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RESIDENTIAL REPORT

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Memphis, TN 38117

Buyer Name
12/25/2024 9:00AM

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1: INSPECTION DETAILS

Information

In Attendance
Inspector Only

Occupancy
Furnished

Style
Multi-level

Temperature
40 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Fair

Limitations

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

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.

2: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual, Crawlspace Access

Foundation: Material
Brick

Floor Structure: Basement/Crawlspace Floor
Dirt

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plank

Deficiencies

2.1.1 Foundation

Recommendation

WALL(S) BOWING/LEANING

REAR OF HOME, UNDER DECK

Foundation wall is bowing and/or leaning. Repair of wall may be required. Consult qualified foundation expert.

Recommendation

Contact a foundation contractor.

2.1.2 Foundation

Recommendation

NO CRAWLSPACE VENT COVER

There is no vent cover present at the crawlspace vent located under the back porch. This gap may allow for the entry of debris, moisture, or pests into the crawlspace. It is recommended to install a proper vent cover to ensure adequate ventilation and prevent potential issues with moisture or infestation.

Recommendation

Contact a foundation contractor.

2.2.1 Basements & Crawlspaces

Safety Hazard

FOUNDATION PROBLEM (GENERAL)

Towards the front right side of the house, to the left of the crawlspace opening, the brick foundation wall is observed to be leaning. Additionally, a noticeable gap exists at the intersection of this wall with the adjacent wall. This may indicate shifting or settling of the foundation. Further evaluation by a qualified foundation specialist is recommended to assess the extent of the issue and determine appropriate corrective actions.

Recommendation

Contact a foundation contractor.

2.4.1 Wall Structure

Recommendation

FOOTER PROBLEM (GENERAL)

Towards the front right side of the house, the wood footer above the foundation wall is showing signs of darkening, which may indicate moisture exposure or early stages of deterioration. It is recommended to inspect the area for any underlying water issues and address as needed. Additionally, the brickwork on the exterior may benefit from sealing to protect against moisture infiltration and to help prevent further deterioration.

Recommendation

Contact a foundation contractor.

3: EXTERIOR

Information

General: Inspection Method
Visual, Crawlspace Access, Attic Access

Siding, Flashing & Trim: Siding Material
Wood

Exterior Doors: Exterior Entry Door
Wood, Glass

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

Decks, Balconies, Porches & Steps: Material
Concrete

Walkways, Patios & Driveways: Driveway Material
Concrete

Limitations

Decks, Balconies, Porches & Steps

HOUSE HAS OUTDOOR SPRINKLER SYSTEM

The house is equipped with an outdoor sprinkler system. Please note that inspection and evaluation of irrigation systems fall outside the scope of this home inspection. It is recommended to have the system serviced or inspected by a qualified irrigation professional to ensure proper function and efficiency.

Deficiencies

3.1.1 General

Recommendation

PILE OF BRICKS IN YARD

A pile of bricks from a previous walkway was found in the yard, near the HVAC unit. It is recommended to remove the pile of bricks to avoid potential tripping hazards.

Recommendation

Contact a qualified professional.

3.3.1 Exterior Doors

Safety Hazard

FRONT DOOR DIFFICULT TO USE

The front door was observed to be difficult to open and close properly. This may be due to misalignment, swelling of the door, or issues with the door hardware or frame. Difficulty in operation could lead to further wear or potential safety concerns. It is recommended that a qualified professional assess the door and make necessary adjustments or repairs to ensure smooth operation and proper sealing.

Recommendation

Contact a qualified professional.

3.3.2 Exterior Doors

Recommendation

EVIDENCE OF REPAIR TO GLASS PANE

Glass pane on front door has been replaced, wit h glass that doesn't match.

3.4.1 Decks, Balconies, Porches & Steps

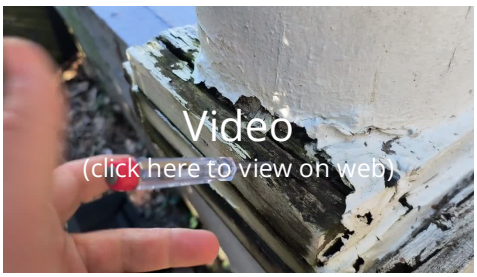
Safety Hazard

WOOD ROT AT PILLAR BASE

The base of the pillar located to the right of the house on the front porch shows signs of deterioration, including evidence of wood rot. This damage is likely the result of water infiltration, possibly caused by a missing or improperly installed downspout above the pillar. It is recommended to address the downspout issue and repair or replace the affected pillar base to prevent further deterioration and potential structural concerns.

