



Bentley and Associates, LLC  
6683 Poplar Springs Rd  
Loudon, TN 37774  
865-986-2516  
Donnie Bentley TN Lic# 183

## *Home Inspection*



Happy Home Buyer  
101 Happy Home Lane  
Your town, TN 3333  
todays date

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 101 Happy Home Lane  
City Your town State TN Zip 3333  
Contact Name Realtor  
Phone

### Client Information

Client Name Happy Home Buyer  
Client Address  
City State Zip  
Phone

### Inspection Company

Inspector Name Donnie Bentley  
Company Name Bentley and Associates, LLC  
Address 6683 Poplar Springs Rd  
City Loudon State TN Zip 37774  
Phone 865-986-2516  
Fax  
E-Mail bentleyshomeinspection@gmail.com  
Amount Recieved/ Services

### Conditions

Others Present Buyer Property Occupied Occupied  
Estimated Age age of home Entrance Faces  
Inspection Date Buyers contract date  
Start Time 8:50am End Time 12:10pm  
Electric On Yes  
Water On Yes  
Gas/ Oil On Yes  
Temperature 75  
Weather Sunny Soil Conditions Damp  
Space Below Grade Basement, Crawl Space  
Building Type Single family Garage Attached  
Sewage Disposal City How Verified No verification  
Water Source City How Verified No verification

**Lots and Grounds**

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- 1. Acceptable Driveway: Concrete
- 2. Acceptable Walks: Concrete
- 3. Acceptable Porch: Concrete
- 4. Acceptable Patio: Concrete
- 5. Acceptable Grading: Minor slope
- 6. View of Grading
- 7. View View of Grade



- 8. Acceptable Exterior Surface Drain: Surface drain

**Lots and Grounds (Continued)**

- 9. Acceptable Swale: Adequate slope and depth for drainage
- 10. Acceptable Vegetation: Shrubs - [Recommend trimming shrubs](#)



- 11. Marginal Fences: Privacy - [Damaged areas](#)



- 12. FYI Maintaining drainage systems, grade, and landscaping around the structure is important to prevent water intrusion. Grading should slope away from the structure and vegetation should not touch the structure in order to prevent water and pest intrusion. Drainage systems should move water far enough away to ensure it cannot flow back to the structure.

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Accents Exterior Surface

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- 1. Views of Exterior



Exterior (Continued)

2. Acceptable Type: Faux Stone - Small cracks present



Main, Sides and rear Exterior Surface

3. Views of Exterior

4. Marginal Type: Vinyl siding - Small holes and cracks in rear, Sagging from heat in rear corner, Loose section at front porch



**Exterior (Continued)**

- 5. Not Present Trim: Wood, Aluminum and vinyl
- 6. Views of Exterior
- 7. Acceptable Fascia: Aluminum clad
- 8. Marginal Soffits: Vinyl - **Small section loose in rear**



- 9. Acceptable Door Bell: Working properly
- 10. Acceptable Entry Door: Fiberglass clad
- 11. Acceptable Patio Door: Sliding
- 12. Acceptable Windows: Vinyl
- 13. Acceptable Exterior Lighting: Surface mount
- 14. Acceptable Exterior Electric Outlets: 110 VAC GFCI
- 15. Acceptable Hose Bibs: Rotary
- 16. Acceptable Gas Meter: Outside



- 17. FYI Recommend inspecting all caulking, stained and painted areas annually for deterioration and maintain as needed.

**Roof**

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1. Views of Roof

Main Roof Surface

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2. Method of Inspection: Ground level with binoculars

3. Acceptable Material: Asphalt shingle

4. Type: Gable

5. Approximate Age: 4 Years

6. Acceptable Flashing: Aluminum

7. Acceptable Valleys: Asphalt shingle

8. Acceptable Electrical Mast: Underground utilities

9. Acceptable Plumbing Vents: Present

10. Acceptable Gutters: Aluminum

11. Defective Downspouts: Aluminum - **Rear left side downspout is turning water into opening above soffit recommend repair and have a contractor evaluate to see if there is water damage inside wall and repair downspout**

**Pulled loose in rear, Recommend repair**



12. Acceptable Leader/ Extension: Plastic, Splash blocks



**Attic**

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1. View of Attic



Main Attic

2. Method of Inspection: In the attic

3. Defective Access Pull down - **Recommend adding nails to hole provided in the metal bracket at top Cover loose, recommend repair**



