



SENTRY INSPECTION SERVICES, LLC / SENTRY HOME INSPECTIONS

229 449-8482

choosesentry@gmail.com

<https://www.sentryinspections.net/>



RESIDENTIAL PROPERTY INSPECTION

112 Loblolly Rd SW
Moultrie, GA 31768

Chris Putnam

MARCH 17, 2023



Inspector

Clyde Sonny Slate

Clyde "Sonny" Slate

InterNACHI, ICA Certified Professional Inspector

229 449-8482

choosesentry@gmail.com

TABLE OF CONTENTS

1: Inspection Information	4
2: Grounds	7
3: Roof	14
4: Exterior	19
5: Kitchen	24
6: Bathroom(s)	30
7: Interior Areas	39
8: Laundry	44
9: Garage	46
10: Heating, Cooling	50
11: Water Heater	55
12: Plumbing	57
13: Electrical	59
14: Attic, Roof Structure, & Ventilation	65
15: Foundation Area(s)	68
16: Detached Structure	72
17: Environmental Concerns	72
18: Irrigation System Present	73
19: Pool	73
20: Recommendations	73
21: Well	74
22: Final Checklist	74
Standard of Practice	75

SUMMARY

These summary pages are not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your Tennessee real estate agent or an attorney.

- 🔧 2.14.1 Grounds - Exterior Spigots: Handle Missing
- ⊖ 2.14.2 Grounds - Exterior Spigots: Broken Water Pipe
- 🔧 3.7.1 Roof - Gutters / Downspouts: Downspouts Terminating Near Foundation
- ⊖ 4.3.1 Exterior - Window Exteriors: Window Detailing Recommended
- 🔧 4.3.2 Exterior - Window Exteriors: Loose Shutters
- ⊖ 4.5.1 Exterior - Overhangs / Soffit / Fascia: Water Damage Possible
- 🔧 5.2.1 Kitchen - Cabinets, Countertops: Drawer Not Functioning Properly
- ⊖ 5.3.1 Kitchen - Sink(s): Foul Oder When Running Water In Sink
- ⊖ 6.5.1 Bathroom(s) - Sink(s): Foul Oder
- ⊖ 6.10.1 Bathroom(s) - Bathtub(s): Seal Floor to Bathtub
- ⊖ 6.10.2 Bathroom(s) - Bathtub(s): Leak From Water Valve
- ⊖ 6.10.3 Bathroom(s) - Bathtub(s): Gaps in Sealant
- ⊖ 6.10.4 Bathroom(s) - Bathtub(s): Jetted Tub / Jacuzzi Not Functional
- ⊖ 7.11.1 Interior Areas - Floor Condition: Heavy Wear to Hardwood Floors
- 🔧 9.13.1 Garage - Garage Slab: Normal Settlement Cracking On Slab
- 🔧 10.1.1 Heating, Cooling - General Info: HVAC Servicing Documentation Not Present
- 🔧 10.4.1 Heating, Cooling - Package Unit Information: Annual Servicing Information
- 🔧 10.4.2 Heating, Cooling - Package Unit Information: Algae Present On Unit
- 🔧 11.1.1 Water Heater - Water Heater Condition: Drain Pan Missing
- ⊖ 12.6.1 Plumbing - Drain, Waste, and Vent Pipes (DWV): Age of Structure - Sewer Scope Recommended
- ⊖ 12.9.1 Plumbing - Functional Flow: Drop in Water Flow
- ⊖ 13.10.1 Electrical - Smoke Alarms / Detectors: Not Present in Each Bedroom
- ⊖ 13.13.1 Electrical - GFCI Protection: GFCI Not Present - Upgrade
- 🔧 13.14.1 Electrical - Ceiling Fans: Wobbling - Minor
- 🔧 14.6.1 Attic, Roof Structure, & Ventilation - Insulation: Typical for Age - Add More as Desired
- ⊖ 15.8.1 Foundation Area(s) - Subfloor: Moisture Staining
- ⊖ 15.10.1 Foundation Area(s) - Ground Cover / Vapor Barrier : Vapor Barrier Lacked Full Coverage
- ⊖ 15.12.1 Foundation Area(s) - Ventilation: Damaged Vents

15.13.1 Foundation Area(s) - Insulation: Insulation Not Present Between Joists

1: INSPECTION INFORMATION

Information

In Attendance

Inspector

Occupancy

Vacant

Type of Building

Single Family

Construction Year (From Online Sources)

1968

Inspection Type

Pre-purchase

Weather Conditions

Clear

Temperature at the Time of Inspection

70-80 Degrees

Precipitation in the Last 48 hrs?

No

Ground Condition

Dry

Structure Orientation

112 Loblolly Rd SW

For the sake of this inspection the front of the structure will be considered as the portion pictured in the cover photo. References to the left or right of the structure should be construed as standing in front of the structure, viewing the front of the structure.



Important Information / Limitations: Overview

Sentry Home Inspections, LLC strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by InterNACHI. A link to the InterNACHI Standards of Practice is provided here:

https://www.nachi.org/documents2012/InterNACHI_SOP_and_COE-March_2018.pdf

As such, I inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

There may be comments made in this report that exceed the required reporting of the InterNACHI Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the

home. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period**, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of inspection only, and expire at the completion of the inspection, as conditions can change. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including but not limited to: roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure. Refer to the InterNACHI Standards of Practice, and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and it's components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This inspection report should be used alongside the sellers disclosure, pest inspection (WDI) report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. Home Warranties are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor or inspector can advise you of companies who offer them.

Important Information / Limitations: Notice to Third Parties

Notice to Third Parties: This report is the property of Sentry Home Inspections, LLC and is **Copyrighted as of 2019**. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is **non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents.** Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Important Information / Limitations: Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structures (unless specifically agreed, requested as an Ancillary Service and specified in the inspection agreement as an add on service) refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components, Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide (unless such ancillary inspections are specified/purchased and would be supplemented by an additional agreement/addendum to the inspection agreement)

Important Information / Limitations: Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that qualified and/or licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed, certified or experienced in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Important Information / Limitations: Thermal Imaging Information

THERMAL IMAGING: An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional "Advanced" services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to me schedule this service.

Important Information / Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

QUALITATIVE vs QUANTITATIVE - A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed. Building standards change and are improved for the safety and benefit of the occupants of the home and any repairs and/or upgrades mentioned should be considered for safety, performance, and the longevity of the homes items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting:

<https://d3i80q92llbc1d.cloudfront.net/wp-content/uploads/sites/14/2020/01/07204656/IO-LifeExpectancyChart-2.pdf>

PHOTOGRAPHS: Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

Important Information / Limitations: Comment Key - Definitions

This report divides deficiencies into three categories; Significant/Major Defects (**in red**), Marginal Defects (**in orange**), and Minor Defects/Maintenance Items/FYI (**colored in blue**). Safety Hazards or Concerns will be listed in the **Red** or **Orange** categories depending on their perceived danger, but should always be addressed ASAP.



Significant Defect

Items or components that may require a major expense to correct. Items categorized in this manner require further evaluation and **repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.**

− Marginal Defect

Items or components that were found to include a deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, or the defect may lead to further problems (most defects will fall into this categorization). **Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period.** Items categorized in this manner typically require repairs from a **Handyman** or **Qualified Contractor** and are **not** considered routine maintenance or DIY repairs.

⚙ Minor Defect, Maintenance Item, or FYI Item

This categorization will include items or components that may need minor repairs which may improve their functionality, and/or found to be in need of recurring or basic general maintenance. This categorization will also include **FYI** items that could include observations, important

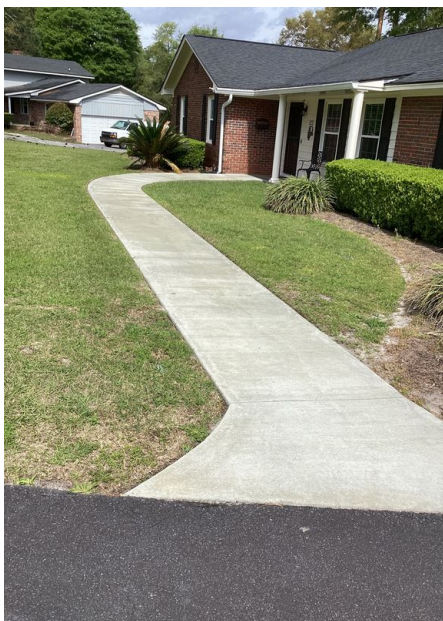
information, recommended upgrades to items, areas, or components, as well as **items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection.** Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

These categorizations are in my professional judgement and based on what I observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

2: GROUNDS

Information

Driveway and Walkway
Condition: Walkway Material
Concrete



Driveway and Walkway
Condition: Driveway/Walkway
Cracks Present?
Yes

Gas Meter/LP Tank Information:
Fuel Source
LP Tank



Rear of Home

Gas Meter/LP Tank Information:
Location of Fuel Source

Gas Meter/LP Tank Information:
Main Gas Shut Off Valve Location

Rear of Home

At LP Tank



Driveway and Walkway Condition: Driveway Material
Asphalt



Driveway and Walkway Condition: Typical Settlement / Shrinkage Cracks

Settlement / shrinkage cracks were present on the concrete surface (<1/4 inch wide). These can typically be from standard settlement, from admixtures or the composition of the concrete, or weather conditions when the concrete was poured. I recommend sealing these cracks at a minimum, to prevent further damage.



Grading / Lot Drainage: Grading/Drainage Conditions
Positive Grading (slopes away from structure)



Right Side of Home



Left Side of Home



Front of Home



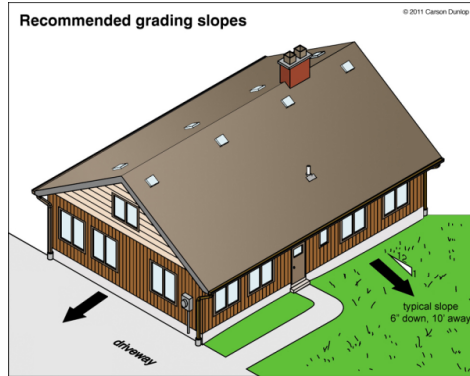
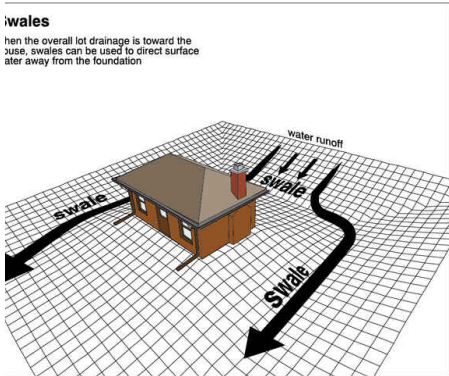
Rear of Home



Rear of Home

Grading / Lot Drainage: Grading / Drainage Overview

The grounds in contact with the home were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade (if applicable). No significant grading deficiencies were observed at the time of inspection unless otherwise noted in this report.



Grading / Lot Drainage: Grading Limitations

The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home.

Vegetation Observations: Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No deficiencies were observed unless otherwise noted in this report.

Porch(es): Concrete Slab Porch/Stoop Information

Slab porch(es) or stoop(s) were inspected looking for damage or any other significant defects. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.



