



Home Inspection Report



111 Your Drive, La Vergne, TN 37086

Inspection Date:

Saturday February 8, 2020

Prepared For:

Sample Report

Prepared By:

AIM-HI Accurate Investment & Mortgage Home Inspections, LLC
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Report Number:

OID54

Inspector:

Jerry Wilson

License/Certification #:

TN--1823

Inspector Signature:

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only- Only the items that can be viewed without mechanical disassembly will be inspected.

Main Entrance Faces

The main entry of the home faces the south.

State of Occupancy

Vacant

Weather Conditions

Sunny

Recent Rain

Yes

Ground Cover

Wet

Approximate Age

25-30

Report Summary

Items To Monitor

- All items identified in this report may not appear on this summary. It is recommended that the report be read in its entirety.

Potential Safety Hazards - Electrical

- There is reversed polarity in at least one receptacle. This is a safety concern. Recommend a licensed electrician repair.
- There is a open ground in at least one receptacle. This is a safety concern. Recommend a licensed electrician repair.
- The GFCI outlet will not reset. This is a safety concern. Recommend replacing GFCI by licensed electrician.

Other Concerns

- Some nail popping has occurred. Recommend a licensed contractor repair.
- There are missing tabs or shingles. Recommend a licensed contractor repair or replace.
- The roof has areas of missing granules consistent with hail damage. Recommend a licensed contractor evaluate and repair as needed.
- The plumbing vents have patched with tar. Tar is a temporary solution. Recommend a licensed contractor evaluate and repair/replace as needed.
- The vent boot covering are not properly installed. This may allow water intrusion. Recommend a licensed roofer repair/replace as needed.
- The hose bib(s) not equipped with anti-siphon devices. This is a safety concern as possible cross connection can occur. Recommend installing anti-siphon device.
- The gutters had some damage. Recommend repairing/replacing the damaged sections by a licensed contractor.
- Recommend adding downspout extensions to discharge away from the house. 5-6' extensions recommended.
- The nails are pulling loose from some of the fascia. Recommend a licensed contractor evaluate and repair/replace as needed.
- The life expectancy of a heat pump is 15 to 20 years. Recommend budgeting for replacement since age cannot be determined due to no data plate.
- The light in the first floor hallway does not operate when switched unless switch on other end of hall is on. Recommend a licensed electrician evaluate and repair/replace as needed.
- The insulation in the attic is missing in one or more locations. Recommend additional insulation be installed by licensed contractor.
- The vapor barrier is installed improperly. The vapor barrier should be installed at the conditioned side of structure. Recommend evaluation and repair by a qualified contractor.
- There are bathroom vents with damaged piping in the attic. Recommend repairing piping so it vents to the exterior.
- The dishwasher door would not open and will not cancel or complete cycle. Recommend repair by licensed plumber.
- The drains show signs of leakage. Recommend repair by a licensed plumber.
- The hot water valve is leaking. Recommend repair by a licensed plumber.
- At least one window has some damage and/or hardware in not operable. Recommend a licensed contractor evaluate and repair/replace as needed.
- The drain is leaking in the bathroom. Recommend repair and/or replacement by licensed plumber.
- The area under the kitchen sink has active moisture stains present. Recommend a licensed plumber evaluate and repair as needed.

Potential Safety Hazards - Other

- There is a trip hazard in the driveway. This is a safety concern. Recommend a licensed contractor repair and/or replace.
- There are some typical/expected cracks in the driveway

Report Summary

Potential Safety Hazards - Other

- The handrail does not return to the wall. This is a potential safety concern. Recommend repair by a licensed contractor.
- The handrails on the steps to the deck are not the proper shape to grasp. This is a safety concern. Recommend a licensed contractor install handrails.
- The spring in the pull down steps to access the attic does not have a safety cable. This is a safety concern. Recommend a licensed contractor evaluate and repair/replace as needed.

Tennessee SOP Exclusion

This report does not address the following environmental hazards:

- Lead-based paint
- Radon
- Asbestos
- Cockroaches
- Rodents
- Pesticides
- Treated lumber
- Fungus
- Mercury
- Carbon monoxide
- Other similar environmental hazards
- The presence or absence of pest such as wood damaging organisms, rodents or insects
- Compliance or non compliance with adopted codes, ordinances statutes, regulatory requirements or restrictions

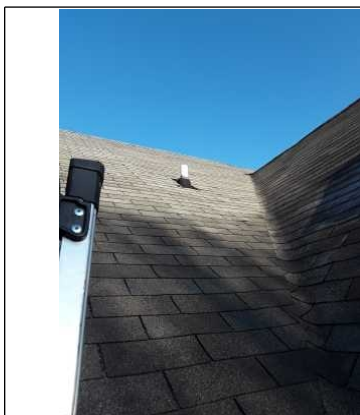
Roof

General

Visibility ☒ All

Inspected From ☒ Roof

Photos



Style of Roof

Type ☒ Gable ☒ Shed

Pitch ☒ Medium

Roof #1 Type:Asphalt
Layers:2+ Layers
Age:5-10+
Location:House

Ventilation System

Type ☒ Soffit ☒ Gable

Flashing

Material ☒ Galv/Alum ☒ Rubber

Condition ☒ Satisfactory ☒ Missing

Comments

- The drip edge flashing at eaves is missing or improperly installed. Recommend a licensed contractor repair/replace as needed.

