



3rd EYE HOME INSPECTION, LLC

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Inspector: **Theodore Brown**

InterNACHI Certified # 18120344

IAC2 Certificate # 11-0972

FAA Certified # Will Be Given Upon Request





3rd EYE HOME INSPECTION, LLC Inspection Report

Client(s): **New Construction Sample Report**

Property address: **111 Sample Report Ln 2
Jonesboro, GA 30000**








Inspection date: **Tuesday, January 19, 2021**

This report published on Friday, January 29, 2021 5:42:22 PM EST

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Report number: 01192021-01

Time finished: 12:00

Present during inspection: Client, Realtor, Builder, Contractor

Client present for discussion at end of inspection: Yes

Inspector: Teddy Brown

Weather conditions during inspection: Dry (no rain), Windy, Sunny

Temperature during inspection: Freezing

Ground condition: Damp

Recent weather: Dry (no rain)

Overnight temperature: Freezing

Inspection fee: 370.00

Payment method: Invoiced


Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: <1

Occupied: No

1)  The client should be aware that a break-in period occurs during the first year or two after a building is constructed. Some amount of settlement and shrinkage is inevitable as temperature and humidity varies during the seasons. Systems may need adjustment or repair after experiencing constant, prolonged and/or heavy usage. Overall performance of the building exterior has not yet been tested by a wide variety of weather conditions.

Also, it is beyond the scope of this inspection to determine if all permits have been approved or signed off. Consult with the builder and/or municipality to determine if all necessary permits have been approved.

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level, Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Open

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground, with binoculars, from windows, Drone

Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame


Wall covering: Cement fiber, Brick veneer

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete garage slab

Foundation/stem wall material: Concrete slab on grade

Footing material (under foundation stem wall): Concrete slab

2)  Caulk was missing in some areas. For example, at siding butt joints and/or at wall penetrations. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:

<https://www.reporthost.com/?CAULK>



Photo 2-1



Photo 2-2



Photo 2-3



Photo 2-4



Photo 2-5



Photo 2-6

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to

do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Age of roof surface(s): <1

Roof inspection method: Viewed from ground, Drone

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Hipped

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

Gutter and downspout material: Metal

Gutter and downspout installation: Full


3)  Extensions such as splash blocks or drain pipes for one or more downspouts were poorly sloped and/or misaligned. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.



Photo 3-1




Photo 3-2



Photo 3-3



Photo 3-4

4)  Some composition shingles were Minor impressions. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

On the ridge a few shingles appeared to have showed signs of impressions

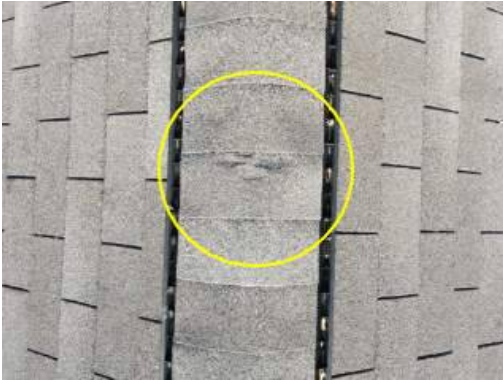


Photo 4-1

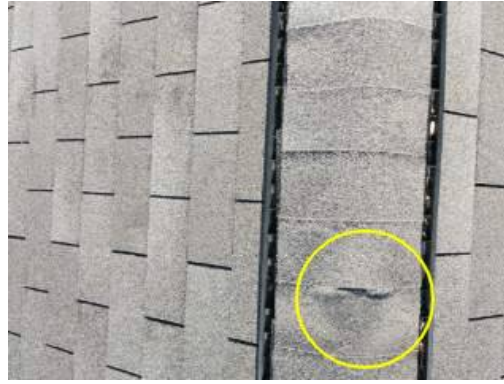


Photo 4-2



Photo 4-3



Photo 4-4

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed

Location of attic access point #A: Hallway, second floor

Attic access points that were opened and viewed, traversed or partially traversed: A

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Ceiling joists

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass loose fill

Approximate attic insulation R value (may vary in areas): R-38

Vermiculite insulation present: None visible

Vapor retarder: None visible

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Enclosed soffit vents

Garage or Carport

Limitations: The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi unit construction. Requirements for ventilation in garages vary between municipalities.

Type: Attached, Detached

Condition of door between garage and house: Required repair, replacement and/or evaluation (see comments below)

Type of door between garage and house: Wood

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Roll

Number of vehicle doors: 1

Condition of automatic opener(s): Required repair, replacement and/or evaluation (see comments below)

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): No

Condition of garage floor: Required repair, replacement and/or evaluation (see comments below)

Condition of garage interior: Appeared serviceable

Garage ventilation: None visible



- 5)  Weatherstripping around or at the base of the door between the garage and the house was missing. House to garage doors should prevent fire and fumes from spreading from the garage to the house. Weatherstripping should form a seal around this door. This is a potential safety hazard. Recommend that a qualified person replace or install weatherstripping as necessary.



