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RESIDENTIAL REPORT

1234 Main Street
Denmark, TN 38391

Buyer Name
06/18/2026 9:00AM

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SUMMARY

1: INSPECTION DETAILS

Information

In Attendance
Client, Home Owner, Inspector

Occupancy
Unoccupied; items left in/on the Property

Style
Multi-level, Post and Beam

Temperature
92 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Hot, Clear, Recent Rain

While this report may contain defects found during the inspection, please know that there is no perfect home, and all homes with age will require ongoing maintenance. The overall condition of this home will appear to be well maintained and cared for.

2: EXTERIOR

Information

General: Inspection Method
Visual, Infrared, Crawlspace
Access

Siding, Flashing & Trim: Siding Material
Wood

The veneer is Red Cedar Wood all the way around the house. The cedar appears has been sealed penetrating oil specialized varnish.


Exterior Doors: Exterior Entry Door
Fiberglass, Steel, Wood

Exterior Doors: Exterior Doors General Observation

The siding door facing the west is in acceptable condition. The locking method operates smoothly as well as sliding freely.

The lower level door entering the great room operates smoothly and is in acceptable condition.

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch, Deck with Steps, Balcony

Decks, Balconies, Porches & Steps: Material
Wood

Decks, Balconies, Porches & Steps: Decking Material

The front and rear decking is mostly Cedar wood that has been sealed/stained. Also, rear deck has a walking pathway that is ADA accessible.

Eaves, Soffits & Fascia: Fascia and Soffit

Fascia and soffits are in acceptable condition. Ventilation panel are properly spaced for optimal air flow.

Walkways, Patios & Driveways: Driveway Material
Gravel, Concrete

Walkways, Patios & Driveways: Driveway and Walkway General Obseration

The driveway is mostly gravel from the roadway entrance and up to the house. The concrete section is on the south end of the house near the upstairs entry. Along the edges of the drive is Rip Rap/large rocks in the water shed drainage areas, which is to reduce the washout of top soil from the property. The driveway and concrete portion is in acceptable condition.

Limitations

General

NO LIMITATIONS

Decking Roof Support

DECKING SUPPORT

The house construction is Post and Beam. There is no any attic access to observe the condition; the ceilings runs paparalellith the roof line.

Deficiencies

2.2.1 Siding, Flashing & Trim

Maintenance Item

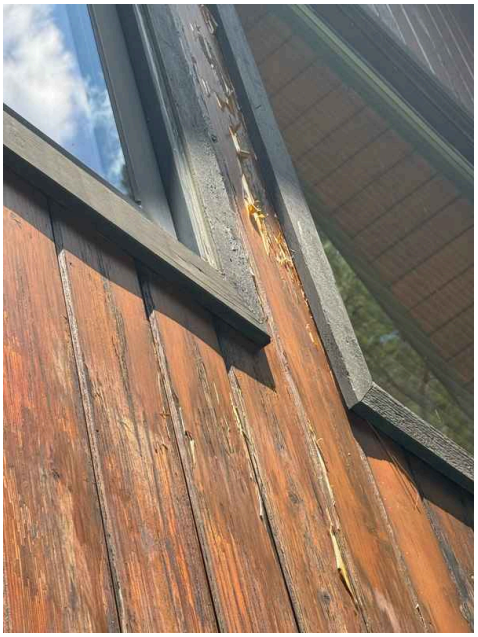
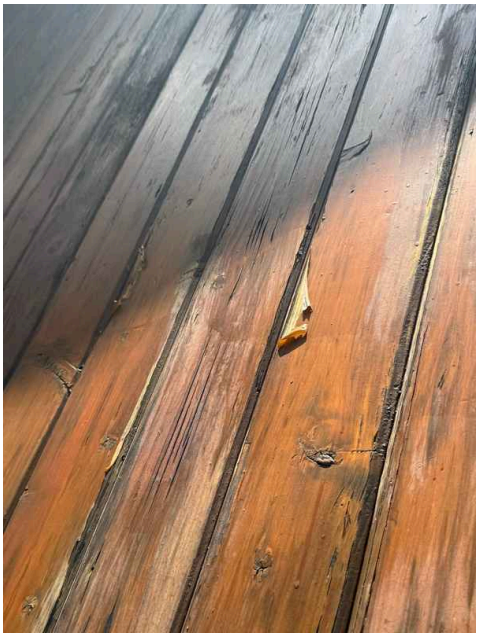
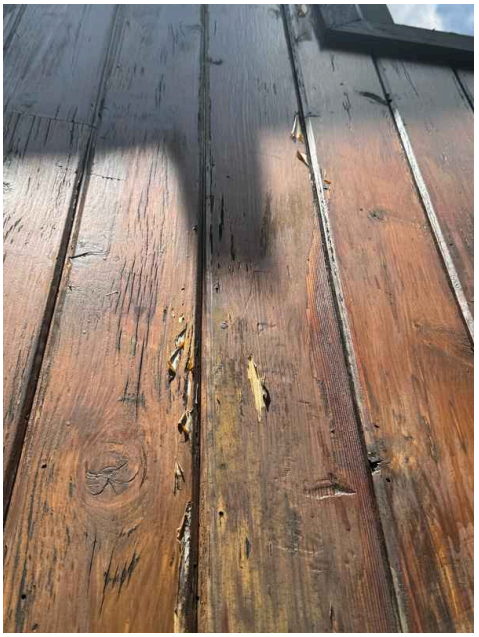
RED CEDAR SIDING

WEST SIDE OF HOUSE

On the west side of the house, the varnish/wood sealant is starting to peel in certain areas.

Recommendation

Contact a qualified professional.

2.2.2 Siding, Flashing & Trim

Recommendation

VENEER OPEN PENETRATION

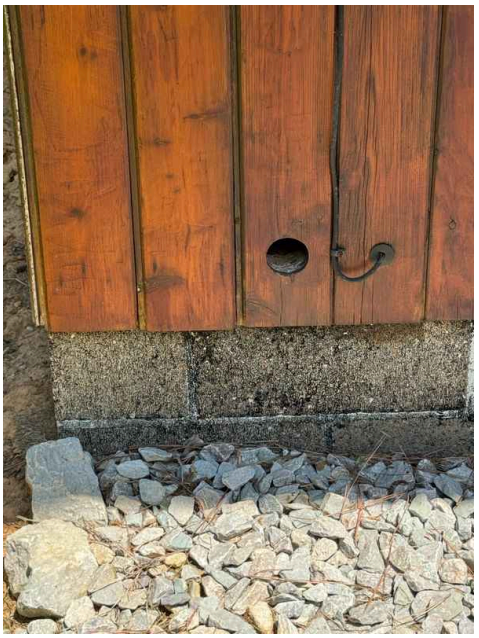
EASTSIDE-LEFT OF FRONT PORCH

A hole/penetration in the red cedar veneer from the past. It is a clear opening to the crawlspace for weather, insects and animals to enter.

Recommend sealing the penetration.

Recommendation

Contact a handyman or DIY project



2.3.1 Exterior Doors

Maintenance Item

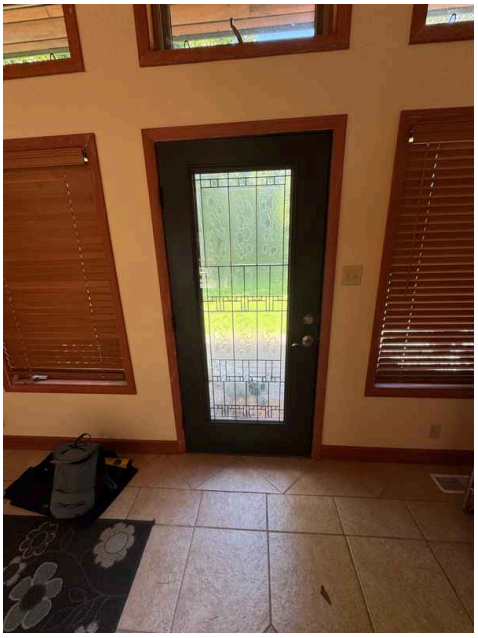
FRONT DOOR EXTERIOR

FRONT DOOR

Front door needs adjusting. The seal around the door needs to be adjustment or replaced. The is a slight gap between the door and frame, which will emit outside air and humidity to enter the space.

