

Home Inspection Tennessee LLC

Property Inspection Report

, TN

Inspection prepared for:

Date of Inspection: 12/13/2017 Time: 10AM

Age of Home: 9 years

Weather: windy and freezing temperature

Inspector: Werner Reichenberger

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the notes as the summary alone does not explain all of the issues.

I inspected the residential at on

The home is located on a larger property with a private water well and septic system. There is also a larger outbuilding/shop present.

This is not just a beautiful home, it is also built very well and shows lots of craftsmanship and detailing. It is also equipped with high end appliances.

During my inspection I discovered some smaller issues that should be address. Some of them are typical maintenance work, like cutting back the vegetation from the shouse, cleaning the rain gutters. There are also some typical maintenance tasks that should be performed by a professional, e.g. servicing the HVAC system, pumping the septic tank; these should be accomplished on a regular base.

Most of the windows were difficult to operate; a possible reason for this could be the low temperature, but I would recommend to have them evaluated and serviced by a qualified contractor. The exterior siding on the north side shows a small hole. This should be closed immediately to avoid possible water infiltration. In addition - all openings in the exterior walls should be sealed carefully.

As a priority, I would recommend to have the dryer vent cleaned and corrected. Also, the present moisture on top of the heating system should be further investigated by an HVAC contractor.

The heating and air conditioning system equipment is produced by the manufacturer Goodman; a company with good reputation for quality equipment. Both units combined have a capacity of 6 tons; in my opinion this is a little oversized. The units were manufactured in 2013 and have a SEER rating of 13.

The water heater is a tankless unit produced by Rinnai. They have the reputation of building one of the best water heaters that are very efficient and able to produce large amounts of hot water.

Regardless, no tankless water heater can produce enough water to satisfy a large jacuzzi or bath tub; as a result, the water will slow down. According to my research, this unit will produce 9 gallons of hot water per minute; this is very impressive. The unit is labeled with the installation date 7/29/15.

I expect that all the corrections and recommendations I pointed out should be minor.

Laundry

Page 36 Item: 9	Dryer Vent	<ul style="list-style-type: none"> • Comment: Dryer vent installation is inefficient; it should be routed straight - without too many sharp turns. The shutters at the exterior should be removed; currently this is collecting lots of lintel within the system, which could be a fire danger.
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INTRODUCTION, SCOPE & COMPLIANCE STATEMENT

INTRODUCTION: The following numbered and attached pages are your home inspection report. The report includes pictures, information and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of InterNACHI (International Association of Certified Home Inspectors) and the State of Tennessee. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and is part of the report.

SCOPE: This inspection complies and reflects the definition of the Rules of the Tennessee Department of Commerce and Insurance Division of Regulatory Boards, Chapter 0780-05-12 Home Inspectors

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. Based on and required by the Standards of Practice of the State of Tennessee, the inspection report does not address the following items: Lead-based paint; Radon; Asbestos; Cockroaches; Rodents; Pesticides; Treated Lumber; Fungus; Mercury; Carbon Monoxide or other similar environmental hazards. The report does also not address subterranean systems or system components (operational or non-operational) including: sewage disposal; water supply or fuel storage or delivery.

No warranty, guarantee, or insurance by Home Inspection Tennessee LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection.

Unexpected repairs should be anticipated.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

Home Inspector Compliance Statement:

I represent that I am a full member in good standing of the International Association of Certified Home Inspectors (InterNACHI), www.nachi.org. Certified Master Inspector ©

I am in compliance with the Tennessee Home Inspection Law

Werner Reichenberger, Home Inspection Tennessee LLC

Inspection Details

1. Attendance

In Attendance: Seller present

2. Home Type

Home Type:
• Single Family Home

3. Occupancy

Occupancy:
• Occupied - Furnished: Heavy volume of personal and household items observed.
• The utilities were on at the time of inspection.

Grounds / Exterior Areas

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
- Gravel driveway

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES

- No major system safety or function concerns noted at time of inspection.

