

INSPECTION REPORT



For the Property at:
208 SAMPLE STREET
NASHVILLE, TN 37214

Prepared for: SAMPLE REPORT
Inspection Date: Wednesday, December 13, 2023
Prepared by: Chris Cutrell, 2207



Green Flag Inspections
P.O. Box 277
Thompsons Station, TN 37179
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chris@greenflaginspections.com

Green Flag Inspections: Move forward with confidence!



January 24, 2024

Dear Sample Report,

RE: Report No. 1536, v.4
208 Sample Street
Nashville, TN
37214

Thank you for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Chris Cutrell
on behalf of
Green Flag Inspections

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SUMMARY

208 Sample Street, Nashville, TN December 13, 2023

Report No. 1536, v.4

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • Discharge too close to building

Extend downspout to discharge further from building.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Southeast Exterior Wall

Task: Correct

Time: Immediate

Condition: • Loose

Secure downspout to porch column.

Location: Front Porch

Task: Repair

Time: Immediate

Condition: • Unconventional Installation

Correct installation of downspout extender to eliminate uphill path for water.

Location: Northwest Exterior Wall

Task: Correct

Time: Immediate

WALLS \ Trim

Condition: • Rot or insect damage

Repair damage to wall around door frame.

** See termite inspection report in appendix.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Rear Utility Closet

Task: Repair

Time: Immediate

WALLS \ Metal siding

Condition: • Damage

Seal holes in metal siding.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Northwest Exterior Wall

Task: Repair

Time: Immediate

WALLS \ Vent (fan, clothes dryer, etc.)

Condition: • Cover does not close properly

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Clean / Repair cover to shut when not in use.

Implication(s): Chance of pests entering building | Increased heating and cooling costs

Location: Laundry Area

Task: Correct

Time: Immediate

DOORS \ Hardware

Condition: • Missing or damaged

Install missing screws in hinges of front and back doors.

Implication(s): Increased heating and cooling costs | Poor security

Location: Front and Back Doors

Task: Repair

Time: Immediate

Structure

FLOORS \ Joists

Condition: • Rot

Rot in crawlspace under kitchen sink.

Repair rotted wood.

Maintain dry environment below kitchen sink.

Potential for hidden damage.

Implication(s): Weakened structure

Location: East Exterior Wall

Task: Repair

Time: Immediate

WALLS \ Wood frame walls

Condition: • Damage

Repair sheathing in attic exterior wall.

Location: Attic

Task: Repair

Time: Immediate

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • Water stains

Monitor water stain in attic for moisture.

(dry at time of inspection)

Implication(s): Material deterioration

Location: Attic

Task: Monitor

Time: Ongoing

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Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • Branches / vines interfering with wires

Prune trees away from low voltage lines.

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: Front Yard

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • Flexible conduit needed

Provide the correct length of flexible conduit for water heater.

Implication(s): Electric shock

Location: Staircase Closet

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed

Condition: • Unprotected Openings

Seal unprotected opening in junction box.

Location: Laundry Area

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Ungrounded

Correct wiring to outlet to provide proper ground.

Implication(s): Electric shock

Location: Second Floor Bedroom

Task: Correct

Time: Immediate

Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

Install GFCI protection for all outlets servicing countertops in kitchen.

Implication(s): Electric shock

Location: Kitchen

Task: Correct

Time: Immediate

Condition: • Obstructed by paint

Remove debris from ground slot in outlet.

Location: Second Floor Bedroom

Task: Correct

Time: Immediate

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DISTRIBUTION SYSTEM \ Switches

Condition: • 3-way not working as intended

Correct wiring to 3 way switch in stairway.

Implication(s): Nuisance | Fall hazard

Location: Staircase

Task: Correct

Time: Immediate

Cooling & Heat Pump

HEAT PUMP \ Outdoor coil

Condition: • Iced up

Service heat pump before operating.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Southeast Exterior

Task: Service

Time: Immediate

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • Exposed combustible insulation

Cover insulation with plywood / drywall.

or reinstall batted insulation correctly.

Implication(s): Increased fire hazard

Location: Northeast Attic Exterior Wall

Task: Correct

Time: Immediate

Plumbing

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Poor support

Install support for supply lines near water heater.

Implication(s): Chance of water damage to structure, finishes and contents | Leakage

Location: Staircase Closet

Task: Correct

Time: Immediate

WATER HEATER \ Tank

Condition: • Safety pan and drain defect

Repair safety pan to contain flooding.

Implication(s): Chance of water damage to structure, finishes and contents | Damage to equipment

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Location: Staircase Closet

Task: Repair

Time: Immediate

Condition: • Expansion tank missing
Install expansion tank near water heater.

Location: Staircase Closet

Task: Correct

Time: Immediate

WATER HEATER \ Temperature/pressure relief (TPR) valve

Condition: • Discharge tube missing
Install discharge tube on water tank.

Implication(s): Scalding

Location: Staircase Closet

Task: Correct

Time: Immediate

FIXTURES AND FAUCETS \ Bathtub

Condition: • Leak
Repair leak in wall of hallway bathroom.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Second Floor Bathroom

Task: Repair

Time: Immediate

Condition: • Loose or unstable
Secure plumbing in wall to prevent movement.
Implication(s): Chance of water damage to structure, finishes and contents

Location: Bathroom

Task: Repair

Time: Immediate

Condition: • Hot and cold faucets not identified clearly
Correct plumbing so faucet operates OFF, COLD, HOT.
Implication(s): Nuisance | Reduced operability | Physical injury

Location: Second Floor Bathroom

Task: Repair

Time: Immediate

FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • Caulking loose, missing or deteriorated
Repair caulk around bathtub enclosures.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Bathrooms

Task: Repair

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Time: Immediate

FIXTURES AND FAUCETS \ Toilet

Condition: • Loose

Secure toilet to floor in primary bathroom.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Primary Bathroom

Task: Repair

Time: Immediate

Interior

FLOORS \ Subflooring

Condition: • Uneven subfloor

Monitor for changes or movement in bedroom floor.

High spot in bedroom floor.

Location: Second Floor Bedroom

Task: Monitor

Time: Ongoing

WINDOWS \ Glass (glazing)

Condition: • Lost seal on double or triple glazing

Repair / Replace window panes that has lost seal.

Implication(s): Shortened life expectancy of material

Location: Kitchen

Task: Repair

Time: Immediate

WINDOWS \ Sashes

Condition: • Inoperable

Repair windows for normal operation.

Implication(s): Equipment inoperative

Location: Various

Task: Repair

Time: Immediate

DOORS \ Doors and frames

Condition: • Loose or poor fit

Adjust hardware for proper fit in frames.

(downstairs bedroom, upstairs bathroom)

Implication(s): Chance of damage to finishes and structure

Location: Various

Task: Repair

Time: Immediate

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DOORS \ Hardware

Condition: • Loose

Secure hinge on primary bedroom door.

Align hinges for proper operation.

Implication(s): Equipment failure

Location: Primary Bedroom

Task: Repair

Time: Immediate

STAIRS \ Handrails and guards

Condition: • Loose

Implication(s): Fall hazard

Location: Staircase

Task: Repair

Time: Immediate

STAIRS \ Spindles or balusters

Condition: • Too far apart

Correct spacing on spindles in staircase.

Implication(s): Fall hazard

Location: Staircase

Task: Correct

Time: Immediate

APPLIANCES \ Oven

Condition: • Anti-tipping device missing

Install anti tipping device behind oven.

Implication(s): Physical injury

Location: Kitchen

Task: Correct

Time: Immediate

Condition: • Loose Electrical Connection

Correct installation of Oven and electrical circuit serving oven.

Unnatural smell coming from wall behind oven during use.

Odor was not coming from inside oven.

Odor is similar to burning wiring smell.

Unknown source of odor when oven is in use.

Location: Kitchen

Task: Repair

Time: Immediate

Condition: • Incomplete Installation

Complete installation by leveling appliance in position.

Location: Kitchen

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Task: Correct

Time: Immediate

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Suspected Possible Fungus Growth

Some deposits on floor joists.

Suspected possible mold or fungus.

Recommended to have mold inspection conducted to determine presence of harmful mold.

