



Home Inspection Report



123 Main Street, White House, TN 37188

Inspection Date:

Friday July 1, 2016

Prepared For:

Jane Doe

Prepared By:

Above All Home Inspections
2408 Center Point Road
Hendersonville, TN 37075
615-668-2821
homeinspectorscott@gmail.com

Report Number:

16-0020

Inspector:

Scott Frey

License/Certification #:

TN--1390

Inspector Signature:

Scott B Frey

Receipt/Invoice

Above All Home Inspections
2408 Center Point Road
Hendersonville, TN 37075
615-668-2821

Date: Jul 1, 2016

Inspected By: Scott Frey

Property Address
123 Main Street
White House, TN 37188

Inspection Number: 16-0020

Payment Method: Check

Client: Jane Doe

Inspection	Fee
Home Inspection	\$350.00

Total	\$350.00
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Report Summary

Items Not Operating

None apparent

Major Concerns

Potential foundation problem.

Potential Safety Hazards

Open grounds by water.
Relief valve extension missing on water heater.
Open junction boxes - need cover plates.
Oversized circuit breaker .
Missing handrail on porch.
Missing ballusters on deck.
Bedroom windows that do not open pose a potential safety hazard.
Reverse pressure switch on garage door opener not working.

Deferred Cost Items

Roof that is 15+ years.
Furnace that is 13+ years.

Improvement Items

Extensions on downpipes.
Replace cracked radius window above foyer.

Items To Monitor

Moisture in crawlspace.

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

Main Entrance Faces

South

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

Yes

Ground Cover

Dry

Approximate Age

15-20 years

Grounds

Service Walks

None Not Visible

Material Concrete Flagstone Gravel Brick Other: .

Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair

Comments

Driveway/Parking

None Not Visible

Material Concrete Asphalt Gravel/Dirt Brick Other: .

Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal

Comments

Porch

None Not Visible

Condition Satisfactory Marginal Poor Railing/Balusters recommended

Support Pier Concrete Wood Other: .

Floor Satisfactory Marginal Poor Safety Hazard

Comments Recommend sealing gap between concrete and brick.
 Porch/deck missing railings, recommend installing proper guardrails .

Photos



Recommend sealing gap between concrete and brick wall.



Recommend handrails on a porch over 36 inches off the ground.

Stoops/Steps

None

Material Concrete Wood Other: . Railing/Balusters recommended

Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled

Comments

Patio

None

Material Concrete Flagstone Kool-Deck Brick Other: .

Grounds

Patio cont.

Condition Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage provided Typical cracks

Comments

Deck/Balcony

None Not Visible

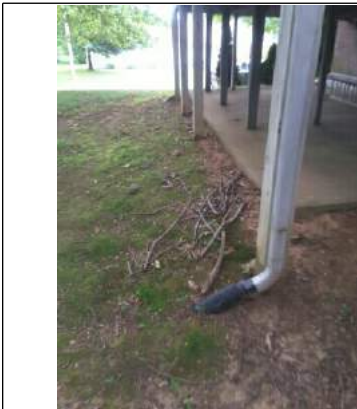
Material Wood Metal Composite Railing/Balusters recommended

Condition Satisfactory Marginal Poor Wood in contact with soil

Finish Treated Painted/Stained Other: Safety Hazard Improper attachment to house
 Railing loose Not Applicable

Comments Wood support piers in contact with soil.
 Deck appeared to be in satisfactory condition, applying a sealant on the wood will help prolong the life of the deck.
 Missing balusters, Recommend baluster be installed proper distance apart -SAFETY CONCERN.

Photos



Wood to soil contact at deck support piers.



Steps not attached properly to deck. Recommend adding additional hangers.



Missing balusters. Safety Hazard.

Deck/Patio/Porch Covers

None

Condition Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
 Moisture/Insect damage

Recommend Metal Straps/Bolts/Nails/Flashing Improper attachment to house None

Comments Attachment of deck to the house was not visible. No representation could be made.

Fence/Wall

Not evaluated None

Type Brick Block Wood Metal Chain Link Rusted Vinyl

Condition Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps

Gate N/A Satisfactory Marginal Poor Planks missing/damaged Operable: Yes No

Comments Fencing remarks do not constitute an inspection.
 Fencing is not part of a home inspection.

