Chattanooga Home Inspector LLC

Property Inspection Report

CHATTANOOGA HOMEINSPECTOR.COM

123 Log Cabin Way, Chattanooga, TN 37341
Inspection prepared for: John Doe
Date of Inspection: 7/12/2015 Time: 2:00 PM
Weather: 78 degrees and raining.

Inspector: Malcolm Godwin
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Chattanooga , TN
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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 expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed &bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 7 Item: F	Window-Wall AC or Heat	• Wall heater in kitchen is not plumbed with gas, unable to test.
Kitchen		
Page 8 Item: B	Sinks	• S-trap noted under kitchen sink. Recommend changing to P trap to ensure proper flow of water and prevention of gas backup.
Page 9 Item: D	Microwave	• Microwave is 12 inches from cooktop. It is recommend to have 30" of clearance between cooktop and vent.
Heat/AC		
Page 13 Item: C	Air Supply	• AC temperature that was taken at the return register was measured at 65 degrees. The average temperature taken at various supply vents was measured at 58 degrees. This change in temperature indicates AC system is not working efficiently at the time of inspection. Average drop in temperature should be 12-20 degrees. Recommend servicing HVAC unit 1.
Page 13 Item: E	Condition of Ducts	• Ductwork rusting. Open space behind return register allows air to be provided to handler without being filtered. Recommend installing HVAC duct from filter to existing duct.
Roof		
Page 18 Item: B	Gutter	• Debris noted in gutter. Recommend cleaning gutter.
Grounds		
Page 20 Item: B	Grading	• Grading near front of house slopes toward structure near garage allowing water to enter crawlspace. Recommend correcting grade or adding French drain to allow water to flow away from structure.
Page 22 Item: G	Patio and Porch Deck	• Deck joists missing joist hangers. Recommend adding joist hangers to deck joists for added support.
Basement/Crawlspace		
Page 24 Item: A	Access	• Unable to inspect entire crawlspace on original structure due to size confinements.
Page 24 Item: B	Floor	• Water noted in crawlspace. Consider adding sump pump to west end or correcting exterior grade to ensure all water is removed from crawlspace.
Page 26 Item: C	Basement Electric	• Exposed wires main house crawlspace. Recommend wires be placed in junction box with cover.
Page 27 Item: G	Plumbing Materials	• Leak under kitchen area in crawlspace. Recommend repairing leak.
Water Heater		

Page 28 Item: B	TPRV	• Thermal pressure relief valve is missing extension. Recommend adding extension to TPR valve to allow water to flow to floor in the event of discharge to prevent personal injury.
Bathroom #1		
Page 35 Item: B	Exhaust Fan	• Fan in bathroom missing globe and blades.
Page 36 Item: C	Showers	• Shower has a crack and a hole in surround. Recommend repairing these areas to prevent water entry.
Page 40 Item: H	Electrical	• One light not working. Recommend replacing bulbs and retesting.
Page 40 Item: I	GFCI	• GFCI did not trip when tested, recommend replacing outlet.
Bathroom #2		
Page 41 Item: B	Exhaust Fan	• Exhaust fan is inoperable. Recommend replacing bath fan.
Page 41 Item: C	Showers	• Hole in shower surround near shower head. Recommend sealing hole to prevent water entry.
Page 43 Item: E	Sinks	• Drain stopper not operating, recommend attaching to operating arm.

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 GFI 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.
This home inspection will be in accordance with the Standards of Practice promulgated by the commissioner of the state of TN and standards of practice by the International Association of Certified Home Inspectors. The state of TN does not allow home inspectors to address environmental hazards, including: Lead-based paint; Radon; Asbestos; Cockroaches; Rodents; Pesticides; Treated lumber; Fungus; Mercury; Carbon monoxide; other similar environmental hazards: or subterranean systems or system components including: Sewage disposal; Water supply; or Fuel storage or delivery.

Inspection Details

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.
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.

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: Occupied - Furnished: Heavy volume of personal and household items observed. Some areas of structure unable to be inspected to personal items.

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.

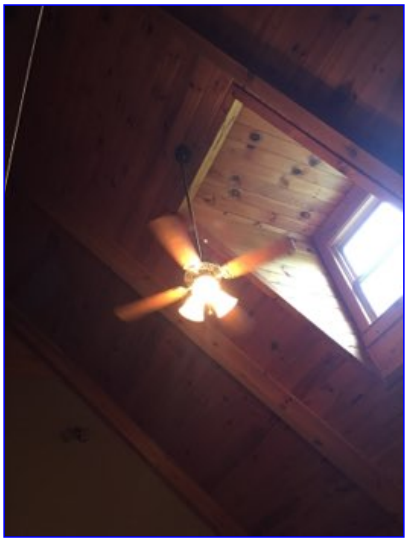
The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

