

Trace Inspections

Providing Quality Home Inspections, Commercial Inspections and Consultations Since 1995



Property Location: 189 Sleigh Bells Court Nashville TN 37013

INSPECTION REPORT

Date of Inspection: 12/1/2021

Time of Inspection: 9:30 AM

Property Size: 2826

Weather: Clear 55f

Inspector: Scott Patterson

License: TN #17 MS#05-NH

Cell: 615-302-1113

Email: scott@traceinspections.com



www.TraceInspections.com

Table Of Contents

Report Summary	2-5
Inspection Information	6
EXTERIOR	7-10
FOUNDATION	11
ROOF & ATTIC	12-15
ELECTRICAL	16-19
HVAC SYSTEM	20-22
PLUMBING	23-26
DOORS, WINDOWS, INTERIOR	27-30
KITCHEN, LAUNDRY	31
MASTER BATH	32-33
HALF BATH	34-35
GUEST BATHROOM 1	36
GARAGE	37
GROUNDINGS	38-41
Glossary	42

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.

EXTERIOR

Page 7	CLADDING CONDITION	<ul style="list-style-type: none"> • Cracking and exposed nails in cladding on right side of home
Page 8	TRIM	<ul style="list-style-type: none"> • The wood trim around several of the windows is rotting. All rotted wood should be properly replaced, this might even involve replacement of the entire window and frame. • The trim at the base of the door is rotting and should be repaired. • The wood trim is in need of paint. Paint helps to protect and extend the life of the wood.
Page 10	CHIMNEY	<ul style="list-style-type: none"> • The cladding does not have enough clearance between its base and the ground or grade. With wood siding we want to see around 6" to 8" of clearance and other types of cladding around 4". You should lower the bedding material or dirt or have the siding raised so that it is a minimum of 4" above the grade (ground). • Moisture damaged cladding viewed on chimney chase.

ROOF & ATTIC

Page 12	FLASHING	<ul style="list-style-type: none"> • The rubber boots around the vent stacks are cracking and need replacing. Recommend replacing all vent boots with new ones. Vent boots have a short life span of 5-7 years before they need to be replaced. Have a qualified roofing contractor make the needed repairs.
Page 13	RAIN GUTTERS AND DOWNSPOUTS CONDITION	<ul style="list-style-type: none"> • Debris (sticks, dead leaves, etc.) in gutter, gutters need to be cleaned. • The old "gutter nails" are pulling out from the fascia boards and this can cause the gutters to sag and not drain properly. Have the proper repairs made by a gutter contractor or roofing contractor that works on gutters.

ELECTRICAL

Page 16	SERVICE PANEL CONDITION	<ul style="list-style-type: none"> • Corrosion is noted within the electrical panel. This is an indication of an aged panel and is due to exposure to the elements.
---------	----------------------------	--

Page 17	SUB PANEL CONDITON	<ul style="list-style-type: none"> • Panels are without the benefit of complete labeling. This makes it difficult to know what each breaker controls. • Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. • The grounds and neutral lines are on the same buss/terminal bars. As this panel is equipped with sperate bars the lines should be separated, with the neutral bar floating and not bonded to the panel. The grounding bar must be bonded to the panel. This is a safety hazard. A qualified electrician will need to make the needed corrections for increased safety.
Page 18	BRANCH WIRING	<ul style="list-style-type: none"> • Loose bonding clamp at water heater. Clamp should be tight and secure. Have the proper repairs made so it is properly attached.
Page 19	OUTLETS FIXTURES CONDITION	<ul style="list-style-type: none"> • Missing cover plate viewed in bedroom. Install all cover plates • Kitchen counter outlets are not GFCI protected. For increased safety all kitchen counter and island outlets if present need to be GFCI protected. • Glass globe on ceiling fan is broken

HVAC SYSTEM

Page 20	HEATING CONDITION	<ul style="list-style-type: none"> • Recommend servicing and cleaning, due to the age of the units.
Page 21	AC SYSTEM CONDITION	<ul style="list-style-type: none"> • The insulation around the refrigerant lines is deteriorated and should be replaced. This is a simple repair but it is important to the proper operation of the system.
Page 22	AIR DUCT CONDITION	<ul style="list-style-type: none"> • The air duct cover has split open exposing the insulation. The only way to properly repair is to replace the flexduct. This is a common issue with flexduct of this age and type.

PLUMBING

Page 23	HOSE BIBS	<ul style="list-style-type: none"> • Hose bib was leaking or dripping. Repair as needed. • The hose bib is not secured to the wall as required. Valves like this must be secured so it does not move as excessive movement of any plumbing fixture can cause leaks.
Page 24	WATER HEATER 1 CONDITION	<ul style="list-style-type: none"> • TPR line is disconnected • The water heater flue pipe is not connected to the top of the water heater properly. Flue gases are potentially escaping into the area and not out the flue pipe.
Page 25	GAS AND WATER METER	<ul style="list-style-type: none"> • Standing water viewed in water meter box. I could not tell 100% if this was due to groundwater or a leak at the meter. The utility company should be contacted to confirm that the meter and lines in the box are in good condition.

DOORS, WINDOWS, INTERIOR

Page 27	OTHER DOOR CONDITIONS	<ul style="list-style-type: none"> • Keyed deadbolt on entry/exit doors should be replaced with a thumb latch deadbolt. In the event of an emergency and the key is not in a keyed lock, you can not open the door. Upstairs deck
---------	--------------------------	--

Page 27	WINDOW TYPE & CONDITON	<ul style="list-style-type: none"> Frosted window(s) found. This is an indication that the thermal seal of the insulated window has been compromised and moisture is now collecting between two panes of glass. Replacement of the window is the only way to correct this. It is very likely that additional windows could have failed seals but they have not fogged yet. Many of the windows are not working properly. All windows should open under normal force and remain open, a young child should be able to open a window. Have all windows made to open properly without excessive force and remain in the open position.
Page 28	INTERIOR DOORS	<ul style="list-style-type: none"> Adjustments needed, door does not latch properly
Page 29	CEILING CONDITION	<ul style="list-style-type: none"> Stains noted from previous leaks. They tested dry. Consult with owners.
Page 30	FIREPLACE CONDITION	<ul style="list-style-type: none"> With gas logs the damper should be held in the open position with a simple damper locking device. This prevents the damper from completely closing.
Page 30	SMOKE-CO ALARM CONDITION	<ul style="list-style-type: none"> Every bedroom should have a working smoke detector. Smoke detectors in the home are past the manufacturer recommended replacement period and their effectiveness is in question. Smoke detectors should be replaced every 10 years. Recommend replacing all smoke detectors in the home.