Front of Home



Front of Home



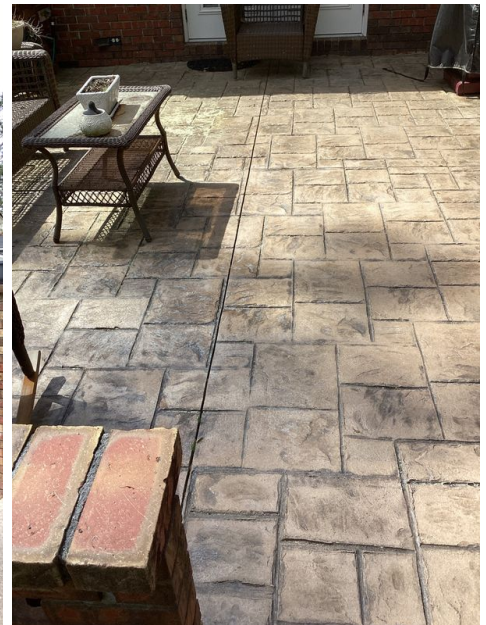
Front of Home



Rear of Home



Rear of Home



Rear of Home

Guardrails, Stair Rails, & Handrails: Railing Information

The guardrails, stair rails, and handrails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Porch / Deck Roof Condition: Porch/Deck Roof Information

Visible portions of porch/deck roofs were inspected looking for any significant defects, leaks, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Sunroom / Screened-In Area: Sunroom/Screened in Room Information

The sunroom or screened in deck/porch was inspected at visible portions looking for significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Patio: Patio Information

The patio area was inspected looking for significant defects. No significant deficiencies were present at the time of inspection unless otherwise noted in this report.

Carport Area: Carport Information

The carport area was inspected by examining the concrete slab or asphalt, and the roof and it's related support looking for any significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Exterior Spigots: Spigot(s) Information

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were observed unless otherwise noted in this report.



Retaining Wall: Retaining Wall Material (Visible Portions)

Brick



Retaining Wall: Retaining Wall Information

Retaining walls are inspected in respect to their effect on the structure of the home. The structural integrity or load bearing capacities of retaining walls are beyond the scope of a home inspection. No deficiencies were observed in the walls relation to the home unless otherwise noted in this report.

Fence: Fences Not Inspected

FYI - A fence was present at the home. Fences and gates are not inspected per the standards of practice, and the fence's condition is excluded from this inspection. Any comments made in relation to the fence should be viewed as a courtesy, and not be construed as an all-inclusive listing of deficiencies present.

Recommendations

2.14.1 Exterior Spigots



Minor Defect, Maintenance Item, or FYI Item

HANDLE MISSING

The handle was missing for the spigot, and this spigot was not tested for functionality. Replacement of the handle is recommended to be conducted by a licensed plumber or other qualified person with testing of the functionality of the spigot conducted at that time.

Recommendation

Contact a qualified professional.



2.14.2 Exterior Spigots

BROKEN WATER PIPE

REAR OF HOME

There was a broken pvc white water line that fed an exterior spigot on the rear porch at the time of inspection. Recommend repairs to the water line by a qualified individual.

Recommendation

Contact a qualified professional.

 Marginal Defect



Rear of Home

3: ROOF

Information

Shingles Stage of Life Estimation

First to Second Third of Life

General Info: Roof Views





General Info: Roof Limitations

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Roof Covering Material

Architectural Composite Shingles



Shingles Stage of Life Information

I will do my best to estimate the stage of life that the shingles appeared to be in at the time of inspection.

3-tab asphalt composition shingles typically have a 13-16 year life span. This would equate to:

- First Third of Life: 1-5 years in age
- Second Third of Life: 5-10 years in age
- Last Third of Life: 10-15 years in age

Architectural Composition shingles typically have a 24-27 year life span. This would equate to:

- First Third of Life: 1-8 years in age
- Second Third of Life: 8-16 years in age
- Last Third of Life: 16-24 years in age



Roof Surface Condition: Shingles Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, loss of adhesion between the shingles, and any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.



Vents / Protrusions: Roof Protrusion Type(s)

Plumbing Stack Vent(s), Gable Vents





Vents / Protrusions: Roof Protrusions Information

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Vents / Protrusions: Protrusion(s) Viewed From Ground Level, Ladder, or Drone

The roof protrusions were viewed from ground level, a ladder, or by a drone and no deficiencies were observed at visible portions at the time of inspection unless otherwise noted in this report. The protrusions are also looked at from the attic (if accessible), to look for signs of leaks, etc.

Roof Flashings: Flashing Information

Visible portions of the flashings were inspected looking for installation related deficiencies or damage (drip edge, sidewall, headwall, counter, etc - if applicable). Typically most areas of flashings are not visible as they are covered by the roof covering material, and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic, or ceilings where the flashing was presumed to be in place. No deficiencies were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Chimney: Chimney Information

The chimney(s) were inspected looking for an adequate and functioning chimney crown, the condition of the masonry and flashings, the condition of visible portions of the flue liner(s), etc. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Gutters / Downspouts: Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing or repairs may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.



Gutters / Downspouts: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.



Gutters / Downspouts: Recommend Maintaining Gutters

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating grounds at the foundation.

Recommendations

3.7.1 Gutters / Downspouts



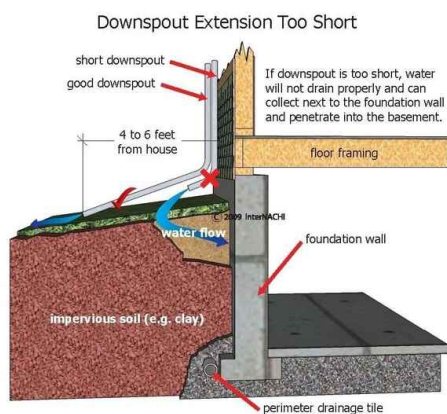
Minor Defect, Maintenance Item, or FYI Item

DOWNSPOUTS TERMINATING NEAR FOUNDATION

There were downspouts present that were discharging within five feet of the foundation of the home. Current standards require downspouts to be diverted at least five feet from the foundation of the home to prevent the grounds surrounding the foundation from becoming saturated. Saturated grounds can allow water / moisture to enter basement and crawl space areas, and in extreme cases can allow for settlement of the home. Properly extending all downspouts at least five feet away from the home is recommended to be conducted by a gutter contractor or other qualified person.

Recommendation

Contact a qualified gutter contractor

**4: EXTERIOR****Information****General Info: Representative Number Inspected**

The Standards of Practice states that a representative sample of exterior components shall be inspected on each side of the structure when multiple pieces make up an item or component (i.e. cladding, windows, overhangs, etc.). I try to ensure that all portions are inspected but height from the ground, vegetation, or other factors may prevent full accessibility or visibility of some items.

General Info: Probing of Wood

The Standards of Practice requires any areas of wooden trim, siding, or other wood components to be probed if water damage (wood rot) was suspected. Any photos of a screwdriver stuck into wood represents water damage/wood rot to some extent. **Hidden damage is always a possibility at these areas.** These areas of damage will require further evaluation to determine the extent of the damage, along with repairs made as deemed necessary by a qualified contractor.

Walls / Cladding: Siding Material

Brick Veneer, Composite Like Siding



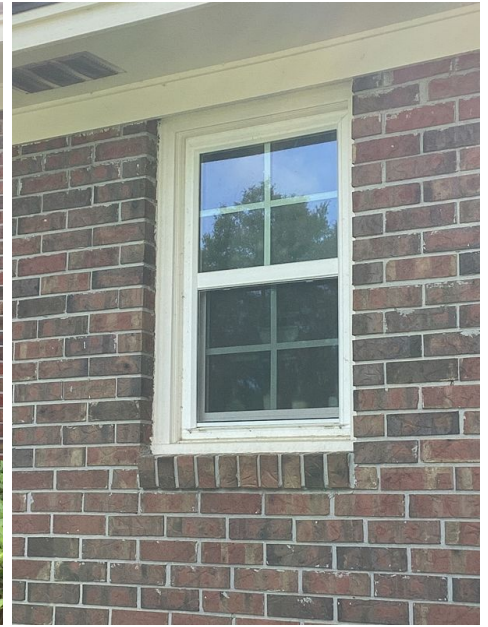
Walls / Cladding: Wall and Cladding Information

The walls and wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Window Exteriors: Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.





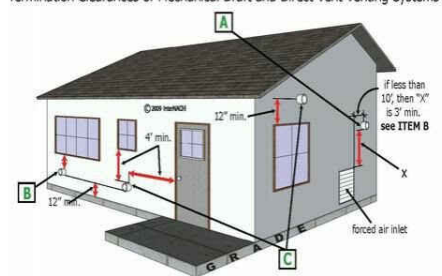
Overhangs / Soffit / Fascia: Soffit / Fascia Information

The soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Gas Sidewall Vent(s) : Sidewall Vent(s) Clearance Information

All gas sidewall vents were inspected to ensure they had proper clearances from air inlets and/or combustibles. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Termination Clearances of Mechanical Draft and Direct-Vent Venting Systems



W A: A mechanical draft venting system shall terminate at least 3 ft. above any forced-air inlet located within 10 ft.
 W B: The vent terminal of a direct-vent appliance with an input of 10,000 Btu/hr or less must be located at least 6" from any air opening in a building. If the input is over 10,000 Btu/hr but not over 50,000 Btu/hr, the vent termination must be located at least 9" from any air opening. If the input is over 50,000 Btu/hr the vent termination must be located at least 9" from any air opening. The bottom of the vent terminal and air intake must be at least 12" above grade.
 W C: Vent, including direct vent appliances, shall terminate at least 4 ft. below, 4 ft. horizontally from, or 1 ft. above any door, openable down, or gravity air inlet into any building. The bottom of the vent terminal shall be located at least 12 in. above grade.

Exterior Doors: Door Material(s)

Wood, Steel



Front of Home



Rear of Home

Exterior Doors: Doors Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Exterior Doors: Handleset Information

Handlesets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to the misalignment of the door only, preventing them from latching or locking properly.

Recommendations

4.3.1 Window Exteriors

 Marginal Defect

WINDOW DETAILING RECOMMENDED

EXTERIOR WINDOWS

There were some windows that could not be easily raised and lowered at the time of inspection. That is not unusual - especially for windows that are not opened very often. I do recommend detailing of the windows (cleaning, lubricating, ect) to ensure that all windows operate properly and easily for fire safety.

Recommendation

Contact a qualified professional.

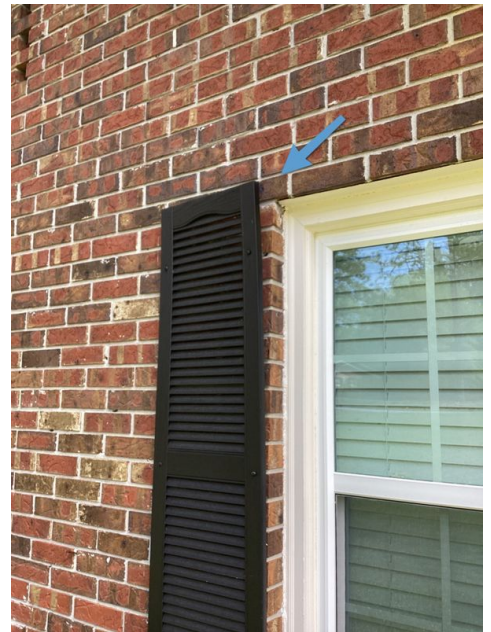
4.3.2 Window Exteriors

 Minor Defect, Maintenance Item, or FYI Item

LOOSE SHUTTERS

Recommendation

Contact a qualified professional.



4.5.1 Overhangs / Soffit / Fascia

 Marginal Defect

WATER DAMAGE POSSIBLE

OVERHANG

There was some degree of possible water damage present on the exterior overhangs / fascia areas at the time of inspection. Recommend evaluation and repair of all weathered / damaged wooden areas as well as repainting by a qualified contractor.

Recommendation

Contact a qualified professional.



5: KITCHEN

Information

Oven/Range: Energy Source
Electric



Oven/Range: Range Anti-tip Bracket Present
Not Visible

Exhaust Fan: Fan Type
Microwave Exterior Vented



General Info: Kitchen View



Cabinets, Countertops: Countertop/Cabinets Information

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Cabinets, Countertops: Satisfactory Condition - Aged

The cabinets and countertops, while aged, were in satisfactory at the time of inspection. Some repairs may be needed in areas due to age or heavy use.

