



Inspection Report

John Doe

Property Address:
103 W Dee Street
Memphis TN 38000



HomeSpec

John Harpole Mhib #0603; TN #1174
4922 Bowie Lane
Olive Branch, MS 38654
901-240-6693

General Summary



HomeSpec

**4922 Bowie Lane
Olive Branch, MS 38654
901-240-6693**

Customer
John Doe

Address
103 W Dee Street
Memphis TN 38000

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Repair or Replace

The roof covering has leaves and debris in valleys at the front of home. This area will need periodical maintenance. Recommend cleaning debris from roof, valleys and gutter systems..



1.0 Item 1(Picture)

1.3 Roof Drainage Systems

Repair or Replace

Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

1. Roofing



1.3 Item 1(Picture)

3. Exterior



3.0 Wall Cladding Flashing and Trim

Repair or Replace

(1) The wood trim at eave on the exterior in areas gaps in caulking. Deterioration may occur if not corrected. I recommend repair or replace as required.



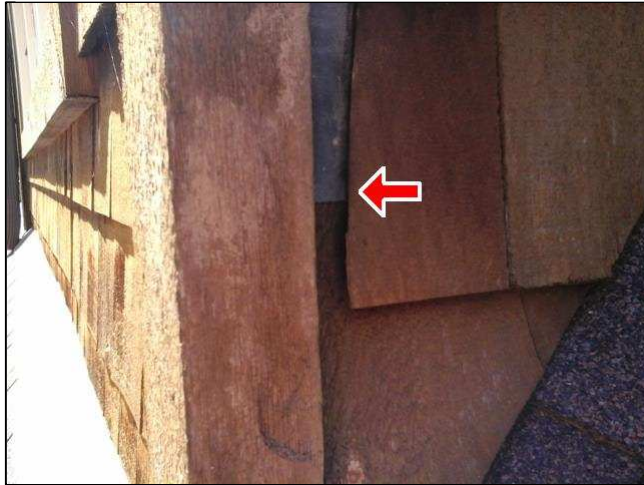
3.0 Item 1(Picture)



3.0 Item 2(Picture)

(2) The Wood siding at the front of home damaged. Deterioration can eventually occur if not corrected. I recommend repair or replace as required.

3. Exterior



3.0 Item 3(Picture)

3.2 Doors (Exterior) Repair or Replace

The main entry door weathered and needs prep and paint (exterior)



3.2 Item 1(Picture)

4. Garage

4.2 Garage Floor Repair or Replace

The garage floor had common shrinkage cracks. These cracks are not a structural concern.

4. Garage



4.2 Item 1(Picture)

4.3 Garage Door (s) Repair or Replace

The garage door at the left side (facing front) coil spring is damaged. Recommend repair or replace as required.



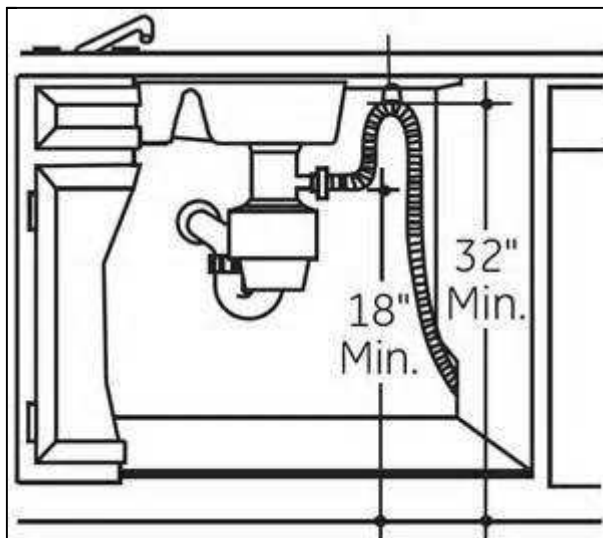
4.3 Item 1(Picture)

5. Built-In Kitchen Appliances

5.0 Dishwasher Repair or Replace

The dishwasher drain hose did not perform a loop to create a trap under sink. I recommend repair as necessary.

5. Built-In Kitchen Appliances



5.0 Item 1(Picture)



5.0 Item 2(Picture)

6. Interiors

6.1 Walls

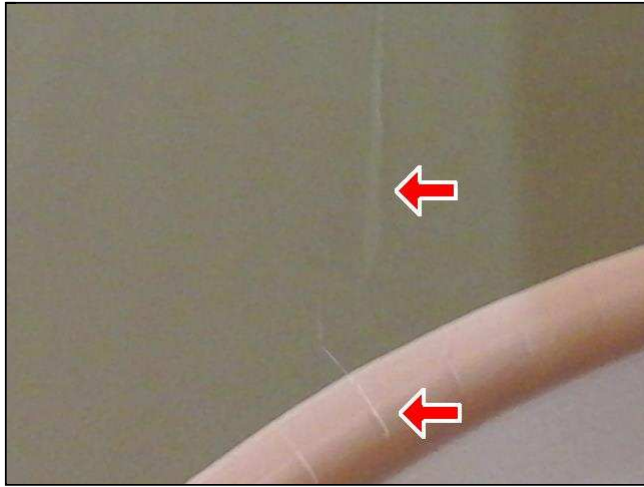
Repair or Replace

(1) Observed settling cracks on sheetrock walls at following locations:

- Dining Room
- Upstairs office/bedroom
- Bedroom toward rear of home.

This damage is considered cosmetic.