Photos



No drip edge flashing



Aluminum

Valleys

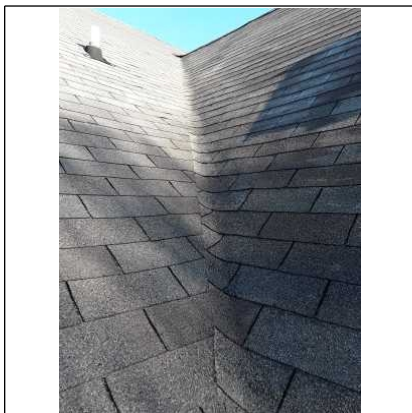
Material ☒ Asphalt

Roof

Valleys cont.

Condition ☒ Satisfactory

Photos



Condition of Roof Coverings

Roof #1 ☒ Marginal ☒ Curling ☒ Nail popping ☒ Granules missing ☒ Missing Tabs/Shingles/Tiles
☒ Recommend roofer evaluate

Comments

- Some nail popping has occurred. Recommend a licensed contractor repair.
- There are missing tabs or shingles. Recommend a licensed contractor repair or replace.
- The roof has areas of missing granules consistent with hail damage. Recommend a licensed contractor evaluate and repair as needed.

Photos



Nail pops



Numerous nail pops

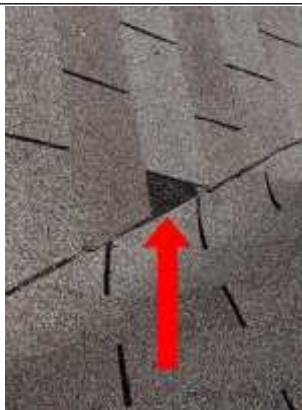


Curling

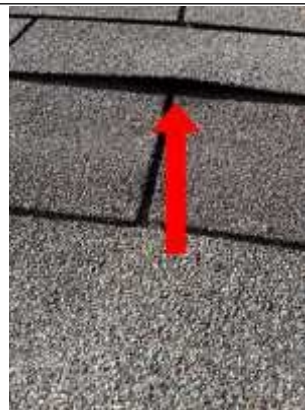
Roof



Missing granules



Missing tabs



Nail pops



Damaged and missing tabs



Nail pops

Skylights

Condition

☒ Satisfactory

Photos



Vents

Condition

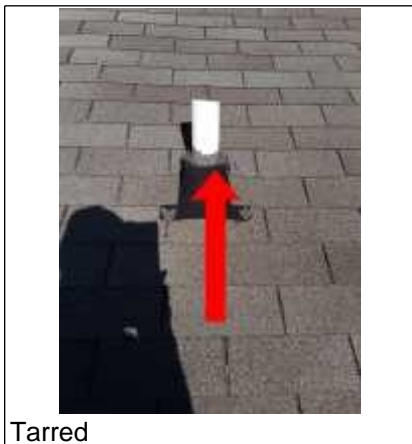
☒ Poor

Comments

- The plumbing vents have patched with tar. Tar is a temporary solution. Recommend a licensed contractor evaluate and repair/replace as needed.
- The vent boot covering are not properly installed. This may allow water intrusion. Recommend a licensed roofer repair/replace as needed.

Photos

Roof



Grounds

Driveway/Parking

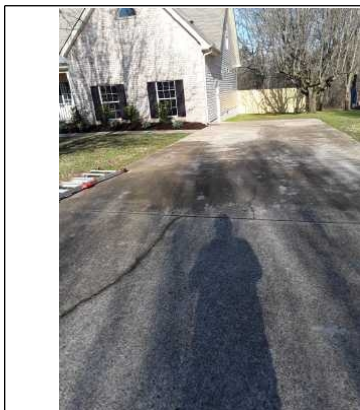
Material ☒ Concrete

Condition ☒ Marginal ☒ Typical cracks ☒ Trip hazard ☒ Fill cracks and seal

Comments

- There is a trip hazard in the driveway. This is a safety concern. Recommend a licensed contractor repair and/or replace.
- There are some typical/expected cracks in the driveway. Recommend sealing the cracks to help prevent damage from water penetration.

Photos



Trip hazard



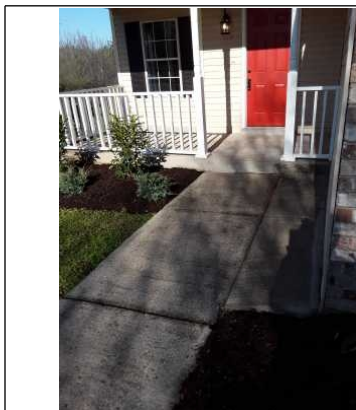
Typical/expected cracks

Service Walks

Material ☒ Concrete

Condition ☒ Satisfactory ☒ Typical cracks

Photos



Typical/expected cracks

Landscaping affecting foundation

☒ N/A

Porch

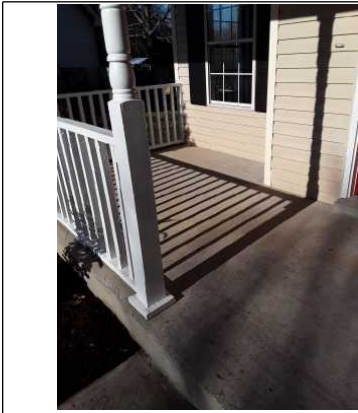
Condition ☒ Satisfactory

Support Pier ☒ Wood

Floor ☒ Satisfactory

Photos

Grounds



Typical/expected cracks

Hose bibs

Condition ☒ Marginal ☒ No anti-siphon valve

Operable ☒ Yes

Comments

- The hose bib(s) not equipped with anti-siphon devices. This is a safety concern as possible cross connection can occur. Recommend installing anti-siphon device.

