



Precision Home Inspection of Marshall County

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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

THE FOLLOWING SUMMARY LISTS ITEMS FOUND DURING THE INSPECTION THAT ARE SAFETY CONCERNS, MAJOR DEFICIENCIES, OR ITEMS NEEDING MAINTENANCE. REFER TO EACH ITEM IN THE BODY OF REPORT FOR GREATER DETAIL AND PHOTOS.

Client Information:

John and Kim Homebuyer (16-144)
1112 Floral Way
Atlanta, GA 31030
Phone: (478) 622-1356

Property Information:

ID: 16-144
328 Birdwell Lane
Columbia TN 37475

Summary

Site Grounds & Grading

Deck

Addition to original deck has settled about 1.5 inches at one corner(See photo)

Recommend corner pier be raised to level deck

Grading at House Wall

area along perimeter of house is sunken, allowing lot and gutter drainage to run under foundation. There is a large hole at left side of foundation where water enters. (see photos)

These areas should be filled to direct water away from foundation wall

Exterior & Structure

Downspouts

Downspouts should have extensions to direct water away from foundation wall

Recommend attaching extensions or adding underground drain pipe to carry gutter water away from house

Exterior Doors

Front door knob latch does not close. Needs adjustment on striker plate

Back door to deck....external grill broken (see photo)

Exterior Receptacles

Front door exterior receptacle is loose and is dead

Recommend securing box and checking function

Plumbing

Vent Pipes

Vent pipe from upstairs bath is damaged from birds in attic (see photo)

Flexible plastic pipe needs reconnection to external vent

Interior

Fireplace

Fireplace is gas Log, direct vent. Pilot light is on, however log does not light from wall switch.

Also, great room has slight gas odor. May be from pilot light?

Recommend a qualified technician check fireplace and gas connections

Interior Doors

two interior doors, (storage closets) one in upstairs front bedroom and one in rear bedroom do not latch properly

Recommend adjusting doors or striker plates

Kitchen

Disposal

disposer is free but does not operate from switch. Also, wire connection cover is missing from bottom of unit

Recommend qualified technician check this appliance

Range / Oven

electric range operates normally but is not level and has no anti-tip device
Recommend range be leveled and anti-tip device installed

Refrigerator

floor grill is not attached to refrigerator

recommend installing this part

Bathroom

Bathtub

Master bath tub drains slowly.....may be push-up drain stopper?

Recommend this issue be checked to rule out clogged drain

Sinks

Hot water valves on vanity faucets are installed backwards (open clockwise)

Recommend valves be removed and turned properly for convenience

Bathroom 2

Sinks powder room bath sink pop-up needs
adjusting

Hot water faucet valve is installed backwards (opens with clockwise turn)

Recommend these issues be corrected Toilets
powder room toilet fill valve squeals loudly when
filling

Recommend repairing/replacing filler valve

Bathroom 3

Sinks

upper level hall bath vanity sink drains very slowly

Hot water faucet valve also backwards here

Recommend checking drain and faucet function

Cooling

Air Conditioning Unit

Condenser unit shows manufacture date of 2014... However coolant return line outside needs to be insulated to assure efficient operation (see photo)

Also lines entering wall of house should be sealed to prevent rodent entry

Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Inspection Information

Date: 9-03-16

Time: Morning

Weather Conditions: Sunny, Fair

Present at time of inspection: Buyer

Sidewalks / Walkways

Condition: Satisfactory

Type: Concrete

Fences and Gates

Condition: Needs Maintenance

Type: Wood

Comments:

Wood privacy fence is in fair condition. needs some maintenance (see photo)



damaged post



fence boards damaged at bottom

Trees & Shrubs

Condition: Satisfactory

Deck

Condition: Needs Maintenance

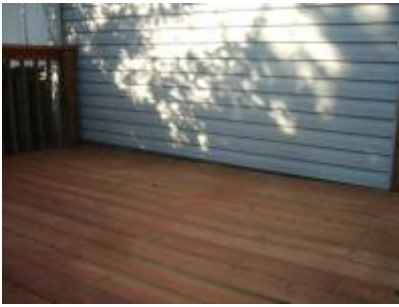
Type: Wood

Construction:Free Standing
Deck:Raised
Railing:Yes

Comments:

Addition to original deck has settled about 1.5 inches at one corner(See photo)

Recommend corner pier be raised to level deck



corner of deck has settled at left. note gap under siding

General Grading / Drainage

Condition: Satisfactory

Problems

- Roof-runoff pools near the foundation.

Comments:

General yard drainage is satisfactory and drains around rear of house

Grading at House Wall

Condition: Needs Maintenance

Problems

- The ground slopes toward the house.
- There are low areas where water could pool.
- Roof-runoff could pool near the foundation.