4. Acceptable Unable to Inspect: 10%

5. Acceptable Roof Framing: Rafter, 2x4 Truss

6. Acceptable Sheathing: OSB

7. Acceptable Ventilation: Adequate

8. Acceptable Insulation: Blown in, Batts

9. Acceptable Insulation Depth: 8"

10. Acceptable Wiring/ Lighting: 110 VAC

11. Acceptable Moisture Penetration: Dry at the time of the inspection

12. FYI Recommend a qualified individual inspect the attic periodically for water, pest and rodent intrusion.

## Garage/ Carport

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### Attached Garage

#### 1. View of Garage



#### 2. Type of Structure: Attached Car Spaces: 2

#### 3. Acceptable Garage Doors: Metal - **Dents present**



#### 4. Defective

Garage door trim Aluminum clad - **Evidence of past water intrusion, Caulk added, Soft area on overhead piece of wood trim. Recommend evaluation and repair by a licensed contractor**



**Garage/ Carport (Continued)**

Garage door trim (continued)



- 5. Acceptable
- 6. Acceptable

Door Operation: Mechanized  
Door Opener: Overhead Door



- 7. Acceptable
- 8. Acceptable
- 9. Acceptable
- 10. Acceptable
- 11. Acceptable
- 12. Acceptable
- 13. Acceptable

Exterior Surface: Same as house  
Service Doors: Composition materials  
Electrical: 110 VAC GFCI  
Ceiling: Paint - **Nail Pops present**  
Walls: Paint  
Floor/ Foundation: Poured concrete  
Smoke Detector: Present

14. FYI All moving parts of garage doors and openers should be periodically inspected for safety and integrity.

## Electrical

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1. Service Size Amps: 200 Volts: 110-240 VAC
2. Acceptable Service: Aluminum
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Acceptable Smoke Detectors: Present - [Recommend installing batteries](#)
6. Acceptable Conductor Type: Non-metallic sheathed cable
7. Acceptable Ground: Visible wire going into ground

### Outside Electric Panel

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8. Acceptable Manufacturer: Cutler-Hammer



9. Acceptable Panel Cover Present, Good Condition
10. Maximum Capacity: 200 Amps
11. Acceptable Main Breaker Size: 200 Amps
12. Acceptable Breakers: Copper
13. Is the panel bonded? Yes
14. FYI All electrical repairs and updates should be performed by a licensed electrician.



## Structure

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1. Acceptable Structure Type: Wood frame



2. Acceptable Foundation: Block - [Small cracks present](#)



3. Acceptable Differential Movement: No movement or displacement noted

4. Acceptable Beams: Solid wood

5. Acceptable Bearing Walls: Frame

6. Acceptable Joists/ Trusses: 2x10

7. Acceptable Piers/ Posts: Block piers, Steel posts - [Additional support has been added by a qualified contractor](#)

8. Acceptable Subfloor: OSB

9. Acceptable Floor/ Slab: Poured slab

10. Acceptable Stairs/ Handrails: Present

11. FYI Most hairline cracks in foundation walls, poured slabs and finished walls/ ceilings are normal settlement, but should be monitored for adverse changes.

## Crawl Space

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### Main Crawl Space

#### 1. View from inside Crawl Space



#### 2. Method of Inspection: In the crawl space

3. Acceptable Access: Door

4. Acceptable Moisture Intrusion: No moisture present at time of inspection

5. Acceptable Moisture Location: No moisture present at time of inspection

6. Acceptable Moisture Barrier: No moisture barrier present

7. Acceptable Insulation: Fiberglass

### Crawl Space (Continued)

- 8. Acceptable Vapor Barrier: Paper
- 9. Acceptable Ventilation: Vents
- 10. Acceptable Electrical: 110 VAC
- 11. Crawlspace should be inspected periodically by a qualified Pest Control Company for termites, pests and rodents.

### Basement

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#### Unfinished area Basement

##### 1. Views of basement



- 2. Acceptable Ceiling: Exposed framing
- 3. Acceptable Walls: Block
- 4. Acceptable Floor: Concrete - **Cracks present**
- 5. Acceptable Electrical: 110 VAC GFCI
- 6. Acceptable Basement Stairs/ Railings: Present
- 7. Acceptable Insulation: Fiberglass
- 8. Acceptable Moisture Intrusion: Dry at the time of the inspection
- 9. Acceptable Smoke Detector: Present



## Air Conditioning

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### Main AC System

1. Acceptable A/C System Operation: Functional - **To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.**
2. Marginal Condensate Removal: PVC - **There is evidence of past overflow in the drain pan inside the attic. There is no safety overflow switch present. Recommend installing a safety switch and having a HVAC contractor evaluate system**



