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Report: Sample Report

Inspection Report

New Home
Chattanooga, TN 37421
Prepared for: Mr. & Mrs. Buyer



Prepared by:
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This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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September 29, 2014

Mr. & Mrs. Buyer

RE: New Home
Chattanooga, TN 37421



Dear Mr. & Mrs. Buyer:

At your request, a visual inspection of the above referenced property was conducted on . An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

Overall, the house was constructed in a workmanlike manner, consistent with local building codes in effect at the time of construction. There are a few issues of varying criticality that are listed on the following pages. The items listed on the Report Summary are the items of greatest and/or most immediate concern. Some of those items will likely require further evaluation and repair by licensed trades people. I recommend they be addressed for safety, damage, operational, and/or service life reasons. Other issues of varying criticality, general comments, maintenance recommendations, and limitations are also listed throughout the report. Bear in mind, all houses need repairs of one type or another, even if only minor. Buyers and sellers of houses often have different perspectives on this issue. Some of the reported repairs may be of the type you would be inclined to live with under normal circumstances.

The complete report may include additional information of concern to the client. It is recommend that the client read the entire report as other minor items are also noted in the report and should receive eventual attention; however, none of them affect the habitability of the house and there correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear and are considered upgrades.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection before closing. Please call our office for any clarifications or further questions.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Russ Haynes

Residential Inspection Services

September 29, 2014

Mr. & Mrs. Buyer

RE: New Home
Chattanooga TN 37421



REPORT SUMMARY

INTERIOR

DOORS:

INTERIOR DOORS:

The upstairs bathroom door does not latch. Recommend adjustment.

WINDOWS:

TYPE & CONDITION:

The master bedroom window thermal seal is damaged. Note the hazing/condensation between the glass panes. This is more of a cosmetic issue than a maintenance issue, however you may want to replace the glass.

CEILINGS:

TYPE & CONDITION:

Dry stain noted on the upstairs bath ceiling. No leaks found overhead. Appears to be from an old leak. Inquire with seller/monitor.

BATHROOMS

TUB/SHOWER FIXTURES:

BATH #2

The upstairs bath tub mechanical drain stopper is missing. Recommend repair.

ELECTRICAL

CONDUCTORS:

BRANCH WIRING:

Open junction boxes noted below the basement steps and at the exterior back yard street light. Recommend installing cover plates.

SWITCHES & OUTLETS:

CONDITION:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at the exterior receptacles.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the

inspection report or the home, please feel free to call us.

Sincerely,
Russ Haynes
Residential Inspection Services
423-240-9403

GENERAL INFORMATION

Client & Site Information:

Inspection Date:

Client: Mr. & Mrs. Buyer

Inspection Site: New Home
Chattanooga, TN 37421

House Occupied? Yes.

People Present: Buyer.

Building Characteristics:

Main Entry Faces: Southeast.

Estimated Age: 30.

Stories: 1 1/2.

Space Below Grade: Unfinished basement.

Climatic Conditions:

Weather: Partly Cloudy.

Soil Conditions: Dry.

Outside Temperature (F): 70-80.

Utility Services:

Water Source: Public.

Sewage Disposal: Private.

Utilities Status: All utilities on.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no

involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

INTERIOR

DOORS:

MAIN ENTRY DOOR: Operational, Doorbell operational.
OTHER EXTERIOR DOORS: Standard side/rear door, Operational.
INTERIOR DOORS: The upstairs bathroom door does not latch. Recommend adjustment.

WINDOWS:

TYPE & CONDITION: Vinyl, Double pane, Single hung (only the bottom window opens), A representative sampling was taken. Windows as a grouping are operational. The master bedroom window thermal seal is damaged. Note the hazing/condensation between the glass panes. This is more of a cosmetic issue than a maintenance issue, however you may want to replace the glass.



INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, General condition appears operational.

