

Tennessee Valley Property Inspections

Property Inspection Report



1234 Main Street, Anytown, TN
Inspection prepared for: Billy Bob & Eula May Jones
Date of Inspection: 1/9/2017 Time: 0900 Size: 4900sf
Weather: 30 degrees. Sunny
Home faces the east
Also inspected by Matthew Fox, Lic #1576

Inspector: Bruce Hull
License #526
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 5 Item: 4	Doors	<ul style="list-style-type: none"> • Some interior doors were binding at frames. • Pedestrian egress doors had keyed interior deadbolt. These doors should require no special skill, tool, or knowledge to operate.
Page 6 Item: 5	Electrical	<ul style="list-style-type: none"> • Confirm function of all fixtures not functioning at the time of inspection.
Page 6 Item: 7	Stairs & Handrail	<ul style="list-style-type: none"> • Railing was loose at the interior stairs. • Railing was not installed to modern building standards.
Page 8 Item: 11	Window Condition	<ul style="list-style-type: none"> • Some window pulleys were sticking. It is possible that this will cease with window use. • Rot was noted at the base of the some of the lower window sashes in Florida room
Page 9 Item: 12	Floor Condition	<ul style="list-style-type: none"> • Moisture intrusion noted at southern French door in library.
Bedrooms		
Page 10 Item: 4	Doors	<ul style="list-style-type: none"> • Door were binding in frame upstairs.
Bathroom		
Page 12 Item: 7	Floor Condition	<ul style="list-style-type: none"> • Seal base of tub at flooring junction north upstairs
Page 13 Item: 11	Sinks	<ul style="list-style-type: none"> • Stopper is missing/inoperable in half bath
Kitchen		
Page 15 Item: 3	Garbage Disposal	<ul style="list-style-type: none"> • The unit makes irregular noise. This may be a foreign object stuck in the disposal.
Page 17 Item: 17	GFCI	<ul style="list-style-type: none"> • GFCI did not respond to test at south side, suggest replacing for safety.
Laundry		
Page 19 Item: 4	GFCI	<ul style="list-style-type: none"> • No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Heat/AC		
Page 22 Item: 4	Enclosure	<ul style="list-style-type: none"> • Plenum for the main package unit needed to be attached and sealed to the exterior wall.
Page 22 Item: 5	Venting	<ul style="list-style-type: none"> • Vent on the 1999 package unit was heavily corroded.
Page 23 Item: 6	Gas Valves	<ul style="list-style-type: none"> • Gas line to the furnace was corroded. Line should be over sprayed to prevent further corrosion and eventual leaks from forming.
Page 23 Item: 8	AC Compress Condition	<ul style="list-style-type: none"> • The insulation is missing or damaged at exterior refrigerant line.
Attic		
Page 32 Item: 2	Structure	<ul style="list-style-type: none"> • Moisture stains at flooring in area of furnace tested damp at time of inspection.
Page 33 Item: 6	Electrical	<ul style="list-style-type: none"> • Missing smoke detector

