

Chattanooga Home Inspector

Property Inspection Report



123 Inspection Way, Chattanooga, TN 37421
Inspection prepared for: Mrs. Buyer & Mr. Buyer
Date of Inspection: 1/5/2021 Time: 8:00 AM
Age of Home: 2007 Size: 3100
Weather: 30 degrees and sunny
Order ID: 11652

Inspector: Neil Scott
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Some Positive Attributes		
Page 4 Item: A	A Few Positive Attributes	<ul style="list-style-type: none"> • Brick cladding • Vinyl siding • Newer HVAC unit • Large garage • Master on main • Curb appeal
Roof		
Page 6 Item: A	Roof Condition	<ul style="list-style-type: none"> • Granules on asphalt shingles are deteriorated and appear to be nearing the end of their service life, especially on the south slope. Recommend licensed roofer review roof and repair / replace as needed. • Various roof shingles are damaged. Recommend licensed roofer review roofing system and repairing / replacing damaged areas as needed. • Exposed nails noted in areas of roof. Recommend adding roof grade silicone to exposed nails to prevent water entry. • No drip edge flashing noted. Recommend adding drip edge flashing as needed.
Page 10 Item: B	Gutter	<ul style="list-style-type: none"> • Gutters not attached in some areas. Recommend repairing gutters to flow correctly. • Excessive debris noted in gutters. Recommend cleaning gutters as a part of regular home maintenance.
Attic		
Page 12 Item: F	Insulation Condition	<ul style="list-style-type: none"> • "Tunneling" noted in attic insulation. This indicates current or past presence of pests in attic. No structural damage is visible at this time.
Electrical		
Page 14 Item: A	Electrical Panel	<ul style="list-style-type: none"> • Service panel missing screws. (Quantity 3) Recommend adding blunt tip screws as needed. • Service panel is missing "knock-outs" where breakers could be installed. Recommend installing covers where breakers are missing. • Abandoned exposed wires noted in electrical panel. Recommend removing or properly terminating wires by adding wire nuts over exposed wires.
Interior Areas		
Page 17 Item: A	Door Bell	<ul style="list-style-type: none"> • Doorbell did not operate during inspection.
Page 20 Item: D	Window Condition	<ul style="list-style-type: none"> • Broken window pane noted. Recommend replacing damaged window pane. (Total Quantity 2)
Page 23 Item: F	Smoke Detectors	<ul style="list-style-type: none"> • Smoke detectors have been removed throughout home. Recommend reinstalling smoke detectors.
Laundry		

Page 28 Item: B	Wash Basin	• Drain line leaks under sink. Recommend repairing leak.
Water Heater		
Page 31 Item: D	Water Heater Age	• Water heater is working correctly at time of inspection. Water heater was manufactured in 2005. Average life span for this style water heater is 10-15 years.
Basement		
Page 34 Item: D	Plumbing Lines	• Active leak noted in basement, which appears to be under the master bathroom. Unable to view subfloor to determine if damaged. Recommend repairing leak and replacing damaged areas due to leak.
Exterior Areas		
Page 35 Item: A	Doors	• Bottom of door trim shows signs of rot. Recommend replacing rotten areas.
Page 36 Item: B	Siding Condition	• Small holes or damaged area noted in siding. Recommend sealing these areas to prevent water entry. • Pictures and arrows may not represent all exterior damaged surfaces. Recommend a professional that can repair damaged exteriors surfaces ensure all damaged or rotten areas be repaired properly.
Grounds		
Page 38 Item: A	Driveway and Walkway Condition	• Loose sidewalk material noted. Recommend securing sidewalk material to prevent trip hazard. • Washed out area noted on northwest sidewalk. Recommend monitoring concrete for cracking/settling and repairing as needed.
Page 40 Item: B	Grading	• Grading is sloped towards structure. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building. Recommend improving grade by adding swale or french drain.
Page 40 Item: C	Vegetation Observations	• It is recommended to trim all plants and trees that are close to structure to prevent pathways of wood destroying insects.
Page 41 Item: D	Grounds Electrical	• Electrical wire at northwest wall is exposed. Recommend adding cover to protect electrical wires.
Page 41 Item: E	GFCI	• Exterior outlets not GFCI protected. Consider replacing outlets with Ground Fault Circuit protection.
Page 42 Item: G	Plumbing	• Water line behind water heater is leaking. Recommend repairing copper line as needed.
Garage		
Page 45 Item: B	Electrical	• Exposed electrical splices in garage. Recommend placing electrical work in electrical boxes with covers.
Page 45 Item: C	GFCI	• No GFCI protection in garage. It is recommended that outlets in garage are GFCI protected, however many homes have dedicated outlets in garage that are not GFCI protected to power items such as deep freezers.
Bathroom #1		
Page 50 Item: C	Showers	• Shower head leaks around shower arm. Recommend tightening shower head to stop leak.
Page 50 Item: D	Toilets	• Toilet tank is leaking when operating. Recommend repairing toilet leak.

Page 50 Item: E	Sinks	• Drain line leaks under sink on left side. Recommend repairing leak.
Page 52 Item: F	Bath Tubs	• GFCI outlet powering the heat unit is not operating properly and will not trip when tested. Recommend repairing or replacing outlet.
Bathroom #2		
Page 56 Item: G	Floor Condition	• Areas of tile floor in this bathroom are missing grout. Recommend adding grout to prevent further damage of tile.
Bathroom #3		
Page 57 Item: E	Sinks	• Drain line leaks under sink. Recommend repairing leak.
Signature Page		
Page 67 Item: B	Additional notes on departure	• Would you like a list of trusted professionals? Follow this link! https://youtu.be/_be9P2txjSw

Some Positive Attributes

A. A Few Positive Attributes

Good	Fair	Poor	N/A	None
✓				

Observations:

- Brick cladding
- Vinyl siding
- Newer HVAC unit
- Large garage
- Master on main
- Curb appeal

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, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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.

Inspection Details

What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

Our company follows the guidelines of the Standards of Practice provided by the State of Tennessee (even Georgia, where a licensing program is not in place). As per the SOP of TN a standard home inspections does not address environmental concerns including: Lead-Based paint, Radon, Asbestos, cockroaches, rodents, pesticides, treated lumber, fungus, mercury, carbon monoxide, or other environmental concerns. Nor does the report address subterranean systems and system components including: sewage disposal, water supply, or fuel storage or delivery. Our company does however perform several of these additional tests if requested by the clients.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a

significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

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A. Attendance

In Attendance: Client or client representative present at end of inspection.

B. Home Type

Home Type: Single Family Home. • Attached Garage.

C. Occupancy

Occupancy: Vacant.

Roof

As per the Standards of Practice from the state of TN regulatory board a home inspector is not required to walk on a roof but to view it from a safe vantage point, nor do we offer life expectancy of a roof or any other component. If a warranty or life expectancy certificate is desired we strongly recommend a licensed roofing company to further evaluate the roofing system. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

A. Roof Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Inspected from on top of roof.

Materials: Asphalt shingles noted. • Architectural style dimensional shingles noted.

Observations:

- Granules on asphalt shingles are deteriorated and appear to be nearing the end of their service life, especially on the south slope. Recommend licensed roofer review roof and repair / replace as needed.
- Various roof shingles are damaged. Recommend licensed roofer review roofing system and repairing / replacing damaged areas as needed.
- Exposed nails noted in areas of roof. Recommend adding roof grade silicone to exposed nails to prevent water entry.
- No **drip edge** flashing noted. Recommend adding drip edge flashing as needed.









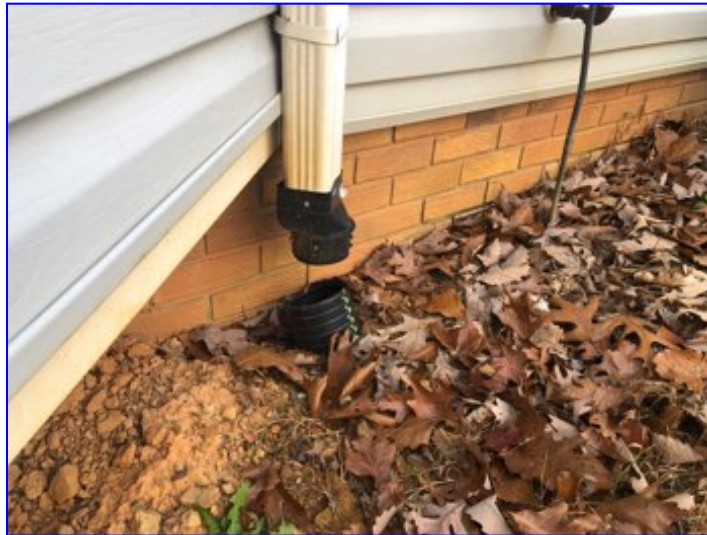
**B. Gutter**

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Gutters not attached in some areas. Recommend repairing gutters to flow correctly.
- Excessive debris noted in gutters. Recommend cleaning gutters as a part of regular home maintenance.





Attic

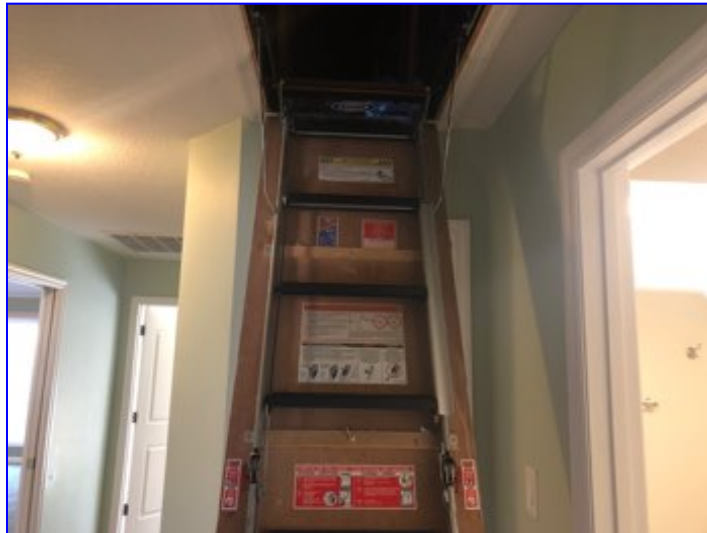
This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor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

A. Access

Good	Fair	Poor	N/A	None
✓				

Observations:

- Pull down ladder.
- Hallway
- Inspected from inside of attic with limited access.