Photo 5-1



Photo 5-2

- 6)  The wall-mounted control for one or more automatic garage vehicle door openers was less than 5 feet off the floor, or within reach of children. This is a safety hazard. Children should not be able to operate automatic garage vehicle door openers. A qualified person should relocate controls for door openers so they are at least 5 feet above floors and/or out of reach of children. For more information on garage door safety issues, visit:



<https://www.reporhost.com/?NRGD>



Photo 6-1



Photo 6-2

- 7)   The self-closing device on the door between the garage and the house didn't close and latch the door. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

**Recommend having a spring loaded hinge installed



Photo 7-1



Photo 7-2


-
- 8)  Significant gaps were found below or around one or more garage vehicle doors. Vermin and insects can enter the garage as a result. Recommend that a qualified person repair as necessary to eliminate or minimize gaps.



Photo 8-1



Photo 8-2


-
- 9)  One or more automatic door openers were not plugged in or had no power. The inspector was unable to fully evaluate the automatic opener(s).



Photo 9-1

10) **i** Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.



Photo 10-1



Photo 10-2

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Garage

Location of main disconnect: Breaker at top of main service panel

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: copper

Solid strand aluminum branch circuit wiring present: None visible

Ground fault circuit interrupter (GFCI) protection present: Yes

Arc fault circuit interrupter (AFCI) protection present: Yes


11)  One or more electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.



Photo 11-1

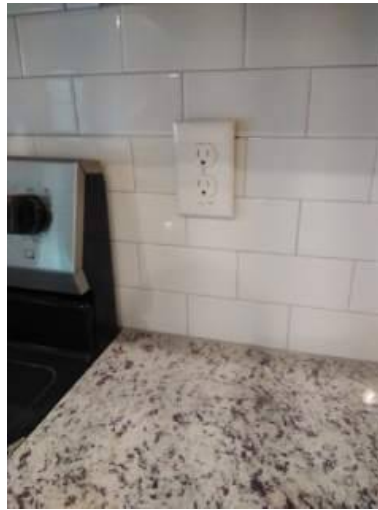


Photo 11-2



Photo 11-3

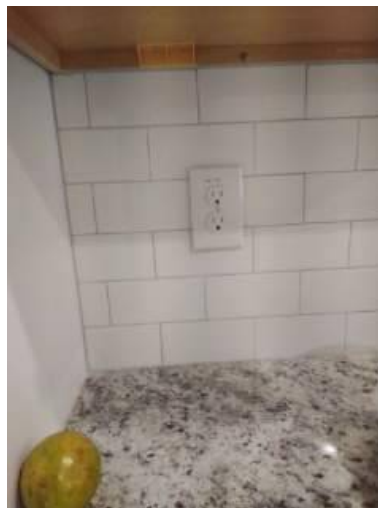


Photo 11-4


12)  One or more screws that attach the cover or dead front to panel(s) #A were missing or not installed. Recommend installing screws where missing so the cover or dead front is secure. Only screws with blunt tips approved for this purpose should be installed, so wiring inside the panel is not damaged. Because energized wires may be located directly behind screw holes, the client should consider having a qualified electrician replace missing screws.



Photo 12-1



Photo 12-2



Photo 12-3



Photo 12-4

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Required repair, replacement and/or evaluation (see comments below)

Water service: Public

Water pressure (psi): 78

Location of main water meter: Front yard

Location of main water shut-off: Garage

Service pipe material: Plastic

Condition of supply lines: Appeared serviceable

Supply pipe material: PEX plastic

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Location(s) of plumbing clean-outs: Building exterior

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Sump pump installed: No

Sewage ejector pump installed: No

Type of irrigation system supply source: Public


13)  The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI. Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater if one is not already installed.



Photo 13-1



Photo 13-2


14)  One or more hose bib handles were broken. Recommend that a qualified person replace handles or make repairs as necessary.



Photo 14-1

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Electricity

Estimated age: <1

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Manufacturer: Rheem

Model number: Proe50t2rh95

Serial number: m352029045/ m352029043

Location of water heater: Garage

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 55


15)  The hot water temperature was significantly lower than the standard temperature range of 110-120 degrees Fahrenheit. The thermostat should be adjusted to a higher setting. If the water temperature doesn't reach 120 degrees, then recommend that a qualified plumber evaluate and repair or replace the water heater as necessary.



Photo 15-1

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Heat pump

General heating distribution type(s): Ducts and registers, Elements in floor or ceiling

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Electric

Estimated age of forced air furnace: <1

Forced air heating system manufacturer: Carrier

Forced air furnace model #: fb4cnp030/ fb4cnp036

Forced air furnace serial number: 3020f32641/ 3620f38665

Location of forced air furnace: Attic

Forced air system capacity in BTUs or kilowatts: 3.8/ 3.0

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): At base of air handler

Condition of forced air ducts and registers: Appeared serviceable

Condition of cooling system and/or heat pump: Required repair, replacement and/or evaluation (see comments below)

Cooling system and/or heat pump fuel type: Electric

Location of heat pump or air conditioning unit: southeast

Type: Split system, Heat pump

Estimated age of heat pump or air conditioning unit: <1

Manufacturer of cooling system and/or heat pump: Carrier

Heat pump or air conditioner model number: Ch14b036b/ ch14nb030a

Heat pump or air conditioner serial number: 5020x84829/5120x47072

Condition of controls: Appeared serviceable

24 hour automatic ventilation system present: None visible


16)  The cooling fins at the heat pump or air conditioning condensing unit showed signs of minor damaged. Energy efficiency can be reduced as a result. Recommend that a qualified person repair fins as necessary.