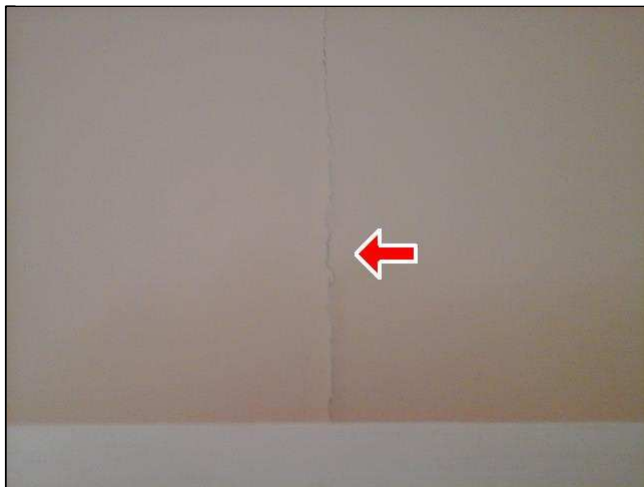
6. Interiors



6.1 Item 1(Picture)



6.1 Item 2(Picture)



6.1 Item 3(Picture)

(2) The tile tub surround has gaps in grout at the downstairs Private Bath. Repairs are needed. .



6.1 Item 4(Picture)

(3) The baseboard on the wall shows wet stains indicating moisture or intrusion did or still may occur at the Master bath. The moisture meter was used and it recorded 19% or higher, which indicates the leak has not been corrected. A qualified contractor should inspect and repair as needed.

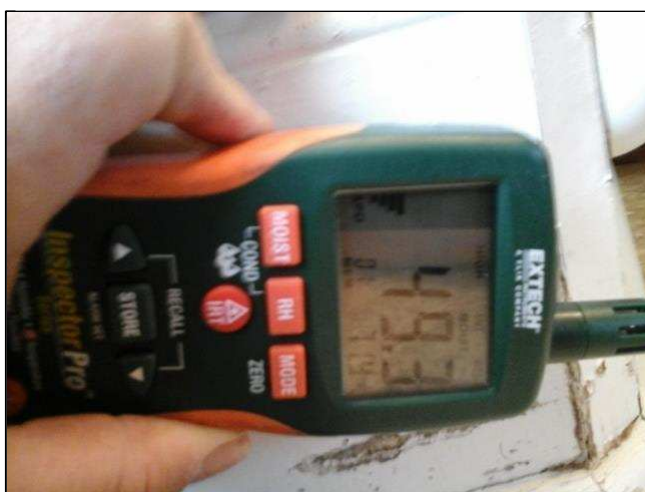
6. Interiors



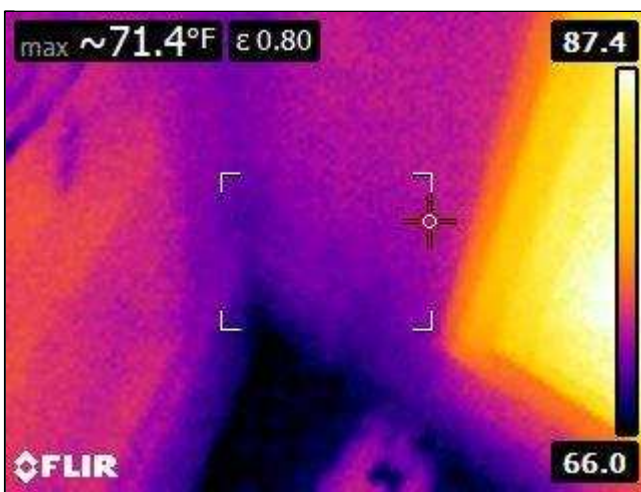
6.1 Item 5(Picture)



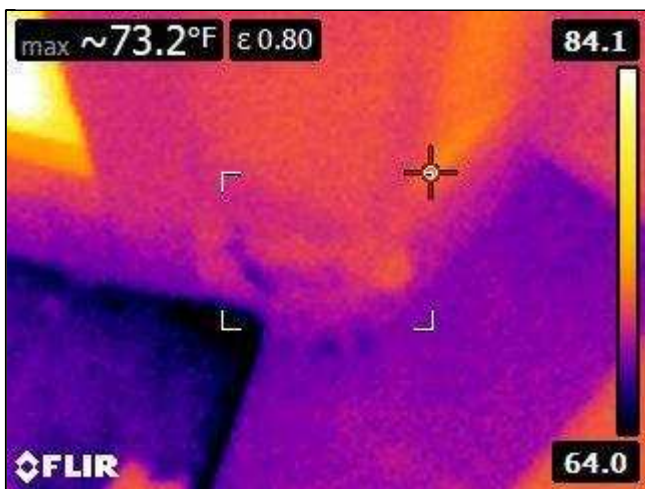
6.1 Item 6(Picture)



6.1 Item 7(Picture)



6.1 Item 8(Picture)



6.1 Item 9(Picture)

6.2 Floors

Repair or Replace

(1) The Carpet is loose or baggy and not stretched for a tight installation at the Bedroom. This damage is considered cosmetic. .

6. Interiors



6.2 Item 1(Picture)

(2) The Carpet is damaged at the Master Bedroom. Repairs are needed. .



