

Home Inspection Report

Prepared For:



Property Address:

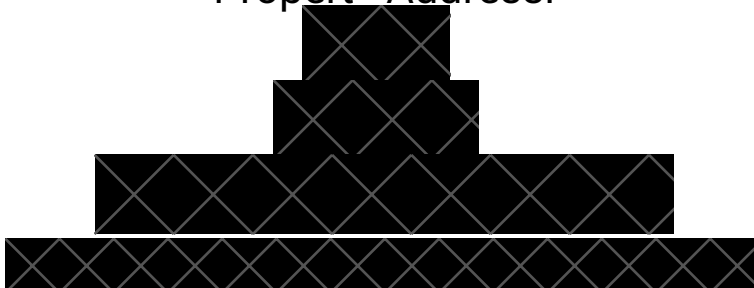




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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.



General

Property Type:	Single Family
Stories:	One
Approximate Age:	72 years old
Age Based On:	Shelby County assessors website
Bedrooms/Baths:	3/1
Door Faces:	East
Furnished:	Yes
Occupied:	Yes
Weather:	Overcast
Temperature:	Cold
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Tenant

Square Footage



Comment 1:
1178 ft.²

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Driveway:	Concrete, Gravel Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Concrete Condition: Satisfactory



Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick, Wood Tongue and Groove Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Satisfactory
Windows:	Wood Condition: Satisfactory
Entry Doors:	Wood, Steel Condition: Satisfactory



Comment 2:
General pictures of exterior.



Figure 2-1



Figure 2-2

(Exterior continued)



Figure 2-3



Figure 2-4

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Gable
Roof Covering:	3 Tab Shingle
	Condition: Satisfactory
Approximate Roof Age:	Less than five years old
Ventilation Present:	Gable Ends
	Condition: Satisfactory
Soffit and Fascia:	Wood
	Condition: Satisfactory



Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl Space
Foundation Material:	Poured Concrete, Concrete Block
	Condition: Satisfactory
Signs of Water Penetration:	Moisture
	Condition: Satisfactory
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Solid Wood Plank
	Condition: Satisfactory
Wall Structure:	Full Masonry
	Condition: Satisfactory

Attic

Attic Entry:	Hallway
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Solid Wood Plank
	Condition: Satisfactory
Insulation:	Blown In Fiberglass, Blown In Cellulose
	Condition: Marginal



(Attic continued)



Comment 3:
Additional insulation is needed in attic.



Figure 3-1

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	General Electric
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	100 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory



(Electrical continued)

Smoke Detectors: 9 volt Battery Type
Condition: Satisfactory


 Comment 4:



Figure 4-1

HVAC

HVAC System Type: Central Split System

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Attic
Type of Equipment: Forced Air
Condition: Satisfactory
Manufacturer: Ducane



(Heating continued)

Heating Fuel:	Gas
Approximate Age:	Condition: Satisfactory
Filter Type:	Undetermined but appears to be five years old
	Disposable
	Condition: Satisfactory
Type of Distribution:	Metal Ducting, Flexible Ducting
	Condition: Satisfactory



Comment 5:
Heat operating as intended.
Register temps above 105 degrees



Figure 5-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	Undetermined Label not present
Condenser Approximate Age:	14 years old



Comment 6:

Could not check operation of air conditioning due to outside temperature being below 60° Although unit looked to be in serviceable condition.



Figure 6-1



Figure 6-2


Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.



Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Supply Pipe Material:	Copper, PEX, PVC
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Waste Pipe Material:	PVC, Cast Iron
	Condition: Satisfactory
Location of Fuel Shutoff:	At Meter

 Comment 7:
Water pressure low in bathtub and sink Further evaluation needed my plumber.