Grounds

Landscaping affecting foundation

N/A

Negative Grade East West North South Satisfactory Recommend additional backfill
 Recommend window wells/covers Trim back trees/shrubberies
 Wood in contact with/improper clearance to soil

Comments Recommend maintaining a positive drainage slope away from the foundation.
Recommend trimming trees/vegetation so it doesn't come into contact with the home

Photos



Recommend trimming trees that are in contact with the house or roof.



Negative grade at southwest side of house by driveway. Maybe 2%. With a heavy rainfall, it may be possible for water to enter the garage. By adding downpipe extensions, it will significantly improve water dispersion away from the house.

Retaining wall

None

Material Brick Concrete Concrete block Other: Railroad ties Timbers

Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed
 Drainage holes recommended

Comments

Hose bibs

N/A

Condition Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve

Operable Yes No Not Tested Not On

Comments Hose bib(s) leaking from handle/stem, recommend repair
Recommend in winter to shut off valve on the inside of the house and open the outside faucet to allow drainage and to prevent freezing.

Photos

Grounds



Loose hose bib on the east side, it also needs sealant in/around the hole.



Loose hose bib on the west side of the house. Recommend sealing gaps.



Hose bib is loose and the handle is leaking. You have 90 psi water pressure. This is on the west side.

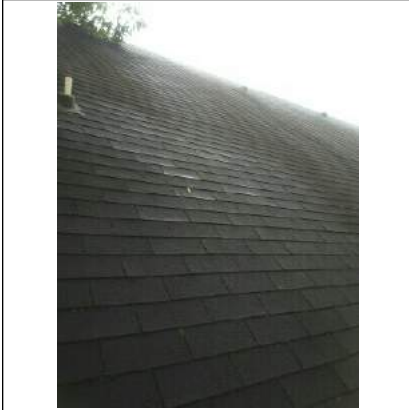
Roof

General

Visibility None All Partial Limited By: .

Inspected From Roof Ladder at eaves Ground With Binoculars

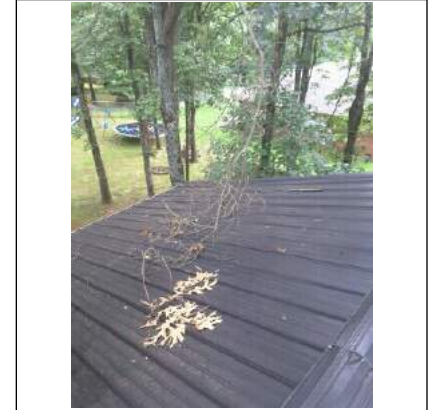
Photos



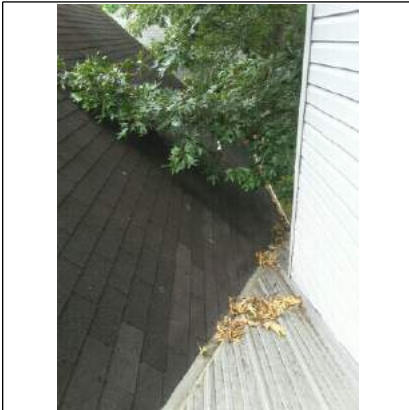
Steep shingle roof. Nearing the end of its life expectancy.



Metal roofing. This is over the deck. Some caulking has been applied to possible past trouble areas mostly around chimney.



Dead limbs in contact with the roof. Recommend trimming limbs near/in contact with the house.



Tree limbs in contact with the roof. Dead leaves in the valley.

Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type: Asphalt
Layers: 1 Layer
Age: 10-15+
Location:

Roof #2 None
Type: Metal
Layers: 1 Layer
Age: 5-10+
Location: over deck

Roof

Style of Roof cont.

Roof #3 None
 Type:
 Layers:
 Age:
 Location:

Comments

Ventilation System

None N/A
Type Soffit Ridge Gable Roof Turbine Powered Other: .
Comments Soffit/Eave
 Gable

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .
Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other: .
Comments Flashings are not visible.

Photos



Recommend sealing exposed fasteners on skirt flashing in front of dormers at the front of the house.