Photo 16-1



Photo 16-2



Photo 16-3



Photo 16-4



Photo 16-5



Photo 16-6



Photo 16-7



Photo 16-8



Photo 16-9



17)  The air handler's primary condensate drain line was routed so it drains close the foundation. Significant amounts of water can be produced by this system and can cause water infiltration. In extreme cases the wet soil may not adequately support the foundation. Recommend repairing as necessary so condensate water drains well away from the foundation. For example, by installing a splash block.



Photo 17-1

18)  The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of wood-burning fireplaces, stoves: Appeared serviceable

Wood-burning fireplace type: Metal pre-fab

Wood-burning stove type: Insert

Fan or blower installed in wood-burning fireplace or stove: No

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: with metal liner

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Permanently installed kitchen appliances present during inspection: Range, Dishwasher, Microwave oven

Condition of counters: Appeared serviceable

Condition of cabinets: Required repair, replacement and/or evaluation (see comments below)

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: N/A (none installed)

Condition of dishwasher: Appeared serviceable

Condition of ranges, cooktops and/or ovens: Appeared serviceable

Range, cooktop, oven type: Electric

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: N/A (none installed)

Condition of built-in microwave oven: Appeared serviceable

Condition of hot water dispenser: N/A (none installed)

Condition of trash compactor: N/A (none installed)


19)  One or more cabinets, drawers and/or cabinet doors were damaged, loose and/or Doors don't close flush. Recommend that a qualified person repair or replace as necessary.



Photo 19-1



Photo 19-2



Photo 19-3



Photo 19-4



Photo 19-5



Photo 19-6



Photo 19-7

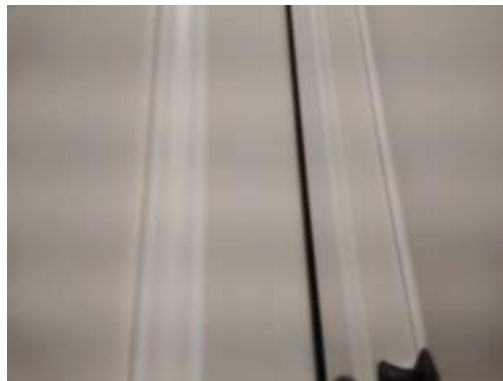


Photo 19-8



Photo 19-9



Photo 19-10

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, first floor

Location #B: Full bath, Master bath, second floor

Location #C: Laundry room/area, second floor

Location #D: Full bath, second floor

Condition of counters: Required repair, replacement and/or evaluation (see comments below)

Condition of cabinets: Required repair, replacement and/or evaluation (see comments below)

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Central exhaust fan, with individual ducts

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)



20)   The bathtub at location(s) #A, and #D was worn, blemished or deteriorated.



Photo 20-1



Photo 20-2



Photo 20-3



Photo 20-4



Photo 20-5



Photo 20-6


21)  Vinyl flooring with seams was installed in the bathroom at location(s) #B, C and D. Spilled water can penetrate seams and damage the sub-floor. Recommend that a qualified contractor install continuous waterproof flooring in wet areas such as bathrooms.



Photo 21-1

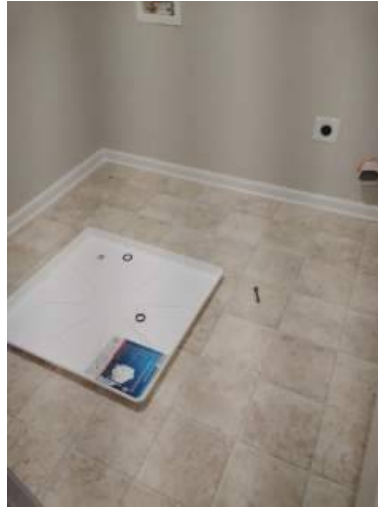


Photo 21-2



Photo 21-3


22)  One or more cabinets, drawers and/or cabinet doors at location(s) #A, B and D were loose. Recommend that a qualified person repair or replace as necessary.




Photo 22-1



Photo 22-2

**Photo 22-3**

23)  Caulk was missing around the base of the bathtub spout, or there was a gap behind it, at location(s) #B. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.

**Photo 23-1****Photo 23-2**


24)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes and/or around the sink at location(s) #A, B and D. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.



Photo 24-1



Photo 24-2



Photo 24-3



Photo 24-4



Photo 24-5


25)  Gaps, no caulk, or substandard caulking were found between the shower enclosure and the walls at location(s) #A and D. Water can penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.



Photo 25-1



Photo 25-2

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)

Exterior door material: Metal, Glass panel

Condition of interior doors: Required repair, replacement and/or evaluation (see comments below)

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl, Multi-pane, Single-hung, Fixed

Condition of walls and ceilings: Required repairs, replacement and/or evaluation (see comments below)

Wall type or covering: Drywall

Ceiling type or covering: Drywall



Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)

Condition of concrete slab floor(s): Required repairs, replacement and/or evaluation (see comments below)

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum, Laminate

Condition of stairs, handrails and guardrails: Appeared serviceable

Condition of stairs, handrails and guardrails: Required repairs, replacement and/or evaluation (see comments below)

26)   Based on height of windows from the ground and planned occupancy (children in home), recommend that the client consider installing window guards for child safety. For more information, visit:

<https://www.reporhost.com/?WNDWGRDS>



Photo 26-1



27)  Floors in one or more areas were not level. This can be caused by foundation settlement or movement of the foundation, posts and/or beams. Significant repairs may be needed to make floors level. Recommend that a qualified contractor and/or engineer evaluate further. Repairs should be performed by a qualified contractor.