Water Heater

Manufacturer:	Bradford white
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	Six years old
Fuel Disconnect:	In Same Room

(Water Heater continued)



Comment 8:



Figure 8-1

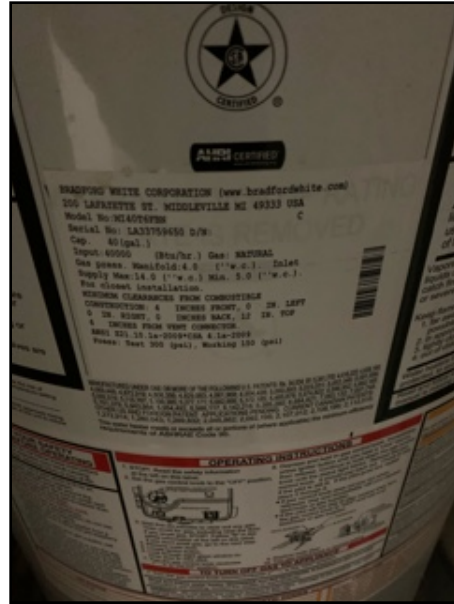


Figure 8-2

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Laminated Condition: Satisfactory
Sink:	Double Condition: Satisfactory



Comment 9:

All appliances working as intended.



Laundry

Dryer Venting:	To Exterior Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Satisfactory

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Wood, Linoleum Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Single Hung, Casement Condition: Satisfactory
Window Materials:	Wood
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Wood, Steel
Interior Door Materials:	Wood



(Interior continued)



Comment 10:
General pictures of interior.

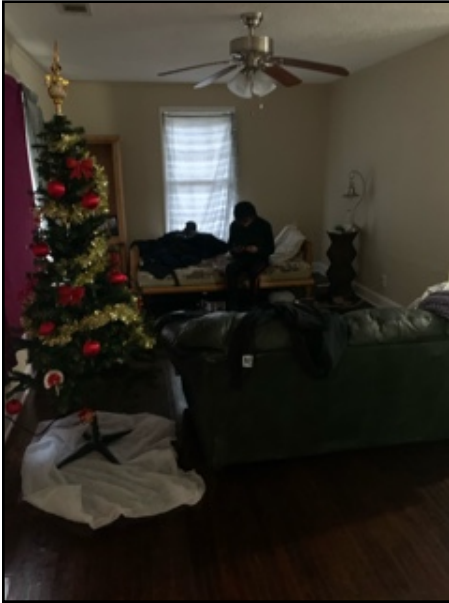


Figure 10-1

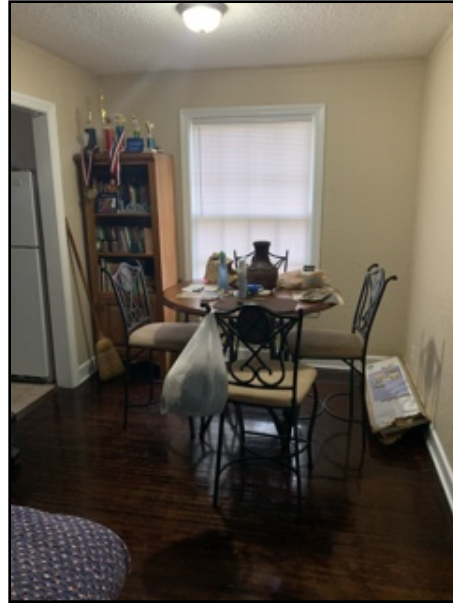


Figure 10-2



Figure 10-3



Figure 10-4



(Interior continued)