3. Acceptable Exterior Unit: Pad mounted
4. Manufacturer: Goodman





### Air Conditioning (Continued)

- 5. Area Served: Whole building Approximate Age: 4 Years
- 6. Fuel Type: Electric Temperature Differential: na
- 7. Type: Central A/ C Capacity: 3.5 Ton
- 8. Acceptable Visible Coil: Aluminum outside
- 9. Marginal Refrigerant Lines: Copper - **Missing insulation on refrigerant line, Recommend adding insulation to line**



- 10. Acceptable Electrical Disconnect: Present
- 11. Acceptable Exposed Ductwork: Metal and flexible duct work
- 12. Acceptable Blower Fan/ Filters: Direct drive with disposable filter
- 13. Acceptable Thermostats: Individual
- 14. FYI For system longevity and efficiency, filters should be changed every 30 days or according to manufacturers recommendations, and the system be inspected and serviced annually by a qualified HVAC technician.

### Heating System

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#### Attic Heating System

- 1. Acceptable Heating System Operation: Adequate
- 2. Manufacturer: Carrier



- 3. Type: Forced air Capacity: Adequate for home

## Heating System (Continued)

4. Area Served: Whole building Approximate Age: 10 Years
5. Fuel Type: Natural gas
6. Acceptable Heat Exchanger: 4 Burner
7. Unable to Inspect: 90%
8. Acceptable Thermostats: Individual
9. Acceptable Blower Fan/ Filter: Direct drive with disposable filter
10. Acceptable Distribution: Metal and flexible duct
11. Acceptable Flue Pipe: Double wall
12. FYI For system longevity and efficiency, filters be changed every 30 days or according to manufacturers recommendations, and the system be inspected and serviced annually by a qualified HVAC technician.

## Plumbing

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1. Acceptable Service Line: Copper



2. Acceptable Main Water Shutoff: Garage
3. Acceptable Water Lines: Copper
4. Acceptable Drain Pipes: PVC
5. Acceptable Vent Pipes: PVC
6. Defective Gas Service Lines: Cast iron, CSST - **Yellow Corrugated Stainless Steel Tubing (CSST) gas line present and does not appear bonded. Recommend a qualified licensed electrician evaluate and make any necessary repairs. For more information visit [www.csstsafety.com](http://www.csstsafety.com)**

Plumbing (Continued)

Gas Service Lines: (continued)



Garage Water Heater

- 7. Acceptable Water Heater Operation: Adequate - [Stains noted](#)
- 8. Manufacturer: Bradford-White



- 9. Type: Natural gas Capacity: 50 Gal.
- 10. Approximate Age: 10 Years Area Served: Whole building
- 11. Acceptable Flue Pipe: Double wall
- 12. Acceptable TPRV and Drain Tube: Copper
- 13. FYI Because water can be turned off during real estate sales and transfers, it is recommended that all visible plumbing lines, fixtures and connections be inspected at final walk through, and again periodically for leaks. Follow manufacturers maintenance recommendations for all mechanical devices (water heaters, septic pumps, etc.)

## Fireplace/ Wood Stove

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### Bonus room Fireplace

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1. Acceptable Fireplace Construction: Prefab
2. Acceptable Operation Working Properly
3. Type: Gas log
4. Acceptable Fireplace Insert: Standard
5. Acceptable Smoke Chamber: Metal and glass
6. Acceptable Flue: Through wall vent



7. Acceptable Hearth: Adequate
8. FYI Fireplaces should be cleaned and inspected before initial use for safety, then annually or according to use by a qualified professional.

## Kitchen

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### Kitchen and dining area Kitchen

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**Kitchen (Continued)**

2. View of Kitchen



- 3. Acceptable Ceiling: Paint
- 4. Acceptable Walls: Paint
- 5. Marginal Floor: Tile - Cracks/ loose grout between tiles



- 6. Acceptable Windows: Good condition
- 7. Defective Electrical: 110 VAC GFCI - GFCI Outlet on counter is cracked, Recommend replacement



- 8. Acceptable HVAC Source: Present

**Kitchen (Continued)**

9. Acceptable Plumbing/ Fixtures: Adequate



10. Acceptable Sink: Good condition  
11. Acceptable Disposal: In-Sinkerator  
12. Acceptable Dishwasher: Maytag  
13. Acceptable Cooking Appliances: Whirlpool