B. Roof Structure

Good	Fair	Poor	N/A	None
✓				

Observations:

- Wooden plywood style sheathing noted.
- Pre manufactured truss system noted.
- 2 X 4 roofing materials noted.



C. Ceiling Structure

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 2 X 6 ceiling joists noted.

D. Ventilation

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

E. Vent Screens

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

F. Insulation Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Unfinished fiberglass batts noted. • Loose fill insulation noted.

Depth: Insulation averages about 8-10 inches in depth

Observations:

- "Tunneling" noted in attic insulation. This indicates current or past presence of pests in attic. No structural damage is visible at this time.





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.

A. Electrical Panel

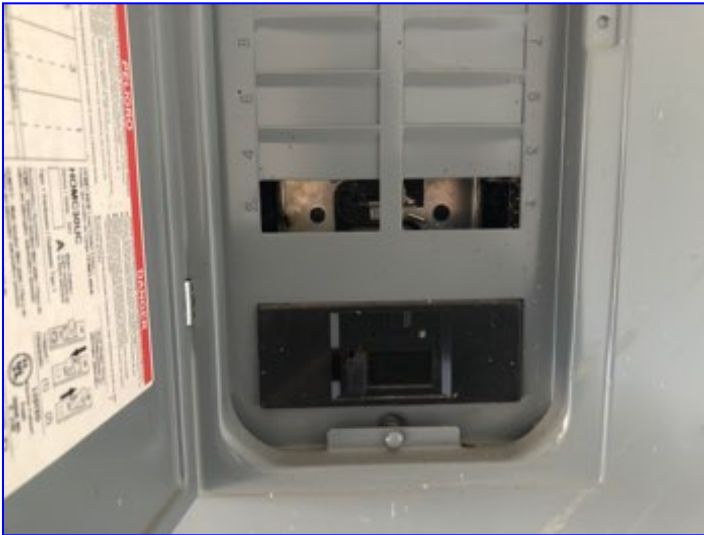
Good	Fair	Poor	N/A	None
	✓			

Location: Service panel located in garage.

Location: Located in the basement.

Observations:

- Service panel missing screws. (Quantity 3) Recommend adding blunt tip screws as needed.
- Service panel is missing "knock-outs" where breakers could be installed. Recommend installing covers where breakers are missing.
- Abandoned exposed wires noted in electrical panel. Recommend removing or properly terminating wires by adding wire nuts over exposed wires.



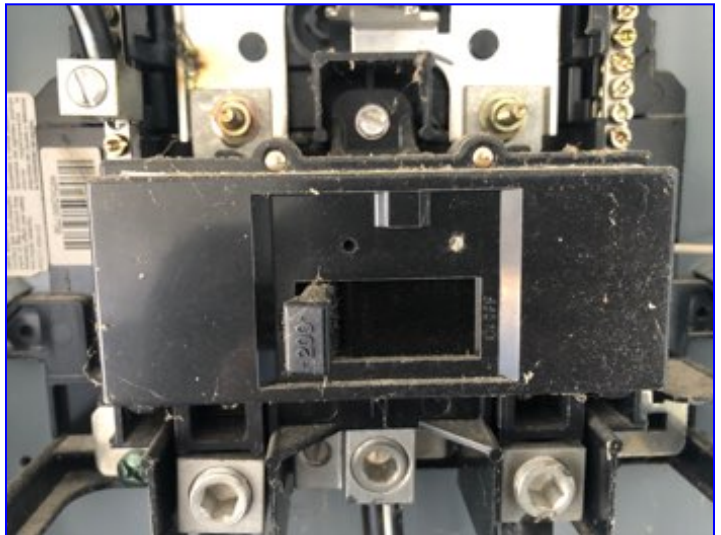
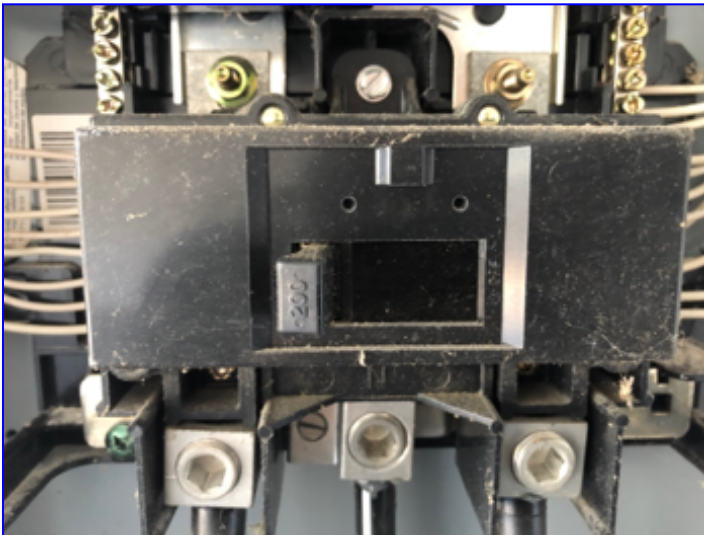


B. Main Amp Breaker

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Main service disconnect breaker located in panel box.
- 200 amp



C. Breakers in off position upon arrival

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

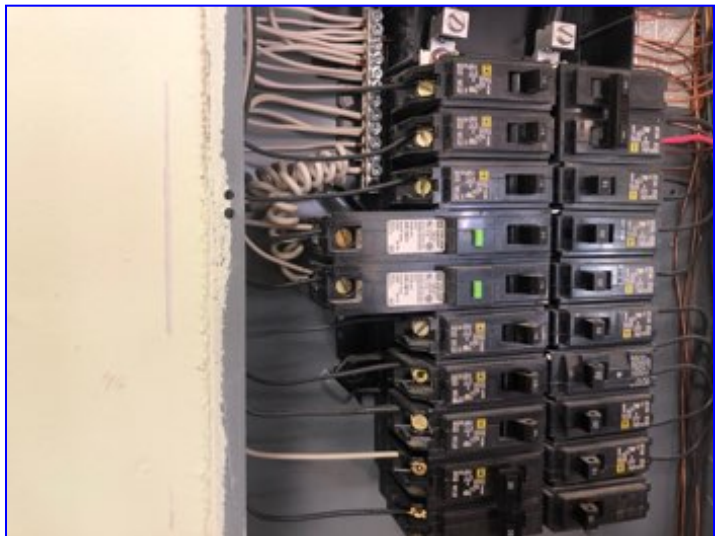
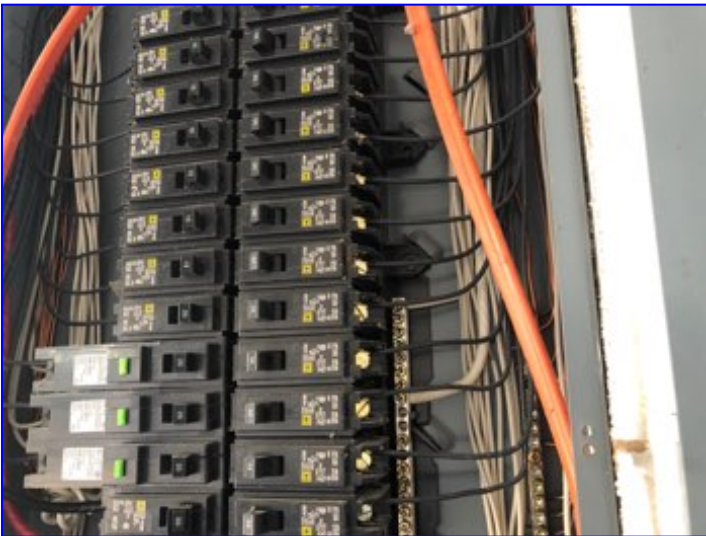
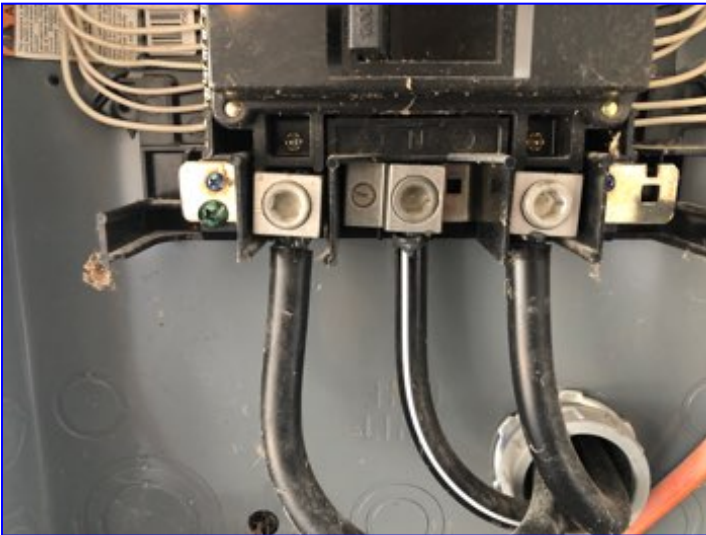
- 0

D. Cable Feeds

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- There is an underground service lateral noted.
- Braided aluminum service wires noted.
- Copper service wire noted.





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.

A. Door Bell

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

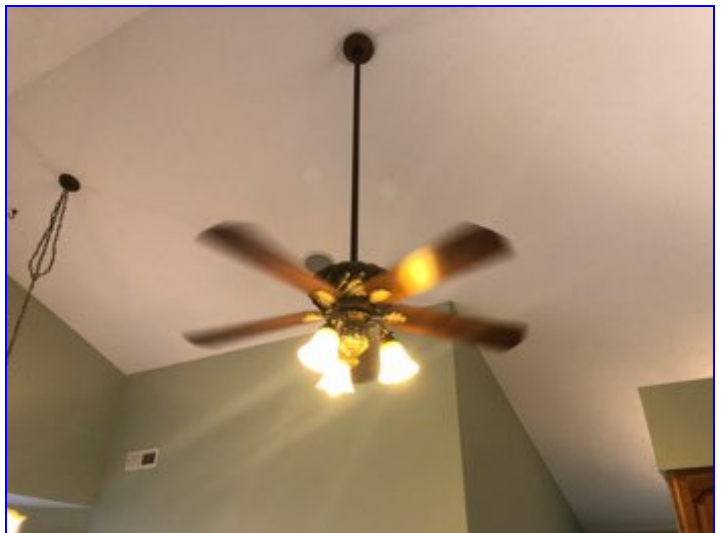
- Doorbell did not operate during inspection.