6.2 Item 2(Picture)

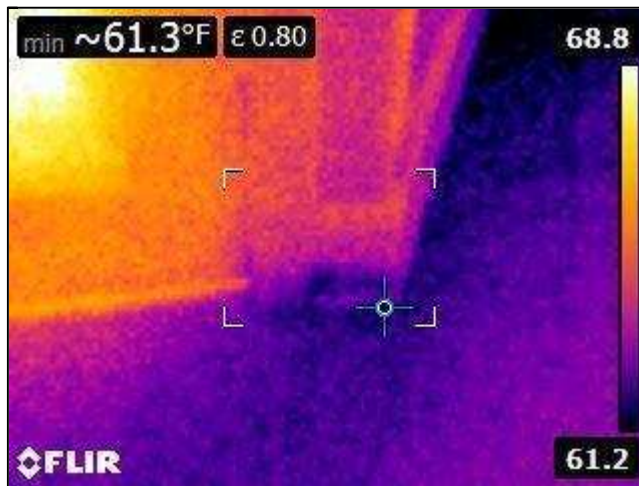
6.3 Interior Trim

Repair or Replace

Moisture was detected with Thermal Imaging at rear entrance on baseboard. Recommend qualified contractor further inspect and repair as needed.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

6.6 Doors (representative number)

6. Interiors

Repair or Replace

The Entry door needs strike and latch adjustment to shut tight at the Laundry. A repair or adjustment is needed. .



6.6 Item 1(Picture)

7. Plumbing System

7.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

The hose bib did not work at the left side (facing front). Recommend qualified contractor further review and repair as needed.



7.1 Item 1(Picture)

8. Electrical System

8.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repair or Replace

A ground wire to ground rod is present at meter base, but the wire is no longer attached to ground rod. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

8. Electrical System



8.2 Item 1(Picture)

9(C). Heat Zone-3 Upstairs

9.0.C Heating Equipment

Repair or Replace

The gas furnace will fire, but shuts off prematurely. A more thorough inspection by a qualified contractor is needed.



9.0.C Item 1(Picture)

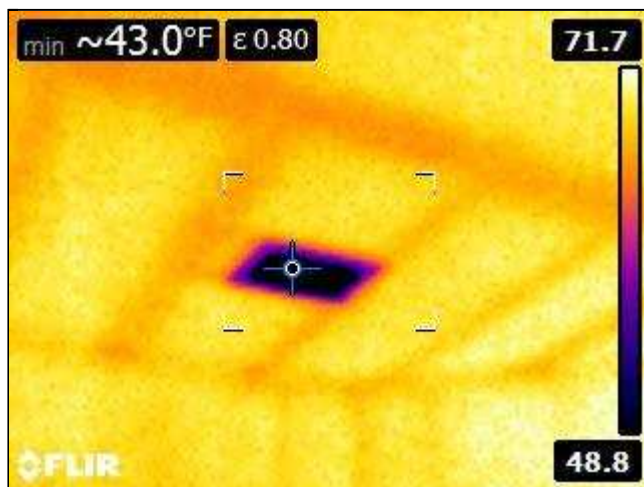
10(A). A/C Zone-1 Downstairs

10.0.A Cooling and Air Handler Equipment

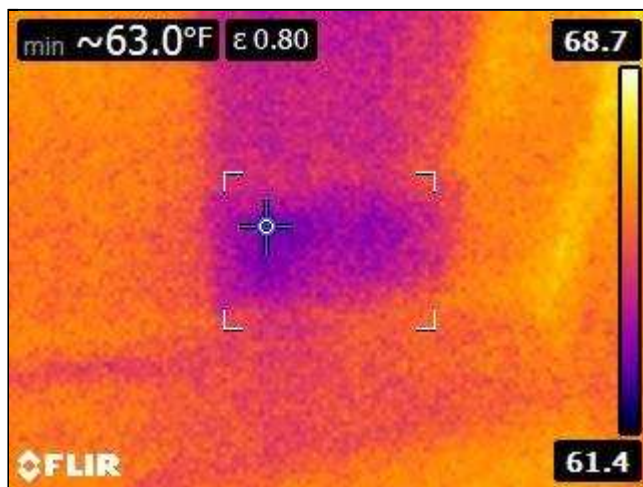
Repair or Replace

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 43 degrees, and the return air temperature was 63 degrees. This indicates the range in temperature drop is normal.

10(A). A/C Zone-1 Downstairs



10.0.A Item 1(Picture)



10.0.A Item 2(Picture)

11. Fireplaces

11.1 Gas/LP Firelogs and Fireplaces

Repair or Replace

The pilot igniter for non-vented gas logs was not working at time of inspection. Recommend repair or replace as needed.



11.1 Item 1(Picture)

12. Insulation and Ventilation

12.2 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

The dryer vent is damaged. Allowing rodents to enter. I recommend repair as needed.

12. Insulation and Ventilation



12.2 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; 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; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, 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; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Date: 4/1/2016	Time: 12:00 AM	Report ID: 16-000
Property: 103 W Dee Street Memphis TN 38000	Customer: John Doe	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

What really matters in a home inspection: The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Standards of Practice:

Tennessee, INACHI National Association of
Certified Home Inspectors

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Built in 2007

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Architectural
Asphalt/Fiberglass

Layers:

One Layer

Viewed roof covering from:

Ground
Ladder

Sky Light(s):

None

Chimney (exterior):

N/A

Items

1.0 Roof Coverings

Comments: Repair or Replace

The roof covering has leaves and debris in valleys at the front of home. This area will need periodical maintenance. Recommend cleaning debris from roof, valleys and gutter systems..



1.0 Item 1(Picture)

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

1.3 Roof Drainage Systems

Comments: Repair or Replace

Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.



1.3 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Method used to observe CrawlSpace: No crawlspace	Floor Structure: Slab
Wall Structure: Wood	Columns or Piers: Supporting walls	Ceiling Structure: 2X8 2X10
Roof Structure: Stick-built 2 X 8 Rafters OSB Plywood Sheathing Extra Info : Techshield	Roof-Type: Hip	Method used to observe attic: Walked
Attic info: Attic access Pull Down stairs Storage Light in attic		

Items

2.0 Foundations, Basement and CrawlSpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

2.1 Walls (Structural)

Comments: Inspected

2.2 Columns or Piers

Comments: Inspected

2.3 Floors (Structural)

Comments: Inspected

2.4 Ceilings (Structural)

Comments: Inspected

2.5 Roof Structure and Attic

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; 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 Presence or condition of buried fuel 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.

