



MAJESTIC
HOME INSPECTORS

Home Inspection Report



3524 Summer Drive, Friendsville, TN 37737

Inspection Date:

Saturday, August 20, 2016

Prepared For:

Ron Melze

Prepared By:

Majestic Home Inspectors

1204 Hanna Ave

Maryville, TN 37804

(865) 264-0943

steve@majestichomeinspectors.com

Report Number:

1082tn08192016

Inspector:

Steve Mangham

Inspector Signature:

Report Summary

Items Not Operating

Fireplace: fireplace would not operate, recommend contacting homeowner for proper fireplace operation

Concerns and/or Maintenance Needed

ÒÝVÒÛQUÛ

Driveway: left side of driveway at garage has slight hole where water could enter the crawlspace, recommend filling in this hole

Steps: to the left of the porch steps at foundation in the corner has hole where water is entering crawlspace causing subfloor to rot, recommend filling in this area and adding additional backfill to better channel water away from the home

Deck: deck support columns are in contact with the soil, recommend installing concrete pad to put support columns on top of the keep away from contact with soil

Deck: deck wood is becoming weathered, recommend resealing and/or repainting and replace weathered wood as needed

Deck: looking at the deck, the front right corner, the outer support board is starting to rot, recommend repair and replace as needed

Deck: lattice is starting to fall apart, recommend replace as needed

Fence: the fence is old and starting to weather extensively in various places, recommend resealing and replacing wood in areas as needed

Landscaping: on the left side of front porch slight negative grade toward foundation allowing water to enter subfloor, recommend adding additional backfill to better channel water away from the foundation

Landscaping: entire length back of home has negative grade toward foundation, recommend adding additional backfill to the entire length back up home to better channel water away from the foundation

Landscaping: right side of deck on corner of house has small hole where water can pond and enter the crawlspace, recommend filling in this area with backfill

Outbuilding: outside of outbuilding is starting to become weathered, recommend resealing and repainting

Outbuilding: on the roof back left some shingles need repair, repair as needed

Gutters: gutter to the left of the garage has separated from extension at the bottom, recommend reattaching

Gutters: backside of house on the left corner extension at the bottom of gutter has come off, recommend reattaching

Windows: in bedroom one window on the right side is off its track, recommend repair

Windows: bedroom one and kitchen window are missing screens and a couple other screens are torn, recommend replace and repair as needed

Storm door: front entry storm door is missing actuator, recommend installing actuator

Front door: outside trim at front door bottom left is starting to rot, recommend repair and or repainting around entire front door

Crawlspace: underneath master bathroom shower tub area shows signs of moisture, recommend licensed plumber to evaluate cause of water staining, shower grout has separated and water could be entering sub floor from that point, recommend re-grouting around tub shower area

Crawlspace: under neath deck door has moisture content, water staining and can see daylight, recommend removing some deck flooring planks to see the cause of water entering this area

Crawlspace: by front porch on right side the subfloor has moisture content and water staining coming from negative grade left side of porch, recommend adding backfill in this area to better channel water away from the crawlspace

Crawlspace: underneath hall tub has moisture content in subfloor, recommend contacting license plumber to find cause of water entering subfloor

Crawlspace: underneath deck area where main drainage PVC goes out to septic tank concrete block has been cut out and allowing water to enter crawlspace, recommend filling in this area to keep water out

Report Summary

Concerns and/or Maintenance Needed

Crawlspace: along backside of house has copper plumbing pipe hanging down with no supports, recommend supporting this copper plumbing pipe

Crawlspace: right of deck at corner of house has signs of water enter all along this area, there is negative grade at corner of house at fence, fill in this hole with backfill

INTERIOR

Garage door: back side of the garage insulating film is starting to come off, monitor in repairs needed

Garage: water lines going to sink from water heater are not supported with straps, recommend supporting copper water lines

Foyer: hardwood flooring surface is starting to weather, recommend resealing to keep moisture from penetrating wood floor

Kitchen: there are many kitchen drawers where the bottom guide support will not keep drawer from falling out, recommend repair as needed

Kitchen: there are various cracks in the kitchen floor tile which could allow water to enter the subfloor, recommend replacing broken tile

Kitchen: underneath kitchen sink receptacle does not have any power, recommend licensed electrician to repair

Kitchen: dishwasher will not cycle properly, recommend replacing dishwasher

Disposal: house is on septic tank system and has disposal installed under kitchen sink, waste products from disposal dumping into septic tank could call septic tank failure, recommend removing disposal

