>				•
<b>2.1</b>	<b>DOORS (Exterior)</b>				•
<b>2.2</b>	<b>WINDOWS</b>	•			
<b>2.3</b>	<b>DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS, FENCES AND GATES</b>				•
<b>2.4</b>	<b>VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)</b>				•
<b>2.5</b>	<b>EAVES, SOFFITS AND FASCIAS</b>				•
<b>2.6</b>	<b>Detached Garage/Carport</b>				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

📍 **2.0** (1) Brick wall T front south corner of house has pulled from corner. Possible that chimney movement has pulled brick wall from front corner.

Wood shake wall shingles on front of house and on south side of house on second floor needs repair/replacing. Wood shakes are cupping, warping, pulling loose. Tree limbs are pushing under shakes on south side. Shakes on south side are deteriorated where they meet with roof.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

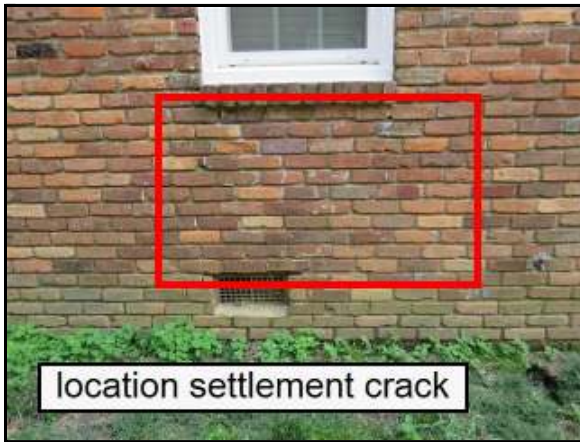


2.0 Item 5(Picture)



2.0 Item 6(Picture)

📍 **2.0** (2) There are small settlement cracks in exterior wall on north side of house. Normal settlement.



2.0 Item 7(Picture)



2.0 Item 8(Picture)

📍 **2.1** Rear storm door from den is missing bottom door closure and will not latch closed. Door hits top of door frame.

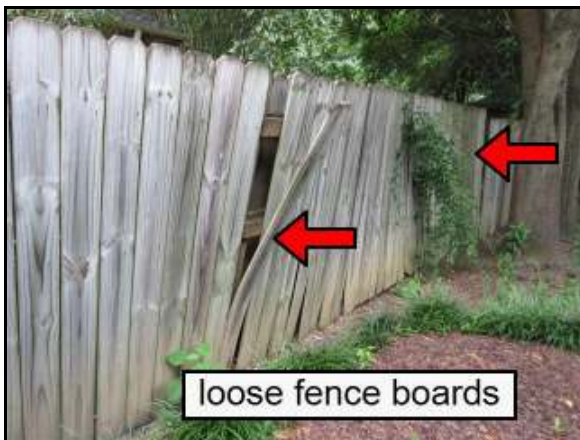
📍 **2.3** North side fence at rear corner of house is leaning. Post are not supported. Wood gate at rear north corner of fence is pulled loose at hinges. Several fence boards are loose, need nailing back in place. South side metal gate will not latch closed.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



📍 2.4 Front brick walkway has bricks missing that could cause trip hazard.



2.4 Item 1(Picture)

📍 2.5 Fascia boards are rotted on second floor north side wall where boards are close to roof.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

🏠 **2.6** (1) Roof on carport has damaged shingles on north side with wood decking visible. Roof is old and in need of repair.

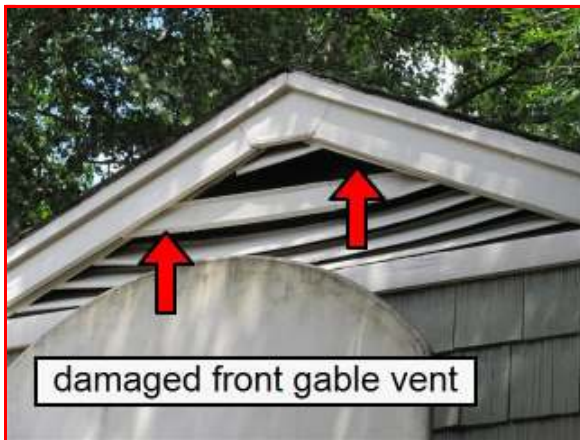
Gable vents are damaged on each end of carport. Vents need replacing.



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)



2.6 Item 4(Picture)

🏠 **2.6** (2) Rear fascia and drip ledge on carport needs repair. top of fascia is rotted at drip ledge.

Carport door chewed on where rodents have entered utility room.