Location: Various Crawl Space

Task: Further evaluation

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

The home is considered to face: • Northwest

Sloped roofing material:

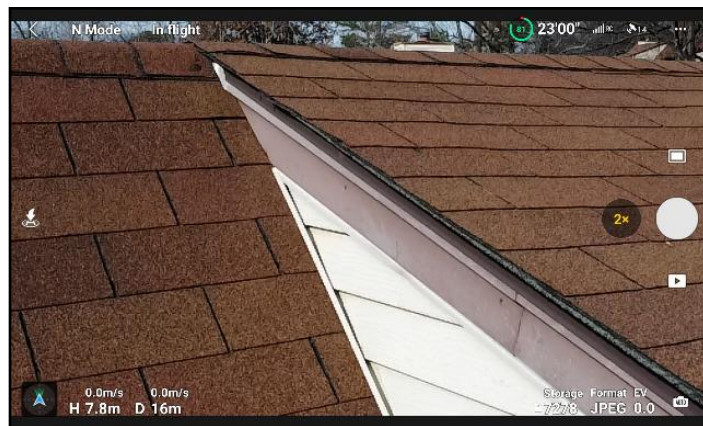
- Asphalt shingles



Asphalt shingles

Sloped roof flashing material:

- Metal



Metal

Limitations

Inspection performed: • With a drone

Recommendations

ROOF DRAINAGE \ Downspouts

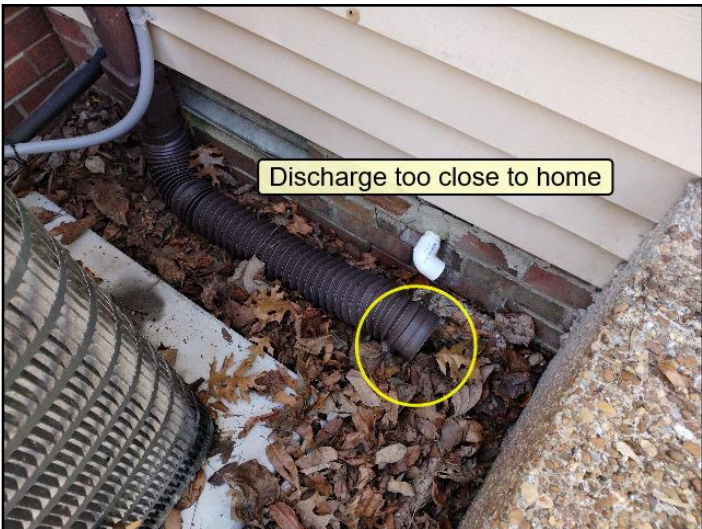
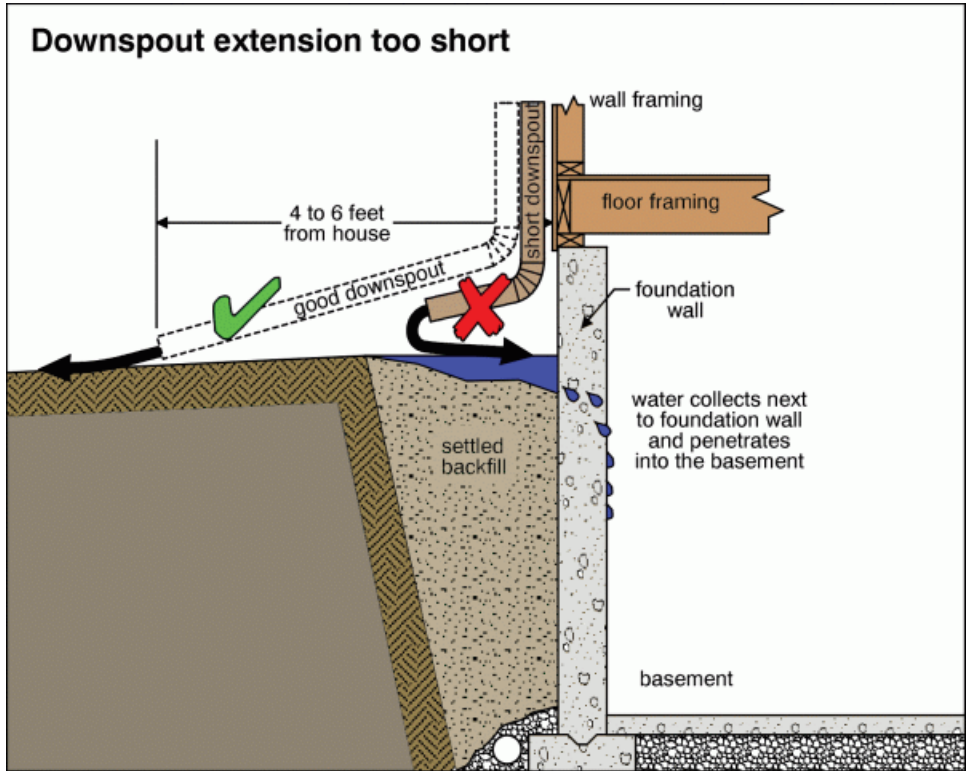
Condition: • Discharge too close to building
Extend downspout to discharge further from building.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Southeast Exterior Wall

Task: Correct

Time: Immediate



Discharge too close to building

EXTERIOR

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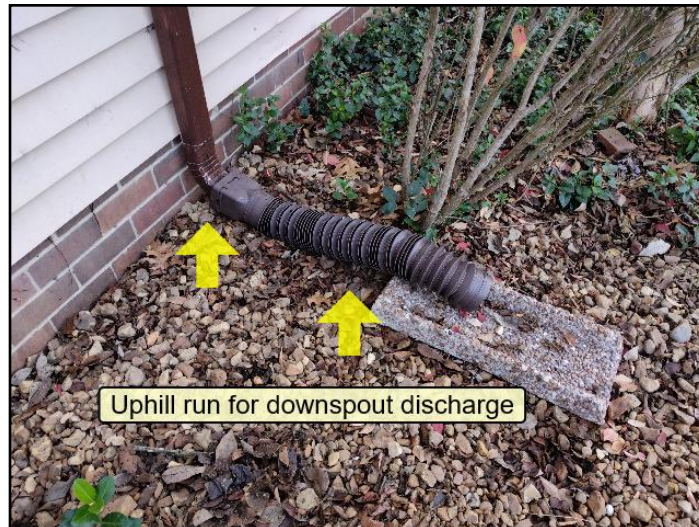
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

Condition: • Loose
Secure downspout to porch column.
Location: Front Porch
Task: Repair
Time: Immediate



Loose

Condition: • Unconventional Installation
Correct installation of downspout extender to eliminate uphill path for water.
Location: Northwest Exterior Wall
Task: Correct
Time: Immediate



Unconventional Installation

WALLS \ Trim

Condition: • Rot or insect damage

EXTERIOR

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Repair damage to wall around door frame.

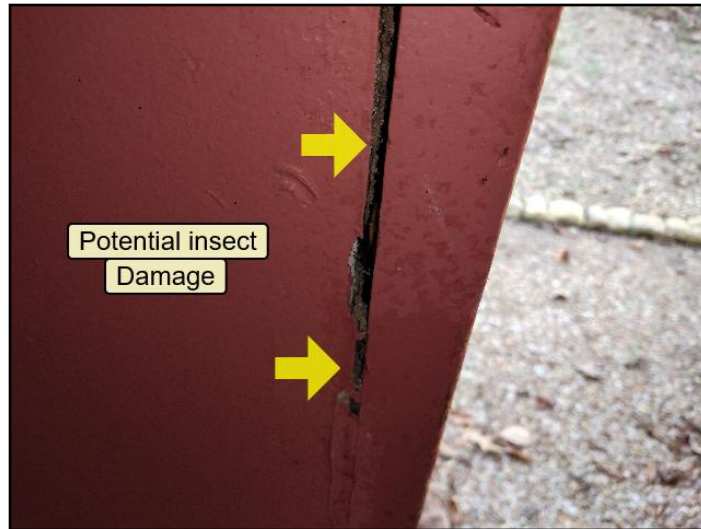
** See termite inspection report in appendix.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Rear Utility Closet

Task: Repair

Time: Immediate



Rot or insect damage

WALLS \ Metal siding

Condition: • Damage

Seal holes in metal siding.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Northwest Exterior Wall

Task: Repair

Time: Immediate



Damage



Damage

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WALLS \ Vent (fan, clothes dryer, etc.)

