

# CAMERON

HOME INSPECTION



1234 ANYWHERE STREET

NASHVILLE, TENNESSEE 37221



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# Cameron Home Inspection



Jane Doe  
1234 Any Street  
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## Definitions

**NOTE:** All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

<b>Acceptable</b>	Functional with no obvious signs of defect.
<b>Not Present</b>	Item not present or not found.
<b>Not Inspected</b>	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
<b>Marginal</b>	Item is not fully functional and requires repair or servicing.
<b>Defective</b>	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

**Property Address** 1234 Any Street  
**City** Nashville **State** Tn **Zip** 37221  
**Contact Name** John Doe  
**Phone** 555-5555  
**Fax** 555-5555

### Client Information

**Client Name** Jane Doe  
**Client Address** 1234 Main Street  
**City** Nashville **State** Tn **Zip** 37209  
**Phone** 333-3333  
**Fax** 333-3333  
**E-Mail** jane@gmail.com

### Inspection Company

**Inspector Name** Eric Cameron  
**Company Name** Cameron Home Inspection  
**Address** 562 Doral Country Drive  
**City** Nashville **State** 37221 **Zip**  
**Phone** 615-516-7066  
**Fax** 615-810-8514  
**E-Mail** eric@cameronhomeinspection.com  
**File Number** 0001  
**Amount Received** \$400.00

### Conditions

**Others Present** Buyer's Agent **Property Occupied** Occupied  
**Estimated Age** 20 yrs **Entrance Faces** West  
**Inspection Date** 10/8/10  
**Start Time** 9 am **End Time** 1 pm  
**Electric On** Yes  
**Gas/Oil On** Yes  
**Water On** Yes  
**Temperature** @65  
**Weather** Sunny **Soil Conditions** Dry  
**Space Below Grade** Crawl Space



## General Information (Continued)

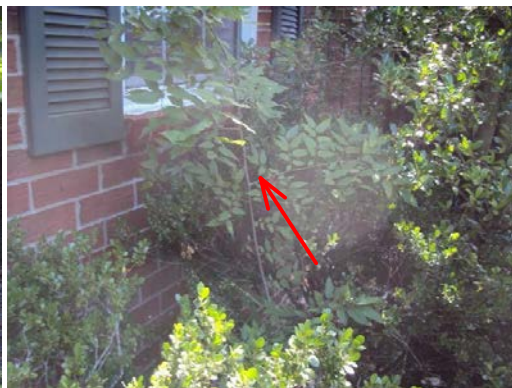
**Building Type** Single family **Garage** Attached  
**Sewage Disposal** City **How Verified** Visual Inspection  
**Water Source** City **How Verified** Visual Inspection  
**Additions/Modifications** None  
**Permits Obtained** N/A **How Verified** Visual Inspection

## Lots and Grounds

1. Acceptable **Driveway:** Pebble top - Cracks noted in the driveway. Cracks are within generally accepted parameters for settlement and shrinkage of the pour. Suggest that repairs to the cracks be maintained to hinder further deterioration.



2. Acceptable **Walks:**  
3. Acceptable **Steps/Stoops:**  
4. Acceptable **Deck:**  
5. Acceptable **Grading:**  
6. Acceptable **Swale:**  
7. Acceptable **Vegetation:** Suggest that all vegetation be trimmed away from contact with the exterior finishes to allow for better evaporation of surface water from around the structure and hinder possible premature deterioration and/or damage to exterior surfaces, window screens and finishes. Suggest that vegetation be trimmed away from contact with fence to hinder possible premature deterioration.



## Lots and Grounds (Continued)

### Vegetation: (continued)



- 8. Not Present
- 9. Acceptable
- 10. Not Present

**Exterior Surface Drain:**

**Fences:** Suggest that fence be pressure washed and sealed.

**Lawn Sprinklers:**

## Exterior

### Entire Structure Exterior Surface Exterior Surface

- 1. Acceptable

**Type:** Brick Veneer/Vinyl Siding - Suggest that all gaps between window frames/trim and brick veneer for second floor windows be sealed.