KITCHEN, LAUNDRY

Page 31	OVEN, STOVE, COOKTOP CONDITION	<ul style="list-style-type: none"> Anti-tip device is not installed. This is a safety concern. The stove's manufacturer requires this device.
---------	--------------------------------	--

MASTER BATH

Page 32	SINK CONDITION	<ul style="list-style-type: none"> Stopper is not working properly. Repair as needed so it goes up and down with the pull/push lever.
Page 32	TOILET	<ul style="list-style-type: none"> Toilet moves or rocks and is not secure to the floor. A qualified plumber will need to make the needed repairs.
Page 32	SHOWER	<ul style="list-style-type: none"> Regrouting of the tile is needed. Showerhead is leaking

HALF BATH

Page 34	SINK CONDITION	<ul style="list-style-type: none"> Leak under sink at drain line, connection at tail piece. Stopper is not working properly. Repair as needed so it goes up and down with the pull/push lever.
Page 34	TOILET	<ul style="list-style-type: none"> Toilet moves or rocks and is not secure to the floor. A qualified plumber will need to make the needed repairs.

GUEST BATHROOM 1

Page 36	TOILET	<ul style="list-style-type: none"> Toilet moves or rocks and is not secure to the floor. A qualified plumber will need to make the needed repairs.
---------	--------	---

GARAGE

Page 37	DOOR	<ul style="list-style-type: none"> The doors are out of balance. Overhead garage doors must be balanced for proper operation. Have the doors serviced and balanced by a qualified garage door specialist.
---------	------	--

GROUNDS

Page 38	PATIO CONDITION	<ul style="list-style-type: none"> Patio slab is broken/cracked. You should consider sealing the cracks to help prevent water from entering and causing additional issues.
Page 38	DECK CONDITION	<ul style="list-style-type: none"> Railings are not secure, they move when pushed upon. Have all railings properly repaired so they do not move and meet current guidelines. The deck is not supported properly, the supporting posts are not secured to the concrete below The deck has been built with no deck hangers or ledger board. They are used to support the joist and should be added for increased safety.
Page 41	FENCE AND GATE CONDITIONS	<ul style="list-style-type: none"> Gate needs adjustment or repair. It does not open or close properly. Right side
Page 41	OUT BUILDING/SHED	<ul style="list-style-type: none"> Roof has some damage that needs to be addressed

Inspection Information

ENTRY

Lockbox with SentiLock key
Occupied

WATER ELECTRIC GAS

- All utilities on at time of the inspection.
- Public

LOCATION

- Suburb
- Subdivision

DESIGN

- Single Family
- Number of floors:
- 2

TEMPERTURE

- 50's
- Partly Cloudy

LAST RAIN

- Unknown
- Dry

FEE

- Fee:
- \$550
- Type of Payment:
- Credit card

EXTERIOR

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

CLADDING CONDITION

Materials:

- Brick veneer
- Hardie (cementitious board) siding or similar product.

Observations:

- Cracking and exposed nails in cladding on right side of home



TRIM

Materials:

- Wood
- Vinyl
- Aluminum

Observations:

- The wood trim around several of the windows is rotting. All rotted wood should be properly replaced, this might even involve replacement of the entire window and frame.
- The trim at the base of the door is rotting and should be repaired.
- The wood trim is in need of paint. Paint helps to protect and extend the life of the wood.





CHIMNEY

Materials:

- Hardboard covered chase with a metal flue pipe.

Observations:

- The cladding does not have enough clearance between its base and the ground or grade. With wood siding we want to see around 6" to 8" of clearance and other types of cladding around 4". You should lower the bedding material or dirt or have the siding raised so that it is a minimum of 4" above the grade (ground).
- Moisture damaged cladding viewed on chimney chase.



FOUNDATION

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

SLAB

Observations:

- Slab on grade foundation

ROOF & ATTIC

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

ROOF INSPECTED

Inspected:

- An aerial drone was used to view the roof

ROOF CONDITION

Materials:

- Architectural fiberglass asphalt shingles

Design or Type:

- Hip

Observations:

- The roof looks to be in typical condition for its age and should provide several years of useful life with normal maintenance and repairs.

SOFFIT AND FASCIA

Materials:

- Wood fascia and soffit

Observations:

- Appears serviceable

FLASHING

Materials:

- Metal
- Rubber (vent stack boots)

Observations:

- The rubber boots around the vent stacks are cracking and need replacing. Recommend replacing all vent boots with new ones. Vent boots have a short life span of 5-7 years before they need to be replaced. Have a qualified roofing contractor make the needed repairs.



RAIN GUTTERS AND DOWNSPOUTS CONDITION

Materials: Full • Metal

Observations:

- Subsurface drains noted but they were not tested for blockages or proper drainage as this is outside the scope of a home inspection.
- Debris (sticks, dead leaves, etc.) in gutter, gutters need to be cleaned.
- The old "gutter nails" are pulling out from the fascia boards and this can cause the gutters to sag and not drain properly. Have the proper repairs made by a gutter contractor or roofing contractor that works on gutters.