Exterior Areas		
Page 34 Item: 1	Doors	<ul style="list-style-type: none"> • Left side casing at the front entry door was decayed at the base.
Page 34 Item: 2	Window Condition	<ul style="list-style-type: none"> • All window screens were missing.
Page 35 Item: 3	Siding Condition	<ul style="list-style-type: none"> • Gas and a/c line penetrations of the exterior wall should be sealed to prevent moisture intrusion.
Page 36 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> • Aluminum trim piece at the east peak was bent away from the fascia.
Grounds		
Page 37 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
Page 37 Item: 7	Grounds Electrical	<ul style="list-style-type: none"> • Left side back patio light fixture was not functioning. • Southwest corner security lights were not functioning.
Page 38 Item: 8	GFCI	<ul style="list-style-type: none"> • GFCI at the back patio wall would not trip and should be replaced.
Page 39 Item: 11	Water Pressure	<ul style="list-style-type: none"> • High pressure. • 85 • Normal range for residential is 45 - 75.
Page 39 Item: 12	Pressure Regulator	<ul style="list-style-type: none"> • We recommend the installation of a pressure regulator.
Crawlspace		
Page 41 Item: 1	Crawlspace	<ul style="list-style-type: none"> • Open junction boxes were noted in southeastern and northeastern crawl • Moisture barrier was missing from some areas of the crawlspace. • Dryer vent was pinched closed in the area of the laundry room floor joists. This will prevent adequate propulsion of lint and humidifier air.
Page 42 Item: 4	Plumbing	<ul style="list-style-type: none"> • Evidence of leakage detected in area of laundry room and master bathroom and requires review and repair by a qualified contractor.
Page 43 Item: 7	Framing	<ul style="list-style-type: none"> • Improper cutting/over notching of floor joist noted in area of laundry room in northeast crawl. Recommend review and repair by a qualified contractor.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present • Selling Agent present (owner)

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

2. Closets

Good	Fair	Poor	N/A	None
X				

3. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated normally when tested.

4. Doors

Good	Fair	Poor	N/A	None
X	X			

Observations:
 • Some interior doors were binding at frames.
 • Pedestrian egress doors had keyed interior deadbolt. These doors should require no special skill, tool, or knowledge to operate.





5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Confirm function of all fixtures not functioning at the time of inspection.



6. Smoke Detectors

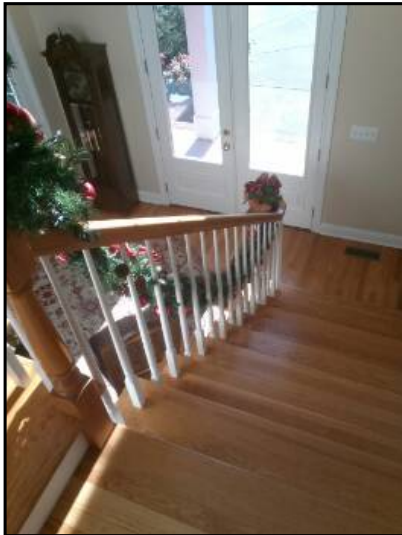
Good	Fair	Poor	N/A	None
X				

7. Stairs & Handrail

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Railing was loose at the interior stairs.
- Railing was not installed to modern building standards.



8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Nail pops and drywall tape separation noted at bonus room upstairs



9. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

10. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Den • Library

Observations:

- The room contains a vent free type of fireplace. It should not be operated for more than 2-4 hours at a time because of the inherent CO poisoning possibility.



Den



Library

11. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed double hung window noted.

Observations:

- Some window pulleys were sticking. It is possible that this will cease with window use.
- Rot was noted at the base of the some of the lower window sashes in Florida room





12. Floor Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Hardwood flooring is noted.

Observations:

- Moisture intrusion noted at southern French door in library.



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master bedroom • South bedroom • West bedroom • East bedroom

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

3. Closets

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

• Door were binding in frame upstairs.



5. Electrical

Good	Fair	Poor	N/A	None
X				

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

7. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

9. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed double hung window noted.

10. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Half bathroom • Hall Bathroom north upstairs • Upstairs Hall South Bathroom

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

3. Doors

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • **GFCI** in place and operational

6. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

7. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Carpet is noted. • Ceramic tile is noted.
 Observations:
 • Cracking noted in ceramic tiles in area of master tub/bath junction
 • **Seal base of tub at flooring junction north upstairs**



8. Plumbing

Good	Fair	Poor	N/A	None
X				

9. Showers

Good	Fair	Poor	N/A	None
X				

10. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Tub
- Whirlpool
- Debris was ejected from the jets during operation, recommend having circulation system professionally cleaned prior to use.



11. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Stopper is missing/inoperable in half bath



12. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Tank loose and may need resecured upstairs south



13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed fixed window noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
 • Damage noted at start button



2. Doors

Good	Fair	Poor	N/A	None
			X	

3. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:
 • The unit makes irregular noise. This may be a foreign object stuck in the disposal.



4. Microwave

Good	Fair	Poor	N/A	None
X				

5. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Gas cook top noted.

6. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
 • Upper oven temperature measured 325 at the 350 degree setting. Lower oven tested at 330 at the 350 degree setting.



7. Sinks

Good	Fair	Poor	N/A	None
X				

8. Drinking Fountain

Good	Fair	Poor	N/A	None
X				

Observations:
 • The drinking fountain was operated and was functional.

9. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:
 • The spray wand was operated and was functional.

10. Trash Compactor

Good	Fair	Poor	N/A	None
			X	

11. Vent Condition

Good	Fair	Poor	N/A	None
			X	

12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed single hung window noted.

13. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.

14. Plumbing

Good	Fair	Poor	N/A	None
X				

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

16. Electrical

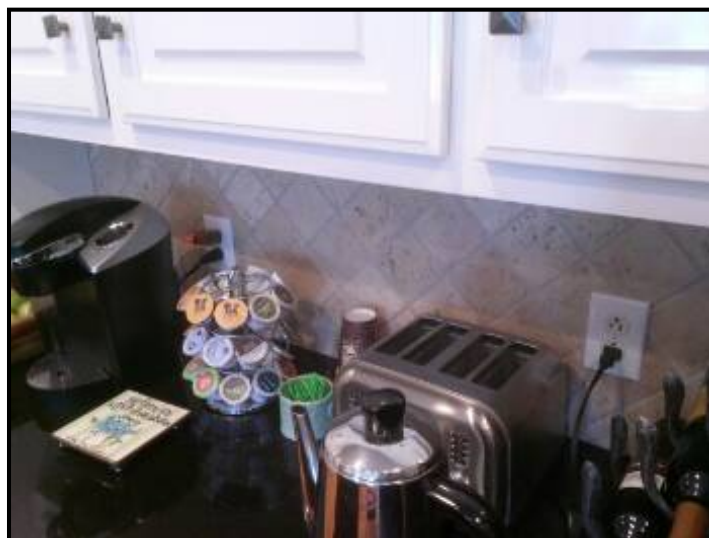
Good	Fair	Poor	N/A	None
X				

17. GFCI

Good	Fair	Poor	N/A	None
X			X	

Observations:

- GFCI, lights & fans on same circuit.
- GFCI did not respond to test at south side, suggest replacing for safety.



18. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • Walls are clad in ceramic tile.

Observations:

- There are areas still under construction. These areas are not tested.
- Some grout was deteriorated in area of dishwasher



Laundry

1. Locations

Locations: Northeast hall

2. Dryer Vent

Good	Fair	Poor	N/A	None
X				

3. Electrical

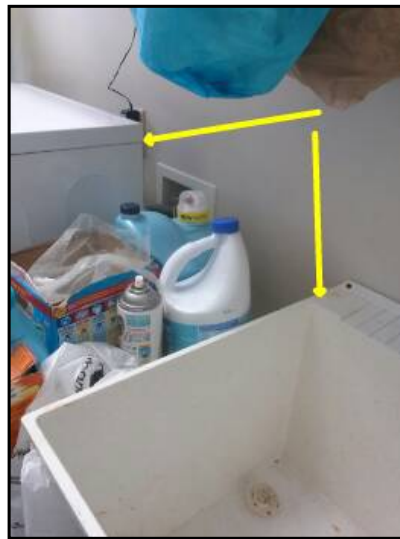
Good	Fair	Poor	N/A	None
X				

4. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

• No GFCI protection present, suggest installing GFCI protected receptacles for safety.



5. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

6. Gas Valves

Good	Fair	Poor	N/A	None
			X	

7. Wash Basin

Good	Fair	Poor	N/A	None
X				

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

9. Plumbing

Good	Fair	Poor	N/A	None
X				

10. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

12. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed double hung window noted.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

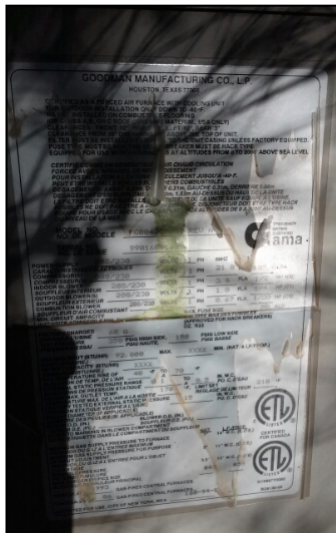
1. Equipment Description

Good	Fair	Poor	N/A	None
	X			

Materials: Home was equipped with a 3 1/2 ton gas/electric package HVAC unit, manufactured in 1999. • Home was equipped with 3 1/2 ton electric condenser/gas furnace split unit, manufactured in 2013. • Home was equipped with a 2 ton gas/electric package HVAC unit, manufactured in 2007.

Observations:

- Typical rated lifespan for these type units is 12-15 years.
- 1999 unit is well past its rated lifespan. Inspector recommends further evaluation of this unit by an HVAC contractor.



2. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Gas fired forced hot air. • The home has a split system. • The home has a dual pack unit.

3. Heater Base

Good	Fair	Poor	N/A	None
X				

4. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

• Plenum for the main package unit needed to be attached and sealed to the exterior wall.



5. Venting

Good	Fair	Poor	N/A	None
	X			

Observations:

• Vent on the 1999 package unit was heavily corroded.



6. Gas Valves

Good	Fair	Poor	N/A	None
	X			

Observations:

- Gas line to the furnace was corroded. Line should be over sprayed to prevent further corrosion and eventual leaks from forming.



7. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

8. AC Compress Condition

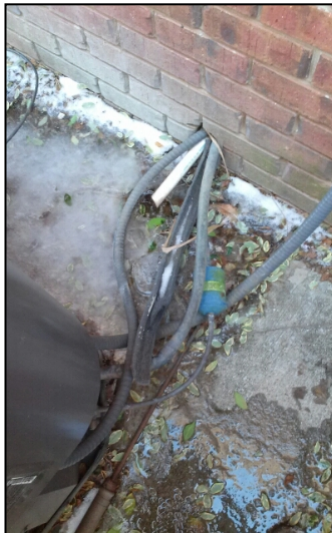
Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.
- Cooling unit could not be tested as the external temperature was below 60 degrees.
- The insulation is missing or damaged at exterior refrigerant line.



9. Air Supply

Good	Fair	Poor	N/A	None
X				

10. Registers

Good	Fair	Poor	N/A	None
X				

11. Filters

Good	Fair	Poor	N/A	None
X				

12. Thermostats

Good	Fair	Poor	N/A	None
X				

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater enclosure is functional.

3. Combusion

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas
 Location: The heater is located in the attic.
 Observations:
 • Modern standards would require an **expansion tank** be installed.



6. TPRV

Good	Fair	Poor	N/A	None
X				

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 50 gallons



8. Gas Valve

Good	Fair	Poor	N/A	None
X				

9. Plumbing

Good	Fair	Poor	N/A	None
X				

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.
Materials: Asphalt shingles noted.

2. Walls

Good	Fair	Poor	N/A	None
X				

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:
• The anchor bolts were not visible.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:
• No GFCI protection present, suggest installing GFCI protected receptacles for safety.

8. 240 Volt

Good	Fair	Poor	N/A	None
				X

9. Exterior Door

Good	Fair	Poor	N/A	None
				X

10. Fire Door

Good	Fair	Poor	N/A	None
X				

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

15. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.
- Gable louver vents noted.