3. Vegetation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Inspected: YES

- No major system safety or functional concerns noted at time of inspection.
- Comment: Some bushes need to be cut back or relocated

4. Gate Condition

Good	Fair	Poor	N/A	None
	X			

- Inspected: YES

5. Fence

Good	Fair	Poor	N/A	None
	X			

Materials:

- Wire
- Inspected: YES

Observations:

- Fence leaning in areas.
- Comment: the parameter barbwire fence is damaged in several areas

6. Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Concrete Slab
- There are minor cracks in the concrete slab present



7. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

8. Patio.

Good	Fair	Poor	N/A	None
				X

9. Ramp

Good	Fair	Poor	N/A	None
				X

10. Patio / Porch Roof

Good	Fair	Poor	N/A	None
X				

Observations:

- Comment: part of main roof

11. Electrical Outside

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Underground Service
- SERVICE
- Appeared to be in serviceable condition at time of inspection

12. GFCI Outside

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI receptacles were tested and operational at time of inspection

13. Main Gas Valve

Good	Fair	Poor	N/A	None

Observations:

- Comment: next to gas tank

14. Plumbing Outside

Good	Fair	Poor	N/A	None
X				

- Inspected YES - not tested, freezing temperatures

Observations:

- Pipes underground - not fully visible

15. Water Pressure

Good	Fair	Poor	N/A	None
	X			

Observations:

- Inspected: YES
- Serviceable at time of inspection

16. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

17. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

- Inspected: YES - not tested, freezing temperature

18. Gate & Fencing Pool Area

Good	Fair	Poor	N/A	None
				X

Septic

1. Septic

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Septic could not be located
- Observations:
- Recommend pumping the tank

Exterior House

1. Doors (from outside)

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Appeared servicable at time of inspection.

2. Windows (from Outside)

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Vinyl
- Appeared in satisfactory condition at time of inspection.

3. Siding

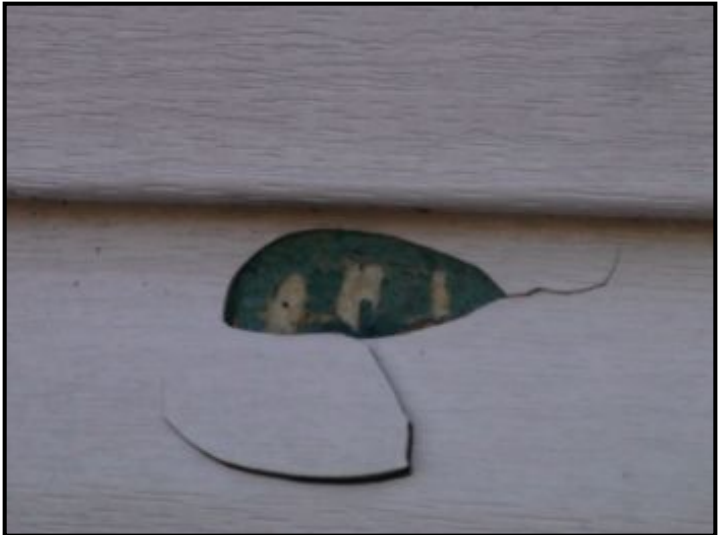
Good	Fair	Poor	N/A	None
	X			

- Inspected: YES
- Brick veneer
- Other: Vinyl

Observations:

- Inspection limited due to vegetation
- Vinyl siding damage. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure.
- Some flashing at the gable end entrance section needs to be re-fastened.
- All openings and penetrations of the siding and wall should be closed with cement or caulk. The AC lines should be insulation continuously through the wall to prevent condensation within the wall structure
- The connecting box of the phone line should be closed
- The siding on the north side should be cleaned and the remainders of the wasp nests underneath the north side front porch should be removed
- Comment: There is a small hole in the siding on the North side





4. Eaves / Facia / Soffit

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Inspected from ground
- Appeared to be in serviceable condition at the time of inspection

5. Exterior Paint

Good	Fair	Poor	N/A	None
				X

6. Stucco

Good	Fair	Poor	N/A	None
				X

7. Chimney A Exterior

Good	Fair	Poor	N/A	None
				X

Fuel Storage Tanks

1. Fuel Storage Tank

Good	Fair	Poor	N/A	None
	X			

- Inspected; YES
 - Location: behind outbuilding
 - Gas Tank
 - Above Ground
 - Size : estimated 500 gallon
 - Fuel level: 46-47%
 - Condition support slab: serviceable at time of inspection
 - Material: Steel
- Observations:
- Appeared serviceable at the time of inspection
 - Shut-off valve at tank
 - Tracer cable for underground line visible at pressure regulator
 - Fuel line installed underground, not visible - not inspected
 - Where the fuel line enters the structure is some minor corrosion present

Electric Service

1. Main Electrical Panel

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
- Main Location:
- Panel box located in Office
- Brand: Murray
- Observations:
- No major system safety or function concerns noted at time of inspection at main panel box.
- Comment: One panel front screw from the main panel is missing

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
- Not tested
- 225 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