Master bedroom: door frame is pulling off, repair as needed

Master bedroom closet: door will not latch closed, recommend repair

Master bedroom closet: inside master bedroom closet top left of door has small crack in drywall

Master bathroom: all around the hot tub various tiles are pulling up, need repair and re-grouted

Master bathroom: outside of shower at the bottom grout has cracks and broken which could allow water into subfloor, recommend re-grouting bathroom in various places as needed

Master bathroom: right side of vanity top has burn spot

Master bathroom: underneath the vanity at the base of the sink there is a lot of putty where the plumbing washer should be, recommend removing putty and putting proper washer in its place

Hall bathroom: recommend caulking and re-grouting various areas in the bathroom to keep moisture from reaching the walls and the subfloor

Potential Safety Hazards

EXTERIOR

Landscaping: to the right of front porch steps by the gutter has small hole in the yard which could be a fall hazard, recommend filling in this hole

Electrical: meter base PVC service pipe does not have any support straps, recommend licensed electrician to install support straps

Garage: sink in garage has S-Trap type of drain which could allow water to siphoned out of the trap causing sewer gases to enter the home, recommend installing P-trap type drain

Carbon monoxide detectors: when burning any type of fossil fuel in a home (wood, gas, ect.) it is recommend to install carbon monoxide detectors that can detect carbon monoxide gas in the home, safety hazard, recommend installing carbon monoxide detectors in the home for added safety protection

Kitchen: receptacles within 6 feet of kitchen sink are not GFCI protected, recommend installing GFCI receptacle's for added safety protection

Dryer: outside dryer vent has plastic screen type cover which could collect lent and cause a back up into dryer, safety hazard, recommend removing this plastic type of screen

Report Summary

Potential Safety Hazards

Master bathroom: above hot tub has a light fixture that hangs down and not suited for wet locations, safety hazard, recommend replacing light with a wet location type fixture

Electrical: throughout the entire interior of the home there are many receptacles that are loose and cover plates are not flush with the wall, recommend contacting license electrician to repair is needed

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

Roof: REMAINING Life Expectancy

8 (+) years

Main Entrance Faces

East

State of Occupancy

Vacant

Weather Conditions

Cloudy

Recent Rain

Yesterday

Ground Cover

Wet

Receipt/Invoice

Majestic Home Inspectors
1204 Hanna Ave
Maryville, TN 37804
(865) 264-0943

Date: Sat. Aug. 20, 2016 10:15

Inspected By: Steve Mangham

Client: Ron Melze

Property Address
3524 Summer Drive
Friendsville, TN 37737

Inspection Number: 1082tn08192016

Payment Method:

Inspection	Fee
Home Inspection	\$320.00
Home Inspection discount	-\$50.00
Total	\$270.00

Roof

General

Visibility None All Partial Other
Inspected From Roof Ladder at eaves Ground With Binoculars
Comments Comments:

Style of Roof

Type Gable Hip Mansard Shed Flat Other
Pitch Low Medium Steep Flat
Roof Type:
 Roof Type: Asphalt Shingles
 Remaining life:
 8 (+) years
 Layers:
 1

Comments

Ventilation System

Type None N/A
 Soffit Ridge Gable Roof Turbine Powered Other
Comments

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other
Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other
Comments

Valleys

N/A
Material Not Visible Galv/Alum Asphalt Lead Copper Other
Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing
Comments

Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
Comments

Plumbing Vents

Not Visible Not Present
Condition Satisfactory Marginal Poor
Comments

Grounds

Service Walks

- None Not Visible
Material Concrete Flagstone Gravel Brick Other
Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair

Comments

Driveway/Parking

- None Not Visible
Material Concrete Asphalt Gravel/Dirt Brick Other
Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal

Comments

Driveway: left side of driveway at garage has slight hole where water could enter the crawlspace, recommend filling in this hole to channel water away from foundation

Photos



Hole

Porch

- None Not Visible
Condition Satisfactory Marginal Poor Railing/Balusters recommended
Support Pier Concrete Wood Other
Floor Satisfactory Marginal Poor Safety Hazard

Comments

Stoops/Steps

- None
Material Concrete Wood Other Railing/Balusters recommended Bricks
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled

Comments

Steps: to the left of the porch steps at foundation in the corner has hole where water is entering crawlspace causing subfloor to rot, recommend filling in this area and adding additional backfill to better channel water away from the home