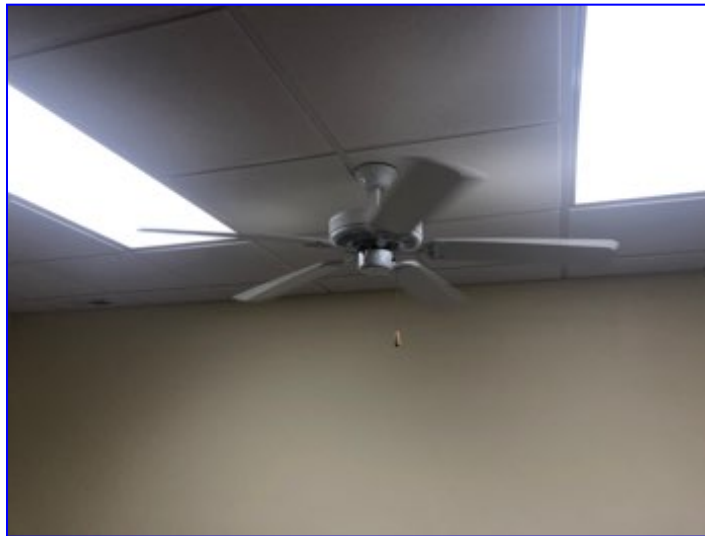
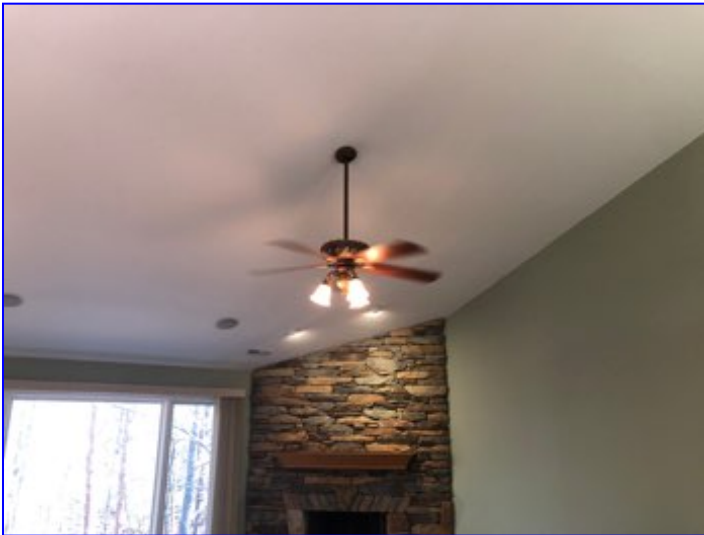
B. Ceiling Fans

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated normally when tested at time of inspection.



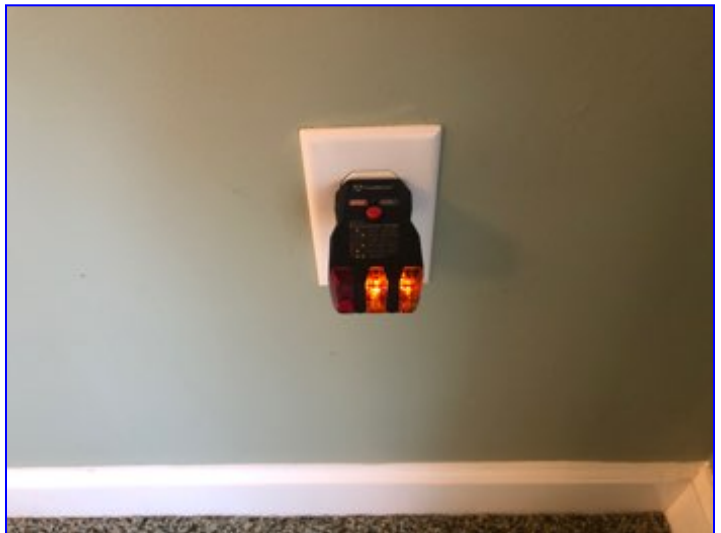


C. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- A representative number of electrical outlets were tested and wiring appears to be correct. Two amber or green lights on tester indicate correct wiring.







D. Window Condition

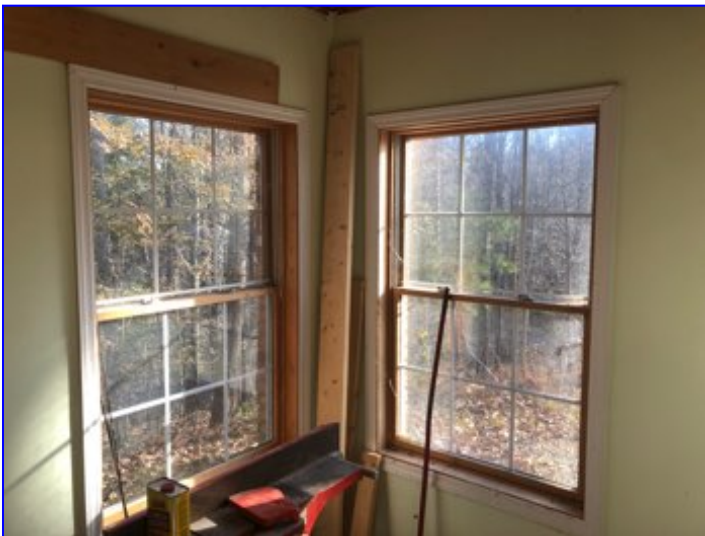
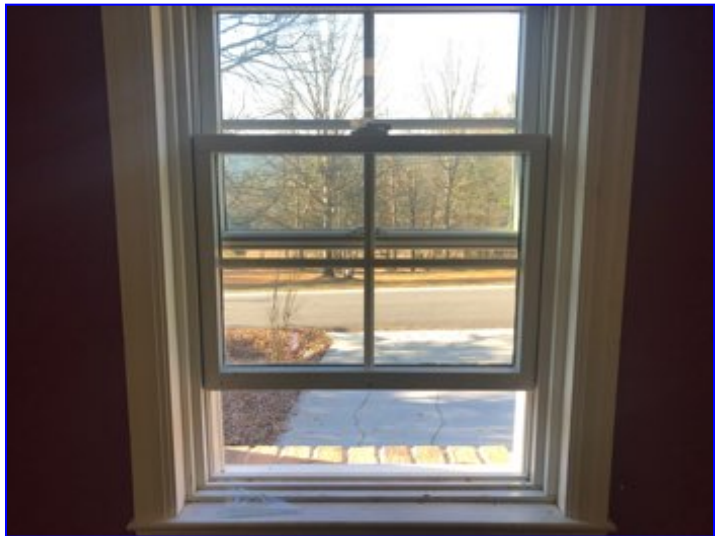
Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Casement windows. • Fixed Picture windows.

Observations:

- Broken window pane noted. Recommend replacing damaged window pane. (Total Quantity 2)





**E. Fireplace**

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Living Room.

Materials: Masonry fireplace with gas insert noted.

Observations:

- Unable to test fireplace due to no logs being installed.



F. Smoke Detectors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Smoke detectors have been removed throughout home. Recommend reinstalling smoke detectors.



G. Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Holes noted in wall. Cosmetic issue in nature.



Kitchen

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

A. Dishwasher

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Dishwasher was turned on and ran through short cycle, appeared to operate correctly at time of inspection, yet not tested for cleanliness.

**B. Sinks**

Good	Fair	Poor	N/A	None
✓				

Observations:

- Sink operated, tested for flow, drainage, and leaks. Everything appears to function properly.



C. Garbage Disposal

Good	Fair	Poor	N/A	None
✓				

Observations:

- Operated - appeared functional at time of inspection.

Video**D. Microwave**

Good	Fair	Poor	N/A	None
✓				

Observations:

- Microwave was turned on and appeared to operate correctly, yet temperature difference was unable to be measured.

**E. Cook top condition**

Good	Fair	Poor	N/A	None
✓				

Observations:

- Electric cook top noted.
- All heating elements operated when tested.

**F. Oven & Range**

Good	Fair	Poor	N/A	None
✓				

Observations:

- Oven: Electric radiant heating coils.

**G. Vent Condition**

Good	Fair	Poor	N/A	None
✓				

Materials: Recirculating



H. Refrigerator Condition

Good	Fair	Poor	N/A	None
✓				

Observations:

- Refrigerator was on and appeared in working condition at time of inspection.



I. Cabinets

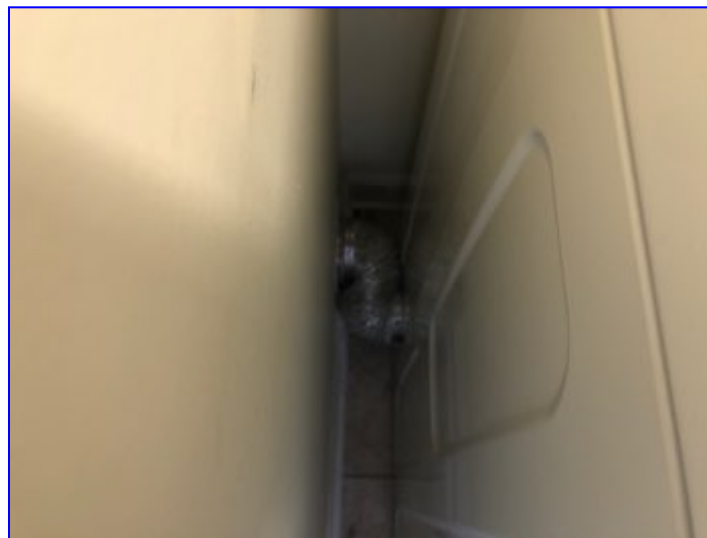
Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- A representative number of cabinets were opened and appeared to operate correctly.