CONDITION

Materials: Plywood

Observations:

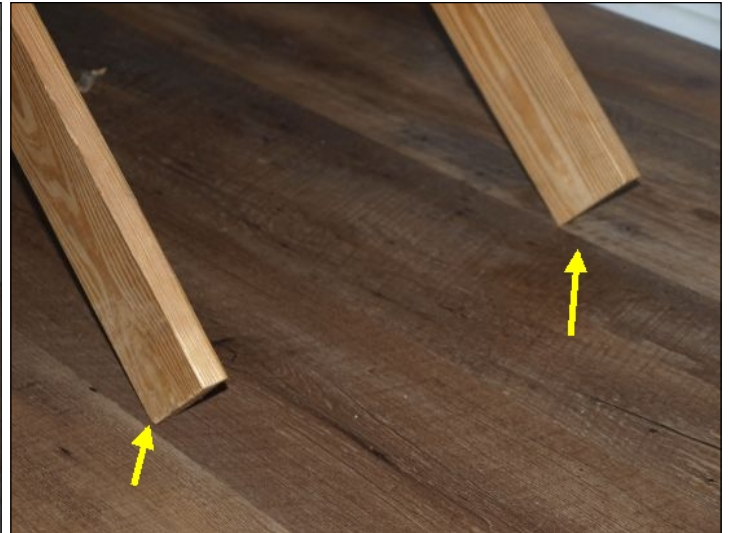
- Appears serviceable

ATTIC CONDITIONS

Access: Attic accessed with the pull-down stairs • Viewing was limited to the area near the attic entrance due to owner's items filling up the open space.

Observations:

- Pull down stairs were never cut to the correct length so they will sit flush with the floor.



FRAMING CONDITONS

Materials: Conventional framing • 2x4 wall studs

Observations:

- Appears to be in **serviceable** condition

INSULATION CONDITION

Materials:

- Fiberglass blown

Materials: Appears serviceable, depth of insulation was not measured.

Observations:

- Appears serviceable

ATTIC VENTILATION

Type: Soffit venting • Wind turbines

Observations:

- Appears serviceable

ELECTRICAL

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

MAIN SERVICE CONDITIONS

Service type: Underground service • 120/240 volt service • 125 amp service • Circuit breakers

Observations:

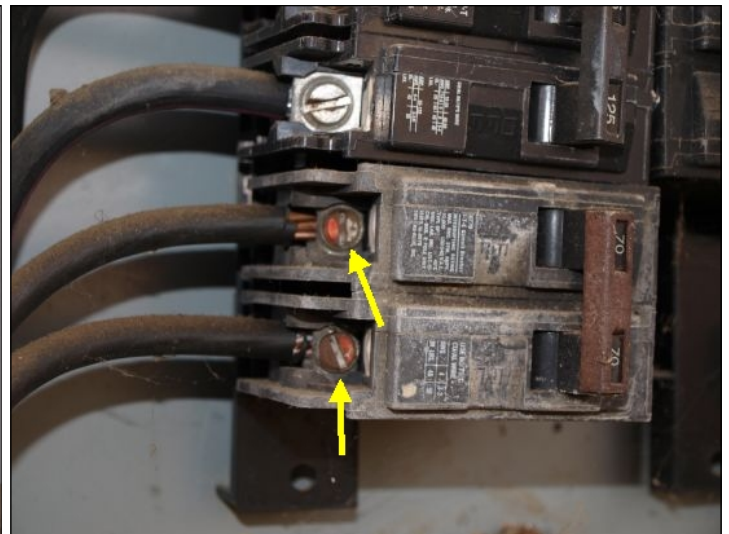
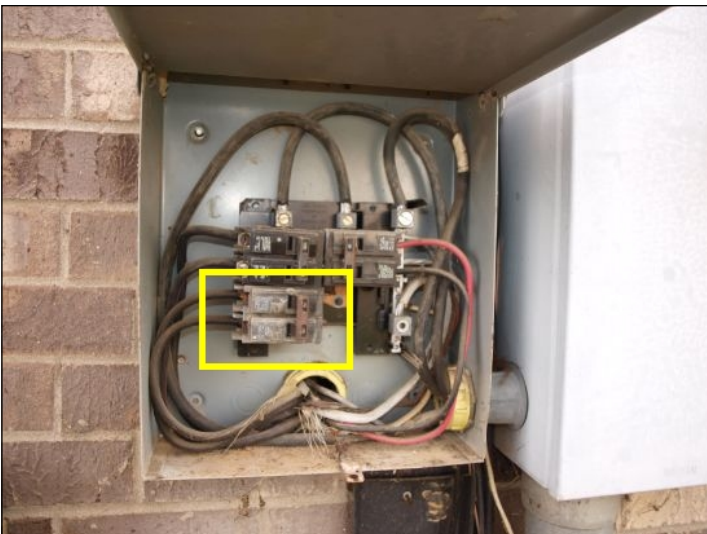
- Appears serviceable

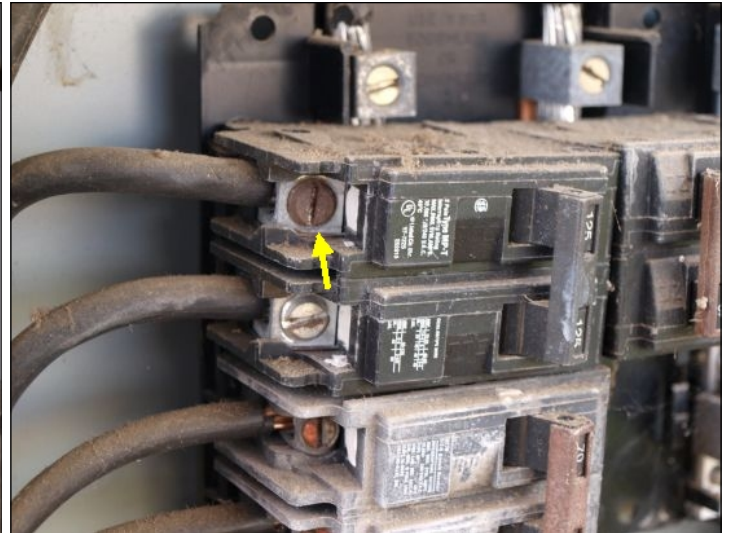
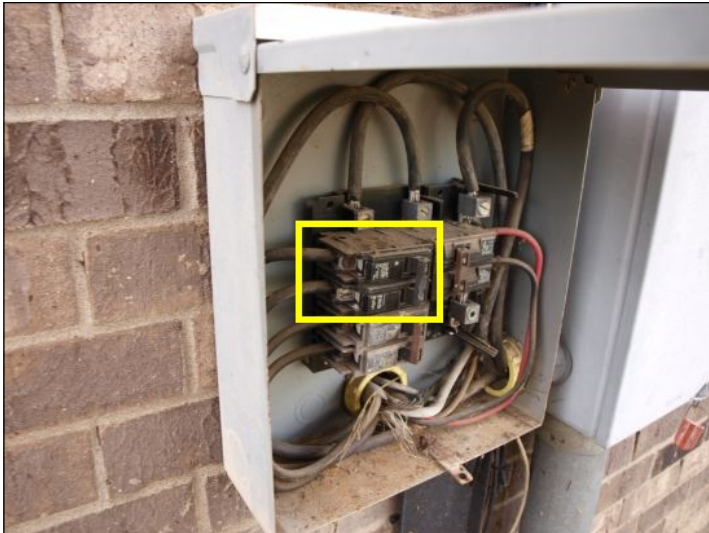
SERVICE PANEL CONDITION

Materials: Exterior of house

Observations:

- Corrosion is noted within the electrical panel. This is an indication of an aged panel and is due to exposure to the elements.