Recommendation

Contact a qualified professional.



3.4.2 Decks, Balconies, Porches & Steps

Safety Hazard

WOOD IN DIRECT CONTACT WITH GROUND

The wood steps on the back porch are making direct contact with the ground, which is contributing to deterioration. As a result, the wood is beginning to soften and may be more prone to further damage. It is recommended to elevate the steps to prevent continued moisture exposure and replace any damaged wood to maintain structural integrity.

Recommendation

Contact a qualified deck contractor.

3.4.3 Decks, Balconies, Porches & Steps

Safety Hazard

PILLAR LEANING

One of the pillars on the porch is leaning, which may indicate a shifting or settling foundation or structural issue. It is recommended to have the pillar evaluated by a qualified contractor to assess the cause of the lean and determine the necessary repairs to ensure stability and safety.

Recommendation

Contact a qualified professional.

3.4.4 Decks, Balconies, Porches & Steps

Recommendation

MISSING GRASPABLE HANDRAIL

The outdoor steps are lacking a graspable handrail. According to safety standards, staircases with more than four risers should be equipped with a graspable handrail for safety. It is recommended to install a handrail to provide proper support and reduce the risk of accidents.

Recommendation

Contact a qualified carpenter.

3.4.5 Decks, Balconies, Porches & Steps

Recommendation

CRACK IN DECK FOUNDATION / SUPPORT (MINOR)

FRONT DECK

A crack was observed in the foundation/support of the deck. This may indicate settling or structural stress, which could affect the stability of the deck. It is recommended to have the crack evaluated by a qualified contractor to assess the extent of the damage and determine the necessary repairs to ensure the safety and integrity of the deck.

Recommendation

Contact a qualified professional.

4: ROOF

Information

Inspection Method
Ladder, Roof

Roof Type/Style
Combination

Coverings: Material
Metal, Fish Scale Wood Shingles, Asphalt Architechural Shingles, Rubber





Roof Drainage Systems: Gutter Material
None

Flashings: Material
Aluminum

Deficiencies

4.1.1 Coverings

Recommendation

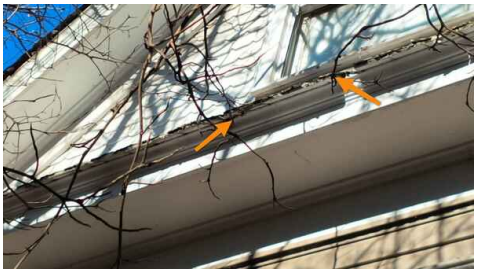
DAMAGED (GENERAL)

FRONT OVERHANG

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.




4.1.2 Coverings

Recommendation

HOLES IN RUBBER ROOF OVER SIDE PATIO

Holes were observed in the rubber roofing material over the side patio. These openings could potentially lead to water infiltration, which may cause damage to the underlying structure. It is recommended to have the roofing material repaired or replaced to prevent further damage and to ensure proper waterproofing.

Recommendation

Contact a qualified roofing professional.


4.1.3 Coverings

Recommendation

MOSS ON SHINGLES & RUBBER ROOF

Moss growth was observed on the shingles and rubber roof. While moss may not cause immediate damage, it can retain moisture, potentially leading to roof deterioration over time. It is recommended to have the moss removed and to inspect the roof for any underlying damage. Regular maintenance, including roof cleaning, may help prevent future growth.

Recommendation

Contact a qualified roofing professional.


4.1.4 Coverings

Recommendation

TEAR IN RUBBER ROOF

A tear was observed in the rubber roofing material. This damage could potentially lead to water infiltration and further deterioration of the underlying structure. It is recommended to have the tear professionally repaired to prevent water damage and ensure the roof's integrity.

Recommendation

Contact a qualified roofing professional.

4.2.1 Roof Drainage Systems

Recommendation

DOWNSPOUTS MISSING

Home was missing downspouts in one or more areas. Although this downspout may not be in use,pit does appear to be draining water onto pillar base below. Have a qualified gutter professional evaluate and either repair or seal, based on his/her findings. Lack of downspouts can result in excessive moisture in the soil at the foundation (or in this case the pillar base below) which can lead to deterioration or structural movement. Unsealed openings can be entry points for animals.

Recommendation

Contact a qualified gutter contractor

4.3.1 Flashings

Safety Hazard

SIDING LOOSE

Near the upstairs front bedroom, the siding and flashing on the exterior are separating from the house, creating an exposed gap. This gap presents a potential risk for water intrusion, which could lead to moisture damage and deterioration of the underlying structure. It is recommended to have the siding and flashing properly re-secured and sealed to prevent water penetration and further damage.