- Observations:
- Number of breakers in OFF position _____

4. Sub Panel

Good	Fair	Poor	N/A	None

- Location/Observations:
- Inspected: NO - expected location in outbuilding

5. Wiring Type

Good	Fair	Poor	N/A	None
X				

- Material:
- Copper non-metallic sheathed cable

6. Breakers

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
- Observations:
- Not tested
- All of the circuit breakers appeared serviceable at the time of inspection

7. Fuses

Good	Fair	Poor	N/A	None
				X

Cell Phone Service

1. Cell Phone Service

Good	Fair	Poor	N/A	None
	X			

Attached Garage/Carport

1. Roof Attached Garage/Carport

Good	Fair	Poor	N/A	None
X				

Observations:

- Comment: Part of main roof

2. Ventilation - Garage

Good	Fair	Poor	N/A	None
				X

3. Vent Screens - Garage

Good	Fair	Poor	N/A	None
				X

4. Walls Attached Garage/Carport

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Appeared satisfactory, at time of inspection.
- Personal items prevent complete inspection.
- The interior wall penetrations of the garage door controls should be sealed
- Comment: All walls are finished, cannot confirm insulation or fire proving

5. Anchor Bolts Attached Garage/Carport

Good	Fair	Poor	N/A	None

Observations:

- Inspected: NO - anchor bolts are not visible

6. Floor - Attached Garage/Carport

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Concrete

Observations:

- Appeared serviceable at time of inspection
- Not fully visible - inspection limited
- Minor cracks

7. Rafters & Ceiling Attached Garage/Carport

Good	Fair	Poor	N/A	None

Observations:

- Inspected: YES
- Comment: Part of main roof

8. Electrical - Attached Garage/Carport

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Appeared serviceable at the time of inspection

9. GFCI Attached Garage/Carport

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- GFCI in place and operational at time of inspection

10. 240 Volt Attached Garage/Carport

Good	Fair	Poor	N/A	None
				X

11. Exterior Door Attached Garage/Carport

Good	Fair	Poor	N/A	None
				X

12. Fire Door Attached Garage/Carport

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Fire rating present: NO
- Storage room considered as part of garage
- Comment: Windows operate very hard, recommend servicing of all windows of the structure

13. Garage Door Condition

Good	Fair	Poor	N/A	None
		X		

- Inspected: YES
 - Operated: YES
 - Roll-up door
- Observations:
- dented



14. Garage Door Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Operated: YES
- Appeared operational at time of inspection

15. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None

Observations:

- Inspected: NO

Roof

1. Roof Info

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
- Inspected from Ladder, due pitch and weather conditions (this inspection is limited).
- Material:
 - Asphalt shingles
- Observations:
 - Appeared serviceable at time of inspection
 - No major system safety or function concerns noted at time of inspection.
 - Siding-Roof Contact: Recommend a 1" gap between the siding and the roofing below where necessary.
 - Comment: The end of one roof shingle is loose above the garage gable end



2. Flashing

Good	Fair	Poor	N/A	None

- Observations:
 - Inspected: YES
 - Missing edge flashing.
 - Comment: The flashing of the water heater vent pipe should be corrected to avoid water infiltration

3. Vent Caps

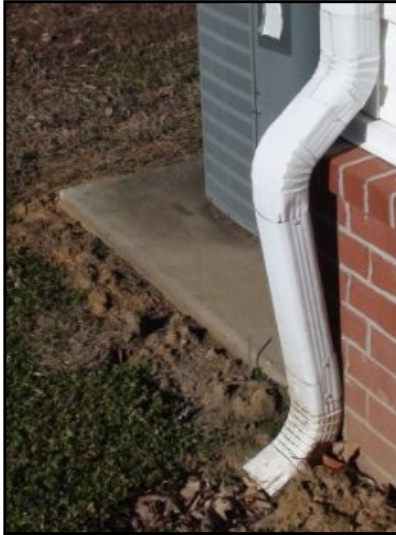
Good	Fair	Poor	N/A	None
	X			

- Observations:
 - Inspected: YES
 - Inspected from ladder
 - Comment: as noticed in the attic, one vent screen failed; recommend repair to avoid insect infiltration

4. Gutters

Good	Fair	Poor	N/A	None
X				

- Inspected YES • Steel
- Observations:
 - Appeared serviceable at time of inspection
 - Extensions / Splash blocks missing or insufficient. Recommend installation to divert water away from the foundation
 - Comment: There was some shingle granulate present in the rain gutters. This is nothing unusual, but I recommend monitoring if this will continue.



Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None

Observations:

- Appeared serviceable at time of inspection
- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
				X

3. Foundation Walls

Good	Fair	Poor	N/A	None
				X

4. Cripple Walls

Good	Fair	Poor	N/A	None
				X

5. Ventilation

Good	Fair	Poor	N/A	None
				X

6. Vent Screens

Good	Fair	Poor	N/A	None
				X

7. Sump Pump/Drainage

Good	Fair	Poor	N/A	None
				X

8. Ductwork Foundation

Good	Fair	Poor	N/A	None
				X

Interior

1. Door (entrance)

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Appeared functional at time of inspection
- Hardware operational
- Tempered glass YES
- ****Storm Door****
- Appeared to be functional at time of inspection

2. Door Bell

Good	Fair	Poor	N/A	None
				X

3. Interior Features

Good	Fair	Poor	N/A	None
				X

4. Stairs (interior)

Good	Fair	Poor	N/A	None
				X

5. Chimney A Interior

Good	Fair	Poor	N/A	None
				X

6. Security Bars

Good	Fair	Poor	N/A	None
				X

Hallway

1. Door Hallway

Good	Fair	Poor	N/A	None
				X

2. Floor Hallway

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
 - Carpet
- Observations:
- Appeared to be serviceable at time of inspection

3. Walls Hallway

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
 - Drywall
 - Painted finish
- Observations:
- Appeared serviceable at time of inspection

4. Ceiling Hallway

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
 - Drywall
 - Painted finish
- Observations:
- Appeared serviceable at time of inspection

5. Windows Hallway

Good	Fair	Poor	N/A	None
				X

6. Electrical Hallway

Good	Fair	Poor	N/A	None
X				

- Observations:
- Inspected: YES
 - Appeared serviceable at time of inspection

7. Smoke Detector Hallway

Good	Fair	Poor	N/A	None
X				

- Observations:
- Tested: NO
 - The smoke detector operated during the inspection.
 - No CO detector was observed at time of inspection.

Living

1. Door Living

Good	Fair	Poor	N/A	None
				X

2. Floor Living

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
- Carpet

Observations:

- Appeared to be in serviceable at time of inspection
- Inspection is limited due to stored items, furniture and flooring material

3. Walls Living

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
- Drywall
- Painted finish

Observations:

- Appeared serviceable at time of inspection
- Some areas not accessible due to stored personal items - inspection is limited

4. Ceiling Living

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
- Drywall
- Painted finish

Observations:

- Appeared serviceable at time of inspection

5. Ceiling Fan Living

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Operated normally when tested, at time of inspection.

6. Windows Living

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
- Tested: YES
- Vinyl
- Single hung window

Observations:

- Comment: Since several windows are very difficult to operate and one window needs some adjustment, I recommend servicing

7. Electrical Living

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Appeared serviceable at time of inspection

8. Smoke Detector Living

Good	Fair	Poor	N/A	None
				X

9. Patio Door Living

Good	Fair	Poor	N/A	None
X				

Type / Material

- Hinged Patio Door
- Inspected + Operated: YES
- The patio door was functional

10. Screen Door Living

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Operated: YES
- Screen door was functional at time of inspection

Kitchen

1. Door Kitchen

Good	Fair	Poor	N/A	None
				X

2. Floor Kitchen

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
- Tile

Observations:

- Appeared to be in serviceable at time of inspection
- Inspection was limited due to furniture and kitchen appliances

3. Walls Kitchen

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
- Drywall
- Painted finish

Observations:

- Appeared serviceable at time of inspection
- Some areas not accessible due to stored personal items.

4. Ceiling Kitchen

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
- Drywall
- Painted finish

Observations:

- Appeared serviceable at time of inspection

5. Windows Kitchen

Good	Fair	Poor	N/A	None
	X			

- Inspected: YES
- Vinyl
- Single hung window

Observations:

- Comment: difficult to operate

6. Cabinets Kitchen

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Appeared functional and in satisfactory condition, at time of inspection.

7. Counters Kitchen

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Granite tops
- Appeared serviceable at time of inspection

8. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Operated: NO
- Not tested because dishes were present at time of inspection
- Comment: a gasket is missing on the right side of the dishwasher

9. Sink Kitchen

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Stainless steel sink
- Appears serviceable at time of inspection
- Comment: the water temperature was warm, but no really hot water present

10. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + tested: YES
- Operational at time of inspection.