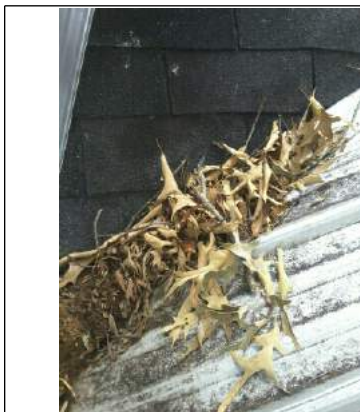
Recommend kick out flashing at gutter. Also needs to be cleaned of debris.

Valleys

N/A
Material Not Visible Galv/Alum Asphalt Lead Copper Other: .
Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing
Comments Recommend sealing cracks in the valley.

Photos

Roof



Recommend cleaning valleys and gutters of leaves and debris.



Open valley. Recommend licensed roofer evaluate/repair. I could easily slip my finger under the metal roofing next to the valley. The caulk here has failed.

Condition of Roof Coverings

- Roof #1** Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
- Roof #2** N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
- Roof #3** N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments Roof appeared to be nearing end of its useful life, budget to replace soon.

Photos



Notice the fiberglass showing through the shingle. There are also some hail damage spots.

Skylights

- N/A Not Visible

Roof

Skylights cont.

Condition Cracked/Broken Satisfactory Marginal Poor

Comments

Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Comments recommend sealing exposed fasteners on pipe vents.

Photos



Plumbing vents seemed to be in good shape and not leaking. The exposed fasteners need to be caulked.

Exterior

Chimney(s)

None

Location(s) North

Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

Evidence of Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
 No apparent defects

Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
 Recommend Cricket/Saddle/Flashing No apparent defects

Condition Satisfactory Marginal Poor Recommend Repair

Comments Flue not visible, not evaluate d.

Gutters/Scuppers/Eavestrough

None

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
 Needs to be cleaned

Material Copper Vinyl/Plastic Galvanized/Aluminum Other: .

Leaking Corners Joints Hole in main run No apparent leaks

Attachment Loose Missing spikes Improperly sloped Satisfactory

Extension needed North South East West N/A

Comments Gutters were in overall adequate condition.
Insides of gutters are full of debris recommend cleaning
Recommend adding downspout extensions to discharge away from the house. 5-6' extensions recommended.

Photos



Gutter and Valley need to be cleaned.



Valley and gutter on rear of house need to be cleaned.



Recommend adding downpipe extensions to divert water away from foundation. 5-6 feet.

Exterior



Downpipe extension needed next to garage. This will help to keep heavy rains from entering the garage.



Same place where there is no kick out flashing. Water runs down the brick wall instead of in the gutter.

Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Other: Typical cracks Peeling paint Monitor Wood rot
 Loose/Missing/Holes

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments Brick and mortar was in need of tuck pointing maintenance.
 Steel lintels above door and window openings rusted/sagging recommend repair
 Normal caulking maintenance recommended

Trim

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Soffit

None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Fascia

None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Flashing

None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Exterior

Flashing cont.

Condition Satisfactory Marginal Poor

Comments

Caulking

None

Condition Satisfactory Marginal Poor

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

Comments Recommend caulking around windows, doors, corners, utility penetrations.

Photos



Caulking needed at windows.



Caulking needed at windows.

Windows/Screens

Condition Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Recommend repair/replace damaged screens Failed/fogged insulated glass

Material Wood Metal Vinyl Aluminum/Vinyl clad

Screens Torn Bent Not installed Satisfactory

Comments Some screens not installed. There was another screen present in the garage, it may be for one of the windows which are missing a screen.

The radius window above the foyer was cracked. Recommend licensed contractor replace.

Photos



Missing window screen. Front porch.

Exterior

Storms Windows

None Not installed

Condition Satisfactory Broken/cracked Wood rot Recommend repair/painting

Material Wood Clad comb. Wood/Metal comb. Metal

Putty Satisfactory Needed N/A

Comments

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other: .

Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated

Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated

Comments Some step cracks in block foundation walls (NE and NW). Recommend structural engineer evaluate.