Condition: • Cover does not close properly
Clean / Repair cover to shut when not in use.

Implication(s): Chance of pests entering building | Increased heating and cooling costs

Location: Laundry Area

Task: Correct

Time: Immediate



Cover does not close properly

DOORS \ Hardware

Condition: • Missing or damaged
Install missing screws in hinges of front and back doors.

Implication(s): Increased heating and cooling costs | Poor security

Location: Front and Back Doors

Task: Repair

Time: Immediate

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Missing or damaged



Missing or damaged



Missing or damaged



Missing or damaged

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Missing or damaged

Description

Gutter & downspout material:

- Aluminum



Aluminum

Downspout discharge:

- Above grade

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Above grade

Lot slope:

- Flat



Flat

Wall surfaces and trim:

- Metal siding

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Metal siding

Driveway:

- Blacktop



Blacktop

Walkway:

- Aggregate

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Aggregate

Limitations

Inspection limited/prevented by: • Inaccessible wall

Exterior inspected from: • Ground level

Recommendations

FLOORS \ Joists

Condition: • Rot

Rot in crawlspace under kitchen sink.

Repair rotted wood.

Maintain dry environment below kitchen sink.

Potential for hidden damage.

Implication(s): Weakened structure

Location: East Exterior Wall

Task: Repair

Time: Immediate



Rot



Rot



Rot



Rot

WALLS \ Wood frame walls

Condition: • Damage

Repair sheathing in attic exterior wall.

Location: Attic

Task: Repair

Time: Immediate



Damage

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • Water stains

Monitor water stain in attic for moisture.

(dry at time of inspection)

Implication(s): Material deterioration

Location: Attic

Task: Monitor

Time: Ongoing

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Water stains

Description

Configuration:

- Crawlspace



Crawlspace

Foundation material:

- Masonry block

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Masonry block

Floor construction:

- Joists



Joists

Exterior wall construction:

- Wood frame

STRUCTURE

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Wood frame

Roof and ceiling framing:

- Rafters/ceiling joists



Rafters/ceiling joists

Location of access to under-floor area:

- Exterior
Southwest side.

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Exterior

Limitations

- Inspection limited/prevented by:** • Ceiling, wall and floor coverings • New finishes/paint • Insulation
- Attic/roof space:** • Entered but access was limited
- Crawlspace:** • Entered but access was limited

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Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • Branches / vines interfering with wires

Prune trees away from low voltage lines.

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: Front Yard

Task: Correct

Time: Immediate



Branches / vines interfering with wires

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • Flexible conduit needed

Provide the correct length of flexible conduit for water heater.

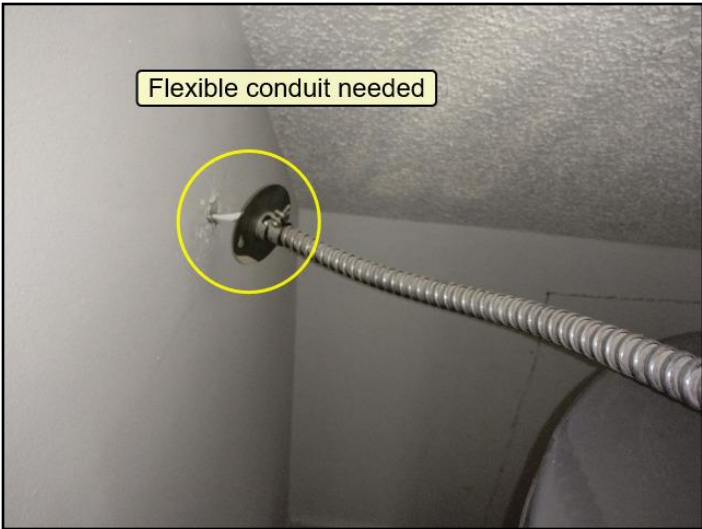
Implication(s): Electric shock

Location: Staircase Closet

Task: Correct

Time: Immediate

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Flexible conduit needed

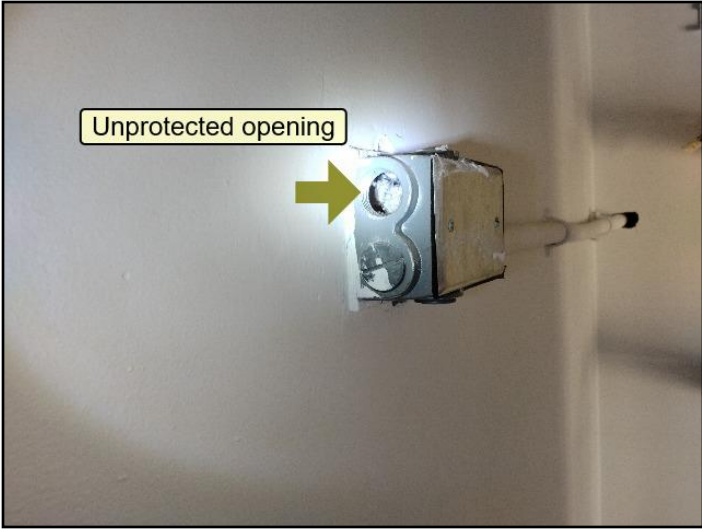
DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed

Condition: • Unprotected Openings
Seal unprotected opening in junction box.

Location: Laundry Area

Task: Repair

Time: Immediate



Unprotected Openings

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • Ungrounded
Correct wiring to outlet to provide proper ground.

Implication(s): Electric shock

Location: Second Floor Bedroom

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Task: Correct
Time: Immediate



Ungrounded

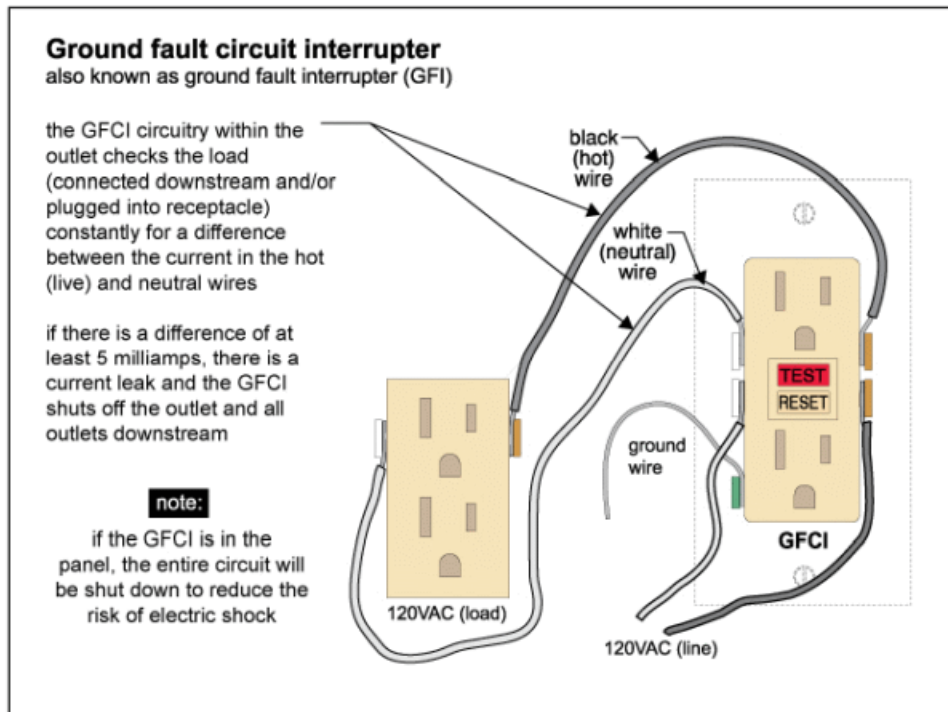
Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)
Install GFCI protection for all outlets servicing countertops in kitchen.

Implication(s): Electric shock

Location: Kitchen

Task: Correct

Time: Immediate



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GFCI/GFI needed (Ground Fault Circuit...