11. Plumbing Kitchne

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + tested: YES
- Appeared serviceable at time of inspection
- Limited review due to personal property stored in under sink cabinet. Inspection limited because not fully visible

12. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.

13. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric
- Inspected: YES
- All heating elements operated when tested

14. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven: Electric
- Inspected+ tested: YES
- All heating elements operated when tested.
- Temperature control not tested
- Comment: only one light is operational in the lower unit

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Type:

- Inspected: YES

Observations:

- Appeared serviceable at time of inspection
- Integrated with Microwave

16. Trash Compactor

Good	Fair	Poor	N/A	None
				X

17. Electrical Kitchen

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- No major system safety or function concerns noted at time of inspection.

18. GFCI Kitchen

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI operational at time of inspection

19. Patio Door Kitchen

Good	Fair	Poor	N/A	None
X				

Type / Material

- Hinged Patio Door
- Inspected + Operated: YES
- The patio door was functional
- Comment: This door is commonly used as main entrance

20. Screen Door Kitchen

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Operated: YES
- Screen door was functional at time of inspection

Master Bedroom

1. Door - Master Bedroom

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Operated: YES
- Appeared to be serviceable at time of inspection
- Hardware operational at time of inspection

2. Floor Master Bedroom

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Carpet

Observations:

- Appeared to be in serviceable at time of inspection
- Inspection is limited due to stored items, furniture and flooring material

3. Wall - Master Bedroom

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Drywall

• Painted finish

Observations:

- Appeared serviceable at time of inspection
- Some areas not accessible due to stored personal items - inspection is limited

4. Ceiling Master Bedroom

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Drywall

• Painted finish

Observations:

- Appeared serviceable at time of inspection

5. Ceiling Fan Master Bedroom

Good	Fair	Poor	N/A	None
X				

Observations:

• Inspected + Operated: YES

• Operated normal when tested, at time of inspection.

6. Window Master Bedroom

Good	Fair	Poor	N/A	None
	X			

• Inspected: YES

• Tested: YES

• Vinyl

• Single hung window

Observations:

• Comment: one window is very difficult to operate, recommend servicing

7. Closet Master Bedroom

Good	Fair	Poor	N/A	None
X				

Observations:

• Inspected: YES

• The closet was in serviceable condition at time of inspection

8. Electrical Master Bedroom

Good	Fair	Poor	N/A	None
X				

Observations:

• Inspected + Tested: YES

• Appeared serviceable at time of inspection

9. Smoke Detector Master Bedroom

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Tested: YES
- The smoke detector operated during the inspection.
- No CO detector was observed at time of inspection.

Master Bath

1. Door Master Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Operated: YES
- Appeared to be serviceable at time of inspection
- Hardware operational at time of inspection

2. Floor Master Bath

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Tile

Observations:

- Appeared to be in serviceable at time of inspection
- Inspection was limited due to furniture, floor covering etc.

3. Walls Master Bath

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Drywall

• Painted finish

Observations:

- Appeared serviceable at time of inspection

4. Ceiling Master Bath

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Drywall

• Painted finish

Observations:

- Appeared serviceable at time of inspection

5. Windows Master Bath

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Tested: NO

• Stationary window

6. Cabinets Master Bath

Good	Fair	Poor	N/A	None
X				

Observations:

• Inspected: YES

• Stored personal items; inspection is limited

• Appeared functional, at time of inspection.

• Minor wear

7. Counters Master Bath

Good	Fair	Poor	N/A	None
X				

Observations:

• Inspected: YES

• Solid Surface

• Appeared to be serviceable at time of inspection

8. Sink(s) Master Bath

Good	Fair	Poor	N/A	None
X				

Observations:

• Inspected + Tested: YES

• Appears serviceable at time of inspection

9. Toilet Master Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Tested: YES
- Appeared functional at time of inspection

10. Shower Master Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Material: Plastic
- Appeared functional at time of inspection
- ****SHOWER FAUCET****
- Appeared functional at time of inspection
- ****SHOWER DOORS****
- Appeared functional at time of inspection
- ****SHOWER WALLS****
- Material: Plastic shower surround
- Appeared to be in serviceable condition at time of inspection

11. Tub Master Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Appeared serviceable at time of inspection

12. Tub-Enclosure Master Bath

Good	Fair	Poor	N/A	None
				X

13. Plumbing Master Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Appears serviceable at time of inspection
- Water shut off valves visible - not tested

14. Electrical Master Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Tested: YES
- No major system safety or function concerns noted at time of inspection.