Service Entry

Location Underground Overhead

Condition Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low

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

GFCI present Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles

Comments Exterior GFCI receptacles are reset in the half bath on the first floor.

Photos



Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other: .

Condition Not Visible Satisfactory Marginal Poor

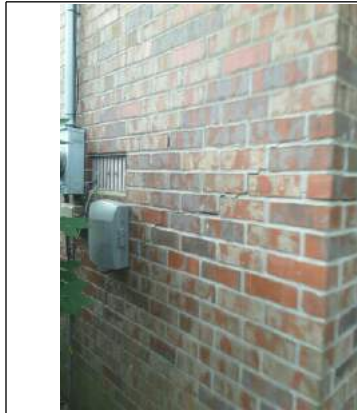
Comments

Photos

Exterior



Northeast wall step cracks. This is by the deck on the corner. The block on the other side in the crawlspace had step cracks also.



Northeast wall step cracks.



Step cracks above garage door. Recommend structural engineer evaluate.



The steel lintel over the garage door is bowing slightly at the center.



Small crack at mortar joint. Recommended repair.



West wall step cracks. There is no bowing on this wall. I assume the cracks are from settlement due to water not being diverted away from the house properly for years.



Northwest corner step cracks. The block foundation wall in the crawlspace behind this brick veneer also has a step crack. Have structural engineer evaluate.

Exterior

Exterior Doors

- Main Entrance** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
- Patio** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
- Rear door** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
- Other door** N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
- Comments** The door leading into the garage did not shut tight. Recommend repair/adjust to seal better.

Exterior A/C - Heat pump #1

- Unit #1** N/A
 Location: west
 Brand: Armstrong?
 Model #: PGE10B48D125A-3A
 Serial #: 8400H34631
 Approximate Age: 15-20+
 2000
- Condition** Satisfactory Marginal Poor Cabinet/housing rusted
- Energy source** Electric Gas Other: .
- Unit type** Air cooled Water cooled Geothermal Heat pump
- Outside Disconnect** Yes No Maximum fuse/breaker rating (amps): 40 Fuses/Breakers installed (amps): 40
 Improperly sized fuses/breakers
- Level** Yes No Recommend re-level unit
- Condenser Fins** Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory
- Insulation** Yes No Replace
- Improper Clearance (air flow)** Yes No
- Comments**

Exterior A/C - Heat pump #2

- Unit #2** N/A
 Location:
 Brand:
 Model #:
 Serial #:
 Approx. Age:
- Energy source** Electric Gas Other: .
- Unit type** Air cooled Water cooled Geothermal Heat pump
- Outside Disconnect** Yes No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
 Improperly sized fuses/breakers
- Level** Yes No Recommend re-level unit
- Condenser Fins** Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory
- Insulation** Yes No Replace
- Condition** Satisfactory Marginal Poor Cabinet/housing rusted
- Improper Clearance (air flow)** Yes No

Garage/Carport

Type

 None

Type Attached Detached 1-Car 2-Car 3-Car 4-Car Carport

Comments 2-car

Automatic Opener

 None N/A

Operation Operable Inoperable

Comments

Safety Reverse

 None N/A

Operation Operable Not Operable Need(s) adjusting Safety hazard

Photo eyes and pressure reverse tested

Comments Reverse pressure tested...failed. Door did not stop with 14 psi pressure. Safety Issue.

Roofing

Material Same as house

Type:

Approx. age: Approx. layers:

Comments

Gutters/Eavestrough

Condition Satisfactory Marginal Poor Same as house

Comments

Siding

 N/A

Material Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Trim

 N/A

Material Same as house Wood Aluminum Vinyl

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Floor

Material Concrete Gravel Asphalt Dirt Other: .

Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard

Source of Ignition within 18" of the floor N/A Yes No

Comments

Sill Plates

 None Not Visible

Type Floor level Elevated

Garage/Carport

Sill Plates cont.