Photos



Hole

Deck/Balcony

- None Not Visible
- Material** Wood Metal Composite Railing/Balusters recommended
- Condition** Satisfactory Marginal Poor Wood in contact with soil
- Finish** Treated Painted/Stained Other Safety Hazard Improper attachment to house
- Railing loose Not Applicable
- Comments** Deck: deck support columns are in contact with the soil, recommend installing concrete pad to put support columns on top of the keep away from contact with soil
- Deck: deck wood is becoming weathered, recommend resealing and/or repainting and replace weathered wood as needed
- Deck: on the right side a diceck outer support board is starting to rot, recommend repair and replace as needed
- Deck: lattice is starting to fall apart, recommend replace as needed

Photos



Wood rotting

Fence/Wall

- Not evaluated None
- Type** Brick Block Wood Metal Chain Link Rusted Vinyl
- Condition** Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps
- Gate** N/A Satisfactory Marginal Poor Planks missing/damaged Operable: Yes No
- Comments** Fence: the fence is old and starting to whether extensively in various places, recommend resealing and replacing wood in areas as needed

Landscaping affecting foundation

- N/A
- Negative Grade** East West North South Satisfactory Recommend additional backfill
- Recommend window wells/covers Trim back trees/shrubberies
- Wood in contact with/improper clearance to soil

Grounds

Landscaping affecting foundation cont.

Comments Landscaping: on the left side of front porch slight negative grade toward foundation allowing water to enter subfloor, recommend adding additional backfill to better channel water away from the foundation
 Landscaping: entire length back of home has negative grade toward foundation, recommend adding additional backfill to the entire length back up home to better channel water away from the foundation
 Landscaping: right side of deck on corner of house has small hole where water can pond and enter the crawlspace, recommend filling in this area with backfill
 Landscaping: to the right of front porch steps by the gutter has small hole in the yard which could be a fall hazard, recommend filling in this hole

Photos



Hole



Left side of front porch that needs backfill

Hose bibs

N/A

Condition Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve
 Recommend adding Splash Blocks

Operable Yes No Not Tested Not On
Comments

Outbuilding

Outbuilding Comments:
 Outbuilding: outside of outbuilding is starting to become weathered, recommend resealing and repainting
 Outbuilding: on the roof back left some shingles need repair, repair as needed

Photos



Roof needs repair

Other

Other Comments:
 Swingset: swingset is made of wood and a lot of it is weathered extensively, recommend replacing various portions of swingset before children play on it

Grounds

Other cont.

Exterior

Gutters/Scuppers/Eavestrough

- None
- Condition** Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
 Needs to be cleaned Extensions Needed At Bottom of Downspouts Splash Blocks Needed
- Material** Galvanized/Aluminum Vinyl/Plastic Copper Other
- Leaking** Corners Joints Hole in main run No apparent leaks
- Attachment** Loose Missing spikes Improperly sloped Satisfactory
- Extension needed** North South East West N/A
- Comments** Gutters: gutter to the left of the garage has separated from extension at the bottom, recommend reattaching
 Gutters: backside of house on the left corner extension at the bottom of gutter has come off, recommend reattaching

Photos



Gutter has separated

Siding

- Material** Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Other Typical cracks Peeling paint Monitor
 Wood rot Loose/Missing/Holes
- Condition** Satisfactory Marginal Poor Recommend repair/painting
- Comments**

Trim

- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Brick Other
- Condition** Satisfactory Marginal Poor
- Comments**

Soffit

- Material** None
 Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other
- Condition** Satisfactory Marginal Poor
- Comments**

Fascia

- Material** None
 Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other
- Condition** Satisfactory Marginal Poor
- Comments**

Flashing

- None Not Visible

Exterior

Flashing cont.

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other
Condition Satisfactory Marginal Poor
Comments

Caulking

Condition None
 Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations
Comments Caulking: for improvement recommend adding additional caulking around all exterior doors, windows, and others penetrations entering the home

Windows/Screens

Condition Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Recommend repair/replace damaged screens Failed/fogged insulated glass
 Window Glass Broken/Cracked
Material Wood Metal Vinyl Aluminum/Vinyl clad
Screens Torn Bent Not installed Satisfactory
Comments Windows: in bedroom one window on the right side is off its track, recommend repair
Windows: bedroom one and kitchen window are missing screens and a couple other screens are torn, recommend replace and repair as needed

Storms Windows / Storm Doors

Condition None Not installed
 Satisfactory Marginal Poor Recommend repair/painting Broken/cracked Wood rot
 Missing Actuator
Material Wood Clad comb. Wood/Metal comb. Metal
Putty Satisfactory Needed N/A
Comments Storm door: front entry storm door is missing actuator, recommend installing actuator

