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RESIDENTIAL REPORT

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01/10/2026 9:00AM

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1: INSPECTION DETAILS

Information

In Attendance
Client's Agent

Occupancy
Vacant

Style
Ranch

Temperature
72 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Heavy Rain

General Inspection Information

A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by The Standards of Practice of the State of Tennessee that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

Limitations

General

TENNESSEE REQUIRED STATEMENTS

Please note, this report does not address environmental hazards, including: Lead-based paint; Radon; Asbestos; Cockroaches; Rodents; Pesticides; Treated lumber; Fungus; Mercury; Carbon monoxide; or Other similar environmental hazards. This report does not address subterranean systems or system components (operational or non-operational), including: Sewage disposal; Water supply; or Fuel storage or delivery.

General

OTHER LIMITATIONS

An inspection is not technically exhaustive. An inspection will not identify concealed or latent defects. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc. An inspection will not determine the suitability of the property for any use. An inspection does not determine the market value of the property or its marketability. An inspection does not determine the insurability of the property. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property. An inspection does not determine the life expectancy of the property or any components or systems therein. An inspection does not include items not permanently installed.

General

EXCLUSIONS

The inspector is not required to operate: any system that is shut down, any system that does not function properly, or evaluate low-voltage electrical systems, such as, but not limited to: phone lines; cable lines; satellite dishes; antennae; low-voltage lighting systems; remote controls. The inspector is not required to operate: any system that does not turn on with the use of normal operating controls, any shut-off valves or manual stop valves, any electrical disconnect or over-current protection devices, any alarm systems, moisture meters, gas detectors or similar equipment. Any such inspection or reporting is done for the clients convenience and goes beyond the standard scope of practice.

2: EXTERIOR

Information

General: Inspection Method

Visual

General: Siding

Overview:

The exterior of the home features a combination of brick veneer and wood/composition materials. The brick veneer appears to be well-maintained, with no visible cracks or signs of deterioration. This type of cladding provides an attractive and durable finish while offering additional insulation and weather resistance. The wood and composition materials complement the brick, contributing to the overall aesthetic of the home. However, it is important to monitor the condition of the wood components for signs of rot, warping, or insect damage, as these can compromise the integrity of the structure. For example, the wood pillar at the carport is making contact with the ground in an area where water is pooling due to the gutter downspouts not extending far enough away from the home and thus pooling water at the pillar. In addition, the downspout on the porch side, discharges water onto the driveway, which thus creates a wet surface on the front portage, creating a slipping hazard, and the rear downspout, by not having a downspout extension, is saturating the ground along the real foundation.

Conclusion:
The combination of brick veneer and wood/composition materials enhances the home's curb appeal and provides a sturdy exterior. Regular inspections and maintenance of both materials are recommended to preserve their appearance and functionality. The downspouts should have downspout extensions installed to protect the home and create safe walkways for guests and occupants or other measures should be taken to ensure that rain water discharges and adequate distance from the home.

Siding, Flashing & Trim: Siding Material

Brick, Painted Brick

Siding, Flashing & Trim: Painted Brick Siding

Observation:
The exterior of the building features painted brick, which appears to be in good condition. The paint is evenly applied, with no visible signs of peeling, chipping, or fading. The brick itself is intact, and the paint job contributes to the overall aesthetic appeal of the property.

Recommendation:
To maintain the appearance and integrity of the painted brick, regular inspections should be conducted to check for any signs of wear or damage to the paint. It is also advisable to clean the painted surface periodically to prevent the accumulation of dirt and grime, which can impact both aesthetics and the longevity of the paint. If any damage is observed, prompt repairs should be made to ensure the continued protection of the underlying brick.

Exterior Doors: Exterior Entry Door

Steel

Exterior Doors: Doors appeared to function properly

Observation:
The steel insulated exterior doors of the property appear to function properly, opening and closing smoothly without any issues. However, it is noted that there are no screen doors present on any of the exterior doors.

Recommendation:
While the doors operate as intended, the addition of screen doors is recommended for improved ventilation and to help keep insects out when the doors are open. If desired, consider installing screen doors that complement the style of the existing exterior doors.

Decks, Balconies, Porches & Steps: Appurtenance
Front Porch, Rear Steps

Decks, Balconies, Porches & Steps: Material
Wood

Walkways, Patios & Driveways: Driveway Material
Asphalt

Walkways, Patios & Driveways: Asphalt Driveway

Observation:
The asphalt driveway is in good condition, with no visible cracks, potholes, or significant wear. The surface appears even and well-maintained, providing a smooth and stable area for vehicles and foot traffic.

Recommendation:
Routine maintenance, such as periodic sealing, is recommended to extend the life of the asphalt and preserve its current condition.

Deficiencies

2.2.1 Siding, Flashing & Trim

Safety Hazard

NO DRYER VENT

Observation:
There is no dryer vent present at the property. The opening where a dryer vent would typically exit has been filled in with mortar and stone. A dryer vent helps ensure the dryer runs safely and efficiently. Without a vent, lint, heat, and moisture can build up in your home, which can lead to fire safety concerns, moisture issues, and mold within the laundry area, as proper ventilation is crucial for dryer operation.

Recommendation:
It is recommended to consult with a qualified contractor to assess the situation and re-establish a functional dryer vent is necessary. Proper ventilation should be installed to ensure safe and effective dryer operation, preventing moisture buildup and potential damage to the property.

Recommendation

Contact a qualified professional.

2.4.1 Decks, Balconies, Porches & Steps

Recommendation

WOOD FROM REAR STAIRS MAKES DIRECT CONTACT WITH GROUND

Bottom Support of Back Stairs

Observation:
The wooden steps leading to the rear exit door make direct contact with the ground. This contact has resulted in visible signs of wood softening, and there are indications that the wood may be beginning to rot. Such deterioration can compromise the structural integrity of the steps, posing safety risks for users.

Recommendation:
Immediate action is recommended to assess the extent of the deterioration. Consider replacing any compromised sections of the steps and elevating them to prevent further moisture exposure. Regular inspections should be conducted to monitor for ongoing deterioration and ensure the safety and longevity of the structure.

Recommendation

Contact a handyman or DIY project

2.4.2 Decks, Balconies, Porches & Steps

Safety Hazard

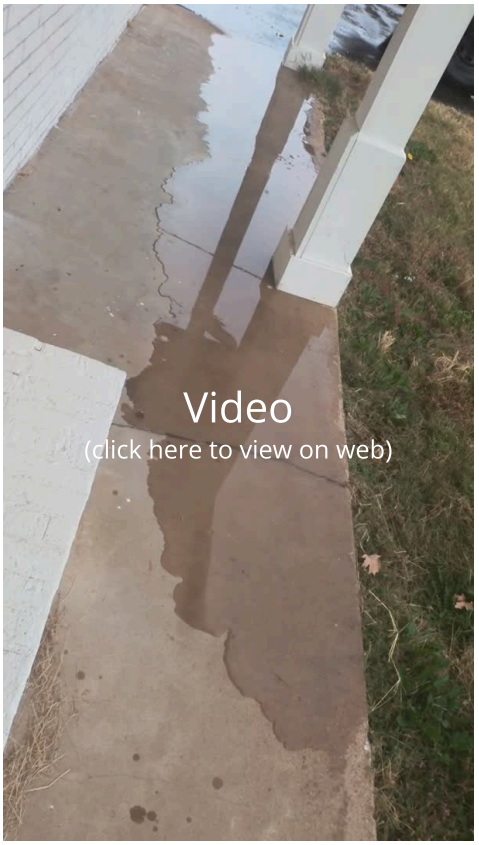
RAINWATER OBSERVED IN WALKWAY TO FRONT DOOR

Observation:
Improper drainage from the gutter downspouts has been noted, resulting in water flowing onto the front porch walkway. This condition creates a potential slipping hazard for residents and visitors.