Comments:

area along perimeter of house is sunken, allowing lot and gutter drainage to run under foundation. There is a large hole at left side of foundation where water enters. (see photos)

These areas should be filled to direct water away from foundation wall



right foundation wall



hole in soil seems to drain under house.
Also note siding damage

Driveway

Condition: Satisfactory

Comments:

Concrete drive generally in good condition except for random crack (see photo)

Recommend this crack be sealed to prevent water intrusion and monitored

Problems

Type: Concrete



crack in upper slab

Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof

water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Year Constructed: 2004

Type: Single

Exterior Receptacles

Condition: Needs Maintenance

Comments:

Front door exterior receptacle is loose and is dead

Recommend securing box and checking function

Exterior Windows

Condition: Satisfactory

Downspouts

Condition: Not Satisfactory

Problems

·The downspouts cause water to pool or flow to the house.

Comments:

Downspouts should have extensions to direct water away from foundation wall

Recommend attaching extensions or adding underground drain pipe to carry gutter water away from house



Downspout needs extension. This water wall has cause deck support to settle



downspout drains along left outside

Trim

Condition: Satisfactory
Type: Wood, Metal, Vinyl

Eaves & Soffits

Condition: Satisfactory

Comments:
Eave, fascia and soffit trim is all low maintenance vinyl and aluminum

Gas Meter / Piping

Condition: Satisfactory

Comments:
Meter at left side of house. Properly grounded



gas meter

Exterior Doors

Condition: Needs Maintenance

Type: Metal

Comments:

Front door knob latch does not close. Needs adjustment on striker plate Back door to deck....external grill broken (see photo)



rear exit door to deck. Grill broken

Exterior Wall Covering

Condition: Satisfactory

Type: Brick, Vinyl

Comments:

Front of house is brick veneer. Vinyl siding on other three sides. There are small damaged areas on left (bottom) and on right side (see photo)

Recommend these areas be sealed to prevent water intrusion



Small siding hole, right rear corner of house

Foundation

Type:Not Visible

Comments:

Only foundation block wall is visible

Wall Structure

Condition: Satisfactory

Type:Wood Frame

Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Roof Style

Type:Gable

Roof Covering

Condition: Satisfactory

Observations

Layers Observed: 1

Approximate Age: unk

Comments:

Roof covered with three tab asphalt shingles. no issues noted, but shingles are nearing the end of their life. They appear to be original with construction (12 years)



left front roof



rear roof deck. note two power vent fans

Roof Leaks

Leaks Observed:None Observed

Viewed From:Roof

Exposed Flashing

Type:Galvanized, Rubber

Gutters & Downspouts

Condition: Satisfactory

Type:Aluminum

Extensions:No extensions

Plumbing

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Water Service

Condition: Satisfactory

Type:Public

Comments:

water pressure measures an ideal 52 PSI



water pressure

Fixtures

Condition: Satisfactory

Comments:

Washer /dryer hookup is in second floor utility room

Water Heater

Condition: Satisfactory

Fuel type:Gas

Water Heater Data

Extension:Present

Relief valve:Present

Seismic Restraint:Not present

Gas shutoff:Present

Venting (air supply):Present

Expansion tank:Not present

Location & Capacity

Location: garage area

Capacity (gallons): 40

Comments:

Water heater is Whirlpool brand. Manufacture date 33rd week of 2013



water heater

Fuel Service

Condition: Satisfactory

Type:Gas meter

Locations

Meter location: left side of house

Shutoff-valve location: at meter



gas meter

Drain

Condition: Satisfactory
Type:Plastic

Vent Pipes

Condition: Not Satisfactory

Comments:

Vent pipe from upstairs bath is damaged from birds in attic (see photo)

Flexible plastic pipe needs reconnection to external vent



damaged vent pipe (behind furnace in attic)

Waste

Condition: Satisfactory
Pipe type:Plastic
Septic type:Public

Pipes

Condition: Satisfactory
Flow rate:Satisfactory

Comments:

supply pipes are copper

Water Entrance

Condition: Satisfactory

Type: Copper

Comments:

Water entrance is in corner of garage, under water heater



water entrance

Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Outlets, Fixtures, & Switches

Condition: Satisfactory

Testing Information

Testing Method: hand held tester

Number Tested: Representative number

Comments:

only outlet not testing normally was front door exterior outlet (no power and box is loose)