Recommendation

Contact a qualified handyman.



2.3.2 Exterior Doors

Maintenance Item

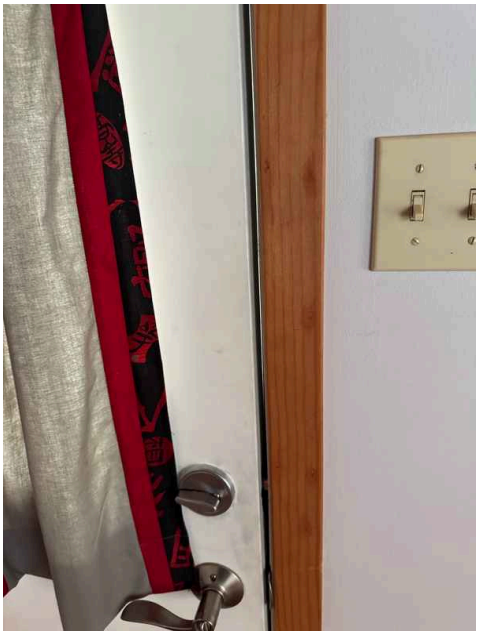
SECOND LEVEL EXTERIOR ENTRY DOOR

SECOND LEVEL ENTRY FROM BALCONY

The entering door on the second level room from the balcony has a steel door with a storm door installed. The storm door does not latch. The steel door does not lock; the deadbolt lock will not secure and needs adjusting. There is also a gap between the door and frame allowing air and humidity seepage.

Recommendation

Contact a qualified handyman.



2.4.1 Decks, Balconies, Porches & Steps

Safety Hazard

DECK - LOOSE BOARDS

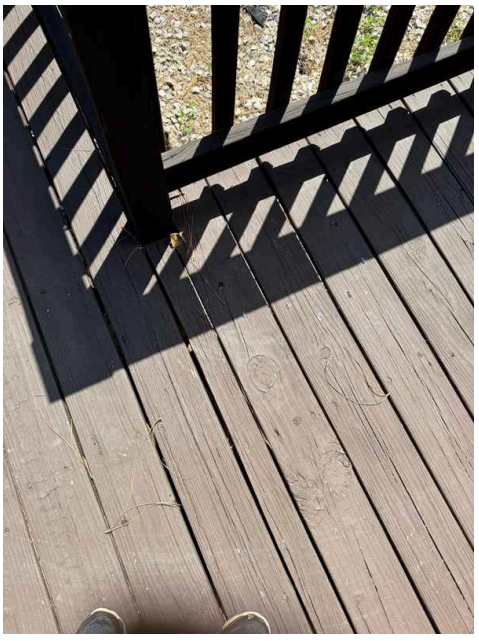
REAR DEACK WALKWAY

One or more deck boards were observed to be loose. Recommend they be refastened. I also pointed out the trip hazard on the rear deck walkway where a board was coming up if stepped on, to owner and client.

Here is a helpful article for minor DIY deck repair.

Recommendation

Contact a handyman or DIY project



2.4.2 Decks, Balconies, Porches & Steps

Recommendation

DECK - ROTTED BOARDS

One or more deck boards are showing signs of rot. When walked on in a few areas of the decking there is a bounce and deflection. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.

2.6.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

On the eastside of house there is a negative slope (sloping towrd the house) where water will stand on the foundation, and possibly get in the crawlspace and basement.

On the southside (concrete driveway), there seems to be recent work to seal the between the concrete and house wall to seal for water intrusion.

There is evidence of water erosion at the southeast corner of the house where water has been penetrating next to the basement and foundation.

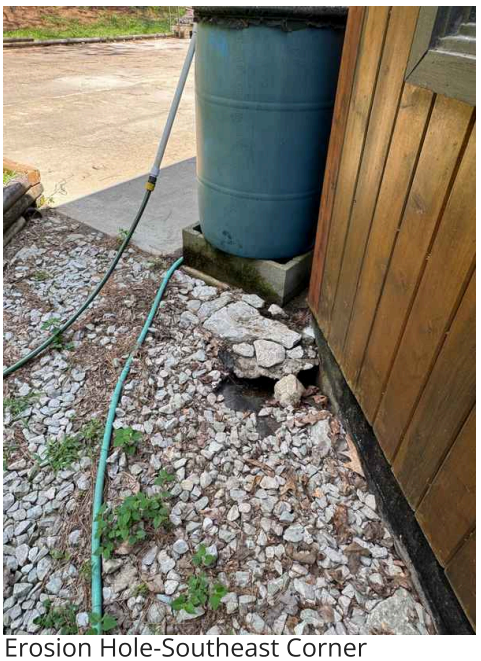
Recommend a qualified engineer to investigate possible water intrusion for all these area.

Here is a helpful article discussing negative grading.

Recommendation

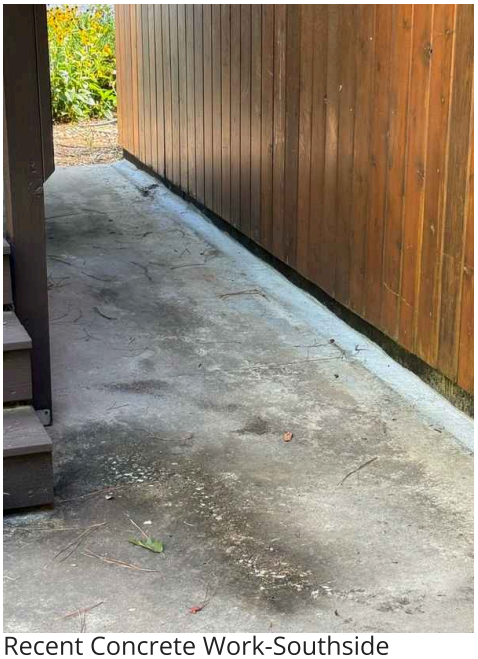
Contact a qualified professional.

Erosion Hole-Southeast 2



Erosion Hole-Southeast Corner

Negative Grading-Eastside



Recent Concrete Work-Southside

3: ROOF

Information

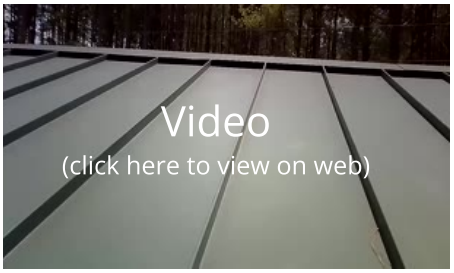
Inspection Method
Ladder, Binoculars, Retractable Camera

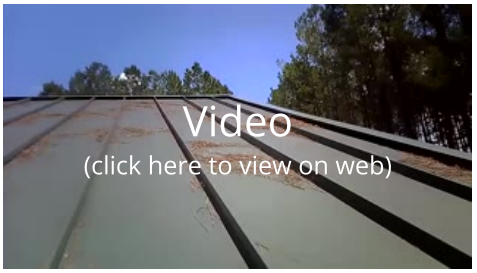
Roof Type/Style
Combination

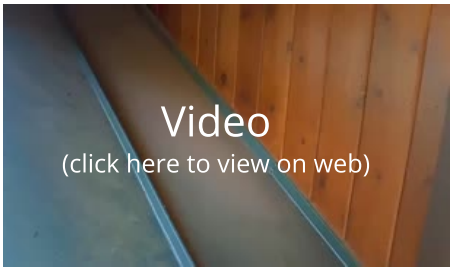
Coverings: Material
Metal

Coverings: Roof General Observation

The roof Standing Seam Metal Roof. The general material, roof valleys, and roof penetrations all appear to be acceptable. No visual evidence of degradation of the metal and no evidenceopen seams. Roof appears to have a lot of life.







Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Skylights, Chimneys & Other Roof Penetrations: Skylights
Middle Section Front Door Entry

There are two skylights in the middle of the room. There is not any visual sign of being cracked, frosting of the glass, or leaks from around the skylights. They appear to have been re-seal in the last few years. It is acceptable.


Deficiencies

3.1.1 Coverings

LEAVES AND PINE NEEDLES ON THE ROOF

Maintenance Item

Pine needles and falling leaves have gathered in the roof valleys and the gutter system. With the abundance of trees and foliage sorrunding the property, this is not unusual.

Recommendation

Contact a handyman or DIY project



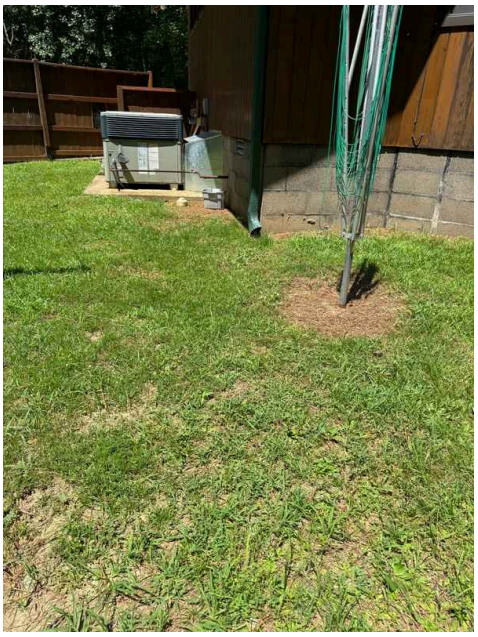
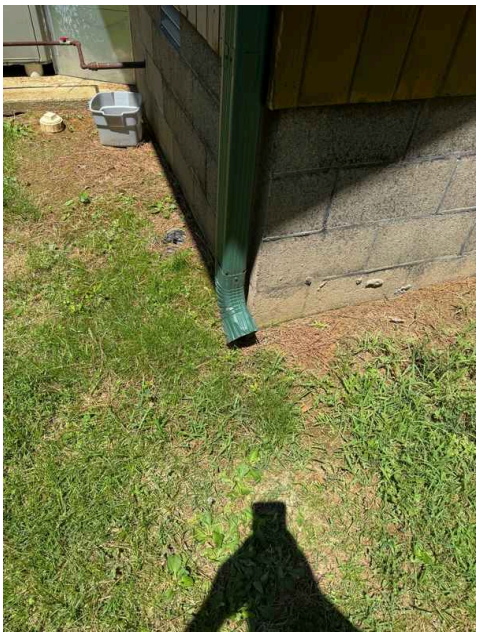
3.2.1 Roof Drainage Systems

Maintenance Item

DOWN SPOUT

NORTHWEST CORNER

Downspout on the northwest corner of house discharges to a relatively flat area. Recommend extending to the nearest ground slope or ground drainage path to not allow water to gather near the foundation.

3.4.1 Skylights, Chimneys & Other Roof Penetrations

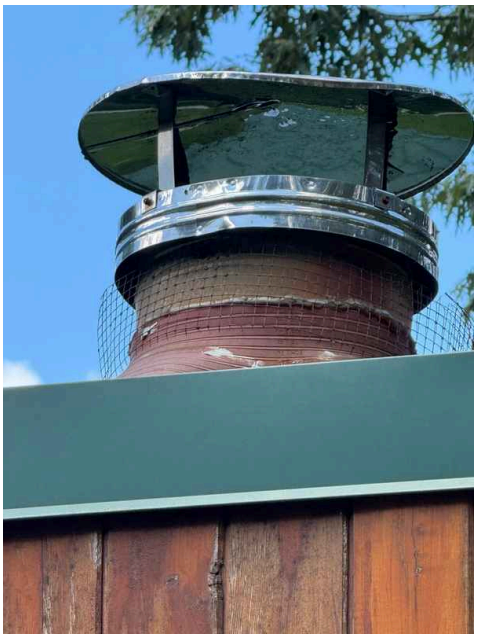
Maintenance Item

CHIMNEY SCREEN

The chimney located on the south side of house has its screen to keep birds and animals from entering the chimney has dropped down. Recommend re-securing to prevent any anaimal entry in the future.

Recommendation

Contact a qualified chimney contractor.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Crawlspace Access, Visual, Infrared, Moisture Meter

Foundation: Material
Masonry Block

Foundation: Foundation Observation
Exterior

The foundation is concrete blocks (Seems to be continuous footer around the house), with concrete blocks for piers supporting the house. The visual exterior inspection of the concrete blocks displayed no sign of movement, cracks or displacement.

Floor Structure: Basement/Crawlspace Floor
Wood

Floor Structure: Material
Wood I-Joists

Floor Structure: Sub-floor
Plywood

Floor Structure: Floor Integrity

No evidence of dips, drops or weak spots in interior floor structure. Acceptable.

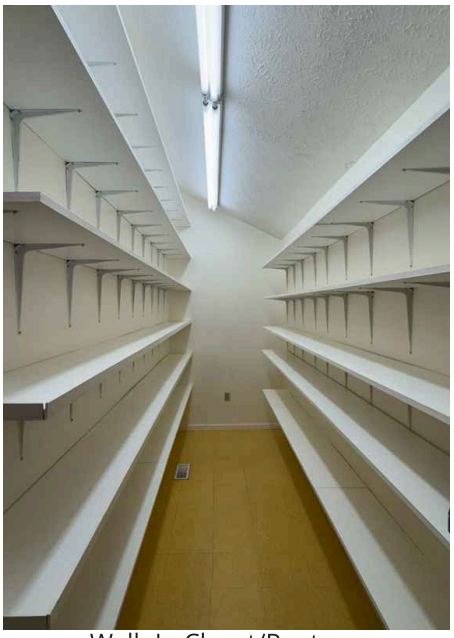
Wall Structure: Wall Structure

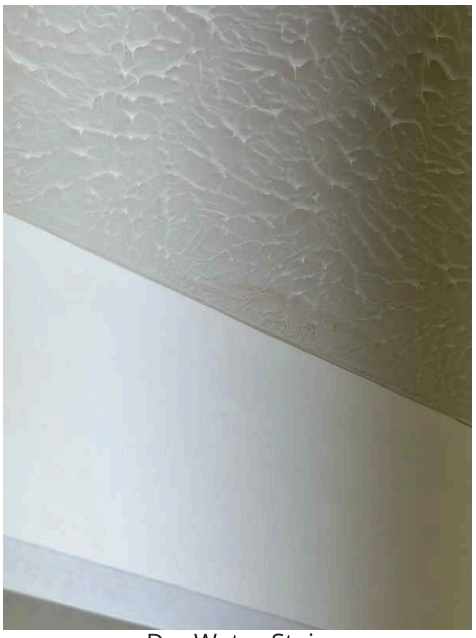
No evidence of wall cracking, separating or bowing. Acceptable.

Ceiling Structure: Ceiling Closet/Pantry

The walk-in closet/pantry is located Great Room Kitchen. The ceiling is in line with the "valley" of the metal roof seam. There is evidence of moisture penetration in the past, but the area check out to be dry indicating no active water intrusion recently.

Recommend monitoring during periods of rain.