**Laundry****A. Dryer Vent**

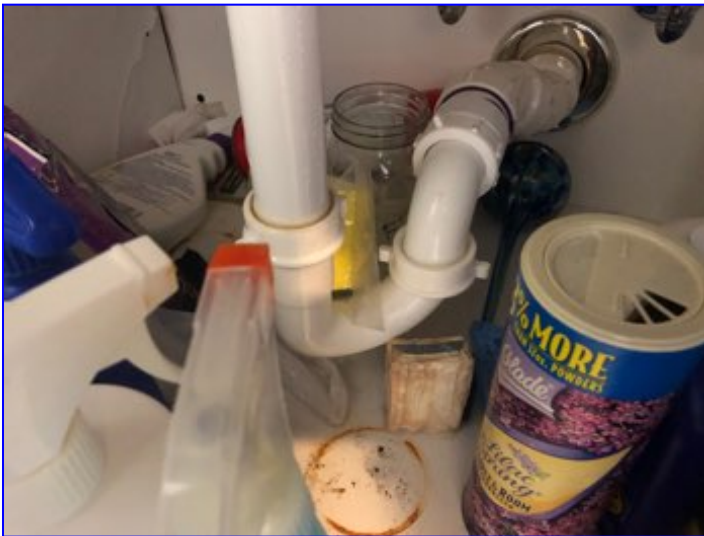
Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**B. Wash Basin**

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Drain line leaks under sink. Recommend repairing leak.



Water Heater

A. Water Heater Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Heater Type: Gas

Location: The heater is located in the basement.

Observations:

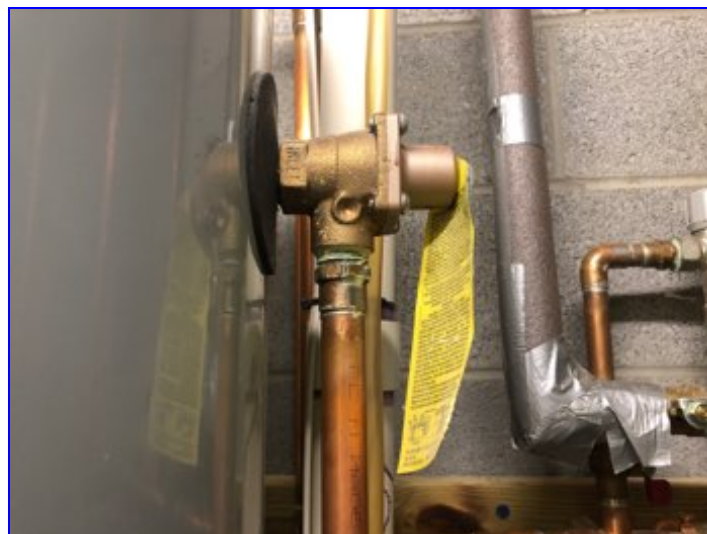
- Tank appears to be in satisfactory condition -- no concerns.

**B. TPRV**

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

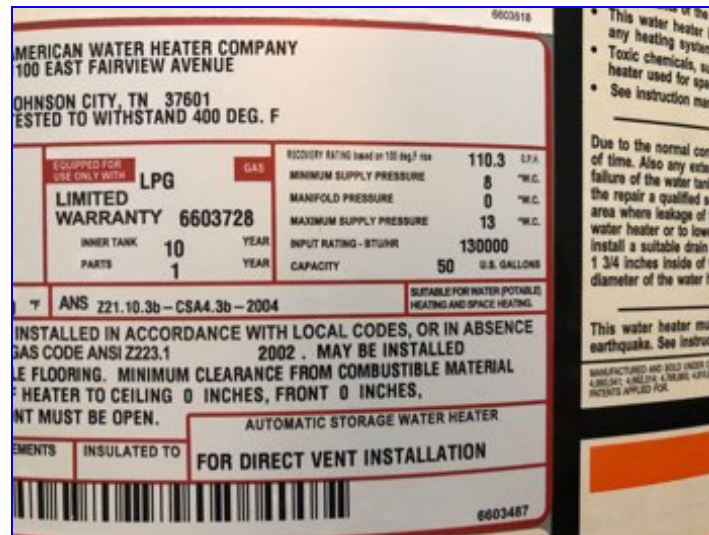
- Appears to be in satisfactory condition -- no concerns.



C. Number Of Gallons

Good	Fair	Poor	N/A	None
✓				

Observations:
• 50 gallons

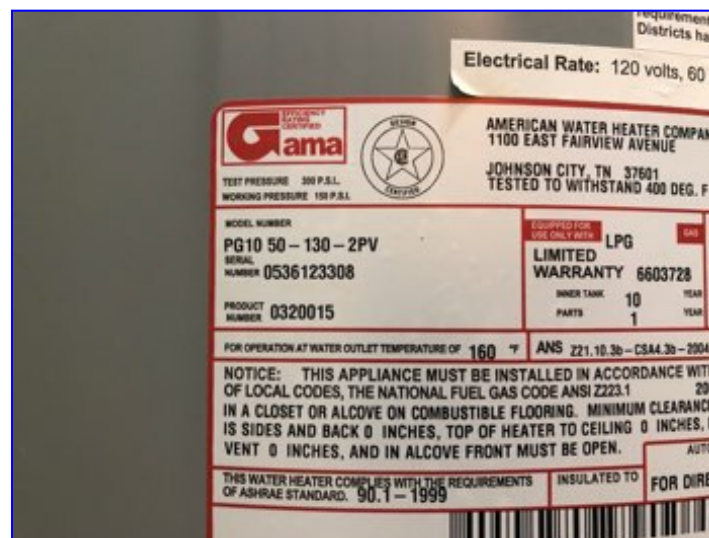


D. Water Heater Age

Good	Fair	Poor	N/A	None
	✓			

Observations:

• Water heater is working correctly at time of inspection. Water heater was manufactured in 2005. Average life span for this style water heater is 10-15 years.



Basement

A. Columns

Good	Fair	Poor	N/A	None
			✓	

Observations:

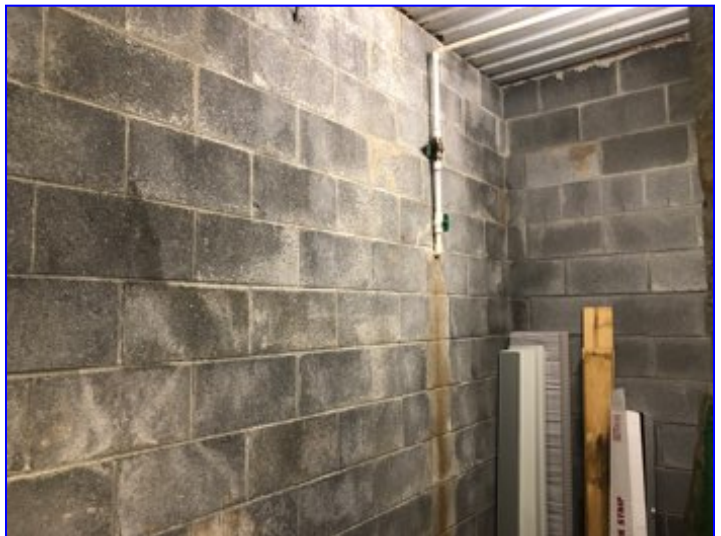
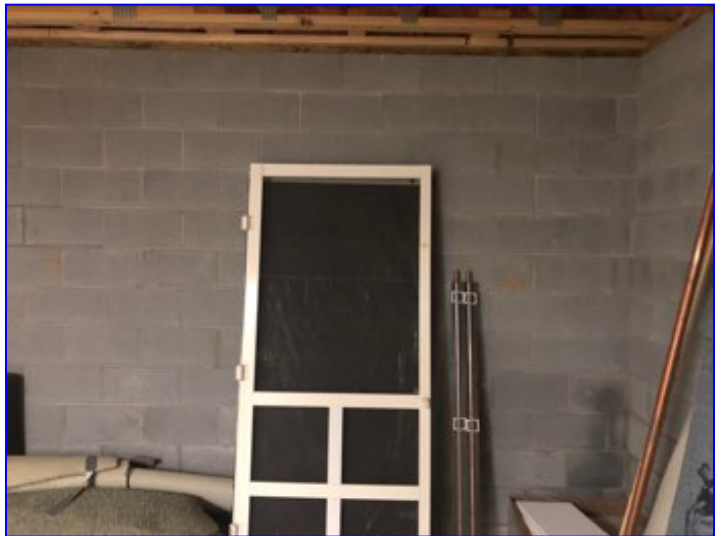
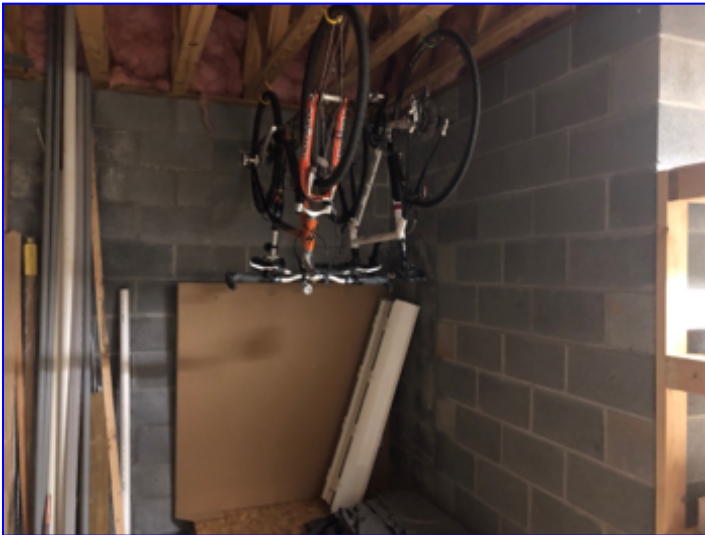
• Columns are finished or concealed, unable to inspect.

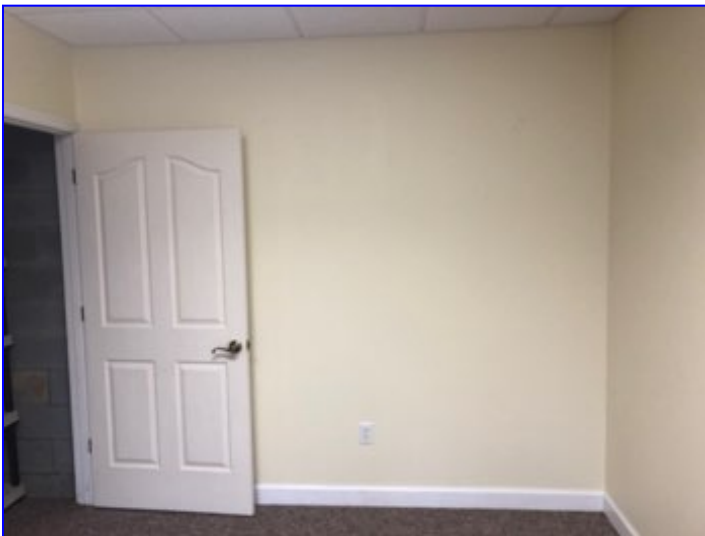
B. Foundation

Good	Fair	Poor	N/A	None
✓				

Observations:

• Concrete block foundation noted.