Condition Rotted/Damaged Recommend repair

Comments

Overhead Door(s)

N/A

Material Wood Fiberglass Masonite Metal Recommend repair

Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing

Recommend Priming/Painting Inside & Edges Yes No

Comments

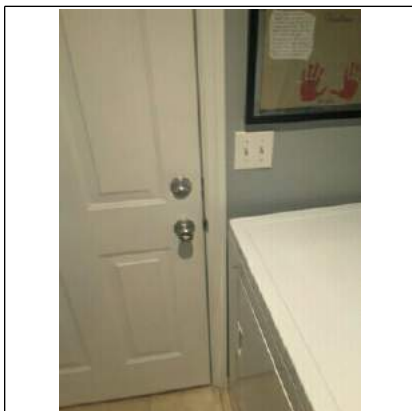
Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

Comments Recommend adjusting garage entry door so it will seal properly.

Photos



Garage entry door did not shut tight. Recommend adjusting so it will seal better.

Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No

Open ground Yes No Safety Hazard

GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring
 Recommend GFCI Receptacles

Comments GFCI reset is located in first floor half bath.

Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair

Condition Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)

Moisture Stains Present Yes No

Typical Cracks Yes No

Garage/Carport

Fire Separation Walls & Ceiling cont.

Fire door Not verifiable Not a fire door Needs repair Satisfactory

Self closure N/A Satisfactory Inoperative Missing

Comments

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments Newer cabinets.

Photos



Missing base boards at kitchen cabinets. Recommend installing for sanitary reasons.

Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments Water flow was normal with several fixtures operated at the same time.
There were no visible active piping leaks at the time of the inspection.
Drain lines had no visible leaks or signs of backup at the time of inspection.

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Photos

Kitchen



Gap between floor and wall.



Gap between floor and cabinet base.

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Other Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
 Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments Refrigerator is on a ground fault circuit. Not recommended.
 Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection
 GFCI receptacle near kitchen sink has an open ground. Safety Hazard. Recommend electrician evaluate/repair.

Photos

Kitchen



Faulty GFCI with an open ground.
Safety Hazard.



Open ground at breakfast area.
Recommend licensed electrician
repair.



Cover plate missing. When GFCI
trips, it is a combination of resets
to properly reset each one on the
wall with the sink.

Laundry Room

Laundry

Laundry sink N/A

Faucet leaks Yes No

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

Appliances Washer Dryer Water heater Furnace/Boiler

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible

Comments

Bathroom (1)

Bath

- Location** First floor half bath
- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- Whirlpool** Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonite Other: .
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting needed: Yes No
Where:
 N/A
- Drainage** Satisfactory Marginal Poor
- Water flow** Satisfactory Marginal Poor
- Moisture stains present** Yes No Walls Ceilings Cabinetry
- Doors** Satisfactory Marginal Poor
- Window** None Satisfactory Marginal Poor
- Receptacles present** Yes No Operable: Yes No
- GFCI** Yes No Operable: Yes No Recommend GFCI
- Open ground/Reverse polarity** Yes No Potential Safety Hazard
- Heat source present** Yes No
- Exhaust fan** Yes No Operable: Yes No Noisy
- Comments** Drains show no signs of back-up during time of inspection.

Bathroom (2)

Bath

Location Master bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: .
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting needed: Yes No
Where:
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments Flooring in need of repair.

Photos



Floor was in need of some grout repairs.



Missing drain plug in tub.

Bathroom (3)

Bath

Location Second floor bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: .
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting needed: Yes No
Where:
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Photos



Missing drain plug in sink.

Room (1)

Room

Location First floor
NW

Type MASTER BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Room (2)

Room

Location Second floor
East

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments Neither of the two windows could be opened. Bedroom egress is restricted. Safety Hazard.

Room (3)

Room

Location Second floor
West

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Photos



Loose weatherstripping on bedroom window.



Loose hinge on bedroom door.

Room (4)

Room

Location Second floor
South

Type Bonus room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical
Switches: Yes Yes No No Operable Operable
Receptacles: Yes Yes No No Operable Operable
Open ground/Reverse polarity: Yes Yes No No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Doors Walls Walls Ceilings Ceilings

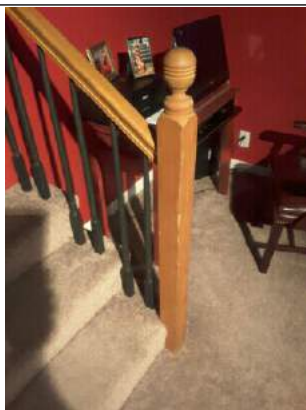
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Photos



This handrail going to the bonus room is loose. Recommend repair.