- 2. Acceptable

**Trim:** Sealant suggested around garage door where metal wrap on door frame meets the brick veneer.



## Exterior (Continued)

3. Acceptable

**Fascia:** Gaps noted from attic interior between the roof deck and fascia at the front gable over the front door. Suggest that this be sealed/screened to hinder possible nesting of pests in the attic.



4. Acceptable

**Soffits:**

5. Acceptable

**Door Bell:**

6. Acceptable

**Entry Doors:** No door sweep noted under front entry door. Gaps noted under and around front storm door. No door stop noted behind the front entry door.





## Exterior (Continued)

7. Acceptable

**Patio Door:** Gaps noted under the door sweeps for the rear entry door and rear storm door. No door stop noted behind rear entry door.



8. Acceptable

**Windows:**

9. Not Present

**Storm Windows:**

10. Acceptable

**Window Screens:** Window screens not installed in 6 windows. Damaged screens noted at several areas including those stored in their garage.



## Exterior (Continued)

### Window Screens: (continued)



11. Acceptable

**Exterior Lighting:** Landscape lighting did not respond. These fixtures appear to be on operated by solar cells. Suggest that these fixtures be tested after sundown to verify that they are operational and without defect.



12. Acceptable

**Exterior Electric Outlets:** 110 VAC GFCI - GFCI reset for the front stoop and rear deck outlets is in the second floor hall bathroom. GFCI reset for fountain outlets is at the fountain outlet on the rear wall of the home.



## Exterior (Continued)

13. Acceptable **Hose Bibs:** Suggest that front hose bib be secured to the brick veneer and sealed around the base.



14. Acceptable **Gas Meter:**  
15. Acceptable **Main Gas Valve:**

## Roof

### Entire Structure Roof Surface Roof Surface

1. **Method of Inspection:** On roof
2. Acceptable **Material:** Asphalt shingle - Asphalt shingles are used on nearly 80% of all roofs. They require little maintenance and are generally expected to last 15-20 yrs. The architectural style shingles on this roof are generally expected to last 20-25 yrs.
3. **Type:** Gable
4. **Approximate Age:** Less than 5 yrs.
5. Acceptable **Flashing:**
6. Acceptable **Valleys:**
7. Acceptable **Plumbing Vents:**
8. Not Present **Electrical Mast:** Underground utilities
9. Acceptable **Gutters:**
10. Acceptable **Downspouts:**
11. Acceptable **Leader/Extension:** Ineffective and/or missing splash block(s) noted. Suggest that splash blocks be altered and/or replaced with buried leaders to better facilitate the run off and evacuation of water to a distance of at least 6' from the foundation.



## Roof (Continued)

Leader/Extension: (continued)



Rear Chimney  
12. Acceptable

**Chimney:** Suggest that small areas of damage to the siding on the chimney chase be repaired to hinder further deterioration and/or possible moisture intrusion.



13. Acceptable

**Flue/Flue Cap:**

14. Acceptable

**Chimney Flashing:**

## Garage/Carport

Side Garage

1. **Type of Structure:** Attached **Car Spaces:** 2

2. Acceptable

**Garage Doors:**

3. Acceptable

**Door Operation:**

4. Acceptable

**Door Opener:**

5. Acceptable

**Service Doors:** No door sweep or door stop noted at door from garage to foyer.

6. Acceptable

**Ceiling:**

7. Acceptable

**Walls:** Some wall and ceiling surfaces were not visible due to stored items of the occupant.

## Garage/Carport (Continued)

### Walls: (continued)



- 8. Acceptable
- 9. Not Present
- 10. Acceptable
- 11. Acceptable
- 12. Not Present
- 13. Acceptable

### Floor/Foundation:

### Hose Bibs:

**Electrical:** 110 VAC GFCI - GFCI reset is located in the powder bathroom. It is not recommended that large appliances such as refrigerators/freezers be supplied by GFCI protected outlets.

**Smoke Detector:** Smoke detector in the garage was "chirping". This is usually indication of a low battery back up. Suggest that battery be changed and unit re-tested. Suggest that all smoke detectors be tested on a regular basis.