ENTRANCE CABLE

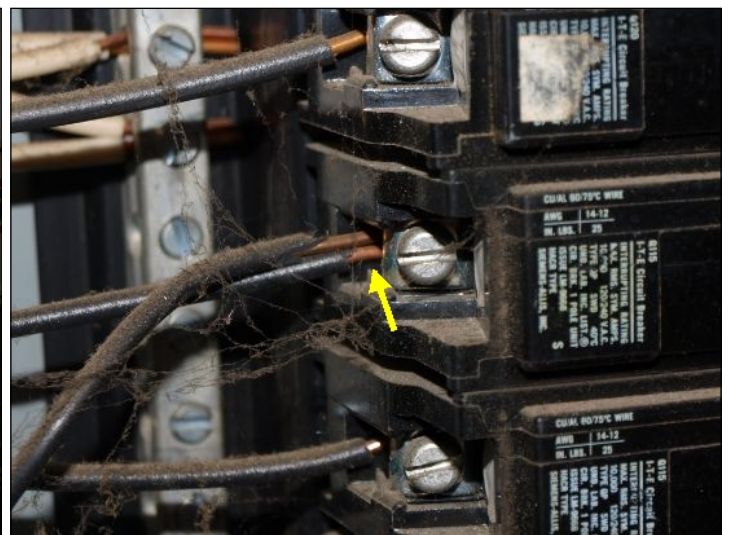
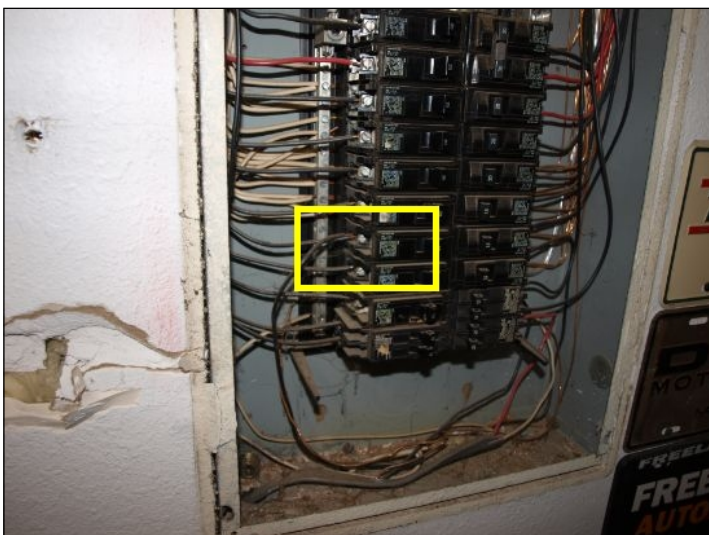
- Materials:
- Aluminum