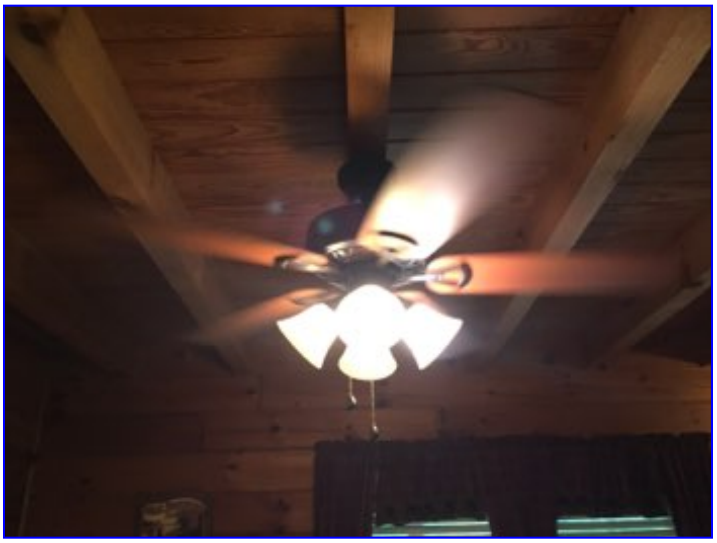
Doors, Windows &Interior The inspector shall inspect: a representative number of doors and windows by opening and closing them; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, guards and handrails; and garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. Inspector shall describe: a garage vehicle door as manually-operated or installed with a garage door opener. Inspector shall report as in need of correction: improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; photo-electric safety sensors that did not operate properly; and any window that was obviously fogged or displayed other evidence of broken seals. The inspector is not required to: inspect paint, wallpaper, window treatments or finish treatments, inspect floor coverings or carpeting, inspect central vacuum systems, inspect for safety glazing, inspect security systems or components, evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures, move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure, move suspended-ceiling tiles, inspect or move any household appliances, inspect or operate equipment housed in the garage, except as otherwise noted, verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door, operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards, operate any system, appliance or component that requires the use of special keys, codes, combinations or devices, operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights, inspect microwave ovens or test leakage from microwave ovens, operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices, inspect elevators, inspect remote controls, inspect appliances, inspect items not permanently installed, discover firewall compromises, inspect pools, spas or fountains, determine the adequacy of whirlpool or spa jets, water force, or bubble effects, determine the structural integrity or leakage of pools or spas

A. Ceiling Fans

Good	Fair	Poor	N/A	None
✔				

Observations:
• Operated normally when tested.

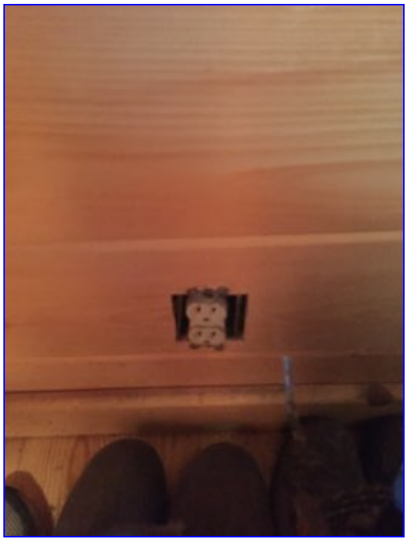




B. Electrical

Good	Fair	Poor	N/A	None
✔				

Observations:
• A representative number of electrical outlets were tested and wiring appears to be correct. Two amber lights on tester indicate correct wiring.



C. Window Condition

Good	Fair	Poor	N/A	None
✔				

D. Fireplace

Good	Fair	Poor	N/A	None
✔				

Materials: Living Room.
Materials: Masonry fireplace noted.

E. Smoke Detectors

Good	Fair	Poor	N/A	None
✔				

Observations:
• Operated when tested.

F. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
✔				

Observations:
• Wall heater in kitchen is not plumbed with gas, unable to test.

Kitchen

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

A. Dishwasher

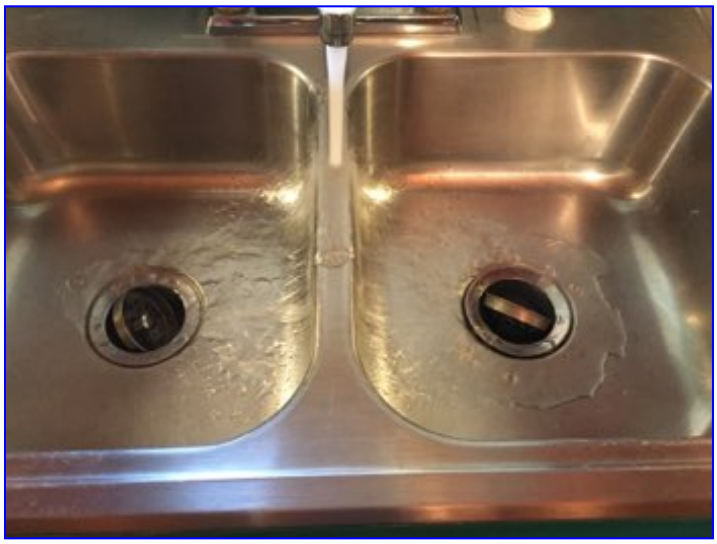
Good	Fair	Poor	N/A	None
✔				

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.
• S-trap noted under kitchen sink. Recommend changing to P trap to ensure proper flow of water and prevention of gas backup.