### Heating:

### Windows:

## Electrical

1. **Service Size Amps:** 200 **Volts:** 110-240 VAC

2. Acceptable

### Service:

3. Acceptable

**120 VAC Branch Circuits:**

4. Acceptable

**240 VAC Branch Circuits:**

5. Not Present

**Aluminum Wiring:**

6. Acceptable

**Conductor Type:**

7. Acceptable

**Ground:** Plumbing and rod in ground

8. Acceptable

**Smoke Detectors:** Suggest that smoke detectors be installed in all bedrooms and not just in the hallway outside them.

### Laundry Room Electric Panel

9. Acceptable

**Manufacturer:** Seimens

10. **Maximum Capacity:** 200 Amps

11. Acceptable

**Main Breaker Size:** 100 Amps - Located in main service panel in the garage.

12. Acceptable

**Breakers:**

13. Not Present

**Fuses:**

14. Not Present

**AFCl:**

15. Not Present

**GFCI:** At GFCI receptacles only

16. **Is the panel bonded?** Yes



## Structure

1. Acceptable
2. Acceptable
3. Not Present
4. Acceptable
5. Acceptable
6. Marginal

**Structure Type:** Wood frame

**Foundation:** Block

**Differential Movement:**

**Beams:**

**Bearing Walls:**

**Joists/Trusses:** Floor joist under the powder bathroom toilet was cut in two around the toilet drain line. Suggest that this be repaired to hinder possible sagging of the subfloor and cut joist ends. N evidence of sagging at the time of inspection.



7. Acceptable
8. Acceptable
9. Acceptable
10. Acceptable

**Piers/Posts:**

**Floor/Slab:**

**Stairs/Handrails:**

**Subfloor:** Some discoloration noted at the subfloor around the toilet flange for the powder bathroom toilet. No moisture was detected at the time of inspection. Suggest that this area be periodically monitored for increased discoloration and/or moisture. Most of the subfloor was not visible, due to insulation between the floor joists. Insulation was pulled back and the subfloor was examined around the drain and supply water lines.



## Attic

### Over Second Floor Attic

1. **Method of Inspection:** In the attic
2. Acceptable **Unable to Inspect:** Interior of the chimney chase was not fully visible/accessible.



## Attic (Continued)

- 3. Acceptable
- 4. Acceptable
- 5. Acceptable

**Roof Framing:**

**Sheathing:**

**Ventilation:** Suggest that all areas of covered gable vents be opened and screened.



- 6. Acceptable
- 7. Acceptable
- 8. Acceptable
- 9. Not Present
- 10. Not Present
- 11. Defective

**Insulation:**

**Insulation Depth:** 8"

**Vapor Barrier:**

**Attic Fan:**

**House Fan:**

**Wiring/Lighting:** Uncapped live circuit end noted at junction box for what appears to be an attic fan that was removed. This uncapped circuit end needs to be disconnected and removed.



- 12. Not Present
- 13. Acceptable

**Moisture Penetration:**

**Bathroom Fan Venting:**

## Crawl Space

### Under First Floor Crawl Space

1. **Method of Inspection:** In the crawl space

2. Acceptable **Access:**

3. Not Present **Moisture Penetration:**

4. Acceptable **Moisture Barrier:** Suggest that all gaps in the plastic moisture barrier be covered.

5. Acceptable **Ventilation:** Rear crawlspace vent need to be screened to hinder the possible intrusion of unwanted pests into the crawlspace.



6. Acceptable **Insulation:**

7. Acceptable **Vapor Barrier:**

8. Acceptable **Electrical:**

9. Not Present **HVAC Source:**

## Air Conditioning

### Side of Structure AC System

1. Acceptable **A/C System Operation:** This unit is currently in service beyond the manufacturers stated design life. Given the age of this system, a full evaluation by an HVAC service provider is suggested. Unit appeared to be operating normally.

2. Acceptable **Condensate Removal:**

3. Acceptable **Exterior Unit:** Pad mounted

4. **Manufacturer:** Carrier

5. **Model Number:** 48SS-024060301 **Serial Number:** 1294G00244

6. **Area Served:** 1st floor **Approximate Age:** 16 yrs.