Condition: • Obstructed by paint
Remove debris from ground slot in outlet.
Location: Second Floor Bedroom
Task: Correct
Time: Immediate

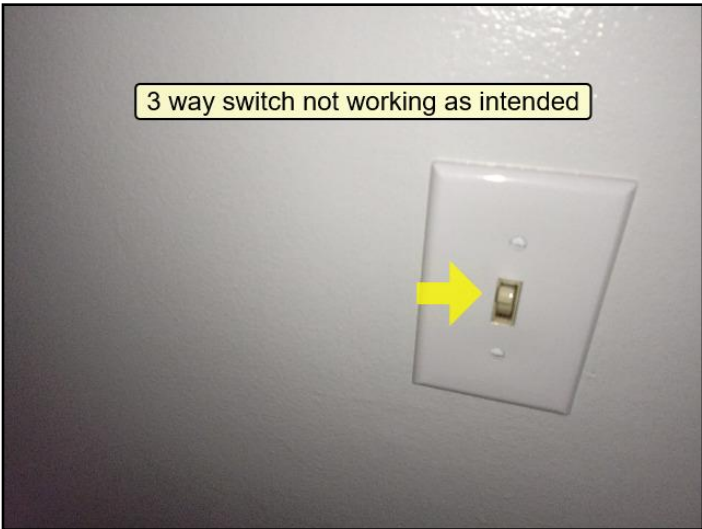
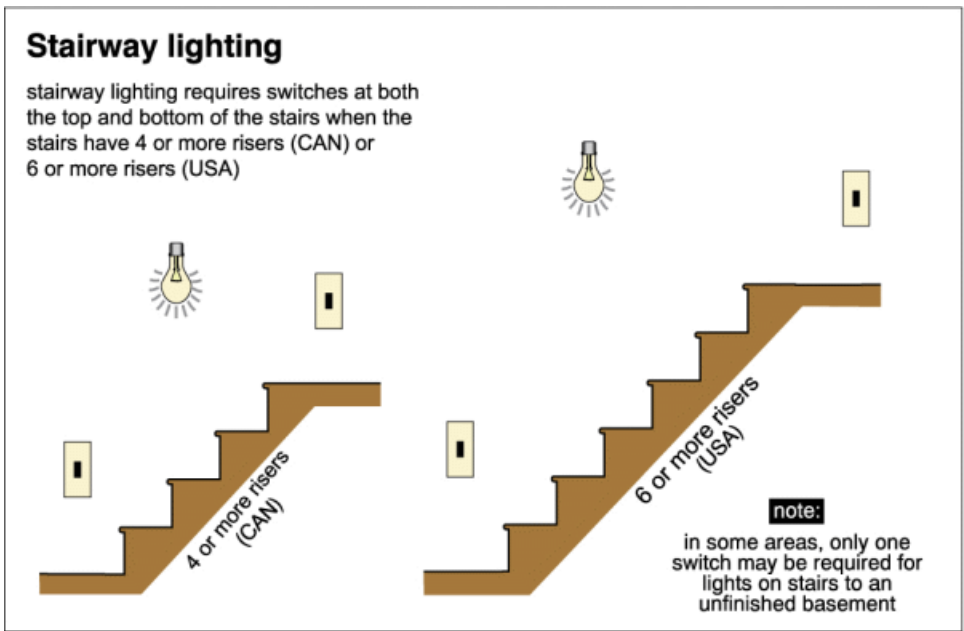


Obstructed by paint

DISTRIBUTION SYSTEM \ Switches

Condition: • 3-way not working as intended
Correct wiring to 3 way switch in stairway.
Implication(s): Nuisance | Fall hazard
Location: Staircase
Task: Correct

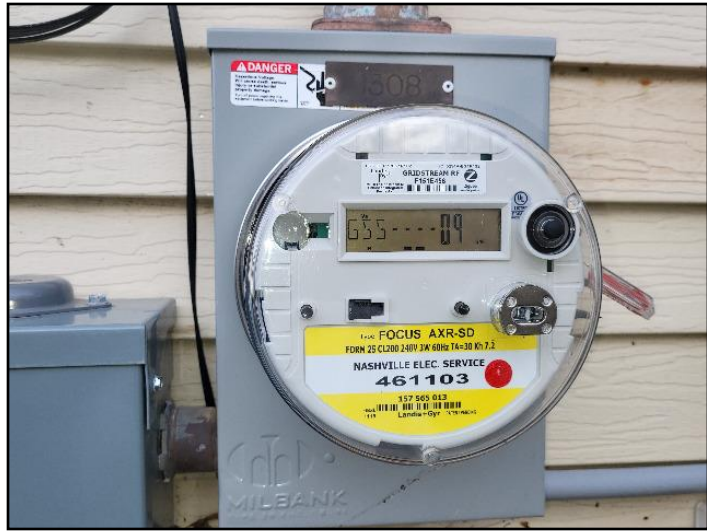
Time: Immediate



3-way not working as intended

Description

Service size:
• 100 Amps (240 Volts)
Overhead



100 Amps (240 Volts)

Distribution panel type and location:

- Breakers - First Floor



Breakers - first floor

Auxiliary panel (subpanel) type and location:

- Breakers - exterior wall



Breakers - exterior wall

Distribution wire (conductor) material and type:

- Copper - non-metallic sheathed



Copper - non-metallic sheathed

- Aluminum to major appliances



Aluminum to major appliances

- Aluminum to sub-panel



Aluminum to sub-panel

Smoke alarms (detectors):

- Present

Reminder: Replace any smoke detector that appears to be more than 10 years old. Install smoke detectors in each bedroom, and another outside the bedrooms. There should be at least one smoke detector on each floor. Contact the local fire department to determine if you qualify for a free smoke detector.



Present

Carbon monoxide (CO) alarms (detectors): • None noted

HEATING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

Description

Heating system type:

- Heat pump
- Split System heat pump

Outside Unit:

Model: GSZ140241LA
Serial: 2202187606

Inside Unit:

Model: ARUF25B14AC
Serial: 2203281895



Heat pump



Heat pump

Fuel/energy source:

- Electricity

HEATING

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Electricity

Heat pump manufacturer: • Goodman

Heat distribution: • Ducts and registers

Approximate age: • 1 year

Main fuel shut off at: • Breaker

Fireplace/stove:

• Wood-burning fireplace

Have fireplace serviced and cleaned prior to using.



Wood-burning fireplace

Chimney/vent:

• Metal

HEATING

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Metal



Metal

Location of the thermostat for the heating system:

- First Floor
- Hallway

Limitations

Inspection prevented/limited by: • System was inoperative

COOLING & HEAT PUMP

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Recommendations

HEAT PUMP \ Outdoor coil

Condition: • Iced up

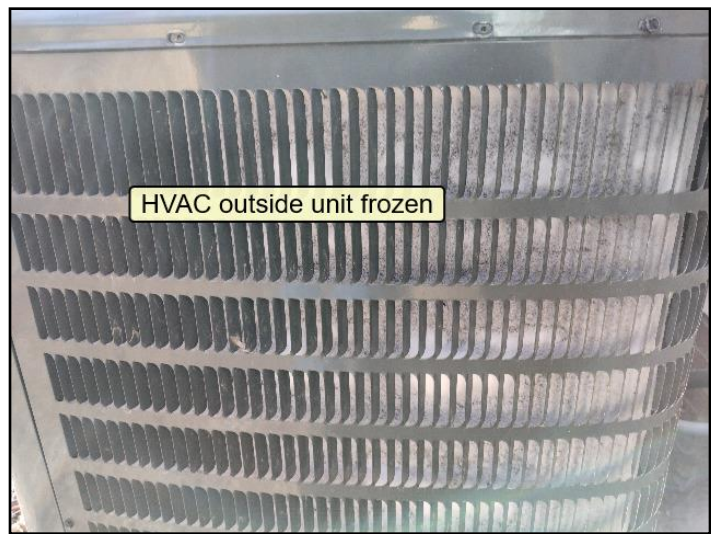
Service heat pump before operating.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Southeast Exterior

Task: Service

Time: Immediate



Iced up

Description

Air conditioning type:

- Central Split System heat pump

Outside Unit:

Model: GSZ140241LA

Serial: 2202187606

Inside Unit:

Model: ARUF25B14AC

Serial: 2203281895

COOLING & HEAT PUMP

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Central



Central

Heat pump type: • Electric

Manufacturer: • Goodman

Compressor approximate age: • 1 year

Location of the thermostat for the cooling system:

- First Floor
- Hallway

Limitations

Inspection limited/prevented by: • System inoperative • Cooling systems are not operated when the outdoor temperature is below 60°F

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Recommendations

ATTIC/ROOF \ Insulation

Condition: • Exposed combustible insulation

Cover insulation with plywood / drywall.