C. Garbage Disposal

Good	Fair	Poor	N/A	None
			✔	✔

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.
• Microwave is 12 inches from cooktop. It is recommend to have 30" of clearance between cooktop and vent.

E. Cook top condition

Good	Fair	Poor	N/A	None
✔				

Observations:
• Gas cook top noted.
• All heating elements operated when tested.

F. Oven & Range

Good	Fair	Poor	N/A	None
✔				

Observations:
• Oven: gas burners

G. Vent Condition

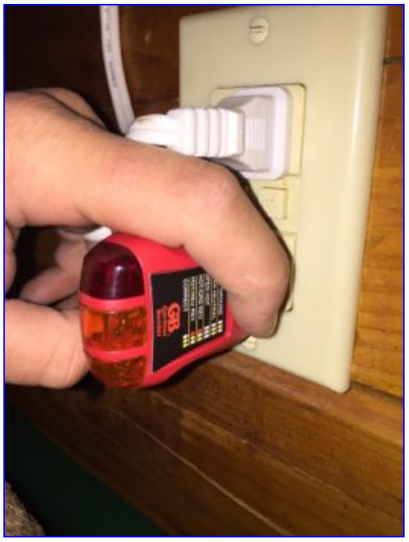
Good	Fair	Poor	N/A	None
✔				

Materials: Recirculating

H. GFCI

Good	Fair	Poor	N/A	None
✔				

Observations:
• GFCI in place and operational.



I. Condition

Good	Fair	Poor	N/A	None
✔				

Observations:
• Refrigerator was on and appeared in working condition at time of inspection. Ice maker and water flow not tested.

J. Cabinets

Good	Fair	Poor	N/A	None
✔				

Observations:
• A representative number of cabinets were opened and appeared to operate correctly.

Heat/AC

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.

Heating The inspector shall inspect: the heating system, using normal operating controls. The inspector shall describe: the location of the thermostat for the heating system; the energy source; and the heating method. The inspector shall report as in need of correction: any heating system that did not operate; and if the heating system was deemed inaccessible. The inspector is not required to: inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems, inspect fuel tanks or underground or concealed fuel supply systems, determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system, light or ignite pilot flames, activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment, override electronic thermostats, evaluate fuel quality, verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.**Cooling** The inspector shall inspect: the cooling system using normal operating controls. The inspector shall describe: the location of the thermostat for the cooling system; and the cooling method. The inspector shall report as in need of correction: any cooling system that did not operate; and if the cooling system was deemed inaccessible. The inspector is not required to: determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system, inspect portable window units, through-wall units, or electronic air filters, operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment, inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks, examine electrical current, coolant fluids or gases, or coolant leakage.

A. Heater Condition

Good	Fair	Poor	N/A	None
			✔	

Materials: The furnace is located outside.

B. AC Compress Condition

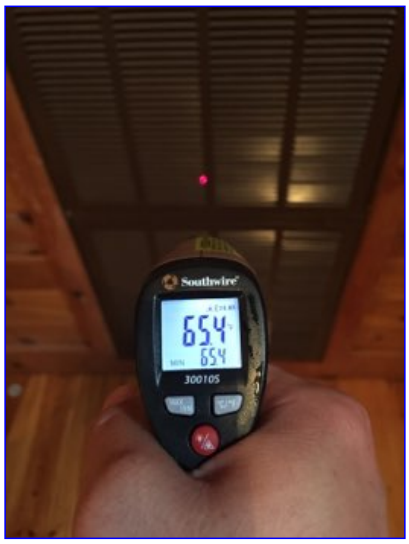
Good	Fair	Poor	N/A	None
✔	✔			

Compressor Type: Electric
Location: The compressor is located on the exterior grounds.

C. Air Supply

Good	Fair	Poor	N/A	None
✔				

Observations:
• Heater not tested due to high exterior temperatures.
• HVAC unit # 1 controls temperatures on the main level.
• AC temperature that was taken at the return register was measured at 65 degrees. The average temperature taken at various supply vents was measured at 58 degrees. This change in temperature indicates AC system is not working efficiently at the time of inspection. Average drop in temperature should be 12-20 degrees. Recommend servicing HVAC unit 1.



D. Thermostats

Good	Fair	Poor	N/A	None
✔				

Observations:
• Thermostat located in hallway.

E. Condition of Ducts

Good	Fair	Poor	N/A	None
	✔			

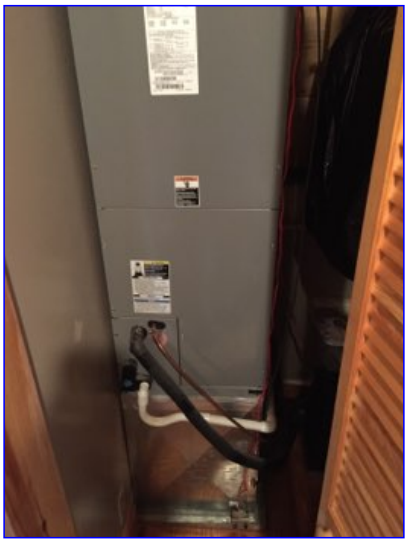
Observations:
• Ductwork rusting. Open space behind return register allows air to be provided to handler without being filtered. Recommend installing HVAC duct from filter to existing duct.