Styles & Materials

Wall Covering:

Rock and Mortar
Brick
Wood shakes

Siding Material:

Wood
Brick veneer
Stone

Eaves Soffit & Fascia:

Wood

Exterior Entry Doors:

Wood

Exterior Windows:

Wood

Appurtenance:

Covered porch
Patio

Driveway:

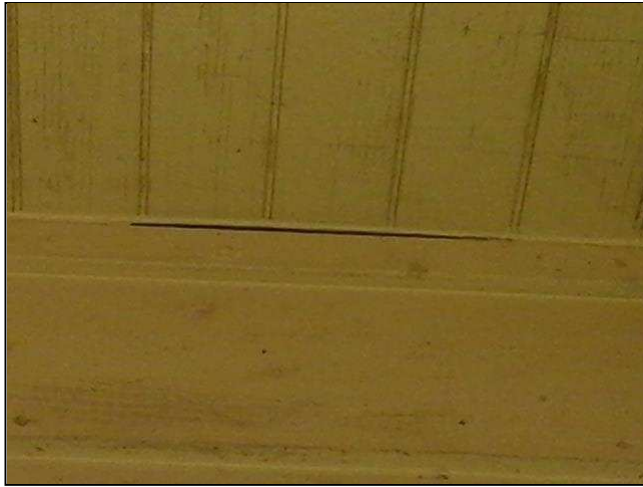
Concrete

Items

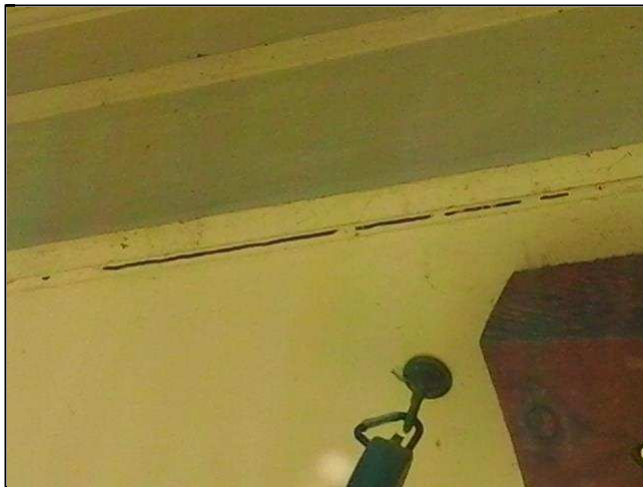
3.0 Wall Cladding Flashing and Trim

Comments: Repair or Replace

(1) The wood trim at eave on the exterior in areas gaps in caulking. Deterioration may occur if not corrected. I recommend repair or replace as required.

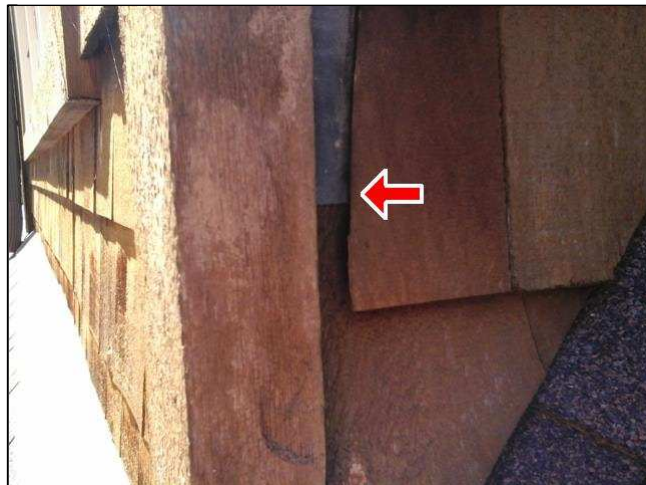


3.0 Item 1(Picture)



3.0 Item 2(Picture)

(2) The Wood siding at the front of home damaged. Deterioration can eventually occur if not corrected. I recommend repair or replace as required.



3.0 Item 3(Picture)

3.1 Masonry Veneer

Comments: Inspected

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior brick or stone veneer.

3.2 Doors (Exterior)

Comments: Repair or Replace

The main entry door weathered and needs prep and paint (exterior)



3.2 Item 1(Picture)

3.3 Windows

Comments: Inspected

3.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

3.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Garage

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Light inserts
Metal

Auto-opener Manufacturer:

LIFT-MASTER
1/2 HORSEPOWER

Items

4.0 Garage Ceilings

Comments: Inspected

4.1 Garage Walls (including Firewall Separation)

Comments: Inspected

4.2 Garage Floor

Comments: Repair or Replace

The garage floor had common shrinkage cracks. These cracks are not a structural concern.



4.2 Item 1(Picture)

4.3 Garage Door (s)

Comments: Repair or Replace

The garage door at the left side (facing front) coil spring is damaged. Recommend repair or replace as required.



4.3 Item 1(Picture)

4.4 Occupant Door (from garage to inside of home)

Comments: Inspected

4.5 Garage Electrical

Comments: Inspected

4.6 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

5. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, 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.