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other
Condition Satisfactory Marginal Poor Have Evaluated Not Evaluated Monitor Not Visible
Concrete Slab N/A Not Visible Satisfactory Poor Monitor Have Evaluated Marginal
Comments

Service Entry - Electric

Location Underground Overhead
Condition Satisfactory Marginal Poor Weather head/mast needs repair
 Overhead wires too low over Ground/Roof/Deck/Balcony
 Service Riser Conduit Loose or Need Repair Less than 3ft from balcony/deck/window
 Potential Safety Hazard Exposed wiring - Romex/Extension Cord
Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor
GFCI present Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles
Comments Electrical: meter base PVC service pipe does not have any support straps, recommend licensed electrician to install support straps

Photos



No support straps

Exterior Doors

Main Entrance N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace

Door condition: Satisfactory Marginal Poor

Patio N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace

Door condition: Satisfactory Marginal Poor

Rear door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace

Door condition: Satisfactory Marginal Poor

Other door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace

Door condition: Satisfactory Marginal Poor

Comments Front door: outside trim at front door bottom left is starting to rot, recommend repair and or repainting around entire front door

Photos



Door trim starting to rot

Other

Other Comments:

Crawlspace

Crawl space

N/A
Type Full crawlspace Combination basement/crawl space/slab
Conditioned (heated/cooled) Yes No Signs of moisture Moisture Reading:
Insulation Batt in Ceiling N/A Yes No Satisfactory Marginal Poor Falling down
 Install/Repair/Replace
HVAC Duct N/A Satisfactory Marginal Poor Damaged Split Disconnected Leaking
 Repair/Replace
Comments

Access

Location Exterior hatch/door Interior hatch/door Via basement No access
Inspected from Access Opening In the crawl space Could not enter because of debris
 Access to low to enter
Comments

Foundation walls

Condition Satisfactory Marginal Poor Monitor Cracks Movement Efflorescence present
 Monitor Have Evaluated
Material Concrete block Poured concrete Brick Stone ICF Wood
Comments

Floor

Material Concrete Gravel Dirt Other
Condition Typical cracks Not Visible
Comments

Drainage

Sump pump Yes No Operable: Yes No Pump not tested
Standing water Yes No Not Visible
Evidence of moisture damage Yes No
Comments

Ventilation

N/A
Location Wall vents Power vents None apparent
Condition Additional ventilation recommended Evidence of moisture damage
Comments Crawlspace: there are a couple of crawlspace vents that are close, recommend opening these vents so crawlspace can vent more officially

Girders/Beams/Columns

Material Steel Wood Masonry
Condition Satisfactory Marginal Poor Not Visible Sagging/Altered
Comments

Joists

Material Wood Steel Truss Not Visible 2x8 2x10 2x12
 Engineered I-Type (Knock-outs) Sagging/Altered joists
Condition Satisfactory Marginal Poor
Comments

Subfloor

Not Visible
Condition Indication of moisture stains/rotting
Comments Crawlspace: underneath master bathroom shower tub area shows signs of moisture, recommend licensed plumber to evaluate cause of water staining, shower grout has separated and water could be entering sub floor from that point, recommend re-grouting around tub shower area

Crawlspace

Subfloor cont.

Comments cont. Crawlspace: under neath deck door has moisture content, water staining and can see daylight, recommend removing some deck flooring planks to see the cause of water entering this area
 Crawlspace: by front porch on right side the subfloor has moisture content and water staining coming from negative grade left side of porch, recommend adding backfill in this area to better channel water away from the crawlspace
 Crawlspace: underneath hall tub has moisture content in subfloor, recommend contacting license plumber to find cause of water entering subfloor
 Crawlspace: underneath deck area where main drainage PVC goes out to septic tank concrete block has been cut out and allowing water to enter crawlspace, recommend filling in this area to keep water out
 Crawlspace: along backside of house has copper plumbing pipe hanging down with no supports, recommend supporting this copper plumbing pipe
 Crawlspace: right of deck at corner of house has signs of water enter all along this area, there is negative grade at corner of house at fence, fill in this hole with backfill

Photos



Underneath deck door



Hall bathroom area



Hall bathroom area



Left of front porch



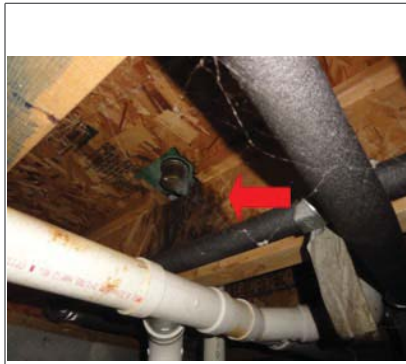
Left of front porch



Drain entry PVC



Sagging copper water pipe



Underneath master bathroom

Insulation

None

Type / on ceiling Fiberglass Rockwool Batt Cellulose (Paper Fiber) Foam Not Visible