HVAC #2

A. Heater Condition

Good	Fair	Poor	N/A	None
			✔	

Materials: The furnace is located in bedroom 2 closet.
Materials: Electric forced hot air. • The home has a split system.



B. AC Compress 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:
• AC temperature that was taken at the return register was measured at 63 degrees. The average temperature taken at various supply vents was measured at 48 degrees. This change in temperature indicates AC system is working efficiently at the time of inspection.
• Heater not tested due to high exterior temperatures.
• HVAC unit # 2 controls temperatures for upstairs areas.

D. Thermostats

Good	Fair	Poor	N/A	None
✔				

Observations:
• Thermostat located in jacuzzi tub room.

Garage

A. Floor Condition

Good	Fair	Poor	N/A	None
✔				

B. GFCI

Good	Fair	Poor	N/A	None
✔				

Observations:
• GFCI in place and operational.

C. Garage Door Condition

Good	Fair	Poor	N/A	None
✔				

Materials: One- steel panel, sectional garage door noted.

D. Garage Opener Status

Good	Fair	Poor	N/A	None
✔				

Observations:
• Belt drive opener noted.

E. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
✔				

Observations:
• Eye beam system present and operating.

Electrical

Electrical The inspector shall inspect: the service drop; the overhead service conductors and attachment point; the service head, gooseneck and drip loops; the service mast, service conduit and raceway; the electric meter and base; service-entrance conductors; the main service disconnect; panelboards and over-current protection devices (circuit breakers and fuses); service grounding and bonding; a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and smoke and carbon-monoxide detectors. The inspector shall describe: the main service disconnect's amperage rating, if labeled; and the type of wiring observed. The inspector shall report as in need of correction: deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; any unused circuit-breaker panel opening that was not filled; the presence of solid conductor aluminum branch-circuit wiring, if readily visible; any tested receptacle in which power was not present, polarity was incorrect, the cover

was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and the absence of smoke detectors. The inspector is not required to: insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures, operate electrical systems that are shut down, remove panelboard cabinet covers or dead fronts, operate or re-set over-current protection devices or overload devices, operate smoke or carbon-monoxide detectors, measure or determine the amperage or voltage of the main service equipment, if not visibly labeled, inspect the fire and alarm system or components, inspect the ancillary wiring or remote-control devices, activate any electrical systems or branch circuits that are not energized, inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices, verify the service ground, inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility, inspect spark or lightning arrestors, inspect or test de-icing equipment, conduct voltage-drop calculations, determine the accuracy of labeling, inspect exterior lighting.

A. Electrical Panel

Good	Fair	Poor	N/A	None
✔				

Location: Panel box located in utility room.

B. Main Amp Breaker

Good	Fair	Poor	N/A	None
✔				

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

C. Cable Feeds

Good	Fair	Poor	N/A	None
✔				

Observations:
- Copper service wires, and copper branch wires noted.

Roof

Roof The inspector shall inspect from ground level or the eaves: the roof-covering materials; the gutters; the downspouts; the vents, flashing, skylights, chimney, and other roof penetrations; and the general structure of the roof from the readily accessible panels, doors or stairs. The inspector shall describe: the type of roof-covering materials. The inspector shall report as in need of correction: observed indications of active roof leaks. The inspector is not required to: walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments, walk on any roof areas that appear, in the opinion of the inspector, to be unsafe, walk on any roof areas if it might, in the opinion of the inspector, cause damage, perform a water test, warrant or certify the roof, confirm proper fastening or installation of any roof-covering material.

A. Roof Condition

Good	Fair	Poor	N/A	None
✔				

Materials: Inspected from ladder at eaves.
Materials: Metal roof noted.

B. Gutter

Good	Fair	Poor	N/A	None
✔				

Observations:
• Debris noted in gutter. Recommend cleaning gutter.

Exterior Areas

A. Siding Condition

Good	Fair	Poor	N/A	None
✔				

Materials: Log home.

Grounds

A. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
✔				

Materials: Gravel driveway noted.

B. Grading

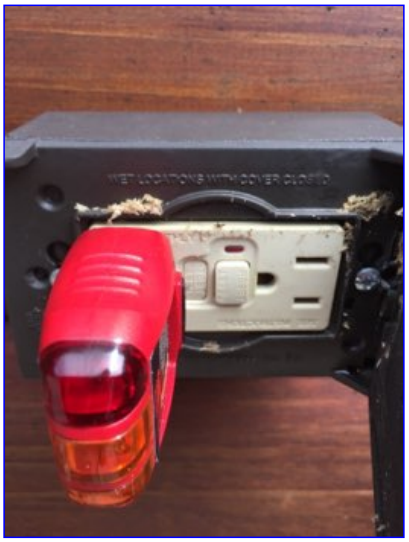
Good	Fair	Poor	N/A	None
	✔			

Observations:
• Grading near front of house slopes toward structure near garage allowing water to enter crawlspace. Recommend correcting grade or adding French drain to allow water to flow away from structure.