Styles & Materials

Dishwasher:
ELECTROLUX

Disposer Brand:
NONE

Exhaust/Range hood:
VENTED
JENN AIR

Range/Oven:
JENN AIR
Serial # : Electrolux

Built in Microwave:
SHARP

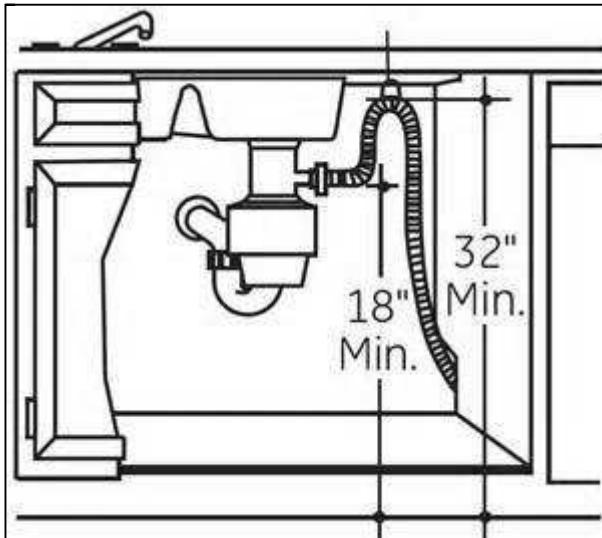
Trash Compactors:
NONE

Items

5.0 Dishwasher

Comments: Repair or Replace

The dishwasher drain hose did not perform a loop to create a trap under sink. I recommend repair as necessary.



5.0 Item 1(Picture)

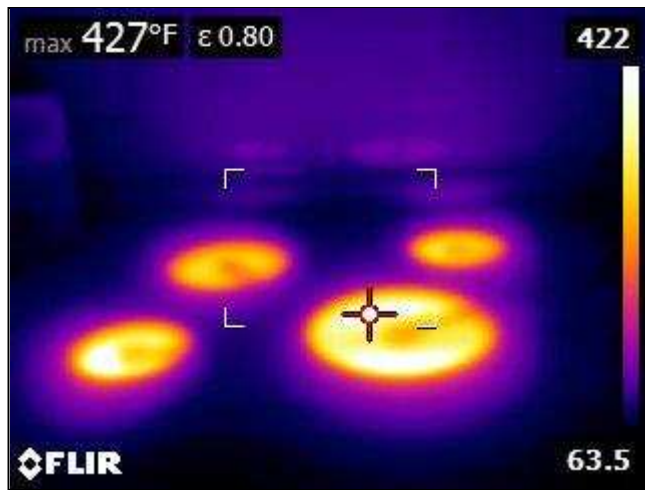


5.0 Item 2(Picture)

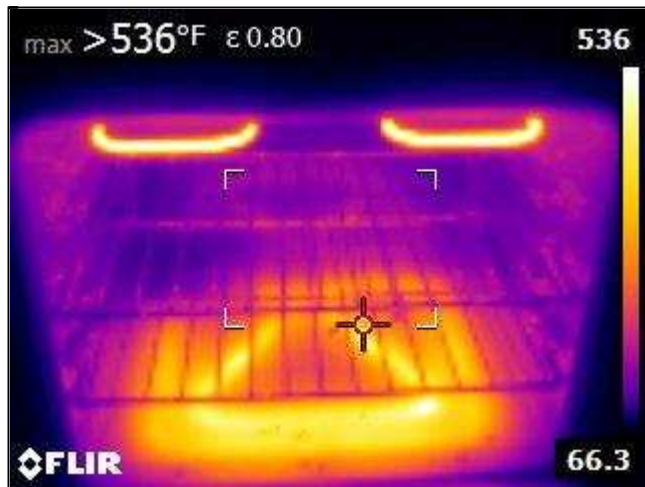
5.1 Ranges/Ovens/Cooktops

Comments: Inspected

Appeared adequate with no major defects or repairs needed.



5.1 Item 1(Picture)



5.1 Item 2(Picture)

5.2 Range Hood (s)

Comments: Inspected

5.3 Trash Compactor

Comments: Not Present

5.4 Food Waste Disposer

Comments: Not Present

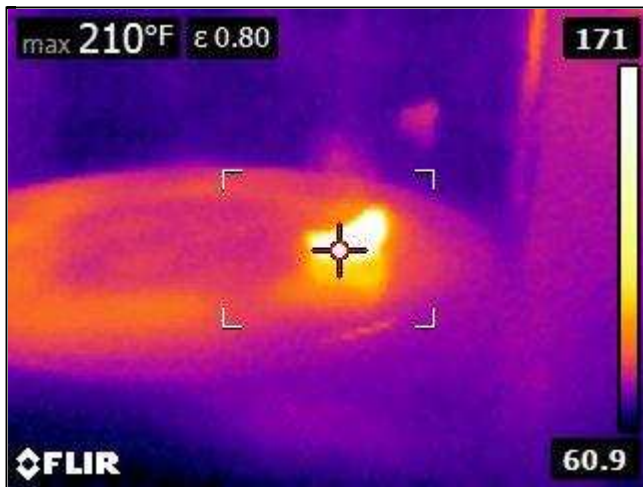
5.5 Microwave Cooking Equipment

Comments: Inspected

Microwave appeared to function properly and heat was tested using thermal imaging camera.