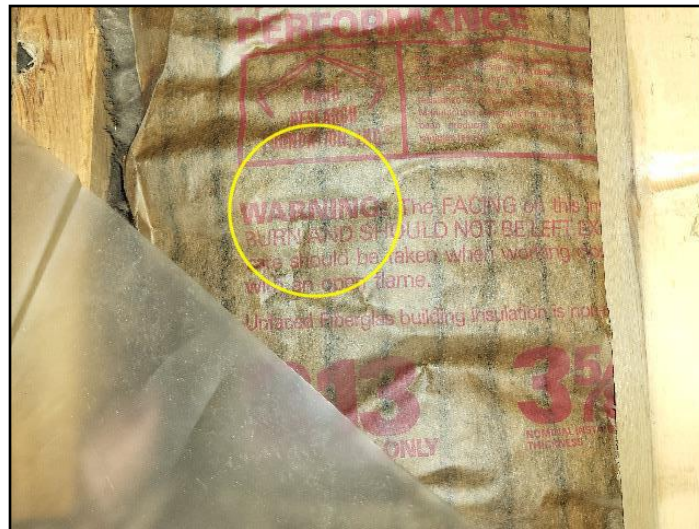
or reinstall batted insulation correctly.

Implication(s): Increased fire hazard

Location: Northeast Attic Exterior Wall

Task: Correct

Time: Immediate



Exposed combustible insulation

Description

Attic/roof insulation material:

- Glass fiber



Glass fiber

INSULATION AND VENTILATION

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Attic/roof insulation amount/value: • 12 inches

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation:

- Roof vent



Roof vent

- Soffit vent

Wall insulation material: • Not determined

Floor above basement/crawlspace insulation material:

- None found



None found

Floor above basement/crawlspace air/vapor barrier:

- Plastic

INSULATION AND VENTILATION

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Plastic

Crawlspace ventilation: • Wall Vents

Limitations

Inspection limited/prevented by lack of access to: • Wall space

Attic inspection performed: • By entering attic, but access was limited

Recommendations

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Poor support

Install support for supply lines near water heater.

Implication(s): Chance of water damage to structure, finishes and contents | Leakage

Location: Staircase Closet

Task: Correct

Time: Immediate



Poor support

WATER HEATER \ Tank

Condition: • Safety pan and drain defect

Repair safety pan to contain flooding.

Implication(s): Chance of water damage to structure, finishes and contents | Damage to equipment

Location: Staircase Closet

Task: Repair

Time: Immediate



Safety pan and drain defect

Condition: • Expansion tank missing
Install expansion tank near water heater.

Location: Staircase Closet

Task: Correct

Time: Immediate



Expansion tank missing

WATER HEATER \ Temperature/pressure relief (TPR) valve

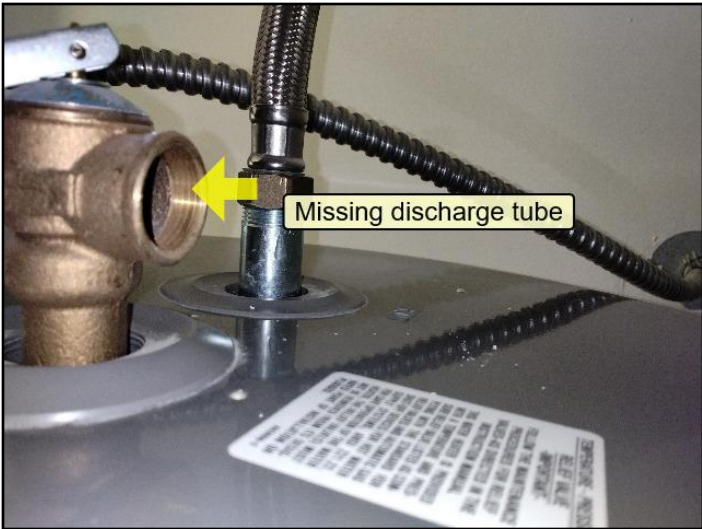
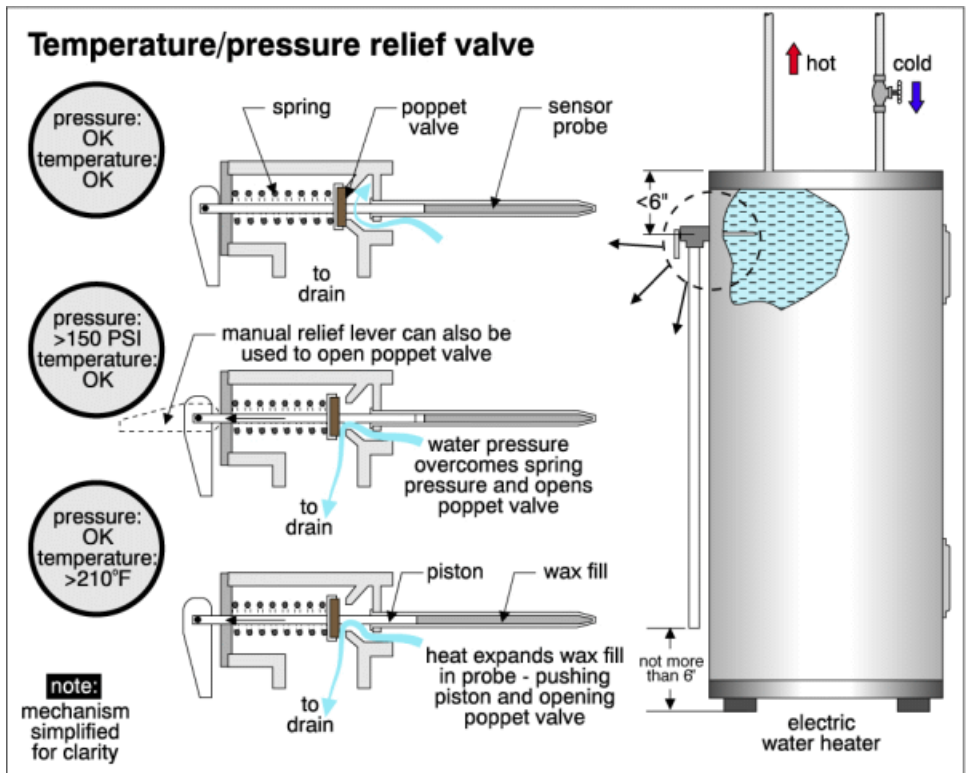
Condition: • Discharge tube missing
Install discharge tube on water tank.

Implication(s): Scalding

Location: Staircase Closet

Task: Correct

Time: Immediate



Discharge tube missing

FIXTURES AND FAUCETS \ Bathtub

Condition: • Leak
Repair leak in wall of hallway bathroom.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Second Floor Bathroom

PLUMBING

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Task: Repair
Time: Immediate



Leak



Leak

Condition: • Loose or unstable
Secure plumbing in wall to prevent movement.
Implication(s): Chance of water damage to structure, finishes and contents
Location: Bathroom
Task: Repair
Time: Immediate



Loose or unstable



Loose or unstable

Condition: • Hot and cold faucets not identified clearly
Correct plumbing so faucet operates OFF, COLD, HOT.
Implication(s): Nuisance | Reduced operability | Physical injury

Location: Second Floor Bathroom
Task: Repair
Time: Immediate



Hot and cold faucets not identified clearly

FIXTURES AND FAUCETS \ Bathtub enclosure

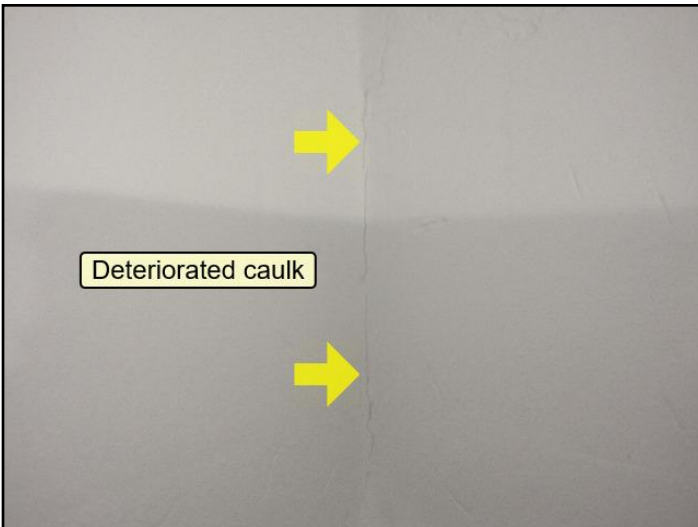
Condition: • Caulking loose, missing or deteriorated
Repair caulk around bathtub enclosures.