C. GFCI

Good	Fair	Poor	N/A	None
✔				

Observations:
• GFCI detected and tested, proper covers were also in place for outdoor outlet use.



D. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
✔				

Materials: West side. • Stand alone 250 gallon propane tank noted.

E. Plumbing

Good	Fair	Poor	N/A	None
✔				

Observations:
• Public water supply meter located at end of driveway near street.

F. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
✔				

Observations:
• Faucet located in garage.

G. Patio and Porch Deck

Good	Fair	Poor	N/A	None
✔				

Observations:
• Deck joists missing joist hangers. Recommend adding joist hangers to deck joists for added support.




H. Stairs & Handrail

Good	Fair	Poor	N/A	None
✔	✔			


Basement/Crawlspace

Basement, Foundation, Crawlspace &Structure. The inspector shall inspect: the foundation; the basement; the crawlspace; and structural components. The inspector shall describe: the type of foundation; and the location of the access to the under-floor space. The inspector shall report as in need of correction: observed indications of wood in contact with or near soil; observed indications of active water penetration; observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. The inspector is not required to: enter any crawlspace that is not readily accessible or where entry could cause damage or pose a hazard to the inspector, move stored items or debris, operate sump pumps with inaccessible floats, identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems, provide any engineering or architectural service, report on the adequacy of any structural system or component.

A. Access

Good	Fair	Poor	N/A	None
✔	✔			

Materials: Exterior hatch door. • Crawlspace inspected from inside crawlspace.
Observations:
• Unable to inspect entire crawlspace on original structure due to size confinements.

B. Floor

Good	Fair	Poor	N/A	None
	✔			

Observations:
• Bare dirt floor noted.
• Water noted in crawlspace. Consider adding sump pump to west end or correcting exterior grade to ensure all water is removed from crawlspace.

C. Basement Electric

Good	Fair	Poor	N/A	None
✔				

Observations:
• Exposed wires main house crawlspace. Recommend wires be placed in junction box with cover.

D. Insulation

Good	Fair	Poor	N/A	None
			✔	✔

Observations:
• No insulation found for flooring.

E. Columns

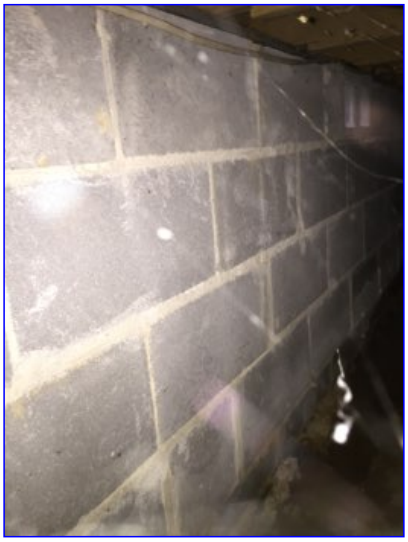
Good	Fair	Poor	N/A	None
✔				

Observations:
• Concrete block columns noted.

F. Foundation

Good	Fair	Poor	N/A	None
✔				

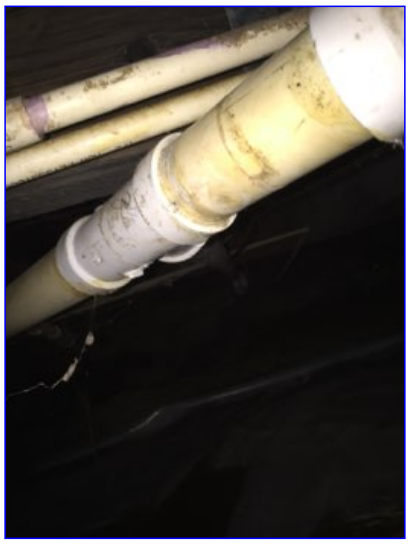
Observations:
• Concrete block foundation noted.



G. Plumbing Materials

Good	Fair	Poor	N/A	None
✔	✔			

Materials: Leak under kitchen area in crawlspace. Recommend repairing leak.
Observations:
• Leak under kitchen area in crawlspace. Recommend repairing leak.