7. **Fuel Type:** 208/230 VAC **Temperature Differential:** 19

8. **Type:** Central A/C **Capacity:** 2 Ton

9. Acceptable **Visible Coil:**

10. Acceptable **Refrigerant Lines:**

11. Acceptable **Electrical Disconnect:** Breaker disconnect

### Side of Structure AC System

12. Acceptable **A/C System Operation:** This unit is currently in service beyond the manufacturers stated design life. Given the age of this system, a full evaluation by an HVAC service provider is suggested. Unit appeared to be operating normally.

13. Acceptable **Condensate Removal:**

14. Acceptable **Exterior Unit:** Pad mounted

15. **Manufacturer:** Carrier

16. **Model Number:** 1494E06087 **Serial Number:** 38TKB024310

17. **Area Served:** 2nd floor only **Approximate Age:** 16 yrs.

18. **Fuel Type:** 208/230 VAC **Temperature Differential:** 17



## Air Conditioning (Continued)

- 19. **Type:** Central A/C **Capacity:** 2 Ton
- 20. Acceptable **Visible Coil:**
- 21. Acceptable **Refrigerant Lines:**
- 22. Acceptable **Electrical Disconnect:**
- 23. Acceptable **Exposed Ductwork:**
- 24. Acceptable **Blower Fan/Filters:** Suggest that filters for both units be changed every three months.
- 25. Acceptable **Thermostats:**

## Fireplace/Wood Stove

### Living Room Fireplace

- 1. Acceptable **Fireplace Construction:** Prefab
- 2. **Type:** Gas log
- 3. Acceptable **Smoke Chamber:**
- 4. Acceptable **Flue:** Metal - Interior of the flue was not fully visible.
- 5. Acceptable **Damper:** Metal
- 6. Acceptable **Hearth:** No valve key was located. Inspector used personal valve key to text the unit.



## Heating System

### Side Of Structure Heating System

- 1. Acceptable **Heating System Operation:** Appears functional - Furnace is in service beyond design life. Given the age of this system, a full evaluation by an HVAC service provider is suggested. Unit appeared to be operating properly and without defect at the time of inspection.
- 2. **Manufacturer:** Same as A/C
- 3. **Model Number:** Same as A/C **Serial Number:** Same as A/C
- 4. **Type:** Forced air **Capacity:** 91,000 BTUHR
- 5. **Area Served:** 1st floor **Approximate Age:** 16 yrs
- 6. **Fuel Type:** Natural gas
- 7. Not Inspected **Heat Exchanger:**
- 8. **Unable to Inspect:** 100%
- 9. Acceptable **Blower Fan/Filter:**
- 10. Acceptable **Distribution:**
- 11. Acceptable **Circulator:**
- 12. Acceptable **Draft Control:**
- 13. Acceptable **Flue Pipe:**
- 14. Acceptable **Controls:**

## Heating System (Continued)

### Attic Heating System

15. Acceptable **Heating System Operation:** Appears functional - Furnace is in service beyond design life. Given the age of this system, a full evaluation by an HVAC service provider is suggested. Unit appeared to be operating properly and without defect at the time of inspection.
16. **Manufacturer:** Carrier
17. **Model Number:** 58WAV045-08 **Serial Number:** 0894A13582
18. **Type:** Forced air **Capacity:** 91,000 BTUHR
19. **Area Served:** 2nd floor only **Approximate Age:** 16 yrs
20. **Fuel Type:** Natural gas
21. Acceptable **Heat Exchanger:** 2 Burner
22. **Unable to Inspect:** 90%
23. Acceptable **Blower Fan/Filter:**
24. Acceptable **Distribution:**
25. Acceptable **Circulator:**
26. Acceptable **Draft Control:**
27. Acceptable **Flue Pipe:**
28. Acceptable **Controls:**
29. Acceptable **Thermostats:**
30. **Suspected Asbestos:** No