Interior

Fireplace

None

Location(s) Living room

Type Gas Wood Solid fuel burning stove Electric Ventless

Material Masonry Metal (pre-fabricated) Metal insert Cast Iron

Miscellaneous Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

Damper modified for gas operation N/A Yes No Damper missing

Hearth extension adequate Yes No

Mantel N/A Secure Loose Recommend repair/replace

Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
 Not evaluated

Comments Flue could not be examined so no representation could be made

Photos



Stairs/Steps/Balconies

None

Condition Satisfactory Marginal Poor Loose/Missing

Handrail Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended

Risers/Treads Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Comments

Smoke/Carbon Monoxide detectors

Smoke Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

CO Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

Comments I noticed that some of the smoke detectors were missing batteries.
 Recommend changing smoke detectors batteries every 6 months

Interior

Attic/Structure/Framing/Insulation

- N/A
- Access** Stairs Pulldown Scuttlehole/Hatch No Access Other: . Access limited by:
- Inspected from** Access panel In the attic Other
- Location** Hallway Bedroom Closet Garage Other
- Flooring** Complete Partial None
- Insulation** Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
Depth: 13" Damaged Displaced Missing Compressed Recommend additional insulation
- Installed in** Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible
- Vapor barriers** Kraft/foil faced Plastic sheeting Not Visible Improperly installed
- Ventilation** Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves
- Fans exhausted to** Attic: Yes No Recommend repair Outside: Yes No Not Visible
- HVAC Duct** N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation
- Chimney chase** N/A Satisfactory Needs repair Not Visible
- Structural problems observed** Yes No Recommend repair Recommend structural engineer
- Roof structure** Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other: .
- Ceiling joists** Wood Metal Not Visible
- Sheathing** Plywood OSB Planking Rotted Stained Delaminated
- Evidence of condensation** Yes No
- Evidence of moisture** Yes No
- Evidence of leaking** Yes No
- Firewall between units** N/A Yes No Needs repair/sealing
- Electrical** No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard
- Comments** Recommend proper weatherstripping be installed around attic access
Rafters appeared to be in overall adequate condition.
Roof sheathing, examined from the attic, showed no major defects or moisture damage.
Insulation was sufficient for homes in this area.
Ventilation was marginal recommend additional ventilation be added
Bathroom exhaust fans appeared to be vented to the exterior.

Crawl Space

Crawl space

N/A

Type Full crawlspace Combination basement/crawl space/slab

Conditioned (heated/cooled) Yes No

Comments

Photos



Insulation misplaced. This is the dryer discharge missing the ductwork.



This is the duct intended for the dryer discharge disconnected. Recommend repair and discharge to the exterior.

Access

Location Exterior Interior hatch/door Via basement No access

Inspected from Access panel In the crawl space

Comments

Foundation walls

Condition Satisfactory Marginal Have Evaluated Monitor Cracks Movement

Material Concrete block Poured concrete Stone ICF Wood Brick

Comments Large cracks in foundation walls. Recommend structural engineer evaluate

Photos



Step crack on the foundation wall at NE corner. This is next to the service panel.



Another step crack in the foundation wall. Recommend structural engineer evaluate.

Crawl Space

Floor

Material Concrete Gravel Dirt Other: .
Condition Typical cracks Not Visible Vapor barrier present

Comments

Seismic bolts

N/A None visible

Condition Appear satisfactory Recommed evaluation

Comments

Drainage

Sump pump Yes No Operable: Yes No Pump not tested

Standing water Yes No Not Visible

Evidence of moisture damage Yes No

Comments

Photos



Moisture stains present. Adding downpipe extensions should help with this problem.



Moisture stains.