Sink(s): Kitchen Sink Information

The kitchen sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Spray Wand: Spray Wand Information

The spray wand, whether standalone or attached to the faucet, was operated looking for proper flow and to ensure no leaks were present. No deficiencies were present at the time of inspection unless otherwise noted in this report.



Undersink Plumbing - Kitchen: Plumbing Information

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Disposal Unit: Disposal Information

The garbage disposal was inspected by activating it at normal controls and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Dishwasher : Dishwasher Information

The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit unless otherwise noted in this report.



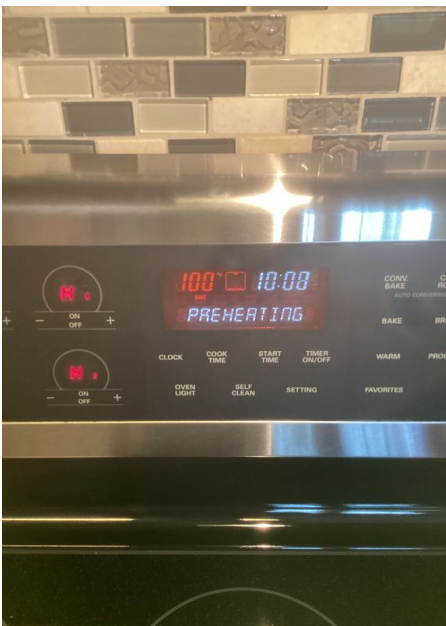
Oven/Range: Heating Elements Information

All of the heating elements on the range were turned to "High", and were functional at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.



Oven/Range: Oven Information

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.



Exhaust Fan: Exhaust Fan Information

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation. The fan's type (recirculating or exterior) will also be reported on. No deficiencies were observed at the time of inspection if not otherwise noted in this report.

Microwave: Microwave Information

The microwave was tested by running on "Cook" mode for 30 seconds, and was functional at the time of inspection. The efficiency of the unit or other functions are not tested for. No reportable conditions were present unless otherwise noted in this report.



Island: Kitchen Island Information

The kitchen island was inspected looking for any significant deficiencies. No reportable conditions were present unless otherwise noted in this report.

Trash Compactor: Trash Compactor Information

The trash compactor was tested by operating normal controls. The units ability to properly compact trash is not tested for as no trash was present in the unit at the time of inspection. No deficiencies were observed unless otherwise noted in this report.

Refrigerator: Refrigerators Not Inspected

Refrigerators are not included in a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them, or the cabinetry around them. Therefore their water line and power receptacle are not visible and excluded from this inspection. If the refrigerator is a concern, I recommend having it evaluated by an appliance repair company or other qualified person prior to closing. As a client courtesy we will check to see if it is cool inside.



Recommendations

5.2.1 Cabinets,
Countertops

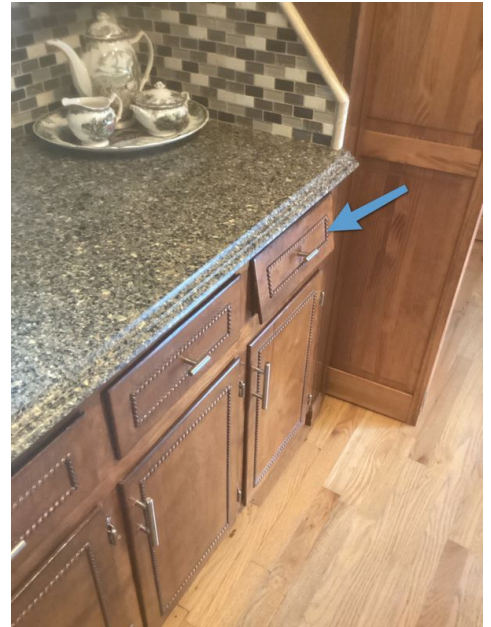
Minor Defect, Maintenance Item, or FYI Item

DRAWER NOT FUNCTIONING PROPERLY

There were cabinet drawer(s) present that were not functioning properly and may be off track. Repairs are recommended here as needed for proper operation by a qualified person.

Recommendation

Contact a qualified professional.



5.3.1 Sink(s)



Marginal Defect

**FOUL ODER WHEN RUNNING WATER
IN SINK**

KITCHEN / BATHROOMS

I recommend having plumbing and venting inspected by a professional plumber and repairs or correction made as necessary.

Recommendation

Contact a qualified professional.



6: BATHROOM(S)

Information

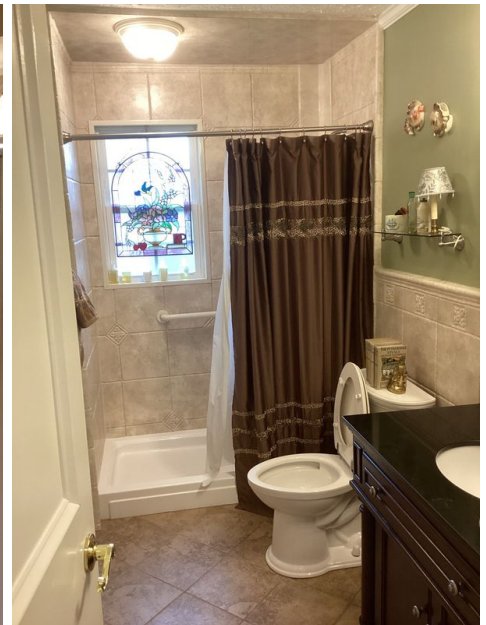
General Info: Bathroom View(s)



Laundry



Master Bathroom



Hallway Bathroom

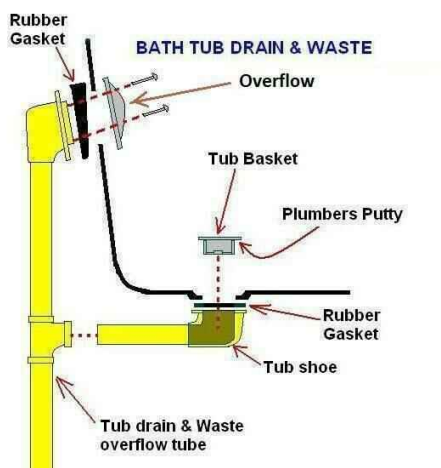
General Info: Tub and Shower Drain Information

Water was ran through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What I can't replicate is the affects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

General Info: Tub and Sink Overflow Limitations

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.



Cabinets, Countertops: Cabinet & Countertop(s) Information

The cabinets and countertops were inspected by looking for significant defects. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



Master Bathroom



Hallway Bathroom

Mirror(s): Mirror Information

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Laundry



Master Bathroom



Hallway Bathroom

Ventilation: Ventilation Sources

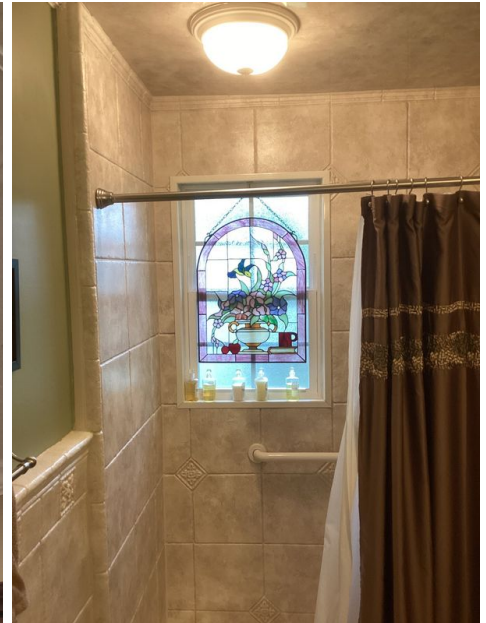
Window(s), Ventilation Fan(s)



Laundry



Master Bathroom



Hallway Bathroom

Ventilation: Ventilation Information

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Sink(s): Sinks Information

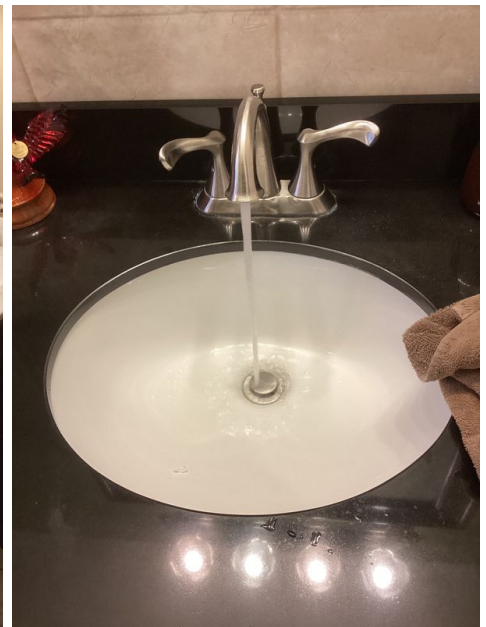
The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Laundry



Master Bathroom



Hallway Bathroom

Undersink Plumbing - Bathroom: Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Master Bathroom



Bathroom



Hallway Bathroom

Shower(s): Showers Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Master Bathroom



Hallway Bathroom

Shower Walls: Shower Walls Information

The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Doors / Enclosures: Shower Door / Enclosure Information

The shower enclosure and door was inspected by running water in the shower for a few minutes and looking for visible signs of leaks. Lived in conditions can not be replicated during an inspection and if leaks are noticed after taking possession the door tracks will need to be sealed as needed to rectify any leaking. No reportable conditions were present unless otherwise noted in this report.



Hallway Bathroom



Hallway Bathroom

Bathtub(s): Bathtub(s) Information

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



Master Bathroom



Master Bathroom

Bathtub(s): Jetted Tub Information

The jetted tub was inspected by filling the tub with water to a level above the jets, and then initiating the motor to check that the motor was functional. The tub was then drained to check for leaks and/or damage or cracking in the tub. No significant deficiencies or leaks were observed at visible portions, at the time of inspection, unless otherwise noted in this report.



Toilet(s): Toilet(s) Information

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



Laundry



Master Bathroom



Hallway Bathroom

Recommendations

6.5.1 Sink(s)

Marginal Defect

FOUL ODER

BATHROOMS / KITCHEN

There was a foul odor when the water was turned on to the sinks at the time of inspection. Recommend evaluation by a qualified plumber.

Recommendation

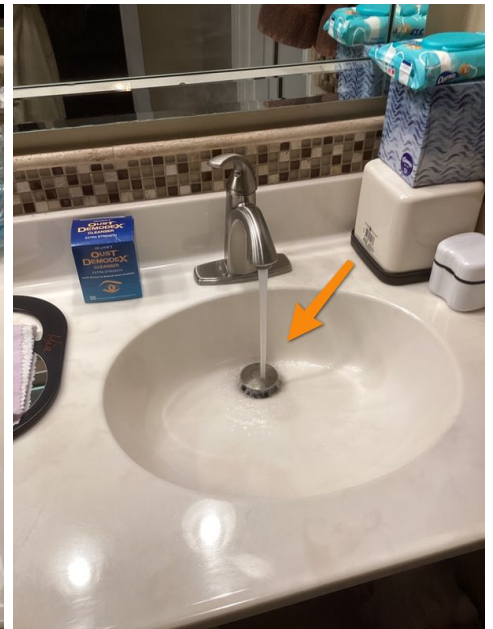
Contact a qualified professional.



Laundry



Master Bathroom



Master Bathroom Master Bathroom

6.10.1 Bathtub(s)

Marginal Defect

SEAL FLOOR TO BATHTUB

MASTER BATHROOM

Gaps were present where the floor transitions to the tub. Sealing the area where the floor transitions to the bathtub is recommended by a qualified person to prevent water intrusion to the subfloor below.

Recommendation

Contact a qualified professional.