Recommendation

Contact a qualified professional.

4.3.2 Flashings

Recommendation

DETERIORATION OF WOOD TRIM AT DRIP EDGE.

Deterioration was noted on the wood trim at the drip edge. This may be the result of prolonged exposure to moisture or inadequate drainage. It is recommended to have the trim inspected and repaired or replaced as needed to prevent further damage and ensure proper water management.

Recommendation

Contact a qualified carpenter.

4.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendation

REPAIRS AT CHIMNEY FLASHING

Yes, the presence of roof cement (or sealant) around chimney flashing usually indicates an attempt to seal or repair the flashing and prevent water leaks. It's a common practice to use roofing cement to fill gaps or cracks in the flashing, creating a watertight seal between the chimney and the roof.

Recommendation

Contact a qualified roofing professional.

5: HEATING

Information

AFUE Rating

80

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.

Equipment: Brand

Rheem

Equipment: Energy Source

Electric, Natural Gas

Equipment: Heat Type

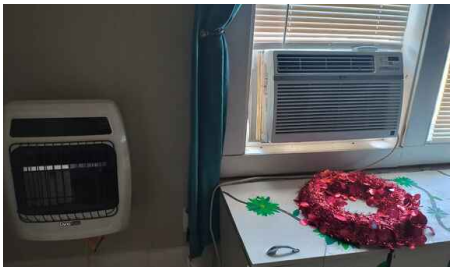
Forced Air

Equipment: Manufacture Year

2009

Equipment: Overview

The house is equipped with a Rheem RRNL-B048JK10E multiposition furnace/air conditioner packaged unit. This system combines both heating and cooling functions in one unit, designed for efficient climate control. It is recommended to have the system regularly serviced by a licensed HVAC technician to ensure proper operation and longevity. The house also has a Dynaglo vent free wall heater (upstairs).




Equipment: Filter

The system has a return downstairs, with a filter. Filters should be changed monthly.


Normal Operating Controls: Overview

The heater was operated using normal controls during the inspection and functioned as expected. No issues were observed with the operation of the system at the time of the inspection. However, it is recommended to have the system serviced regularly to ensure optimal performance and longevity.

Distribution Systems: Ductwork

Insulated

Deficiencies

5.1.1 Equipment

Recommendation

AGE OF UNIT

An HVAC unit manufactured in 2009 is generally approaching the end of its typical service life. The average lifespan of an HVAC system is typically around 15 to 20 years, depending on factors such as brand, usage, maintenance, and climate conditions. Given that it's now 2024, the unit would be around 15 years old, which is considered at or near the end of its expected lifespan.

As the unit ages, it may require more frequent repairs and could become less energy-efficient. It is advisable to have the system evaluated by a licensed HVAC professional to assess its current condition and determine if any major repairs or replacement are necessary in the near future.

Recommendation

Contact a qualified HVAC professional.

6: COOLING

Information

Cooling Equipment: Brand
Rheem

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Refridgerant
R-410A

Cooling Equipment: Location
Exterior (Left)

Cooling Equipment: SEER Rating
13 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

Normal Operating Controls: Thermostat

Controlled by the same thermostat as the heating system, but didn't not operate due to cold weather.

Distribution System: Configuration
Central

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit. (The same is true for the window unit.)

7: PLUMBING

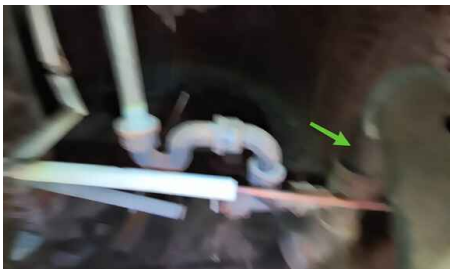
Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Front

Drain, Waste, & Vent Systems: Drain Size
2", 3"



Drain, Waste, & Vent Systems: Material
Iron, PVC

Drain, Waste, & Vent Systems: Overview

All fixtures were checked to ensure they drain properly and have appropriate traps installed.