Photos



Not anti siphon

Patio

Material ☒ Concrete

Condition ☒ Satisfactory

Comments

- There is a gap between the patio and the house. Recommend sealing gap between the patio and the house to prevent water penetration.

Photos

Grounds



Seal gap

Deck/Balcony

Material ☒ Wood

Condition ☒ Satisfactory

Finish ☒ Painted/Stained

Comments

- There are areas with wood directly in contact with soil and/or concrete. This may cause water to seep in the wood and possible cause rotting. Recommend monitoring and contacting a licensed contractor evaluate and repair/replace as needed.
- Some areas were covered with snow and could not be evaluated.
- The handrails on the steps to the deck are not the proper shape to grasp. This is a safety concern. Recommend a licensed contractor install handrails.

Photos

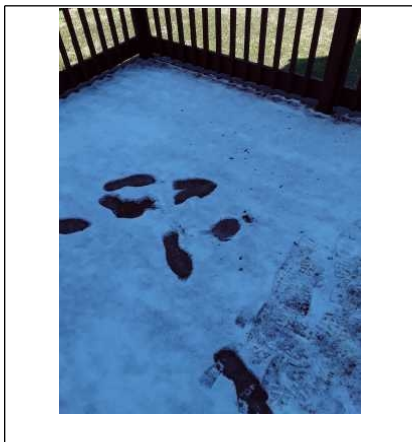


Wrong shape



In contact with soil and concrete

Grounds



Deck/Patio/Porch Covers

Condition ☒ Satisfactory

Recommend ☒ None

Fence/Wall

Type ☒ Wood

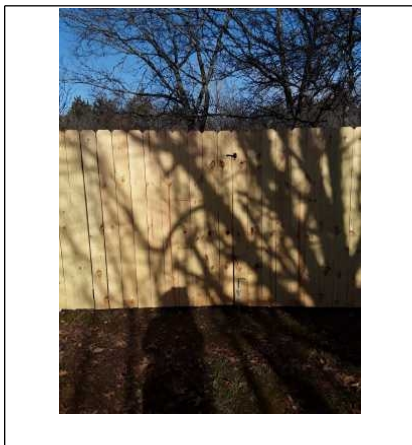
Condition ☒ Marginal

Gate ☒ Satisfactory Operable: ☒ Yes ☐ No

Comments

- The fencing is not part of the home inspection. All comments are for courtesy purposes only.
- The fence has some extensive damage and is in need of extensive repair and/or replacement.
- The fence is in need of painting/staining to prevent wood damage.
- The fence is leaning out in the back. Recommend leveling all post to straighten fence.

Photos



Damage from not being treated



Pulling apart

Grounds



Exposed nail and deteriorating wood



Panel falling off



Loose boards

Exterior

Service Entry

Location ☒ Overhead

Condition ☒ Satisfactory

Exterior receptacles ☒ Yes Operable: ☒ Yes ☐ No Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

GFCI present ☒ Yes Operable: ☒ Yes ☐ No

Comments

- The overhead wires run through trees. This could cause a safety hazard if wires get compromised. Recommend trimming the trees and contacting utility company for repairs if needed.

Photos



Wires in tree

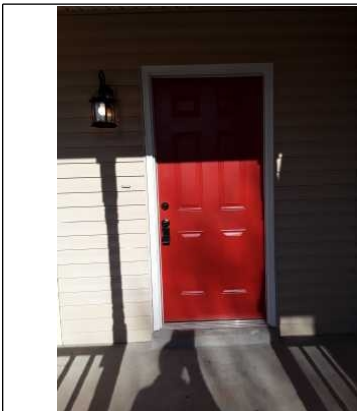
Exterior Doors

Main Entrance Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

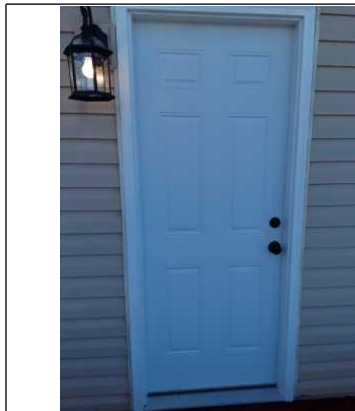
Rear door Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Family Room Door Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Photos



Main entrance



Rear door



Family room door

Gutters/Scuppers/Eavestrough

Condition ☒ Marginal ☒ Recommend repair/replace

Material ☒ Galvanized/Aluminum

Leaking ☒ Corners

Exterior

Gutters/Scuppers/Eavestrough cont.

