



INSPECTION MASTERS OF CHATTANOOGA, PLLC

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RESIDENTIAL REPORT

1234 Main St. Ooltewah TN 37363

Buyer Name

06/26/2020 9:00AM



Inspector

Andy & Monica Merritt

Andy Merritt *Monica Merritt*

TN#2040, #2084

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Agent

Agent Name

555-555-5555

agent@spectora.com

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THANK YOU FOR CHOOSING US!

Hello,

First we want to say thank you for choosing our company to help you at this very important time. Buying a home is a process that can be stressful and tiring. At Inspection Masters of Chattanooga, PLLC, we strive to make the process less stressful, provide information of value and give you an experience that says we care. If we haven't done that, we want to be the first to know.

The report that follows is our efforts to paint a complete picture of your investment. Your report is presented as a full report documenting the homes condition, and a summary that helps to summarize our findings. Please be sure to read the entire report and contact us with any questions. It is important to know a house does not pass or fail an inspection – an inspection helps you to know the condition.

We are here to help, please don't hesitate to reach out to us to discuss the report in more detail, or consult with us when making future decisions. If you encounter any issues along the way, please call us, we are here to help,

Thank you again for entrusting us in this very important process, we look forward to continuing to be of service.

Client advised to take these issues into consideration before the end of the contingency period.

If you were not present during the inspection, schedule a phone consultation.

Discuss the report with your agent.

Obtain 2nd opinions/repair costs from qualified contractors. (It is not uncommon for contractors to have a different opinion.

Recommend providing relevant section from the complete report, not just the summary.)

Consult your home inspector as needed.

Schedule a re-inspection if any of the following apply:

Seller agrees to perform repairs using their contractor. Re-inspect to ensure contractor repairs satisfy the terms of the addendum.

If home was occupied and seller has vacated. Re-inspect to ensure the home is in same condition as at time of inspection.

Inspection of items which were inaccessible or could not be tested at the original inspection.

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases our company of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 80 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read seller's disclosure.

SUMMARY

9

MAINTENANCE ITEM

24

RECOMMENDATION



3.1.1 Grading and Drainage - Grading, Surface Drainage, Vegetation and Retaining Walls: Dense Vegetation



3.1.2 Grading and Drainage - Grading, Surface Drainage, Vegetation and Retaining Walls: Poor drainage



3.2.1 Grading and Drainage - Gutters & Downspouts: Gutter Loose



4.1.1 Roof Covering - Roof Covering: Discoloration Stain from Algae



6.2.1 Exterior - Wall-covering, Soffits, Fascia and Trim: Damaged siding



6.2.2 Exterior - Wall-covering, Soffits, Fascia and Trim: Loose brick



6.2.3 Exterior - Wall-covering, Soffits, Fascia and Trim: Damaged trim



8.1.1 Doors, Windows & Interior - Doors: Door Doesn't Latch



8.1.2 Doors, Windows & Interior - Doors: Door Sticks



8.1.3 Doors, Windows & Interior - Doors: Water Staining



8.2.1 Doors, Windows & Interior - Windows: Painted Shut



8.2.2 Doors, Windows & Interior - Windows: Missing Screen(s)



8.2.3 Doors, Windows & Interior - Windows: Broken glass pane



8.2.4 Doors, Windows & Interior - Windows: Sash locks missing



8.5.1 Doors, Windows & Interior - Walls: Moisture Staining/Damage



9.1.1 Stairways (Interior and Exterior) - Steps, Stairways & Railings: Loose Handrail



10.3.1 Fireplace - Firebox: Damper Inoperable



11.1.1 Porches, Balconies, Attached decks and Carports - Porches, Patios, Decks, Balconies & Carports: Deteriorated Condition at Deck



12.5.1 Electrical - Lighting Fixtures, Switches & Outlets: Missing light fixture



12.6.1 Electrical - Ground Fault Circuit Interrupt Protection (GFCI): Missing GFCI protection



13.8.1 HVAC - Distribution System - Ducting: Duct Damaged



14.2.1 Plumbing - Plumbing Supply, Distribution Systems & Fixtures: Exterior faucet drips



14.3.1 Plumbing - Drain, Waste, & Vent: Leaking Pipe



14.3.2 Plumbing - Drain, Waste, & Vent: Sink - Poor Drainage



14.3.3 Plumbing - Drain, Waste, & Vent: Missing vacuum breaker



15.1.1 Built-in Appliances - Dishwasher: Damaged door seal



15.1.2 Built-in Appliances - Dishwasher: A rack wheel is missing.

- ⊖ 15.2.1 Built-in Appliances - Food Waste Disposal: Disposal leaks
- ⊖ 15.2.2 Built-in Appliances - Food Waste Disposal: Electrical cord not secured
- 🔑 15.3.1 Built-in Appliances - Range Hood and Exhaust Systems: Greasy filter (s)
- ⊖ 15.7.1 Built-in Appliances - Garage Door Operators: Excess down pressure
- ⊖ 15.8.1 Built-in Appliances - Dryer Exhaust Systems: Not single-walled pipe
- ⊖ 16.1.1 Irrigation System - General: Irrigation system does not function.

1: INSPECTION DETAIL

Information

General Inspection Info: In Attendance Just the Inspector	General Inspection Info: Occupancy Occupied	General Inspection Info: Weather Conditions Cloudy
General Inspection Info: Type of Building Attached, Single Family	General Inspection Info: Temperature (approximate) 74 Fahrenheit (F)	

General Inspection Info: Report Navigation Instructions

The buttons in order from left to right are: menu, full report, summary, and PDF download. The first thing you should do is go over all of the main items using the summary button, at a later time do not forget to go through the entire report using the full report button. You can use the menu on the upper left to move around sections of the report, access other reports such as radon, and attachments. Please do not hesitate to call with any questions (423) 779-8606.