Recommendation:
It is advisable to adjust the downspouts to direct water away from the walkway, ensuring proper drainage to mitigate the risk of slips and falls. Consider extending the downspouts or utilizing splash blocks to divert water further from the porch area. Regular maintenance should also be performed to keep the gutters clear of debris.

Recommendation

Contact a qualified professional.



2.5.1 Eaves, Soffits & Fascia

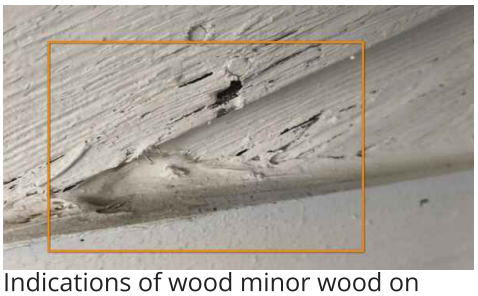
Recommendation

SOME INDICATIONS OF WOOD DETERIORATION AT THE EVES AND FASCIA.

IN CARPORT, NEAR ATTIC

Recommendation

Recommend monitoring.


Indications of wood minor wood on Facia, in several areas.


Peeling Paint Indicates Moisture in underlying wood.


Separation of trim near attic in carport


Some indications of wood deterioration on facia.

2.8.1 Pillar

Recommendation

CARPORT PILLAR ISSUES

Observation:
The pillars in front of the house were inspected, and while those along the porch appeared adequate, the pillar on the right side of the carport exhibited vertical cracking and made direct contact with the ground, where water from the gutter downspouts was pooling. Upon examination, the pillars supporting the porch were found to be structurally sound, providing adequate support as intended. However, the pillar located to the right of the carport showed noticeable vertical cracking, which could indicate stress or movement in the structure. This cracking may compromise the pillar's integrity over time and should be monitored for further deterioration.

Additionally, this pillar is in direct contact with the ground, which raises concerns regarding moisture exposure. The pooling of water from the adjacent gutter downspout directly at the base of the pillar can contribute to deterioration and potential rot, further exacerbating the cracking issue. Prolonged moisture exposure can weaken the foundation and structural support of the pillar.

Conclusion:
It is recommended to have a carpenter or structural engineer evaluate the extent of the cracking on the pillar and consider necessary repairs or reinforcement. Furthermore, addressing the drainage issue by redirecting the downspout or improving the grading around the area can help mitigate moisture exposure, protecting the integrity of the pillar and preventing future structural concerns.

Recommendation

Contact a qualified professional.

3: ROOF

Information

Inspection Method
Ladder, Walked Roof

Roof Type/Style
Gable

Asphalt Roofing System Appears To Be Properly Installed

Observation:
The property features a gable roof characterized by a centrally raised section that adds an architectural element to the overall design. The roof is covered with asphalt shingles, which appear to be a new installation (Less than a year old). The shingles are intact, with no visible signs of wear, curling, or damage, indicating that they have been recently applied and are likely functioning as intended.

Recommendation:
Continue to monitor the roof for any signs of wear or damage, especially after severe weather events. Regular maintenance, such as clearing debris from the roof and gutters, is recommended to ensure the longevity of the shingles and prevent potential issues.



Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum

Roof Drainage Systems: Aluminum Gutters Functioning as Intended

Observation:
The aluminum gutters running the length of the building are generally free of debris. They are functioning as intended, allowing for effective water drainage away from the structure. The gutters are securely attached and show no visible signs of damage or deterioration.

Recommendation:
While the gutters are currently in good condition, regular maintenance is advised to ensure they remain clear of debris and to prevent any potential blockages. Routine inspections, especially during the fall and after heavy rainstorms, will help maintain their functionality and protect the integrity of the building.


Flashings: Material

Aluminum

Flashings: Roof Flashing

Observation:
Roof flashing appears to be installed correctly, with no visible gaps, lifting, or damage. The flashing provides a secure barrier at roof transitions, edges, and penetrations, which is essential for preventing water intrusion.

Recommendation:
Routine monitoring is recommended to ensure the flashing remains in good condition, particularly after severe weather. Proper flashing is critical for long-term roof performance and water resistance.

Flashings: Drip Edge

Observation:
The roof is equipped with wood drip edge flashing. A wood drip edge flashing directs water away from the roof edge and fascia, helping to prevent water intrusion and wood rot along the roofline. While functional, wood drip edge flashing requires regular maintenance and inspection for weathering or damage.

Recommendation:
Ensure the wood drip edge flashing is maintained in good condition. Periodic inspections and maintenance will help extend its lifespan and protect the roofline from potential water damage.

Skylights, Chimneys & Other Roof Penetrations: Roof Vents and Penetrations

Observation:
Roof vents and penetrations were observed to be properly flashed, with no visible signs of gaps, rust, or deterioration around the flashing areas. This appears to provide a secure seal, helping to prevent potential water intrusion.

Recommendation:
Continue to monitor these areas during routine maintenance to ensure flashing remains intact and effective, especially after severe weather. Properly flashed roof penetrations are essential for maintaining the roof's integrity over time.


Limitations

Flashings

STEP FLASHING CONCEALED

Observation:
Inspection of step flashing was limited due to coverage by siding and trim. The step flashing, typically installed along roof-to-wall intersections to prevent water intrusion, was mostly concealed beneath the siding and trim. This limited visibility prevents a thorough assessment of its condition and installation quality.

Recommendation:
If concerns about water intrusion or flashing conditions arise, consider consulting a roofing professional who can remove or partially lift siding for a more detailed inspection.

Deficiencies

3.2.1 Roof Drainage Systems

Recommendation

DOWNSPOUTS FROM GUTTERS DISCHARGE TOO CLOSELY TO HOME

ALL DOWNSPOUTS

Observation:
The gutter downspouts at various points (around the property discharge water too close to the foundation. Downspouts are currently terminating within approximately one foot of the home's perimeter, which can lead to water pooling near the foundation during heavy rains. This setup increases the risk of moisture intrusion, erosion, and possible foundation damage over time, particularly in areas with expansive soils or poor drainage.

Recommendation:
To mitigate potential foundation issues, it's advised to extend downspouts to discharge at least 5–6 feet away from the home's foundation or connect them to a buried drain system that channels water safely away. Extensions or splash blocks can be used as cost-effective solutions to help direct water away from the home and protect the structural integrity of the foundation.

Recommendation

Contact a qualified gutter contractor

3.2.2 Roof Drainage Systems

Recommendation

DOWNSPOUT POOLING WATER IN BACKYARD

Observation:
The downspout in the backyard is pooling water, and the brick splash block diversion system is not effectively directing water away from the home. Upon inspection, it was noted that the downspout discharges water onto the ground in the backyard, resulting in significant pooling around the base of the foundation. The existing splash block is insufficient in its current configuration, as it does not channel water away from the house effectively. This can lead to potential drainage issues, which may contribute to moisture problems in the foundation or crawl space.

Conclusion:
It is recommended to re-evaluate the drainage system to ensure proper water diversion away from the home. Consider installing an extended downspout or a more effective drainage solution to mitigate water pooling and protect the integrity of the property.

Recommendation

Contact a qualified professional.