Ventilation

N/A

Location Wall vents Power vents None apparent

Condition Additional ventilation recommended Evidence of moisture damage

Comments

Girders/Beams/Columns

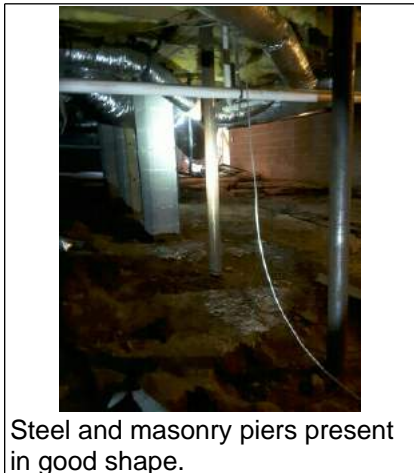
Material Steel Wood Masonry

Condition Satisfactory Marginal Poor Not Visible Sagging/Altered

Comments

Photos

Crawl Space



Steel and masonry piers present in good shape.

Joists

Material Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type
 Sagging/Altered joists

Condition Satisfactory Marginal Poor

Comments

Subfloor

Not Visible

Condition Indication of moisture stains/rotting

Comments

Insulation

None

Type Fiberglass Cellulose Rockwool Foam Not Visible
 Fiberglass

Location Walls Between floor joists Other: .

Comments Insulation was damaged / missing , recommend repair

Photos



Loose and falling insulation batts. Recommend adding supports.



Missing floor insulation in crawlspace.

Vapor barrier

Present Yes No Not Visible Improperly installed

Crawl Space

Vapor barrier cont.

Material Kraft/foil faced Plastic Not Visible Other: .

Condition Satisfactory Marginal Poor

Comments Poly sheeting on floor not properly installed.
Recommend poly sheeting on dirt floor.

Photos



Some areas of the floor had no vapor barrier present.

Plumbing

Water service

Main shut-off location Outside at curbside

Water entry piping Not Visible Copper/Galv. PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Lead Polyethylene

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Other: .

Condition Satisfactory Marginal Poor

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal
 Cross connection: Yes No Safety Hazard Recommend repair
 Recommend a dielectric union Satisfactory

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass

Condition Satisfactory Marginal Poor

Support/Insulation N/A

Type: Metal strapping

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No Leaking: Yes No

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible Galvanized
 Recommend CSST be properly bonded

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Main fuel shut-off location

N/A

Location On the side exterior wall

Comments

Well pump

N/A

Type Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes No Well pressure: Not Visible

Comments

Sanitary/Grinder pump

N/A Operable: Yes No

Sealed Crock Sealed crock: Yes No

Check Valve Check valve: Yes No

Shut-off Valve Shut-off valve: Yes No

Vented Yes No

Comments

Plumbing

Water heater #1

N/A

General

Brand Name: Whirlpool
Serial #: 1421T450462
Capacity: 40
Approx. age: 1-5+
2014

Type

Gas Electric Oil LP Other:

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve

Yes No
Extension proper: Yes No Missing Recommend repair Improper material

Vent pipe

N/A Satisfactory Pitch proper Improper Rusted Recommend repair

Condition

Satisfactory Marginal Poor

Comments

Temperature-Pressure relief valve extension should be 4"-6" off of the floor - this is a Safety Concern.

Photos



Newer water heater missing relief valve extension. Recommend licensed plumber repair.

Water heater #2

N/A

General

Brand Name:
Serial #:
Capacity:
Approx. age:

Type

Gas Electric Oil LP Other:

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve

Yes No
Extension proper: Yes No Missing Recommend repair Improper material

Vent pipe

N/A Satisfactory Pitch proper Improper Rusted Recommend repair

Condition

Satisfactory Marginal Poor

Comments

Plumbing

Water softener

None

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing leaking Yes No

Comments

Heating System

Heating system

Unit #1 Brand name: Armstrong?
 Approx. age: 15-20+
 Unknown Model #: PGE10B48D125A-3A Serial #: 8400H34631 Satisfactory Marginal Poor
 Recommended HVAC technician examine

Unit #2 None
 Brand name:
 Approx. age:
 Unknown
 Model #:
 Serial #: Satisfactory Marginal Poor Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

Warm air system Belt drive Direct drive Gravity Central system Floor/wall furnace

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested
 Tester:

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed
 Gas shut off valve: Yes No

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

Heat pump N/A Supplemental electric Supplemental gas

Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

System not operated due to N/A Exterior temperature Other: .