Photo 27-1

28)  One or more doors dragged on the carpet below and were difficult to open and close. Recommend that a qualified person repair as necessary. For example, by trimming bottoms of doors.

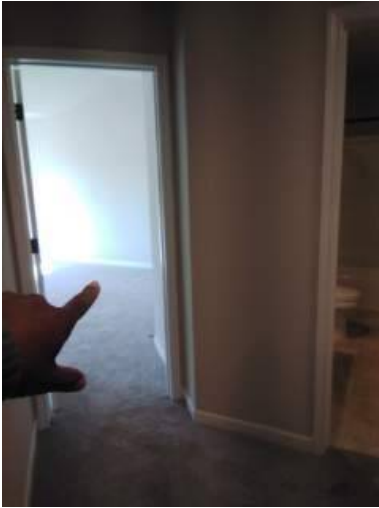


Photo 28-1 NE Bedroom closet

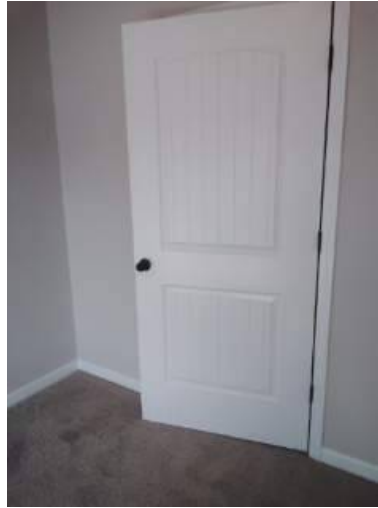


Photo 28-2


29)  Some interior door hardware (locksets and/or hinges) were loose. Recommend that a qualified person repair or replace as necessary.



Photo 29-1



Photo 29-2 The master bedroom closet.

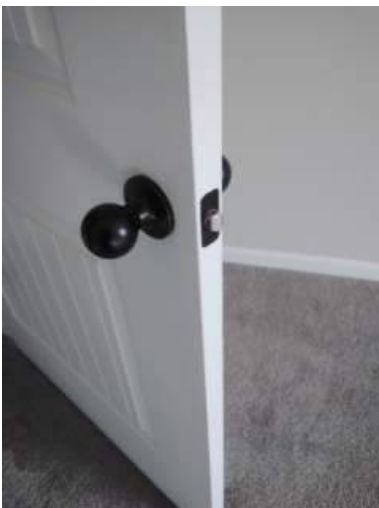



Photo 29-3 The NW bedroom closet.



Photo 29-4 The downstairs closet near bathroom.

30)  One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as

necessary so they open and close easily.



Photo 30-1



Photo 30-2

31)  One or more walls and/or ceilings were damaged and/or had substandard repairs. Recommend that a qualified person repair as necessary.

We observed many walls and ceilings at the time of this inspection.



Photo 31-1



Photo 31-2



Photo 31-3



Photo 31-4



Photo 31-5

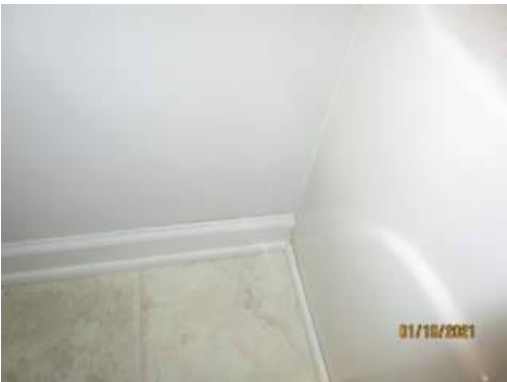


Photo 31-6



Photo 31-7



Photo 31-8



Photo 31-9



Photo 31-10



Photo 31-11



Photo 31-12



Photo 31-13



Photo 31-14



Photo 31-15



Photo 31-16



Photo 31-17



Photo 31-18



Photo 31-19

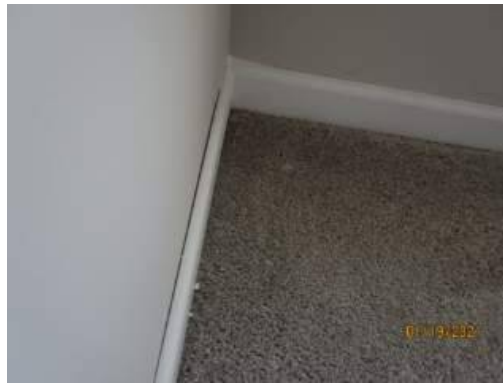


Photo 31-20

32) 🛠️ Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product: <https://www.reporhost.com/?ECC>



Photo 32-1

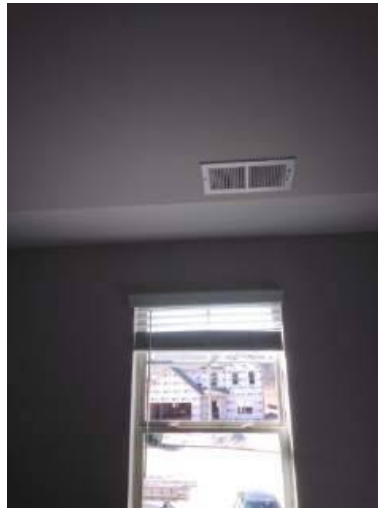


Photo 32-2

33) 🛠️ Weatherstripping around one or more exterior doors was missing. Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.