3.4.1 Sidewall

Recommendation

SIDEWALL SHOWS SIGNS OF ROT COVERED BY PAINT

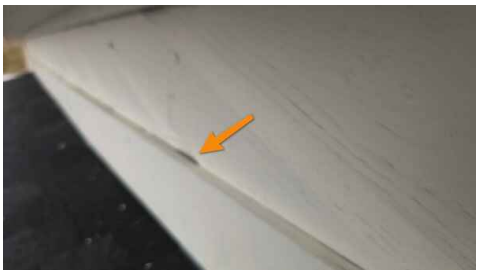
Observation:
The fascia on the sidewall above the roof shows signs of rot, which has been covered by paint. Upon inspection, it was noted that the fascia board exhibits areas of deterioration and softening, indicative of wood rot. The presence of paint over the affected areas suggests that previous attempts were made to conceal the damage rather than addressing the underlying issue. This type of rot often occurs due to prolonged exposure to moisture, possibly stemming from inadequate drainage or roofing issues that allow water to accumulate.

Wood rot can compromise the structural integrity of the fascia, potentially leading to further damage if not addressed. It may also affect adjacent materials, such as soffits and siding, if water infiltration continues.

Conclusion:
It is recommended to further investigate the extent of the rot and undertake necessary repairs or replacements to prevent further deterioration. Additionally, assessing the roofing and drainage system may help identify the source of moisture contributing to the issue, ensuring that appropriate measures are taken to protect the fascia and surrounding structures from future damage.

Recommendation

Contact a qualified professional.


4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Attic Access, Crawlspace Access

Foundation: Material
Masonry Block

Foundation: Masonry Block Foundation

Observation:
The masonry block foundation observed from the crawlspace appears to be in good condition. There are no visible signs of cracking, bowing, or moisture intrusion, indicating a stable and well-maintained structure.

Recommendation:
It is advisable to conduct periodic inspections to ensure the continued integrity of the foundation, watching for any signs of potential deterioration in the future.

Basements & Crawlspaces: Crawspace Access and Observations

Observation:
Upon entering the crawlspace access located at the rear of the home, I noted that the ground was covered with black polyethylene plastic, effectively managing moisture. There was minimal puddling of water present, which is a positive indicator of drainage. All flexible HVAC ductwork observed appeared to be properly insulated and well installed, contributing to efficient heating and cooling. Additionally, the crawlspace was adequately vented, allowing for proper airflow. Overall, the condition of the crawlspace is satisfactory and shows no immediate concerns, however there are noted issues with repairs made to flooring structure (see individual deficiencies sections).

Recommendation:
It is advisable to monitor the crawlspace periodically to maintain the integrity of the moisture barrier and ensure continued proper ventilation. Recommend evaluation of repairs to underlying floor structure by qualified structural engineer.





Floor Structure:
Basement/Crawlspace Floor
Dirt, Black Polyethylene Plastic

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plank, Plywood

Wall Structure: Overview

The property features walls constructed with traditional wood framing. Wood-framed walls are typical in residential construction, providing a sturdy and flexible structural framework. This type of construction often includes wooden studs, plates, and headers, allowing for effective insulation and ease of repair. The observed walls appear well-built and aligned with standard practices for wood framing.

Recommendation:
No immediate action is necessary. Regular inspection for signs of wood decay, termite activity, or moisture intrusion is recommended to maintain the integrity of the wood construction over time.

Limitations

General

LACK OF WALKWAY THROUGH ENTIRE LENGTH OF ATTIC

Observation:
The attic was inspected by walking the majority of the length accessible areas; however, there is no continuous walkway across the entire length of the attic. Due to the absence of a designated walkway throughout, some areas of the attic were inaccessible. This limited the inspection to sections reachable without additional support.

Recommendation:
If a full inspection of the attic is desired, consider adding a walkway or consulting a specialist to assess any difficult-to-reach areas.

Deficiencies

4.3.1 Floor Structure

Recommendation

NEW JOISTS DO NOT EXTEND THE LENGTH OF ORIGINAL JOISTS.

New joists have been installed alongside existing joists as part of a repair. However, these new joists do not extend the full length of the original joists. This partial-length sistering approach may provide added localized support but may not offer the full structural reinforcement that continuous joists would. Shorter sister joists can relieve specific weak points, though their effectiveness depends on the span covered and how they're secured.

Recommendation:
Consider evaluating the load-bearing requirements of the area to ensure that this partial sistering meets structural needs. For optimal support, extending sister joists along the full length of the original joists is recommended when possible. Consult with a qualified contractor or structural engineer if additional reinforcement is required.

Recommendation
Contact a qualified structural engineer.

4.3.2 Floor Structure

Recommendation

SUPPORT BEAM SHOWS SIGNS OF SAGGING.

Observation:
A support beam in the crawl space running along the hallway above shows visible signs of sagging. This condition may be due to factors such as age, settling of the foundation, or insufficient support beneath the beam. The sagging could lead to uneven floors, as observed in the living room and hallway of the home. It could compromise the structural integrity of the home over time if left unaddressed.

Recommendation:
We recommend further evaluation by a licensed structural engineer or qualified contractor. Reinforcement or additional support may be necessary to stabilize the beam and prevent further movement. Timely repair will help maintain the stability and safety of the home's structure.

Recommendation

Contact a qualified professional engineer

4.3.3 Floor Structure

Recommendation

OBSERVED SIGNS OF REPAIR TO FLOORING STRUCTURE

Observation:
Noted that the flooring towards the front and center of the house exhibits signs of repair. The original wood planks have been replaced with plywood across several spans, indicating an effort to reinforce the flooring system. Additionally, new supporting joists have been installed alongside the original joists, with these new joists secured using bolts to ensure stability. Furthermore, vertical wood supports have been added, which were fastened in place with nails. This indicates a comprehensive approach to maintaining structural integrity in this area of the home.

Recommendation:
It is advisable to monitor these repairs periodically to ensure they continue to provide adequate support and stability, and to consult a structural engineer if there are any concerns regarding the long-term durability of the repairs made.

Recommendation

Contact a qualified professional.




4.3.4 Floor Structure

Safety Hazard

FASTENING LOAD SUPPORT AT SIDES OF INDIVIDUAL FLOOR JOISTS

Portions of floors are not individually supported by lumber under hardscaping pads acting as footings. Fastening load support at the sides of individual floor joist and not at the bottom will likely cause floor joist to split seeing the weight is not evenly distributed over as when supported by a beam.

Refer to a general contractor with in-house structural engineer for further evaluation and repairs.

Recommendation

Contact a qualified structural engineer.



5: HEATING & COOLING SYSTEM

Information

AFUE Rating

81

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Homeowner's Responsibility

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

It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned. (Your have a return filter in the hallway vent.)

Equipment: Brand
Nortek Global

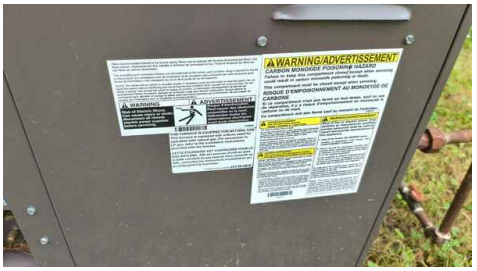
Equipment: Energy Source
Electric, Natural Gas

Equipment: Heat Type
Heat Pump, Gas-Fired Heat

Equipment: Type of Heating & Colling System

Rear of house

The home has a gas/electric packaged unit, meaning it functions as both a heat pump (electric) and a gas-fired heating system; essentially, it's a combined system that uses the heat pump for milder temperatures and switches to the gas furnace when it gets very cold outside. The heating distribution system throughout the home is through in floor ventilation systems. The same unit handles air conditioning (electric).