Implication(s): Chance of water damage to structure, finishes and contents

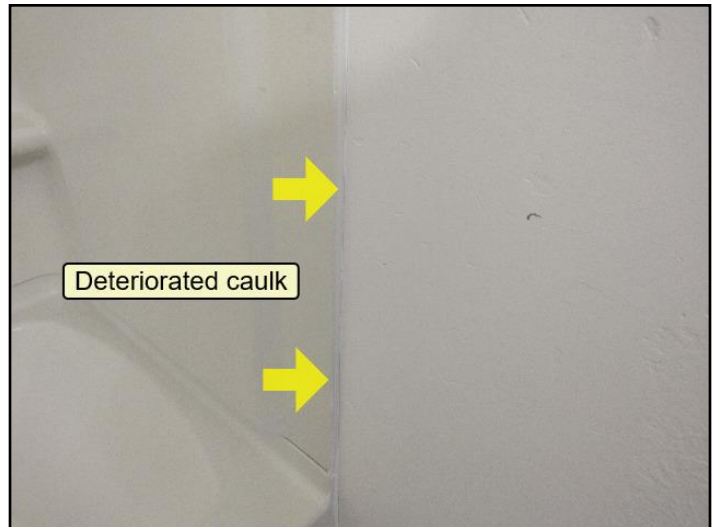
Location: Bathrooms

Task: Repair

Time: Immediate



Caulking loose, missing or deteriorated



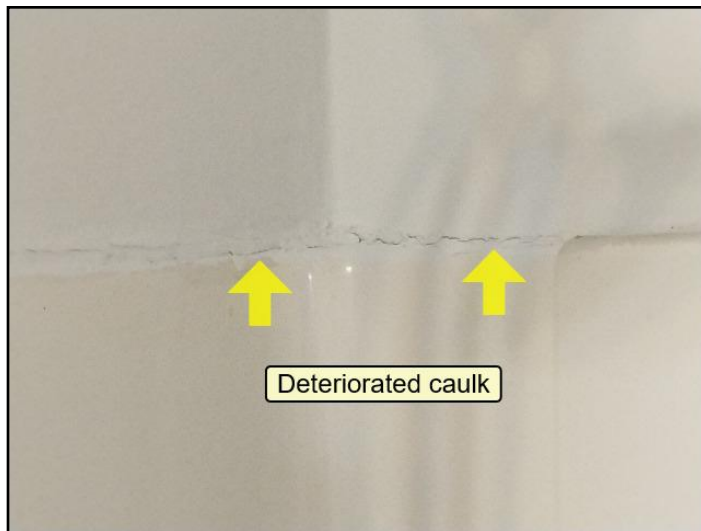
Caulking loose, missing or deteriorated



Caulking loose, missing or deteriorated



Caulking loose, missing or deteriorated



Caulking loose, missing or deteriorated

FIXTURES AND FAUCETS \ Toilet

Condition: • Loose

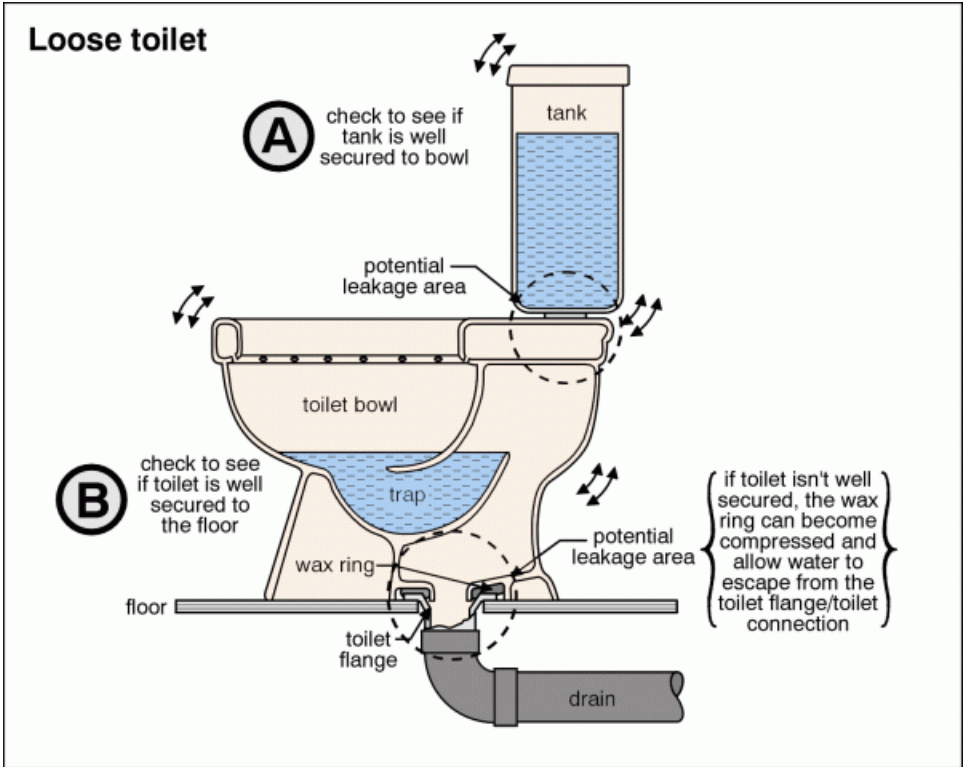
Secure toilet to floor in primary bathroom.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Primary Bathroom

Task: Repair

Time: Immediate



Loose

Description

Water supply source (based on observed evidence): • Public

Supply piping in building:

- Copper



Copper

Main water shut off valve at the: • Meter

Water heater type:

- Conventional
- Model number: XE50M06ST45U1 Serial number: Q351737330*

Water heater fuel/energy source: • Electric

Water heater manufacturer: • Rheem

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 6 years

Waste and vent piping in building:

- PVC plastic

PLUMBING

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PVC plastic

Limitations

Fixtures not tested/not in service: • Laundry tub

Recommendations

FLOORS \ Subflooring

Condition: • Uneven subfloor
Monitor for changes or movement in bedroom floor.
High spot in bedroom floor.
Location: Second Floor Bedroom
Task: Monitor
Time: Ongoing



Uneven subfloor

WINDOWS \ Glass (glazing)

Condition: • Lost seal on double or triple glazing
Repair / Replace window panes that has lost seal.
Implication(s): Shortened life expectancy of material
Location: Kitchen
Task: Repair
Time: Immediate