Water Supply, Distribution Systems & Fixtures: Distribution Material

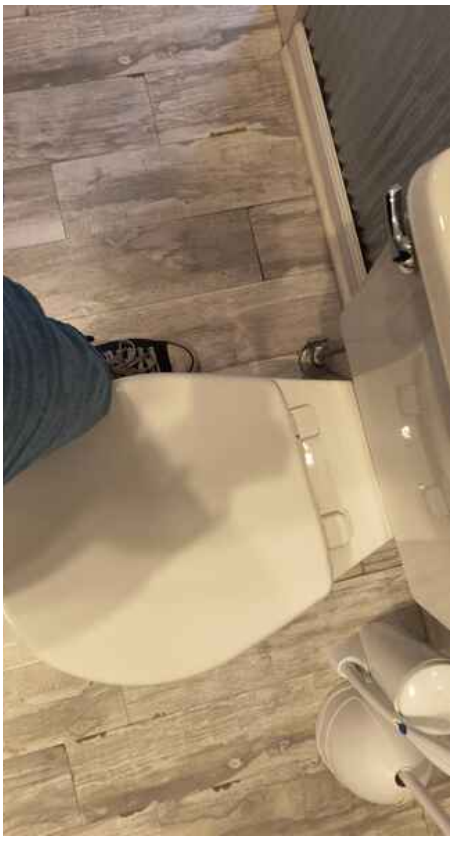
Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Water Supply, Distribution Systems & Fixtures: Overview

All fixtures were checked for functionality and attachment.






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

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

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
Gas

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

Limitations

Fuel Storage & Distribution Systems

GAS SHUT OFF

Gas was off at the main. Recommend local utility company turn on and check all gas appliances prior to deadlines.

Deficiencies

7.2.1 Drain, Waste, & Vent Systems

Recommendation

LEAKING PIPE

A drain, waste and/or vent pipe showed signs of a leak. Specifically, a drain pipe is leaking at the cleanout to the right of the crawlspace opening. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

7.2.2 Drain, Waste, & Vent Systems

Recommendation

PLUMBING PROBLEM (GENERAL)

Flushing the upstairs toilet caused bubbling and backup of sewage in the shower. This may indicate a blockage or an issue with the plumbing or drainage system, such as a clog in the drain line or venting problems. It is recommended to have the plumbing system inspected by a licensed plumber to identify the cause of the backup and perform necessary repairs to prevent further issues.

Recommendation

Contact a qualified professional.

7.3.1 Water Supply, Distribution Systems & Fixtures

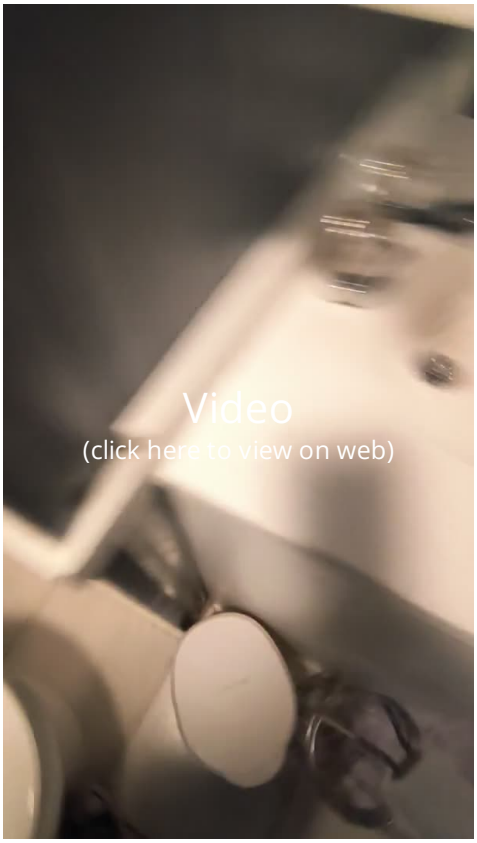
Recommendation

TOILET DIDN'T FLUSH

During the inspection, it was noted that the toilet in the rear downstairs bathroom did not flush properly. Upon testing, the toilet failed to fully evacuate waste and water, indicating a potential issue with the flushing mechanism, such as a malfunctioning flush valve, low water pressure, or a clogged drain line. Further evaluation and possible repairs are recommended to ensure the toilet is functioning properly.

Recommendation

Contact a qualified professional.



7.3.2 Water Supply, Distribution Systems & Fixtures

Recommendation

NEWSPAPER AROUND SUPPLY PIPES

While newspaper can offer some insulation, it's not the ideal or recommended material for insulating pipes in a crawl space. Recommend installing proper insulation.

Recommendation

Contact a qualified plumbing contractor.