Things to consider: What Really Matters in a Home Inspection

A real estate inspection is a snap-shot in time evaluation of property conditions at the time of inspection. It includes the major systems of the property - structural, grading and drainage, roof covering and structure, electrical, mechanical, plumbing and built in appliances. Of course, this is just an abbreviated list.

Properties are measured against a defined Standard. As construction techniques change, inspection requirements also change. All properties are measured against this Standard - some properties may be a little further away but properties do not pass or fail an inspection. The inspection and report just helps to provide you - the client - with more information to help you make a more educated decision regarding the prospective property.

2: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
2.1	Foundation	X			
2.2	Basements & Crawlspaces	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Foundation: Foundation
Construction:
Masonry Block, Pier and beam

Inspection Method
Crawlspace Access



Foundation: Indications of movement

2nd Floor Rear Bedroom

Cracks in wall/ceiling drywall joints, Cracks in trim joints, Doors/windows out of square



2nd Floor Rear Bedroom



2nd Floor Rear Bedroom



2nd Floor Rear Bedroom

Limitations

General

NOT AN ENGINEERING EVALUATION

The structure/foundation was visually inspected by evaluating accessible portions of the foundation, interior & exterior wall coverings, the fit of doors & windows and accessible wood framing. The foundation was not inspected using electronic or sophisticated engineering equipment, which is beyond the scope of this inspection. The property conditions are identified above...we cannot predict the future performance of the foundation.

3: GRADING AND DRAINAGE

		IN	NI	NP	R
3.1	Grading, Surface Drainage, Vegetation and Retaining Walls	X			X
3.2	Gutters & Downspouts	X			X
3.3	Walkways & Driveways	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Gutters & Downspouts: Suggested maintenance

Monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Walkways & Driveways: Walkways & Driveways Were Inspected

We inspected the walkways and driveways that were adjacent to the house. These surfaces are evaluated for the condition of the material and for any significant issues such as large cracks which could be a trip hazard. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.



Limitations

Grading, Surface Drainage, Vegetation and Retaining Walls

NOT INSPECTING SUB-SURFACE DRAINAGE

Only surface drainage is inspected, sub-surface drainage such as pipes, guttering etc is not accessible for inspection.

Recommendations

3.1.1 Grading, Surface Drainage, Vegetation and Retaining Walls

DENSE VEGETATION

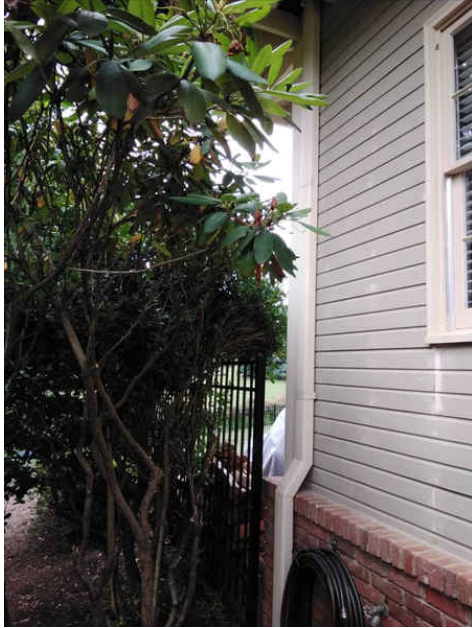
LEFT SIDE REAR, LEFT SIDE, LEFT FRONT, FRONT RIGHT REAR

Vegetation is in direct contact with or too close to the house. This limited our inspection. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation.

Trimming, pruning and some landscaping is recommended.

Recommendation

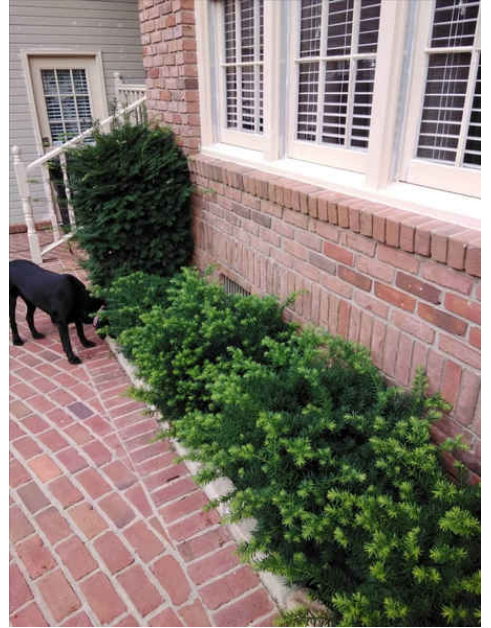
Recommended DIY Project



Left Side Rear



Left Side



Left Front



Right Rear

3.1.2 Grading, Surface Drainage, Vegetation and Retaining Walls

POOR DRAINAGE

RIGHT SIDE



Drainage is poor and water may not sufficiently drain. As a rule of thumb, grading should slope 5% away from the house. This means if you were to put a mark on the wall below the exterior wall veneer and walk 10' away from the wall...the ground should drop at least 6".

Recommendation

Contact a qualified landscaping contractor



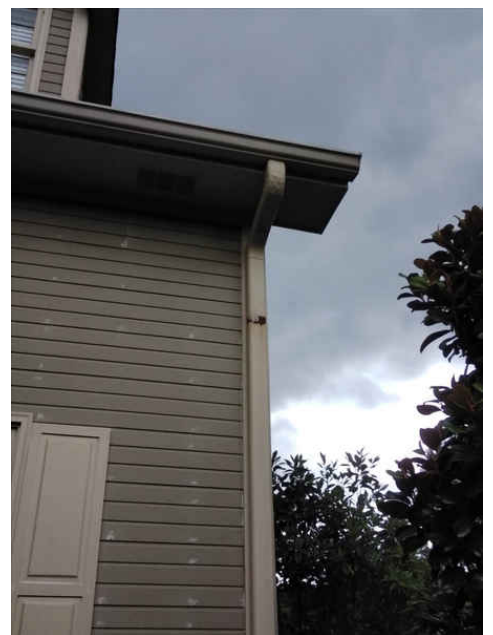
3.2.1 Gutters & Downspouts

GUTTER LOOSE

Gutter is loosely attached to the house, this should be corrected.