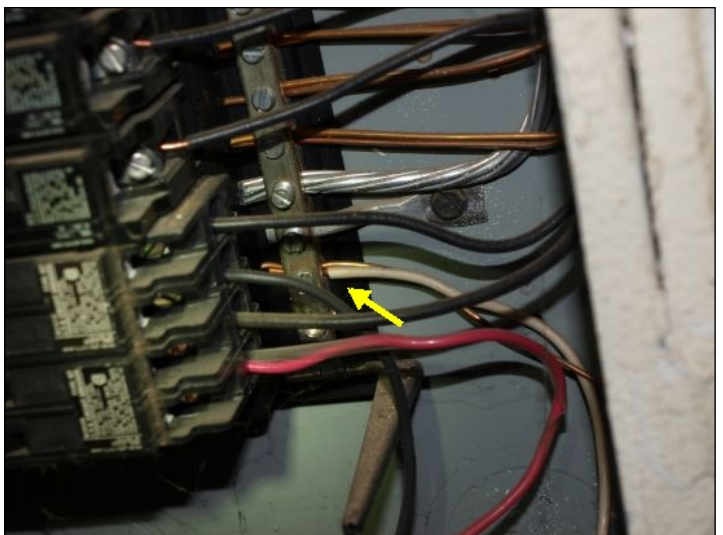
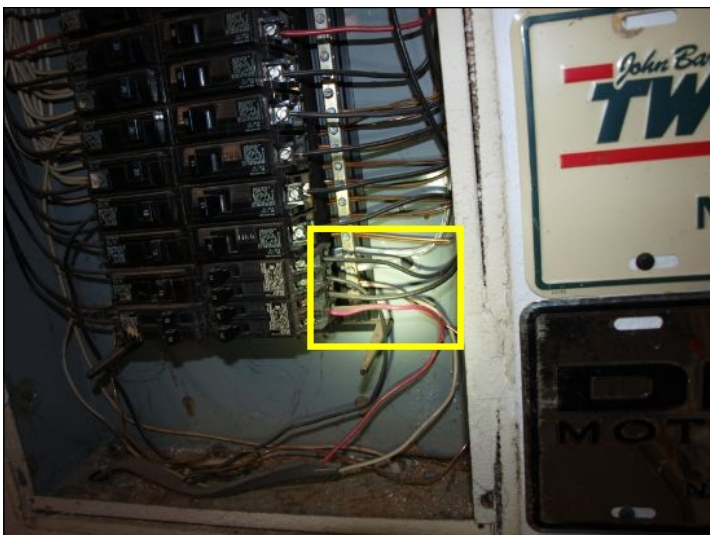
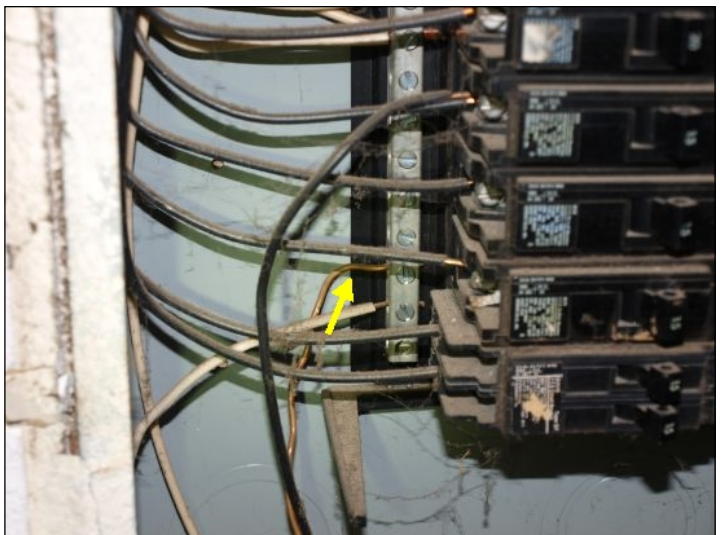
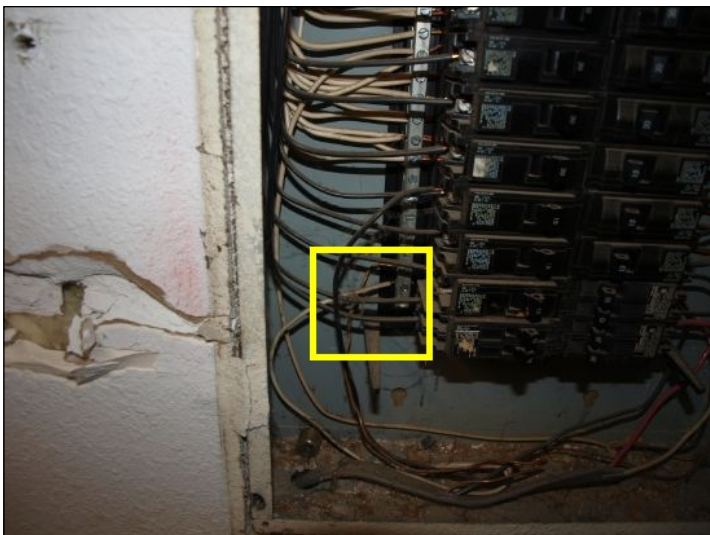
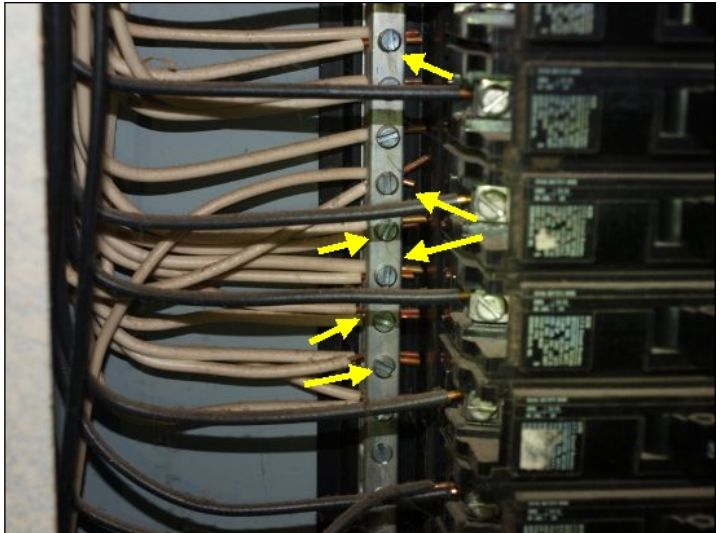
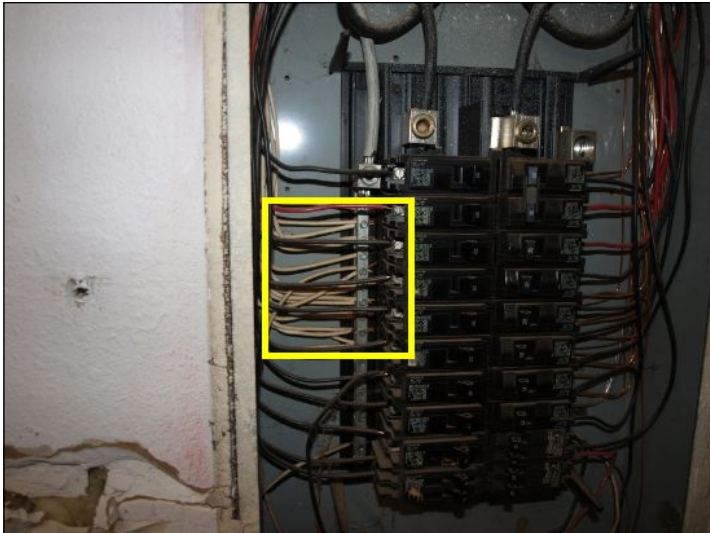
SUBPANEL #1 LOCATION

- Observations:
- Garage

SUB PANEL CONDITON

- Observations:
- Panels are without the benefit of complete labeling. This makes it difficult to know what each breaker controls.
 - Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected.
 - The grounds and neutral lines are on the same buss/terminal bars. As this panel is equipped with sperate bars the lines should be separated, with the neutral bar floating and not bonded to the panel. The grounding bar must be bonded to the panel. This is a safety hazard. A qualified electrician will need to make the needed corrections for increased safety.





BRANCH WIRING

Observations:

- Loose bonding clamp at water heater. Clamp should be tight and secure. Have the proper repairs made so it is properly attached.



OUTLETS FIXTURES CONDITION

Observations:

- Missing cover plate viewed in bedroom. Install all cover plates
- Kitchen counter outlets are not **GFCI** protected. For increased safety all kitchen counter and island outlets if present need to be GFCI protected.
- Glass globe on ceiling fan is broken



HVAC SYSTEM

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.