Normal Operating Controls: Heating System Operation

Observation:
Operated the heater using the normal operating controls and confirmed its functionality by measuring the temperature at the floor vents. The temperature readings indicated that the heater is effectively distributing warm air throughout the space, functioning within the expected range for optimal performance.

Conclusion:
The heating system appeared to be operating properly and efficiently, ensuring a comfortable environment in the home.

Normal Operating Controls: Cooling System Operation

Observation:
Operated the air conditioning system using the normal operating controls and verified its functionality by measuring the temperature at the floor vents. The temperature readings showed that the system is successfully cooling the air, maintaining an appropriate temperature within the expected range for efficient performance.

Conclusion:
The air conditioning system appears to be functioning effectively, providing adequate cooling to ensure a comfortable indoor environment.

Distribution Systems: Ductwork

Insulated

Distribution Systems: Type of Heating Distribution System

Observation:
The hybrid heat split system was observed with ductwork installed in the crawlspace (see crawlspace section for photos), featuring a single return vent loop located in the hallway. The ductwork appears to be properly insulated and securely connected, which supports efficient heating and cooling throughout the home.

Conclusion:
The configuration of the hybrid heat split system, along with the ductwork installation, is conducive to effective climate control. The single return vent in the hallway allows for balanced airflow, contributing to the system's overall performance. Regular inspection and maintenance of the system and ductwork are recommended to ensure continued efficiency and comfort.

Presence of Installed Heat Source in Each Room: In Floor Vents Throughout House

Observation:
The property features in-floor vents installed throughout the house. These vents are strategically placed to provide optimal air distribution for heating and cooling. Each vent was inspected for functionality, and all were observed to open and close properly, allowing for effective airflow.

Conclusion:
The presence of in-floor vents enhances the HVAC system's efficiency, promoting consistent temperature control in various rooms. Regular maintenance of these vents is recommended to ensure they remain clear of obstructions and function effectively.

6: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Front - Opposite Driveway

Main Water Shut-off Device: Location and Observation

****Observation:****
The water shut-off valve is located in the front yard outside the house. During inspection, it was noted that the valve pit was filled with water, likely due to recent rainfall.

****Conclusion:****
While the presence of water may not indicate a malfunction, it is advisable to monitor the area for drainage issues to prevent potential water pooling or saturation around the valve. Ensuring proper drainage will help maintain the accessibility and functionality of the shut-off valve.

Drain, Waste, & Vent Systems: Drain Size
2"

Drain, Waste, & Vent Systems: Material
PVC

Drain, Waste, & Vent Systems: System Overview

Details:
The DWV system utilizes a combination of PVC piping for the waste lines and vent stacks. The drain lines were inspected at visible locations, including under sinks, in the crawlspace, and near fixtures. No signs of leakage, corrosion, or improper connections were observed at these locations. The venting system appears to allow proper airflow, supporting adequate drainage and preventing sewer gas odors from entering the home.

Conclusion:
Overall, the DWV system appears to be functioning as intended, with proper venting and drainage observed. Regular monitoring and maintenance are recommended to ensure continued performance and to address any potential issues proactively.





Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Water Supply, Distribution Systems & Fixtures: Overview

Details:
Each fixture, including sinks, showers, and tubs, was turned on to verify that both hot and cold water were available. Multiple fixtures were operated simultaneously, resulting in only a minimal drop in water pressure, which is generally expected in typical household water systems. No significant loss of pressure was noted, and water flow remained consistent across the fixtures tested. Checked attachment of toilets and faucets. All were secure.

Conclusion:
The water supply system appears to be in good working order, delivering adequate pressure and temperature at each fixture. Regular maintenance is recommended to ensure continued performance and pressure stability.

Water Supply, Distribution Systems & Fixtures: Functionality & Installation

Details:
During inspection, water was run through all observed bathtubs, sinks, and toilets, and each fixture demonstrated adequate drainage without noticeable delays or backups. No gurgling sounds or other signs of potential venting issues were noted, and all fixtures cleared water at an appropriate rate. All fixtures were securely attached.

Conclusion:
The bathtubs, sinks, and toilets are functioning as intended with efficient drainage observed. Regular maintenance is recommended to help prevent future clogs or slow drainage.










Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Attic

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Rheem

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

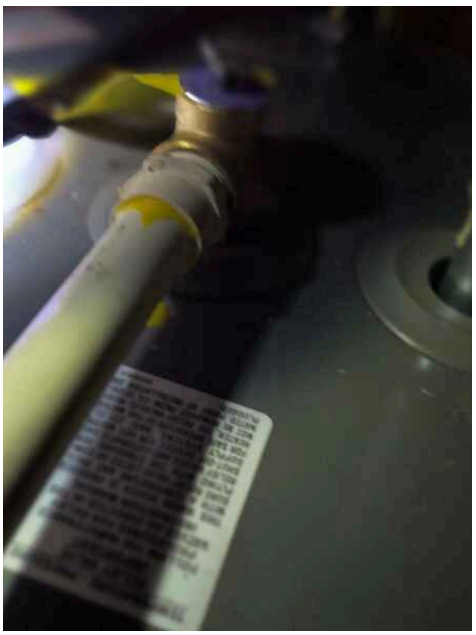
Here is a nice maintenance guide from Lowe's to help.

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

Hot Water Systems, Controls, Flues & Vents: Overview

Observation:
A 50-gallon Rheem electric water heater was observed installed in the attic. This unit is a standard electric model with a capacity of 50 gallons, sufficient for typical household needs. The water heater is located in the attic, which may require monitoring to ensure it operates efficiently in this elevated position and prevent any potential leaks. The installation appears to include a drain pan and discharge pipe, though regular inspection is recommended to ensure they remain clear and functional.

Recommendation:
Verify that the water heater is regularly maintained and inspected, particularly because attic installations can present additional risks for potential water damage if a leak occurs.



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

Gas Meter

Fuel Storage & Distribution Systems: Overview

Observation:
The gas meter and main shutoff valve are located behind the house near the HVAC unit. The gas meter and shutoff valve appear to be in good working condition, with no visible signs of damage or leaks. The shutoff valve is easily accessible, allowing for convenient access if needed for maintenance or emergencies.

Recommendation:
No action required at this time; the gas meter and shutoff valve are functioning properly. Regular inspection is recommended to ensure ongoing safety and functionality.

Deficiencies

6.2.1 Drain, Waste, & Vent Systems

Recommendation

NO CAP ON SEPTIC SYSTEM CLEANOUT

Observation:
The septic system cleanout was observed without a cap in place. An uncapped septic cleanout can allow debris, water, and other contaminants to enter the system, potentially leading to blockages or other issues within the septic system.

Recommendation:
It is advised to install a secure cap on the cleanout to prevent any foreign materials from entering. This simple measure can help maintain the integrity and proper function of the septic system.

Recommendation

Contact a qualified professional.

6.2.2 Drain, Waste, & Vent Systems

Recommendation

S-TRAP UNDER KITCHEN SINK

Observation: An S-trap was found installed under the kitchen sink. The S-trap configuration, while historically common, presents several issues that can lead to plumbing problems. S-traps can be prone to siphoning, where the water seal can be drawn out due to negative pressure in the drain system. This siphoning effect can allow harmful sewer gases to escape into the home, creating health risks and unpleasant odors. Additionally, S-traps can lead to frequent clogs, as the design allows for debris to accumulate in the trap itself, hindering proper drainage and requiring more frequent maintenance.