Photo 33-1



Photo 33-2



Photo 33-3

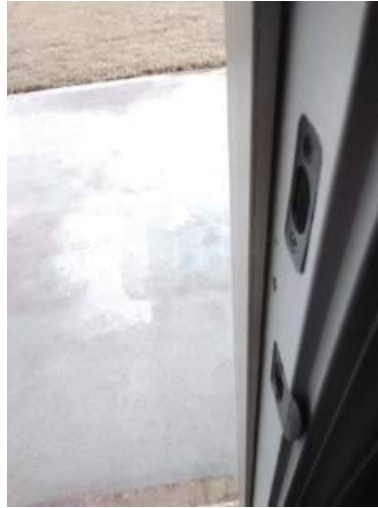


Photo 33-4


34)  Trim was loose, missing and/or damaged in one or more areas. Recommend that a qualified person repair as necessary.



Photo 34-1

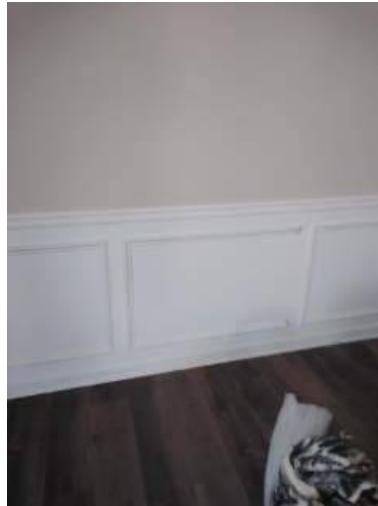


Photo 34-2



Photo 34-3

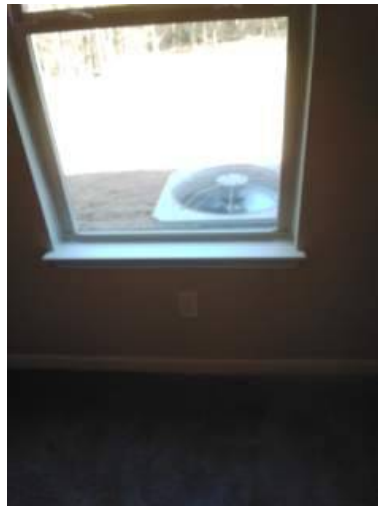


Photo 34-4



Photo 34-5



Photo 34-6



35)  We observed one or more treads flexed under weight/ and or make a squeaky sound at the time of this inspection. Recommend having a qualified person evaluate further and make the necessary repairs. The 3rd or 4th tread from the second (Top) landing of stairs.



Photo 35-1

36)  Vinyl, linoleum or marmoleum flooring in one or more areas was loose and/or Loose. If in a wet area, water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.

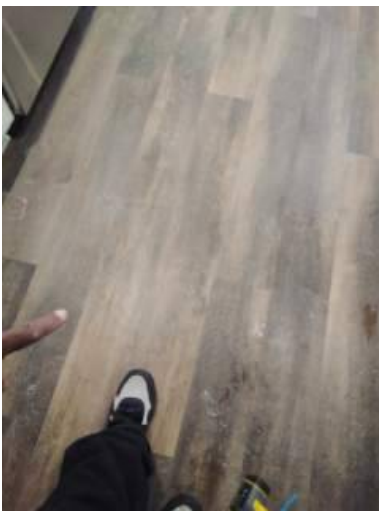


Photo 36-1

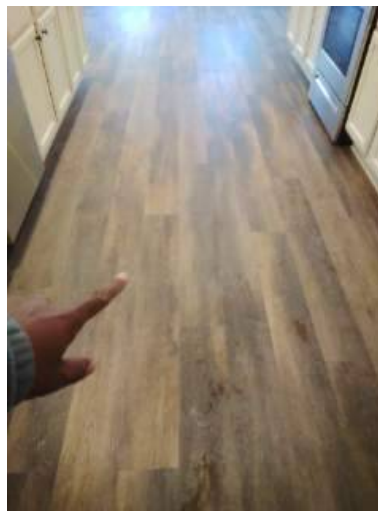



Photo 36-2



Photo 36-3



Photo 36-4

37)  Carpeting in one or more areas was significantly stained or soiled. Recommend having carpeting professionally cleaned as necessary.



38)  No window screens were installed. Windows may not provide ventilation during months when insects are active.



Photo 38-1

39)  Concrete slab floors were obscured by flooring and couldn't be fully evaluated.