## Plumbing

1. Acceptable **Service Line:** Copper
2. Acceptable **Main Water Shutoff:** Front of house
3. Acceptable **Water Lines:** Copper
4. Acceptable **Drain Pipes:** PVC
5. Acceptable **Service Caps:** Accessible
6. Acceptable **Vent Pipes:** PVC
7. Acceptable **Gas Service Lines:** Cast iron

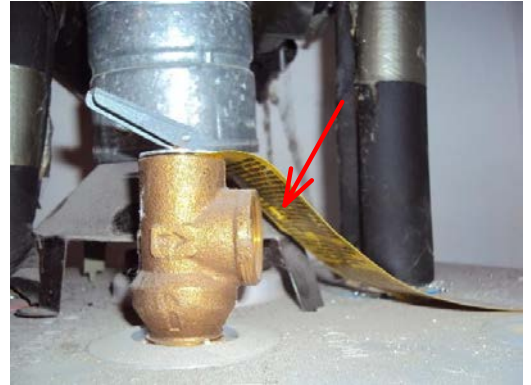
### Garage Water Heater

8. Acceptable **Water Heater Operation:** Water heater is nearing the end of its design life. Generally accepted life span for water heaters is 10 yrs. Appliance appeared to be operating normally and without defect at the time of inspection.
9. **Manufacturer:** General Electric
10. **Model Number:** GG40T6A **Serial Number:** 0900419262
11. **Type:** Natural gas **Capacity:** 40 Gal.
12. **Approximate Age:** 10 yrs **Area Served:** Whole building
13. Acceptable **Flue Pipe:**

## Plumbing (Continued)

### 14. Defective

**TPRV and Drain Tube:** Copper - TPRV drain tube needs to be installed extending from the TPRV and discharging in a visible area no more than 6" from the floor.



## Bathroom

### Master Bathroom

1. Acceptable
2. Acceptable
3. Acceptable
4. Acceptable
5. Acceptable

**Closet:** No door stop behind door to linen closet.

**Ceiling:**

**Walls:**

**Floor:**

**Doors:** Damaged ball latch noted at top of right entry door. No door stops noted behind entry doors.



6. Acceptable
7. Acceptable
8. Acceptable
9. Acceptable
10. Acceptable
11. Acceptable
12. Acceptable

**Windows:** Non-opening

**Electrical:** 110 VAC GFCI

**Counter/Cabinet:**

**Sink/Basin:** Pop-ups in basin drains slowly allowed water to drain when closed.

**Faucets/Traps:**

**Tub/Surround:**

**Shower/Surround:** Sealant suggested around base of the tub/shower fixtures.





## Bathroom (Continued)

13. Acceptable

**Spa Tub/Surround:** No access panel noted for the area under the spa tub. Debris noted in the tub jets, when tub was filled and jets engaged. Suggest that the tub and jets be flushed and cleaned prior to use.