Current plumbing codes often discourage the use of S-traps in favor of P-traps, which are designed to maintain a more reliable water seal and provide better drainage flow. P-traps are less likely to siphon and are generally easier to clean and maintain.

Conclusion:
Given the potential issues associated with the S-trap installation, it is highly recommended to consult a licensed plumber for evaluation and possible replacement with a compliant P-trap system. This will help ensure proper drainage functionality and improve the overall safety and air quality of the home.

Recommendation

Contact a qualified professional.

6.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

SEAL AROUND BATHTUB

Recommend Sealing Corners of Bathtub Tile Mortal.

Recommendation

Contact a handyman or DIY project

6.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

NO PERMANENT LIGHT FIXTURE INSTALLED NEAR WATER HEATER

Observation:
During the inspection of the attic space, it was noted that there are no permanent light fixtures located near the water heater. This lack of lighting can create visibility challenges when performing routine maintenance or inspections, particularly in low-light conditions.

Recommendation:
A permanent lighting fixture and a 120 V receptacle outlet should be installed near a water heater in an attic. Recommend contacting electrician to add these features for future maintenance.

Recommendation

Contact a qualified professional.

6.4.2 Hot Water Systems, Controls, Flues & Vents

Recommendation

DRAINPAN DISCHARGE PIPE SHOULD TERMINATE NO MORE THAN 24 INCHES ABOVE THE GROUND.

Observation:
The drain pan discharge pipe from the hot water heater was observed to terminate at the exterior of the building at an overhead height. However, it has been noted that the termination height exceeds the recommended standards.

Recommendation:
To promote effective drainage and reduce the risk of water damage or foundation issues, it is recommended that the discharge pipe be modified to terminate no more than 24 inches above the ground. This adjustment will help facilitate proper water flow and mitigate potential drainage-related problems in the future.

Recommendation

Contact a qualified professional.

6.4.3 Hot Water Systems, Controls, Flues & Vents

Safety Hazard

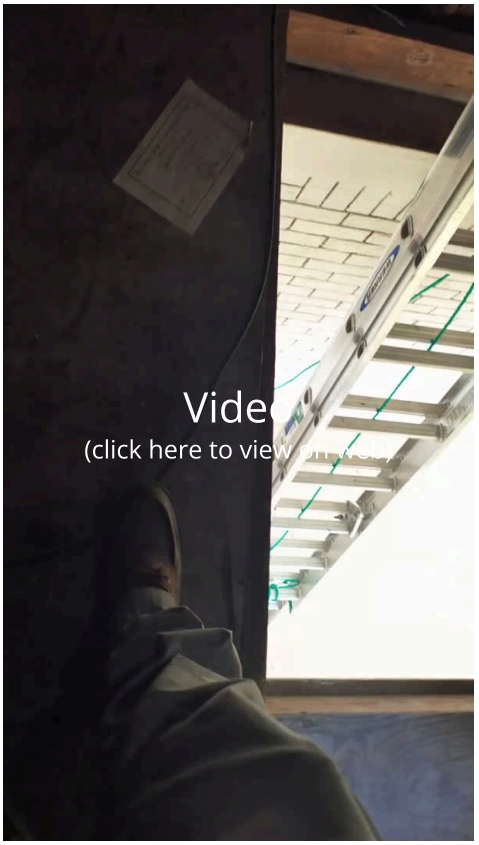
WALKWAY FLOORING AROUND WATER HEATER

Observation:
The walkway flooring surrounding the water heater is not securely fastened. The flooring around the water heater in the attic appears loose and not properly anchored, which could pose a tripping hazard during maintenance or inspections. Securely fastened flooring is essential to ensure safe access, especially when navigating tight attic spaces.

Recommendation:
Recommend fastening or reinforcing the walkway flooring around the water heater to improve safety and prevent any accidental slipping or tripping hazards during future access.

Recommendation

Contact a qualified carpenter.



7: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors

Overhead

Service Entrance Conductors: Overview

Observation:
The service entrance conductors entering the property from the back right corner, near the laundry room, were inspected. The service entrance conductors are routed through the back right corner of the property and transition into the structure adjacent to the laundry room. Upon examination, these conductors appear to have adequate clearance from the ground and surrounding structures. This clearance helps ensure safe operation and reduces the risk of damage or interference from vegetation or debris.

The insulation on the conductors appears intact, with no visible signs of wear or degradation. Proper installation and clearance are crucial for preventing electrical hazards and ensuring the longevity of the electrical system. It is worth noting that fascia has pealing paint near the service industry conductors, which should be addressed to prevent moisture problems and provide protection from the elements.

Conclusion:
Overall, the service entrance conductors are well-installed, maintaining sufficient clearance and integrity, which is essential for safe and reliable electrical service to the home.

Service Entrance Conductors: Electrical Meter

Observation:
The electric meter located on the exterior of the property was inspected for condition and functionality. The electric meter is mounted securely on the exterior wall, positioned at a height that allows for easy reading and access. Upon examination, the meter appears to be in good condition, with no visible signs of damage or wear. The glass face is clear, allowing for easy visibility of the dials and digital display.

Conclusion:
Overall, the electric meter is in satisfactory condition, functioning properly, and compliant with local regulations. Regular monitoring of the meter readings is recommended to ensure efficient energy use and identify any potential issues with electrical consumption.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Laundry Room

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Switch

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Overview

Main panel is of ciruit breaker type. No missing switches were observed, indicating that all circuits are accounted for and operational. The size of the circuit breaker panel appears adequate for the electrical load demands of the home, ensuring it can handle the current usage without overloading. This includes assessing both the amperage rating of the panel and the individual breakers, which were found to be appropriate for the home's electrical system. Defects noted.

Conclusion:
Overall, the circuit breaker panel is functioning as intended, providing a safe and reliable means of managing the electrical distribution throughout the property. Regular monitoring and maintenance are recommended to ensure continued safety and performance.

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Branch Wiring Circuits, Breakers & Fuses: Type NM Romex Wires

Observation:
All observed branch circuits appear to use Type NM (Non-Metallic) Romex wire. During the inspection, it was noted that the branch circuits throughout the home are wired with Type NM Romex cable. This type of wiring is commonly used for residential electrical systems and is suitable for dry interior locations. The insulation and construction of Romex wire provide a level of safety and efficiency in electrical installations.

Conclusion:
The use of Type NM Romex wire in the observed branch circuits indicates compliance with standard wiring practices. However, it is essential to ensure that all installations meet local electrical codes and safety standards.

Lighting Fixtures, Switches & Receptacles: Outlets Tested

Observation:
A representative number of electrical outlets were inspected throughout the home. Lights were tested as well. Each outlet or fixture tested was functional, providing power as expected. Additionally, the outlets displayed proper polarity, ensuring that the wiring is correctly configured for safe usage. This includes verifying that the hot and neutral wires are connected to their appropriate terminals, which is crucial for preventing electrical hazards. Several light bulbs were out, however swapping the bulbs with known good bulbs indicated that the fixtures themselves worked.

Conclusion:
The outlets and fixtures throughout the home are in good working order and adhere to safety standards, contributing to a safe electrical system in the residence.

GFCI & AFCI: GFCI Present in Bathroom and Kitchen

Observation:
Ground Fault Circuit Interrupter (GFCI) outlets were observed in both the kitchen and bathroom areas.

Details:
The functionality of the GFCI outlets was tested by pressing the "test" button and then resetting the outlets. Both GFCI outlets responded appropriately, cutting off power when tested and restoring power upon resetting. This indicates that the GFCI outlets are functioning as intended, providing an essential safety measure against electrical shock in areas where water is present.