Water Heater

Plumbing The inspector shall inspect: the main water supply shut-off valve; the main fuel supply shut-off valve; the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; interior water supply, including all fixtures and faucets, by running the water; all toilets for proper operation by flushing; all sinks, tubs and showers for functional drainage; the drain, waste and vent system; and drainage sump pumps with accessible floats. The inspector shall describe: whether the water supply is public or private based upon observed evidence; the location of the main water supply shut-off valve; the location of the main fuel supply shut-off valve; the location of any observed fuel-storage system; and the capacity of the water heating equipment, if labeled. The inspector shall report as in need of correction: deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; deficiencies in the installation of hot and cold water faucets; mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. The inspector is not required to: light or ignite pilot flames, measure the capacity, temperature, age, life expectancy or adequacy of the water heater, inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems, determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply, determine the water quality, potability or reliability of the water supply or source, open sealed plumbing access panels, inspect clothes washing machines or their connections, operate any valve, test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection, evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping, determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices, determine whether there are sufficient cleanouts for effective cleaning of drains, evaluate fuel storage tanks or supply systems, inspect wastewater treatment systems, inspect water treatment systems or water filters, inspect water storage tanks, pressure pumps, or bladder tanks, evaluate wait-time to obtain hot water at fixtures, or perform testing of any kind to water heater elements, evaluate or determine the adequacy of combustion air, test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves, examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation, determine the existence or condition of polybutylene plumbing.

A. Water Heater Condition

Good	Fair	Poor	N/A	None
✔				

Heater Type: Electric
Location: The heater is located in the garage.

B. TPRV

Good	Fair	Poor	N/A	None
✔				

Observations:
• Thermal pressure relief valve is missing extension. Recommend adding extension to TPR valve to allow water to flow to floor in the event of discharge to prevent personal injury.

C. Number Of Gallons

Good	Fair	Poor	N/A	None
✔				

Observations:
• 50 gallons

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: Master bedroom.

B. Cover Photo

Good	Fair	Poor	N/A	None
✔				

C. Ceiling Fans

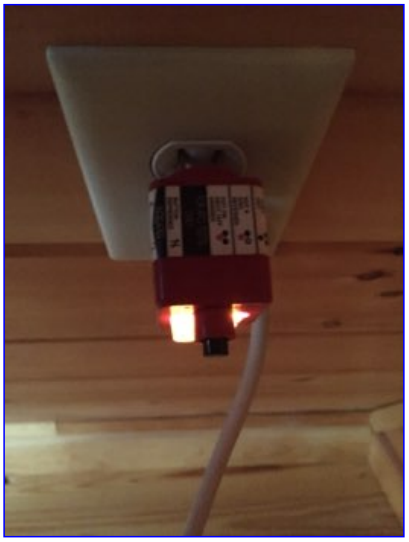
Good	Fair	Poor	N/A	None
✔				

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 lights on tester indicate correct wiring.



E. Window Condition

Good	Fair	Poor	N/A	None
✔				

Bedroom #2

A. Locations

Locations: North bedroom.

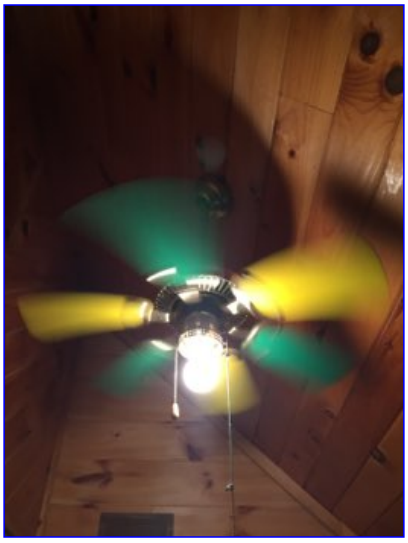
B. Cover Photo

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 lights on tester indicate correct wiring.

E. Window Condition

Good	Fair	Poor	N/A	None
✔				

Bedroom #3

A. Locations

Locations: East bedroom.

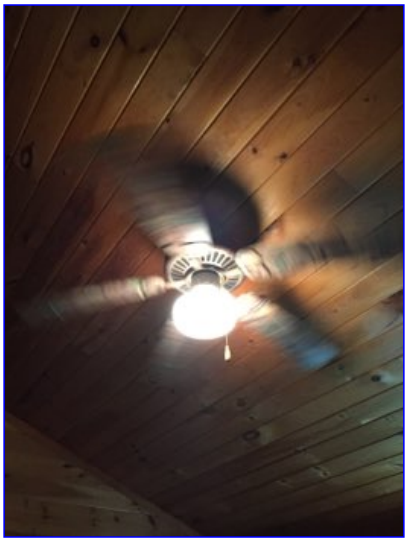
B. Cover Photo

Good	Fair	Poor	N/A	None
✔				

C. Ceiling Fans

Good	Fair	Poor	N/A	None
✔				

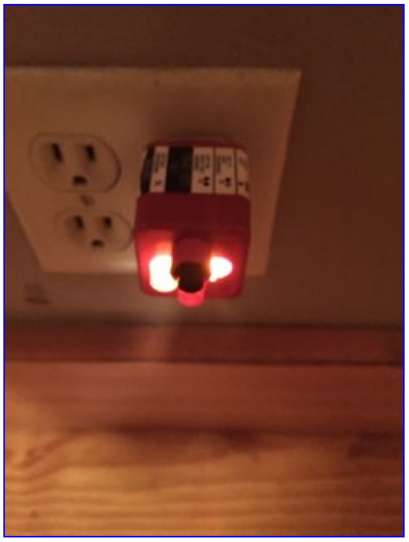
Observations:
• Operated normally when tested at time of inspection.