Recommendation

Contact a qualified gutter contractor



Left Side Front

4: ROOF COVERING

		IN	NI	NP	R
4.1	Roof Covering	X			X
4.2	Plumbing Vent Pipes	X			
4.3	Ridge venting	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Roof Covering: Homeowner's Maintenance

Monitor the roof covering since any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant...roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Covering: Type of Roof-Covering Described

Asphalt

We can only comment on current conditions...this inspection is not a guarantee that a roof leak in the future will not happen. Even a roof that appears to be in good condition can leak under certain circumstances. Proper maintenance is needed.

Roof Covering: Roof Was Inspected

Ground, Edge of roof using a ladder

We inspected the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

We inspected DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

We also inspected roof drainage systems (guttering). We checked the overall general condition of the gutters during the inspection and looked for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Limitations

Roof Covering UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Recommendations

4.1.1 Roof Covering

DISCOLORATION STAIN FROM ALGAE

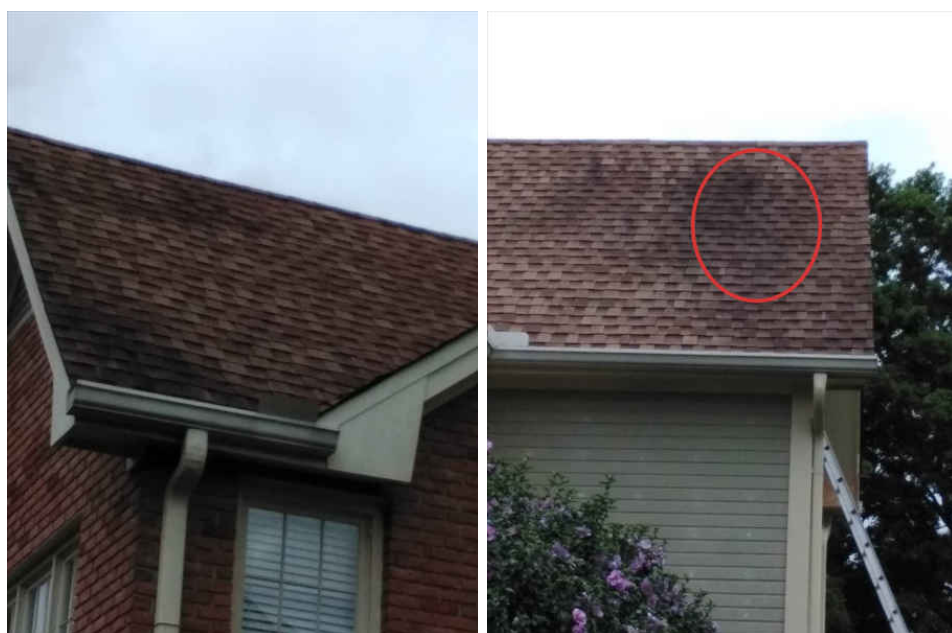
RIGHT REAR



We observed indications of staining and discoloration on the roof-covering materials. This condition seemed to be caused from algae. What is commonly call algae is actually not algae, but a type of bacteria capable of photosynthesis. Algae appears as dark streaks, which are actually the dark sheaths produced by the organisms to protect themselves from UV radiation. When environmental conditions are right, the problem can spread quickly across a roof.

Algae attaches itself to the shingle by secreting a substance that bonds it tightly to the surface. Growth can be difficult to remove without damaging the roof. The best method is prevention. Algae stains can sometimes be lightened in color by using special cleaners.

Power-washing and heavy scrubbing may loosen or dislodge granules. Chemicals used for cleaning shingles may damage landscaping. Also, the cleaning process makes the roof wet and slippery, so such work should be performed by a qualified professional.



Left Front

5: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
5.1	Structural Components & Observations in Attic	X			
5.2	Attic Insulation	X			
5.3	Attic Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Structural Components & Observations in Attic: Type of Roof Structure
Gable

Structural Components & Observations in Attic: Attic Viewed From
Entered attic

Attic Insulation: Type of Insulation Observed
Cellulose

Structural Components & Observations in Attic: Structural Components Were Inspected

We inspected the attic space for framing performance, insulation in unfinished spaces, including attics, crawlspaces and foundation areas. We inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas and also for moisture intrusion. Mechanical exhaust systems in the kitchen, bathrooms and laundry area were also evaluated.



Structural Components & Observations in Attic: Construction Material
Plywood, Wood

The roof structure consists of a framing system with ridge boards, rafters, vertical and horizontal supports and sheathing.

Attic Insulation: Approximate Average Depth of Insulation
greater than 12 inches

Determining how much insulation should be installed in a house depends upon where a home is located and when it was constructed. As a rule of thumb however, the thicker the insulation, the better the insulating value.

Attic Ventilation: Types of Attic Ventilation

Attics can be ventilated with a variety of methods but 2 components must be present - intake and exhaust ventilation. Soffit vents allow fresh air into the attic space while exhaust vents draw hot/moist air out. Examples of exhaust ventilation include ridge vents, turbines, gable vents, low profile vents and power fans.

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

All of the roof sheathing is not inspected. Inspection of sheathing is limited by access, roof design, insulation and safety concerns.

6: EXTERIOR

Information

General: Homeowner's Maintenance

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

General: Exterior Was Inspected

We inspected the exterior of the house including the veneer of the house, grading/drainage, walkways and driveways, stairs, porches and hand/guardrails.

Wall-covering, Soffits, Fascia and Trim: Type of Wall-Covering Material

Brick, Hardboard

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.



Left Side dormer

Limitations

General

INSPECTION WAS RESTRICTED

Limited access

We could not inspect all of the property exterior. It's impossible to inspect all areas closely due to the height of the home, vegetation and storage for example.

