

House On The Rock Inspections

Property Condition Report



123 Inspectors St, City, TN 23456
Inspection prepared for:
Real Estate Agent: -

Date of Inspection: 6/7/2021 Time: 12:00 PM
Age of Home: 2002 Size: 3615

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

EXTERIOR

Page 4 Item: 1	CLADDING CONDITION	<ul style="list-style-type: none"> • The stone siding was in contact with the ground. A minimum of a 4" clearance is necessary between the ground and the stone siding on the home. Recommend making the needed adjustments to allow for the proper clearance. • Missing brick mortar was noted around areas of the house. Recommend sealing the open gaps to prevent moisture entry and further deterioration. • The Hardie siding was in contact with the roofing shingles. A minimum of a 2" clearance is necessary between the ground/roof and the siding on the home. Recommend making the needed adjustments to allow for the proper clearance per the manufacturer's installation requirements. • Missing vent baffles were noted on the left side of the house. Recommend repair to prevent pest and moisture intrusion.
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FOUNDATION

Page 6 Item: 1	FOUNDATION CONDITIONS	<ul style="list-style-type: none"> • The moisture barrier in place had shifted. Recommend having the barrier adjusted for proper coverage. • Lint was noted in the crawlspace under the dryer vent. It appeared that the dryer vent had been damaged and repaired. Recommend removing all excess lint for optimal performance.
Page 8 Item: 2	SUBFLOOR CONDITION	<ul style="list-style-type: none"> • Large open gaps were noted in the sub floor under the master bathroom. Recommend sealing those openings for optimal performance.

ROOF & ATTIC

Page 11 Item: 2	ROOF CONDITION	<ul style="list-style-type: none"> • Damage/deterioration was noted on the roofing shingles. Recommend having a roofer make further evaluation and repair/replace any needed shingles. • A few shingles had been raised by the wind and need to be resecured. • Moss was observed on the roofing material. Moss retains moisture and can cause damage. Recommend removing the moss to prolong the life of the shingles. Contact a qualified roofing professional for safe moss removal.
Page 14 Item: 5	FLASHING	<ul style="list-style-type: none"> • Exposed fasteners were noted on the roof vent boots and ridge vents. All fasteners must be properly sealed to prevent rust and potential water entry.

HVAC SYSTEM

Page 21 Item: 1	HVAC OVERALL	<ul style="list-style-type: none"> • The refrigerant line penetration had open gaps around it.
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	CONDITION	Recommend sealing the open gaps to prevent moisture entry.
Page 23 Item: 5	CONDENSATE LINE	<ul style="list-style-type: none"> The end of the condensation line was draining by the foundation. It is advisable to extend the line so it is discharging further away from the foundation.

INTERIOR, DOORS, WINDOWS

Page 28 Item: 1	MAIN ENTRY CONDITION	<ul style="list-style-type: none"> The entrance door had a threshold that was not properly sealed at both base ends. Recommend caulking to prevent water entry.
Page 29 Item: 2	OTHER DOOR CONDITIONS	<ul style="list-style-type: none"> Rot was noted at the lower parts of the door frame/jamb on the garage entrance. Replace all rotted wood.
Page 29 Item: 3	WINDOW TYPE & CONDITON	<ul style="list-style-type: none"> Caulking was needed around the exterior windows to prevent moisture entry. Paint damage was noted in the left side back window in the master bedroom. The area showed signs of dampness when tested with a moisture meter. Recommend further evaluation and repair by a qualified professional for optimal performance.
Page 31 Item: 4	CEILINGS TYPE & CONDITION	<ul style="list-style-type: none"> Moisture stain was noted in the living room. Unable to determine if an active leak exists. The stain tested dry with a moisture meter. Make inquiry with the seller as to the history of leaks.
Page 32 Item: 6	FLOOR TYPE & CONDITION	<ul style="list-style-type: none"> Worn flooring was noted throughout the downstairs. Recommend refinishing the marred wood floor. Moisture damage was noted in the master bedroom along the left wall. Unable to determine if an active leak exists. The area tested dry with a moisture meter. Make inquiry with the seller as to the history of leaks.

KITCHEN, LAUNDRY

Page 37 Item: 2	GARBAGE DISPOSAL	<ul style="list-style-type: none"> Unit turned on but made loud noises. Repair is needed.
Page 40 Item: 8	LAUNDRY	<ul style="list-style-type: none"> Vent needed cleaning. Dryer vents must remain free of lint build up as this can be a fire hazard.

BATHROOM 1

Page 42 Item: 2	SINK CONDITION	<ul style="list-style-type: none"> Leak was noted under the sink at the drain line connection tail piece.
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BATHROOM 2

Page 44 Item: 5	SHOWER	<ul style="list-style-type: none"> Chipped glass was noted on the shower surround. Recommend replacing it for optimal safety. Missing caulking was noted around the glass shower surround. Recommend installing it for optimal moisture management.
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GARAGE

Page 47 Item: 2	OVERALL CONDITION	<ul style="list-style-type: none"> Rusted lintels were noted above the garages. Recommend painting them to prevent further rust from moisture.
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GROUNDS

Page 50 Item: 4	STEPS, STOOP AND STAIRS CONDITION	<ul style="list-style-type: none"> Deteriorated brick mortar was noted around the front entry brick stairs. Recommend sealing the open cracks and filling in the mortar to prevent moisture entry.
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Inspection Information

1. ENTRY

Lockbox with SentiLock key.
Occupied

2. WATER ELECTRIC GAS

All utilities were on at the time of the inspection.
• Public.