Location Walls Between floor joists Other

Comments

Vapor barrier

Present Yes No Not Visible Improperly installed Recommend Installing Vapor Barrier

Material Kraft/foil faced Plastic Not Visible Other

Condition Satisfactory Marginal Poor

Comments

Combo Unit #1 - A/C-Heat System

Heating system

Unit #1 Brand name: Carrier
 Model #: 50JX-030---301AD Unknown/Could not read label Serial #: 5000G10760
 Approx. age: 16 years Satisfactory Marginal Poor Disconnect Installed: Yes No
 Disconnect Means: Pull-Out Breaker/Fuse Wiring Exposed / Need Repair Safety Hazard
 Recommended HVAC technician examine

Energy source Electric Natural Gas LP Oil Solid fuel

Warm air system Central system Floor/wall furnace Direct drive Belt drive Gravity

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed
 Gas shut off valve: Yes No Recommend installing gas shut off valve

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard Differential: 14 Reading at Register: 65 Reading at Return: 51

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

Heat pump N/A Supplemental electric Supplemental gas

Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

System not operated due to N/A Exterior temperature is below 60 deg Other

Comments Air conditioner: air conditioner is reaching the end of its life expectancy

Garage/Carport

Type

 None

 Attached Detached 1-Car 2-Car 3-Car 4-Car Carport

Insulation Batt in Ceiling N/A Yes No

Comments Garage door: back side of the garage insulating film is starting to come off, monitor in repairs needed

Photos



Insulating film coming off

Automatic Opener

 None N/A

Operation Operable Inoperable

Comments

Safety Reverse

 None N/A

Operation Operable Not Operable Safety Hazard Photo eyes and Pressure reverse tested

 Need(s) adjusting

Comments

Floor

Material Concrete Gravel Asphalt Dirt Other

Condition Satisfactory Marginal Poor Safety Hazard Recommend evaluation/repair

 Large settling cracks Typical cracks Bruners are Less than 18" above garage floor

 Safety Hazard

Source of Ignition within 18" of the floor N/A Yes No

Comments

Overhead Door(s)

 N/A

Material Wood Fiberglass Masonite Metal

Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended

 Weatherstripping missing/damaged Loose/missing Recommend repair

Recommend Priming/Painting Inside & Edges Yes No

Comments

Electrical Receptacles

 Yes No Not Visible Operable: Yes No

Reverse polarity Yes No Safety Hazard

Open ground Yes No Safety Hazard

GFCI Present Yes No Operable: Yes No Potential Safety Hazard Recommend GFCI Receptacles

Comments

Other

Garage/Carport

Other cont.

Comments

Comments:

Garage: sink in garage has S-Trap type of drain which could allow water to siphoned out of the trap causing sewer gases to enter the home, recommend installing P-trap type drain

Garage: water lines going to sink from water heater are not supported with straps, recommend supporting copper water lines

Photos



S trap



Plumbing pipes are not supported

Interior

Fireplace

 None

Location(s)

Type Gas Wood Solid fuel burning stove Electric Ventless

Material Masonry Metal (pre-fabricated) Metal insert Cast Iron

Miscellaneous Blower built-in Operable: Yes No Damper operable: Yes No

 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

 Sealed Front

Damper modified for gas operation N/A Yes No Damper missing

Hearth extension adequate Yes No Recommend repair - cracked/loose

Mantel N/A Secure Loose Recommend repair/replace

Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined

 Not evaluated

Comments Fireplace: fireplace would not operate, recommend contacting homeowner for proper fireplace operation

Smoke/Carbon Monoxide detectors

Smoke Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

CO Detector N/A Present Not Present Operable: Yes No Not tested Recommend additional

 Safety Hazard

Comments Carbon monoxide detectors: when burning any type of fossil fuel in a home (wood, gas, ect.) it is recommend to install carbon monoxide detectors that can detect carbon monoxide gas in the home, safety hazard, recommend installing carbon monoxide detectors in the home for added safety protection

Attic/Structure/Framing/Insulation

 N/A

Access Stairs Pulldown Scuttlehole/Hatch No Access Other

Access limited by:

Inspected from Access panel In the attic Limited Access Inside Attic Because Of Obstructions

Location Of Access Hallway / Hall Closet Bedroom Closet Garage Laundry Room Other Other

Flooring In Attic Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool

 Depth: 10 inches Damaged Displaced Missing Compressed

 Recommend additional insulation

Installed in Between ceiling joists Rafters/Trusses Walls Underside of roof deck Not Visible

Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

Fans exhausted to Attic: Yes No Recommend repair Outside: Yes No Not Visible

 Bath Fan Exhausted to Attic Stove Vent Hood Exhausted in Attic

HVAC Duct in Attic N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace

 Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible

 Other

Ceiling joists Wood Metal Not Visible

Sheathing Satisfactory Marginal Poor Buckled Plywood OSB Planking Rotted

 Stained Delaminated

Evidence of condensation Yes No

Evidence of moisture Yes No

Evidence of leaking Yes No

Firewall between units N/A Yes No Needs repair/sealing

Electrical No apparent defects Open junction box(es) Handyman wiring

 Knob and tube covered with insulation Safety Hazard

Comments

Other

Interior

Other cont.

Other

Comments:

Foyer: hardwood flooring surface is starting to weather, recommend resealing to keep moisture from penetrating wood floor

Kitchen

Countertops

Condition Satisfactory Marginal Poor Recommend repair/caulking

Comments

Cabinets

Condition Satisfactory Marginal Poor Recommend repair/adjustment

Comments Kitchen: there are many kitchen drawers where the bottom guide support will not keep drawer from falling out, recommend repair as needed

Plumbing

Faucet Leaks Yes No Recommend Repair

Pipes leak/corroded Yes No Recommend Repair

Sink/Faucet Satisfactory Marginal Poor Cracked Corroded Chipped Recommend repair

Functional drainage Satisfactory Marginal Poor Proper P-Trap

Functional flow Satisfactory Marginal Poor

Comments

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains Holes in wall/ceiling

Comments

Heating/Cooling Source

Yes No

Comments

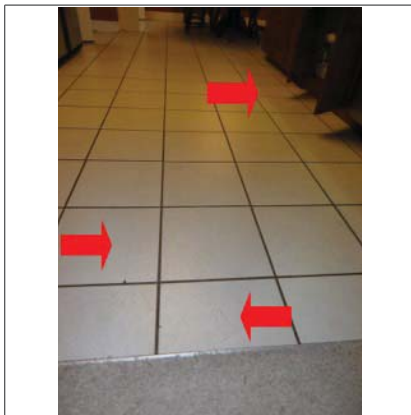
Floor

Condition Satisfactory Marginal Poor Sloping Squeaks Flooring heaving/buckling

Trip Hazard

Comments Kitchen: there are various cracks in the kitchen floor tile which could allow water to enter the subfloor, recommend replacing broken tile

Photos



Cracks in kitchen floor tile

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Other : Operable: Yes No

Kitchen

Appliances cont.

Dishwasher airgap Yes No Not visible

Dishwasher drain line looped Yes No Not visible

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No

Potential Safety Hazard

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments Kitchen: receptacles within 6 feet of kitchen sink are not GFCI protected, recommend installing GFCI receptacle's for added safety protection
 Kitchen: underneath kitchen sink receptacle does not have any power, recommend licensed electrician to repair
 Kitchen: dishwasher will not cycle properly, recommend replacing dishwasher
 Disposal: house is on septic tank system and has disposal installed under kitchen sink, waste products from disposal dumping into septic tank could call septic tank failure, recommend removing disposal

Dining Room

Dining Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Heaving/Buckling Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments

Living Room

Living Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage / holes

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Heaving/Buckling Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

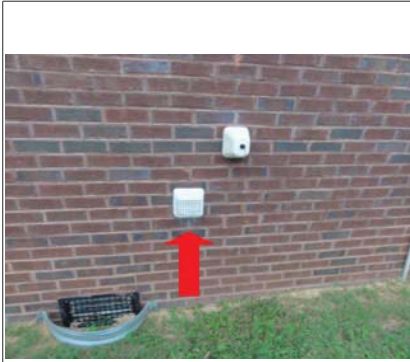
Comments

Laundry Room

Laundry

- Laundry sink** N/A
Faucet leaks Yes No
Cross connections Yes None apparent
Heat source present N/A Yes No
Room vented N/A Yes No
Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair **Safety hazard**
Electrical Open ground/reverse polarity: Yes No Safety hazard Cannot Access
GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles
Appliances Washer Dryer Water heater Furnace/Boiler
Washer hook-up lines/valves **Satisfactory** Leaking Corroded Not Visible
Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible
Comments Dryer: outside dryer vent has plastic screen type cover which could collect lint and cause a back up into dryer, safety hazard, recommend removing this plastic type of screen