5.5 Item 1(Picture)



5.5 Item 2(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report 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; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials: Gypsum Board	Wall Material: Gypsum Board	Floor Covering(s): Carpet Hardwood T&G Tile
Interior Doors: Hollow core Masonite Raised panel	Window Types: Thermal/Insulated	Window Manufacturer: UNKNOWN
Cabinetry: Wood	Countertop: Granite	

Items

6.0 Ceilings

Comments: Inspected

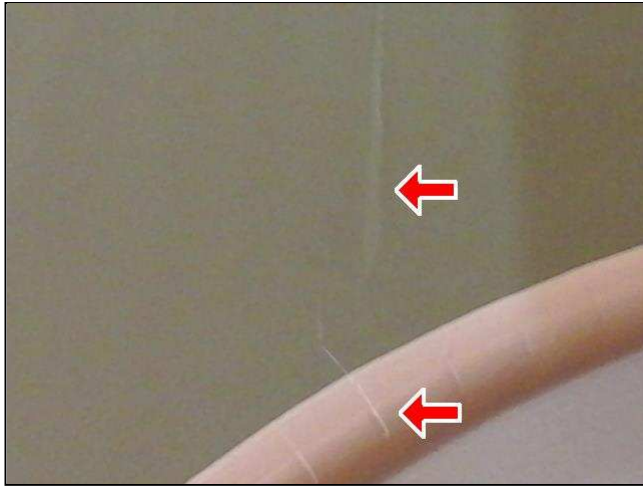
6.1 Walls

Comments: Repair or Replace

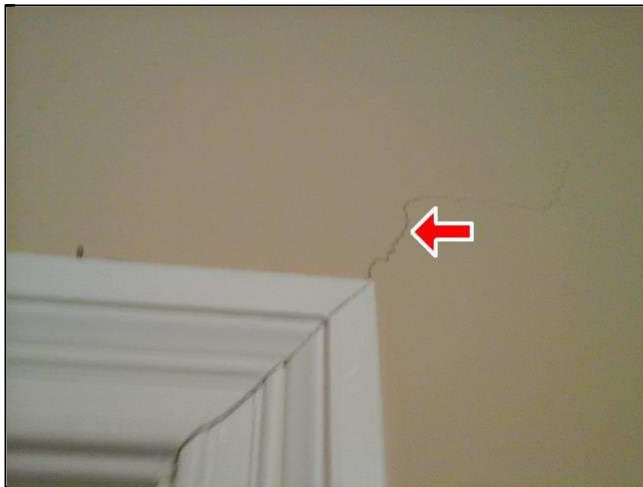
(1) Observed settling cracks on sheetrock walls at following locations:

- Dining Room
- Upstairs office/bedroom
- Bedroom toward rear of home.

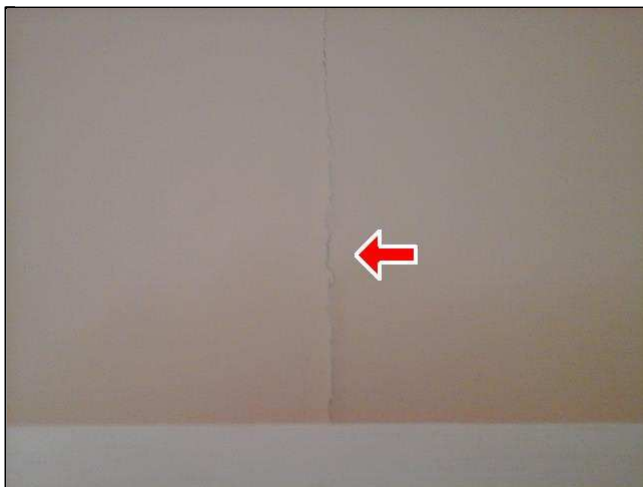
This damage is considered cosmetic.



6.1 Item 1(Picture)



6.1 Item 2(Picture)



6.1 Item 3(Picture)

(2) The tile tub surround has gaps in grout at the downstairs Private Bath. Repairs are needed. .



6.1 Item 4(Picture)

(3) The baseboard on the wall shows wet stains indicating moisture or intrusion did or still may occur at the Master bath. The moisture meter was used and it recorded 19% or higher, which indicates the leak has not been corrected. A qualified contractor should inspect and repair as needed.



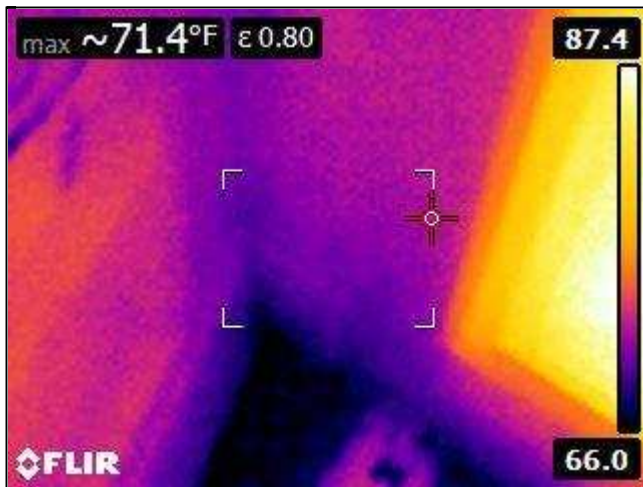
6.1 Item 5(Picture)



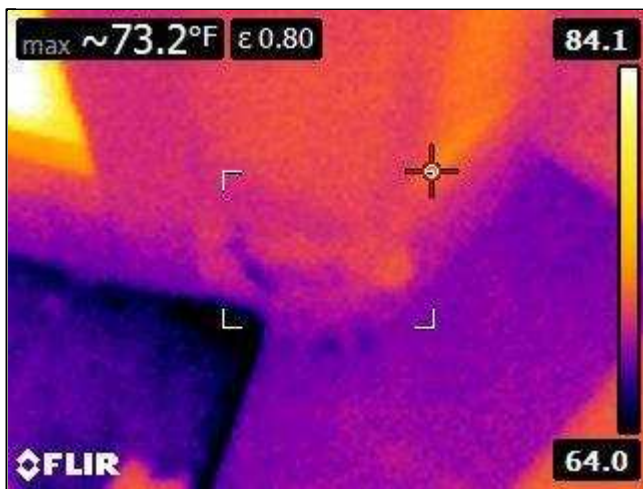
6.1 Item 6(Picture)



6.1 Item 7(Picture)



6.1 Item 8(Picture)



6.1 Item 9(Picture)

6.2 Floors

Comments: Repair or Replace

(1) The Carpet is loose or baggy and not stretched for a tight installation at the Bedroom. This damage is considered cosmetic. .