Conclusion:
The GFCI outlets in the kitchen and bathroom are operational and compliant with safety standards, effectively protecting against ground faults and enhancing overall electrical safety in these critical areas.

Carbon Monoxide Detectors: Carbon Monoxide Detector Missing or InadequateA

Observation:
Carbon monoxide (CO) detectors are either missing or inadequate.

Details:
During the inspection, it was noted that carbon monoxide detectors were either absent from necessary locations or did not meet the recommended standards for performance. CO detectors should be installed near sleeping areas and on every level of the home, especially near bedrooms, to provide timely alerts in the event of elevated carbon monoxide levels.

Conclusion:
To ensure the safety of the occupants, it is essential to install appropriate carbon monoxide detectors in compliance with local building codes and safety regulations. It is strongly advised to address any missing or inadequate detectors promptly to enhance the protection against carbon monoxide poisoning.

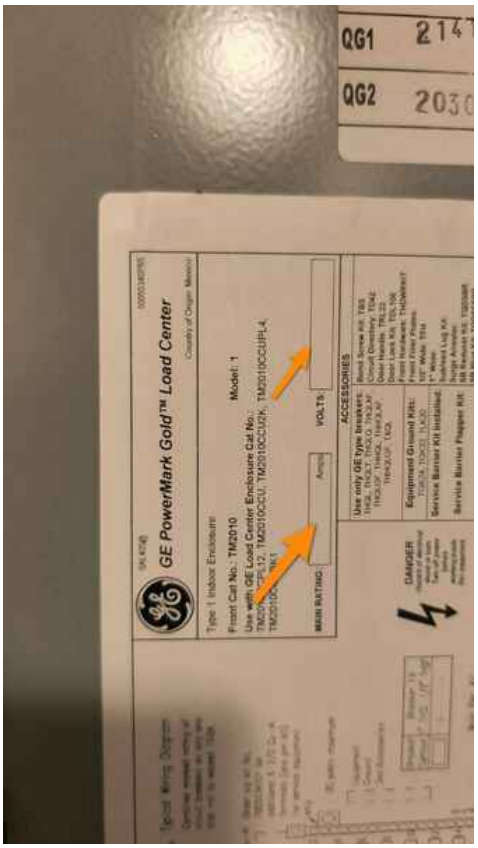
Deficiencies

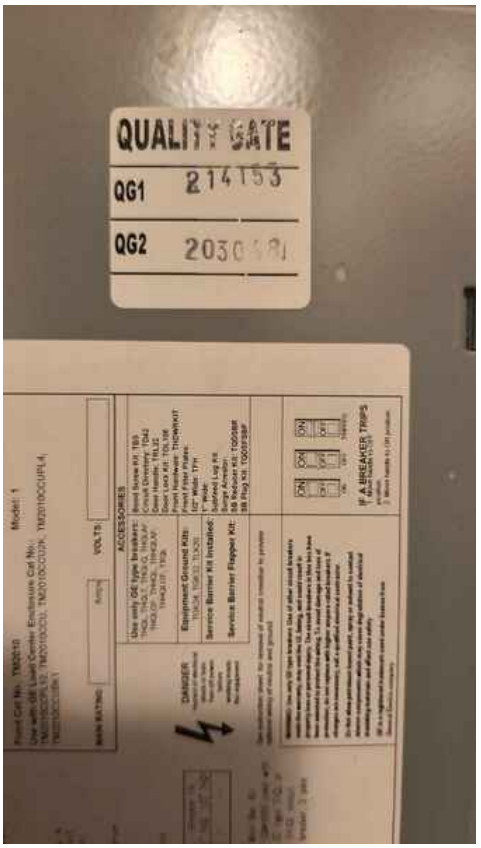
7.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

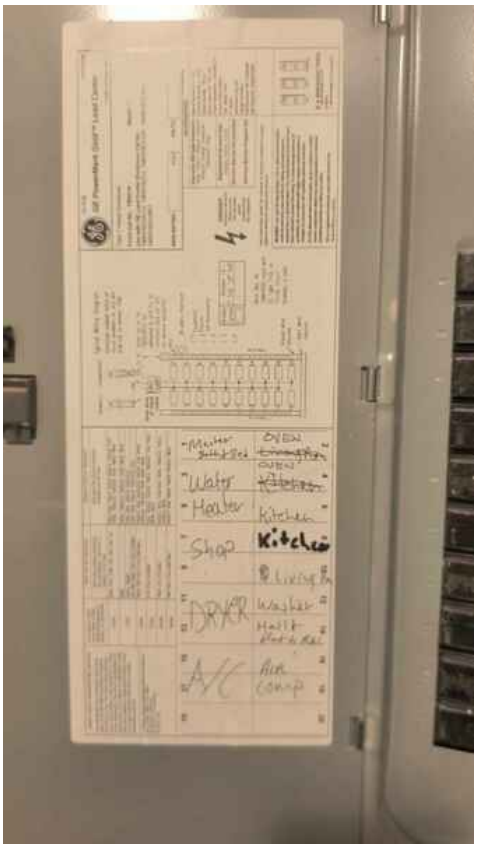
Recommendation

MISSING LABELS ON PANEL

At the time of inspection, panel was labeled, however label was not filled out completely. Recommend a qualified electrician or person identify and map out locations.







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

Safety Hazard

DOUBLE TAPPED GROUNDS

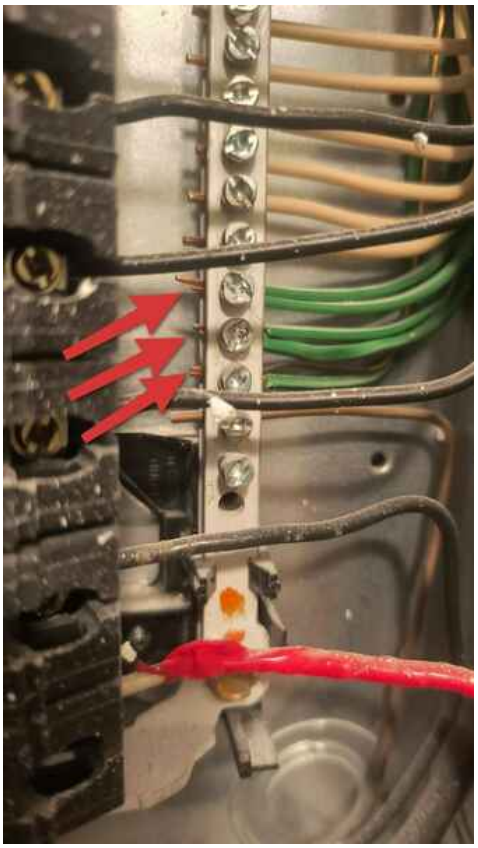
Observation:
Two ground wires are terminated on a single lug at the electrical panel.

Details:
Two ground wires are terminated on single lug at the electrical panel. During inspection, it was noted that several grounding lugs were connected to two ground conductors. It is generally recommendded that each ground wire should be connected to its own lug to ensure a reliable and effective ground connection. Combining multiple grounds on one lug can lead to potential issues, including increased resistance and difficulties in tracing faults.

Recommendation:
A qualified electrician should evaluate the system to determine the best course of action. Consider separating the ground wires to individual lugs to ensure optimal grounding performance and compliance with electrical codes.

Recommendation

Contact a qualified electrical contractor.