CEILING:

TYPE & CONDITION: Drywall, General condition appears operational, Dry stain noted on the upstairs bath ceiling. No leaks found overhead. Appears to be from an old leak. Inquire with seller/monitor.



FLOORS:

TYPE & CONDITION: Carpet, Vinyl, Laminate, General condition appears operational.

STAIRS & HANDRAILS:

CONDITION: Stairs and handrails appear operational.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Propane, Masonry, Damper is operational, Gas off at time of inspection. Not tested. Appears operational.

SMOKE / FIRE DETECTOR:

COMMENTS: Noted, but not tested. Recommend testing all smoke detectors.

ENTRY & MAIN HALLWAY

Entry Floor: The floor covering material is laminate.
Main Hallway: Appears operational.
Smoke Detector: Noted, but not tested. Recommend testing all smoke detectors.
Guest Closet: Appears operational.
Upper Level Hallway: Appears operational.
Upper Level Smoke Detector: Noted, but not tested. Recommend testing all smoke detectors.

KITCHEN

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Sink, faucet and sprayer are all operational.

COUNTERS AND CABINETS: Formica counter tops with wood cabinets. Both appear operational.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric, Free-standing, All range and oven elements/burners are operational.

VENTILATION:

TYPE AND CONDITION: Internal, Exhaust fan and light are operational.

DISHWASHER:

CONDITION: Ran complete cycle. Appears operational.

OTHER BUILT-INS:

MICROWAVE: The microwave appears operational, however heating of food/liquid is not part of the inspection.

LAUNDRY

LAUNDRY:

Location: Utility Room.

Utility Condition: Plumbing appears operational, There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested, 220 service operational, 110 receptacle is grounded, Dryer venting is provided.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

HEATING & AIR CONDITIONING

AIR CONDITIONING UNIT #1

TYPE: Central, Electric, Operational.



POWER SOURCE: 220 Volt, Electrical disconnect present.

COMPRESSOR AGE IN YEARS: 1?



RETURN AIR TEMPERATURE: 72.

SUPPLY AIR TEMPERATURE: 54.

AIR TEMPERATURE DROP: 18.

SYSTEM CONDITION: Operational.

CONDENSATE LINE: Condensate line installed, There is a pan installed below the interior unit. The pan is equipped with a safety float switch which will shut the system down in the event that the condensation drain line is not draining and water begins to accumulate in the pan. The float switch was not tested, Condensation pump installed. Appears operational.



NORMAL CONTROLS: Operational.

HEATING UNIT # 1

LOCATION OF PRIMARY UNIT: Basement, Closet.



SYSTEM TYPE: Central, Heat Pump.

FUEL TYPE AND NOTES: Electric.

APPROXIMATE AGE IN YEARS: 1.



RETURN AIR TEMPERATURE: 74.

SUPPLY AIR TEMPERATURE: 92.

Heat Pump Backup Heat Source: Electric coils are installed for backup heat and appear operational.

SYSTEM CONDITION: Operational.

PUMP/BLOWER FAN: Operational.

AIR PLENUM: Appears operational.

AIR FILTERS: Operational.

NORMAL CONTROLS: Operational.

GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached, One car.

FLOOR:

CONDITION: Operational.

FIRE WALL:

CONDITION: Appears operational.

GARAGE DOORS

CONDITION: Operational, Automatic door opener(s) operational, Automatic reverse feature(s) operational, Electronic eye(s) operational.

ELECTRICAL

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 tested regularly. This inspection does not include: Low voltage systems, telephone wiring, intercoms, sound systems, central vac systems, sprinkler systems, alarm systems, cable or satellite TV wiring, timers or smoke detectors. All receptacles/outlets may not be tested due to obstructions.

SERVICE:

TYPE AND CONDITION:

Underground service to the structure. Contact the utility company to mark the location of underground cable before digging.



ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

Basement, Operational.



Inspector Notes:

Circuit and wire sizing correct so far as visible, Grounding system is present, 200 amp main.



OF 110 VOLT CIRCUITS: 14.