HVAC OVERALL CONDITION

Location:

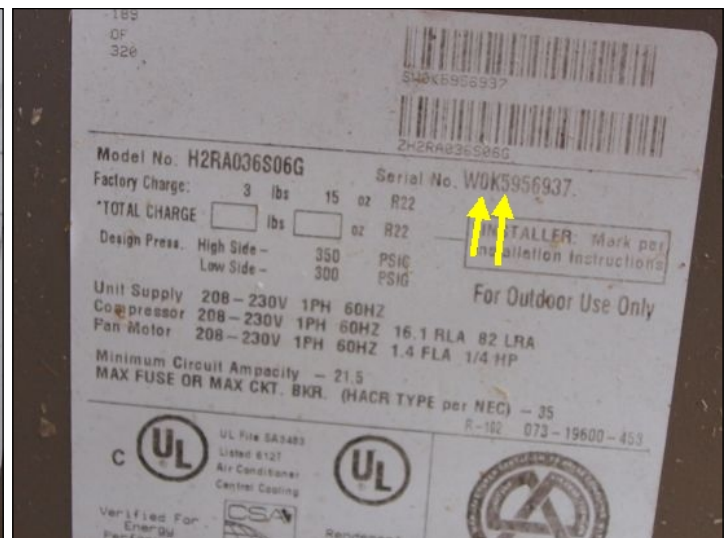
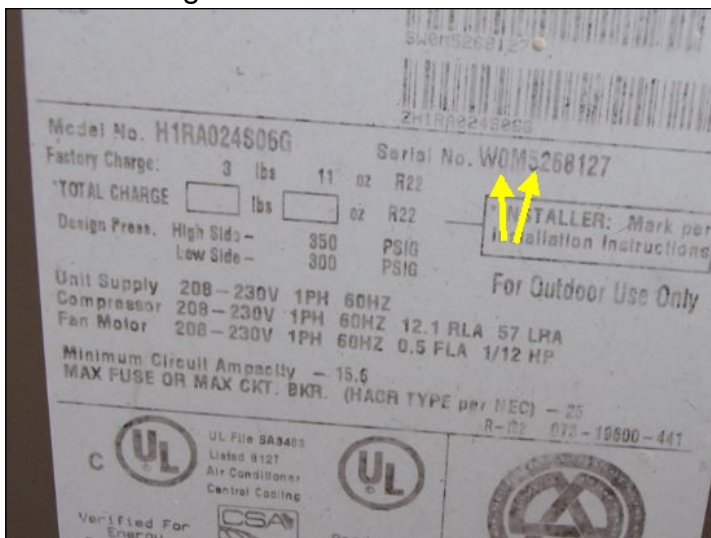
- Exterior of house (AC compressors)
- Attic (Furnace)
- Closet in upstairs hallway (Furnace)

Type:

- Forced Air
- Split system
- 2 Systems in home.

Observations:

- Systems of this type have an expected life of 10-15 years. Operation over time period should be considered good fortune. Both units are 2005 models.



HEATING CONDITION

Type: Gas • 2 Units

Observations:

- Recommend servicing and cleaning, due to the age of the units.

FLUE CONDITION

Materials: Type "B" flue pipe installed

Observations:

- Appears serviceable

AC SYSTEM CONDITION

Observations:

- At the time of the inspection it was too cool to test the AC part of the system. When it is below 65°F the unit can be damaged if it is turned on for testing. Recommend verifying the units proper operation prior to final settlement or gain the assurance of the owner that the system is working properly. You might also consider taking out a home warranty to cover the system.
- The **A/C** system is an older system that uses R-22 refrigerant. As of January 1, 2020, R-22 refrigerant is no longer made or imported into the USA. If your system should need repairs or refrigerant added, the cost for R-22 will be increasing as time goes on. Some replacement refrigerants maybe available depending on your system.

Since this is an older system with R-22 you may want to consider replacing the system if repairs are needed, it may save you money in the long run.

- Systems of this type have an expected life of 10-15 years. Operation over time period should be considered good fortune.
- **The insulation around the refrigerant lines is deteriorated and should be replaced. This is a simple repair but it is important to the proper operation of the system.**



CONDENSATE LINE

Observations:

- The end of the condensation line is draining the condensation water by the foundation. It would be advisable to extend the line so it is discharging further away from the foundation.



AIR DUCT CONDITION

Materials:

- Mylar/Plastic flex-duct
- Insulated metal

Observations:

- The air duct cover has split open exposing the insulation. The only way to properly repair is to replace the flexduct. This is a common issue with flexduct of this age and type.



CONTROL AND FILTER CONDITONS

Materials: Thermostats appear serviceable

Materials: Pleated paper filters installed. This type of filter can restrict airflow which can lead to overheating and decrease in the life of some heating systems. You should use the type of filter recommended by the manufacturer of this system.

Observations:

- Appears serviceable

PLUMBING

SUPPLY CONDITION

Materials: Copper

Observations:

- Appears serviceable

WASTE PIPE CONDITION

Materials: **PVC** Plastic

Observations:

- Appears serviceable

VENTING (DWV)

Materials:

- PVC vent piping through the roof

Observations:

- Appears serviceable

HOSE BIBS

Observations:

- Frost proof type

- **Hose bib** was leaking or dripping. Repair as needed.

- The hose bib is not secured to the wall as required. Valves like this must be secured so it does not move as excessive movement of any plumbing fixture can cause leaks.





WATER HEATER 1 CONDITION

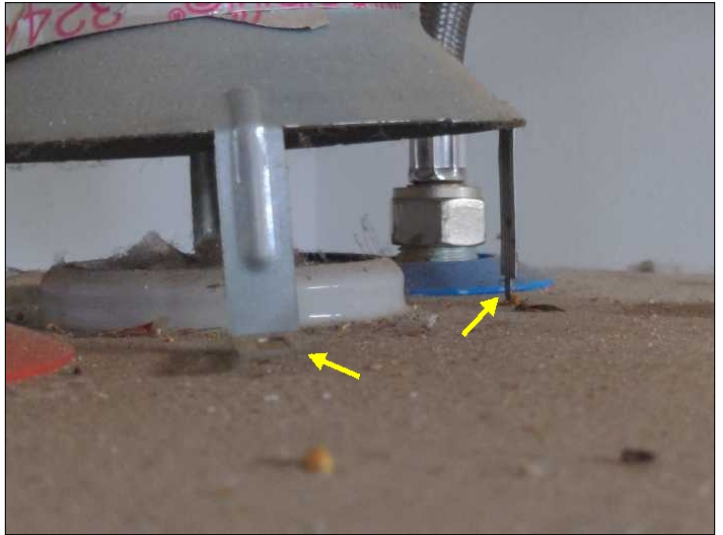
Type: Gas • 50 gal

Location: Garage

Observations:

- **IPR** line is disconnected
- The water heater flue pipe is not connected to the top of the water heater properly. Flue gases are potentially escaping into the area and not out the flue pipe.