Attachment ☒ Loose

Extension needed ☒ North

Comments

- The gutters had some damage. Recommend repairing/replacing the damaged sections by a licensed contractor.
- The insides of gutters are full of debris recommend cleaning.
- The gutters are leaking at the seams. Recommend repair by a licensed contractor.
- Recommend adding downspout extensions to discharge away from the house. 5-6' extensions recommended.

Photos



Spikes pulling out



Corner leaks



Full of debris and not draining



Need extensions



Damaged

Siding

Material ☒ Block/Brick ☒ Metal/Vinyl

Condition ☒ Marginal

Comments

- The siding had some damage. Recommend a licensed contractor repair/replace damaged sections.

Photos

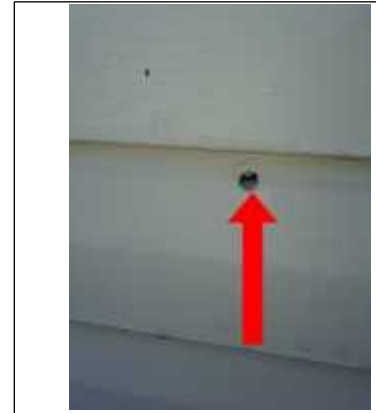
Exterior



Damaged



Siding not in channels



Hole with cut wire

Trim

Material ☒ Wood ☒ Aluminum/Steel

Condition ☒ Satisfactory

Comments

- Some of the trim is covered with aluminum/steel and structure underneath is not visible. Inspection comments do not include unseen items.

Soffit

Material ☒ Vinyl

Condition ☒ Satisfactory

Comments

- The soffit is covered with vinyl and the structure underneath is not visible. Inspection comments do not include unseen items.

Fascia

Material ☒ Aluminum/Steel

Condition ☒ Satisfactory

Comments

- The fascia is covered with aluminum/steel and structure underneath is not visible. Inspection comments do not include unseen items.
- The nails are pulling loose from some of the fascia. Recommend a licensed contractor evaluate and repair/replace as needed.

Photos



Nails backing out



Nails backing out

Flashing

☒ None

Exterior

Caulking

Condition ☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations

Windows/Screens

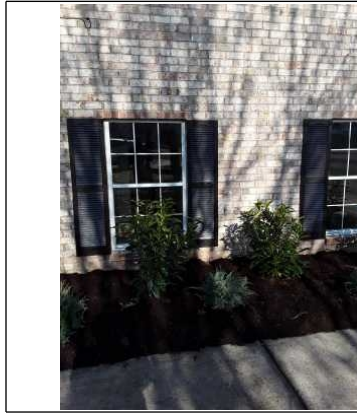
Condition ☒ Satisfactory

Material ☒ Vinyl

Screens ☒ Not installed

Comments • There are windows without screens installed. Recommend installing the screens.

Photos



Exterior A/C - Heat pump #1

Unit #1 Location: Exterior left side of house
 Brand: Gibson
 Model #: The data plate is missing from the unit. The age and specifications cannot be recorded factually.
 Appropriate age may be documented.
 Approximate Age: 25+

Condition ☒ Satisfactory

Energy source ☒ Electric

Unit type ☒ Air cooled

Outside Disconnect ☒ Yes Maximum fuse/breaker rating (amps): Unknown Fuses/Breakers installed (amps): 60

Level ☒ Yes

Condenser Fins ☒ Need cleaning

Insulation ☒ No

Improper Clearance (air flow) ☒ No

Comments • The heat pump frosted, under normal conditions it should automatically defrost. Monitor and contact a licensed HVAC contractor should it lose efficiency.
 • The life expectancy of a heat pump is 15 to 20 years. Recommend budgeting for replacement since age cannot be determined due to no data plate.

Photos

Exterior



Frosted



Fan motor wiring

Chimney(s)

Location(s) West

Viewed From ☒ Roof

Rain Cap/Spark Arrestor ☒ Yes

Chase ☒ Framed

Evidence of ☒ Holes in metal ☒ Rust

Flue ☒ Metal

Evidence of ☒ Not evaluated

Condition ☒ Satisfactory

Comments

- The chimney cap is rusted with a nail coming loose. Recommend a licensed contractor repair/replace as needed.

Photos



Rust and nail coming out

Building(s) Exterior Wall Construction

Type ☒ Not Visible

Condition ☒ Not Visible

Electric/Cooling System

Main panel

Location Exterior wall

Condition ☒ Satisfactory

Adequate Clearance to Panel ☒ Yes

Amperage/Voltage ☒ 200a ☒ 120v/240v

Breakers/Fuses ☒ Breakers

Appears grounded ☒ Yes

GFCI breaker ☒ No

AFCI breaker ☒ No

Main wire ☒ Aluminum Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

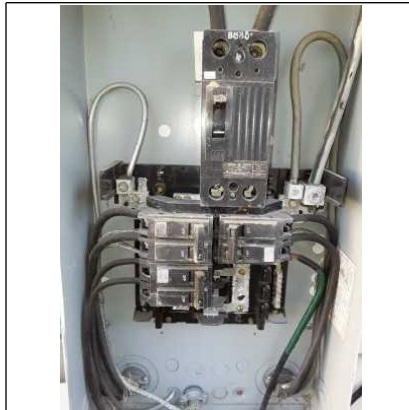
Branch wire ☒ Aluminum

Branch wire condition ☒ Satisfactory

Photos



Main disconnect



Sub panel(s)