15. GFCI Master Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI operational at time of inspection

16. Fan Master Bath

Good	Fair	Poor	N/A	None
				X

17. Heating Master Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Central heating
- Appeared to be functioning and in serviceable condition at time of inspection

Bedroom I

1. Door Bedroom I

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Operated: YES
- Appeared to be serviceable at time of inspection
- Hardware operational at time of inspection

2. Floor Bedroom I

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Carpet

Observations:

- Appeared to be in serviceable at time of inspection
- Inspection is limited due to stored items, furniture and flooring material

3. Walls Bedroom I

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Drywall

• Painted finish

Observations:

- Appeared serviceable at time of inspection
- Some areas not accessible due to stored personal items - inspection is limited

4. Ceiling Bedroom I

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Drywall

• Painted finish

Observations:

- Appeared serviceable at time of inspection

5. Ceiling Fan Bedroom I

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Operated: YES
- Operated normal when tested, at time of inspection.

6. Windows Bedroom I

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Tested: YES

• Vinyl

• Single hung window

Observations:

- Operated windows appeared functional, at time of inspection.
- Comment: Recommend servicing

7. Closet Bedroom I

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- The closet was in serviceable condition at time of inspection

8. Electrical Bedroom I

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Tested: YES
- Appeared serviceable at time of inspection

9. Smoke Detector Bedroom I

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Tested: YES
- The smoke detector operated during the inspection.
- No CO detector was observed at time of inspection.

Guest Bath

1. Door Guest Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Operated: YES
- Appeared to be serviceable at time of inspection
- Hardware operational at time of inspection

2. Floor Guest Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Tile
- Appeared to be in serviceable at time of inspection
- Inspection was limited due to furniture, floor covering etc.

3. Walls Guest Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Drywall
- Painted finish
- Appeared serviceable at time of inspection
- Some areas not accessible due to stored personal items, inspection is limited

4. Ceiling Guest Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Drywall
- Painted finish
- Appeared serviceable at time of inspection

5. Windows Guest Bath

Good	Fair	Poor	N/A	None
	X			

Observations:

- Inspected: YES
- Tested: YES
- Vinyl
- Single hung window
- Comment: One window does not latch, recommend servicing and adjustment

6. Cabinets Guest Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Stored personal items; inspection is limited
- Appeared functional, at time of inspection.

7. Counters Guest Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Solid Surface
- Appeared to be serviceable at time of inspection
- Some of the areas not visible due to stored personal items, inspection is limited

8. Sink(s) Guest Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Tested: YES
- Inspection is limited due to stored personal items
- ****DRAINS****
- Appears serviceable at time of inspection
- ****SUPPLY****
- Appeared serviceable at time of inspection

9. Toilet Guest Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Tested: YES
- Appeared functional at time of inspection

10. Shower Guest Bath

Good	Fair	Poor	N/A	None
				X

11. Tub Guest Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Comment: low water flow

12. Tub-Enclosure Guest Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Curtain present at tub enclosure.

13. Plumbing Guest Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Appears serviceable at time of inspection
- Not fully visible, inspection is limited

14. Electrical Guest Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Tested: YES
- No major system safety or function concerns noted at time of inspection.

15. GFCI Guest Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI operational at time of inspection

16. Fan Guest Bath

Good	Fair	Poor	N/A	None
				X

17. Heating Guest Bath

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Central heating
- Appeared to be functioning and in serviceable condition at time of inspection

Office

1. Door Office

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Operated: YES
- Appeared to be serviceable at time of inspection
- Hardware operational at time of inspection

2. Floor Office

Good	Fair	Poor	N/A	None
X				

- Inspected: YES

- Carpet

Observations:

- Appeared to be in serviceable at time of inspection
- Inspection is limited due to stored items, furniture and flooring material

3. Walls Office

Good	Fair	Poor	N/A	None
	X			

- Inspected: YES

- Drywall

- Painted finish

Observations:

- Appeared serviceable at time of inspection
- Some areas not accessible due to stored personal items - inspection is limited
- Comment: there is a small damaged area below the circuit breaker box



4. Ceiling Office

Good	Fair	Poor	N/A	None
X				

- Inspected: YES

- Drywall

- Painted finish

Observations:

- Appeared serviceable at time of inspection

5. Ceiling Fan Office

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + Operated: YES
- Operated normal when tested, at time of inspection.

6. Windows Office

Good	Fair	Poor	N/A	None
X				

- Inspected: YES
 - Tested: YES
 - Vinyl
 - Single hung window
- Observations:
- Operated windows appeared functional, at time of inspection.