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

Recommendation

INADEQUATE CLEARANCE AROUND ELECTRICAL PANEL

Observation:
Cabinets installed above the designated area for the washer and dryer result in inadequate clearance around the electrical panel. During the inspection, it was noted that the cabinetry positioned above the washer and dryer area encroaches on the space surrounding the electrical panel. This configuration may hinder access to the panel, which is crucial for safety and maintenance purposes. Adequate clearance is essential to allow for safe operation and emergency access, as well as to comply with electrical code requirements. The National Electrical Code (NEC) and OSHA require that electrical panels have a minimum of 36 inches of clearance and a minimum headroom of 6.5 feet.

Recommendation:
It is advisable to reconfigure the cabinetry to ensure sufficient clearance around the electrical panel, thereby promoting safety and compliance with applicable regulations. A licensed contractor should assess the situation to recommend appropriate modifications.

Recommendation

Contact a qualified cabinet contractor.

7.6.1 Smoke Detectors

Recommendation

MISSING SMOKE DETECTORS

Observation:
Smoke detectors are either missing or inadequate. During the inspection, it was observed that smoke detectors were either absent from required areas or did not meet recommended standards for functionality and placement. Specifically, detectors should be installed in every bedroom and outside each sleeping area to provide effective early warning in the event of a fire.

Recommendation:
To enhance safety, it is crucial to install appropriate smoke detectors in accordance with local building codes and fire safety regulations. It is recommended that all missing or inadequate smoke detectors be promptly addressed to ensure the safety of the occupants.

Recommendation

Contact a qualified professional.

8: ATTIC, INSULATION & VENTILATION

Information

Dryer Vent
None Found, None / Missing

Flooring Insulation
Batt

Other Noted Attic Issues

Attic Insulation: Insulation Type
Batt

Attic Insulation: R-value
3.1

Ventilation: Ventilation Type
Gable Vents

Ventilation: Gable Vents

Observation:
The property features gable vents on both sides of the roof. The gable vents are properly installed and function as intended, allowing for adequate ventilation within the attic space. These vents help to regulate temperature and moisture levels, contributing to the overall health of the roofing system. No obstructions or signs of damage were noted during the inspection.

Recommendation:
Regular inspections of the gable vents are recommended to ensure they remain clear of debris and function effectively throughout the year.

Exhaust Systems: Exhaust Fans
Fan Only

Other: Other Noted Attic Issues

Deficiencies

8.1.1 Attic Insulation

Safety Hazard

DAMAGED / MISSING INSULATION

Insulation appears to have been pulled out to facilitate repairs and was not subsequently replaced. Recommend a qualified insulation contractor evaluate and repair.

Recommendation

Contact a qualified insulation contractor.







8.1.2 Attic Insulation

Recommendation

INSUFFICIENT INSULATION

Insulation inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.

8.3.1 Exhaust Systems

Safety Hazard

BATHROOM FAN IN HALLWAY IS NON-FUNCTIONAL

Observation:
The exhaust fan in the hallway bathroom was observed to be non-functional. Upon testing, the bathroom fan did not respond to the controls. A non-functional fan can lead to inadequate ventilation, which may contribute to excess humidity, moisture buildup, and potential mold growth in the bathroom area. Does not appear to vent to the roof anyway. can cause excess moisture to accumulate in the attic space. This can lead to issues such as mold growth, wood rot, and reduced insulation effectiveness over time.

Recommendation:
Repair or replace the bathroom fan to ensure proper ventilation and ensure the fan vents above the roof. This will help maintain air quality and reduce the risk of moisture-related issues.

Recommendation

Contact a qualified professional.

8.4.1 Other

Recommendation

EVIDENCE OF RODENTS

Mouse droppings discovered near hot water heater. Recommend evaluation by pest control expert.

Recommendation

Contact a qualified pest control specialist.

9: DOORS, WINDOWS & INTERIOR

Information

Description

This property is a single-family home featuring three bedrooms and two full bathrooms. The layout is well-suited for both family living and entertaining, providing ample private and shared spaces. Each bedroom is comfortably sized, with adequate closet space and natural lighting from windows. The two bathrooms are conveniently located, with one as an en-suite in the primary bedroom and the second situated in the main hallway for easy access by other bedrooms and guests.

This configuration offers both functionality and comfort, making it a practical setup for a wide range of living needs.




Doors: Door Installation Correct and Doors Functional

Observation:
All interior and exterior doors were observed to be functioning as intended. Each door opens and closes smoothly, with proper alignment and secure latching. No signs of sticking, misalignment, or damage were noted.

Recommendation:
No action is necessary at this time. Regular checks and maintenance, such as lubricating hinges, are recommended to ensure continued smooth operation.

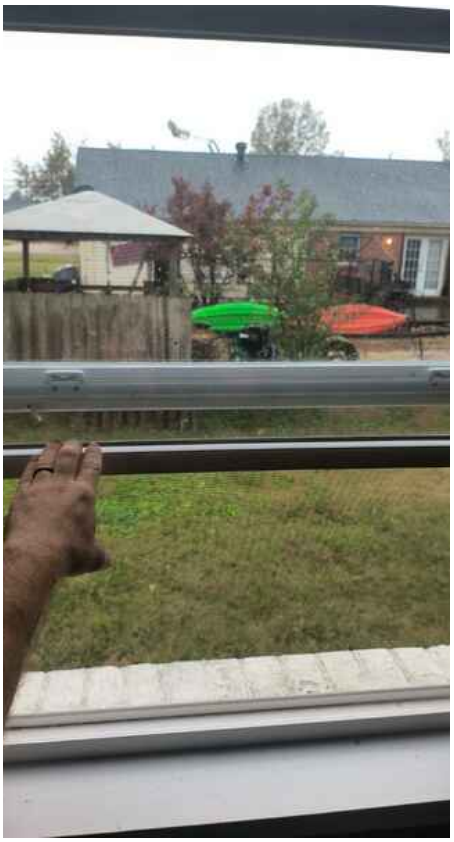
Windows: Window Type

Double-hung

Windows: Windows Appear to Be New Installations

Observation:
A representative number of double-hung windows were inspected. The observed windows locked and unlocked properly, opened and closed smoothly, and showed no operational issues. Screens were intact and appropriately fitted. Additionally, no signs of moisture were observed between the panes, indicating good seal integrity. The windows appear to be part of a recent installation.

Recommendation:
No action is required at this time. To maintain window performance, periodic cleaning and inspection are recommended.



Windows: Double Hung Windows

Observation:
The property is equipped with double-hung windows that appear to be a new installation. Inspected double-hung windows operate smoothly, opening and closing without any issues. The sashes lock securely in place, ensuring proper security and insulation. The window frames and panes are free of any visible defects, and the seals appear intact. Additionally, appropriate screens are installed, providing added protection against pests.

Conclusion:
These windows enhance the aesthetic appeal of the home while offering functionality and energy efficiency, contributing positively to the overall performance of the property. Regular maintenance is recommended to keep them in optimal condition.

Floors: Floor Coverings

Laminate

Floors: New laminate flooring observed.

Observation:
A newly installed laminate floor was observed. The flooring appears level (except where otherwise noted in this report) and well-fitted, with tight seams and no visible gaps or warping. The finish is consistent, with no scratches, chips, or other defects noted. Edges and transitions to other flooring materials were properly completed, suggesting careful installation.

Recommendation:
No action is necessary at this time. Routine cleaning and avoiding excessive moisture will help maintain the floor's appearance and durability over time.

Walls: Wall Material

Drywall

Walls: Drywall

The home's walls are made of drywall, which appears in overall good condition (except where noted below in this report).

Ceilings: Ceiling Material

Popcorn

Ceilings: Ceiling Appears To Be In Good Condition

Observation:
The popcorn ceiling appeared to be in good condition, with no visible signs of water intrusion, staining, or damage. The texture is consistent throughout, and there were no indications of cracking or peeling.