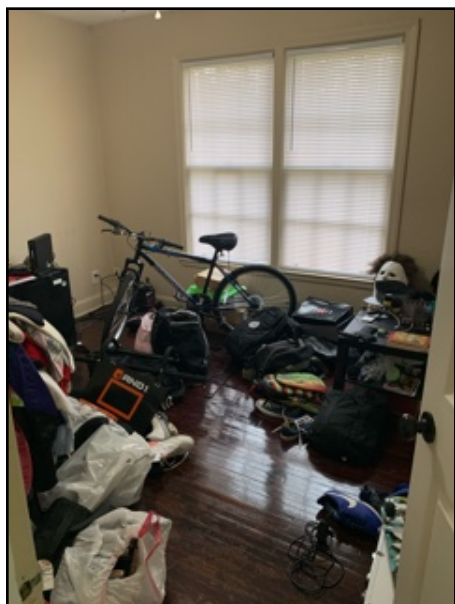


Figure 10-5



Figure 10-6

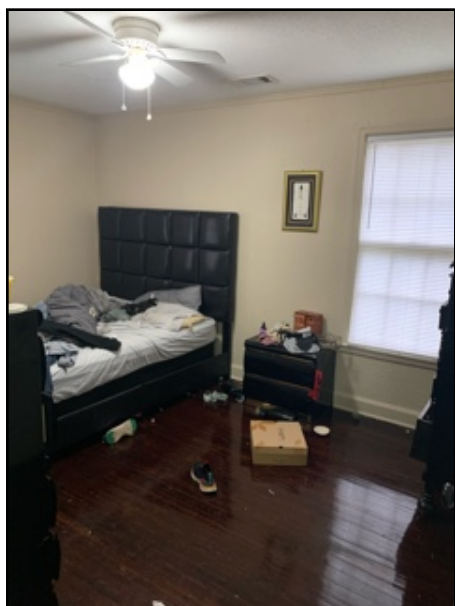


Figure 10-7



Figure 10-8



(Interior continued)

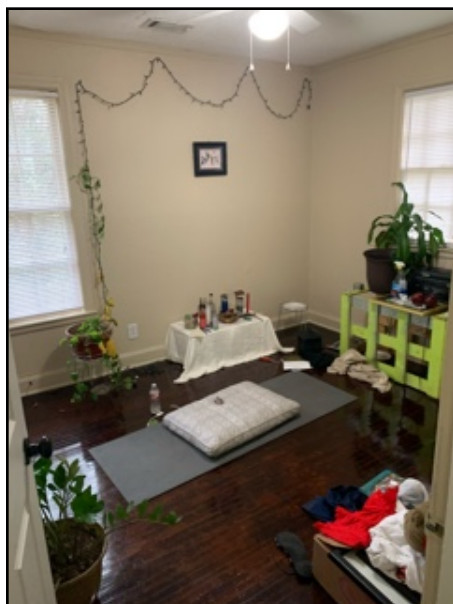


Figure 10-9

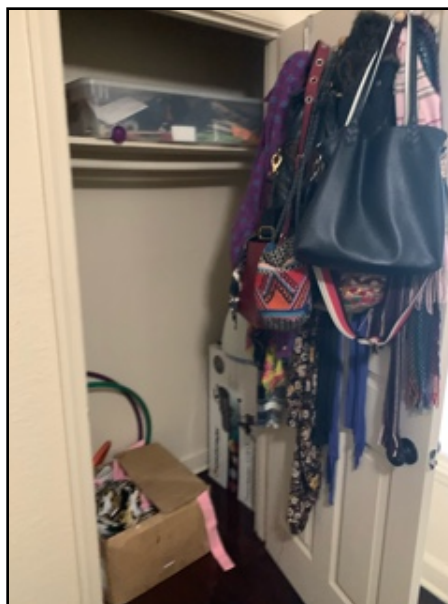


Figure 10-10

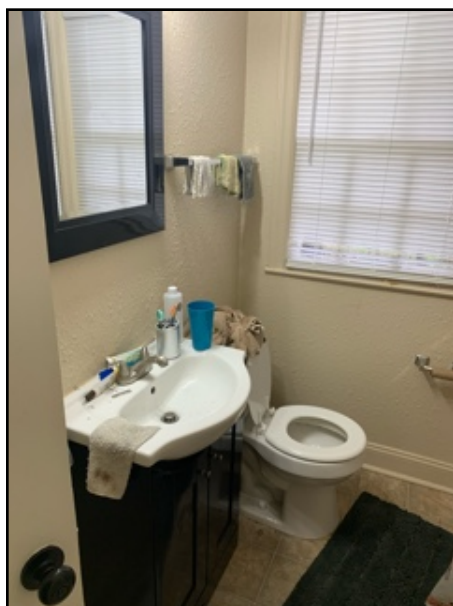


Figure 10-11



Figure 10-12



(Interior continued)



Figure 10-13



Comment 11:
All windows are painted shut.



(Interior continued)



Comment 12:

Towel bar needs to be reattached to wall in bathroom.



Figure 12-1

Report Summary

Structure: Attic

1) Additional insulation is needed in attic.



Figure 3-1

HVAC: Cooling

2) Could not check operation of air conditioning due to outside temperature being below 60° Although unit looked to be in serviceable condition.



Figure 6-1



Figure 6-2



(Report Summary continued)

Plumbing

3) Water pressure low in bathtub and sink Further evaluation needed my plumber.

Interior

4) All windows are painted shut.

5) Towel bar needs to be reattached to wall in bathroom.



Figure 12-1