Wall-covering, Soffits, Fascia and Trim

INSPECTION WAS RESTRICTED

We could not inspect all of the property exterior. It's impossible to inspect all areas closely due to the height of the home, vegetation and storage for example.

Flashing

MOST FLASHING NOT ACCESSIBLE

Most flashing details are concealed behind exterior wall coverings and are not accessible for inspection.

Recommendations

6.2.1 Wall-covering, Soffits, Fascia and Trim

DAMAGED SIDING

LEFT SIDE, LEFT FRONT, FRONT

We observed damage to siding, needs repair.

Recommendation

Contact a qualified siding specialist.

 Recommendation



Left Side



Left Front



Front

6.2.2 Wall-covering, Soffits, Fascia and Trim

LOOSE BRICK

LEFT SIDE

A brick is loose.

 Maintenance Item

Recommendation
Contact a qualified handyman.

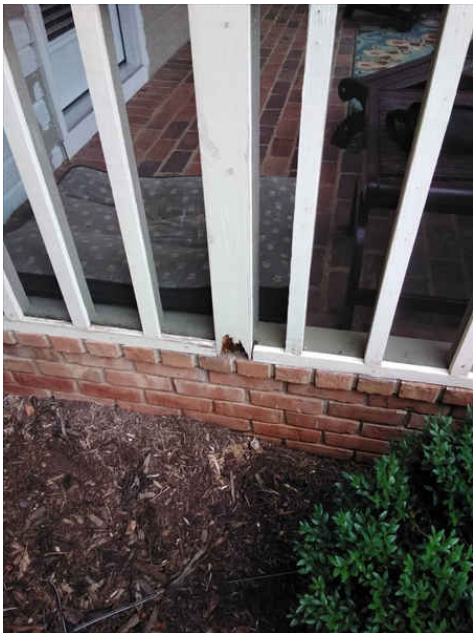


6.2.3 Wall-covering, Soffits, Fascia and Trim
DAMAGED TRIM
GARAGE, RIGHT SIDE OF SCREEN PORCH
Exterior trim is damaged.
Recommendation
Contact a qualified carpenter.

 Recommendation



Garage



Right Side of screen porch

7: GARAGE

		IN	NI	NP	R
7.1	General	X			
7.2	Garage Door	X			
7.3	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Garage Door: Material

Metal

Garage Door: Type

Sectional

Occupant Door (From garage to inside of home): Door does not meet separation requirements

The door separating garage and home does not meet **current** safety standards. Doors must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door. These doors should also have self-closing hinges to help prevent spread of a fire to living space. This type of door is required in modern construction for approximately the last 20 years.

8: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
8.1	Doors	X			X
8.2	Windows	X			X
8.3	Floors	X			
8.4	Occupant Door (From garage to inside of home)	X			
8.5	Walls	X			
8.6	Ceilings	X			
8.7	Countertops and cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Windows: Window Type

Single Pane, Single-hung

Floors: Floor Coverings

Carpet, Tile, Vinyl

We are evaluating interior flooring for general condition, any evidence of moisture entry or structural concerns in the house. We do not comment on cosmetic issues though.

Floors: Slope in flooring

We observed a sloped in the master bedroom and master bathroom. There are no other indications of a structural defect and it may be due to settling in the age of the house.

Occupant Door (From garage to inside of home): Door does not meet separation requirements

The door separating garage and home does not meet **current** safety standards. Doors must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door. These doors should also have self-closing hinges to help prevent spread of a fire to living space. This type of door is required in modern construction for approximately the last 20 years.

Walls: Wall Material

Drywall

We are evaluating interior walls for general condition, any evidence of moisture entry or structural concerns in the house. We do not comment on cosmetic issues though.

Ceilings: Ceiling Material

Drywall

We are evaluating interior ceilings for general condition, any evidence of moisture entry or structural concerns in the house. We do not comment on cosmetic issues though.

Countertops and cabinets: We don't inspect these items unless related to structural performance at the house or moisture intrusion.

Cabinetry and counters are not inspectable components per the Standards of Practice unless there is evidence of a water leak.

Limitations

Windows

SAFETY GLASS

Safety glass is required at specific areas in the property. In many cases, safety glass is identified with labels adhered to the glass which have since been removed and identification is no longer possible.

Recommendations

8.1.1 Doors

DOOR DOESN'T LATCH

1ST FLOOR REAR

Door doesn't latch properly. We recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.

Maintenance Item

8.1.2 Doors

DOOR STICKS

1ST FLOOR LEFT SIDE

Door sticks and is difficult to open.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a qualified handyman.

Maintenance Item

8.1.3 Doors

WATER STAINING

FRONT

Door shows noticeable water staining, which could lead to further deterioration. Monitor for future repair or replacement.

Recommendation



8.2.1 Windows

PAINTED SHUT

One or more windows are painted shut. We recommend windows be restored to functional use.

Recommendation

Contact a qualified professional.



Recommendation



8.2.2 Windows

MISSING SCREEN(S)

ALL SIDES

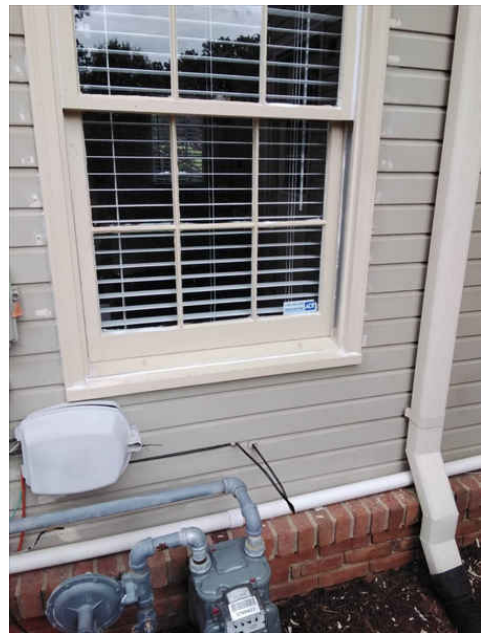
Window missing screen, we recommend replacement.