Walk-In Closet/Pantry


Dry Water Stain


Dry Water Stain 2

Ceiling Structure: Wood Ceiling Veneer

During the visual inspection, it was noticed a white/beige substance in a few of the joints in the wooden ceiling. This is "over spill" glue from the adheisive used to apply the ceiling panels. They are also evidence of braid nailing the assist in the installation of the ceiling.


Deficiencies

4.2.1 Basements & Crawlspaces

Recommendation

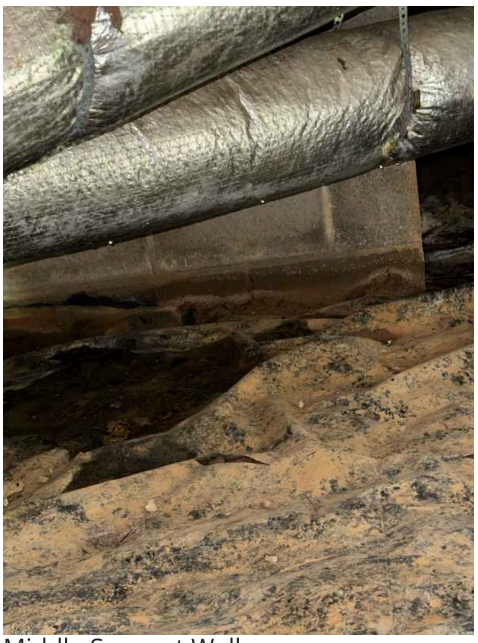
CRAWLSPACE STANDING WATER

The crawlspace visual inspection displays standing water along the south, east and west concrete supporting foundation walls, as well as standing water around the concrete piers on the southside of the crawlspace.

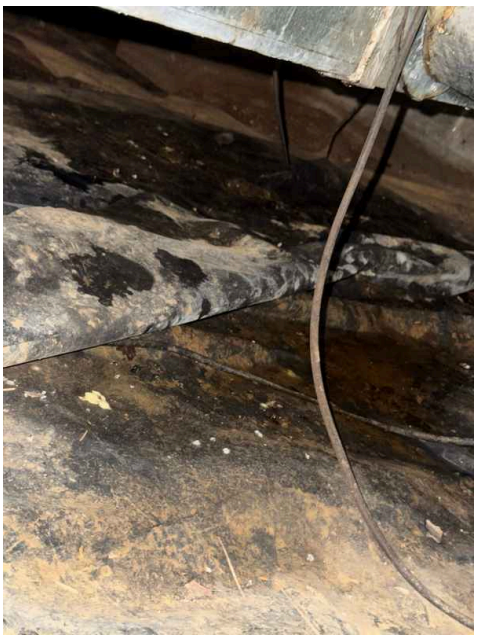
There is substantial water under the main trunk air conditioner (supply air duct). There is visual evidence that the air conditioner ductwork (supply air duct) under the house is not insulated, causing condensation to drip under the house.

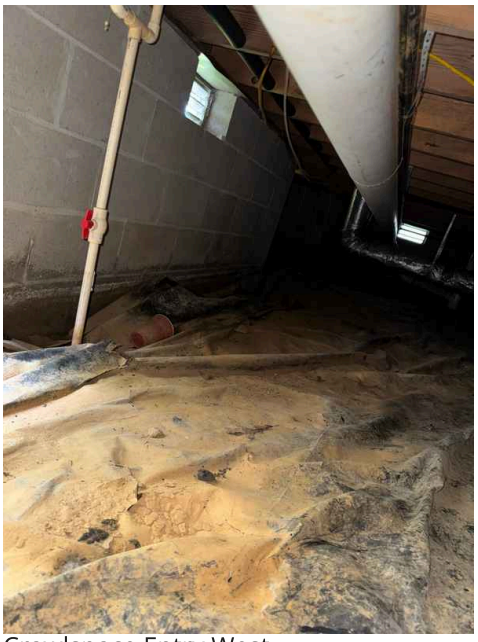
Visual inspection of the crawlspace on the southside where the basement is located is damp. There is evidence of some type of water remediation on the basement walls, being newly placed form boards on basement walls but moisture is still present in this area.

Recommend a qualified contractor evaluate and find potential moisture source.

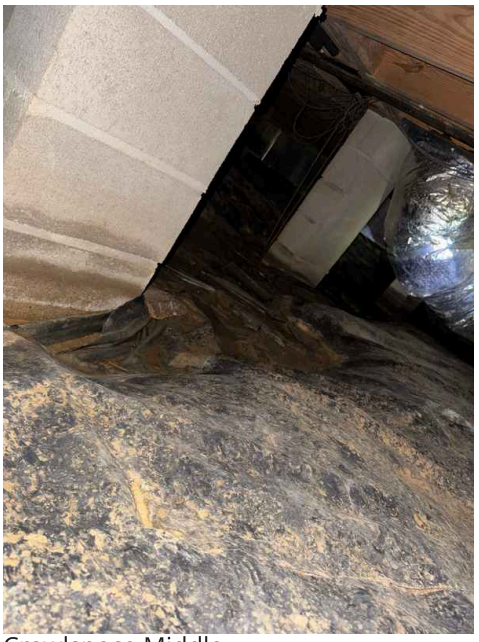

Middle Support Wall

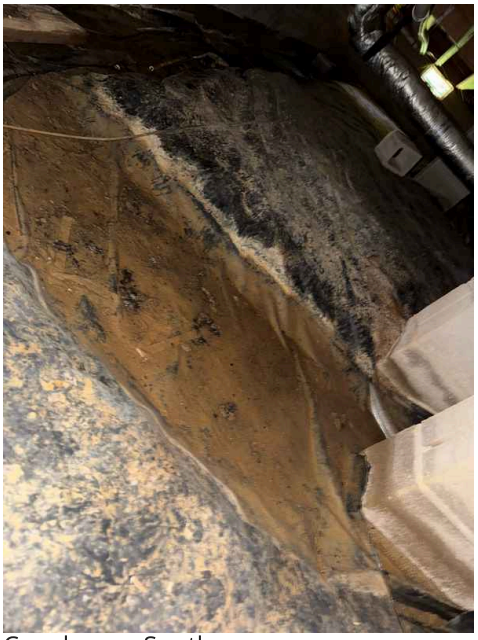

Crawlspace West 2




Crawlspace Entry West


Crawlspace West


Crawlspace Middle


Crawlspace South


Crawlspace Middle Support Wall


Basement Wall with ISO Board


Basement Wall with ISO Board 2


South Exposed Ground-Vapor Barrier Removed

4.2.2 Basements & Crawlspaces

UNISULATED DUCTWORK CONDENSATION

Recommendation

There is substantial water under the main trunk air conditioner (supply air duct). There is visual evidence that the air conditioner ductwork (supply air duct) under the house is not insulated, causing condensation to drip under the house.

Condensation dripping from ductwork is evident.

When a cool and uninsulated ductwork is exposed to warm moist air, water is emmited on the surface of the ductwork and drips to the ground under the house.

Recommendation

Contact a qualified HVAC professional.


Missing Insulation


Cooling Trunk Condensation


Cooling Trunk Condensation 2


Cooling Ductwork Condensation 3

4.2.3 Basements & Crawlspaces

Safety Hazard

BASEMENT

Visual inspection of the interior basement discovered recent water intrusion through the concrete blocks. The inspection visually displayed evidence of water staining, peeling paint, and some level of attempted remediation.

Moisture levels were taken at the bottome of the wall and top of the basement wall. High moisture levels were identified at the bottom of the basement walls showing a substatial amount of moisture still present in the walls.