Location(s) Location 1: Family Room

Evaluation ☒ Satisfactory

Branch wire ☒ Copper Neutral/ground separated: ☒ Yes ☐ No Neutral isolated: ☒ Yes ☐ No

Condition ☒ Satisfactory

Photos



Disconnect



Electric/Cooling System

Evaporator Coil Section Unit #1

General ☒ Central system
Age:25+

Evaporator coil ☒ Satisfactory

Operation Differential:

Condition ☒ Not operated due to exterior temperature

Photos



Laundry Room

Laundry

Heat source present ☒ No

Room vented ☒ No

Dryer vented ☒ Floor

Electrical Open ground/reverse polarity: ☐ Yes ☒ No

GFCI present ☒ No

Appliances ☒ Washer ☒ Dryer

Washer hook-up lines/valves ☒ Satisfactory

Gas shut-off valve ☒ N/A

Photos



Interior

Hall/Foyer

Location Upstairs Hall
Entry Foyer/Hall

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

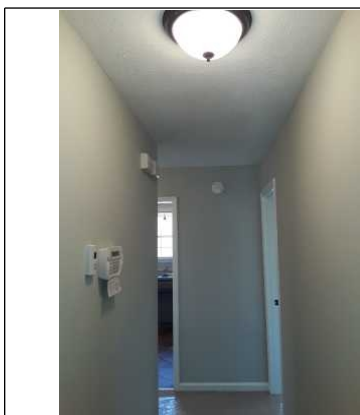
Doors ☒ Satisfactory

Windows ☒ None

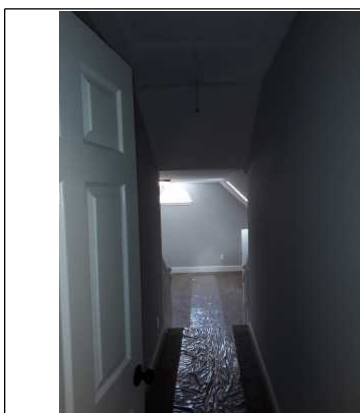
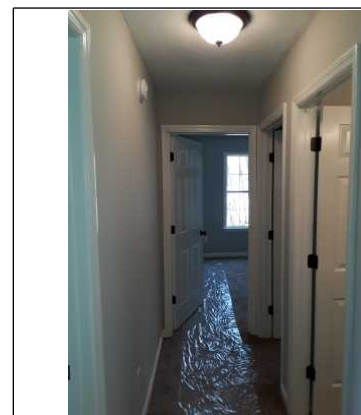
Comments

- The light in the first floor hallway does not operate when switched unless switch on other end of hall is on. Recommend a licensed electrician evaluate and repair/replace as needed.

Photos



Switches are not three way



Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional

CO Detector ☒ Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional

Comments

- At least one smoke detector was inoperable. There is another one on wall that is operable.

Photos

Interior



Does not work

Stairs/Steps/Balconies

Condition ☒ Satisfactory

Handrail ☒ Marginal ☒ Safety hazard

Risers/Treads ☒ Satisfactory

Comments

- The handrail does not return to the wall. This is a potential safety concern. Recommend repair by a licensed contractor.

Photos



Needs to return to wall

Fireplace

Location(s) Living room

Type ☒ Gas

Material ☒ Metal (pre-fabricated)

Miscellaneous Damper operable: ☒ Yes ☐ No

Damper modified for gas operation ☒ No

Hearth extension adequate ☒ No

Mantel ☒ N/A

Physical condition ☒ Satisfactory

Comments

- There was not any fuel or logs installed for fireplace. Hearth is not proper for wood burning. Recommend a qualified technician install gas logs.
- The screen pull is detached and may not be adequate to prevent logs from rolling out. Recommend replacing with doors.

Photos

Interior



Attic/Structure/Framing/Insulation

Access ☒ Pulldown

Inspected from ☒ In the attic

Location ☒ Hallway

Flooring ☒ None

Insulation ☒ Cellulose Depth: 14 ☒ Missing

Installed in ☒ Walls ☒ Between ceiling joists

Vapor barriers ☒ Not Visible

Ventilation ☒ Ventilation appears adequate

Fans exhausted to Attic: ☐ Yes ☒ No ☐ Recommend repair Outside: ☒ Yes ☐ No

HVAC Duct ☒ Satisfactory

Chimney chase ☒ Satisfactory

Structural problems observed ☒ No

Roof structure ☒ Rafters ☒ Wood

Ceiling joists ☒ Not Visible

Sheathing ☒ OSB

Evidence of condensation ☒ No

Evidence of moisture ☒ No

Evidence of leaking ☒ No

Interior

Attic/Structure/Framing/Insulation cont.