**C. Floor Structure**

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Engineered floor trusts noted.

D. Plumbing Lines

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Active leak noted in basement, which appears to be under the master bathroom. Unable to view subfloor to determine if damaged. Recommend repairing leak and replacing damaged areas due to leak.





Video

E. Sump Pump

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

F. Dehumidifier

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- No dehumidifier installed. It is good practice to have a dehumidifier in subterranean or damp location.

Exterior Areas

A. Doors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Bottom of door trim shows signs of rot. Recommend replacing rotten areas.

**B. Siding Condition**

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl siding noted. • Brick veneer noted.

Observations:

- Small holes or damaged area noted in siding. Recommend sealing these areas to prevent water entry.
- Pictures and arrows may not represent all exterior damaged surfaces. Recommend a professional that can repair damaged exterior surfaces ensure all damaged or rotten areas be repaired properly.







Grounds

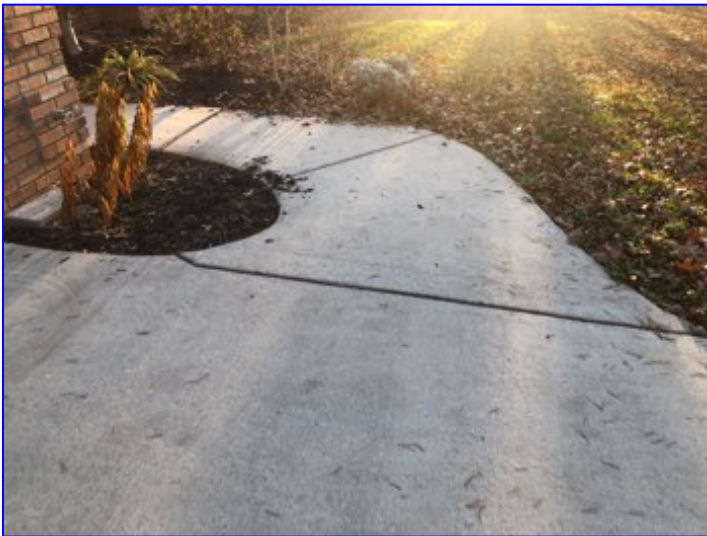
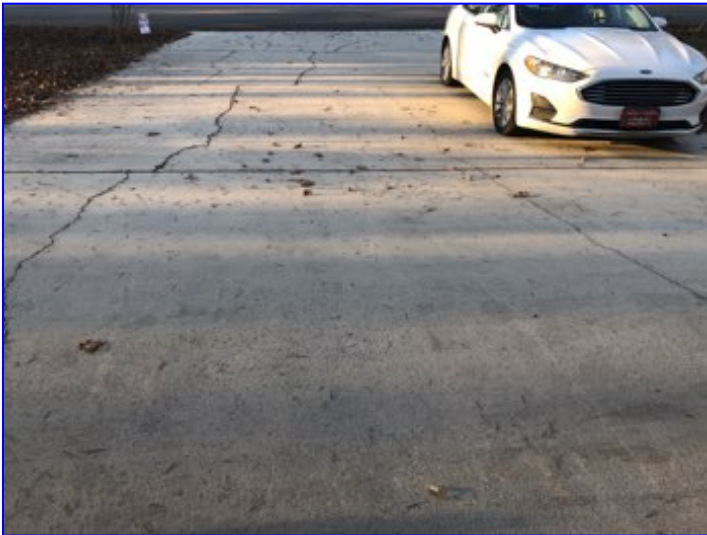
A. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete driveway noted. • Gravel driveway noted. • Concrete sidewalk noted.

Observations:

- Typical cracks noted.
- Loose sidewalk material noted. Recommend securing sidewalk material to prevent trip hazard.
- Washed out area noted on northwest sidewalk. Recommend monitoring concrete for cracking/settling and repairing as needed.



**B. Grading**

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Grading is sloped towards structure. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building. Recommend improving grade by adding swale or french drain.

**C. Vegetation Observations**

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- It is recommended to trim all plants and trees that are close to structure to prevent pathways of wood destroying insects.



D. Grounds Electrical

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Electrical wire at northwest wall is exposed. Recommend adding cover to protect electrical wires.

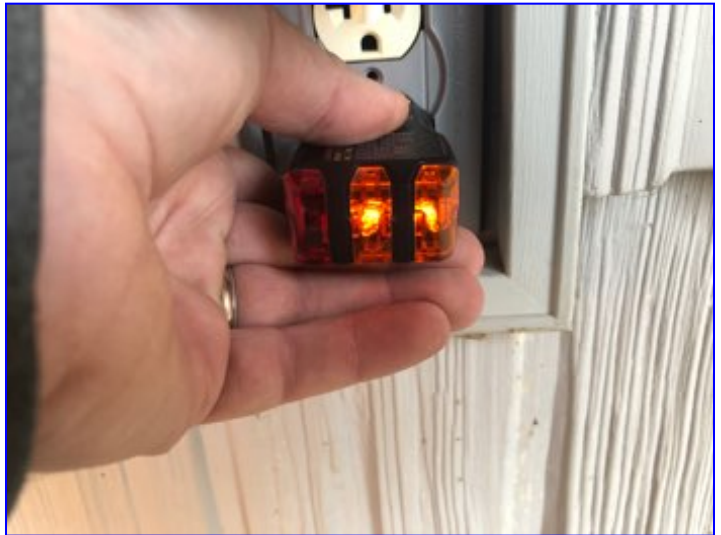


E. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Exterior outlets not **GFCI** protected. Consider replacing outlets with Ground Fault Circuit protection.



F. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Buried propane tank noted. • Unable to determine size of propane tank.



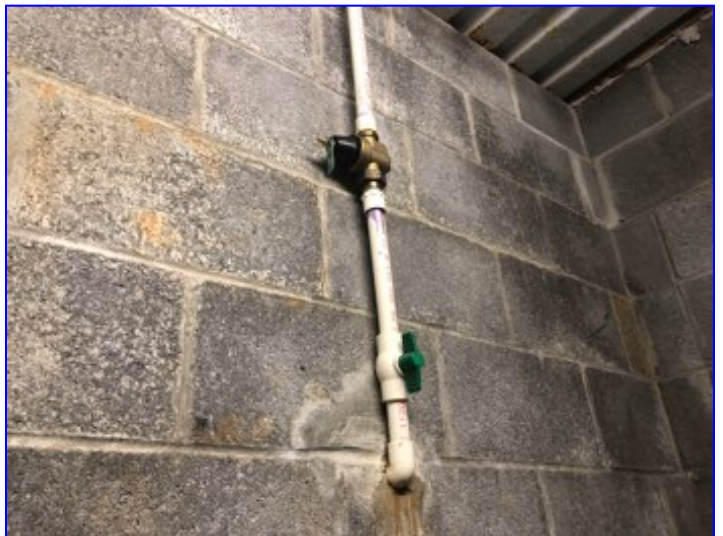
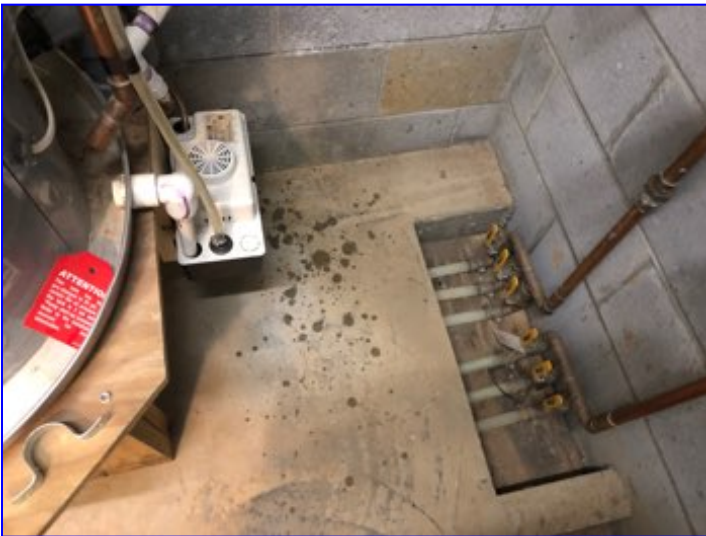
G. Plumbing

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper piping noted for water delivery. • Aquapex piping noted for water delivery. • Water valve shutoff and pressure regulator valve located in basement.

Observations:

- Sewer system not visible, unable to inspect.
- Septic system not visible, unable to inspect.
- **PVC** piping noted for waste drain and vent lines.
- Unable to locate public water meter.
- Water line behind water heater is leaking. Recommend repairing copper line as needed.



H. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Front of structure. • Rear of structure. • East side of house.
 Observations:
 • Appears Functional.



I. Wall Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Brick



Garage

A. Cover Photo

Good	Fair	Poor	N/A	None
✓				



B. Electrical

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Exposed electrical splices in garage. Recommend placing electrical work in electrical boxes with covers.



C. GFCI

Good	Fair	Poor	N/A	None
	✓			

Observations:

- No GFCI protection in garage. It is recommended that outlets in garage are GFCI protected, however many homes have dedicated outlets in garage that are not GFCI protected to power items such as deep freezers.



D. Garage Door Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Two- upgraded, insulated garage doors noted.



E. Garage Opener Status

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Chain drive opener noted.
- Manual door noted (not automatic)

F. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Eye beam system present and operating.

HVAC #1

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

A. Heater Condition

Good	Fair	Poor	N/A	None
✓				

Materials: The furnace is located in the attic.

Materials: Electric forced hot air. • The home has a split system.



B. AC Compressor Condition

Good	Fair	Poor	N/A	None
			✓	

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.



C. Air Supply

Good	Fair	Poor	N/A	None
✓				

Observations:

- Air conditioning not tested due to low exterior temperatures.
- Heat temperature that was taken at the return register was measured at 59 degrees. The average temperature taken at various supply vents was measured at 85 degrees. This change in temperature indicates heating system is working efficiently at the time of inspection.