Recommendation

Contact a qualified handyman.



Maintenance Item



Missing screens

8.2.3 Windows

BROKEN GLASS PANE

RIGHT FRONT

Broken glass pane observed.

Recommendation

Contact a qualified window repair/installation contractor.



Recommendation



Left Front

8.2.4 Windows

SASH LOCKS MISSING

Sash locks are missing...windows do not lock.

Recommendation

Contact a handyman or DIY project



Recommendation



8.5.1 Walls

MOISTURE STAINING/DAMAGE

LIVING ROOM

We observed the evidence of moisture entry on walls at the time of the inspection which appear to be the result of moisture intrusion. The source of moisture may have been corrected. We recommend further examination by a qualified contractor to provide confirmation and repair any damage found.



Recommendation

Recommendation

Contact a qualified professional.



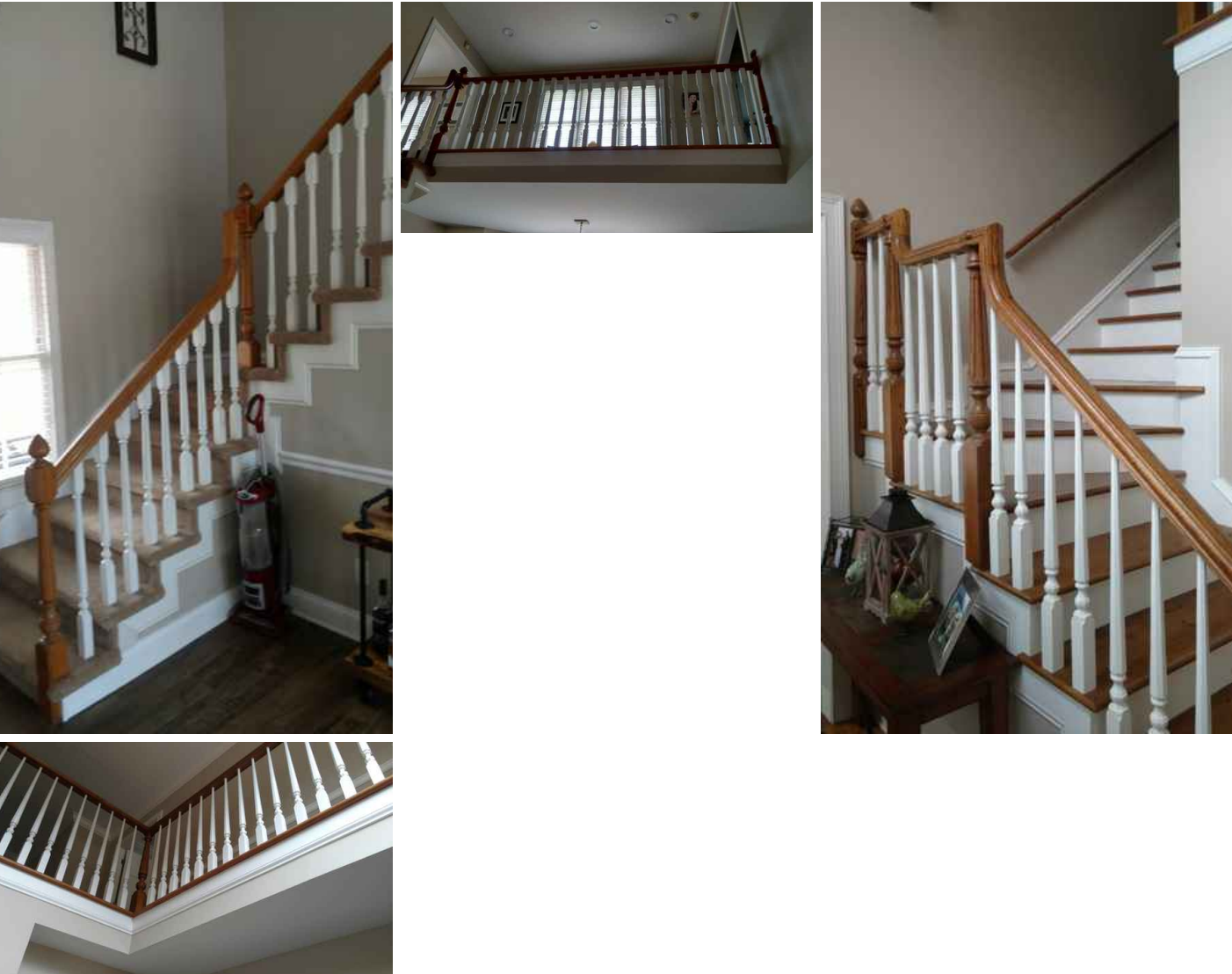
9: STAIRWAYS (INTERIOR AND EXTERIOR)

		IN	NI	NP	R
9.1	Steps, Stairways & Railings	X			X

IN = InspectedNI = Not InspectedNP = Not PresentR = Recommendations

Information

Steps, Stairways & Railings: General



Recommendations

9.1.1 Steps, Stairways & Railings

LOOSE HANDRAIL

A hand rail is loose and should be re-secured.

Recommendation

Contact a qualified handyman.

Recommendation



10: FIREPLACE

		IN	NI	NP	R
10.1	General	X			
10.2	Vents, Flues & Chimneys	X			X
10.3	Firebox	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Visible components of the fireplace and chimney are visually inspected. We do not light fireplace components for safety reasons.

General: Type of fireplace
Wood, Gas



Vents, Flues & Chimneys: Type of flue
Masonry

Recommendations

10.3.1 Firebox

DAMPER INOPERABLE

The damper was inoperable, we recommend a qualified fireplace contractor evaluate and repair.