2.6 Item 5(Picture)



2.6 Item 6(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

#### Styles & Materials

**Ceiling Materials:**

Sheetrock  
Plaster

**Wall Material:**

Sheetrock  
Plaster  
Paneling  
Painted-over wall paper

**Floor Covering(s):**

Carpet  
Hardwood T&G (Tongue and Groove)  
Tile

**Interior Doors:**

Raised panel  
Solid

**Window Types:**

Thermal/Insulated  
Casement

**Cabinetry:**

Wood

**Countertop:**

Tile

		IN	NI	NP	RR
<b>3.0</b>	<b>CEILINGS</b>				•
<b>3.1</b>	<b>WALLS</b>				•
<b>3.2</b>	<b>FLOORS</b>				•
<b>3.3</b>	<b>STEPS, STAIRWAYS, BALCONIES AND RAILINGS</b>				•
<b>3.4</b>	<b>COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS</b>				•
<b>3.5</b>	<b>DOORS (REPRESENTATIVE NUMBER)</b>				•
<b>3.6</b>	<b>WINDOWS (REPRESENTATIVE NUMBER)</b>	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

 **3.0** Ceiling in living room and hall have cracks from someone stepping on ceiling from attic.



3.0 Item 1(Picture)



🏠 3.1 Towel rod holder and soap dish are pulled from wall in second floor bathroom.



3.1 Item 1(Picture)

🏠 3.2 Kitchen floor tile is missing at den doorway. Several of kitchen tiles are cracked.

🏠 3.3 Hand railing in second floor stair well is damaged. Wood hand rail is separating.

Pull down attic stairs need repair. Hinges are loose with missing bolts. Stairs will not close completely, gap at ceiling when closed. Stairs are unsafe to climb.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)

📍 **3.4** Grout is cracked on kitchen tile counter top. Hinges are sprung and kitchen cabinet doors will stay closed.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

📍 **3.5** Door knob and hardware missing on second floor bathroom door. Hinges are not attached to wall cabinet door in second floor bathroom.

Door at top of stairs needs locking hardware installed.



3.5 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**  
Masonry block

**Method used to observe Crawlpace:**  
Crawled  
Limited access

**Columns or Piers:**  
Masonry block

**Floor Structure:**  
Slab  
Wood joists

**Wall Structure:**  
2 X 4 Wood

**Ceiling Structure:**  
6" or better

**Roof Structure:**  
2 X 6 Rafters  
Wood slats  
Sheathing

**Roof-Type:**  
Gable

**Method used to observe attic:**  
Walked

**Attic info:**  
Pull Down stairs  
Storage  
Light in attic

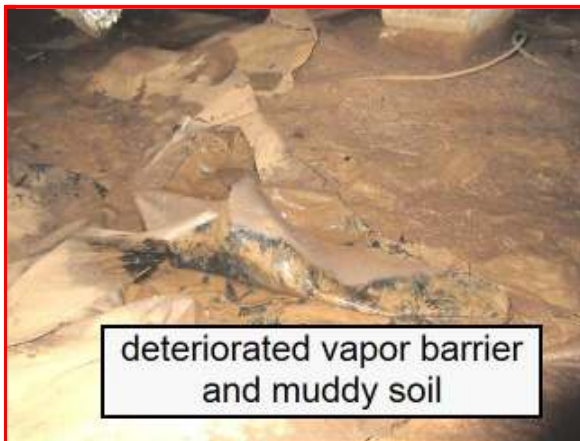
		IN	NI	NP	RR
<b>4.0</b>	<b>FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)</b>				•
<b>4.1</b>	<b>WALLS (Structural)</b>	•			
<b>4.2</b>	<b>COLUMNS OR PIERS</b>	•			
<b>4.3</b>	<b>FLOORS (Structural)</b>	•			
<b>4.4</b>	<b>CEILINGS (structural)</b>	•			
<b>4.5</b>	<b>ROOF STRUCTURE AND ATTIC</b>	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

4.0 Soil is muddy under house. Rain water is penetrating foundation and accumulating under house. Lack of gutters is probably main reason for water intrusion under house. Vapor barrier is deteriorated. Recommend moisture remediator be consulted on ways to elevate water intrusion. Gutters and vapor barrier will help to keep moisture from damaging wood structure.

Water waste pipe and dryer vent pipe exit through foundation wall. Screen is pulled loose around pipes. Rodents can enter this area. Repair screen and install vent cover on dryer pipe.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

**Water Source:**

Public

**Water Filters:**

None

**Plumbing Water Supply (into home):**

Copper

**Plumbing Water Distribution (inside home):**

Copper

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**
PVC  
Cast iron
**Water Heater Power Source:**

Gas (quick recovery)

**Water Heater Capacity:**

50 Gallon (2-3 people)

**Manufacturer:**

STATE

**Water Heater Location:**

Attic

		IN	NI	NP	RR
<b>5.0</b>	<b>PLUMBING DRAIN, WASTE AND VENT SYSTEMS</b>	•			
<b>5.1</b>	<b>PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES</b>	•			
<b>5.2</b>	<b>HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS</b>	•			
<b>5.3</b>	<b>MAIN WATER SHUT-OFF DEVICE (Describe location)</b>	•			
<b>5.4</b>	<b>MAIN FUEL SHUT OFF (Describe Location)</b>	•			