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 lights on tester indicate correct wiring.



E. Window Condition

Good	Fair	Poor	N/A	None
✔				

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: Upstairs bathroom.

B. Exhaust Fan

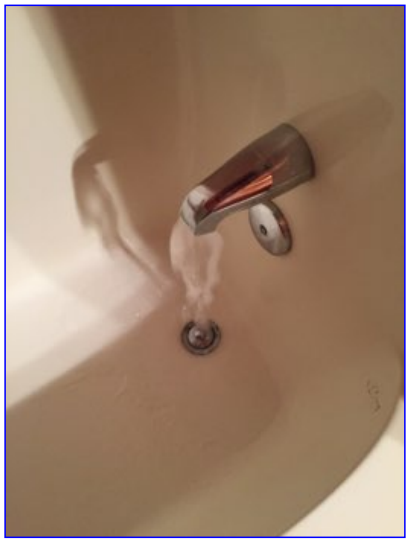
Good	Fair	Poor	N/A	None
			✔	✔

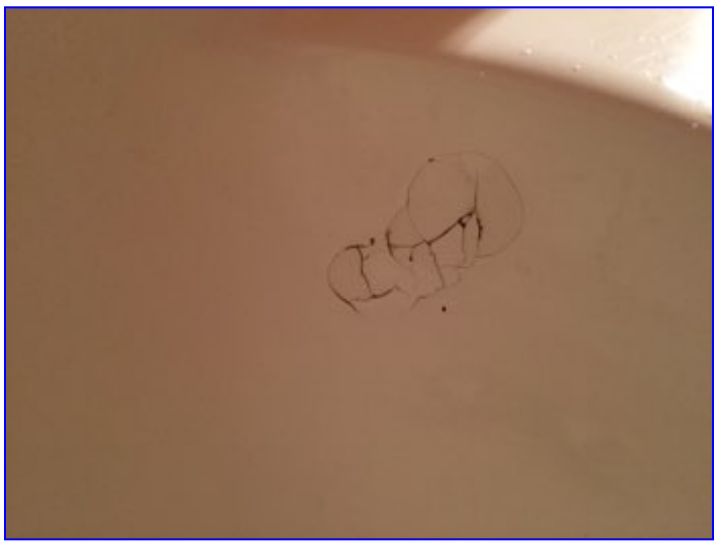
Observations:
- Fan in bathroom missing globe and blades.

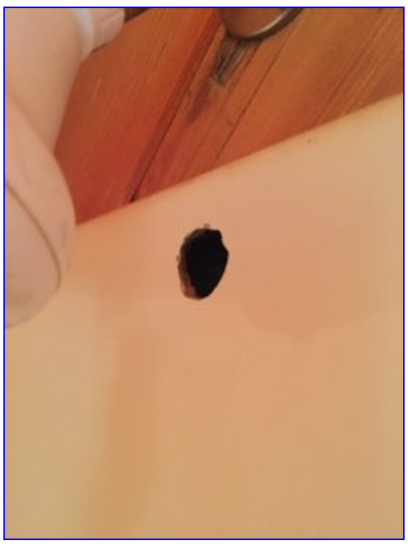
C. Showers

Good	Fair	Poor	N/A	None
✔	✔			

Observations:
• Shower has a crack and a hole in surround. Recommend repairing these areas to prevent water entry.







D. Toilets

Good	Fair	Poor	N/A	None
✔				

Observations:
• Operated when tested. No deficiencies noted.

E. Sinks

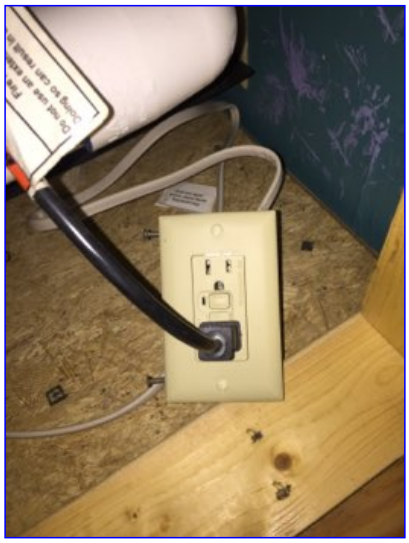
Good	Fair	Poor	N/A	None
✔				

Observations:
• Sink operated, tested for flow, drainage, and leaks. Everything appears to function properly.

F. Bath Tubs

Good	Fair	Poor	N/A	None
✔				

Observations:
• 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.