7.3.3 Water Supply, Distribution Systems & Fixtures

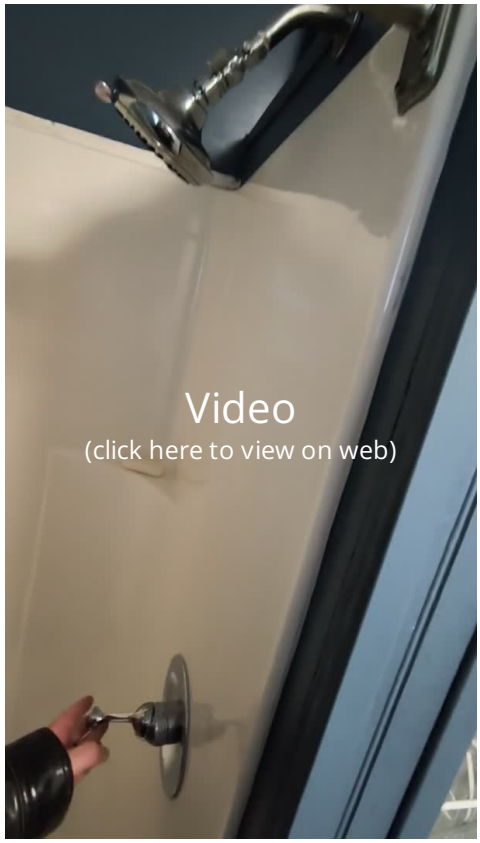
Recommendation

SHOWER INOPOERABLE

The shower in downstairs rear bathroom is inoperable. It was not functioning properly at the time of inspection, and the cause may be related to issues with the plumbing, water supply, or fixtures. It is recommended to have the shower evaluated and repaired by a licensed plumber to restore proper function.

Recommendation

Contact a qualified plumbing contractor.



7.3.4 Water Supply, Distribution Systems & Fixtures

Recommendation

POOR ATTACHMENT OF VANITY

The vanity in the master bathroom is poorly attached to the wall, which may cause instability or risk of damage over time. It is recommended to have the vanity securely re-attached to ensure proper support and prevent further issues.

Recommendation

Contact a qualified professional.

7.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

AGE OF UNIT

This water heater was manufactured in 1998, putting well beyond it's expected life. Would have a plumber evaluate or consider installing a new one.

Recommendation

Contact a qualified professional.

7.4.2 Hot Water Systems, Controls, Flues & Vents

Safety Hazard

TPR VALVE DRAIN PIPE SIZE INCORRECT

The temperature and pressure relief (TPR) drain pipe is smaller than the size of the TPR valve, which is a defect. According to plumbing standards, the drain pipe should be the same size as the valve to ensure proper discharge of excess pressure or temperature. It is recommended to have the drain pipe replaced with the correct size to ensure safety and compliance with plumbing codes.

Recommendation

Contact a qualified professional.