7. Closet Office

Good	Fair	Poor	N/A	None
X				

- Observations:
- Inspected: YES
 - The closet was in serviceable condition at time of inspection

8. Electrical Office

Good	Fair	Poor	N/A	None
X				

- Observations:
- Inspected + Tested: YES
 - Appeared serviceable at time of inspection

9. Smoke Detector Office

Good	Fair	Poor	N/A	None
X				

- Observations:
- Inspected + Tested: YES
 - The smoke detector operated during the inspection.
 - No CO detector was observed at time of inspection.

Laundry

1. Location

Location: Laundry Room • Inspected: YES

2. Door Laundry

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected + operated: YES
- Appeared to be serviceable at time of inspection.
- Hardware operational at time of inspection

3. Floor Laundry

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Tile

Observations:

- Appeared to be in serviceable at time of inspection
- Inspection was limited due to furniture and appliances

4. Walls Laundry

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Drywall

• Painted finish

Observations:

- Appeared serviceable at time of inspection
- Some areas not accessible due to stored personal items.

5. Ceiling Laundry

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Drywall

• Painted finish

Observations:

- Appeared serviceable at time of inspection

6. Windows Laundry

Good	Fair	Poor	N/A	None
X				

• Inspected: YES

• Tested: YES

• Vinyl

• Single hung window

Observations:

- Operated windows appeared functional, at time of inspection.

7. Cabinets Laundry

Good	Fair	Poor	N/A	None
X				

Observations:

• Inspected: YES

• Appeared functional and in satisfactory condition, at time of inspection.

8. Counters Laundry

Good	Fair	Poor	N/A	None
X				

Observations:

• Inspected: YES

• Material: Other

• Appeared serviceable at time of inspection

9. Dryer Vent

Good	Fair	Poor	N/A	None
		X		

Observations:

- Inspected: YES
- Dryer vent needs cleaning
- **Comment: Dryer vent installation is inefficient; it should be routed straight - without too many sharp turns. The shutters at the exterior should be removed; currently this is collecting lots of lintel within the system, which could be a fire danger.**



10. Electrical Laundry

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Appeared serviceable at time of inspection
- 220V present YES

11. GFCI Laundry

Good	Fair	Poor	N/A	None

12. Wash Basin

Good	Fair	Poor	N/A	None
				X

13. Plumbing Laundry

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Appeared serviceable at time of inspection
- ****DRAIN WASHER****
- Inspected - Not tested
- ****Washer Hookup****
- Inspected - Not tested

14. Gas Valves

Good	Fair	Poor	N/A	None
				X

Attic

1. Access Attic

Good	Fair	Poor	N/A	None
	X			

- Inspected: YES
- **Location of access**
- Entered from Garage
- **Observations**
- The attic access is not insulated. Recommend insulating attic access
- Attic access door and ladder are very difficult to open and operate, recommend adjustment.

2. Structure Attic

Good	Fair	Poor	N/A	None
X				

- Observations:
- Inspected: YES
 - Appeared serviceable at time of inspection
 - Rafter Construction
 - OSB Sheeting

3. Ventilation Attic

Good	Fair	Poor	N/A	None
	X			

- Observations:
- Inspected: YES
 - Appeared serviceable at time of inspection
 - Gable vents
 - Soffit vents are blocked with insulation.
 - Thermostatically controlled fans are not operated.



4. Vent Screens Attic

Good	Fair	Poor	N/A	None
		X		

- Observations:
- Suggest repair or replacing vent screens.
 - The vent screen of one of the power vents apparently failed.

5. Duct Work Attic

Good	Fair	Poor	N/A	None
X				

- Observations:
- Inspected: YES
 - Appeared serviceable at time of inspection
 - Not tested
 - Inspection limited - not fully visible

6. Electrical Attic

Good	Fair	Poor	N/A	None
	X			

Observations:

- Inspected: YES
- Appeared serviceable at time of inspection
- Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.
- Electrical box appears to be overloaded; recommend installation of an extension or second box.