Recommendation:
No action is necessary at this time. Regular inspection is advised to promptly identify any potential changes or signs of water intrusion in the future.

Steps, Stairways & Railings: Overview

This is a one-level home with no interior steps, providing easy accessibility throughout the living areas. The only steps are located on the exterior, leading to the backyard. These steps consist of three risers and do not include graspable handrails, as they are not required by building code for this height. The steps appear stable and provide safe access to the backyard area.

Countertops & Cabinets: Cabinetry

Laminate

Countertops & Cabinets: Countertop Material

Laminate

Deficiencies

9.2.1 Windows

Recommendation

WINDOW IN LIVING ROOM MISSING SEALANT

Recommend sealing around window to prevent heat loss.

Recommendation

Contact a handyman or DIY project

9.3.1 Floors

Recommendation

LIVING ROOM FLOOR AND HALLWAY SHOW SIGNS OF BOWING FLOOR

Observation:
The living room and hallway floors show noticeable signs of bowing. The flooring is uneven in these areas, which may indicate underlying structural issues or subfloor settling. No immediate safety hazards were observed, but the bowing may affect the longevity and stability of the flooring if not addressed.

Recommendation:
Further evaluation by a qualified contractor or structural specialist is recommended to determine the cause of the bowing and identify any necessary repairs.

Recommendation

Contact a qualified professional.

9.3.2 Floors

Safety Hazard

FLOOR OF HALLWAY BATHROOM NOT SEALED AT BATHTUB

Observation:
The flooring in the hallway bathroom is not sealed along the edge of the bathtub. A gap was noted between the floor and the base of the bathtub, where no caulking or sealant was present. This unsealed area may allow moisture to penetrate, potentially leading to water damage, mold growth, or deterioration of the floor materials over time.

Recommendation:
To prevent potential moisture issues, it is advised to apply a suitable waterproof sealant along the edge of the bathtub where it meets the floor. Sealing this area will help protect the flooring and improve the longevity of bathroom materials.

Recommendation

Contact a qualified professional.

9.3.3 Floors

Recommendation

MISSING BASEBOARDS UNDER SINK IN HALLWAY BATHROOM

Observation:
The baseboards are missing beneath the sink in the hallway bathroom. No baseboards were present along the wall under the sink, leaving the area exposed. Missing baseboards can lead to an unfinished appearance and may allow for increased wear or moisture exposure to the wall material.

Recommendation:
Installing baseboards beneath the sink is recommended to provide a more finished look and to help protect the wall from potential moisture or damage in this high-use area.

Recommendation

Contact a qualified professional.

9.4.1 Walls

Recommendation

BOWING OBSERVED IN LIVING ROOM WALL, NEAR DOOR

Observation:*
The interior drywall displays signs of vertical bowing, with visible unevenness along the affected walls. This may indicate underlying framing movement or settling within the structure. Currently, there are no cracks or immediate structural concerns associated with the bowing; however, the unevenness may worsen over time if left unaddressed.

Recommendation:
Consultation with a qualified contractor or structural professional is recommended to assess the cause of the bowing and determine if corrective measures are needed to prevent further movement. Regular monitoring for any worsening or new cracks is also advised.

Recommendation

Contact a qualified professional.

9.7.1 Countertops & Cabinets

Recommendation

CAULK MISSING AT KITCHEN COUNTER

Counter tops missing sealant (caulking) at kitchen counter side backsplash. Recommend addition of caulking. At both ends of kitchen counter (sink side)

Recommendation

Recommended DIY Project

10: BUILT-IN APPLIANCES

Information

Overview

This home has a built in dishwasher and microwave. It is also fitted with a combination range/oven and a refrigerator/freezer. There are connections for a washer and dryer.

Overview

This home has a built in dishwasher and microwave. It is also fitted with a combination range/oven and a refridgerator/freezer. There are connections for a washer and dryer.

Dishwasher: Brand

Frigidaire

Dishwasher: Dishwasher Appears to Be Functioning As Intended and Properly Installed

Observation:
The dishwasher was tested and appears to be functioning properly. It completed a wash cycle without any leaks or issues, and water drained correctly. The unit is connected to the plumbing trap with an appropriate air gap or high loop to the trap, as recommended by standard installation practices to prevent backflow.

Recommendation:
No action is required at this time. Regular maintenance can help ensure continued optimal performance.

Refrigerator: Brand

Frigidaire

Refrigerator: Refridgerator Observed Functioning Properly

Observation:
The refrigerator was tested and is operating properly. Upon inspection, the refrigerator was found to function correctly. The temperature settings were adjusted to the recommended levels, and the unit cooled efficiently, maintaining appropriate temperatures for both the refrigerator and freezer compartments. There were no unusual noises or leaks observed during the operation, and the door seals were intact, ensuring proper closure.

Conclusion:
The refrigerator is in good working condition and meets standard operating criteria. No further action is required at this time.

Range/Oven/Cooktop: Exhaust Hood Type
Vented

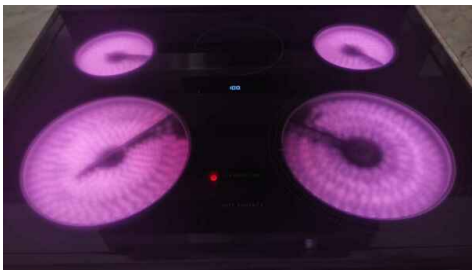
Range/Oven/Cooktop: Range/Oven Brand
Frigidaire

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Range and Oven Functional

Observation:
The oven and stove were tested, and all burners are functioning properly. Each burner ignited and maintained heat level if electric, and the oven heated to the set temperature without issue. No irregularities or malfunctions were observed during the operation. This appliance appears to be new.

Recommendation:
No action is necessary at this time. Regular maintenance and cleaning are recommended to ensure continued performance and efficiency.



Built-in Microwave: Microwave Observed Functioning Properly

Observation:
A newly installed microwave was observed, and it is functioning properly. The unit powers on, heats food evenly, and all controls operate as expected. Installation appears to have been completed correctly, with secure mounting and appropriate clearance from surrounding cabinetry.

Recommendation:
No further action is required at this time. Regular cleaning and following the manufacturer’s maintenance guidelines will help maintain performance and prolong the microwave’s lifespan.

Garbage Disposal: No Garbage Disposal Installed

Observation:
No garbage disposal unit was observed installed under the kitchen sink. This is typical for some homes, depending on local plumbing practices and homeowner preferences.

Recommendation:
While not required, installing a garbage disposal may offer added convenience for food waste management. If desired, consult a licensed plumber to discuss options for adding a disposal unit compatible with the existing plumbing and electrical setup.

Connections For Washer and Dryer: Dryer Power Source

220 Electric

Deficiencies

10.6.1 Connections For Washer and Dryer

Safety Hazard

NO DRYER VENT

Observation:
Upon examining the washer and dryer connections, no dryer vent connection was found. The area designated for the dryer vent was inspected, but it appears to be obstructed by drywall, preventing access to any existing connections. This absence of a proper dryer vent connection raises concerns regarding the safe and efficient operation of the dryer, as improper venting can lead to potential hazards such as moisture buildup and lint accumulation.

Conclusion:
It is recommended that a qualified professional assess the area to properly install a dryer vent and remove the obstructing drywall to ensure compliance with safety standards and effective dryer performance.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210

valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

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

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

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

Electrical

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

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

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

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

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

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

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

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

Doors, Windows & Interior

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

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

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

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