OF 220 VOLT CIRCUITS: 5

CONDUCTORS:

ENTRANCE CABLES:

Aluminum, Operational.



BRANCH WIRING:

Copper, Operational, Open junction boxes noted below the basement steps and at the exterior back yard street light. Recommend installing cover plates.



SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets were tested. As a whole, outlets and switches throughout the house are in operational condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at the exterior receptacles.

ROOF & ATTIC

ATTIC AND INSULATION:

*ACCESSIBILITY AND
CONDITION:*

Attic is full size, Accessible, Appears operational.



*INSULATION TYPE AND
CONDITION:*

Fiberglass - Blown, Appears operational.

DEPTH AND R-FACTOR:

10 inches +, R-30 +



ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

Viewed from ground with binoculars.

ROOF COVERING STATUS:

Appears operational within useful life.



GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Aluminum, Appears operational.



EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, Composition, Appears operational.



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL: Copper.
CONDITION: Operational.

SUPPLY LINES:

MATERIAL: Copper, Pressure reducing and shut off valves are located in the basement.



CONDITION: Operational.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Operational.

HOSE FAUCETS:

OPERATION: Operational.

WATER HEATER

TYPE: Electric.



SIZE: Not sure of size. Not printed on label.

LOCATION: Basement.

CONDITION: Operational, Pressure relief valve noted, not tested, Thermal blanket installed - unable to fully view tank, A water shutoff valve is installed.

SEPTIC SYSTEM:

SEPTIC TANK LOCATION: Unknown. Inquire with seller as to location.

DRAIN FIELD LOCATION: Unknown.

SYSTEM CONDITION: Appears operational, but not tested.

EXTERIOR - BASEMENT - CRAWL SPACE

Areas hidden from view by finished walls or stored items can not 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 are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Hardboard siding, Brick.
CONDITION: Appears operational.

TRIM:

MATERIAL: Wood.
CONDITION: Appears operational.

CHIMNEY:

MATERIAL: Brick.
CONDITION: Appears operational.



PATIO/PORCH:

TYPE: Concrete.
CONDITION: Operational.

DECKS:

TYPE: Wood.
CONDITION: Operational.

PATIO/PORCH COVER:

TYPE: Same as structure.
CONDITION: Operational.

EXTERIOR STAIRS/STEPS:

CONDITION: Operational, Handrails operational

SLAB ON GRADE:

CONDITION: Appears operational.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is fully accessible, Stairs and handrail operational, Basement door appears operational.

BASEMENT/CRAWL SPACE WALLS: Concrete Block, Sheet Rock.

BASEMENT/CONDITION: Appears operational, Probed the accessible perimeter of the basement with a moisture meter. No moisture was detected.

BEAMS: Appears operational.

FLOOR JOISTS: Appear operational.

COLUMNS/SUPPORTS: Appear operational.

GROUNDS

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 areas of 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. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE: Asphalt.
CONDITION: Operational.

SIDEWALKS:

TYPE: Concrete.
CONDITION: Operational.

LANDSCAPING:

CONDITION: Maintained.

GRADING:

SITE: Flat site, Gentle slope.

Electrical:

<i>ENTRY & MAIN HALLWAY</i>	The outlets and switches in the entry/hallway are in operational condition.
<i>LIVING ROOM</i>	The outlets and switches in this room are in operational condition.
<i>DINING ROOM</i>	The outlets and switches in this room are in operational condition.
<i>KITCHEN MISC:</i>	The outlets and switches in the kitchen are in operational condition, GFCI operational at kitchen sink area.
<i>LAUNDRY:</i>	The outlets and switches in this room are in operational condition.
<i>BATH #1</i>	The outlets and switches in this room are in operational condition, GFCI operational at sink.
<i>BATH #2</i>	The outlets and switches in this room are in operational condition, GFCI operational at sink.
<i>MASTER BEDROOM:</i>	The outlets and switches in this room are in operational condition.
<i>BEDROOM #2</i>	The outlets and switches in this room are in operational condition.
<i>BEDROOM #3:</i>	The outlets and switches in this room are in operational condition.