8: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
Overhead

Service Entrance Conductors: Electrical Meter

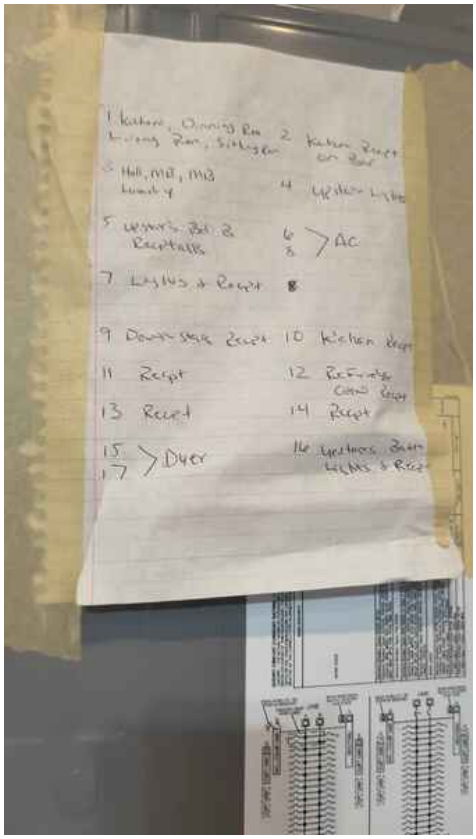
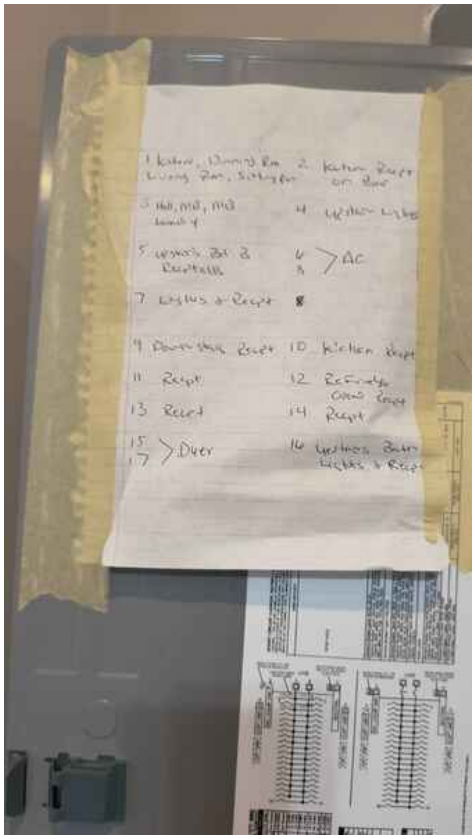
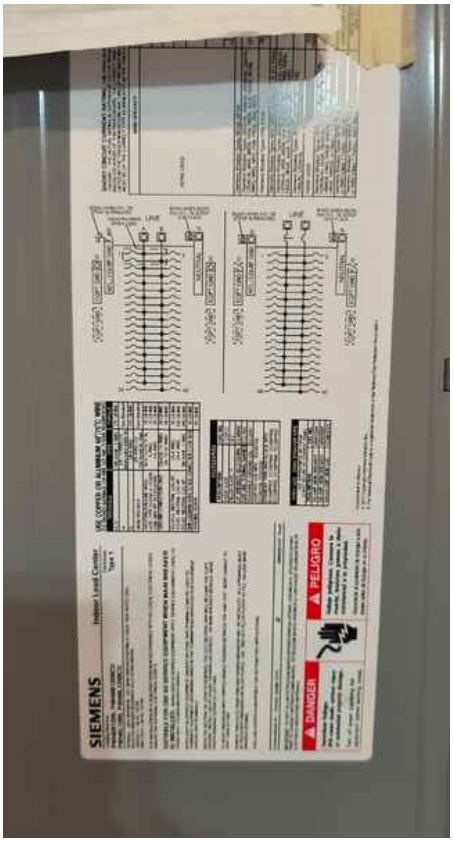
Observation:
The electric meter located on the exterior of the property was inspected for condition and functionality. The electric meter is mounted securely on the exterior wall, positioned at a height that allows for easy reading and access. Upon examination, the meter appears to be in good condition, 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
Kitchen

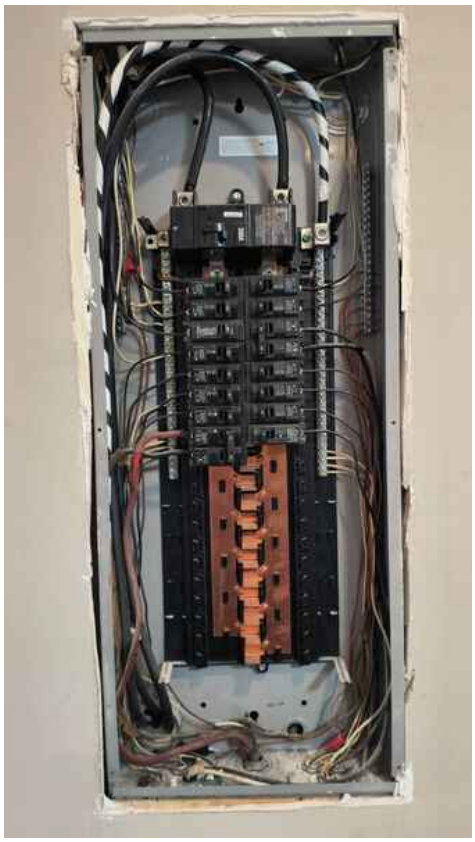
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

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

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

Circuit Breaker



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

Kitchen

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Deficiencies

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

Recommendation

MISSING SCREWS (DEAD FRONT COVER)

The dead front cover is missing screws, which could result in the cover not being securely fastened. This may pose a safety hazard by potentially exposing electrical components. It is recommended to have the cover properly secured with the appropriate screws to ensure safety and compliance with electrical codes.

Recommendation

Contact a qualified professional.

8.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

TWO PRONG OUTLETS

The house primarily has two-prong outlets, which do not provide the same level of grounding as modern three-prong outlets. While two-prong outlets may still be functional for certain appliances, it is recommended to have a licensed electrician evaluate the system for safety and consider upgrading the outlets to three-prong grounded outlets where necessary to meet current electrical standards.

Recommendation

Contact a qualified professional.