16. Vent Screens

Good	Fair	Poor	N/A	None
X				

17. Wash Basin

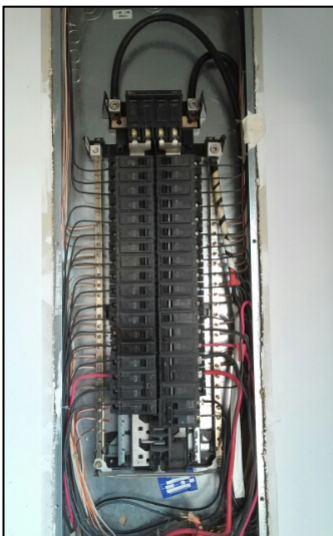
Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: • Main Disconnect in panel box.
 Location: Sub Panel Location: • Located in the garage.



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
 • 225 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
 • There is an underground service lateral noted.



5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

6. Fuses

Good	Fair	Poor	N/A	None
			X	

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from ground level with binoculars.
Materials: Asphalt shingles noted.

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
				X

4. Vent Caps

Good	Fair	Poor	N/A	None
X				

5. Gutter

Good	Fair	Poor	N/A	None
X				

Attic

1. Access

Good	Fair	Poor	N/A	None
X			X	

Observations:

- Upstairs Hall.
- No Visible Access to upper portion of attic.



2. Structure

Good	Fair	Poor	N/A	None
X			X	

Observations:

- Moisture stains at flooring in area of furnace tested damp at time of inspection.



3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.
- Gable louver vents noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Duct Work

Good	Fair	Poor	N/A	None
X			X	

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Missing smoke detector



7. Attic Plumbing

Good	Fair	Poor	N/A	None
X			X	

8. Insulation Condition

Good	Fair	Poor	N/A	None
X			X	

Materials: Fiberglass batts with kraft paper facing noted.

9. Chimney

Good	Fair	Poor	N/A	None
			X	

10. Exhaust Vent

Good	Fair	Poor	N/A	None
			X	

Observations:

- Could not access.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Left side casing at the front entry door was decayed at the base.



2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- All window screens were missing.



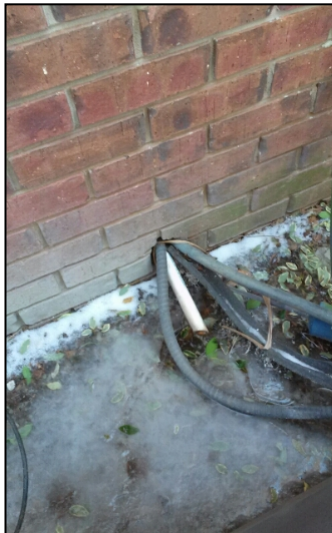


3. Siding Condition

Good	Fair	Poor	N/A	None
				X

Observations:

- Gas and a/c line penetrations of the exterior wall should be sealed to prevent moisture intrusion.



4. Eaves & Fascia

Good	Fair	Poor	N/A	None
X				

Observations:

- Aluminum trim piece at the east peak was bent away from the fascia.



Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete sidewalk noted. • Asphalt driveway noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



4. Gate Condition

Good	Fair	Poor	N/A	None
				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

7. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Left side back patio light fixture was not functioning.
- Southwest corner security lights were not functioning.



8. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- GFCI at the back patio wall would not trip and should be replaced.



9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: South side.



10. Plumbing

Good	Fair	Poor	N/A	None
X				

11. Water Pressure

Good	Fair	Poor	N/A	None
	X			

Observations:

- High pressure.
- 85
- Normal range for residential is 45 - 75.



12. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

Observations:

- We recommend the installation of a pressure regulator.

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: North side of house. • South side of house.