Walls:

<i>LIVING ROOM</i>	Appears operational.
<i>DINING ROOM</i>	Appears operational.
<i>KITCHEN MISC:</i>	Appears operational.
<i>LAUNDRY:</i>	The walls are operational.
<i>BATH #1</i>	Appears operational.
<i>BATH #2</i>	Appears operational.
<i>MASTER BEDROOM:</i>	Appears operational.
<i>BEDROOM #2</i>	Appears operational.
<i>BEDROOM #3:</i>	Appears operational.

Ceiling:

<i>LIVING ROOM</i>	Appears operational.
<i>DINING ROOM</i>	Appears operational.
<i>KITCHEN MISC:</i>	Appears operational.
<i>MASTER BEDROOM:</i>	Appears operational.
<i>BEDROOM #2</i>	Appears operational.
<i>BEDROOM #3:</i>	Appears operational.

Floor:

<i>LIVING ROOM</i>	The floor covering material is carpet.
<i>DINING ROOM</i>	The floor covering material is laminate.
<i>KITCHEN MISC:</i>	The floor covering material is laminate.
<i>LAUNDRY:</i>	The floor covering material is laminate.
<i>BATH #1</i>	The floor covering material is laminate.
<i>BATH #2</i>	The floor covering material is vinyl.
<i>MASTER BEDROOM:</i>	The floor covering material is carpet.
<i>BEDROOM #2</i>	The floor covering material is carpet.
<i>BEDROOM #3:</i>	The floor covering material is carpet.

Ceiling Fan:

<i>LIVING ROOM</i>	There is a ceiling fan installed and it appears to be operational.
<i>MASTER BEDROOM:</i>	There is a ceiling fan installed and it appears to be operational.
<i>BEDROOM #2</i>	There is a ceiling fan installed and it appears to be operational.

BEDROOM #3:

There is a ceiling fan installed and it appears to be operational.

Heat/air source:

LIVING ROOM

There is an operational heat/air vent register in this room.

DINING ROOM

There is an operational heat/air vent register in this room.

MASTER BEDROOM:

There is an operational heat/air vent register in this room.

BEDROOM #2

There is an operational heat/air vent register in this room.

BEDROOM #3:

There is an operational heat/air vent register in this room.

HEAT/AIR SOURCE NOTED:

KITCHEN MISC:

There is an operational heat/air vent register in this room.

LAUNDRY:

There is an operational heat/air vent register in this room.

BATH #1

There is an operational heat/air vent register in this room.

BATH #2

There is an operational heat/air vent register in this room.

Entry Door:

LAUNDRY:

Operational.

BATH #1

Operational.

BATH #2

Operational. Entry door does not latch. Recommend adjustment.

MASTER BEDROOM:

Operational.

BEDROOM #2

Operational.

BEDROOM #3:

Operational.

Ceilings:

LAUNDRY:

The ceiling is operational.

SINK & CABINETRY:

BATH #1

Appears operational.

BATH #2

Appears operational.

TOILET:

BATH #1

Appears operational.

BATH #2

Appears operational.

TUB/SHOWER FIXTURES:

BATH #1

Appears operational.

BATH #2

Appears operational, The bath tub mechanical drain stopper is missing. Recommend repair.



TUB/SHOWER & WALLS

BATH #1

Tub shower combo. Appears operational.

BATH #2

Tub shower combo. Appears operational.

BATH VENTILATION:

BATH #1

Exhaust vent is operational.

BATH #2

Exhaust vent is operational.

CEILINGS

BATH #1

Appears operational.

BATH #2

Appears operational.

CLOSET:

BATH #2

Operational.

MASTER BEDROOM:

Appears operational.

BEDROOM #2

Appears operational.

BEDROOM #3:

Appears operational.