Firewall between units ☒ N/A

Electrical ☒ No apparent defects

Comments

- The insulation in the attic is missing in one or more locations. Recommend additional insulation be installed by licensed contractor.
- The vapor barrier is installed improperly. The vapor barrier should be installed at the conditioned side of structure. Recommend evaluation and repair by a qualified contractor.
- There are bathroom vents with damaged piping in the attic. Recommend repairing piping so it vents to the exterior.
- The spring in the pull down steps to access the attic does not have a safety cable. This is a safety concern. Recommend a licensed contractor evaluate and repair/replace as needed.

Photos



Insulation missing and installed incorrectly



Insulation missing



Damaged bathroom vent piping



Missing safety cable



Interior



Heating System

Heating system

Unit #1 Brand name: Gibson

Approx. age: 25+

☒ Satisfactory

Energy source ☒ Electric

Warm air system ☒ Direct drive

Controls ☒ Normal operating and safety controls observed

Distribution ☒ Insulated flex duct

Filter ☒ Standard

When turned on by thermostat Proper operation: ☒ Yes ☐ No ☐ Not tested

Heat pump ☒ Supplemental electric

Sub-slab ducts ☒ N/A

System not operated due to ☒ N/A

Comments • The furnace filter was dirty and needs changing. Filter should be changed monthly.

Photos



Kitchen

Appliances

Dishwasher Operable: ☐ Yes ☒ No

Oven Operable: ☒ Yes ☐ No

Range Operable: ☒ Yes ☐ No

Exhaust fan Operable: ☒ Yes ☐ No

Microwave ☒ N/A

Refrigerator ☒ N/A

Disposal ☒ N/A

Dishwasher airgap ☒ No

Dishwasher drain line looped ☒ Yes

Trash Compactor ☒ N/A

Receptacles present ☒ Yes Operable: ☒ Yes ☐ No

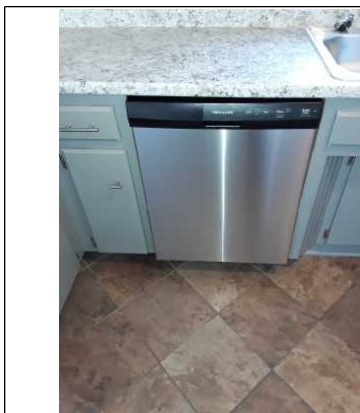
GFCI ☒ Yes Operable: ☒ Yes ☐ No

Open ground/Reverse polarity: ☒ No

Comments

- The dishwasher door would not open and will not cancel or complete cycle. Recommend repair by licensed plumber.
- There is one switch that use could not be determined.

Photos



Unknown switch

Walls & Ceiling

Condition ☒ Satisfactory

Comments

- The trim for the water supply is missing. Recommend a licensed contractor repair as needed.

Photos

Kitchen



Missing trim

Floor

Condition ☒ Satisfactory

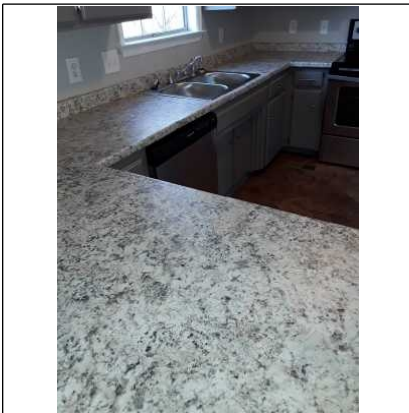
Heating/Cooling Source

☒ Yes

Countertops

Condition ☒ Satisfactory

Photos



Cabinets

Condition ☒ Satisfactory

Photos



Kitchen

Plumbing

Faucet Leaks ☒ No

Pipes leak/corroded ☒ Yes

Sink/Faucet ☒ Recommend repair

Functional drainage ☒ Satisfactory

Functional flow ☒ Satisfactory

Comments

- The drains show signs of leakage. Recommend repair by a licensed plumber.
- The hot water valve is leaking. Recommend repair by a licensed plumber.

Photos



Drain leaks



Valve leaks

Dining Room

Dining Room

Location The room is positioned on the north side of the home.

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Photos



Living Room

Living Room

Location The room is positioned on the south side of the home.

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

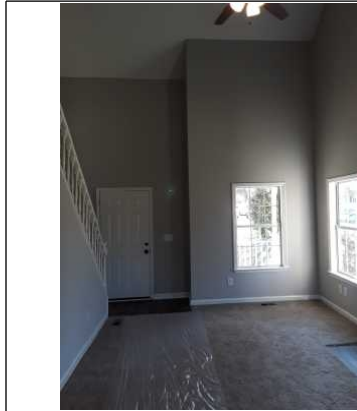
Doors ☒ Satisfactory

Windows ☒ Satisfactory ☒ Broken/Missing hardware

Comments

- At least one window has some damage and/or hardware in not operable. Recommend a licensed contractor evaluate and repair/replace as needed.