D. Thermostats

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Hallway.



E. HVAC age

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• HVAC compressor manufactured in 2016.

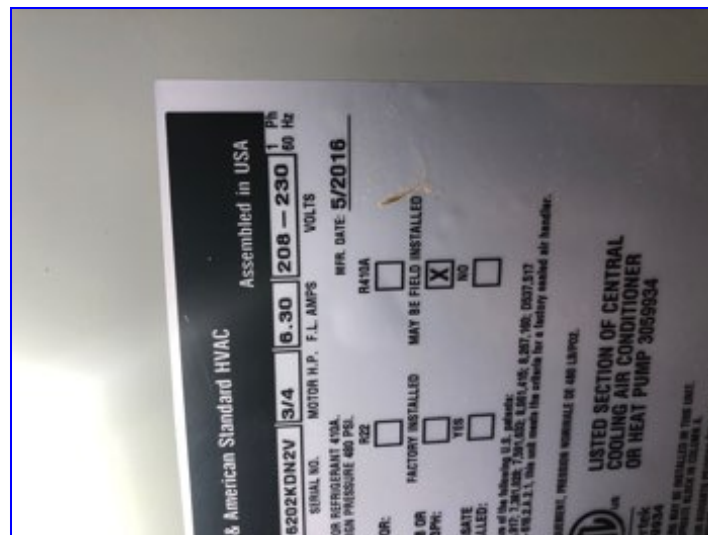


F. Heater data plate

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- HVAC heater was manufactured in 2016.



Bathroom #1

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..

A. Locations

Locations: Master bathroom.

B. Exhaust Fan

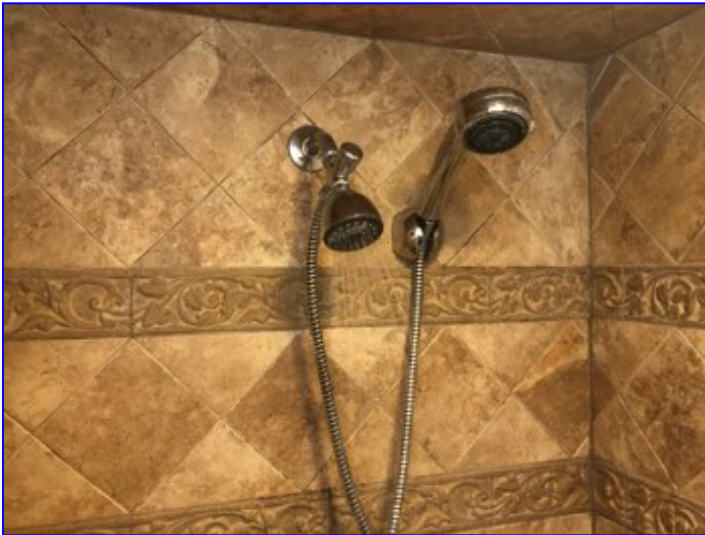
Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C. Showers

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Shower head leaks around shower arm. Recommend tightening shower head to stop leak.

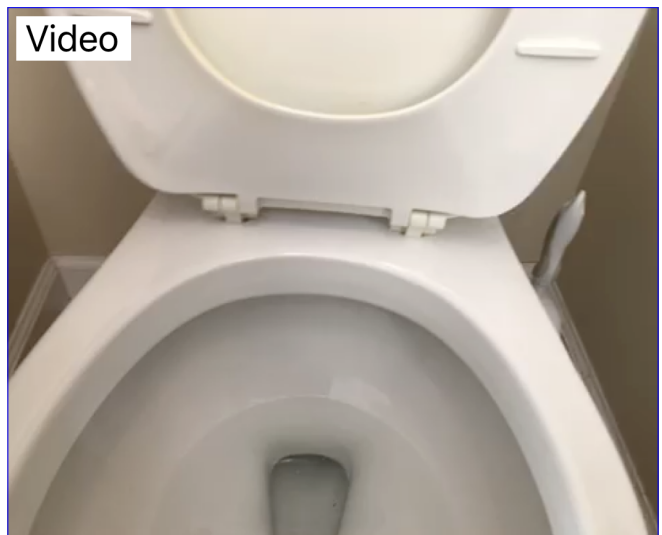
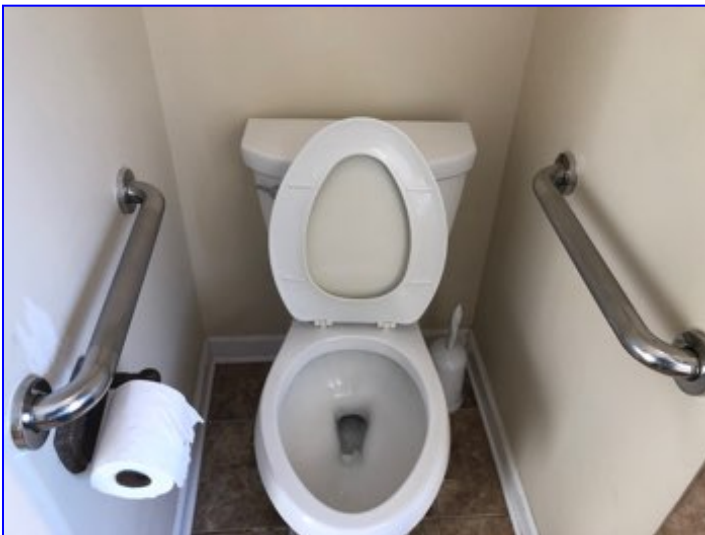


D. Toilets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Toilet tank is leaking when operating. Recommend repairing toilet leak.



E. Sinks

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Drain line leaks under sink on left side. Recommend repairing leak.



Video



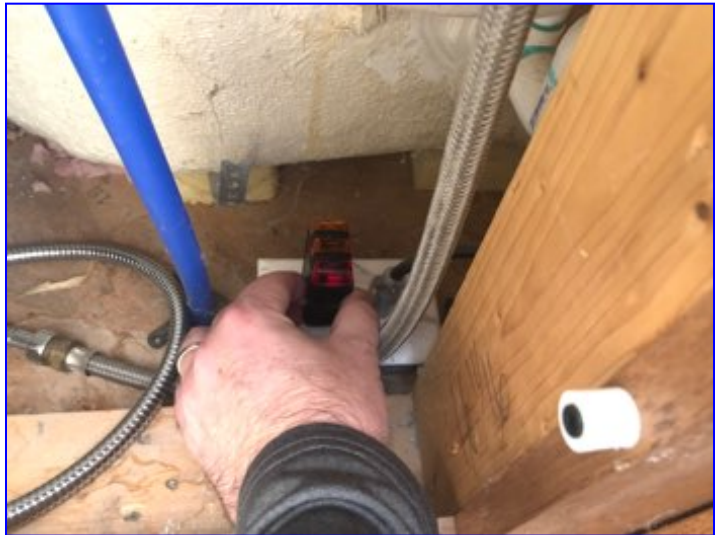
F. Bath Tubs

Good	Fair	Poor	N/A	None
	✓			

Observations:

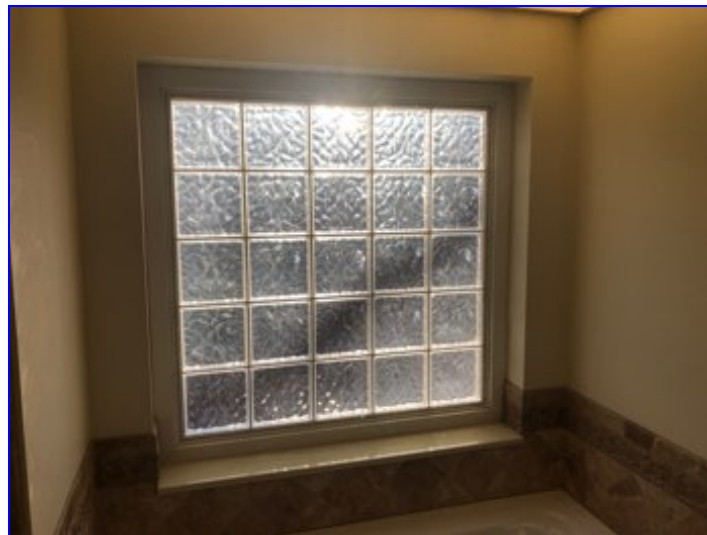
- Whirlpool
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI was present and was tested. The items tested appeared to be in good condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review.
- GFCI outlet powering the heat unit is not operating properly and will not trip when tested. Recommend repairing or replacing outlet.



**G. Window Condition**

Good	Fair	Poor	N/A	None
✓				

Materials: Picture windows.

**H. GFCI**

Good	Fair	Poor	N/A	None
✓				

Observations:

- GFCI outlets were tested and appear operational.



Bathroom #2

A. Locations

Locations: Guest bathroom.

B. Exhaust Fan

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

C. Showers

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Shower faucet tested, appeared to flow and drain correctly.

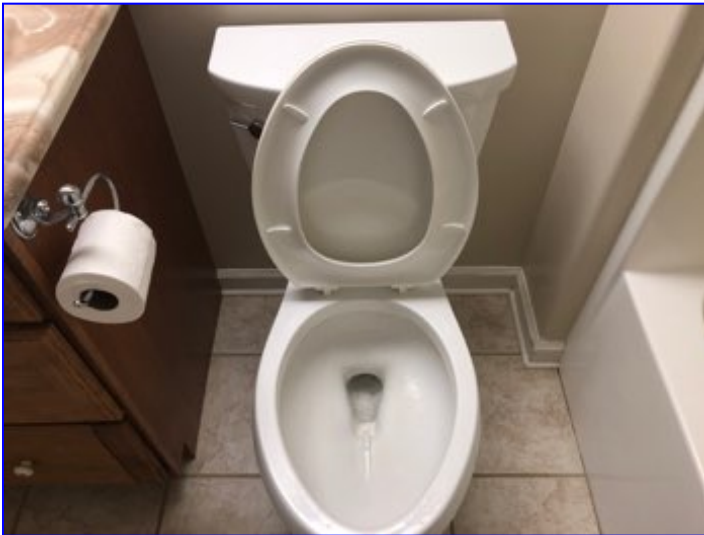


D. Toilets

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated when tested. No deficiencies noted.