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

Visible evidence of active wood-destroying insects: No

Visible evidence of active wood decay fungi: No

Visible evidence of past wood-destroying insects: No

Visible evidence of past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: No

Visible evidence of damage by wood decay fungi: No

Visible evidence of conditions conducive to wood-destroying organisms: No

Evidence of prior treatment of wood-destroying insects: Yes



Photo X-1

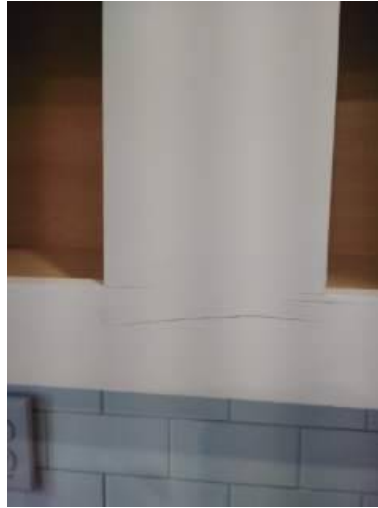


Photo X-2



Photo X-3



Photo X-4



Photo X-5



Photo X-6



Photo X-7



Photo X-8



Photo X-9



Photo X-10



Photo X-11



Photo X-12



Photo X-13



Photo X-14



Photo X-15



Photo X-16



Photo X-17



Photo X-18



Photo X-19



Photo X-20



Photo X-21



Photo X-22



Photo X-23



Photo X-24



Photo X-25



Photo X-26



Photo X-27



Photo X-28



Photo X-29



Photo X-30

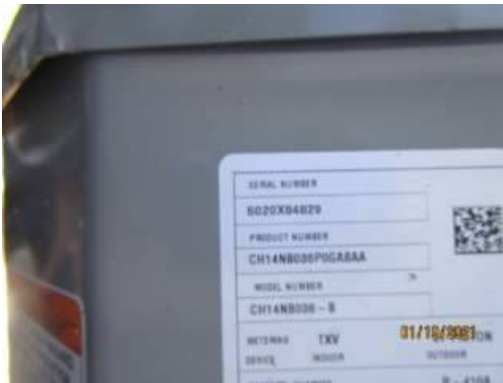


Photo X-31



Photo X-32



Photo X-33



Photo X-34

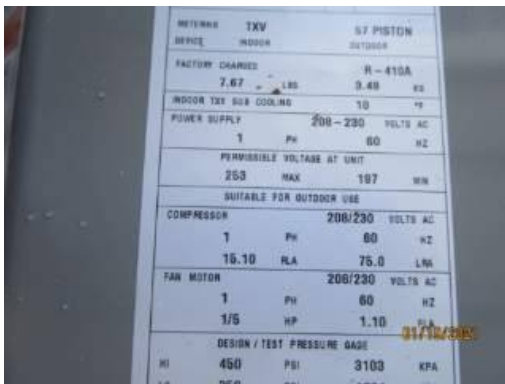


Photo X-35

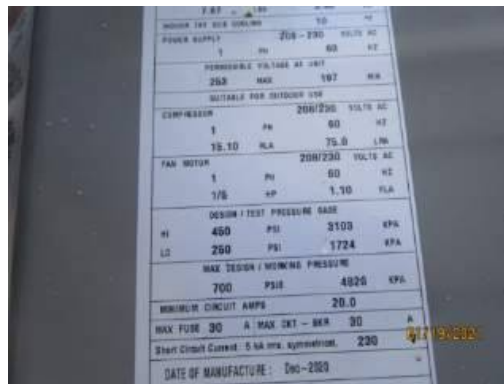


Photo X-36

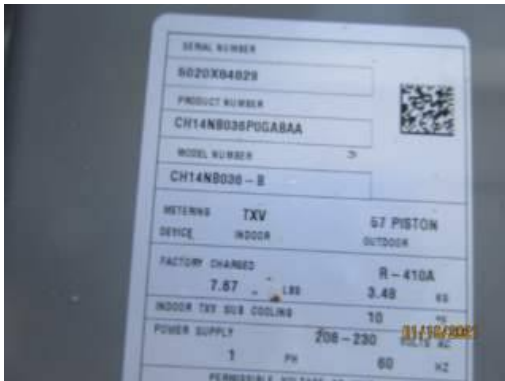


Photo X-37



Photo X-38

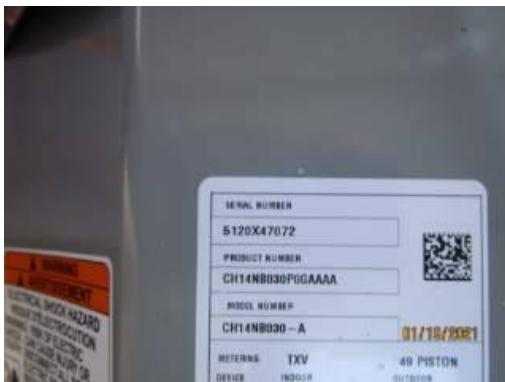


Photo X-39



Photo X-40

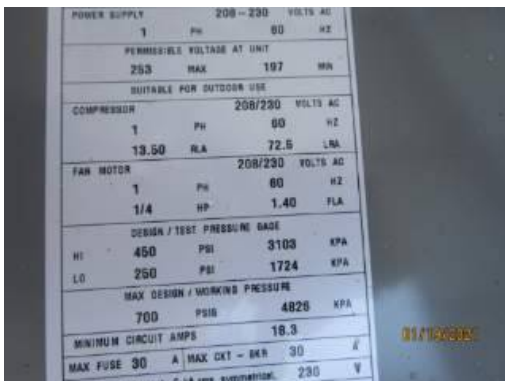


Photo X-41

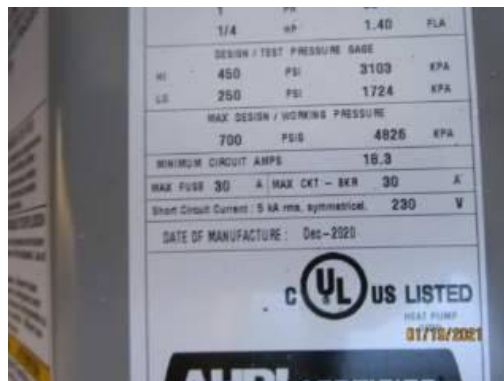


Photo X-42



Photo X-43



Photo X-44



Photo X-45



Photo X-46



Photo X-47



Photo X-48



Photo X-49



Photo X-50



Photo X-51



Photo X-52



Photo X-53 The main water shut off is located in the garage



Photo X-54



Photo X-55 The cleanout is located in the front yard.