Master Bathroom

6.10.2 Bathtub(s)

LEAK FROM WATER VALVE

MASTER BATHROOM

A leak was present from the water valve in the referenced bathroom. Repairs are recommended to be conducted as needed by a licensed plumber or other qualified person.

Recommendation

Contact a qualified plumbing contractor.

 Marginal Defect

Master Bathroom

6.10.3 Bathtub(s)

GAPS IN SEALANT

MASTER BATHROOM

Gaps were present in the sealant and/or grout around the tub. The sealing of any gaps around the tub is recommended by a qualified person.

Recommendation

Contact a qualified handyman.

 Marginal Defect

Master Bathroom

6.10.4 Bathtub(s)

JETTED TUB / JACUZZI NOT FUNCTIONAL

MASTER BATHROOM

The jetted tub or jacuzzi would not respond to normal control use at time of inspection. Evaluation and repairs are recommended as needed by a licensed electrician or other qualified person for proper operation.

Recommendation

Contact a qualified electrical contractor.



Master Bathroom

7: INTERIOR AREAS

Information

Fireplace(s): Fireplace Type(s)

Freestanding Gas Logs



Den

General Info: Room Views



Laundry



Kitchen



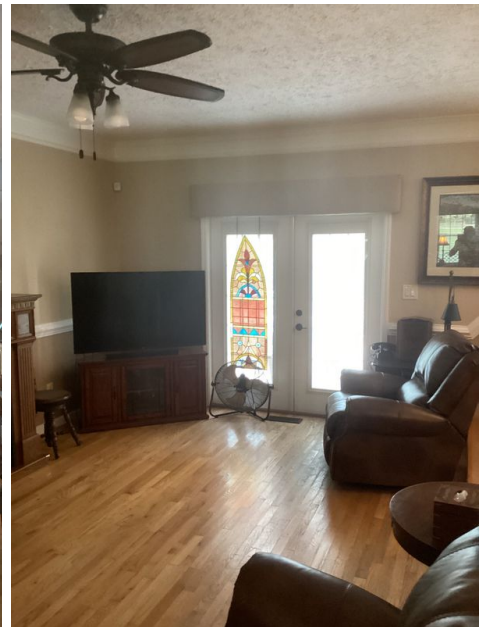
Kitchen



Brunch



Dinning



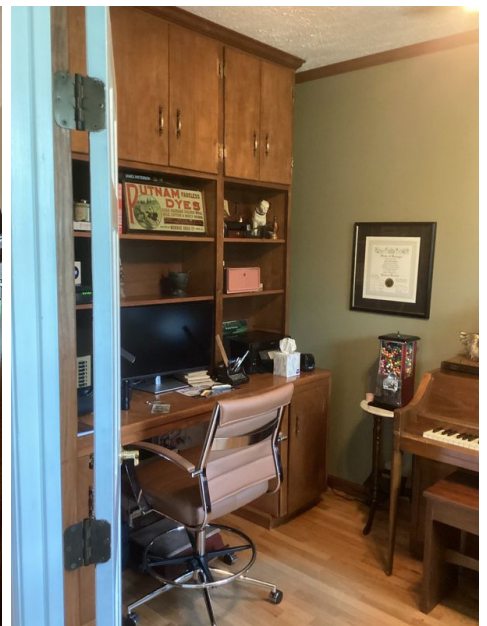
Den



Den



Front Entry



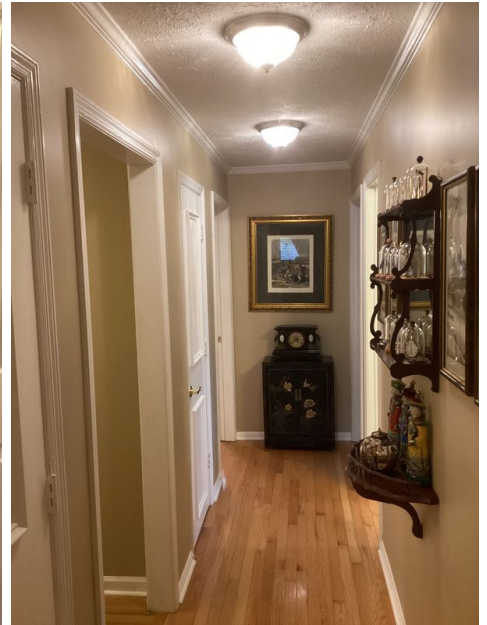
Office



Office



Front Hallway



Rear Hallway



Master Bedroom



Master Bathroom



Hallway Bathroom Bathroom



Bedroom 2



Bedroom 3

General Info: Bedroom Locations

Bedrooms are determined by starting with the Master, after walking out of the master bedroom, bedroom 2 will be the first bedroom you come to, bedroom 3 the next, and so on.

Windows: Windows Information

The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Windows: Glass Seal Failure Limitations

Reporting on double pane glass seal failure is not required by the Standards of practice, and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection, but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

Closets: Closets Information

The closets were inspected by testing the operation of their doors and looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Closets: Heavy Belongings in Closet(s)

Heavy personal belongings were present in some closet(s), this limited visual accessibility of wall and floor surfaces.

Interior Doors: Interior Doors Information

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Doorbell: Doorbell Information

The doorbell was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Fireplace(s): Fireplace Information

The fireplace was inspected by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable). **An NFPA Level 2 inspection is recommended to be conducted by a chimney sweep during the transfer of ownership of a home, and is highly recommended prior to the end of your inspection contingency period.** This Level 2 inspection is invasive utilizing remote cameras, and can uncover issues not seen during a home inspection, particularly the condition of the flue liner. No significant deficiencies were observed at visual portions unless otherwise noted in this report.

Stairs, Handrails, & Guardrails: Stairs Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Surfaces - Overall: Surfaces Information

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Wall Condition: Walls Information

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Ceiling Condition: Ceilings Information

The ceilings throughout the structure were inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for. No reportable conditions or moisture stains were visibly present at the time of inspection unless otherwise noted in this report.

Ceiling Condition: Moisture Stains Information

The ceilings throughout the home were inspected looking for moisture stains from roof leaks, plumbing leaks, or other sources. No moisture stains were present on the ceilings at the time of inspection unless otherwise noted in this report.

Floor Condition: Floors Information

Visible portions of the floors throughout the structure were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Limitations

Wall Condition

LARGE AMOUNT OF FURNITURE AND PERSONAL BELONGINGS PRESENT IN HOME

There were a significant amount of furniture and personal belongings present in the structure at the time of inspection. This prevents a full visual scan of walls, closets, floors, interior doors and sometimes attic spaces as well. These areas are disclaimed in the inspection

Floor Condition

FURNITURE AND PERSONAL BELONGINGS PRESENT

There were a significant amount of furniture and personal belongings present in the home at the time of inspection. This prevents a full visual scan of walls, closets, floors, interior doors and sometimes attic spaces as well. These areas are disclaimed in the inspection.

Recommendations

7.11.1 Floor Condition

HEAVY WEAR TO HARDWOOD FLOORS

KITCHEN

There were areas of significant wear to the wooden flooring at the time of inspection. Recommend evaluation, repairs as needed by a qualified individual.

Recommendation

Contact a qualified professional.

 Marginal Defect



Kitchen



Kitchen

8: LAUNDRY

Information

General Info: Laundry View



General Info: Dryer Energy Source

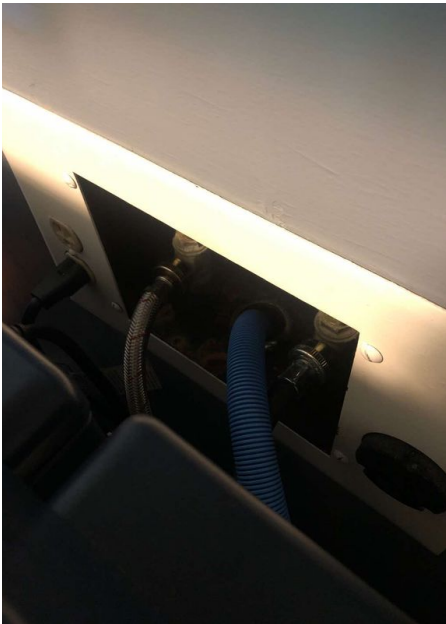
Electric

Cabinets : Satisfactory

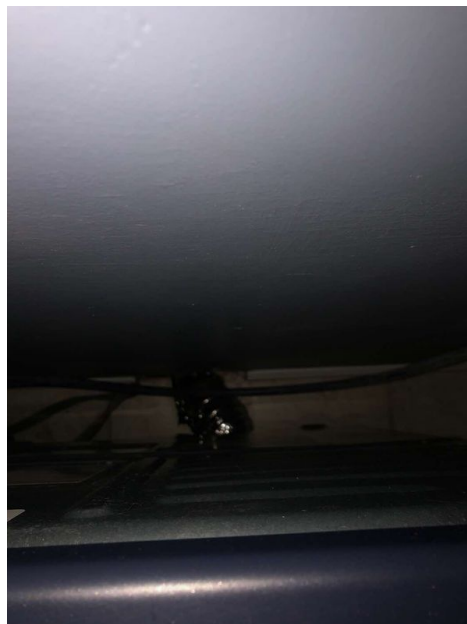
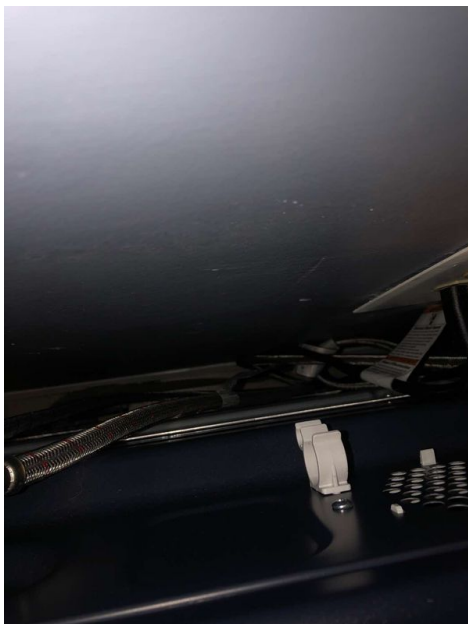
No reportable deficiencies were observed with the cabinets at the time of inspection.

**Visible Plumbing - Laundry: Plumbing Information - Washer Present**

The washing machine water supply valves and visual portions of the drain (standpipe) were visually examined for leaks from the valves or other deficiencies, but were not operated or tested for functionality or leaks due to the washer hoses being connected (washing machines are not tested during a home inspection). No indications of deficiencies or leaks were present at the time of inspection unless otherwise noted in this report.

**Dryer Vent: Dryer Vent Termination Point**

Exterior



Dryer Vent: Dryer Vent Information

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies were observed with the dryer vent at visible portions unless otherwise noted in this report.

9: GARAGE

Information

Garage Door(s): Garage Door Type(s)

Aluminum Overhead

Garage Door Opener(s): Opener Drive Type

Chain Drive

Garage Door Opener(s): Opener Button Proper Height

Yes

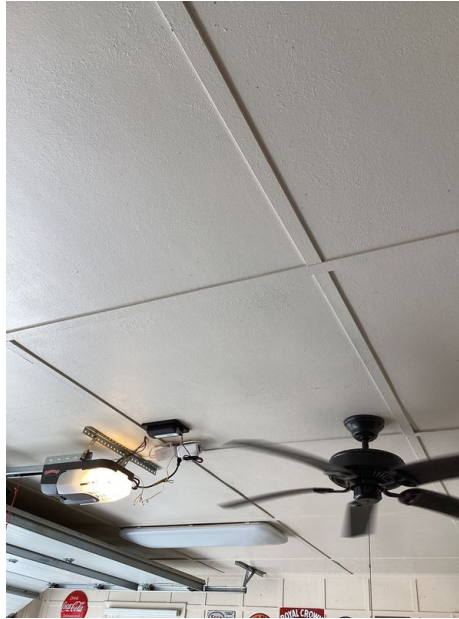


Interior Door : Proper Separation Ceiling / Framing: Ceiling Material

Door Present

Presumed

Plywood



General Info: Garage View(s)



Right Side of Home



Front of Home



Rear of Home

General Info: Garage Area to Living Space Separation Information

Current building standards for homes require "garage to living space separation". This separation helps to slow a garage oriented fire and to help prevent CO gases from entering living areas. This is achieved by the installation of a steel or solid wood door between the garage and living areas measuring no less than 1 3/8" thick, or a 20 minute fire rated door. The walls require the installation of 1/2" drywall, and the installation of 5/8" Type X drywall on the ceiling (if living areas are overhead). No protrusions should be present on the walls and/or ceiling in the area unless properly sealed with an approved sealant. These upgrades are recommended for safety if not present, and a qualified contractor can be consulted for more information.