6.2 Item 1(Picture)

(2) The Carpet is damaged at the Master Bedroom. Repairs are needed.



6.2 Item 2(Picture)

6.3 Interior Trim

Comments: Repair or Replace

Moisture was detected with Thermal Imaging at rear entrance on baseboard. Recommend qualified contractor further inspect and repair as needed.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

6.4 Steps, Stairways, Balconies and Railings

Comments: Inspected

6.5 Counters and Cabinets (representative number)

Comments: Inspected

6.6 Doors (representative number)

Comments: Repair or Replace

The Entry door needs strike and latch adjustment to shut tight at the Laundry. A repair or adjustment is needed. .



6.6 Item 1(Picture)

6.7 Windows (representative number)

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of 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.

Styles & Materials

Water Source:
Unable to determine

Water Filters:
None

Plumbing Water Supply (into home):
Not visible

Plumbing Water Distribution (inside home):
Copper

Washer Drain Size:
2" Diameter

Plumbing Waste:
PVC

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
50 Gallon (2-3 people)
Extra Info : GCV 50 100

Manufacturer:
A.O. SMITH
Serial No. : K06A035211 Upper attic:
K06A035213

Date of Manufacture:
2006

Water Heater Location:
Attic

Items

7.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

7.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Repair or Replace

The hose bib did not work at the left side (facing front). Recommend qualified contractor further review and repair as needed.



7.1 Item 1(Picture)

7.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

Water temperature appeared adequate. Tested at Kitchen sink.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

7.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

The main shut off is located outside in the ground.



7.3 Item 1(Picture)

7.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

7.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main fuel shut off is at gas meter outside



7.5 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current 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: 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; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground
Copper
220 volts

Panel capacity:

(2) 200 AMP service panel

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

CUTLER HAMMER

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

GFCI Locations:

Kitchen
Baths
Garage
Exterior

Items

8.0 Electric Meter

Comments: Inspected

The electric meter was located at the left side (facing front) of the home.



8.0 Item 1(Picture)

8.1 Service Entrance Conductors

Comments: Inspected

8.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Repair or Replace

A ground wire to ground rod is present at meter base, but the wire is no longer attached to ground rod. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



8.2 Item 1(Picture)

8.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Inspected

8.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

8.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

8.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

8.7 Location of Main and Distribution Panels

Comments: Inspected

The main panel box is located at the garage.

8.8 Smoke Detectors

Comments: Inspected

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

8.9 Carbon Monoxide Detectors

Comments: Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9(A) . Heat Zone-1 Main Living

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable 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: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: LENNOX Serial # : 5906j32943	Date of Manufacture: 2006	Ductwork: Rigid Insulated
Filter Type: Disposable	Filter Size: 16x25	Size: 90,000 btu

Items

9.0.A Heating Equipment

Comments: Inspected

9.1.A Normal Operating Controls

Comments: Inspected

9.2.A Automatic Safety Controls

Comments: Inspected

9.3.A Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

Filter/Holder components functioned as intended and appeared serviceable.



9.3.A Item 1(Picture)

9.4.A Presence of Installed Heat Source in Each Room

Comments: Inspected

9.5.A Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9(B) . Heat Zone-2 Master Suite

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable 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: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: LENNOX Serial # : 5906k31880	Date of Manufacture: 2006	Ductwork: Rigid Insulated
Filter Type: Disposable	Filter Size: 16x25	Size: 45,000 btu

Items

9.0.B Heating Equipment

Comments: Inspected

9.1.B Normal Operating Controls

Comments: Inspected

9.2.B Automatic Safety Controls

Comments: Inspected

9.3.B Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

Filter/Holder components functioned as intended and appeared serviceable.



9.3.B Item 1(Picture)

9.4.B Presence of Installed Heat Source in Each Room

Comments: Inspected

9.5.B Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9(C) . Heat Zone-3 Upstairs

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable 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: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: LENNOX Serial # : 5906L24312	Date of Manufacture: 2006	Ductwork: Rigid Insulated
Filter Type: Disposable	Filter Size: 16x25	Size: 90,000 btu

Items

9.0.C Heating Equipment

Comments: Repair or Replace

The gas furnace will fire, but shuts off prematurely. A more thorough inspection by a qualified contractor is needed. .



9.0.C Item 1(Picture)

9.1.C Normal Operating Controls

Comments: Inspected

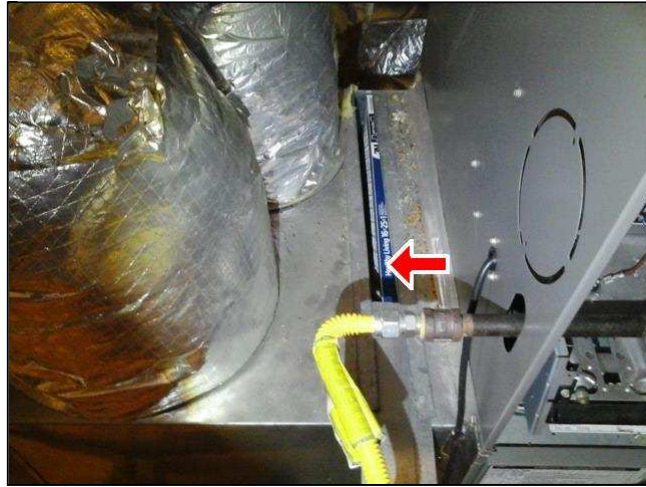
9.2.C Automatic Safety Controls

Comments: Inspected

9.3.C Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

Filter/Holder components functioned as intended and appeared serviceable.