 Recommendation



11: PORCHES, BALCONIES, ATTACHED DECKS AND CARPORTS

		IN	NI	NP	R
11.1	Porches, Patios, Decks, Balconies & Carports	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Recommendations

11.1.1 Porches, Patios, Decks, Balconies & Carports

 Recommendation

DETERIORATED CONDITION AT DECK

We observed indications of deteriorated conditions at the deck components.

Recommendation

Contact a qualified deck contractor.



Left Side

12: ELECTRICAL

		IN	NI	NP	R
12.1	Service drop	X			
12.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
12.3	Type of Branch Wiring	X			
12.4	Arc Fault Circuit Interrupt Protection (AFCI)	X			
12.5	Lighting Fixtures, Switches & Outlets	X			X
12.6	Ground Fault Circuit Interrupt Protection (GFCI)	X			X
12.7	Smoke Detectors	X			
12.8	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Service drop: Service drop
Underground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Left

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Ampacity
200 AMP



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Voltage rating
240v

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
ITE

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Type of visible wiring:
Copper

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Utility room

Type of Branch Wiring: Type of wiring
Copper

Type of Branch Wiring: Wiring**Method**

Romex

Arc Fault Circuit Interrupt Protection (AFCI): No AFCI

Arc fault circuit interrupter (AFCI) breakers are not installed in the electrical panel. AFCIs have been required on construction since 2002. However, it may be difficult to retrofit these breakers since houses must be properly wired for them to function correctly. AFCI breakers add another layer of protection by detecting changes in the electrical signals in wiring.

Check out this video on AFCIs.

<https://youtu.be/JTuG0En9zyk>

Carbon Monoxide Detectors: Note: CO not required but recommended

Carbon monoxide detectors are not required per the Standards of Practice but we recommend installing them.

Limitations

Smoke Detectors

FUNCTIONAL TEST ONLY

Installed alarms are functionally tested only but are not inspected to the NFPA 72-11.8.3.5 standard - this is beyond the scope of the inspection.

Recommendations

12.5.1 Lighting Fixtures, Switches & Outlets

MISSING LIGHT FIXTURE

LEFT SIDE, FRONT, RIGHT SIDE REAR

A light fixture is missing.

Recommendation

Contact a qualified electrical contractor.



12.6.1 Ground Fault Circuit Interrupt Protection (GFCI)



Recommendation

MISSING GFCI PROTECTION

GARAGE, EXTERIOR, MASTER BATHROOM

Ground-fault circuit interrupter (GFCI) safety protection is not installed in all required areas. GFCI protection is typically installed on circuits serving kitchen and bathroom counters, a water circulating tub, garage and exterior circuits as well as Outlets within six feet of a sink such as a laundry sink. Recent Electrical Codes also added protection to the dishwasher, refrigerator, disposal and washing machine circuits. We recommend contacting an electrician to install GFCIs where possible.

Recommendation

Contact a qualified electrical contractor.



Example of GFCI receptacle

13: HVAC

		IN	NI	NP	R
13.1	General	X			
13.2	Heating System	X			
13.3	Heating System 2nd floor	X			
13.4	Cooling System	X			
13.5	Cooling System 2nd floor	X			
13.6	Thermostat	X			
13.7	Thermostat 2	X			
13.8	Distribution System - Ducting	X			X

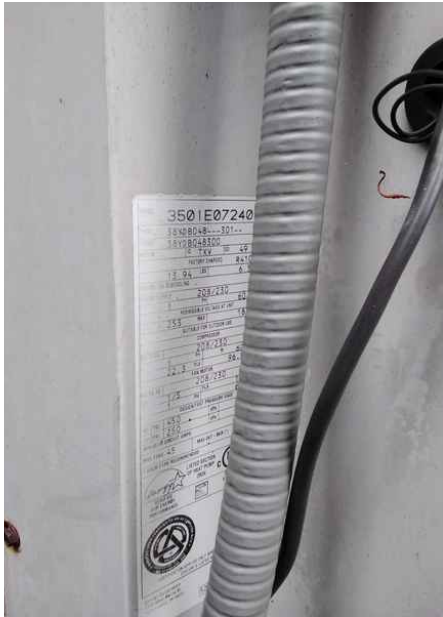
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Heating System : Type of System Packaged unit - forced air	Heating System : Energy source Gas	Heating System : Brand Carrier
Heating System 2nd floor : Type of System AC/heat combo - forced air	Heating System 2nd floor : Energy source Gas	Heating System 2nd floor : Brand Carrier
Cooling System: Energy Source/Type Packaged unit - Air Conditioner	Cooling System: Brand Carrier	Cooling System: Location of cooling unit 1st floor



Cooling System 2nd floor: Energy Source/Type
Electric

Cooling System 2nd floor: Brand
Carrier**Thermostat: Thermostat Location**
1st floor
Dining room**Thermostat 2: Thermostat**
Location 2nd floor
2nd floor hall**General: Suggested maintenance**

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

We recommend having the HVAC system(s) inspected and serviced every year...change the return air filter regularly.

General: What we're inspecting

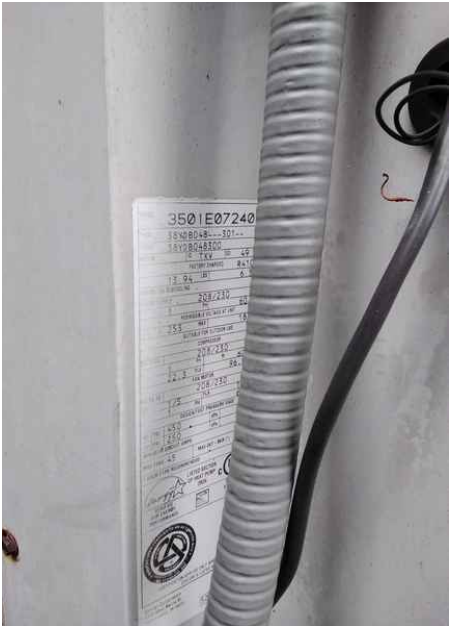
We are evaluating basic operation and installation of the heating and cooling systems. Accessible portions of the distribution systems are also evaluated. We do not inspect zoning controls when these are present...this is beyond the scope of inspection. The HVAC system is not evaluated for proper sizing per to the house.