Photos



Clip will not set

Family Room

Family Room

Location Lower Floor

Type FAMILY ROOM

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Photos



Master Bedroom

Master Bedroom

Location First floor

Type Master Bedroom

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Photos



Master Bathroom

Bath

Location Master bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☒ Yes ☐ No

Tubs Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Showers Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No

Whirlpool ☒ No

Shower/Tub area ☒ Fiberglass Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors

Drainage ☒ Satisfactory

Water flow ☒ Satisfactory

Moisture stains present ☒ No

Doors ☒ Satisfactory

Window ☒ None

Receptacles present ☒ Yes Operable: ☒ Yes ☐ No

GFCI ☒ Yes Operable: ☒ Yes ☐ No

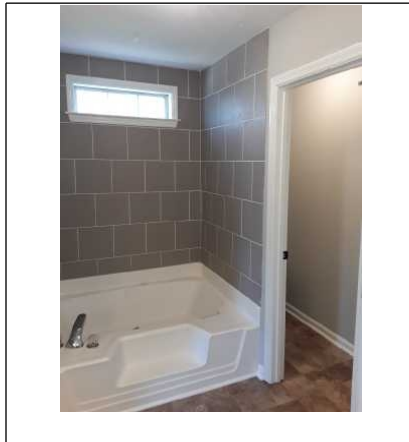
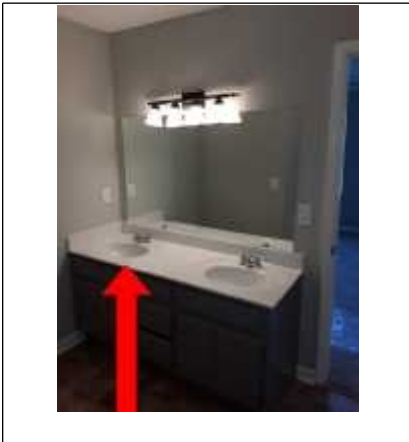
Open ground/Reverse polarity ☒ No

Heat source present ☒ Yes

Exhaust fan ☒ Yes Operable: ☒ Yes ☐ No

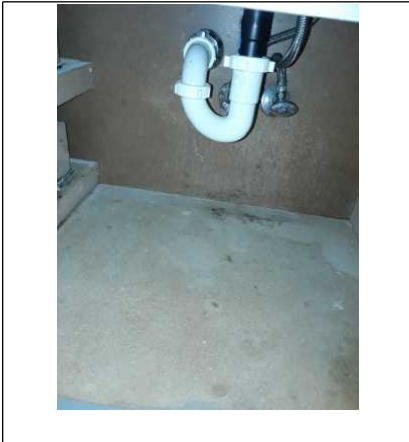
Comments • The drain is leaking in the bathroom. Recommend repair and/or replacement by licensed plumber.

Photos



Drain leaks

Master Bathroom



Guest Bedroom 1

Guest Bedroom 1

Location The room is positioned on the north side of the home.
The room is located on the 2nd floor.

Type Guest Bedroom 1

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☐ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

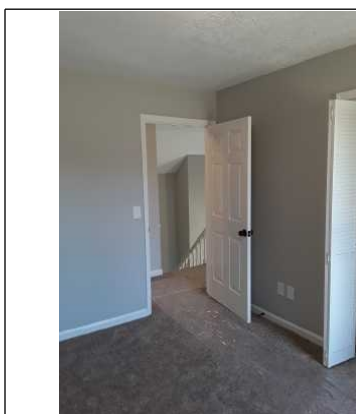
Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Photos



Previously repaired ceiling

Guest Bedroom 2

Guest Bedroom 2

Location The room is positioned on the east side of the home.
The room is located on the 2nd floor.

Type Guest Bedroom 2

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☐ Yes ☒ No

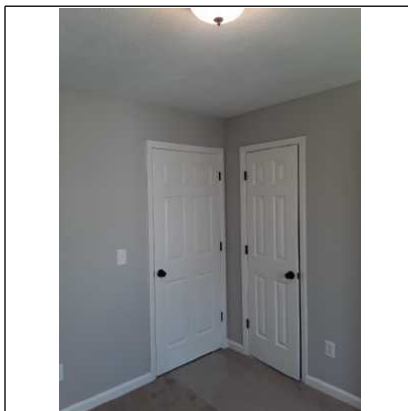
Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Photos



Guest Bedroom 3

Guest Bedroom 3

Location The room is positioned on the south side of the home.
The room is located on the 2nd floor.

Type Guest Bedroom 3

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable
Open ground/Reverse polarity: ☒ Yes ☐ No ☒ Safety hazard

Heating source present ☒ Yes

Bedroom Egress restricted ☒ Yes

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Comments

- There is reversed polarity in at least one receptacle. This is a safety concern. Recommend a licensed electrician repair.
- There is a open ground in at least one receptacle. This is a safety concern. Recommend a licensed electrician repair.

Photos



Ground and neutral are reversed



Open ground

Guest Bathroom

Bath

Location Second floor bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Showers Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No

Whirlpool ☒ No

Shower/Tub area ☒ Ceramic/Plastic Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors

Drainage ☒ Satisfactory

Water flow ☒ Satisfactory

Moisture stains present ☒ No

Doors ☒ Satisfactory

Window ☒ None

Receptacles present ☒ Yes Operable: ☐ Yes ☒ No

GFCI ☒ Yes Operable: ☐ Yes ☒ No

Open ground/Reverse polarity ☒ No

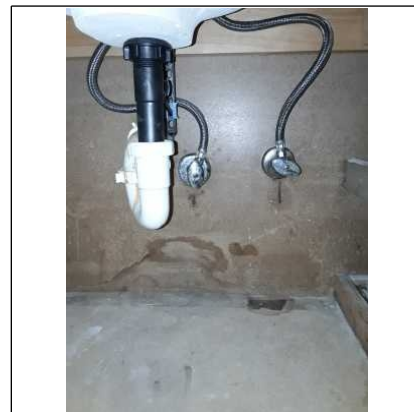
Heat source present ☒ Yes

Exhaust fan ☒ Yes Operable: ☒ Yes ☐ No ☒ Noisy

Comments

- The GFCI outlet will not reset. This is a safety concern. Recommend replacing GFCI by licensed electrician.