GAS AND WATER METER

Location:

- Gas meter is located on the left side of the home
- The gas cutoff for the entire home is at the meter
- Natural gas is being used

Location:

- Water meter is located at the front of the home
- The water cutoff for the entire home is at the meter
- Unable to locate the meter

Observations:

- Gas meter appears serviceable
- Standing water viewed in water meter box. I could not tell 100% if this was due to groundwater or a leak at the meter. The utility company should be contacted to confirm that the meter and lines in the box are in good condition.



Water meter



Gas meter



DOORS, WINDOWS, INTERIOR

MAIN ENTRY CONDITION

Materials: Wooden door

Observations:

- Appears serviceable

OTHER DOOR CONDITIONS

Materials: Wood door

Observations:

- Keyed deadbolt on entry/exit doors should be replaced with a thumb latch deadbolt. In the event of an emergency and the key is not in a keyed lock, you can not open the door. Upstairs deck



WINDOW TYPE & CONDITON

Materials: Aluminum windows are installed.

Observations:

- Frosted window(s) found. This is an indication that the thermal seal of the insulated window has been compromised and moisture is now collecting between two panes of glass. Replacement of the window is the only way to correct this. It is very likely that additional windows could have failed seals but they have not fogged yet.
- Many of the windows are not working properly. All windows should open under normal force and remain open, a young child should be able to open a window. Have all windows made to open properly without excessive force and remain in the open position.



Would not open



INTERIOR DOORS

Observations:

- Adjustments needed, door does not latch properly



TRIM CONDITION

Materials: Wood trim molding

Observations:

- Appears serviceable

CEILING CONDITION

Materials:

- Drywall

Observations:

- Stains noted from previous leaks. They tested dry. Consult with owners.



WALL CONDITION

Materials:

- Drywall

Observations:

- General condition appears serviceable

FLOOR TYPE & CONDITION

Materials: Carpet • Tile • Wood

Observations:

- Appears serviceable

STAIRS & CONDITION

Observations:

- Interior stairs serviceable
- Stair handrail serviceable

FIREPLACE CONDITION

Materials:

- Factory made fireplace.

Observations:

- The fireplace has gas logs in it. Due to issues that can arise when turning on and igniting a fireplace we do not light fireplaces that are turned off. You should have the owner demonstrate the proper operation of the fireplace before final settlement.

- With gas logs the damper should be held in the open position with a simple damper locking device. This prevents the damper from completely closing.



SMOKE-CO ALARM CONDITION

Observations:

- Every bedroom should have a working smoke detector.
- Smoke detectors in the home are past the manufacturer recommended replacement period and their effectiveness is in question. Smoke detectors should be replaced every 10 years. Recommend replacing all smoke detectors in the home.

KITCHEN, LAUNDRY

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

KITCHEN SINK

Materials: Stainless Steel

Observations:

- Appears serviceable

GARBAGE DISPOSAL

Observations:

- No food grinder(disposal) installed

DISHWASHER

Observations:

- Appears serviceable, ran unit through a wash and dry cycle. Detergent dispenser door operated.

OVEN, STOVE, COOKTOP CONDITION

Type: Free-standing stove/range • Electric

Observations:

- **Anti-tip device is not installed. This is a safety concern. The stove's manufacturer requires this device.**

VENT FAN AND MICROWAVE CONDITION

Materials: Internal (Does not vent to the exterior).

Materials:

- Built-in microwave above the stove

Observations:

- Appears serviceable
- Fan/Hood operational
- Microwave appears serviceable (Nothing was cooked in it, unit turned on and heated a wet paper towel)

CABINET AND COUNTERTOP CONDITIONS

Materials: Site built cabinets

Materials: Counters are Formica (plastic laminate)

Observations:

- Appear serviceable

KITCHEN FLOORING CONDITION

Materials:

- Floor covering tile

Observations:

- Appears serviceable

LAUNDRY

Location:

- Service area main floor

Observations:

- Appears serviceable

MASTER BATH

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..

LOCATION

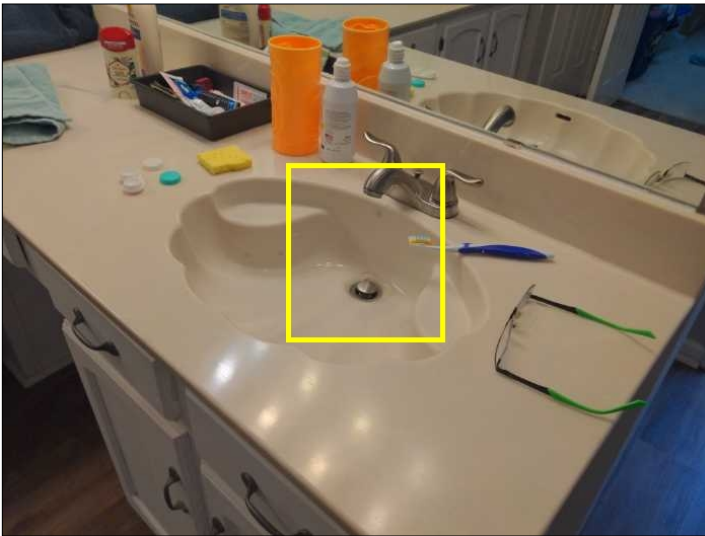
Upstairs

SINK CONDITION

Materials: Double sink • Man made marble type sink

Observations:

- Stopper is not working properly. Repair as needed so it goes up and down with the pull/push lever.