7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Inspected: YES
- Appeared serviceable at time of inspection
- Limited inspection - not fully visible
- PVC plumbing vents

8. Insulation Attic

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared serviceable at time of inspection
 - No insulation over attic hatch; recommend installation
 - Partially no moisture barrier installed
 - I would recommend to re-arrange some pieces of insulation to ensure that the whole area is covered. I would also recommend the installation of recessed lights that allow zero distance to combustible materials like insulation.
- This would increase energy efficiency.
- The ceiling above the garage is not insulated



9. Chimney A Attic

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:
• See heating system

10. Other components perm. installed/Attic

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Heating System A

1. Heating System A Observation

Good	Fair	Poor	N/A	None
X				

Details:

- Inspected YES
- Type: Assistant Gas Furnace
- Manufacturer: Goodman Model: CAPF4860C6AA Serial #: 0708688603
- Fuel Type: Propane BTU: N/A
- Distribution: Ducts
- Thermostat controlled YES Location: Rooms
- Age: N/A

Observations:

- Appeared serviceable at time of inspection
- Safety controls not tested; they are beyond the scope of a home inspection. Safety controls should be inspected by a qualified specialist.
- There is slight corrosion and water on the exhaust system present. Recommend evaluation and servicing.
- The installed air filter should be exchanged to a low performance air filter and the correct size. Currently a large volume of the air bypasses the filter.
- There is a similar additional gas furnace next to heating system A installed, Model CAPF1824BCCA, Serial # 0711027922 - all comments above apply to it too.

The model and serial numbers stated are from the cabinet of the heat exchanger, no other model numbers were visible or available.

- Cabinet fronts sealed with mastic; not opened



AC/Heat pump

1. AC/Heat pump

Good	Fair	Poor	N/A	None
X				

Observations:

- Unit off - not tested because of freezing temperatures that could damage the unit
- Unit installed on a serviceable pad
- Missing insulation on refrigerant line
- There are two outdoor units installed at the same location, Unit B is Model GSC130481AF ,Serial # 0801635783, Size 4 tons, Year 2013,
All Comments apply to both units

Furnace

1. Furnace System

Good	Fair	Poor	N/A	None
X				

Observations:

- Forced Air
- Up-flow
- Heat exchanger not fully visible, not part of this inspection
- Thermostat located at rooms
- Inspected + Tested: YES
- Appeared functional at time of inspection
- Safety controls not tested
- At Unit A is some moisture present on top of the cabinet around the vent pipe. This can be a sign of a venting issue; I recommend servicing the unit. In the gas line of both units should be a drip leg for removal of moisture installed; the correct location would be after shut off valve.
- In the gas line of both units should be a drip leg for removal of moisture installed; the correct location would be after shut off valve.



2. Gas Furnace

Good	Fair	Poor	N/A	None
X				

Observations:

- Flame appeared functional at time of inspection
- High efficient filter - recommend exchange to low efficiency filter in order to not restrict air flow
- Venting through PVC pipe
- Drip leg missing
- The inspector cannot determine the correct size of combustion or venting pipes or their performance
- Comment: Cabinet sealed with mastic, did not open it.

HVAC & Venting Ducts

1. HVAC & Venting Ducts

Good	Fair	Poor	N/A	None
X				

Location: Attic

Observations:

- Ducts not fully visible - Inspection is limited
- Ducts not tested for performance or leakage
- Ducts insulated YES
- Return air duct present in each floor: YES
- Ducts are present in each room: YES
- Ducts dirty / Debris present
- One duct insulation needs to be corrected; recommend cleaning

Water Heater

1. Water Heater Overview

Good	Fair	Poor	N/A	None
X				

- ****TYPE****

- Gas
- Manufacturer: Rinnai
- Model: RL94i
- BTU: 199,000
- Installed: 7/29/15 - according to note on unit

Observations:

- FVIR rated: NO
- Expansion tank present NO
- Water heater was operational at time of inspection
- Discharge pipe smaller than TPR outlet
- Catch pan shows erosion and should be exchanged



Tankless or on demand Water Heater

1. Tankless or on demand Water Heater

Good	Fair	Poor	N/A	None
X				

Overview Indoor Unit • Gas fueled • Could not determine flow rate

Observations:

- Fuel line appeared serviceable at time of inspection / ..not fully visible, inspection limited
- Drip leg not present
- Gas shut off present - not tested
- Venting problems: where the vent pipe is connected to the unit is a rubber gasket. This installation should be corrected by a service contractor.
- No leaking fumes where observed at time of inspection
- Flow and sizing of water heater not confirmed
- NOTE: The water heater will most likely not serve a jacuzzi or large bath tubs without a reduction on flow or temperature.

Water Well

1. Water Well

Good	Fair	Poor	N/A	None
X				

Observations:

- The water well is located on the North side. Currently it's marked with a white bucket on top of it.

- Pumping, piping and electric system is installed underground and not visible for inspection
- The well number is: D0083856
- I would recommend to have a little more decorative protection for the well head installed.