Circuits & Conductors

Condition: Satisfactory

Type of wiring: Romex

Exterior GFCI Outlets

Exterior GFCI Receptacles: Yes

of Outlets: 2

Garage GFCI Outlets

Garage GFCI Receptacles: Yes #

of Outlets: 2

Kitchen GFCI Outlets

Kitchen GFCI Receptacles: Yes

of Outlets: 6

Bathroom GFCI Outlets

Bathroom GFCI Outlets: Yes

of Outlets: 3



Smoke Detectors

Condition: Satisfactory
Smoke Detectors: Tested

Comments:
Most smoke detectors were tested and all tested emit warning tone

Given age of smoke detectors, it is recommended that these be replaced prior to occupancy

Main Panel

Condition: Satisfactory
Location: garage wall
Volts: 240 - 120V
Capacity: 200 A
Type: Circuit-breakers

Grounding & Bonding

Grounding: Grounded
Bonding: Bonded

Comments: no
issues noted.

Photo shows more than one size wire per screw lug on neutral buss. This is no longer a recommended practice



main panel



note neutral and ground wires (different sizes) under one screw

Service Entrance Cable

Volts: 240 - 120V
Type: Underground

Capacity: 200
Location: Left front of house

Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Attic Sheathing

Condition: Satisfactory
Observed: Observed
Type of Sheathing: OSB

Attic Access

Location: bedroom closet
Access Method: Scuttle hole

Moisture & Mildew

Condition: Satisfactory
Degree of Damage: None

Vent Pipes & Flashing

Condition: Satisfactory
Leaks Observed: No leaks

Attic Ventilation

Condition: Satisfactory
Type: Gable louvers
Fan Type: Attic fan

Comments:

There are gable vents at each end of house. In addition there are two roof power vents, however neither has been connected to power

Empty rectangular box at the top of the page.



power vent thermostat and switch
box....not connected

Attic Insulation

Condition: Satisfactory

Type of Insulation: Poured

Location: In-floor

Average Depth (inches): 12

Roof Frame Type: Truss Ceiling Frame

Type: Truss

Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Floors

Condition: Satisfactory
Type: Carpet, Vinyl, Other

Comments:

Laminate floors in great room and kitchen show slight bubbling perhaps from previous water damage

Windows

Condition: Satisfactory
Type: Single hung
Material: Vinyl
Glass Properties: Insulated glass

Fireplace

Condition: Professional Consultation
Type: Gas
Operational: No

Comments:

Fireplace is gas Log, direct vent. Pilot light is on, however log does not light from wall switch.

Also, great room has slight gas odor. May be from pilot light?

Recommend a qualified technician check fireplace and gas connections

Interior Information

Number of Bedrooms: 3
Number of Bathrooms: 2.5

Moisture & Mildew

Condition: Satisfactory
Degree of Damage:None

Interior Doors

Condition: Needs Maintenance

Comments:

two interior doors, (storage closets) one in upstairs front bedroom and one in rear bedroom do not latch properly

Recommend adjusting doors or striker plates

Walls

Condition: Satisfactory
Type:Drywall

Ceilings

Condition: Satisfactory
Type:Drywall

Bedrooms

Our inspection of the Bedrooms includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, & cabinetry. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Master Bedroom

Location: left rear
Walls & Ceiling: Satisfactory
Flooring: Satisfactory
Doors & Windows: Satisfactory
Ceiling Fan: Present
Receptacles: Non-GFCI
Heating Source: Forced Air
Smoke Detector: Present

Bedroom 2

Location: front right over garage
Flooring: Satisfactory
Doors & Windows: Satisfactory
Ceiling Fan: Present
Receptacles: Non-GFCI
Heating Source: Forced Air
Smoke Detector: Present

Bedroom 3

Location: upper level, rear
Walls & Ceiling: Satisfactory
Flooring: Satisfactory
Doors & Windows: Satisfactory
Ceiling Fan: Present
Receptacles: Non-GFCI
Heating Source: Forced Air
Smoke Detector: Present

Comments:

fan wobbles slightly

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Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Cabinets

Condition: Satisfactory

Sink

Condition: Satisfactory

Range / Oven

Condition: Needs Maintenance

Type: Operating

Make: GE

Comments:

electric range operates normally but is not level and has no anti-tip device

Recommend range be leveled and anti-tip device installed

Fuel: Electric

Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

Dishwasher

Condition: Satisfactory

Type: Operating

Make: Frigidaire

Comments:

dishwasher was run through wash cycle

Disposal

Condition: Not Satisfactory

Make: insinkerator

Comments:

disposer is free but does not operate from switch. Also, wire connection cover is missing from bottom of unit Recommend qualified technician check this appliance

Counters

Condition: Satisfactory

Type:Laminate

Flooring

Condition: Satisfactory

Type:Laminate

Receptacles

Condition: Satisfactory

Type:GFCI

Ventilation

Condition: Satisfactory

Comments:

microwave fan is internally vented

Microwave

Condition: Satisfactory

Type: Operating

Make: GE

Refrigerator

Type: Not operating

Make: Maytag

Comments:

floor grill is not attached to refrigerator

recommend installing this part



refrigerator floor grill not attached

Bathroom

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Location

Location: Master bath adjacent to BR

Floor

Condition: Satisfactory
Type:Ceramic tile

Toilets

Condition: Satisfactory

Bathtub

Condition: Satisfactory **Type:**Built-in

Comments:

Master bath tub drains slowly.....may be push-up drain stopper?