Photo X-56



Photo X-57



Photo X-58

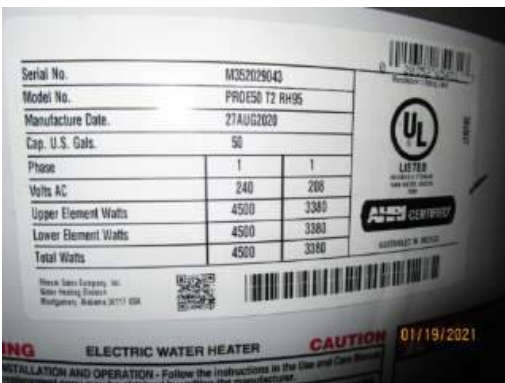


Photo X-59

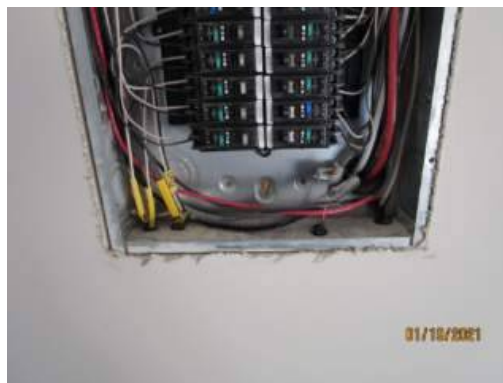


Photo X-60



Photo X-61



Photo X-62



Photo X-63



Photo X-64



Photo X-65



Photo X-66



Photo X-67



Photo X-68



Photo X-69



Photo X-70



Photo X-71



Photo X-72



Photo X-73



Photo X-74



Photo X-75



Photo X-76



Photo X-77



Photo X-78



Photo X-79

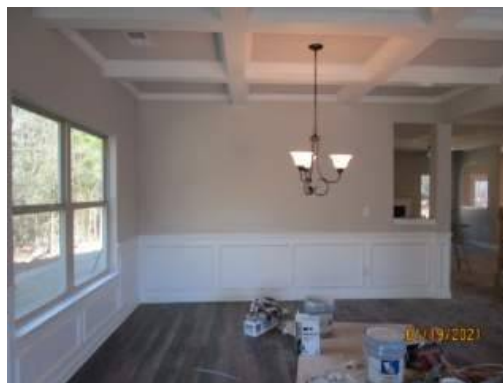


Photo X-80



Photo X-81



Photo X-82



Photo X-83



Photo X-84



Photo X-85



Photo X-86



Photo X-87



Photo X-88



Photo X-89



Photo X-90



Photo X-91



Photo X-92



Photo X-93



Photo X-94



Photo X-95



Photo X-96



Photo X-97



Photo X-98



Photo X-99



Photo X-100



Photo X-101

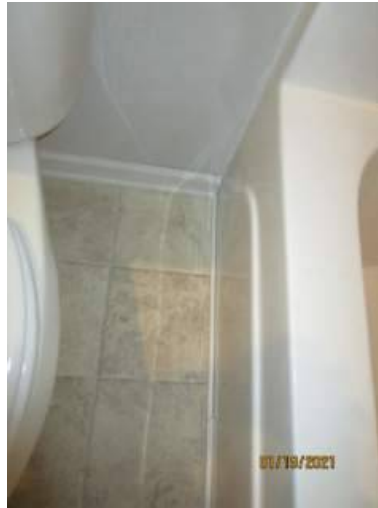


Photo X-102



Photo X-103



Photo X-104



Photo X-105



Photo X-106



Photo X-107



Photo X-108



Photo X-109



Photo X-110



Photo X-111



Photo X-112



Photo X-113



Photo X-114

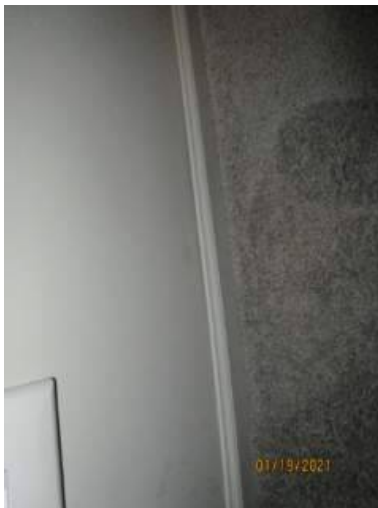


Photo X-115



Photo X-116



Photo X-117



Photo X-118



Photo X-119



Photo X-120



Photo X-121



Photo X-122



Photo X-123



Photo X-124



Photo X-125



Photo X-126



Photo X-127



Photo X-128



Photo X-129



Photo X-130



Photo X-131



Photo X-132



Photo X-133