14. Acceptable Ventilator: Present  
15. Marginal Refrigerator: Whirlpool - Door water dispenser not working



## Kitchen (Continued)

16. Acceptable Microwave: General Electric



17. Acceptable Counter Tops: Good condition

18. Acceptable Cabinets: Good condition

## Bathroom

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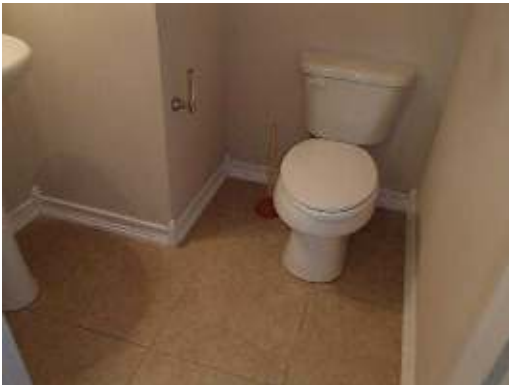
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1st floor hall, 1/2 Bath Bathroom

1. View of Bathroom



2. Acceptable Ceiling: Paint

3. Acceptable Walls: Paint - [Water stains present behind toilet](#)

**Bathroom (Continued)**

Walls: (continued)



4. Marginal

Floor: Tile - Cracks/ loose grout between tiles

5. Acceptable

Doors: Working Properly

6. Acceptable

Electrical: 110 VAC GFCI

7. Acceptable

Ventilation: Present

8. Acceptable

Faucets/ Traps: Adequate

9. Acceptable

Sink/ Basin: Pedestal

10. Defective

Toilets: Adequate - The toilet is loose at the floor and may require replacement of the wax seal



**Master Bathroom**

11. View of Bathroom

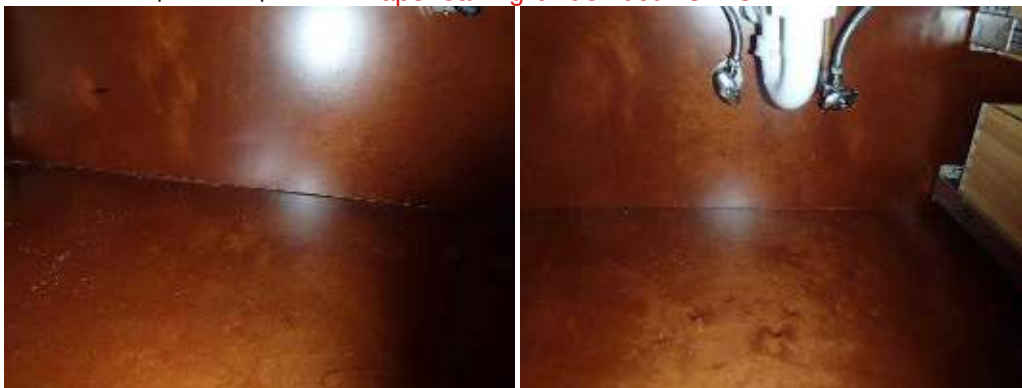


**Bathroom (Continued)**

View of Bathroom (continued)



- 12. Acceptable Ceiling: Paint
- 13. Acceptable Walls: Paint
- 14. Acceptable Floor: Vinyl floor covering
- 15. Acceptable Doors: Working Properly
- 16. Acceptable Windows: Good condition
- 17. Acceptable Electrical: 110 VAC GFCI
- 18. Acceptable HVAC Source: Present
- 19. Marginal Ventilation: Present - Loud operation
- 20. Defective Faucets/ Traps: Adequate - Traps leaking under both sinks



- 21. Acceptable Sink/ Basin: Dual bowl - Surface cracks present in face bowls
- 22. Acceptable Counter/ Cabinet: Adequate
- 23. Defective Tub/ Surround: Plastic/ Fiberglass - Hole with improper repair, Recommend repairs be made by a professional



- 24. Acceptable Toilets: Adequate



**Bathroom (Continued)**

25. Defective Shower/ Surround: Plastic/ fiberglass - **Hole with improper repair, Recommend repairs be made by a professional**  
**Faucet dripping, Recommend repair**



**Upstairs Bathroom**

26. View of Bathroom



27. Acceptable Ceiling: Paint  
28. Acceptable Walls: Paint  
29. Acceptable Floor: Vinyl floor covering  
30. Acceptable Doors: Working Properly  
31. Acceptable Electrical: 110 VAC GFCI  
32. Acceptable HVAC Source: Present  
33. Acceptable Ventilation: Present  
34. Acceptable Faucets/ Traps: Adequate  
35. Acceptable Sink/ Basin: Single bowl  
36. Acceptable Counter/ Cabinet: Adequate  
37. Defective Tub/ Surround: Plastic/ Fiberglass - **Diverter stuck on shower control**