14. Acceptable

**Toilets:** Toilet is loose at the floor and may require the replacement of the wax seal.

15. Acceptable

**HVAC Source:**

16. Acceptable

**Ventilation:** Electric ventilation fan

**2nd Floor Hall Bathroom**

17. Acceptable

**Closet:**

18. Acceptable

**Ceiling:**

19. Acceptable

**Walls:**

20. Acceptable

**Floor:**

21. Acceptable

**Doors:** Loose hinge plate noted at door to bedroom.

22. Acceptable

**Windows:** Non-opening

23. Acceptable

**Electrical:** 110 VAC GFCI

24. Acceptable

**Counter/Cabinet:**

25. Acceptable

**Sink/Basin:**

26. Acceptable

**Faucets/Traps:**

27. Acceptable

**Tub/Surround:** Tub drains slowly. No drain plug noted for tub/shower drain.

28. Acceptable

**Shower/Surround:** Sealant suggested around the base of the shower/tub fixtures.



29. Acceptable

**Toilets:**

30. Acceptable

**HVAC Source:**

31. Acceptable

**Ventilation:** Electric ventilation fan

**1st Floor Half Bathroom**

32. Not Present

**Closet:**

33. Acceptable

**Ceiling:**

34. Acceptable

**Walls:**

## Bathroom (Continued)

- |                 |   |
|-----------------|---|
| 35. Acceptable  | <b>Floor:</b>   |
| 36. Acceptable  | <b>Doors:</b>   |
| 37. Not Present | <b>Windows:</b>   |
| 38. Acceptable  | <b>Electrical:</b> 110 VAC GFCI                         |
| 39. Acceptable  | <b>Counter/Cabinet:</b>                                 |
| 40. Acceptable  | <b>Sink/Basin:</b>                                      |
| 41. Acceptable  | <b>Faucets/Traps:</b>                                   |
| 42. Acceptable  | <b>Toilets:</b>   |
| 43. Acceptable  | <b>HVAC Source:</b>                                     |
| 44. Acceptable  | <b>Ventilation:</b> Electric ventilation fan and window |

## Kitchen

### 1st Floor Kitchen

- |                         |   |
|-------------------------|---|
| 1. Acceptable           | <b>Cooking Appliances:</b>  |
| 2. Acceptable           | <b>Ventilator:</b>  |
| 3. Acceptable           | <b>Disposal:</b>  |
| 4. Acceptable           | <b>Dishwasher:</b>  |
| 5. Air Gap Present? Yes |   |
| 6. Acceptable           | <b>Refrigerator:</b>  |
| 7. Acceptable           | <b>Microwave:</b>   |
| 8. Acceptable           | <b>Sink:</b>  |
| 9. Acceptable           | <b>Electrical:</b> 110 VAC GFCI - GFCI protection only at counter outlets to the right and left of the sink and the island. |
| 10. Acceptable          | <b>Plumbing/Fixtures:</b>   |
| 11. Acceptable          | <b>Counter Tops:</b>  |
| 12. Acceptable          | <b>Cabinets:</b>  |
| 13. Acceptable          | <b>Pantry:</b>  |
| 14. Acceptable          | <b>Ceiling:</b>   |
| 15. Acceptable          | <b>Walls:</b>   |
| 16. Acceptable          | <b>Floor:</b>   |
| 17. Acceptable          | <b>Doors:</b>   |
| 18. Acceptable          | <b>Windows:</b> Window over sink did not open.  |
| 19. Acceptable          | <b>HVAC Source:</b>   |

# Cameron Home Inspection



Jane Doe  
1234 Any Street  
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## Bedroom

### Master Bedroom

- |               |  |
|---------------|--|
| 1. Acceptable | <b>Closet:</b>   |
| 2. Acceptable | <b>Ceiling:</b>  |
| 3. Acceptable | <b>Walls:</b>  |
| 4. Acceptable | <b>Floor:</b>  |
| 5. Acceptable | <b>Doors:</b> No door stop(s).   |
| 6. Acceptable | <b>Windows:</b>  |
| 7. Acceptable | <b>Electrical:</b> Switch controlled outlet noted at the top 1/2 of the outlet to the right of the windows. Outlets behind the bed and the dresser were not tested. No outlet visible in the walk in closet. |

### Rear Bedroom

- |                |  |
|----------------|--|
| 8. Acceptable  | <b>Closet:</b>   |
| 9. Acceptable  | <b>Ceiling:</b>  |
| 10. Acceptable | <b>Walls:</b>  |
| 11. Acceptable | <b>Floor:</b>  |
| 12. Acceptable | <b>Doors:</b>  |
| 13. Acceptable | <b>Windows:</b>  |
| 14. Acceptable | <b>Electrical:</b> Outlet behind the book cases and dresser were not tested. |
| 15. Acceptable | <b>HVAC Source:</b>  |
| 16. Acceptable | <b>Smoke Detector:</b>   |

### Front Corner Bedroom

- |                |   |
|----------------|---|
| 17. Acceptable | <b>Closet:</b>                                |
| 18. Acceptable | <b>Ceiling:</b>                               |
| 19. Acceptable | <b>Walls:</b>                                 |
| 20. Acceptable | <b>Floor:</b>                                 |
| 21. Acceptable | <b>Doors:</b> No door stop behind entry door. |
| 22. Acceptable | <b>Windows:</b>                               |
| 23. Acceptable | <b>Electrical:</b>                            |
| 24. Acceptable | <b>HVAC Source:</b>                           |
| 25. Acceptable | <b>Smoke Detector:</b>                        |