Photo X-134



Photo X-135



Photo X-136



Photo X-137

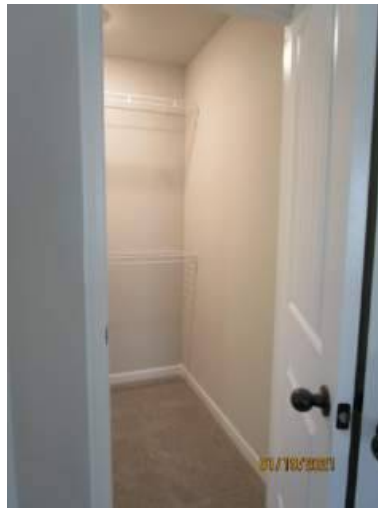


Photo X-138



Photo X-139



Photo X-140



Photo X-141



Photo X-142



Photo X-143

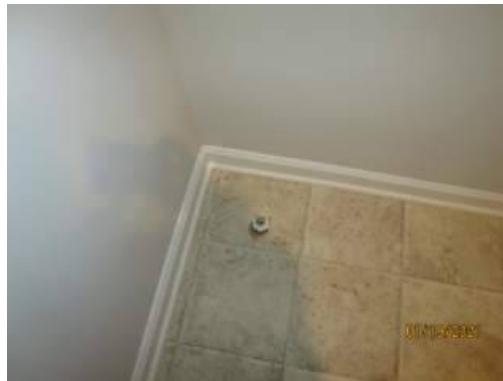


Photo X-144



Photo X-145

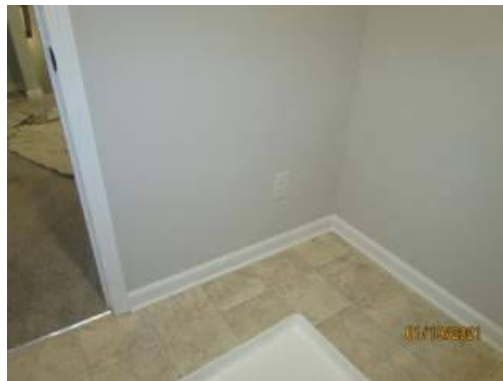


Photo X-146



Photo X-147



Photo X-148



Photo X-149



Photo X-150



Photo X-151



Photo X-152



Photo X-153



Photo X-154



Photo X-155



Photo X-156



Photo X-157

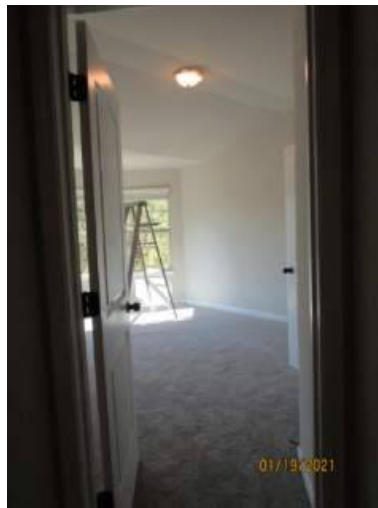


Photo X-158



Photo X-159



Photo X-160



Photo X-161

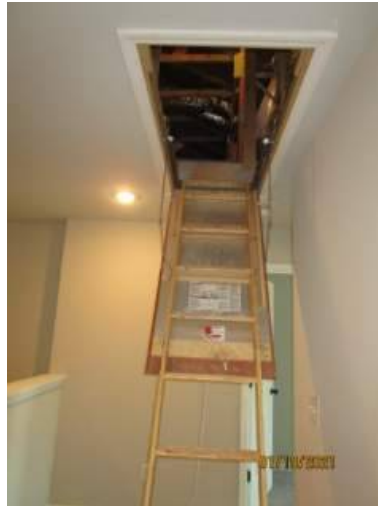


Photo X-162



Photo X-163

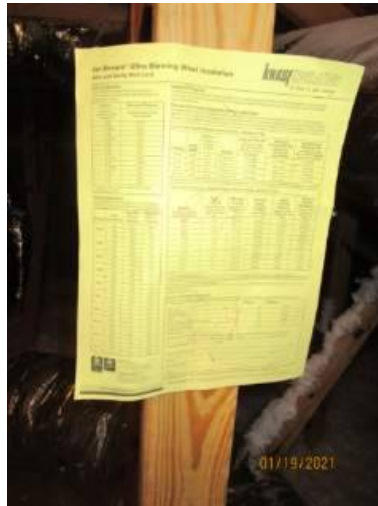


Photo X-164



Photo X-165



Photo X-166



Photo X-167



Photo X-168



Photo X-169



Photo X-170



Photo X-171



Photo X-172



Photo X-173



Photo X-174



Photo X-175



Photo X-176



Photo X-177



Photo X-178



Photo X-179



Photo X-180



Photo X-181



Photo X-182



Photo X-183



Photo X-184



Photo X-185



Photo X-186



Photo X-187



Photo X-188



Photo X-189



Photo X-190



Photo X-191



Photo X-192



Photo X-193



Photo X-194



Photo X-195



Photo X-196



Photo X-197



Photo X-198



Photo X-199



Photo X-200

Reinspection Fees are 125.00 for the first hour and 25.00 for each additional hour.