14. Balcony

Good	Fair	Poor	N/A	None
X				

15. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

17. Fence Condition

Good	Fair	Poor	N/A	None
				X

18. Sprinklers

Good	Fair	Poor	N/A	None
				X

Crawlspace

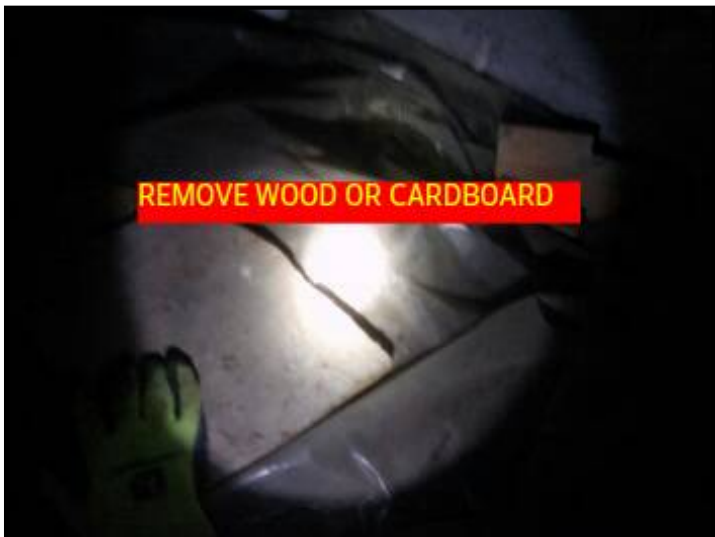
1. Crawlspace

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Loose wood and cardboard should be removed from the crawlspace to prevent termite infestation.
- Open junction boxes were noted in southeastern and northeastern crawl
- Moisture barrier was missing from some areas of the crawlspace.
- Dryer vent was pinched closed in the area of the laundry room floor joists. This will prevent adequate propulsion of lint and humidifier air.





2. Walls

Good	Fair	Poor	N/A	None
X				

3. Insulation

Good	Fair	Poor	N/A	None
			X	

4. Plumbing

Good	Fair	Poor	N/A	None
X		X		

Observations:

- Evidence of leakage detected in area of laundry room and master bathroom and requires review and repair by a qualified contractor.





5. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Access was located on the south side of the home.

6. Drainage

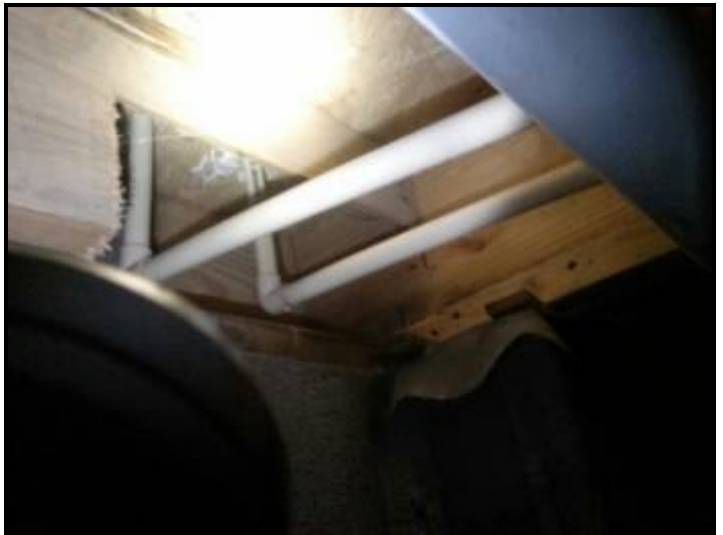
Good	Fair	Poor	N/A	None
X				

7. Framing

Good	Fair	Poor	N/A	None
X		X		

Observations:

- Improper cutting/over notching of floor joist noted in area of laundry room in northeast crawl. Recommend review and repair by a qualified contractor.



8. Subfloor

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Some moisture intrusion in area of laundry and master bath

9. Piers

Good	Fair	Poor	N/A	None
X				

10. Ductwork

Good	Fair	Poor	N/A	None
X				

11. Ventilation

Good	Fair	Poor	N/A	None
X				

12. Vent Screens

Good	Fair	Poor	N/A	None
X				

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.