3. LOCATION

• Subdivision.

4. DESIGN

• Single Family.
• 2

5. FOR SELLER

Buyers agent., Purchaser., Purchaser's spouse.

6. TEMPERTURE

80's
Partly Cloudy

7. LAST RAIN

Rain earlier in the day.
Damp

8. FEE

Type of Payment: Invoiced.

EXTERIOR

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

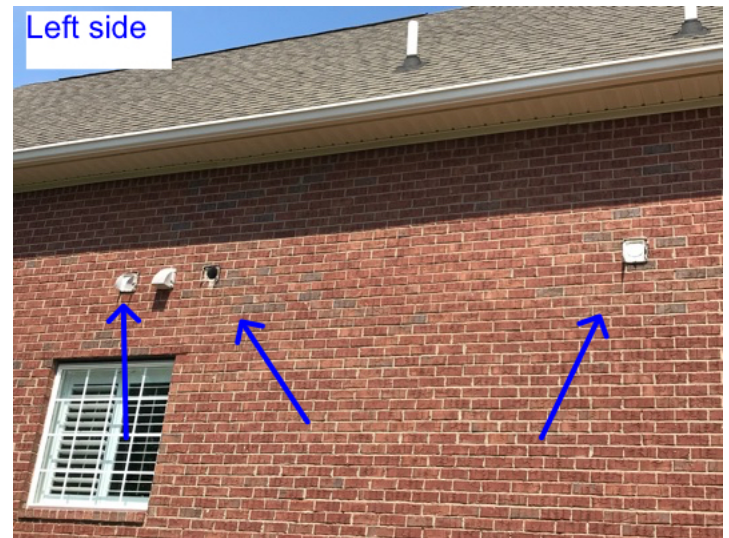
1. CLADDING CONDITION

Materials: Brick • Hardie (cementitious board) • Faux stone

Observations:

- The stone siding was in contact with the ground. A minimum of a 4" clearance is necessary between the ground and the stone siding on the home. Recommend making the needed adjustments to allow for the proper clearance.
- Missing brick mortar was noted around areas of the house. Recommend sealing the open gaps to prevent moisture entry and further deterioration.
- The Hardie siding was in contact with the roofing shingles. A minimum of a 2" clearance is necessary between the ground/roof and the siding on the home. Recommend making the needed adjustments to allow for the proper clearance per the manufacturer's installation requirements.
- Missing vent baffles were noted on the left side of the house. Recommend repair to prevent pest and moisture intrusion.





2. TRIM

Materials: Vinyl

Observations:

- Appeared serviceable.

FOUNDATION

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

1. FOUNDATION CONDITIONS

Materials: Crawl space is fully accessible. • CMU (Concrete block)

Observations:

- The moisture barrier in place had shifted. Recommend having the barrier adjusted for proper coverage.
- Lint was noted in the crawlspace under the dryer vent. It appeared that the dryer vent had been damaged and repaired. Recommend removing all excess lint for optimal performance.





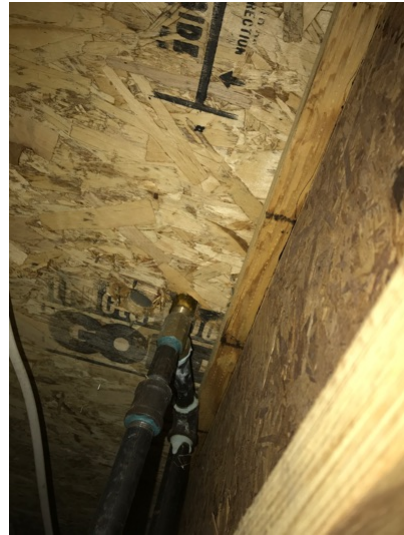
2. SUBFLOOR CONDITION

Materials:

- OSB

Observations:

- Large open gaps were noted in the sub floor under the master bathroom. Recommend sealing those openings for optimal performance.



Under master bathroom



3. COLUMNS/PIERS CONDITION

Materials:

- CMU (Concrete block)

Observations:

- Appeared serviceable.



4. BEAMS

Observations:

- Appeared serviceable.



5. FLOOR JOISTS

Observations:

- Appeared serviceable.



ROOF & ATTIC

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

1. ROOF INSPECTED

Materials: Viewed from ground with binoculars, due to pitch and height.

2. ROOF CONDITION

Materials: Composition shingles

Design or Type: Combination of styles

Observations:

- Damage/deterioration was noted on the roofing shingles. Recommend having a roofer make further evaluation and repair/replace any needed shingles.
- A few shingles had been raised by the wind and need to be resecured.
- Moss was observed on the roofing material. Moss retains moisture and can cause damage. Recommend removing the moss to prolong the life of the shingles. Contact a qualified roofing professional for safe moss removal.