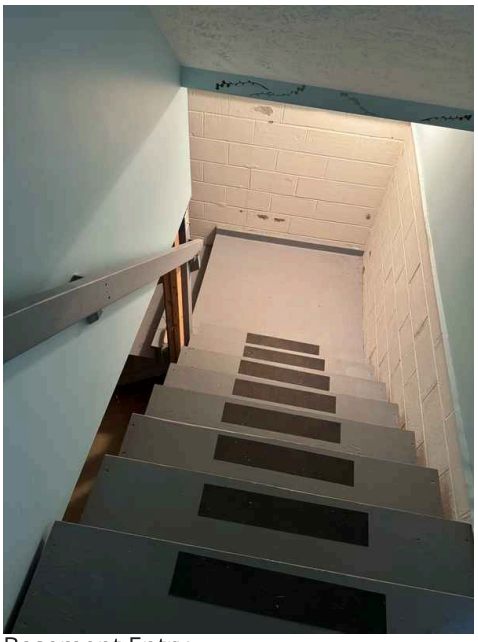
Upon opening the door I notice the door was sealed quite heavily (air-tight) with a slight musty odor. CO2 levels were normal according to my portable meter strapped to my belt. I was advised by owner that some remediation had been done but still recommeded for no one to go down.

The source of the water intrusion needs to be professionally indentified and corrected. Environmentally dried out using heat and conditioned air, and moisture levels monitored daily by a qualified contractor.

I recommend an evaluation by an evironmental engineer and a professional remediation contractor.

Recommendation

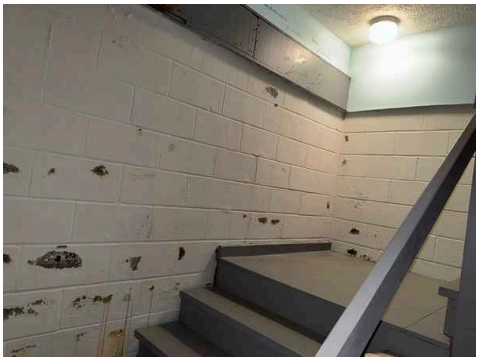
Contact a qualified environmental contractor


Basement Entry

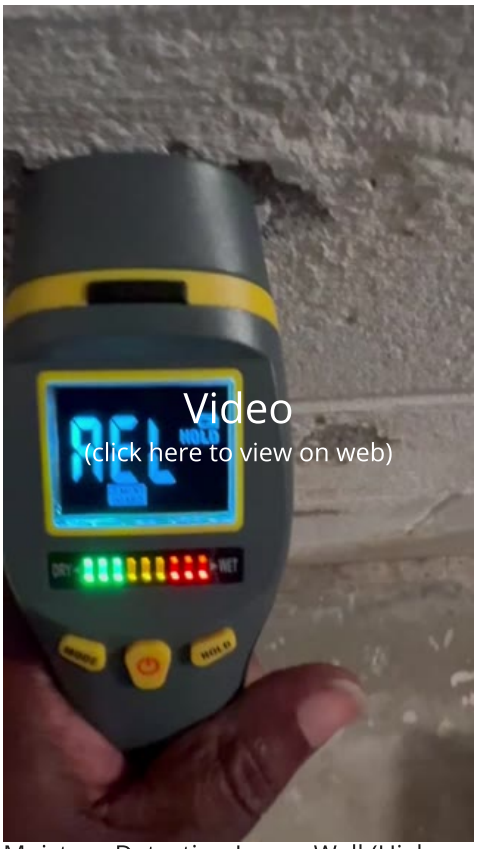

Basement Wall 1


Basement Wall 2


Basement Wall 3



Moisture Detection Lower Wall (High Reading)



Moisture Detection Lower Wall (High Reading) 2

Moisture Detection Upper Wall (Lower Moisture)

Moisture Detection Upper Wall (Lower Moisture) 2

5: HEATING

Information

Homeowner's Responsibility

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

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Normal Operating Controls: Thermostat Location

The location of each thermostat was near the return air register for proper temperature monitoring. The northside unit thermostat is located in in the handicapp accessible area, and the west unit thermostat is near the washer and dryer room. Acceptable.

Presence of Installed Heat Source in Each Room: Heat source Verification

The heating mode was briefly turned on, and all conditioned rooms were were check for adequate heat flow. Acceptable.

The burner on both units were inspected for a smooth blue flame. All burner were even with a litlle flickering (thats from the dust due to the heat not being on for a few months). Acceptable.

6: COOLING

Information

Cooling/Heating System

The house has two package air conditioning and heating units (northside and westside). Both of these units have natural gas fuel for heat and refrigerant for cooling. There is not any indoor units installed to circulate air throughout the spaces, it is all done inside the outdoor package units.

The ductwork for both units are ran in the crawlspace under the house.

Cooling Equipment: Brand
Trane

Cooling Equipment: Energy Source/Type
Gas, Electric, Central Air Conditioner, Ceiling Fan

Cooling Equipment: Location
Exterior North, Exterior West

Cooling Equipment: Air Conditioner Westside

The Westside air conditioner/heating unit is a 4-ton cooling and gas fueled heating system. Manufacture date 2002, with R22 refrigerant. R22 refrigerant is no longer being produced and is an expense to replace or repair.

The age of this unit is over 20 years, and the life expectancy of air conditioners is 15-20 years.

This unit condition displays wear. Indoor temperature was 75 degrees, the cool air discharge at the indoor vents was 64 degrees, and return air of 73 degrees. Acceptable.

The acceptable difference between return and supply air is between 16-22 Degrees.

This unit is past its efficient life expectancy.

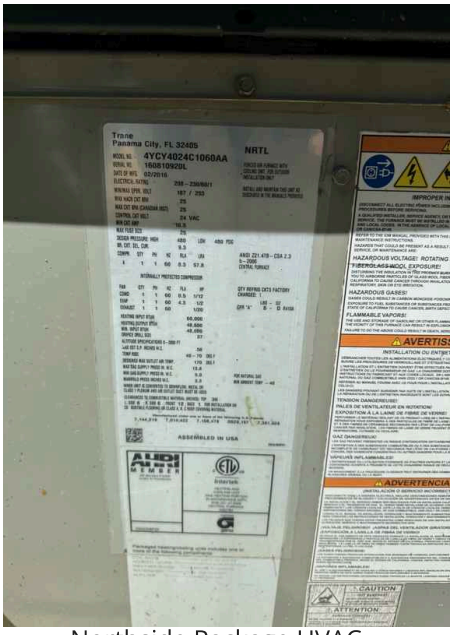
Westside HVAC Package Unit

Cooling Equipment: Air Conditioner Northside

The Northside air conditioner/heating unit is a 2-ton cooling and gas fueled heating system. Manufacture date 2016, with R410 refrigerant.

This unit is in acceptable condition. Indoor temperature was 75 degrees, the cool air discharge at the indoor vents was 60 degrees, and return air of 75 degrees. Acceptable.

The acceptable difference between return and supply air is between 16-22 Degrees.



Northside Package HVAC

Distribution System:

Configuration

Central

Deficiencies

6.1.1 Cooling Equipment

Safety Hazard

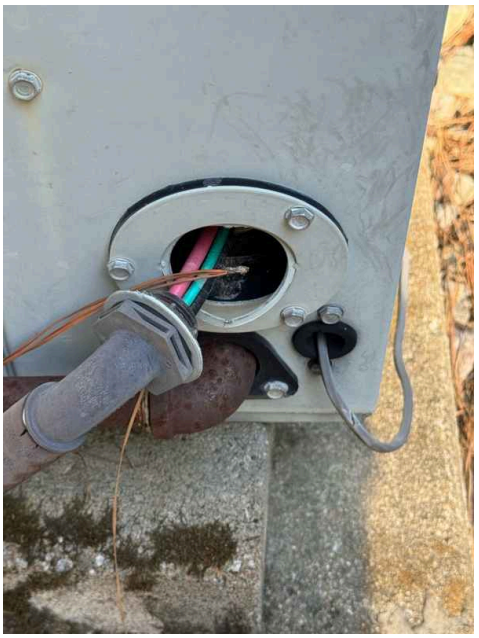
DAMAGED WATER-TIGHT ELECTRICAL CONNECTION

Damaged water-tight electrical raceway and connection. This can lead to damage electrical wiring, water intrusion, shock hazard.