Garage Door Parts: Garage Door Parts Information

The rollers, brackets, door panels, springs, and tracks were inspected looking for damage or loose components. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Opener(s): Garage Door Opener Information

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Safety: Eye Beam(s) Information

The safety eye beam(s) were inspected by closing the garage door and "breaking" the path of the eye beam(s) to ensure the door auto-reversed properly. The system was functional unless otherwise noted in this report.



Garage Door Safety: Resistance Not Tested

The "Resistance" test of the garage door(s) was not conducted due to the possibility of damaging the door and/or the opener, should the resistance feature not function properly, and this functionality is excluded from this inspection. Garage doors contain two safety measures to prevent someone from being injured or pinned by a closing garage door. Photoelectric eyes, and the ability to auto reverse, if the door meets resistance or a solid object. I recommend testing this feature for functionality once taking ownership of the home. The test can be conducted by placing a 2" X 4" laid on the ground, underneath of the door. When the door is closed, it should contact the 2" X 4", and auto-reverse. If it does not, adjustments to the "force close" setting on the opener may need to be made, and/or a garage door contractor should evaluate.

Interior Door : Interior Garage Door Information

The door between the garage and living areas was in satisfactory condition at the time of inspection. Current safety standards require the interior door to be comprised of steel or solid wood measuring at least 1 3/8" thick, or a door that is 20 minute fire rated, for proper garage to living space separation. ***Interior doors in homes built prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded for safety.*** No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Exterior Door (Man Door): Exterior Door Information

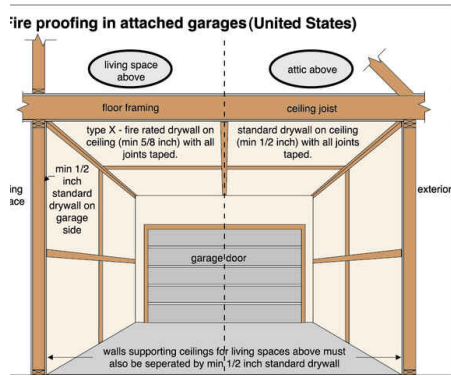
The exterior door was inspected testing for proper operation and looking for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ceiling / Framing: Ceiling Information

The ceiling area was inspected looking for indications of leaks or other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ceiling / Framing: Ceiling Information - Separation

The framing in the garage is required to be covered with a 5/8" type X drywall *if living areas are overhead* and the home was constructed after 2006 (year dependent on local municipality). Confirmation of the proper drywall is not possible in a "visual only home inspection", but the presence of drywall will be reported on. ***Homes built prior to 2006 were not required to meet these requirements but upgrading to proper drywall is recommended for safety.***



Walls: Walls Information

The walls appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed at visible portions unless otherwise noted in this report.

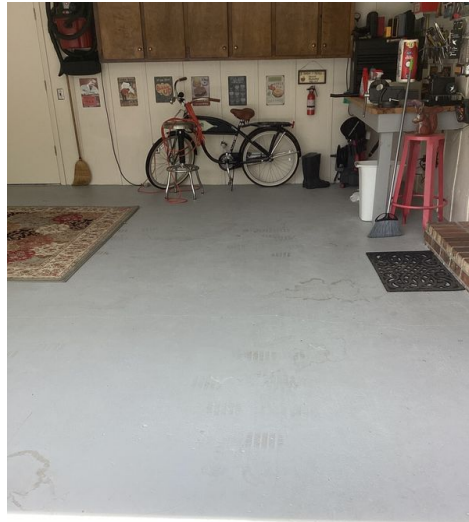
Walls: Walls Information - Separation

Current standards require that walls adjacent to living areas in a garage are covered with 1/2" drywall for proper separation of garage to living space. **Homes built prior to 2006 (year dependent on local municipality) may not have this protection, but upgrades are recommended for safety.**

Garage Slab: Slab Information

Visible portions of the concrete slab was inspected looking for significant deficiencies and significant cracking. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.



Recommendations

9.13.1 Garage Slab

Minor Defect, Maintenance Item, or FYI Item

NORMAL SETTLEMENT CRACKING ON SLAB

Recommendation

Contact a qualified professional.



Garage

10: HEATING, COOLING

Information

Package Unit Information:
Exterior Unit Manufacture Year
 2015
 The typical life expectancy is approximately 13-15 years.

Package Unit Information:
Package Unit Cooling Source Type
 Condensing Unit (Heat Pump)

Package Unit Information:
Package Unit Heating Source and Distribution
 Forced Air

Package Unit Information:
Package Cooling Unit Max Circuit Breaker Size
 Undetermined

Thermostat(s): Thermostat Location(s)
 Hallway

Air Filter / Return Plenum: Filter Location(s)
 Den

**Air Filter / Return Plenum: Filter****Size**

20 X 25

General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

Exterior Unit(s) - Split System : Exterior Unit Information

The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Interior Unit(s) - Split System : Interior Unit(s) Information

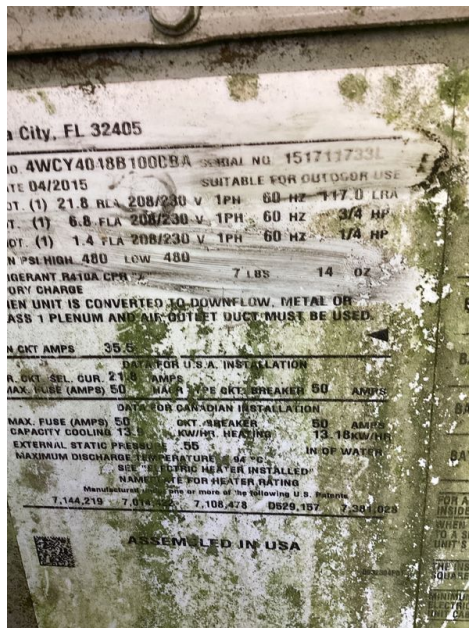
The interior unit(s) were inspected visually and tested by ensuring they responded to normal operating controls (at the thermostat), and that conditioned air was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Package Unit Information: Package Unit Location

Rear of Home

Rear of home

2015 TRANE Forced Air Heat Pump Package Unit



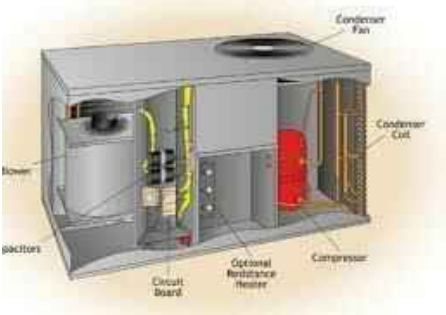
Package Unit Information: Package Unit Inspection Information

The package unit(s) was/were inspected visually and tested by ensuring it responded to normal operating controls. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.



Package Unit Information: Package Unit Present

The heating/cooling system was a package unit. A "package unit" contains both the heating and cooling units in one exterior enclosure. These are typically used when interior space does not allow for a "split unit".



Auxiliary Drain Pan: Auxiliary Drain Pan Information

The interior HVAC unit(s) were inspected for the presence of an auxiliary drain pan if they were located in or adjacent to finished areas. These pans may contain a float switch to sense when the pan fills with water, shutting the unit off; or may contain a drain pipe that will allow any accumulated water to drain to the exterior. The functionality of either the float switches or drain pipes are not tested for. No deficiencies were present at visible portions unless otherwise noted in this report.

Condensate Drain Pipe: Drain Pipe Information

The condensate drain pipe was inspected looking for the presence of a "trap" and significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection. No deficiencies were observed at visual portions, at the time of inspection, unless otherwise noted in this report.

Refrigerant Lines: Refrigerant Line Information

The refrigerant lines were inspected at visible portions to ensure no damage was present and that pipe insulation was continuous on the lines. No deficiencies were observed unless otherwise noted in this report.

Venting: Vent Information

The furnace vent was inspected by reporting on its material, clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present at visible portion unless otherwise noted in this report.

Air Return: Temperature Reading

A temperature reading of the return air was taken at the time of inspection, to provide a baseline to compare output temperatures to, showing the system responded to normal operating controls.

Air Supply: Air Supply Information

An infrared camera was used to show the system responded to normal operating controls, at the time of inspection. **These images are not intended to show the exact temperature differential produced, the efficiency, or performance of the system, which lies beyond the scope of a home inspection.** HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air is 10 - 20 degrees in cooling mode, and 16 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.

Thermostat(s): Thermostat Information

The thermostat was operated and it initiated the HVAC system, at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

Air Filter / Return Plenum: Filter/Plenum Information

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. I recommend changing the filter every 30 days - 3 months depending on the style of filter used. This is one of the most important "maintenance" items you can perform as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

HVAC Supply Registers: HVAC Supply Information

Conditioned air supply was present at the supply register(s). CFM air flow is not inspected for. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Visible Ductwork: Ductwork Information

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

Recommendations

10.1.1 General Info

HVAC SERVICING DOCUMENTATION NOT PRESENT



Minor Defect, Maintenance Item, or FYI Item

HVAC servicing documentation was not present for the unit(s). Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units. I recommend asking the seller(s) for the service records, and if the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be conducted by an HVAC contractor prior to the end of your inspection contingency period.

Recommendation

Contact the seller for more info

10.4.1 Package Unit Information

 Minor Defect, Maintenance Item, or FYI Item

ANNUAL SERVICING INFORMATION

REAR OF HOME

There were no signs of Annual Servicing to the HVAC Units. Annual servicing is recommended to ensure maximum efficiency and proper maintenance. I recommend having the unit inspected and serviced by a qualified HVAC Contractor.

Recommendation

Contact a qualified professional.



10.4.2 Package Unit Information

 Minor Defect, Maintenance Item, or FYI Item

ALGAE PRESENT ON UNIT

REAR OF HOME

There was algae growth present on the exterior HVAC Package Unit at the time of inspection. Recommend professional servicing and cleaning by a qualified HVAC technician.

Recommendation

Contact a qualified professional.



11: WATER HEATER

Information

Water Heater Condition: Capacity
50 Gallons

Water Heater Condition: Energy Source
Electric

Water Heater Condition: Water Heater Manufacturer
Bradford White

Water Heater Condition: Manufacture Year
2012

Water Heater Condition: Water Temperature
110-120 Degrees

TPRV Discharge Pipe: TPRV Discharge Tube Material
Aquapex

The typical life expectancy of a water heater is 13-15 years.

Water Heater Condition: Water Heater Location

Laundry Room

Laundry Room

2012 BRADFORD WHITE Electric Hot Water Heater - 50 Gallon



Water Heater Condition: Water Heater Information

The water heater produced hot water at the time of inspection. No reportable deficiencies were observed with the unit unless otherwise noted in this report.



Water Heater Condition: Water Temp Information

FYI - The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water at faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. I recommend consulting with a licensed plumber regarding the installation of a tempering valve.

Venting: Venting Information

The vent was inspected at visible portions reporting on its material, its clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present unless otherwise noted in this report.