## Bathroom (Continued)

38. Acceptable Toilets: Adequate

## Bedroom

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### 1st Floor Master Bedroom

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#### 1. View of Bedroom



- 2. Acceptable Closet: Walk In
- 3. Acceptable Ceiling: Paint
- 4. Acceptable Walls: Paint
- 5. Acceptable Floor: Carpet
- 6. Acceptable Doors: Working Properly - **Visible repair**
- 7. Acceptable Windows: Good condition
- 8. Acceptable Electrical: 110 VAC
- 9. Acceptable HVAC Source: Present
- 10. Acceptable Smoke Detector: Present

### Rear Bedroom

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#### 11. View of Bedroom



- 12. Acceptable Closet: Walk In
- 13. Acceptable Ceiling: Paint

## Bedroom (Continued)

- 14. Acceptable Walls: Paint
- 15. Acceptable Floor: Carpet
- 16. Acceptable Doors: Working Properly
- 17. Acceptable Windows: Good condition
- 18. Acceptable Electrical: 110 VAC - [Cover plate missing](#)
- 19. Acceptable HVAC Source: Present
- 20. Acceptable Smoke Detector: Present

### Center Bedroom

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#### 21. View of Bedroom



- 22. Acceptable Closet: Single small
- 23. Acceptable Ceiling: Paint
- 24. Acceptable Walls: Paint
- 25. Acceptable Floor: Carpet
- 26. Acceptable Doors: Working Properly
- 27. Acceptable Windows: Good condition
- 28. Acceptable Electrical: 110 VAC
- 29. Acceptable HVAC Source: Present
- 30. Acceptable Smoke Detector: Present

## Living Space

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### Living Room Living Space

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**Living Space (Continued)**

1. View of Living Area



- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Marginal Floor: Laminant - **Loose trim**



- 5. Acceptable Windows: Good condition
- 6. Acceptable Electrical: 110 VAC
- 7. Acceptable HVAC Source: Present
- 8. Acceptable Smoke Detector: Present

Dining Room Living Space

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9. View of Living Area



- 10. Acceptable Ceiling: Paint
- 11. Acceptable Walls: Paint
- 12. Acceptable Floor: Tile

**Living Space (Continued)**

13. Marginal Windows: Good condition - **Right rear window not working properly**



14. Acceptable Electrical: 110 VAC

15. Acceptable HVAC Source: Present

**Loft Living Space**

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16. View of Living Area



17. Acceptable Closet: Single small

18. Acceptable Ceiling: Paint

19. Acceptable Walls: Paint

20. Acceptable Floor: Carpet

21. Acceptable Windows: Good condition

22. Acceptable Electrical: 110 VAC

23. Acceptable HVAC Source: Present

24. Acceptable Smoke Detector: Present

**Bonus room Living Space**

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25. View of Living Area





### Living Space (Continued)

- 26. Acceptable Closet: Single small
- 27. Acceptable Ceiling: Paint
- 28. Acceptable Walls: Paint
- 29. Acceptable Floor: Carpet
- 30. Acceptable Doors: Working Properly
- 31. Acceptable Windows: Good condition
- 32. Acceptable Electrical: 110 VAC
- 33. Acceptable HVAC Source: Present
- 34. Acceptable Smoke Detector: Present

### Laundry Room/ Area

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#### 1st Floor Laundry Room/ Area

##### 1. View of Laundry room



- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Tile
- 5. Marginal Doors: Bi-fold - **Doors need adjustment**
- 6. Acceptable Electrical: 110 VAC
- 7. Acceptable HVAC Source: Present
- 8. Acceptable Washer Hose Bib: Ball valves
- 9. Acceptable Dryer Vent: Rigid metal
- 10. Acceptable Washer Drain: Wall mounted drain
- 11. Acceptable Washer and Dryer Electrical: 110 VAC, 220-240 VAC
- 12. FYI All washer hoses and connections should be inspected for leaks at final walk through and again periodically. Dryer lint traps, ducts and exit covers should also be occasionally inspected and cleaned to guard against lint accumulation that can be a fire hazard.