As stated This unit is beyond its life expectancy.

Recommendation

Contact a qualified HVAC professional.



6.3.1 Distribution System

Recommendation

DUCTS UNINSULATED

Ducts are not insulated, resulting in energy loss. Recommend licensed HVAC contractor insulate ducts.
This was also documented in the deficiencies of the crawlspace



7: PLUMBING

Information

Main Water Shut-off Device:

Location

East, Public Roadside

Main Water Shut-off Device: Water Meter and Shut-Off

This property uses city water with the main meter located along the public road. This meter serves the house with the shut-off located on the eastside of the house, and another shut-off to the detached workshop located on the hill to the north (shut-off is located under "hinged step outside the workshop).

Both meters and shut-offs were inspected and there was no sign of leakage.

Water Meter Public Roadside

Shut-Off to Workshop 2

Shut-Off to Workshop

House Water Shut-Off

Drain, Waste, & Vent Systems: Drain Size
2", 1 1/2", 1 1/4"

Drain, Waste, & Vent Systems: Material
PVC

Drain, Waste, & Vent Systems: Kitchen Sinks
No leaks observed. Sink properly drained. Acceptable.

Drain, Waste, & Vent Systems: Bathroom Sinks
No leaks observed. Sink properly Acceptable.

Drain, Waste, & Vent Systems: Drain and Waste Lines
All visual drain line were inspected in the crawlspace and under sinks. Water was ran in all toilets, sinks and showers. No evidence of leaks.

Water Supply, Distribution Systems & Fixtures: Distribution Material
PVC

Water Supply, Distribution Systems & Fixtures: Water Supply Material
PVC, HDPE-High Density Polyethylene

Hot Water Systems, Controls, Flues & Vents: Location
Main Floor

Hot Water Systems, Controls, Flues & Vents: Manufacturer
GE, Reliance

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

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Water Heaters

In this house, there are two water heaters. One is located in the utlity closet of the handicapp accessible space 30 Gallon Capacity, and the other is located in the utility closet near the great room 50 Galloan Capacity. Both are natural gas powered.

Both water temperatures were tested at the respective sinks and both had 114 degree water. No evidence of lwater leaks, and no evidence of gas smells or detected with gas anaylizer. Acceptable.

Water Heater Near Great Room

Water Heater Near Great Room 2

Water Heater Accessible Room

Water Heater Accessible Room 2

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

Fuel Storage & Distribution Systems: Gas Meter
Westside of House

The natural gas meter is located on the westside of house.

Sump Pump: Location
No Sump pump

Deficiencies

7.1.1 Main Water Shut-off Device

Recommendation

WATER PRESSURE

Water pressure was taken in two locations. the consistant pressure measured was 100 PSI.

Acceptable water pressure is 40-80 PSI.

Recommed consulting the local water company or qualified plumber.

Recommendation
Contact a qualified plumbing contractor.

7.2.1 Drain, Waste, & Vent Systems

Recommendation

IMPROPER SLOPE OF DRAIN LINE

The 2 inch drain line serving the kitchen sink and dishwasher has a dip in the line. This could result in debris gathering in the the line and causing slow drainage in the future.

Recommend a professional plumber to correct the slope for the entire drain run.

For proper drainage, 1/4 inch per foot drop is required fro proper and efficient drainage.

Recommendation

Contact a qualified plumbing contractor.

7.3.1 Water Supply, Distribution Systems & Fixtures

Maintenance Item

TOILET FLUSH VALVE

Actively flushing and operating the toilet in the handicapp accessible restroom, the flush valve is making a loud noise when the tank is filling. This is usually from a worn out flush valve.

Recommend replacement of the flush valve.

Recommendation

Contact a handyman or DIY project

7.3.2 Water Supply, Distribution Systems & Fixtures

Maintenance Item

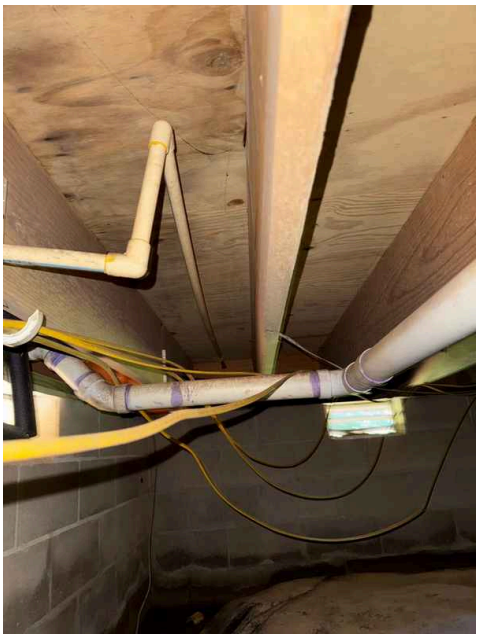
PVC WATER DISTRIBUTION INSULATION

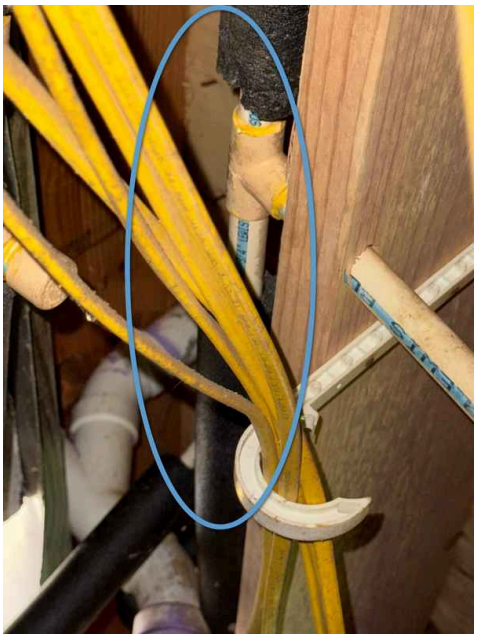
On the east wall in the crawlspace, PVC water piping have missing or falling off insulation in front of foundation venting. This has the potential of freezing pipes during sustained freezing temerature.

Recommend installing pipe insulation in these areas.

Recommendation

Contact a handyman or DIY project





8: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 220 Volts, 120 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Utility/Washer and Dryer Room

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

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
No Sub Panel

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

GFCI & AFCI: GFCI/AFCI

All Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupters were tested. All operation was acceptable.

Smoke Detectors: Soke Detector Placement

Smoke detectors were located throughout the house. Some were inaccessible due to the mounting height.

Recommend ensuring that all smoke detectors are link togather with independant batteries.

Did not test detectors.

Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device

GENERATOR AND ATS

Generators and Automatic Transfer Switches (ATS) are outside of the inspection scope. I did perform a visual inspections on this auxiliary componet.

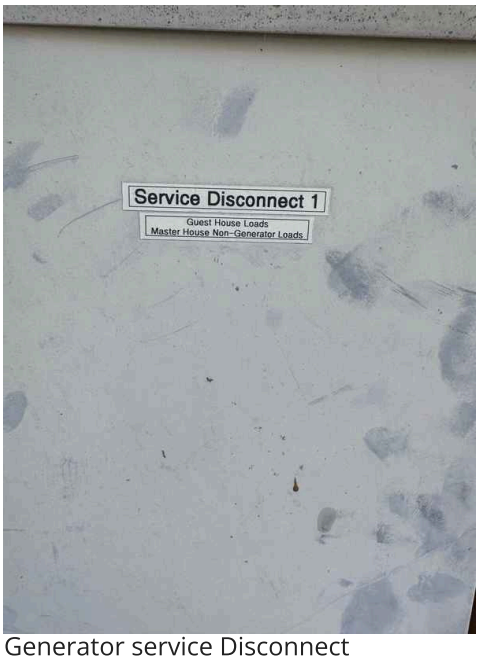
The generator distribution system has a Srvice Disconnect 1 & 2, which the power system is in sequence with the main city power distribution.