Photos



Dryer vent with screen type cover

Master Bedroom

Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No Ceiling Wall

Floor Satisfactory Marginal Poor Squeaks Slopes Heaving Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Vent Register Missing/Bent Recommend Replace/Repair

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Missing Screens /Broken/Missing hardware

Comments Master bedroom: door frame is pulling off, repair as needed

Master bedroom closet: door will not latch closed, recommend repair

Master bedroom closet: inside master bedroom closet top left of door has small crack in drywall

Photos



Doorframe coming loose

Bedroom 1

Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No Ceiling Wall

Floor Satisfactory Marginal Poor Squeaks Slopes Heaving Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Vent Register Missing/Bent Recommend Replace/Repair

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Missing Screens /Broken/Missing hardware

Comments Bedroom one: overhead light will not come on, recommend replacing bulbs

Bedroom one: window on the right side is off its track, recommend repair

Bedroom 2

Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No Ceiling Wall

Floor Satisfactory Marginal Poor Squeaks Slopes Heaving Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Vent Register Missing/Bent Recommend Replace/Repair

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Missing Screens /Broken/Missing hardware

Comments

Master Bathroom

Bath

- Location** First floor bath
- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- Whirlpool** N/A Yes No Operable: Yes No Not tested No access door
GFCI: Yes No GFCI Recommended GFCI Not Visible
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonary/Tile Other
Caulk/Grouting needed: Yes No Where: entire bathroom
 Floor Tile/Vinyl Cracked: Moisture could leak to sub-floor causing rot
 Sink: Hot / Cold water supply reversed: Repair Safety Hazard
 Tub: Hot / Cold water supply reversed: Repair Safety Hazard
Condition: Satisfactory Marginal Poor Rotted floors
- Drainage** Satisfactory Marginal Poor
- Water flow** Satisfactory Marginal Poor
- Moisture stains present** Yes No Walls Ceilings Cabinetry
- Doors** Satisfactory Marginal Poor
- Window** None Satisfactory Marginal Poor
- Receptacles present** Yes No Operable: Yes No
- GFCI** Yes No Operable: Yes No Recommend GFCI Safety Hazard
- Open ground/Reverse polarity** Yes No Potential Safety Hazard
- Heat source present** Yes No
- Exhaust fan** Yes No Operable: Yes No Noisy
- Flooring** Satisfactory Marginal Poor
 Tile cracked: Repair - moisture could get to sub-floor and cause rot
 Vinyl cracked/split: Repair - moisture could get to sub-floor and cause rot

Comments

Master bathroom: above hot tub has a light fixture that hangs down and not suited for wet locations, safety hazard, recommend replacing light with a wet location type fixture

Master bathroom: all around the hot tub various tiles are pulling up, need repair and re-grouted

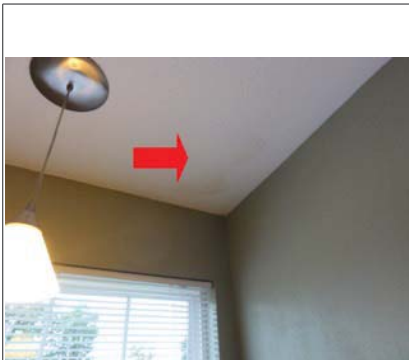
Master bathroom: outside of shower at the bottom grout has cracks and broken which could allow water into subfloor, recommend re-grouting bathroom in various places as needed

Master bathroom: right side of vanity top has burn spot

Master bathroom: underneath the vanity at the base of the sink there is a lot of putty where the plumbing washer should be, recommend removing putty and putting proper washer in its place

Master bathroom: above hot tub as previous moisture stain on ceiling, currently no moisture content

Photos



Previous moisture stain



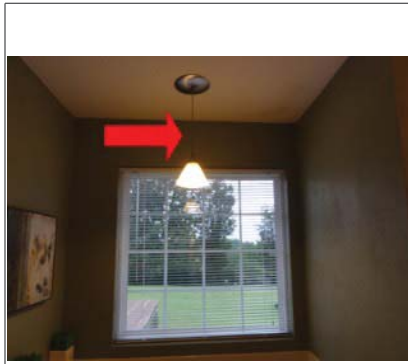
Wad of putty



Grout missing



Tile pulling up



Incorrect light fixture for bathroom

Hall Bathroom

Bath

Location First floor bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool N/A Yes No Operable: Yes No Not tested No access door
GFCI: Yes No GFCI Recommended GFCI Not Visible