## Living Space

### Loft Living Space

- |                |                        |
|----------------|------------------------|
| 1. Not Present | <b>Closet:</b>         |
| 2. Acceptable  | <b>Ceiling:</b>        |
| 3. Acceptable  | <b>Walls:</b>          |
| 4. Acceptable  | <b>Floor:</b>          |
| 5. Acceptable  | <b>Doors:</b>          |
| 6. Acceptable  | <b>Windows:</b>        |
| 7. Acceptable  | <b>Electrical:</b>     |
| 8. Acceptable  | <b>HVAC Source:</b>    |
| 9. Acceptable  | <b>Smoke Detector:</b> |

### Living Room/Dinning/Foyer Living Space

- |                             |  |
|-----------------------------|--|
| 10. Acceptable, Not Present | <b>Closet:</b> Door latch for the foyer closet sticks and did not latch. |
| 11. Acceptable              | <b>Ceiling:</b>  |
| 12. Acceptable              | <b>Walls:</b>  |
| 13. Acceptable              | <b>Floor:</b>  |
| 14. Acceptable              | <b>Doors:</b>  |



## Living Space (Continued)

15. Acceptable

**Windows:**

16. Acceptable

**Electrical:** Switch controlled outlets noted at the top 1/2 of the outlets to the right and left of the fireplace. Purpose for dimmer at entry from foyer was not determined/verified.



17. Acceptable

**HVAC Source:**

18. Not Present

**Smoke Detector:**

## Laundry Room/Area

### 2nd Floor Laundry Room/Area

1. Not Present

**Closet:**

2. Acceptable

**Ceiling:**

3. Acceptable

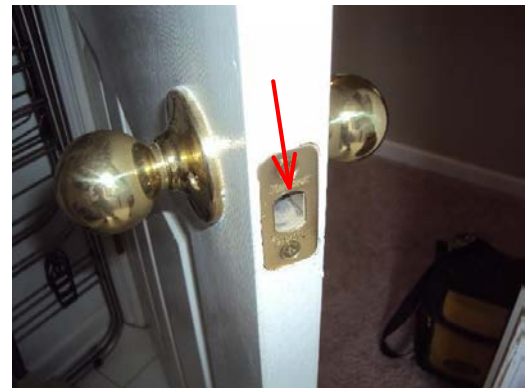
**Walls:**

4. Acceptable

**Floor:**

5. Acceptable

**Doors:** Door latch not complete.



6. Acceptable

**Windows:**

7. Acceptable

**Electrical:**

8. Not Present

**Smoke Detector:**

9. Acceptable

**HVAC Source:**

10. Not Present

**Laundry Tub:**

11. Acceptable

**Washer Hose Bib:**

12. Acceptable

**Washer and Dryer Electrical:**

## Laundry Room/Area (Continued)

13. Acceptable **Dryer Vent:** Suggest that plastic vent hose for dryer be replaced with a metal one. These plastic vent hoses have been shown to be a fire hazard.
14. Acceptable **Washer Drain:**
15. Acceptable **Floor Drain:** Floor drain from overflow pan under washing machine was not visible. Suggest that drain be verified when the washing machine has been removed. The discharge for this drain appeared to be present at the front wall of the home under the powder bath window.



## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Structure

1. **Joists/Trusses:** Floor joist under the powder bathroom toilet was cut in two around the toilet drain line. Suggest that this be repaired to hinder possible sagging of the subfloor and cut joist ends. N evidence of sagging at the time of inspection.





## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Attic

1. **Over Second Floor Attic Wiring/Lighting:** Uncapped live circuit end noted at junction box for what appears to be an attic fan that was removed. This uncapped circuit end needs to be disconnected and removed.



### Plumbing

2. **Garage Water Heater TPRV and Drain Tube:** Copper - TPRV drain tube needs to be installed extending from the TPRV and discharging in a visible area no more than 6" from the floor.