Comments

Photos



Armstrong package unit (gas).



The flexible conduit directly under the exhaust flu of the HVAC unit needs repair...open.

Heating System

Boiler system

N/A

General

Brand name:

Approx. age:

Model #:

Serial #:

Energy source Gas LP Oil Electric Solid fuel

Distribution Hot water Baseboard Steam Radiator Radiant floor

Circulator Pump Gravity Multiple zones

Controls Temp/pressure gauge exist: Yes No Operable: Yes No

Oil fired units Disconnect: Yes No

Combustion air venting present Yes No N/A

Relief valve Yes No Missing Extension proper: Yes No Recommend repair/replace

Operated When turned on by thermostat: Fired Did not fire

Operation Satisfactory: Yes No Recommend HVAC technician examine before closing

Comments

Other systems

N/A

Type Electric baseboard Radiant ceiling cable Gas space heater Solid fuel burning stove

Proper operation Yes No

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine

Comments

Electric/Cooling System

Main panel

Location Basement

Condition Satisfactory Poor

Adequate Clearance to Panel Yes No

Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

Main wire Copper Aluminum Not Visible Double tapping of the main wire

Condition: Satisfactory Marginal Poor

Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable

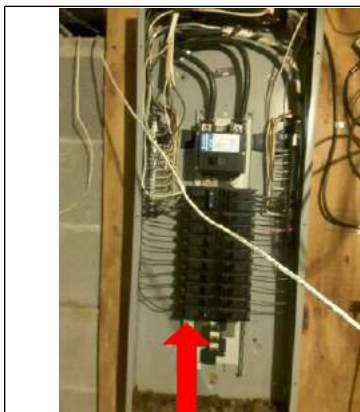
Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse

Panel not accessible Not evaluated

Reason:

Comments Panel size appeared to be compatible to service size.
Some open junction boxes were in need of covers.
No signs of overheating were evident at the time of the inspection.
There was a newer 20 amp breaker at the bottom of the panel in which the wire seemed to be too small.
Should be 12 ga. It is currently 14 ga. Recommend licensed electrician evaluate and repair.

Photos



Service panel in crawlspace. The 20 amp breaker at the bottom left is oversized for the wire it is using. Should be 12 gauge, it is 14 gauge.



Missing protective grommet where Romex goes through electric panel. Recommend licensed electrician repair.



Open junction box in crawlspace. Recommend licensed electrician repair.

Sub panel(s)

None apparent

Location(s) Location 1:

Location 2:

Location 3:

Evaluation Panel not accessible Not evaluated

Reason:

Recommend separating/isolating neutrals Recommend electrician repair/evaluate box

Electric/Cooling System

Sub panel(s) cont.

Branch wire Copper Aluminum Safety hazard Neutral/ground separated: Yes No
Neutral isolated: Yes No

Condition Satisfactory Marginal Poor

Comments

Evaporator Coil Section Unit #1

N/A

General Central system Wall unit

Location: Exterior wall

Age: 15-20+

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain To exterior To pump Floor drain Other: .

Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation Differential: 14

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature

Comments A/C unit operated properly.

Evaporator Coil Section Unit #2

N/A

General Central system Wall unit

Location:

Age:

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory
 Recommend/Replace damaged/missing insulation

Condensate line/drain To exterior To pump Floor drain Other: .

Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation Differential:

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature

Comments

Living Room

Living Room

Location First floor
South

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

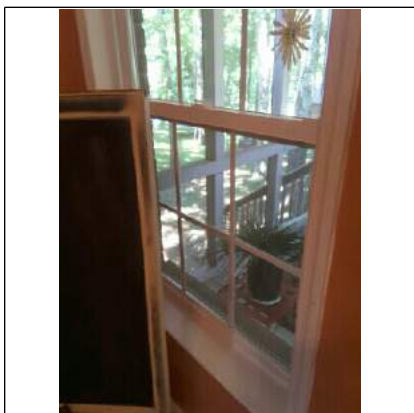
Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments The window would not open at all.

Photos



Window was stuck shut.

Dining Room

Dining Room

Location First floor
South

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments Left hand window did not open.