Recommend this issue be checked to rule out clogged drain

Shower Walls

Type:Fiberglass

Receptacles

Condition: Satisfactory
Type:GFCI

Moisture & Mildew

Condition: Satisfactory
Degree of Damage:None

Sinks

Condition: Needs Maintenance

Comments:

Hot water valves on vanity faucets are installed backwards (open clockwise)

Recommend valves be removed and turned properly for convenience

Ventilation

Condition: Satisfactory

Fan Vents to:Attic, Outside

Bathroom 2

Ventilation

Fan Vents to:Outside

Toilets

Condition: Needs Maintenance

Comments:

powder room toilet fill valve squeals loudly when filling

Recommend repairing/replacing filler valve

Sinks

Condition: Needs Maintenance

Comments:

powder room bath sink pop-up needs adjusting

Hot water faucet valve is installed backwards (opens with clockwise turn)

Recommend these issues be corrected

Receptacles

Type:GFCI

Moisture & Mildew

Condition: Satisfactory

Degree of Damage:None

Location

Location: powder room main level

Floor

Condition: Satisfactory

Type: Ceramic tile

Bathroom 3

Bathtub

Condition: Satisfactory **Type:**Built-in

Comments:
upper level hall bath tub stopper cover is missing



tub stopper

Ventilation

Condition: Satisfactory
Fan Vents to:Attic, Outside

Toilets

Condition: Satisfactory

Sinks

Condition: Needs Maintenance

Comments:
upper level hall bath vanity sink drains very slowly

Hot water faucet valve also backwards here

Recommend checking drain and faucet function

Shower Walls

Condition: Satisfactory
Type: Fiberglass

Receptacles

Condition: Satisfactory
Type: GFCI

Moisture & Mildew

Condition: Satisfactory
Degree of Damage: None

Location

Location: upper level hall

Floor

Condition: Satisfactory
Type: Ceramic tile

Heating

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat (if possible given ambient temperature) and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

Heating System

Condition: Satisfactory

Type: Forced air

Heating System Data

Furnace Age: 4

Location: attic

Thermostat Location: hall great room

Comments:

Goodman gas furnace shows manufacture date of 2012

Air Filter

Condition: Satisfactory

Type: Disposable

Comments:

air returns on first and second floors

Electric Furnace

Condition: Satisfactory

Type: Backup

Comments:

Furnace heat was not tested as system was running in A/C mode

Gas Furnace

Condition: Satisfactory

Comments:

Goodman gas furnace in attic



interior of attic furnace

Unit Venting

Condition: Satisfactory

Heat Distribution

Condition: Satisfactory

Type:Ductwork

Location:Each room

Cooling

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical Disconnect

Condition: Satisfactory

Location: At condensing unit

Air Conditioning Type

Type: Central air

Status: Turned on

Air Conditioning Unit

Condition: Needs Maintenance

Status: Tested

AC Unit Data

Age: 2 years

Capacity: 2.5 ton

Location: left side of house

Last Service Date: unknown

Comments:

Condenser unit shows manufacture date of 2014... However coolant return line outside needs to be insulated to assure efficient operation (see photo)

Also lines entering wall of house should be sealed to prevent rodent entry



insulation needed on return line

lines entering house wall....need sealing

data sticker, condenser unit

Air Distribution

Condition: Satisfactory

Type: Ductwork

Location: Each room

Comments:

temperature differential (return air temp vs register temp) is 13 degrees F indicating the system is operating reasonably efficiently

Garage

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

Description

Condition: Satisfactory

Type: Attached Garage

Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

Door to Living Space

Condition: Satisfactory

Type: Metal

Fire Resistance: Fire resistant

Garage Door Opener

Condition: Needs Maintenance

Comments:

Door opener floor safety beams properly reverse door. However door does not reverse when encountering heavy back pressure. This presents a safety and damage hazard recommend a qualified technician adjust opener to reverse properly

Vehicle Doors

Condition: Satisfactory

Status: Tested

Receptacles

Condition: Satisfactory
Type:GFCI

Separation Wall

Condition: Satisfactory
Type:5/8" Drywall

Flooring

Condition: Satisfactory