Lost seal on double or triple glazing

WINDOWS \ Sashes

Condition: • Inoperable

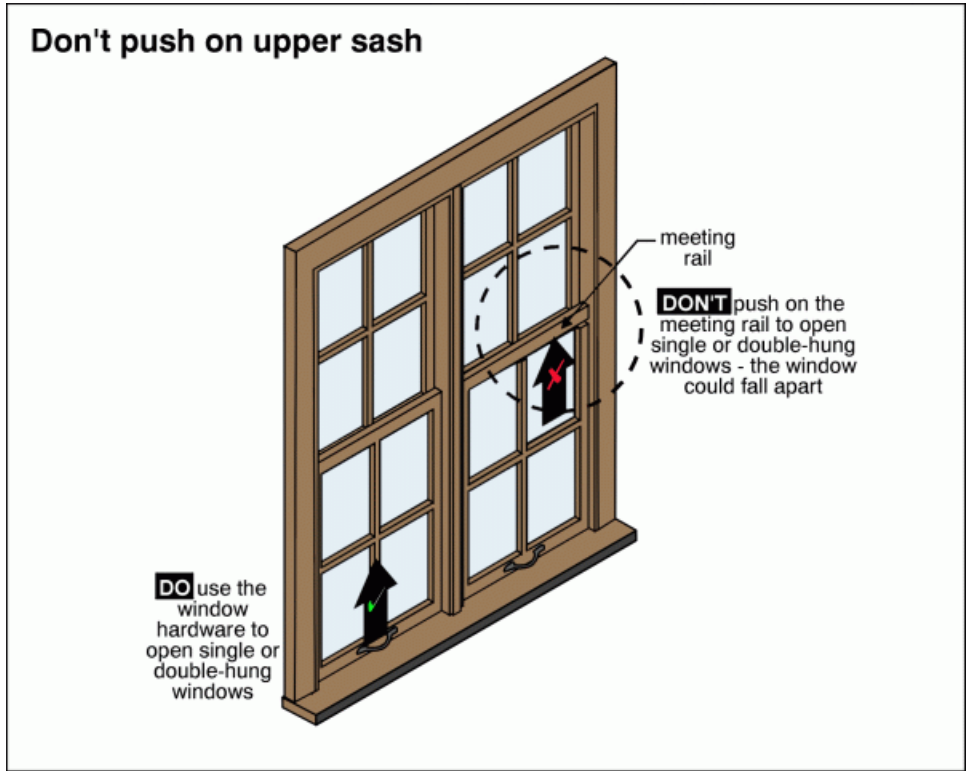
Repair windows for normal operation.

Implication(s): Equipment inoperative

Location: Various

Task: Repair

Time: Immediate



INTERIOR

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Inoperable



Inoperable



Inoperable

DOORS \ Doors and frames

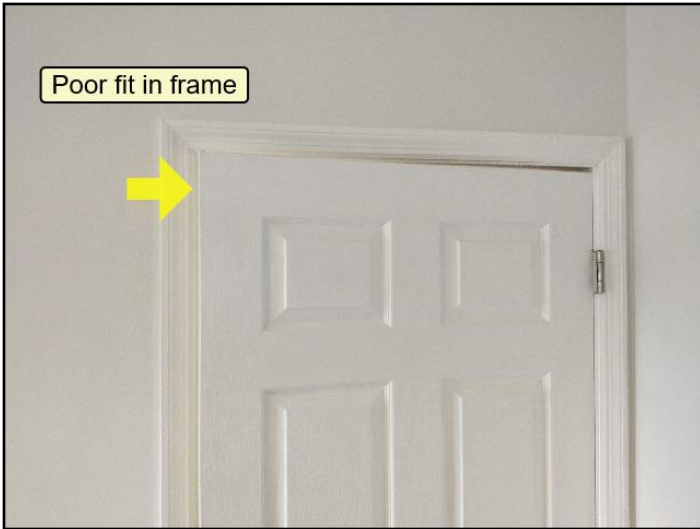
Condition: • Loose or poor fit
Adjust hardware for proper fit in frames.
(downstairs bedroom, upstairs bathroom)

Implication(s): Chance of damage to finishes and structure

Location: Various

Task: Repair

Time: Immediate



Loose or poor fit



Loose or poor fit

DOORS \ Hardware

Condition: • Loose

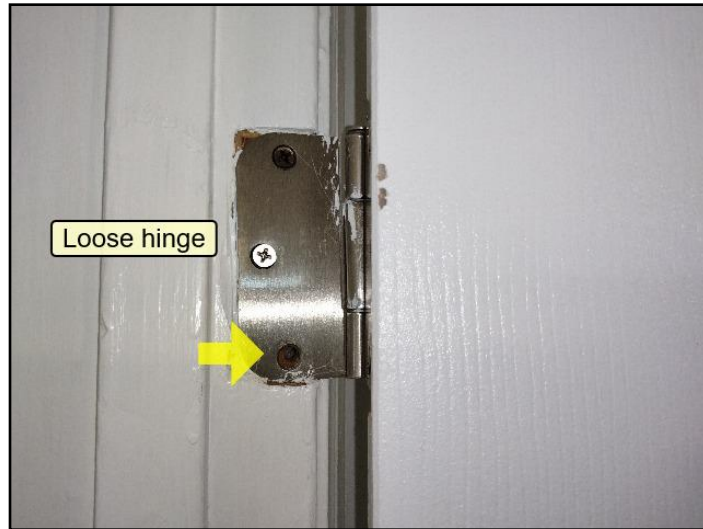
Secure hinge on primary bedroom door.
Align hinges for proper operation.