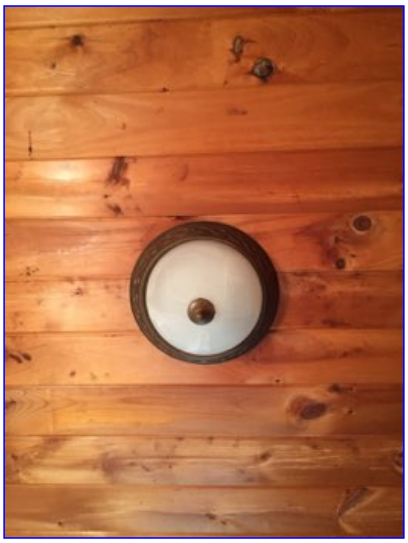
G. Window Condition

Good	Fair	Poor	N/A	None
✔				

H. Electrical

Good	Fair	Poor	N/A	None
✔				

Observations:
• One light not working. Recommend replacing bulbs and retesting.



I. GFCI

Good	Fair	Poor	N/A	None
		✔		

Observations:
• GFCI did not trip when tested, recommend replacing outlet.

Bathroom #2

A. Locations

Locations: Guest bathroom.

B. Exhaust Fan

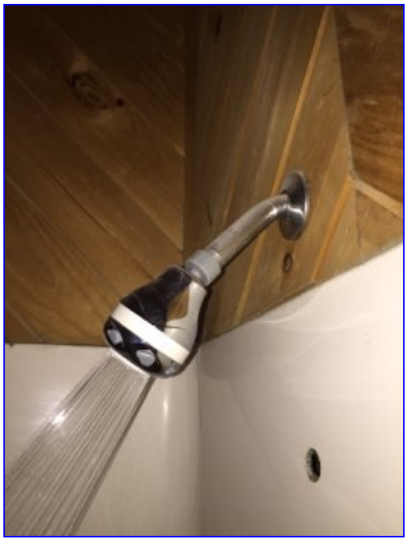
Good	Fair	Poor	N/A	None
		✔		

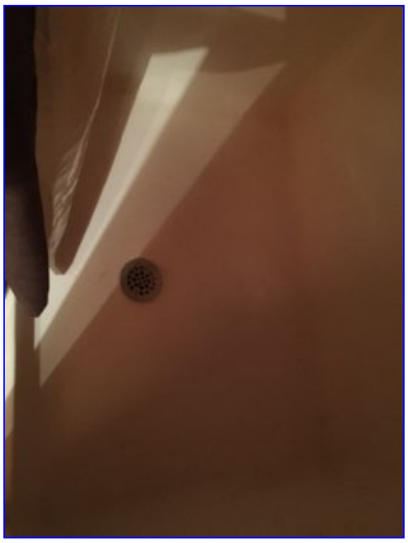
Observations:
• Exhaust fan is inoperable. Recommend replacing bath fan.

C. Showers

Good	Fair	Poor	N/A	None
✔				

Observations:
• Hole in shower surround near shower head. Recommend sealing hole to prevent water entry.

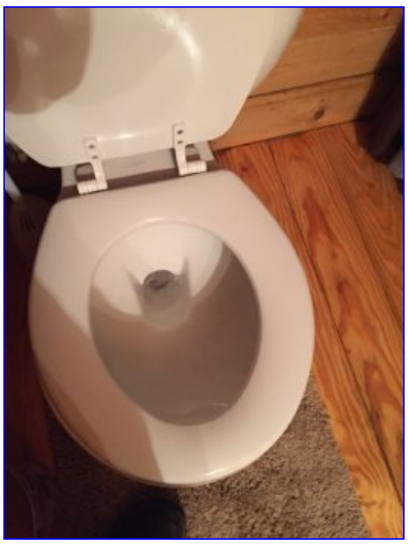




D. Toilets

Good	Fair	Poor	N/A	None
✔				

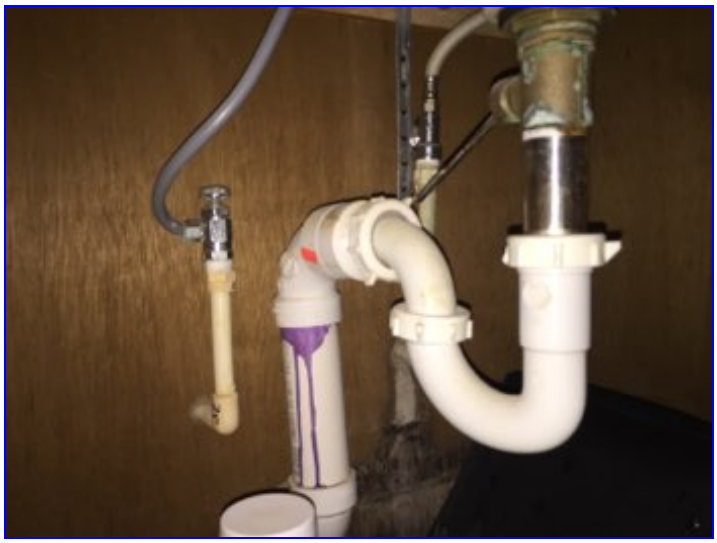
Observations:
• Operated when tested. No deficiencies noted.



E. Sinks

Good	Fair	Poor	N/A	None
✔				

Observations:
• Drain stopper not operating, recommend attaching to operating arm.



F. GFCI

Good	Fair	Poor	N/A	None
✔				

Observations:
• GFCI outlets were tested and appear operational.