TOILET

Observations:

- Toilet moves or rocks and is not secure to the floor. A qualified plumber will need to make the needed repairs.

TUB

Observations:

- Appears serviceable

SHOWER

Observations:

- Regrouting of the tile is needed.
- Showerhead is leaking



VENTILATION

Observations:

- Window vent only

BATHROOM FLOORING CONDITION

Materials:

- Ceramic/porcelain tile

Observations:

- Appears serviceable

HALF BATH

LOCATION

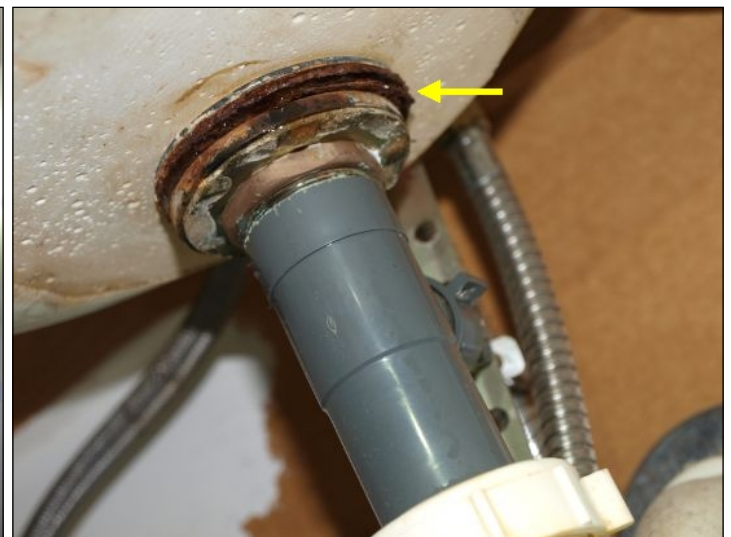
Half bath • First floor

SINK CONDITION

Materials: Man made marble type sink

Observations:

- Leak under sink at drain line, connection at tail piece.
- Stopper is not working properly. Repair as needed so it goes up and down with the pull/push lever.



TOILET

Observations:

- Toilet moves or rocks and is not secure to the floor. A qualified plumber will need to make the needed repairs.

VENTILATION

Observations:

- None

BATHROOM FLOORING CONDITION

Materials: Ceramic/porcelain tile

Observations:

- Appears serviceable

GUEST BATHROOM 1

LOCATION

Upstairs

SINK CONDITION

Materials:

- Double sink
- Man made marble type sink

Observations:

- Appears serviceable

TOILET

Observations:

- Toilet moves or rocks and is not secure to the floor. A qualified plumber will need to make the needed repairs.

TUB

Observations:

- Appears serviceable

SHOWER

Observations:

- Appears serviceable

VENTILATION

Observations:

- Window vent only

BATHROOM FLOORING CONDITION

Materials: Ceramic/porcelain tile

Observations:

- Appears serviceable

GARAGE

GARAGE/CARPORT TYPE

Type: Attached • Garage • Two car

OVERALL CONDITION

Observations:

- Floor and walls are not fully visible, due to stored items

DOOR

Observations:

- The doors are out of balance. Overhead garage doors must be balanced for proper operation. Have the doors serviced and balanced by a qualified garage door specialist.

OPENER

Observations:

- Automatic door opener(s)- operational

GROUNDS

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

DRIVEWAY AND WALKWAY CONDITIONS

Materials:

- Concrete

Materials: Concrete

Observations:

- Appears serviceable

PORCH CONDITION

Materials: Open design

Observations:

- Appears serviceable

PATIO CONDITION

Materials:

- Concrete

Observations:

- **Patio slab is broken/cracked. You should consider sealing the cracks to help prevent water from entering and causing additional issues.**

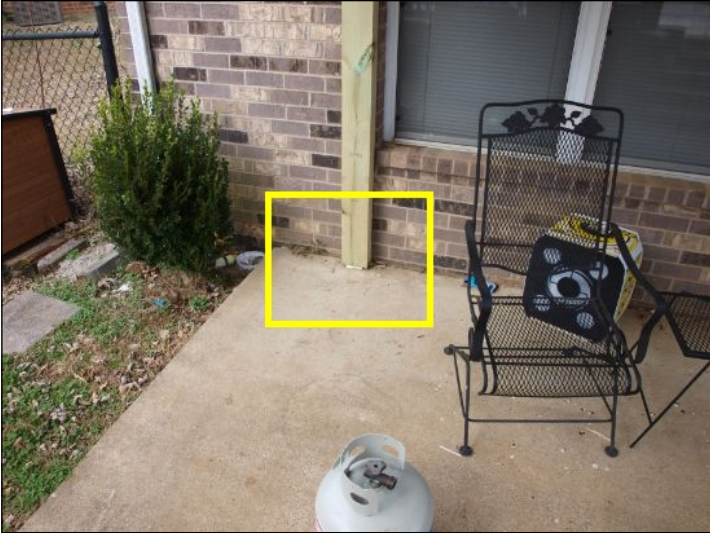


DECK CONDITION

Materials: Deck is wood construction

Observations:

- **Railings are not secure, they move when pushed upon. Have all railings properly repaired so they do not move and meet current guidelines.**
- **The deck is not supported properly, the supporting posts are not secured to the concrete below**
- **The deck has been built with no deck hangers or ledger board. They are used to support the joist and should be added for increased safety.**





VEGETATION

- Observations:
- Maintained

DRAINING AND GRADE CONDITIONS

Materials: Gentle slope

Observations:

- Grade at foundation appears serviceable

FENCE AND GATE CONDITIONS

Materials: Chain-link

Observations:

- Gate needs adjustment or repair. It does not open or close properly. Right side

OUT BUILDING/SHED

Location: Shed

Observations:

- Door was locked so I could not look on the inside
- Roof has some damage that needs to be addressed

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Appears serviceable	Basically the item is working as designed or no issues were found.
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.
Hose Bib	This is the outside faucet that a garden hose connects on to supply water.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for cold water supply lines or most commonly for waste or sewage lines. It must not be used for hot water supply.
Serviceable	The item is working as designed, no problems were found.
TPR	<p>Temperature Pressure Relief: The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile.</p> <p>To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves</p>