TPR Valve: TPR Valve Information

A TPR valve was in place, and appeared functional. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

Water Pipes: Water Pipes Information

Visible portions of the water pipes were inspected looking for significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Recommendations

11.1.1 Water Heater Condition

 Minor Defect, Maintenance Item, or FYI Item

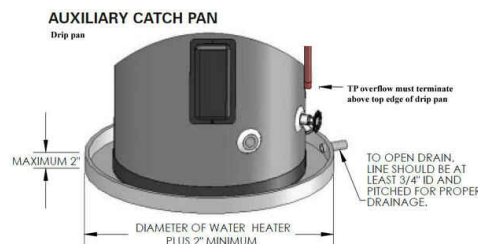
DRAIN PAN MISSING

LAUNDRY ROOM

A water heater drain pan was not present. Drain pans also called "Smitty pans" are recommended when the water heater is installed in an area where leaks from the unit could cause damage to framing components and/or interior areas. The installation of a drain pan is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified plumbing contractor.



12: PLUMBING

Information

Water Pressure: Water Pressure (Approx.) 40-50psi	Water Pipes: Service Pipe Material (Visible Portions) Galvanized Steel	Water Pipes: Water Distribution Pipe Material (Visible Portions) Aquapex, Galvanized Steel, Plastic Material
Water Pipes: Approx. Percentage of Water Distribution Pipes Visible 40-50%	Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions) PVC, Cast Iron	Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions) PVC, Galvanized Steel
Drain, Waste, and Vent Pipes (DWV): Approx. Percentage of Drain/Waste Pipes Visible 50-60%	Main Cleanout: Cleanout Location Crawl Space	Sump/Ejector Pump: Not Present No sump/ejector pump(s) were observed at the home at visible portions.
Functional Flow: Functional Flow	Functional Drainage: Functional Drainage	

Yes, See Bathroom Comments, Yes
Drop in Flow

Main Shut Off Valve : Main Shut Off Information

Above Water Heater (Line)

The shut off valve appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed unless otherwise noted in this report. The valve is not operated to test its functionality.



Pressure Regulator: Pressure Regulator Information

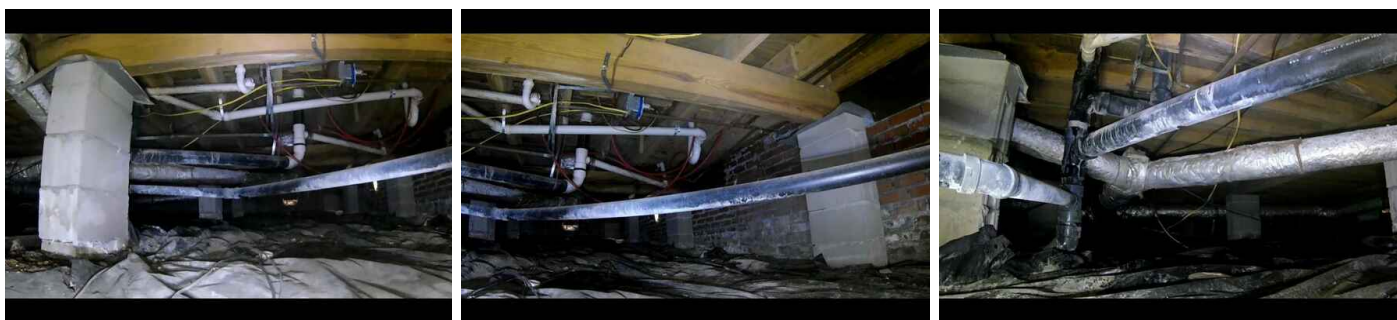
The pressure regulator was inspected visually for leaks or heavy corrosion and/or rust. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.

Water Pressure: Water Pressure Information

The water pressure was tested at an available spigot on the exterior of the home, or at the washing machine spigots (if not in use). 80psi or less is recommended to protect distribution pipes and connections from leaking (60 - 70psi is preferred). Most pressure regulators are adjustable from 25 - 75 psi, and any readings over 75psi indicate a missing or defective pressure regulator.

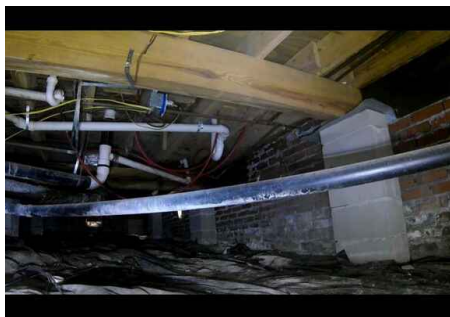
Water Pipes: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.



Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around \$250.00, but can save thousands if a problem is found.



Functional Drainage: Drainage Information

Water was ran through all drains in the structure for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report.

Recommendations

12.6.1 Drain, Waste, and Vent Pipes (DWW)

 Marginal Defect

AGE OF STRUCTURE - SEWER SCOPE RECOMMENDED

112 LOBLOLLY RD SW

Due to the age of the structure I recommend a sewer scope be performed by a qualified plumber.

Recommendation

Contact a qualified professional.

12.9.1 Functional Flow

 Marginal Defect

DROP IN WATER FLOW

BATHROOMS

FYI - A drop in water flow occurred to some degree when multiple fixtures were ran simultaneously. I recommend consulting a licensed plumber for further evaluation.

Recommendation

Contact a qualified plumbing contractor.

13: ELECTRICAL

Information

Service Entrance: Service Entrance Type

Underground Service Lateral

Service Disconnect: Main Breaker / Service Disconnect Location

At Main Breaker in the Electrical Panel

Service Amperage: Service Entrance Conductors Type

3/0 Copper



Right Side of Home



Service Amperage: Service Amperage
200amps 120/240VAC

Service Grounding / Bonding: Grounding Electrode Type
Undetermined

Breakers: AFCI Breakers Present
No

Branch Wiring : Branch Wiring Metal Type
Copper

GFCI Protection: GFCI Missing/Damaged - Installation Recommended
Exterior, Kitchen, Bathroom(s), Garage, Laundry

General Info: Low Voltage Systems/Wiring Not Inspected

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

Service Disconnect: Service Disconnect Information

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

Service Amperage: Service Amperage

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present. In some situations the sizing of the

Service Equipment / Electrical Panel: Electrical Panel Manufacturer
Square D

Service Grounding / Bonding: Water Pipe Bonding Present
Not Visible

Breakers: Breakers in Off Position
0

Smoke Alarms / Detectors: Smoke Alarms Present at All Required Locations
Missing in all Sleeping Areas

Service Grounding / Bonding: GEC Present
Yes

Service Grounding / Bonding: Gas Pipe Bonding Present
Not Visible

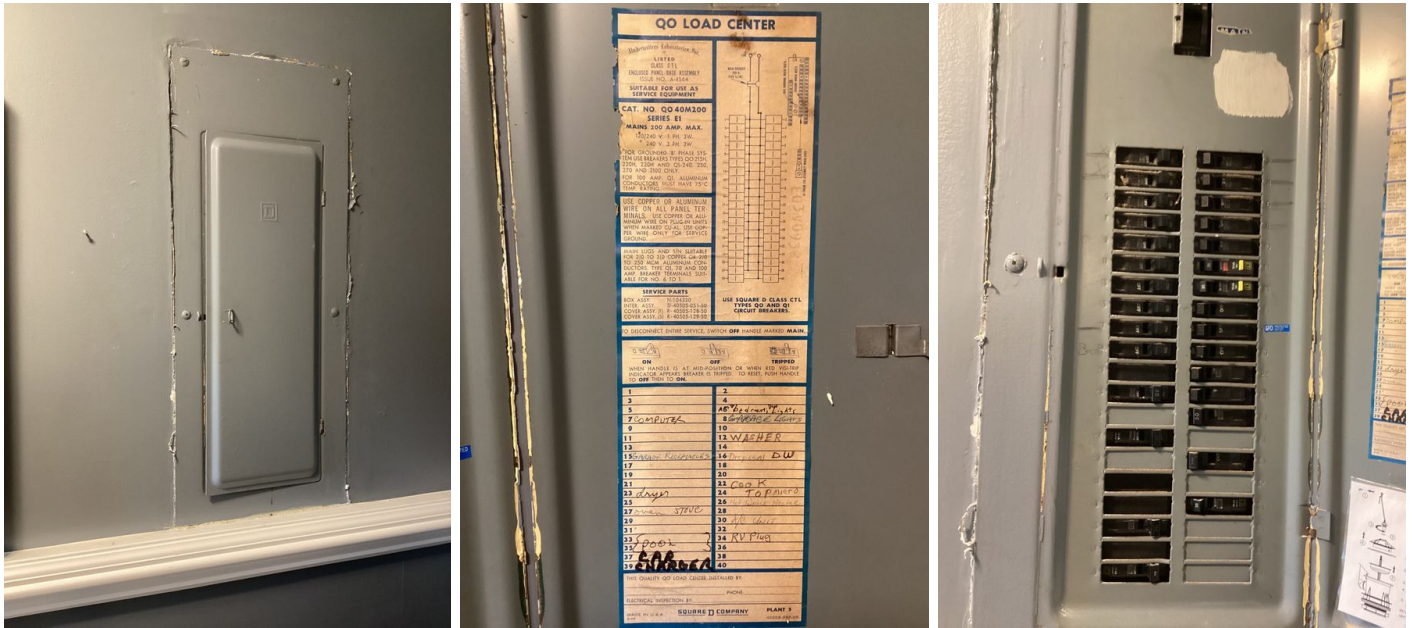
Branch Wiring : Visible Branch Wiring Type
Polyvinyl Chloride (Romex-like)

CO Detectors: CO Alarms Present at all Recommended Locations?
Undetermined

service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

Service Equipment / Electrical Panel: Electrical Panel / Service Equipment Location

Laundry Room
Laundry Room



Service Equipment / Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.



Service Equipment / Electrical Panel: No Hot Spots Observed with IR Camera

No hot spots or anomalies were observed in the electrical panel, under current loading conditions, during the inspection.



Distribution Panel: Distribution Panel Information

The distribution panel(s) were inspected to ensure all distribution panel rules were followed; that a 4-wire feed was present, that the EGC's and grounded conductors were isolated, that the grounded conductors were floating, that the EGC's were bonded, etc. No significant deficiencies were present in the panel(s) at the time of inspection, unless otherwise noted in this report.

Service Grounding / Bonding: GEC Present

The grounding electrode conductor (GEC) was present and connected in the service equipment panel. Typically the attachment point to a grounding rod, etc. is not visible. No indications of deficiencies were observed at visible portions.

Breakers: Breakers Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

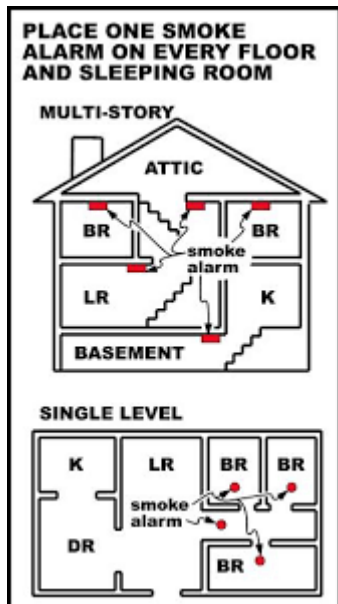
Branch Wiring : Branch Wiring Information

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc.

Smoke Alarms / Detectors: Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. **I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home.** Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>



CO Detectors: CO Alarm Information

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and their requirements can be found here:

<https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide>

Receptacles: Receptacle Information

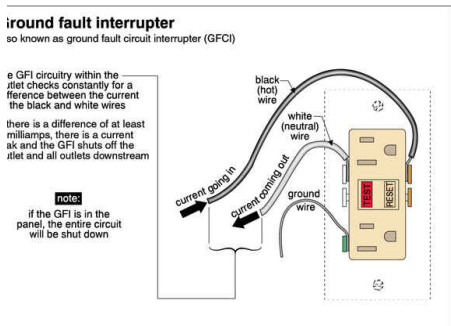
A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

Receptacles: 220V/240V Receptacle(s) Not Tested

220V/240V receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sink edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive. This protection, if present, was tested and was in satisfactory condition at the time of inspection, unless otherwise noted in this report.