9.3.C Item 1(Picture)

9.4.C Presence of Installed Heat Source in Each Room

Comments: Inspected

9.5.C Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(A) . A/C Zone-1 Downstairs

Styles & Materials

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

GENERAL ELECTRIC

LENNOX

Serial # : 5807C0636

Date of Manufacture:

2007

Size:

4 Ton

MAX CKT BKR:

40 AMPS MAX

OK

Breaker Size:

40 amp

Number of AC Only Units:

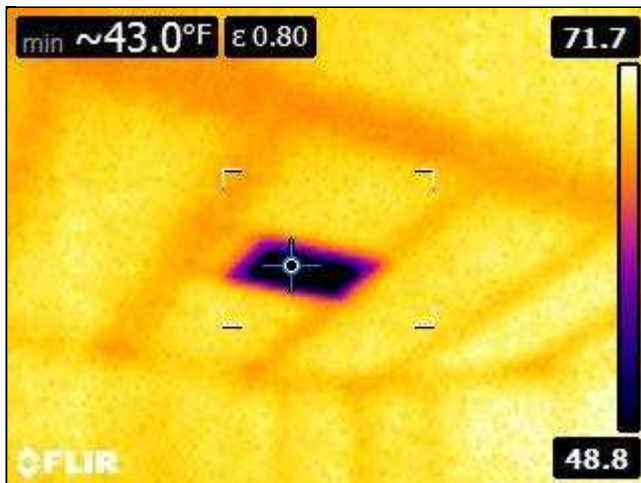
One

Items

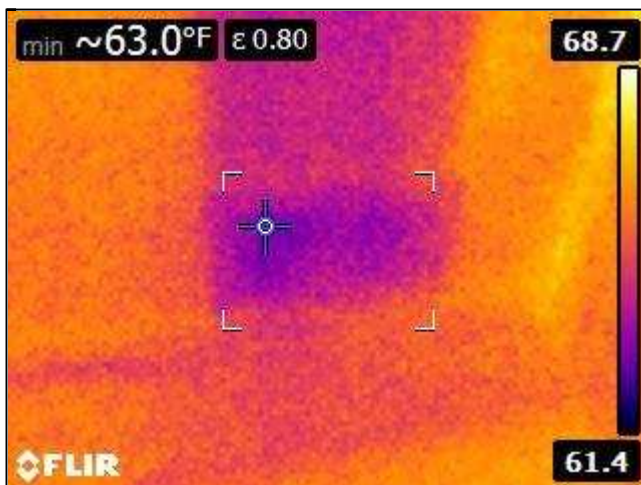
10.0.A Cooling and Air Handler Equipment

Comments: Repair or Replace

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 43 degrees, and the return air temperature was 63 degrees. This indicates the range in temperature drop is normal.



10.0.A Item 1(Picture)



10.0.A Item 2(Picture)

10.1.A Normal Operating Controls

Comments: Inspected

10.2.A Presence of Installed Cooling Source in Each Room

Comments: Inspected

10(B) . A/C Zone-2 Upstairs

Styles & Materials

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
LENNOX
Serial # : 5807C37409

Date of Manufacture:
2007

Size:
3.5 Ton

MAX CKT BKR:
45 AMPS MAX
OK

Breaker Size:
45 amp

Number of AC Only Units:
One

Items

10.0.B Cooling and Air Handler Equipment

Comments: Inspected

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 45 degrees, and the return air temperature was 64 degrees. This indicates the range in temperature drop is normal.



10.0.B Item 1(Picture)

10.1.B Normal Operating Controls

Comments: Inspected

10.2.B Presence of Installed Cooling Source in Each Room

Comments: Inspected

11. Fireplaces

Styles & Materials

Types of Fireplaces:

Non-vented gas logs

Operable Fireplaces:

One

Number of Woodstoves:

None

Items

11.0 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Present

11.1 Gas/LP Firelogs and Fireplaces

Comments: Repair or Replace

The pilot igniter for non-vented gas logs was not working at time of inspection. Recommend repair or replace as needed.



11.1 Item 1(Picture)

11.2 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Not Present

12. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Fiberglass
R-30 or better

Ventilation:

Ridge vents
Thermostatically controlled fan

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Items

12.0 Insulation in Attic

Comments: Inspected

12.1 Ventilation of Attic and Foundation Areas

Comments: Inspected

12.2 Venting Systems (Kitchens, Baths and Laundry)

Comments: Repair or Replace

The dryer vent is damaged. Allowing rodents to enter. I recommend repair as needed.



12.2 Item 1(Picture)

12.3 Ventilation Fans and Thermostatic Controls in Attic

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. When Things Go Wrong

When Things Go Wrong:

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things:

Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase.

Contractor's Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice.

As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Why Didn't We See It?

Contractors often say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these apparent oversights:

Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection.

Most contractors have no clue this document exists and many of them have a tendency to blame the Home Inspector for any issue found, regardless of whether the issue is within the scope of the standard home inspection.

Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists: We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance: In conclusion, a home inspection is designed to better your odds of not purchasing a money pit. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