Generac 60 Amp Service

Model# 0043902, Serial#3831221

No sure when it was last serviced.

Generator Service Disconnect 2



Generator service Disconnect

60 Amp Breaker-Generator

Generator Service Log

Deficiencies

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

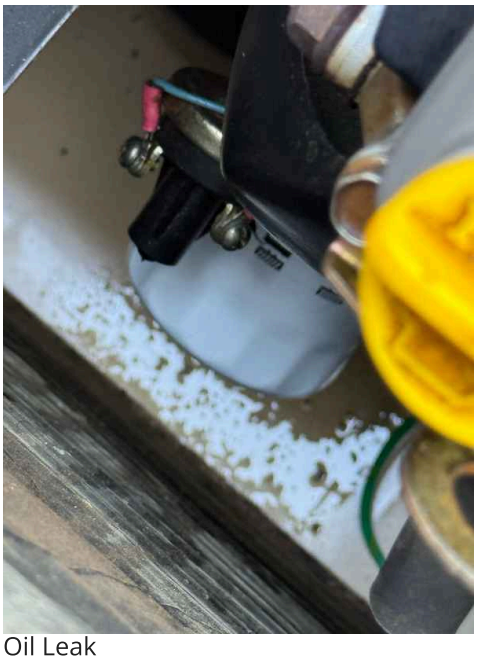
GENERATOR LEAKING OIL

Not quite sure when the generator was last serviced. Upon visual inspection oil was discovered below the oil filter.

Recommend inspection by a certified professional.

Recommendation

Contact a qualified professional.


Oil Leak

8.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Safety Hazard

GENERATOR SERVICE PANEL-GUARDIAN

WASHER AND DRYER ROOM

The generator panel located indoors is missing a blanking plate. This is a shock hazard with the electrical buss exposed.

Recommed a qualified Electrician.

ATS Panel 2

ATS Panel

8.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

MAIN SERVICE PANEL

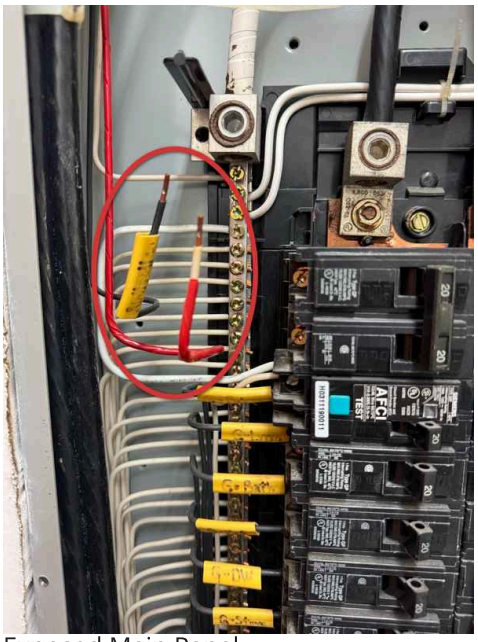
Main electrical service panel has two wires not connected and hanging in the panel.

These wires need to be identified, removed or properly connected. This is to avoid any short circuits if any portion touches another live circuit.

Recommend a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



Exposed Main Panel

Main Panel Dead Front

8.4.1 Lighting Fixtures, Switches & Receptacles

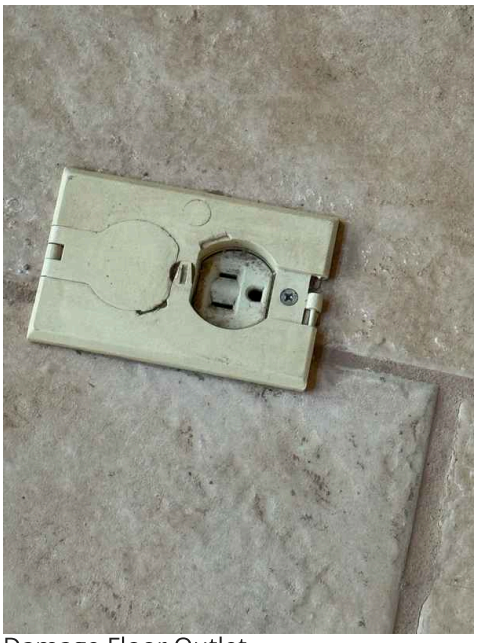
Safety Hazard

COVER PLATES DAMAGED

One or more floor receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



Damage Floor Outlet

9: FIREPLACE

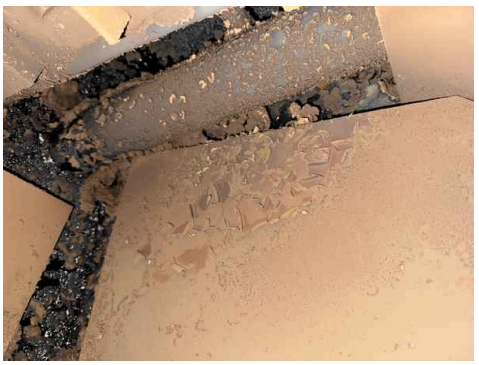
Deficiencies

9.4.1 Cleanout Doors & Frames

Recommendation

CREOSOTE BUILDUP

There was a notable amount of creosote buildup in the flue. Recommend a qualified fireplace or chimney contractor inspected and sweep on annual basis.



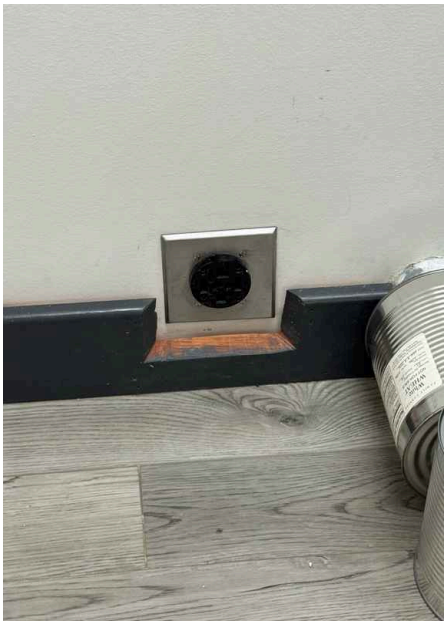
10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Unknown

Flooring Insulation
None



Attic Insulation: Ceiling Heat Images

Dispite no being able to access the layers between the roof and ceiling, heat imaging was used. The outside temperature was over 90 Degress, the room temperature was 75 degrees, and the heat images showed 80 degrees on the wooden ceiling.

A 10-15 degrees differential is acceptable. It shows that there is air flow from the vents on the roof eaves and flow to the ridge vents on top of the roof.

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans
None

Limitations

Attic Insulation

ACCESS LIMITATION

The entire house has its ceiling paralell with the roof line of the house. Unable to verify if insulation or baffles were installed between the ceiling and the roof.

Deficiencies

10.2.1 Vapor Retarders (Crawlspace or Basement)

Recommendation

IMPROPER INSTALLATION

Vapor barrier is improperly installed. This can result in unwanted moisture. Recommend insulation contractor evaluate.

11: DOORS, WINDOWS & INTERIOR

Information

Doors: Interior Doors

During the inspection, a representative number of interior doors were inspected for latching, locking and closing. All acceptable.