Ceiling Fans: Ceiling Fan Information

A representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

Switches, Lights: Lights Not Tested

Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

Recommendations

13.10.1 Smoke Alarms / Detectors

NOT PRESENT IN EACH BEDROOM

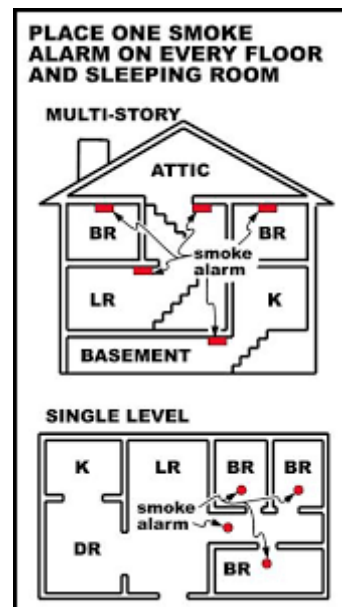
 Marginal Defect

Smoke alarms were not present in each bedroom, this is a Safety Hazard. Current safety standards require a smoke alarm in each bedroom (sleeping area) for fire safety. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

Recommendation

Contact a handyman or DIY project



13.13.1 GFCI Protection

 Marginal Defect

GFCI NOT PRESENT - UPGRADE

REQUIRED AREAS

Although not required at the time of this homes' construction, GFCI protection was not present at the referenced areas. I recommend upgrading the receptacles in these areas to GFCI protection for safety.

Recommendation

Contact a qualified electrical contractor.

13.14.1 Ceiling Fans

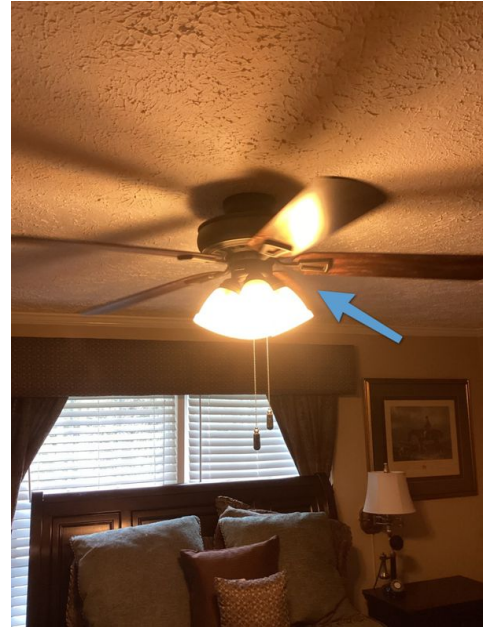
 Minor Defect, Maintenance Item, or FYI Item

WOBBLING - MINOR

The ceiling fan wobbled slightly during operation. The fan may be out of balance. Repairs are recommended to be conducted as needed by a qualified person to eliminate any wobbling.

Recommendation

Contact a qualified handyman.



Master Bedroom

14: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

Inspection Method: Inspection Method
Walked/Crawled Where Possible

Attic Access: Access Location(s)
Garage

Ventilation: Ventilation Types
Ridge Exhaust Venting, Soffit Inlet Vents, Gable Vents

Roof Structure / Framing: Roof Structure Type
Roof Trusses, Sheathing

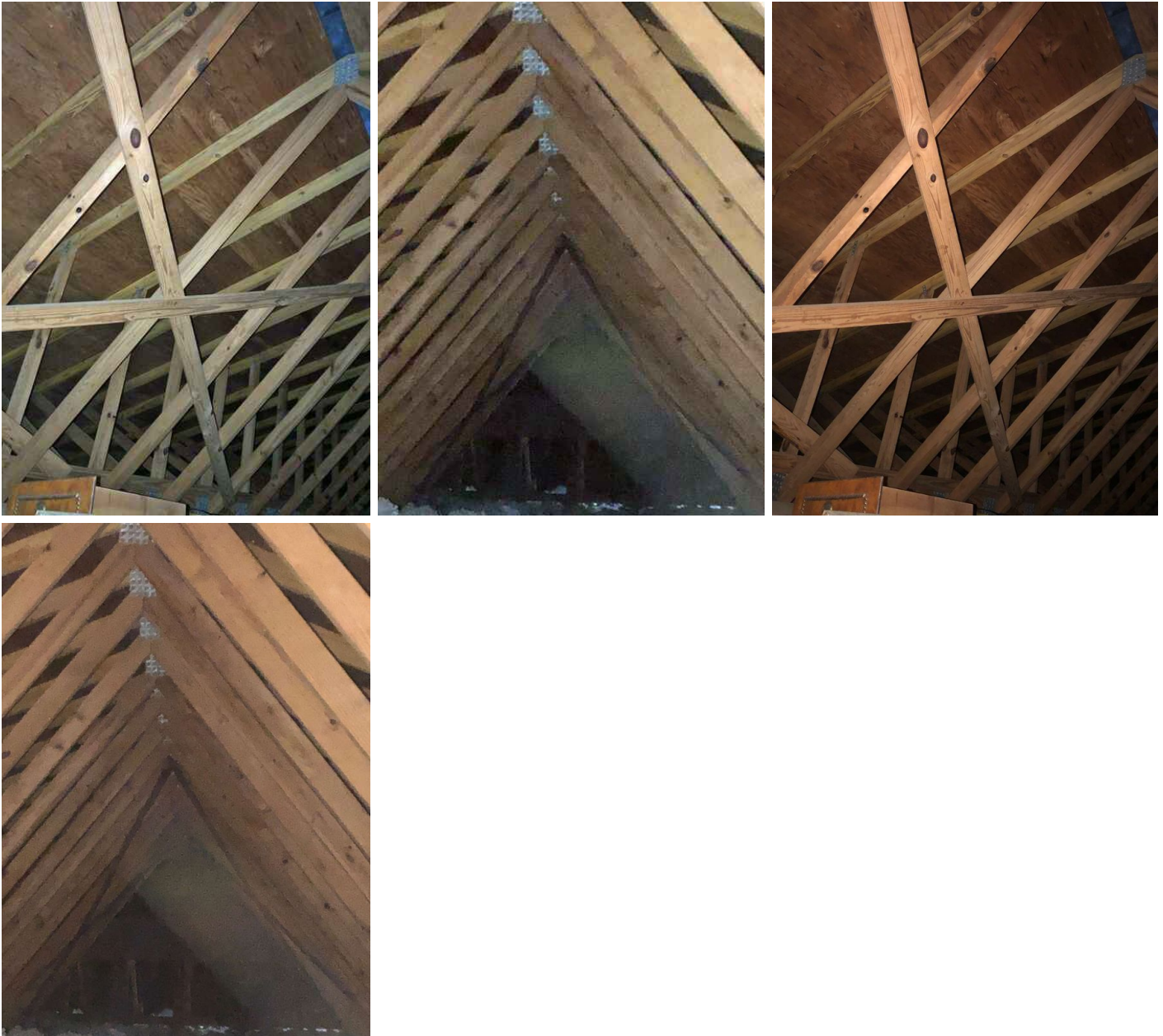
Roof Structure / Framing: Indications of Condensation Present
Not at Visible Portions

Roof Structure / Framing: Indications of Leak(s) Present?
Not at Visible Portions

Insulation: Insulation Type
Blown In

Insulation: Insulation Amount (Average)
6 - 8"

General Info/Limitations: Attic View(s)



General Info/Limitations: Accessibility Limitations

Attics are navigated as best I can; levels of high insulation, HVAC ductwork, framing, and other factors can prevent physical and visual accessibility of some areas and items. The amount of the attic that was able to be safely physically and visually inspected will be listed as an approximate percentage above. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

Inspection Method: Physical Limitations Information

The referenced physical obstructions listed above may block or hinder physical accessibility of the attic or portions of the attic. The inspection of the attic area and roof structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection.

Attic Access: Attic Access Information

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ventilation: Ventilation Information

The attic ventilation was reported on by a visual inspection of said ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

Roof Structure / Framing: Roof Structure Information

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. Any indications of past or present leaking is addressed in additional deficit comments in the report.



Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend approximately 14 inches of insulation to achieve an R-38 rating. Depending on when the home was constructed anywhere from 8-14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

Exhaust Fan(s): Exhaust Fan(s) Information

Bathroom and kitchen (as applicable) exhaust fan ducts were inspected at visible portions ensuring that they vented to exterior air and that no damage was present to their ducts. No indications of deficiencies were present unless otherwise noted in this report.

Plumbing Stack Vents: Vent Stack Information

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Recommendations

14.6.1 Insulation

 Minor Defect, Maintenance Item, or FYI Item

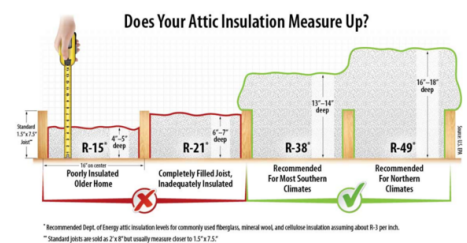
TYPICAL FOR AGE - ADD MORE AS DESIRED

112 LOBLOLLY RD SW

FYI - The insulation level was typical for when the home was constructed. Current standards require approximately 14 inches of insulation to achieve an R-38 rating. More insulation can be added as desired by an insulation contractor.

Recommendation

Contact a qualified insulation contractor.



15: FOUNDATION AREA(S)

Information

General Info: Foundation Type
Crawl Space

Crawl Space Access: Access Location
Rear of Home

Crawl Space Inspection Method: Inspection Method
Crawled Where Possible, Robotic Drone



Crawl Space Inspection Method: Amount of Crawl Space Physically Accessible
70-80%

Crawl Space Inspection Method: Amount of Crawl Space Visibly Accessible
80-90%

Crawl Space Inspection Method: Areas of Crawl Space Not Visibly Accessible or Fully Accessible
Various

Crawl Space Inspection Method: Crawl Space Obstructions / Safety Concerns
HVAC Ductwork, Plumbing Pipes

Foundation Walls: Foundation Wall Material
CMU Block, Structural Brick

Foundation Walls: Amount of Foundation Walls Visible
Approximately 80-90%

Foundation Walls: Foundation Wall Crack(s) Present?
Not at Visible Portions

Framing / Floor Structure: Floor Structure Materials
Wood Floor Joists

Framing / Floor Structure: Amount of Floor Structure Visible
Approximately 80-90%

Floor Structure Support: Floor Structure Support Type (Piers or Columns)
CMU Block Piers, Structural Brick Wall

Subfloor: Subfloor Material
Plywood

Ground Cover / Vapor Barrier : Vapor Barrier Condition
Present, Lacked Full Coverage

Insulation: Insulation Present at Unfinished Areas
No

General Info: Visual Limitations Information

The referenced visual obstructions listed above may block or hinder visual accessibility of the floor structure and other areas. The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas

not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

Crawl Space Access: Crawl Space Access Information

The crawl space access was inspected by reporting on its location as well as inspecting for any significant defects. No reportable conditions were present at the time of inspection, unless otherwise noted in this report.