Photos



Guest Bathroom

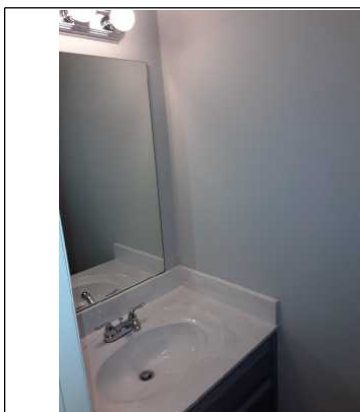


Half Bathroom

Half Bathroom

Location First floor half bath
Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No
Drainage ☒ Satisfactory
Water flow ☒ Satisfactory
Moisture stains present ☒ No
Doors ☒ Satisfactory
Window ☒ None
Receptacles present ☒ Yes Operable: ☒ Yes ☐ No
GFCI ☒ Yes Operable: ☒ Yes ☐ No
Open ground/Reverse polarity ☒ No
Heat source present ☒ Yes
Exhaust fan ☒ Yes Operable: ☒ Yes ☐ No

Photos



Plumbing

Water service

Main shut-off location • The main shutoff is outside at the meter

Water entry piping ☒ PVC Plastic

Lead other than solder joints ☒ Unknown

Visible water distribution piping ☒ Copper ☒ PEX Plastic

Condition ☒ Satisfactory

Flow ☒ Satisfactory

Pipes Supply/Drain ☒ Corroded ☒ Satisfactory

Drain/Waste/Vent pipe ☒ PVC

Condition ☒ Satisfactory

Support/Insulation Type: Plastic strapping

Traps proper P-Type ☒ Yes

Drainage ☒ Satisfactory

Interior fuel storage system ☒ N/A

Fuel line ☒ N/A

Condition ☒ N/A

Comments • At least one supply pipes is corroded. Recommend the pipes be monitored and repaired and/or replaced by a licensed plumber as needed.

Photos



Main shutoff



Cleanout



Corrosion



Corrosion



Unknown PEX



Pressure reduction valve

Plumbing



House shutoff

Water heater #1

General

Brand Name: Whirlpool

Serial #: 1428T477325

Capacity: 50

Approx. age: 5-10+

Type

☒ ElectricCombustion air venting present ☒ N/ASeismic restraints needed ☒ N/ARelief valve ☒ Yes Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper materialVent pipe ☒ N/ACondition ☒ Satisfactory

Photos



Crawl Space

Crawl space

Type ☒ Full crawlspace

Conditioned (heated/cooled) ☒ No

Comments

- The basement/crawlspace had some minor microbial growth. Recommend monitoring to ensure moisture remains minimal.
- There was a dryer vent terminated in the crawlspace and covered many areas with dryer lint. Appears to have been corrected.

Photos



Repaired dryer vent



Minor microbial growth

Access

Location ☒ Exterior

Inspected from ☒ In the crawl space

Photos



Foundation walls

Condition ☒ Monitor

Material ☒ Concrete block

Comments

- The foundation walls were covered in many areas with dryer lint and were not visible.
- The foundation walls have efflorescence indicating that water has been present. There was not any moisture present at the time of the inspection. Recommend monitoring for moisture and contacting a licensed contractor as needed.

Photos

Crawl Space



Dryer lint



Walls covered with dryer lint and damp floor



Efflorescence



Floor

Material ☒ Dirt

Condition ☒ Vapor barrier present

Photos



Drainage

Sump pump ☒ No

Standing water ☒ No

Evidence of moisture damage ☒ No

Crawl Space

Drainage cont.

Comments

- There is a drain pipe running into the back yard and no standing water at the time of the inspection. Recommend monitoring crawlspace to ensure water is draining out properly. Contact a licensed contractor to evaluate and repair/replace as needed.

Photos



Drain pipe

Ventilation

Location

☒ Wall vents

Condition

☒ Satisfactory

Photos



Girders/Beams/Columns

Material

☒ Wood ☒ Masonry

Condition

☒ Satisfactory

Photos

Crawl Space



Joists

Material ☒ Wood

Condition ☒ Satisfactory

Subfloor

Condition ☒ Indication of moisture stains/rotting

Comments

- The area under the kitchen sink has active moisture stains present. Recommend a licensed plumber evaluate and repair as needed.

Photos



Active leak

Insulation

☒ None

Vapor barrier

Present ☒ Yes ☒ Improperly installed

Material ☒ Plastic

Condition ☒ Marginal

Comments

- The poly sheeting on the floor was not properly installed. Recommend a qualified contractor repair as needed to limit moisture in the crawl space.

Photos

Crawl Space