**Infrared Scan**

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- Marginal Item is not fully functional and requires repair or servicing.
- Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Acceptable Building Scan No concerns were noted in scan - This is for your information and is not a complete energy scan of the building. This is some pictures we took during the inspection to provided a better home inspection. Infrared cameras can not see through walls but are very effective at documenting consistent temperature which is congruent with dry surfaces. If there were and concerns found they will be documented in the body of the report.



## Final Comments

At Bentley and Associates, LLC., we strive to provide informative and thorough Home inspections, representing the condition of the property at the time of inspection. We recommend at final walk through, to observe areas that may have been previously blocked by personal items, furniture or area rugs. Visually inspect items you have asked to be repaired. We recommend that all repairs be done by a licensed or qualified professional in that field. Items or areas that we find in need of repair may have hidden damage that cannot be visually observed during the inspection, and thus may be found when repairs are being made. We do offer a re-inspection at a charge, should repairs be extensive or beyond your ability to properly access. If there are any concerns following this inspection or during final walk through, please contact us at 865-986-2516. Pictures always help and can be emailed to [bentleyde@gmail.com](mailto:bentleyde@gmail.com). Thank you for using Bentley and Associates, LLC, for your Home Inspection.

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

#### 1. Fences: Privacy - Damaged areas



### Exterior

#### 2. Main, Sides and rear Exterior Surface Type: Vinyl siding - Small holes and cracks in rear, Sagging from heat in rear corner, Loose section at front porch



Exterior (Continued)

Type: (continued)



3. Soffits: Vinyl - Small section loose in rear



Air Conditioning

4. Main AC System Condensate Removal: PVC - There is evidence of past overflow in the drain pan inside the attic. There is no safety overflow switch present. Recommend installing a safety switch and having a HVAC contractor evaluate system





**Air Conditioning (Continued)**

Condensate Removal: (continued)



5. Main AC System Refrigerant Lines: Copper - **Missing insulation on refrigerant line, Recommend adding insulation to line**



**Kitchen**

6. Kitchen and dining area Kitchen Floor: Tile - **Cracks/ loose grout between tiles**



7. Kitchen and dining area Kitchen Refrigerator: Whirlpool - **Door water dispenser not working**

**Kitchen (Continued)**

Refrigerator: (continued)



**Bathroom**

8. 1st floor hall, 1/2 Bath Bathroom Floor: Tile - Cracks/ loose grout between tiles

9. Master Bathroom Ventilation: Present - Loud operation

**Living Space**

10. Living Room Living Space Floor: Laminant - Loose trim



11. Dining Room Living Space Windows: Good condition - Right rear window not working properly



**Laundry Room/ Area**

12. 1st Floor Laundry Room/ Area Doors: Bi-fold - Doors need adjustment

## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Roof

1. Downspouts: Aluminum - Rear left side downspout is turning water into opening above soffit recommend repair and have a contractor evaluate to see if there is water damage inside wall and repair downspout Pulled loose in rear, Recommend repair



### Attic

2. Main Attic Access Pull down - Recommend adding nails to hole provided in the metal bracket at top Cover loose, recommend repair



### Garage/ Carport

3. Attached Garage Garage door trim Aluminum clad - Evidence of past water intrusion, Caulk added, Soft area on overhead piece of wood trim. Recommend evaluation and repair by a licensed contractor

**Garage/ Carport (Continued)**

Garage door trim (continued)



**Plumbing**

4. Gas Service Lines: Cast iron, CSST - Yellow Corrugated Stainless Steel Tubing (CSST) gas line present and does not appear bonded. Recommend a qualified licensed electrician evaluate and make any necessary repairs. For more information visit [www.csstsafety.com](http://www.csstsafety.com)



Defective Summary (Continued)

Kitchen

5. Kitchen and dining area Kitchen Electrical: 110 VAC GFCI - **GFCI Outlet on counter is cracked, Recommend replacement**



Bathroom

6. 1st floor hall, 1/2 Bath Bathroom Toilets: Adequate - **The toilet is loose at the floor and may require replacement of the wax seal**



7. Master Bathroom Faucets/ Traps: Adequate - **Traps leaking under both sinks**





**Defective Summary (Continued)**

8. Master Bathroom Tub/ Surround: Plastic/ Fiberglass - **Hole with improper repair, Recommend repairs be made by a professional**



9. Master Bathroom Shower/ Surround: Plastic/ fiberglass - **Hole with improper repair, Recommend repairs be made by a professional**  
**Faucet dripping, Recommend repair**



10. Upstairs Bathroom Tub/ Surround: Plastic/ Fiberglass - **Diverter stuck on shower control**