Heating System : Location of heating unit
1st floor



Heating System 2nd floor : Location of heating unit
2nd floor



Cooling System: Performance

The temperature differential between the return air and average supply air temperature should measure between 15-20 degrees to indicate the system is sufficiently cooling. This system measures: 19 degrees.

Based on our observations, the cooling unit is cooling properly.



Return air



Average supply air

Cooling System 2nd floor: Location of cooling unit

2nd floor



Cooling System 2nd floor: Performance

The temperature differential between the return air and average supply air temperature should measure between 15-20 degrees to indicate the system is sufficiently cooling. This system measures: 16 degrees.

Based on our observations, the cooling unit is cooling properly.



Thermostat: Zoned or central?

Central

Central means one thermostat controls a single HVAC unit, zoned means multiple thermostats control a single HVAC unit. Zoned systems are more complicated since these have zoning control boards, multiple thermostats, electric dampers, manual dampers, bypass dampers and so on. Zoned systems will most likely need annual adjustment by an HVAC technician.

Thermostat 2: Zoned or central?

Central

Central means one thermostat controls a single HVAC unit, zoned means multiple thermostats control a single HVAC unit. Zoned systems are more complicated since these have zoning control boards, multiple thermostats, electric dampers, manual dampers, bypass dampers and so on. Zoned systems will most likely need annual adjustment by an HVAC technician.

Distribution System - Ducting: Type of ducting

Insulated, Rigid pipe, Ductboard, Flex



Limitations

Heating System

NOT A FULL EVALUATION

A full evaluation of a heating system requires disassembly of the unit and is beyond the scope of this inspection. Contact an HVAC tech if further detailed evaluation is needed.

Heating System 2nd floor

NOT A FULL EVALUATION

A full evaluation of a heating system requires disassembly of the unit and is beyond the scope of this inspection. Contact an HVAC tech if further detailed evaluation is needed.

Distribution System - Ducting

NOT ALL ACCESSIBLE

Only accessible portions of ducting components are inspected. the interior of the supply plenum and interior of ducting is not visible.

Recommendations

13.8.1 Distribution System - Ducting

DUCT DAMAGED

CRAWLSPACE, LEFT SIDE

Air supply duct was damaged. Recommend a qualified HVAC contractor repair.



Recommendation



14: PLUMBING

		IN	NI	NP	R
14.1	Main Water Shut-off Device	X			
14.2	Plumbing Supply, Distribution Systems & Fixtures	X			X
14.3	Drain, Waste, & Vent	X			X
14.4	Water Heating Equipment	X			
14.5	Fuel Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Water Source

Public

Main Water Shut-off Device: Location

At the water meter

Plumbing Supply, Distribution Systems & Fixtures: Water Supply Pipe

Copper

Drain, Waste, & Vent: Material

PVC

Water Heating Equipment:

Location

Attic

Water Heating Equipment: Power Source/Type

Gas

Fuel Systems: Main Gas Shut-off

Location

Gas Meter

Drainage system - sewer or septic

Septic

We operate plumbing fixtures and use approximately 50-75 gallons of water to evaluate drainage. For properties which are connected to sewer, we cannot evaluate any underground lines. For properties with septic systems, we do not evaluate these systems. If you would like further evaluation of either system, we recommend contacting a qualified specialist.

Water Heating Equipment: Manufacturer

Rinnai

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Water Heating Equipment: Capacity

Continuous Heat (tankless)



Recommendations

14.2.1 Plumbing Supply, Distribution Systems & Fixtures



Recommendation

EXTERIOR FAUCET DRIPS

An exterior faucet drip to continually and needs repair.

Recommendation

Contact a qualified plumbing contractor.



14.3.1 Drain, Waste, & Vent

LEAKING PIPE

KITCHEN

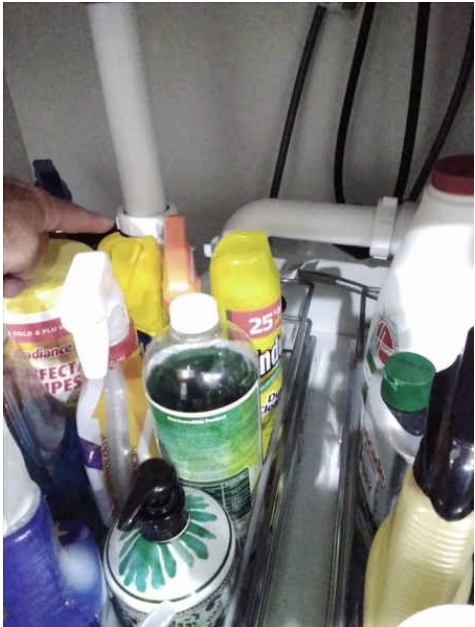
Leak observed at a drain/waste pipe. We recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



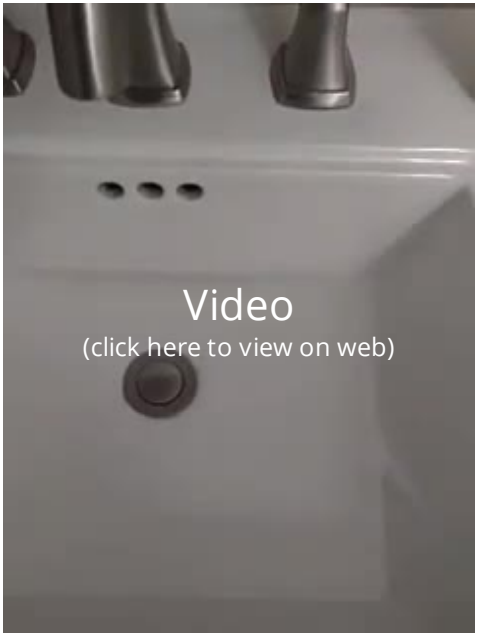
14.3.2 Drain, Waste, & Vent

SINK - POOR DRAINAGE

1ST FLOOR BATHROOM

Sink had slow/poor drainage. Recommend a qualified plumber repair.