**E. Sinks**

Good	Fair	Poor	N/A	None
✓				

Observations:

- Sink operated, tested for flow, drainage, and leaks. Everything appears to function properly.

**F. GFCI**

Good	Fair	Poor	N/A	None
✓				

Observations:

- GFCI outlets were tested and appear operational.

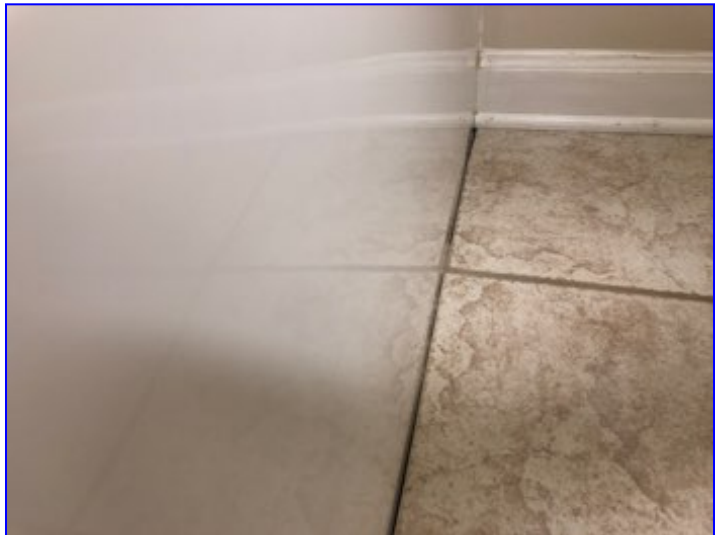
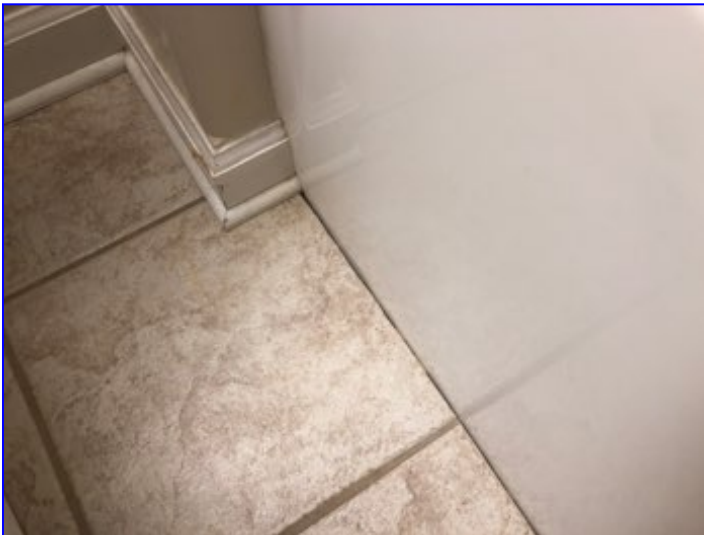


G. Floor Condition

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Areas of tile floor in this bathroom are missing grout. Recommend adding grout to prevent further damage of tile.



Bathroom #3

A. Locations

Locations: Downstairs bathroom.

B. Exhaust Fan

Good	Fair	Poor	N/A	None
✓				

Observations:

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

C. Showers

Good	Fair	Poor	N/A	None
✓				

Observations:

- Shower faucet tested, appeared to flow and drain correctly.



D. Toilets

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated when tested. No deficiencies noted.



E. Sinks

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Drain line leaks under sink. Recommend repairing leak.



Video

**F. GFCI**

Good	Fair	Poor	N/A	None
✓				

Observations:

- GFCI outlets were tested and appear operational.



Bedroom 1

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.

A. Locations

Locations: Southeast bedroom.

B. Cover Photo

Good	Fair	Poor	N/A	None
✓				



C. Ceiling Fans

Good	Fair	Poor	N/A	None
✓				

Observations:

- Operated normally when tested at time of inspection.



D. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- A representative number of electrical outlets were tested and wiring appears to be correct. Two amber or green lights on tester indicate correct wiring.

**E. Window Condition**

Good	Fair	Poor	N/A	None
✓				



Bedroom 2

A. Locations

Locations: South bedroom.

B. Cover Photo

Good	Fair	Poor	N/A	None
✓				

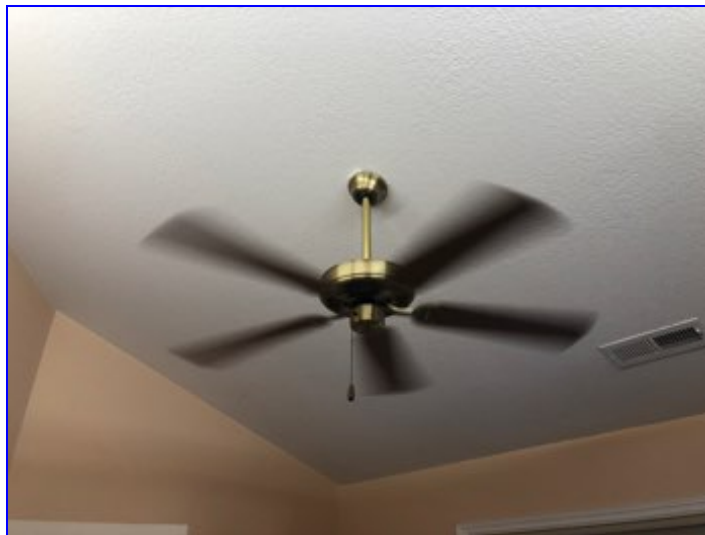


C. Ceiling Fans

Good	Fair	Poor	N/A	None
✓				

Observations:

- Operated normally when tested at time of inspection.



D. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- A representative number of electrical outlets were tested and wiring appears to be correct. Two amber or green lights on tester indicate correct wiring.

**E. Window Condition**

Good	Fair	Poor	N/A	None
✓				

**Bedroom 3****A. Locations**

Locations: Master bedroom.

B. Cover Photo

Good	Fair	Poor	N/A	None
✓				

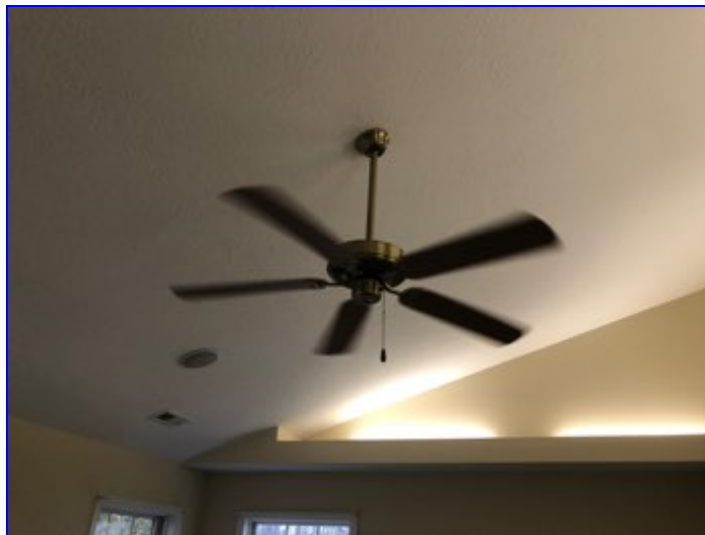


C. Ceiling Fans

Good	Fair	Poor	N/A	None
✓				

Observations:

- Operated normally when tested at time of inspection.



D. Electrical

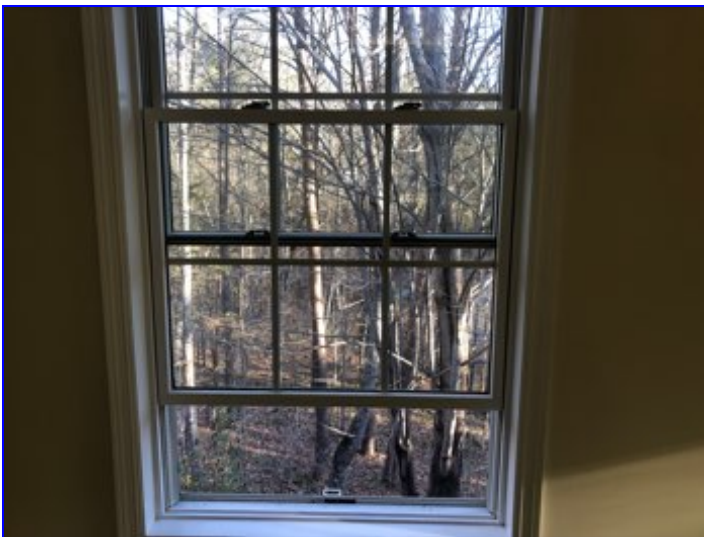
Good	Fair	Poor	N/A	None
✓				

Observations:

- A representative number of electrical outlets were tested and wiring appears to be correct. Two amber or green lights on tester indicate correct wiring.

**E. Window Condition**

Good	Fair	Poor	N/A	None
✓				

**Bedroom 4****A. Locations**

Locations: Downstairs bedroom.

B. Cover Photo

Good	Fair	Poor	N/A	None
✓				

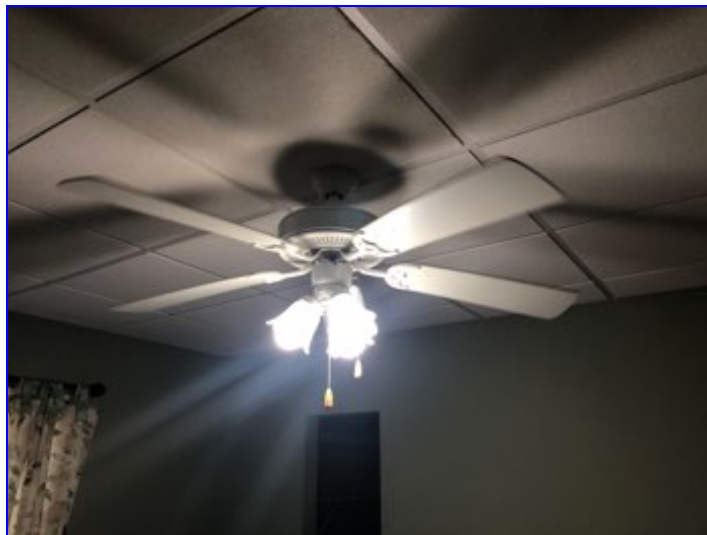


C. Ceiling Fans

Good	Fair	Poor	N/A	None
✓				

Observations:

- Operated normally when tested at time of inspection.



D. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- A representative number of electrical outlets were tested and wiring appears to be correct. Two amber or green lights on tester indicate correct wiring.

**E. Window Condition**

Good	Fair	Poor	N/A	None
✓				



Items not inspected.

A. Items not inspected

Good	Fair	Poor	N/A	None
			✓	

Observations:

- Washer / dryer plumbing components or dryer vents not tested due to being property of homeowner.
- Surround sound system not part of standard inspection, therefore not tested.
- Heated floor system not tested.
- Central vac system is not part of standard home inspection.

Signature Page

A. Inspector Signature

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Accept this electronic signature as formal signature.
- Inspector: Neil Scott License ID # 1801

B. Additional notes on departure

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Would you like a list of trusted professionals? Follow this link!
https://youtu.be/_be9P2txjSw

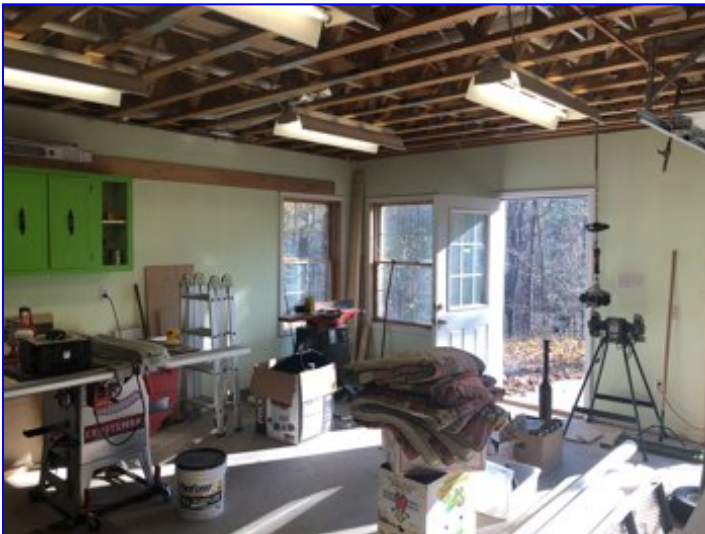
Thermal Scan

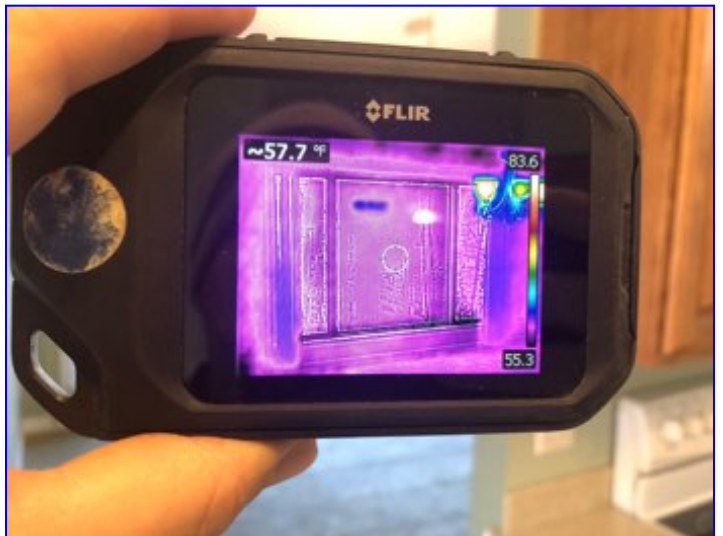
A. Results

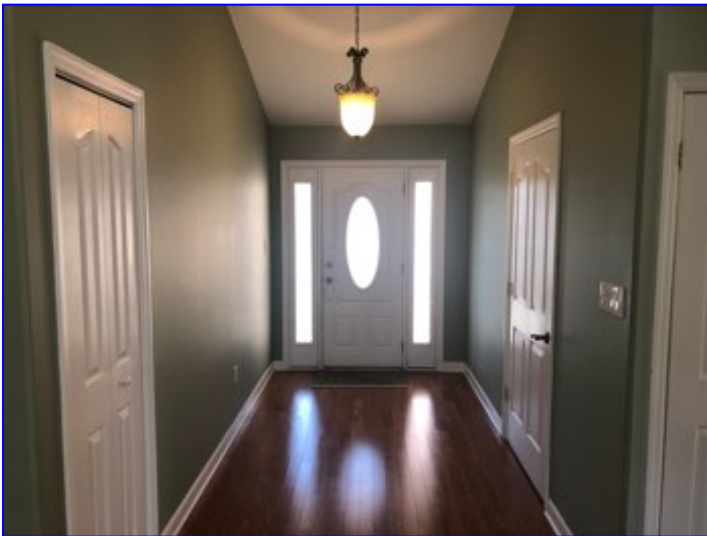
Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

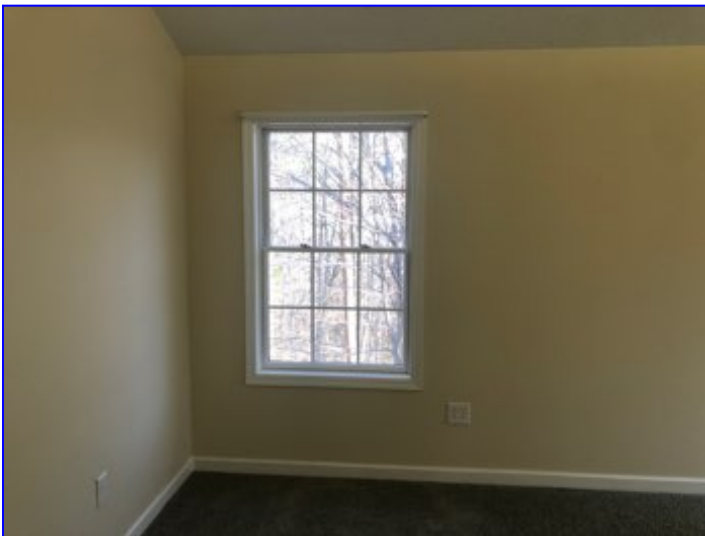
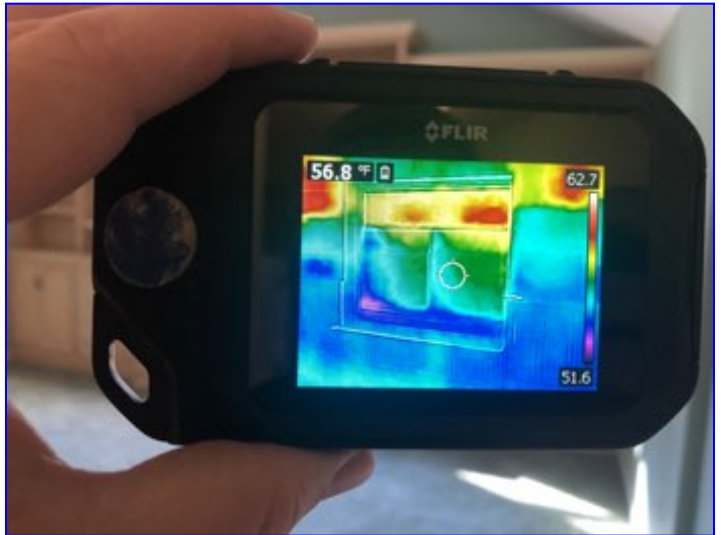
Observations:

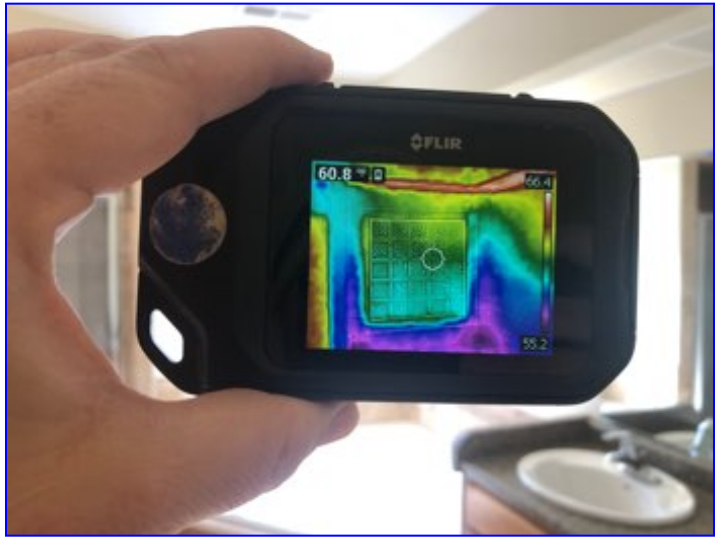
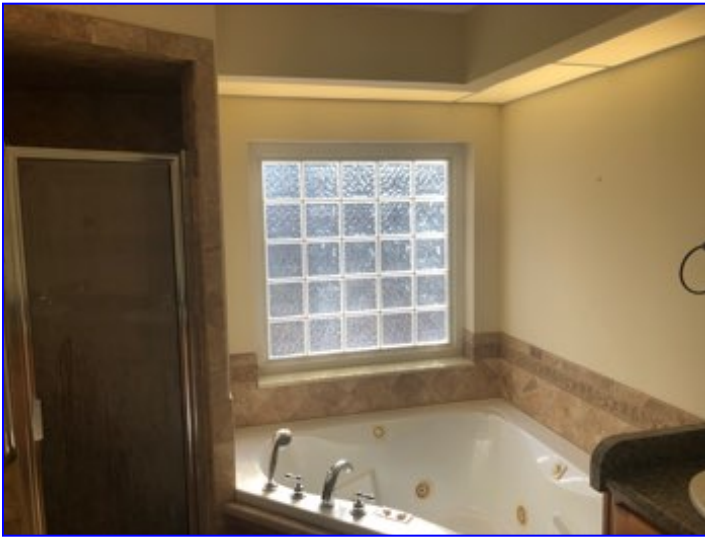
- This thermal scan is not a complete energy scan, it is simply a bonus for our clients. This test may show areas where extra insulation or upgrades to specific items could help with reducing energy costs.











Glossary

Term	Definition
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
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.