Windows: Window Manufacturer

Unknown

Windows: Window Type

Thermal

Windows: Windows

During the inspection, a representative number of windows were inspected for defects and operation. Most windows were the crank opening type, and the others were fixed units. Acceptable.

Floors: Floor Coverings

Carpet, Luxury Vinyl Tile (LVT), Tile

Floors: Floor Condition

Floors were in acceptable condition. Carpet was in acceptable condition as well as the cermaic tile and LVT flooring.

Walls: Wall Integrity

Acceptable. No major damage

Ceilings: Ceiling Material

Wood, Textured

Acceptable. No major damage.

Ceilings: Ceiling Integrity

Acceptable. No major damage

Steps, Stairways & Railings: Interior Stairs

The visual inspection of the stairs resulted in be acceptable. No defects discovered.

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material

Composite, Laminate

12: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Samsung

Dishwasher: Dishwasher Test

Both dishwashers were set to quick wash to inspect for leakage and proper drainage. No leak was observed during the filling and draining cycle, not leaks on the bottom, and the drain hose is properly installed above the drain level to eliminate the possiblity of contaminating the dishwasher from the garbage dispoal.

Refrigerator: Brand
Unknown, Amana

Refrigerator: Refrigerator Operation

Both refrigerators were operating aceeptable.

Neither one of the refrigerators have water hooked up for the ice maker.

Range/Oven/Cooktop: Exhaust Hood Type
None

Range/Oven/Cooktop: Range/Oven Brand
Maytag, Magic Chef

Range/Oven/Cooktop: Range/Oven Energy Source
Gas

Range/Oven/Cooktop: Oven Operations

Both ovens operations was acceptable.

Garbage Disposal: Disposal Operations

Both Garbage disposals operation was acceptbale.

13: GARAGE

Information

Garage

No car garage on this property.

14: DETACHED WORKSHOP

Information

Detached Workshop: Detached Workshop

For this inspection the focus will be on structure integrity, utility operations and safety.

A visual inspection of the exterior resulted in no observed defect to the metal building.

Plumbing: Plumbing Fixtures Tested

The sink was filled and drained, shower was run and toilet were flushed. All drainage observed was acceptable. No leaks were found during the inspection. All Acceptable.

Air Conditioner: Air Conditioner

Window air conditioner is out the scope of this inspection.

The air conditioner was running when I arrived and blow cold.

The type of unit is a Heat Pump, which is designed to heat in colder seasons.

Deficiencies

14.1.1 Detached Workshop

Safety Hazard

ELECTRICAL PANEL

WEST CORNER WALL INTERIOR

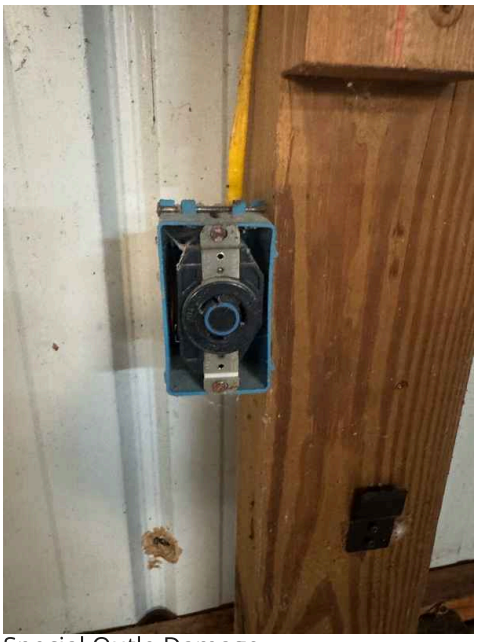
The electrical panel is a 3-phase, 200 AMP power source.

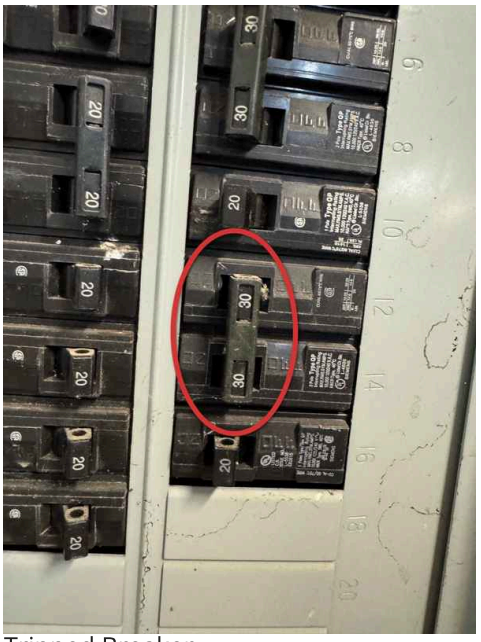
Electrical panel does not have the proper clearance. According to the code there needs to be at least 36 inches of clearance in front of the panel. There is a work bench mounted within 36 inches.

Breaker 12/14 was in a "tripped" position, did not reset.

Special 30 AMP plate missing.

Damaged outlet plate on workbench.


Special Outle Damage


Tripped Breaker

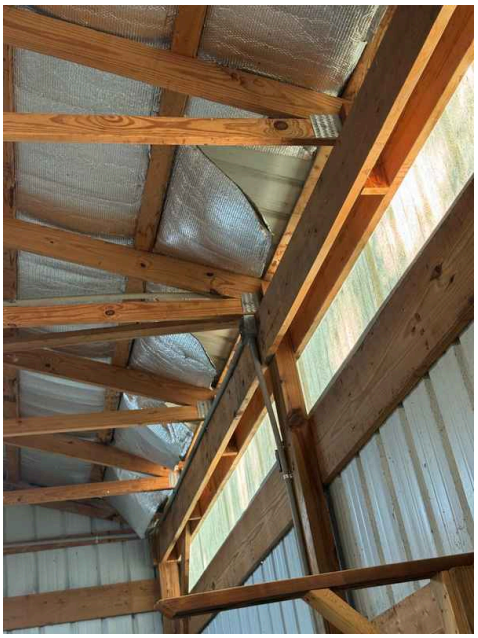

Outlet Cover Damaged

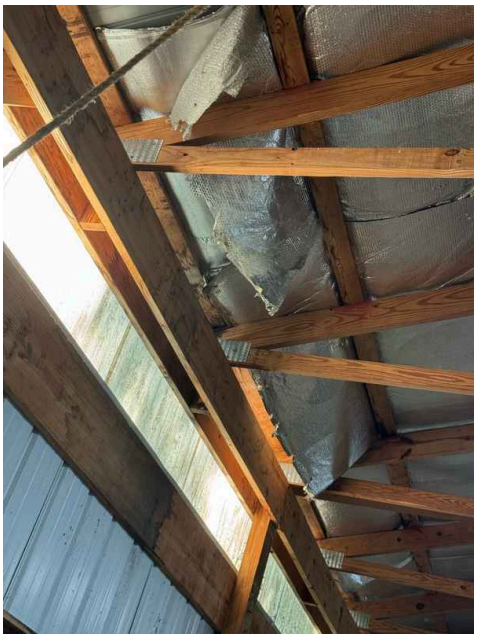
14.1.2 Detached Workshop

CEILING INSULATION

Maintenance Item

Some of the ceiling insulation is coming down from the ceiling. This will result in increased temperatures in the summer and heat loss in winter.





15: GENERAL OBSERVATIONS

Information

Extension Cord: Exrention Cord in Gravel

Eastside Near Front Porch

Visual observation. There is a male end extention cord goind to the ground in the gravel. The owner could not tell me what this was for. There is not power to this cord.

Extention Cord

Smoke Detector Placement: Smoke Detector

Kitchen-Northside

During the visual observation, a smoke detector in the north kitchen has a smoke detector that is located appox. 16 feet above floor level. Could be a concern when attempting to change the battery or service.

STANDARDS OF PRACTICE

Inspection Details

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or

carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S.

inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.