Crawl Space Inspection Method: Crawl Space Inspection Information

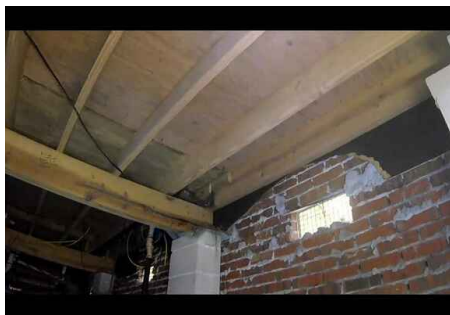
The crawl space area was inspected where possible. I make every attempt to inspect around the perimeter of the crawl space and then throughout the crawl space evaluating areas for moisture intrusion, damage, or other deficiencies. Inherently there are often areas that are either physically or visually inaccessible due to referenced obstructions and/or clearance issues. A percentage of the amount of the crawl space that was safely and visually accessible will be listed above. The inspection of the crawl space area is limited to visual portions only, and any items or areas not visually accessible are excluded from this inspection.

Moisture Presence: Moisture Infiltration Information - Areas Below Grade

Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion was present at visible areas below grade unless otherwise noted in this report. I can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate this area at a future time due to a heavy rain or changes in conditions. **I have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later water infiltration occurred due to a rainfall event.** For this reason, I highly recommend consulting with the sellers as to prior moisture infiltration into areas below grade.

Foundation Walls: Foundation Walls Information

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Foundation Walls: Cracking Present - Within Normal Tolerances

FYI - Cracking was present on the referenced wall(s). The crack(s) appeared to be within normal tolerances at the time of inspection. *Please read the information & limitations in regards to cracking above.

Framing / Floor Structure: Floor Structure Information

Visible portions of the framing and floor structure were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.



Floor Structure Support: Piers Information

The visible portions of the piers were inspected looking for deficiencies, damage, etc. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Subfloor: Subfloor Information

Visual portions of the subfloor were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.



Floor / Slab Condition: Slab Information

The concrete slab was inspected looking for irregular cracking, signs of moisture, or significant deficiencies. No reportable conditions were present at visible portions, at the time of inspection unless otherwise noted in this report.

Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.

Ground Cover / Vapor Barrier : Vapor Barrier Information

Vapor barriers also called ground covers (if present) are inspected to ensure they cover the entirety of the soil in the crawl space, that they are not damaged or dry rotted, and contain no gaps. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Ventilation: Ventilation Information

The crawl space ventilation was reported on by stating its presence and looking for indications of improper ventilation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Garage Door Safety: Resistance Not Tested

The "Resistance" test of the garage door(s) was not conducted due to the possibility of damaging the door and/or the opener. Garage doors contain two safety measures to prevent someone from being injured or pinned by a closing garage door. Photoelectric eyes, and the ability to auto reverse, if the door meets resistance or a solid object. I recommend testing this feature for functionality once taking ownership of the home. The test can be conducted by placing a 2" X 4" laid at on the ground, underneath of the door. When the door is closed, it should contact the 2" X 4", and auto-reverse. If it does not, adjustments to the "force close" setting on the opener will need to be made, or a garage door contractor should evaluate.

Exterior Door: Exterior Basement Door Information

The exterior basement door was inspected by looking for damage, lack of proper flashing, deficiencies with its operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Stairs: Stairs Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Recommendations

15.8.1 Subfloor

— Marginal Defect

MOISTURE STAINING

KITCHEN/BATH

There were moisture stains present on the subfloor. I can only report on the conditions as they existed at the time of inspection and can not confirm if this is from a past or present leak despite no elevated reading with a moisture meter. I recommend inquiring with the sellers as they would have the best knowledge if the leak is active, and/or if repairs were made to address this issue. If they have no knowledge regarding the stains, evaluation is recommended by a qualified contractor.

Recommendation

Contact a qualified professional.

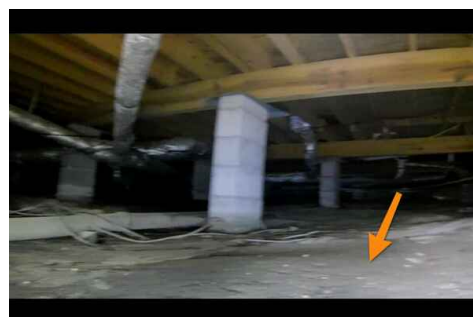
15.10.1 Ground Cover / Vapor Barrier

— Marginal Defect

VAPOR BARRIER LACKED FULL COVERAGE

CRAWLSPACE

The vapor barrier in the crawl space lacked full coverage. Current standards require that vapor barriers cover the entirety of the soil in crawl spaces. Evaluation and modifications to achieve full coverage of the vapor barrier is recommended to be conducted by a qualified contractor.



Recommendation

Contact a qualified professional.

15.12.1 Ventilation

DAMAGED VENTS

FOUNDATION WALLS

There were damage foundation vents present at the time of inspection. I recommend repairs or replacements of all damaged vents to include screens and exterior open/closure handles by a qualified individual as needed.

Recommendation

Contact a qualified professional.

 Marginal Defect


15.13.1 Insulation

INSULATION NOT PRESENT BETWEEN JOISTS

CRAWLSPACE

FYI - Insulation was not present between the floor joists. Current energy standards recommended insulation to be present between the floor joists of unconditioned areas, when living areas are overhead, for energy efficiency. The installation of insulation is recommended to be by a qualified contractor.

Recommendation

Contact a qualified insulation contractor.

 Marginal Defect


16: DETACHED STRUCTURE

17: ENVIRONMENTAL CONCERNS

Information

Odors Present: Odors Information

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Asbestos: Asbestos Information

The possibility exists that homes built prior to 1978 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc) that contain asbestos. In accordance with the Standards of Practice these items are not reported on during a home inspection. **If I see obvious signs of a material that I may believe to contain asbestos, I will immediately advise of it's presence and offer further evaluation through an ancillary inspection specific to asbestos if agreed upon. In the absence of such agreement and specialty asbestos testing, any other comments pertaining to possible asbestos are strictly provided as a courtesy, but these individual references should not be construed as an all-inclusive list.** Furthermore, any remodeling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection.

If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to the end of your inspection contingency period.

More information can be found at this link: <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos>

Lead Based Paint: Lead Based Paint Information

The possibility exists that homes built prior to 1978 may contain paint that was lead based. In accordance with the Standards of Practice lead based paint is not reported on, or tested for during a home inspection unless ancillary services are selected and arranged with us as part of your home inspection. **If not, and lead based paint is a concern, you are advised to consult an environmental company prior to the end of your inspection contingency period and have additional inspections specializing in environmental hazards.**

Fungal Growth: Fungal Growth and Mold Information

In accordance with the standards of practice reporting on the presence of mold is excluded from a home inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present.** Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

Pest/Insect/Wildlife Concerns: WDI-Termite Inspection Recommended

Inspecting for, and reporting on the presence of WDI activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of a home inspection, is excluded by the Standards of Practice, and is excluded from this inspection. **It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. While we do provide a basic visual inspection as part of our home inspection, any comments made in this report in regards to wood destroying insects was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.**

18: IRRIGATION SYSTEM PRESENT

19: POOL

20: RECOMMENDATIONS

21: WELL

22: FINAL CHECKLIST

STANDARDS OF PRACTICE

Inspection Information

Grounds

In accordance with the Standards of Practice, the home inspector **shall observe** Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). Decks, balconies, stoops, steps, areaways, porches, and applicable railings that are directly attached to the structure. Vegetation, grading, and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is **not required to observe**: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is **not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Roof

In accordance with the Standards of Practice, the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations; and report on signs of leaks or abnormal condensation on building components. **The home inspector shall**: Describe the type of roof covering materials, and Report on the method used to observe the roofing.

The home inspector is not required to: Walk on the roofing (although every safe attempt to do so, will be taken), report on the age or remaining life of the roof covering, move leaves, snow, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes, and lightning arrestors. No claims will be made as to the remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations. The sellers or the occupants of a residence will generally have the most relevant knowledge of the roof and of its history. Therefore, I recommend that you consult with the sellers about the age of the roof covering and that you either include comprehensive roof coverage in your home insurance policy or that you obtain a roof certification from an established local roofing company.

Exterior

In accordance with the Standards of Practice **the home inspector shall observe from ground level**: - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascias. **The home inspector shall**: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening/screens, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. **The home inspector is not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Kitchen

In accordance with the Standards of Practice, the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range by testing heating elements and the oven, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.

The home inspector is not required to report on: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non-built-in appliances; or Refrigeration units. **The home inspector is not required to operate**: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Bathroom(s)

In accordance with the Standards of Practice, the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975, but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

Interior Areas

In accordance with the Standards of Practice, **the home inspector shall observe** walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. **The home inspector shall:** Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting, tile; or Draperies, blinds, or other window treatments. Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

Laundry

In accordance with the Standards of Practice **the inspector will examine and report on the condition of:** the exposed plumbing; the presence of a 240-volt receptacle, GFCI receptacles, dryer vent condition, and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, Inspect the plumbing for proper sizing, design, or use of proper materials.

Garage

In accordance with the Standards of Practice **the inspector will examine:** the Attached garage and report the condition of the: garage door(s) (including related parts), the garage door opener, the presence and operability of photoelectric eyes (safety feature), and the doors ability to auto-reverse when met with resistance, doors, ceilings, floors, a representative number of windows and receptacles, and the presence of GFCI receptacles. Current safety standards require the presence of 1/2" Type X drywall for wall/ceiling surfaces, as well as a steel or fire-rated door between the garage and living areas for fire safety. We recommend that these improvements be considered for the safety of the occupants. The home inspector is **not required to inspect:** Remote controlled garage door opener transmitters.

Heating, Cooling

In accordance with the State of Tennessee Standards of Practice, **the home inspector shall observe:** the permanently installed heating and cooling systems including heating and cooling equipment that is central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. **The home inspector shall describe** the energy source and heating equipment. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to:** Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The efficiency of the units and load testing is not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees, due to the possibility of damaging the compressor. Clients are advised to have an HVAC company perform maintenance on the system on an annual basis.

Water Heater

In accordance with the Standards of Practice, the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down, or the pilot flame is not lit, Inspect the system for proper sizing, design, or use of proper materials.

Plumbing

In accordance with industry standards **the home inspector shall observe at visible portions:** Interior water supply and distribution system, including: piping materials and supports; fixtures and faucets; functional flow; leaks; and cross connections. Interior drain, waste, and vent system, including: traps; drain and waste lines; leaks; and functional drainage. **The home inspector shall describe:** Water supply and distribution piping materials; Drain, waste, and vent piping materials; and Location of the main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Electrical

In accordance with the Standards of Practice, **the home inspector shall observe** Service entrance conductors; Service equipment, grounding equipment, the main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service (if the conductors' sizing text is present/legible); Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages. **The home inspector shall describe** Service amperage and voltage (if known); Service entry conductor materials; Service type as being overhead or underground; and the location of main and distribution panels. **The home inspector shall report on:** the presence of any observed aluminum branch circuit wiring.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Motion or Dusk to Dawn lighting, Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Attic, Roof Structure, & Ventilation

In accordance with the Standards of Practice, **the inspector will examine:** the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.

The inspector is not required to: move or disturb insulation, or report on the adequacy of current ventilation, Calculate the strength, adequacy, or efficiency of any system or component including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, I do not attempt to enter attics with less than 36" of headroom; where insulation obscures the ceiling joists; or where ducts block access. In these cases I will evaluate from the access opening as best I can.

Foundation Area(s)

In accordance with the standards of practice, **the inspector will examine and report on the condition of:** the foundation walls, the framing (including probing of any framing that looks to have damage/deterioration), columns / piers, the crawl space access, and insulation, if applicable.

The inspector is not required to: enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Ductwork, framing, plumbing, and insulation may block the visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items to try and determine if moisture is or has infiltrated the basement/crawl space area. But, can not guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection.

Environmental Concerns

Items reported on in this section are beyond the scope of a home inspection and were included as a courtesy for your information, these items should not be viewed as an all-inclusive listing of deficiencies in the related area of concern. Evaluations are recommended by qualified professionals in any environmental or pest related field prior to the end of your inspection contingency period.

Final Checklist

Final checklist showing the home was left as it was found, and was locked when complete.