 Recommendation



14.3.3 Drain, Waste, & Vent

MISSING VACUUM BREAKER

ALL SIDES

A vacuum breaker is missing on an exterior faucet.

Recommendation

Recommended DIY Project

 Maintenance Item



15: BUILT-IN APPLIANCES

		IN	NI	NP	R
15.1	Dishwasher	X			X
15.2	Food Waste Disposal	X			X
15.3	Range Hood and Exhaust Systems	X			X
15.4	Range/Oven/Cooktop	X			
15.5	Built-in Microwave	X			
15.6	Mechanical Exhaust Vents and Bathroom Heaters	X			
15.7	Garage Door Operators	X			X
15.8	Dryer Exhaust Systems	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Range Hood and Exhaust Systems: Vent termination location

Wall

Range Hood and Exhaust Systems: Type of duct material

Single-walled metal pipe

Range/Oven/Cooktop: Energy Source

Electric, Gas

Range/Oven/Cooktop: Two ovens present

A freestanding range with cooktop and wall oven are located in the kitchen.

Dryer Exhaust Systems: Dryer vent

Directions vent through the wall

Dishwasher: Brand
Kitchenaid



Range Hood and Exhaust Systems: Type of hood
Downdraft



Greasy filter



Range/Oven/Cooktop: Brand
Kitchenaid



Built-in Microwave: Brand
Whirlpool



Recommendations

15.1.1 Dishwasher

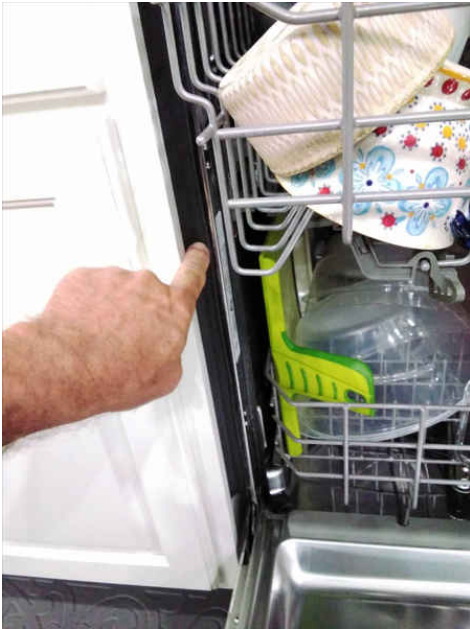
DAMAGED DOOR SEAL

The door seal is damaged.

Recommendation

Contact a qualified appliance repair professional.





15.1.2 Dishwasher

A RACK WHEEL IS MISSING.

Recommendation

Contact a qualified appliance repair professional.



Maintenance Item

15.2.1 Food Waste Disposal

DISPOSAL LEAKS

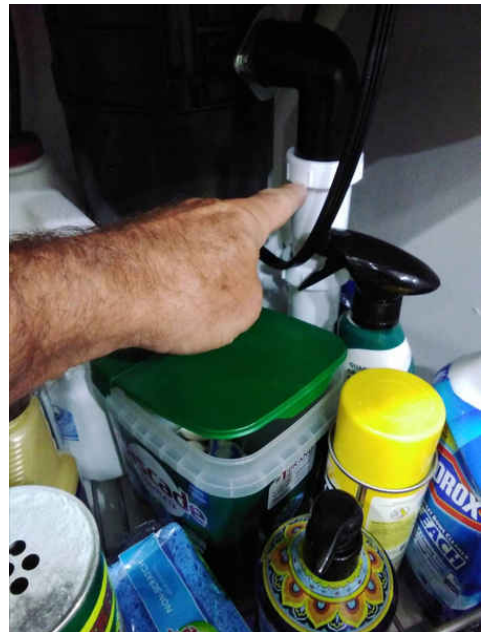
The disposer leaks under sink.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



15.2.2 Food Waste Disposal

ELECTRICAL CORD NOT SECURED

The electrical cord is not properly secured to the unit with a clamp - improper strain relief on the cord.

Recommendation

Contact a qualified electrical contractor.



Recommendation



15.3.1 Range Hood and Exhaust Systems

GREASY FILTER (S)

The filter(s) is (are) greasy and need replacement.



Maintenance Item

15.7.1 Garage Door Operators

EXCESS DOWN PRESSURE

OPERATOR CLOSEST TO THE GARAGE HOUSE ENTRY DOOR

Excess down pressure observed on the reverse feature - down pressure on the opener should be adjusted within the proper limits.



Recommendation

Recommendation

Contact a qualified garage door contractor.

15.8.1 Dryer Exhaust Systems

NOT SINGLE-WALLED PIPE

The dryer discharge pipe is not a single walled metal pipe, lint tends to be trapped in flexible ducts.

Recommendation

Contact a qualified professional.



Recommendation

16: IRRIGATION SYSTEM

		IN	NI	NP	R
16.1	General	X			X

IN = InspectedNI = Not InspectedNP = Not PresentR = Recommendations

Recommendations

16.1.1 General

Recommendation

IRRIGATION SYSTEM DOES NOT FUNCTION.

The system is inoperative and was not further inspected. The electronic controller cycles through stations but heads do not pop-up.

Recommendation

Contact a qualified landscaping contractor

17: CENTRAL VAC

		IN	NI	NP	R
17.1	General	X			

IN = InspectedNI = Not InspectedNP = Not PresentR = Recommendations

Information

General: Functionality of the central vac

The central vac system was inspected for basic operation, a random sampling of connection ports were checked for suction, the canister was also inspected.