Implication(s): Equipment failure

Location: Primary Bedroom

Task: Repair

Time: Immediate



Loose

STAIRS \ Handrails and guards

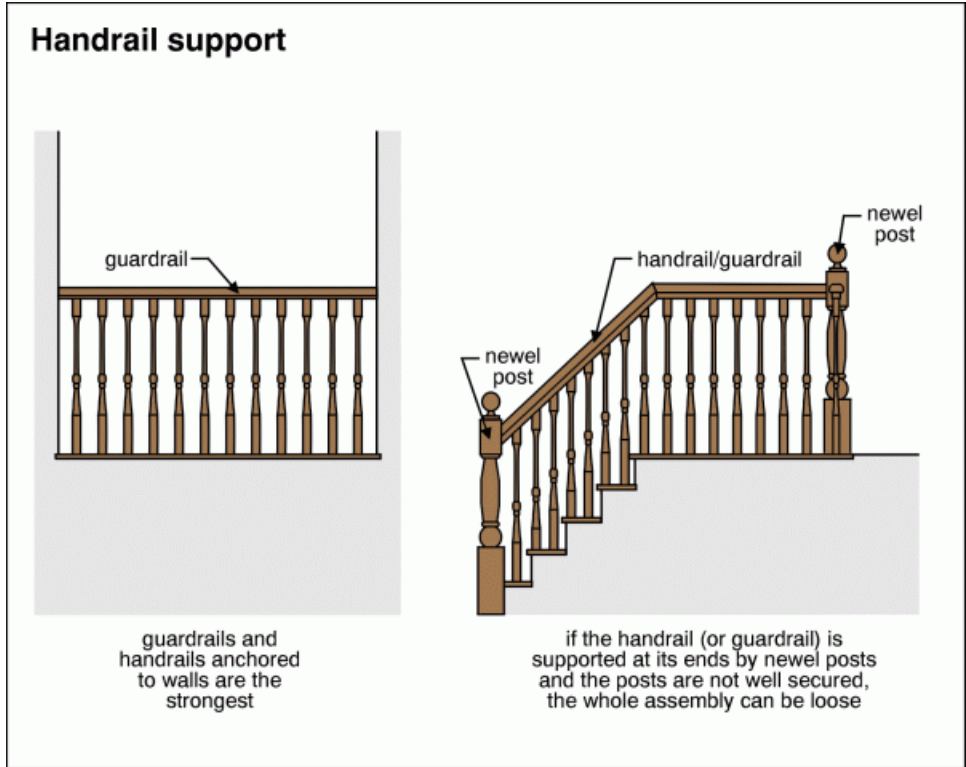
Condition: • Loose

Implication(s): Fall hazard

Location: Staircase

Task: Repair

Time: Immediate



Loose



Loose

STAIRS \ Spindles or balusters

Condition: • Too far apart

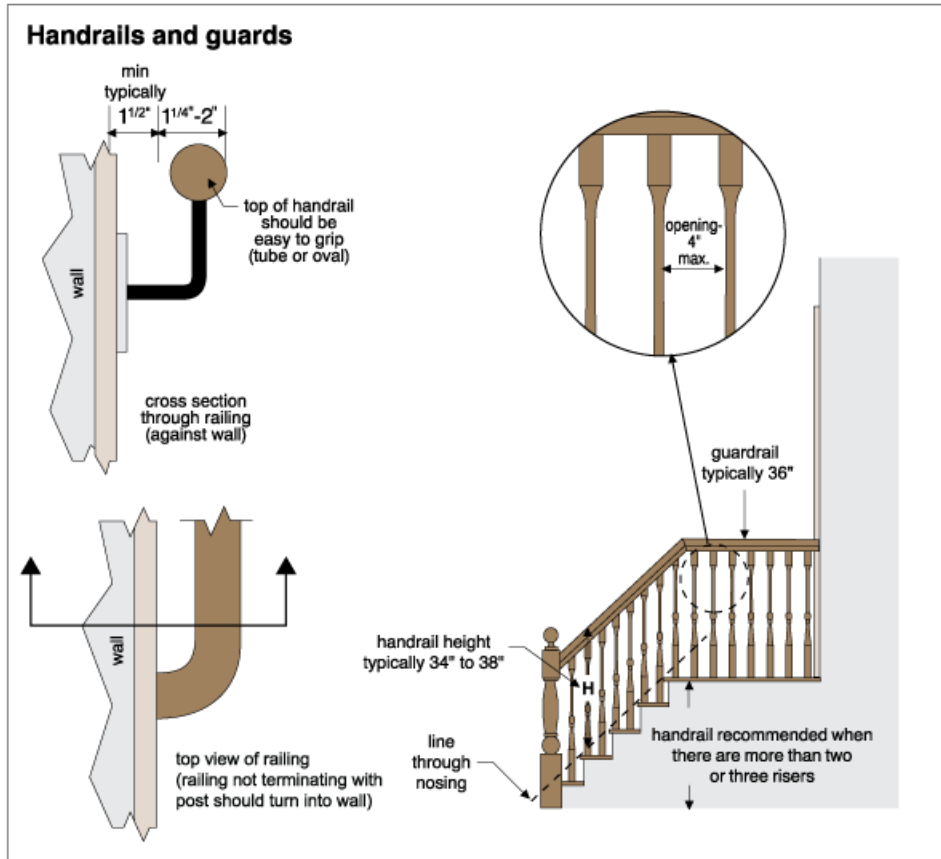
Correct spacing on spindles in staircase.

Implication(s): Fall hazard

Location: Staircase

Task: Correct

Time: Immediate



Too far apart

APPLIANCES \ Oven

Condition: • Anti-tipping device missing
Install anti tipping device behind oven.

Implication(s): Physical injury

Location: Kitchen

Task: Correct

Time: Immediate



Anti-tipping device missing

Condition: • Loose Electrical Connection

Correct installation of Oven and electrical circuit serving oven.

Unnatural smell coming from wall behind oven during use.

Odor was not coming from inside oven.

Odor is similar to burning wiring smell.

Unknown source of odor when oven is in use.

Location: Kitchen

Task: Repair

Time: Immediate

INTERIOR

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Loose Electrical Connection

Condition: • Incomplete Installation
Complete installation by leveling appliance in position.
Location: Kitchen
Task: Correct
Time: Immediate



Incomplete Installation

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Suspected Possible Fungus Growth
Some deposits on floor joists.
Suspected possible mold or fungus.
Recommended to have mold inspection conducted to determine presence of harmful mold.
Location: Various Crawl Space

Task: Further evaluation
Time: Immediate

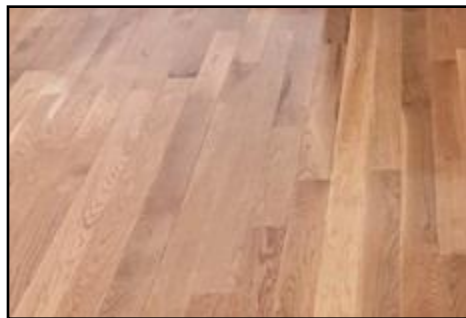


Suspected Possible Fungus Growth

Description

Major floor finishes:

- Hardwood



Hardwood

- Laminate



Laminate

- Tile



Tile

Major wall and ceiling finishes:

- Plaster/drywall

INTERIOR

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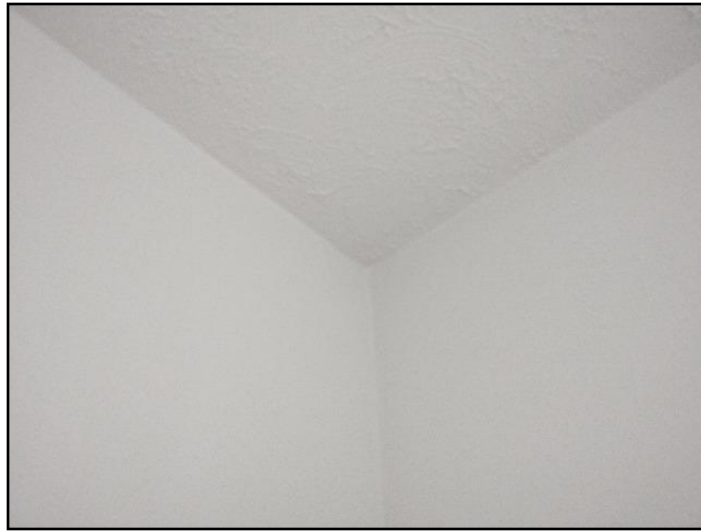
COOLING

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Plaster/drywall

Windows:

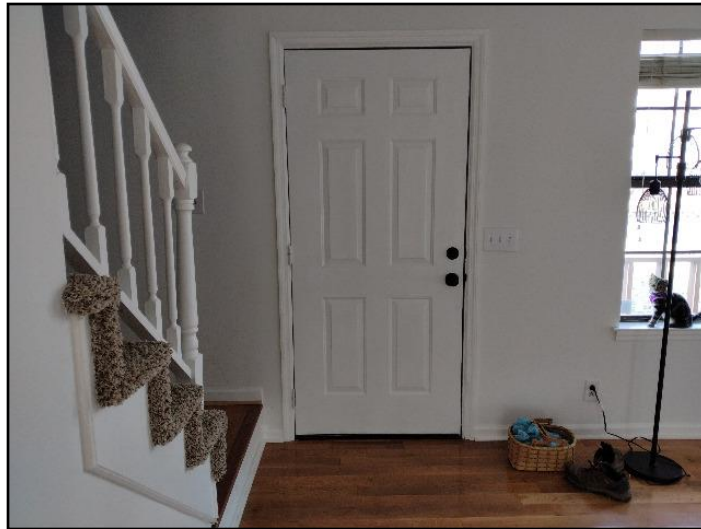
- Single/double hung



Single/double hung

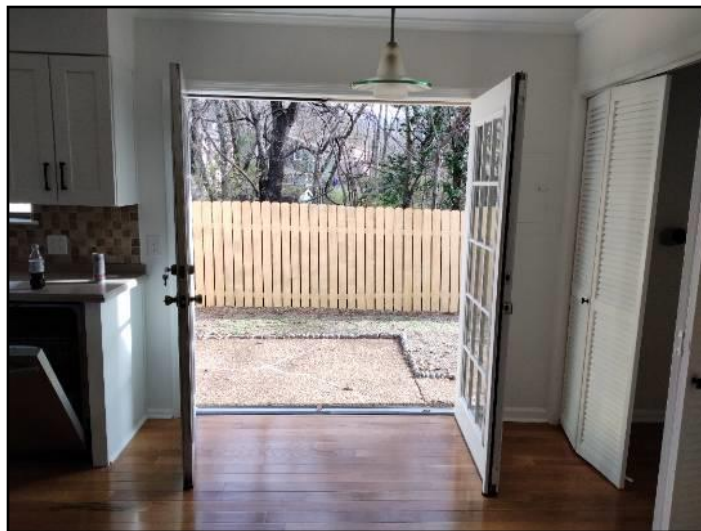
Exterior doors - type/material:

- Hinged



Hinged

- French



French

Limitations

Inspection limited/prevented by: • New finishes/paint

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Description

Approximate temperature: • 56°
Attendees: • Buyer
Access to home provided by: • Lockbox
Occupancy: • The home was vacant during the inspection. • The home was unfurnished during the inspection.
Utilities: • All utilities were on during the inspection.
Approximate inspection Start time: • The inspection started at Noon.
Approximate inspection End time: • The inspection ended at 4:00 p.m.
Approximate age of home: • 30 to 40 years
Approximate date of construction: • 1983
Approximate size of home: • 1100 ft.²
Building type: • Townhome
Number of dwelling units: • Single-family
Number of stories: • 2
Number of bedrooms: • 3
Number of bathrooms: • 2
Number of kitchens: • 1
Below grade area: • Crawlspace
Area: • City
Street type: • Residential
Street surface: • Paved

END OF REPORT