Shower/Tub area Ceramic/Plastic Fiberglass Masonary/Tile Other
Caulk/Grouting needed: Yes No Where:
 Floor Tile/Vinyl Cracked: Moisture could leak to sub-floor causing rot
 Sink: Hot / Cold water supply reversed: Repair Safety Hazard
 Tub: Hot / Cold water supply reversed: Repair Safety Hazard
Condition: Satisfactory Marginal Poor Rotted floors

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI Safety Hazard

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Flooring Satisfactory Marginal Poor
 Tile cracked: Repair - moisture could get to sub-floor and cause rot
 Vinyl cracked/split: Repair - moisture could get to sub-floor and cause rot

Comments Hall bathroom: recommend caulking and re-grouting various areas in the bathroom to keep moisture from reaching the walls and the subfloor

Plumbing System

Water service

Main shut-off location Outside at curbside

In Home main shut-off off valve location:
Could not locate

Water entry piping Not Visible Copper/Galv. Plastic Unknown

Lead other than solder joints Unknown Yes No Service entry

Visible water distribution piping Satisfactory Marginal Poor Copper Galvanized PVC Plastic
 PEX Plastic Other Not Visible

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal
Cross connection: Yes No Safety Hazard Recommend repair
 Recommend a dielectric union Satisfactory Not Visible

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass Not Visible

Condition Satisfactory Marginal Poor

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No Leaking: Yes No

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible Galvanized
 Recommend CSST be properly bonded

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Main fuel shut-off location

N/A

Location Under deck at propane tank

Comments

Water heater #1

N/A

General Brand Name: Model #: Serial #: Approx. age: Capacity: Unknown/Could not read label

Type Gas Electric Oil LP Other

Combustion air venting present Yes No N/A

Relief valve Yes No Extension proper: Yes No Missing Recommend repair Improper material

Condition Satisfactory Marginal Poor

Water Heater Wiring Satisfactory Marginal Poor Safety Hazard Wiring is Exposed

Repair - Repair conduit / Install conduit over wire N/A

Water Heater Catch Pan Yes No Suggest installing Water Heater catch pan

Comments Water heater: water heater is wrapped with insulation, could not see label and entire length of relief valve piping

Photos



Electric System

Main panel

Location Garage

Condition Satisfactory Marginal Poor Signs of moisture intrusion causing rusting
 Enclosure damaged: repair/replace Recommend licensed electrical technician to evaluate

Service (Main) - Amperage/Voltage Unknown 60a 100a 200a 400a 120v/240v
 100a (Overhead Service) 200a OverHead Service
 Underground Service 200a Electrical Panel: Maker: SQ D
 Over Current Device: Breaker Fuse Multiple tapping of Main Disconnect
 Safety Hazard Location?:

Adequate Clearance to Panel Satisfactory Marginal Poor Yes
 No - Clearance should be: 30" wide & 36" in front

Electrical Fixtures Satisfactory Marginal Poor Open Grounds, where?: Reverse Polarity, where?:
 GFCI not operation, where?: Ungrounded 3-prong outlets, where?:
 Missing GFCI protection, where?: Kitchen Recommend License Electrician To Repair

Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Romex BX Cable
 Conduit Knob & Tube Multiple breaker/fuse tapping Branch circuit undersized

Electric Panel: Breakers Labeled Breakers Labeled Satisfactory Marginal Poor
 Recommend Labeling Circuirs on Electrical Panel Door Legend

Breakers ARCI Breakers Breakers Breaker(s) Off When Opened Panel Door How many?: Other
 GFCI Breakers in panel: Yes No Operated Panel is full, no available breaker spaces

Grounding / Bonding Neutral Bar Grounding Screw or Bonding Strap Missing: Install
 Ground Rod visible: Yes No Signs of physical conductor damage/loose
 Loose conductor at ground rod/clamp Recommend license electrical technician to evaluate

Panel Cover / Dead front Satisfactory Marginal Poor
 Dead Front cover missing/damaged/will not close
 Breaker Filler Blanks: missing/damaged: Replace and/or add breaker filler blanks
 Dead Front cover missing mounting screws
 Recommend licensed electrical technician to evaluate

Comments Electrical: throughout the entire interior of the home there are many receptacles that are loose and cover plates are not flush with the wall, recommend contacting license electrician to repair is needed