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IN NI NP RR

**5.3** The main shut off is located at the water meter.

**5.4** The main fuel shut off is at gas meter outside

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**Electrical Service Conductors:**

Overhead service  
Copper  
220 volts

**Panel capacity:**

125 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

GENERAL ELECTRIC

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

		IN	NI	NP	RR
<b>6.0</b>	<b>SERVICE ENTRANCE CONDUCTORS</b>	•			
<b>6.1</b>	<b>SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS</b>	•			
<b>6.2</b>	<b>BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE</b>	•			
<b>6.3</b>	<b>CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)</b>				•
<b>6.4</b>	<b>POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE</b>	•			
<b>6.5</b>	<b>OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)</b>			•	
<b>6.6</b>	<b>LOCATION OF MAIN AND DISTRIBUTION PANELS</b>	•			
<b>6.7</b>	<b>SMOKE DETECTORS</b>			•	

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IN NI NP RR

 **6.3** Door bell will not operate.

**6.6** The main panel box is located in utility closet under stairs.

**6.7** Replace detectors in main hallway and at second floor stair well.

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

**Heat Type:**

Forced Air

**Energy Source:**

Natural gas

**Number of Heat Systems (excluding wood):**

One

**Heat System Brand:**

DUCANE

**Ductwork:**

Insulated

**Filter Type:**

Washable

**Types of Fireplaces:**
Solid Fuel  
Insert
**Operable Fireplaces:**

One

**Cooling Equipment Type:**

Air conditioner unit

**Cooling Equipment Energy Source:**

Electricity

**Central Air Manufacturer:**

COLEMAN

**Number of AC Only Units:**

One

		IN	NI	NP	RR
<b>7.0</b>	<b>HEATING EQUIPMENT</b>				•
<b>7.1</b>	<b>NORMAL OPERATING CONTROLS</b>	•			
<b>7.2</b>	<b>AUTOMATIC SAFETY CONTROLS</b>	•			
<b>7.3</b>	<b>DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)</b>				•
<b>7.4</b>	<b>PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM</b>				•
<b>7.5</b>	<b>CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)</b>	•			
<b>7.6</b>	<b>SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)</b>	•			
<b>7.7</b>	<b>GAS/LP FIRELOGS AND FIREPLACES</b>			•	
<b>7.8</b>	<b>COOLING AND AIR HANDLER EQUIPMENT</b>				•
<b>7.9</b>	<b>NORMAL OPERATING CONTROLS</b>	•			
<b>7.10</b>	<b>PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM</b>	•			

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IN NI NP RR

📍 **7.0** There is an old furnace in the attic.



7.0 Item 1(Picture)

📍 **7.3** Insulation has been pulled loose in several areas of air duct under the house.



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)

📍 **7.4** There is no air flow at air vent in second floor bathroom. Vent is loose in wall. Low air flow at vent in second floor bedroom.

📍 **7.8** Old humidifier and electronic air cleaner are still in place in air handler but not used. Air filter is dirty and needs cleaning.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

Blown  
Fiberglass

**Ventilation:**

Gable vents  
Soffit Vents  
Turbines

**Exhaust Fans:**

Fan only

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Metal

**Floor System Insulation:**

NONE

		IN	NI	NP	RR
<b>8.0 INSULATION IN ATTIC</b>		•			
<b>8.1 INSULATION UNDER FLOOR SYSTEM</b>				•	
<b>8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)</b>					•
<b>8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS</b>		•			
<b>8.4 VENTING SYSTEMS (Kitchens, baths and laundry)</b>					•
<b>8.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)</b>				•	
		IN	NI	NP	RR

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 **8.2 Vapor barrier needs replacing**

 **8.4 Dryer vent pipe needs vent cover installed.**

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**Dishwasher Brand:**

LG

**Disposer Brand:**

KENMORE

**Exhaust/Range hood:**

ALLURE

**Range/Oven:**

LG

**Refrigerator:**

AMANA

		IN	NI	NP	RR
<b>9.0</b>	<b>DISHWASHER</b>	•			
<b>9.1</b>	<b>RANGES/OVENS/COOKTOPS</b>	•			
<b>9.2</b>	<b>RANGE HOOD</b>				•
<b>9.3</b>	<b>TRASH COMPACTOR</b>			•	
<b>9.4</b>	<b>FOOD WASTE DISPOSER</b>				•
<b>9.5</b>	<b>MICROWAVE COOKING EQUIPMENT</b>			•	
<b>9.6</b>	<b>REFRIGERATOR</b>	•			
<b>9.7</b>	<b>WASHER/DRYER</b>			•	

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IN NI NP RR

### 9.2 Kitchen vent hood ducting is not connected to pipe in upper cabinet.



9.2 Item 1(Picture)

📍 **9.4** Disposal has debris in unit and locks up when using. Water stains on housing may be from leaks at some time when using unit.



9.4 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.