8.4.2 Lighting Fixtures, Switches & Receptacles

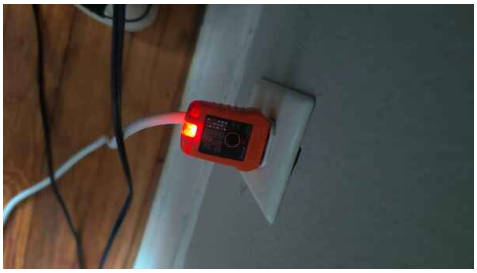
Safety Hazard

OPEN GROUNDS

Although there are three-prong outlets throughout the house, many of these outlets are not properly grounded. (The only exception is the upstairs bathroom.) This can pose a safety risk, as ungrounded outlets may not protect against electrical faults. It is recommended to have a licensed electrician inspect and address the grounding of these outlets to ensure they meet safety standards.

Recommendation

Contact a qualified professional.






8.5.1 GFCI & AFCI

Recommendation

IMPROPER INSTALLATION

GFCI outlets installed in kitchen, however they are not grounded and failed to trip when testing. Recommend repair by electrician.

Recommendation

Contact a qualified electrical contractor.

8.6.1 Smoke Detectors

Recommendation

MISSING SMOKE DETECTORS

Smoke detectors are missing in upstairs bedroom and hallway (landing). Smoke detectors are essential for fire safety and should be installed in all required areas, including bedrooms, hallways, and near sleeping areas. It is recommended to have smoke detectors installed and properly wired to ensure the safety of the home's occupants.

Recommendation

Contact a qualified professional.

8.7.1 Carbon Monoxide Detectors

Recommendation

NO CARBON MONOXIDE DETECTOR INSTALLED

Did not locate carbon monoxide detectors during the inspection. For safety purposes, it is recommended to install carbon monoxide detectors near sleeping areas and on each level of the home, especially if the home has gas appliances or an attached garage. This will help ensure the safety of the occupants from potential carbon monoxide exposure.

Recommendation

Contact a qualified professional.

9: FIREPLACE

Information

Overview

This house has dual chimneys, accessible from more than one side of a divided wall. The chimney on the right (when entering the house) has collapsed and is inoperable. It is recommended to have the chimney professionally inspected and repaired or decommissioned to prevent potential hazards and ensure the safety of the home.



Type

Gas


Deficiencies

9.1.1 Vents, Flues & Chimneys

Safety Hazard

CHIMNEY STRUCTURE UNSTABLE

Chimney appears to have suffered structural damage. Recommend a structural engineer evaluate & repair.

Recommendation

Contact a qualified chimney contractor.

9.3.1 Damper Doors

Safety Hazard

DAMPER INOPERABLE

Damper was inoperable, which could allow toxic fumes into the home. Recommend a qualified fireplace contractor evaluate and repair.

9.4.1 Cleanout Doors & Frames

Recommendation

NO FIREPLACE SCREEN

Fireplace screen was missing in front of fireplace. Fire logs can split, so this is recommended as a safety precaution.

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Overview

Attic Accessible From Upstairs Bathroom, Finshed Floor.

Attic Insulation: Insulation Type
Unknown (Not Visbile)

Ventilation: Ventilation Type
Soffit Vents

Exhaust Systems: Exhaust Fans
Fan with Light

Deficiencies

10.2.1 Vapor Retarders (Crawlspace or Basement)

Recommendation

NO VAPOR BARRIER

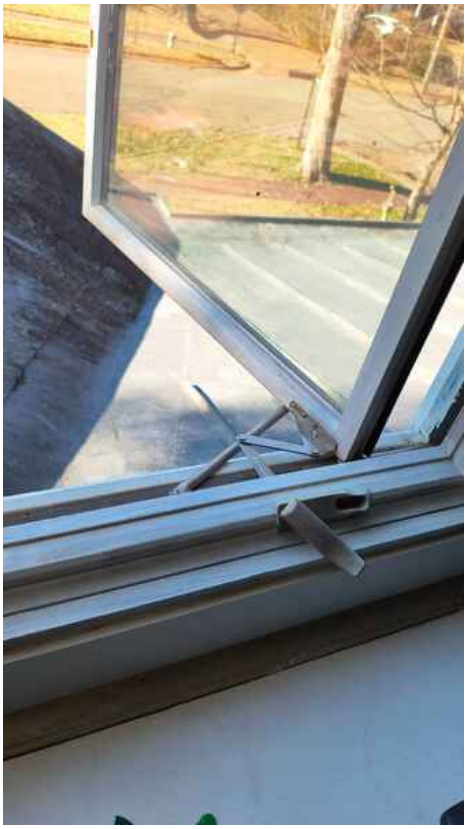
There is no vapor barrier beneath the flooring. This can result in unwanted moisture.

11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Casement, Single-hung, Double-hung, Transom



Floors: Floor Coverings
Hardwood

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Plaster

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Deficiencies

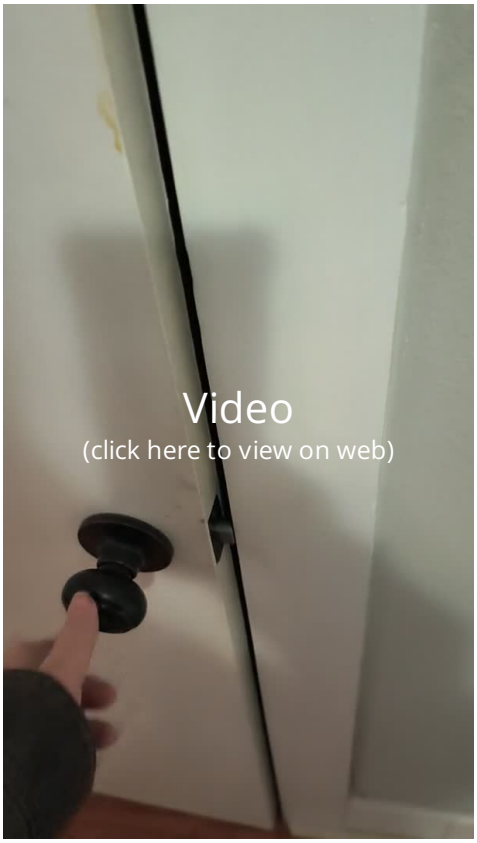
11.1.1 Doors

Recommendation

DOOR DOESN'T LATCH

UPSTAIRS BATHROOM

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.



11.1.2 Doors

Recommendation

DOOR STICKS

FRONT DOOR

Door sticks and is tough to open. Recommend sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.

11.2.1 Windows

Safety Hazard

WINDOW DOESN'T OPEN

MOST WINDOWS

Most of the downstairs windows do not open, and the rear upstairs bedroom window doesn't open. Many of the downstairs windows have two sets of windows set in each pane. This may be due to a mechanical issue, paint or debris obstructing the tracks, a problem with the window frame or it could indicate settling with age. It is recommended that the window be assessed and repaired by a qualified professional to restore its functionality.

Recommendation

Contact a qualified window repair/installation contractor.

11.2.2 Windows

Recommendation

TRANSOM WINDOW TO REAR UPSTAIRS BEDROOM DOESN'T OPEN.

Transom window to rear upstairs bedroom doesn't open. May repair if desired.

Recommendation

Contact a qualified professional.

11.6.1 Steps, Stairways & Railings

Recommendation

INSUFFICIENT LENGTH OF HANDRAIL

The bottom steps of the staircase are missing a handrail. For compliance with safety standards, a graspable handrail should extend the full length of the staircase. It is recommended to install a handrail to provide support and reduce the risk of accidents.

Recommendation

Contact a qualified general contractor.

11.6.2 Steps, Stairways & Railings

Recommendation

HORIZONTAL RAILINGS

The staircase is equipped with horizontal railings. Horizontal rails can pose a safety hazard, especially for small children, as they may provide a foothold for climbing. It is recommended to replace the horizontal railings with vertical ones to improve safety and comply with current safety standards.

Recommendation

Contact a qualified professional.

11.6.3 Steps, Stairways & Railings

Recommendation

STAIR HAZARDS (GENERAL)

The quarter-turn stairs have treads of varying sizes, which can pose a tripping hazard and affect the overall safety of the staircase. It is recommended to have the treads adjusted or replaced to ensure uniformity and compliance with safety standards.

Recommendation

Contact a qualified professional.

12: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Whirlpool

Refrigerator: Brand

LG

Range/Oven/Cooktop: Exhaust Hood Type

Vented

Range/Oven/Cooktop: Range/Oven Brand

GE

Range/Oven/Cooktop:

Range/Oven Energy Source

Gas

Garbage Disposal: **Overview**

Ok

Deficiencies

12.3.1 Range/Oven/Cooktop

Recommendation

OVEN VENTS INTO KITCHEN

The oven vent is currently venting into the kitchen, rather than to the exterior of the home. This can lead to the buildup of heat, moisture, and odors in the living space. It is recommended to have the vent re-routed to the exterior to improve air quality and comply with ventilation standards.

Recommendation

Contact a qualified professional.

13: ADDITIONAL PHOTOS

Information

General: Interior








General: Exterior




STANDARDS OF PRACTICE

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.

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.

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

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

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

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

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

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

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

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

Plumbing

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

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

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

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

Electrical

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

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

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

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch

circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

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

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

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

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

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

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

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

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

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

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

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

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