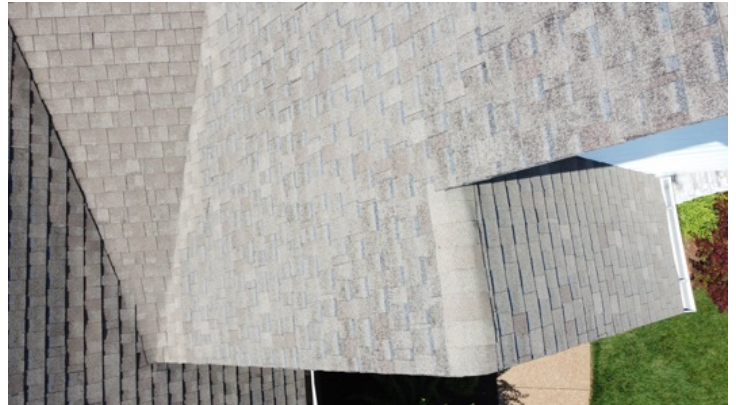
Lifted shingles-rear right gable

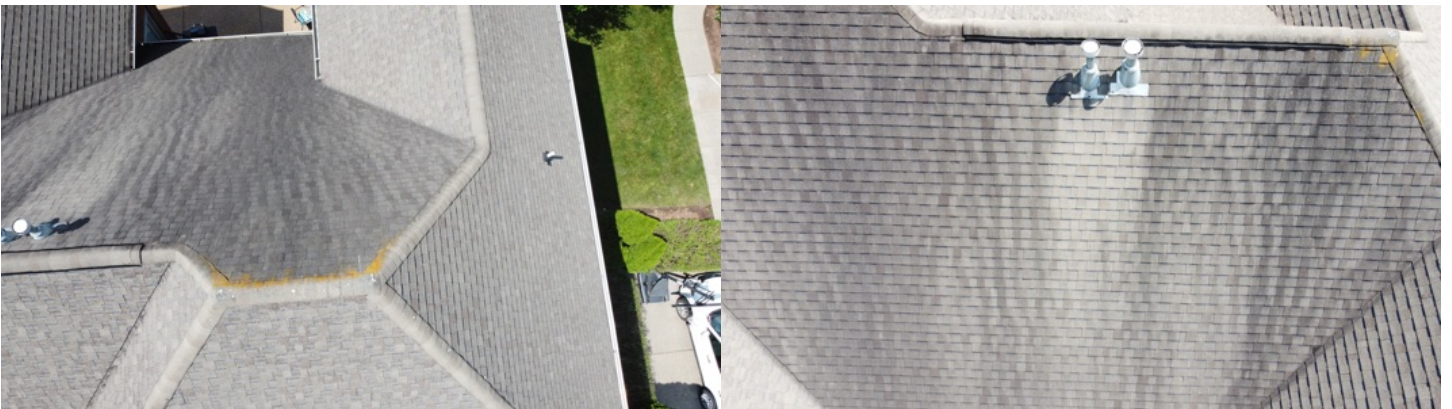


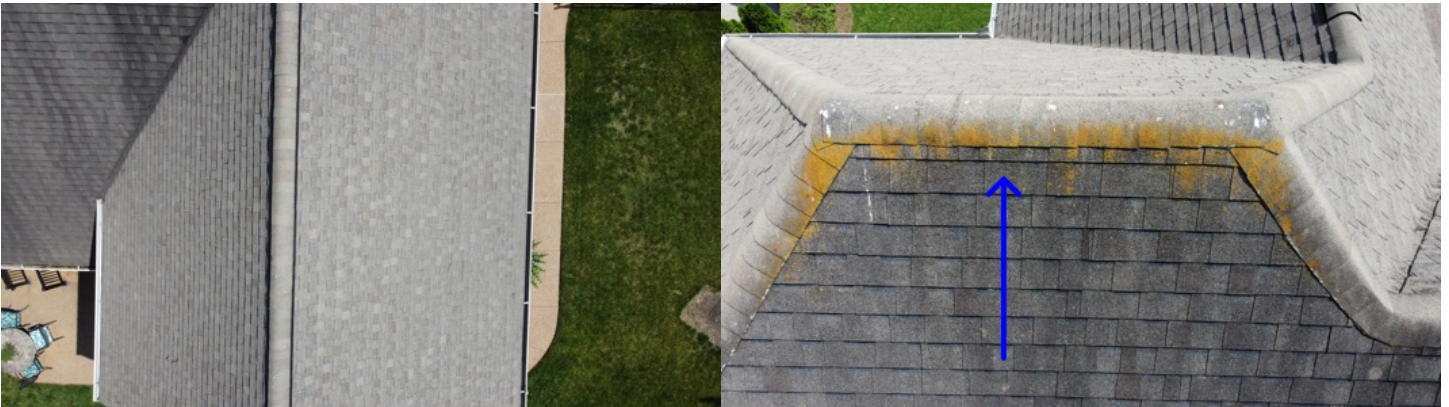
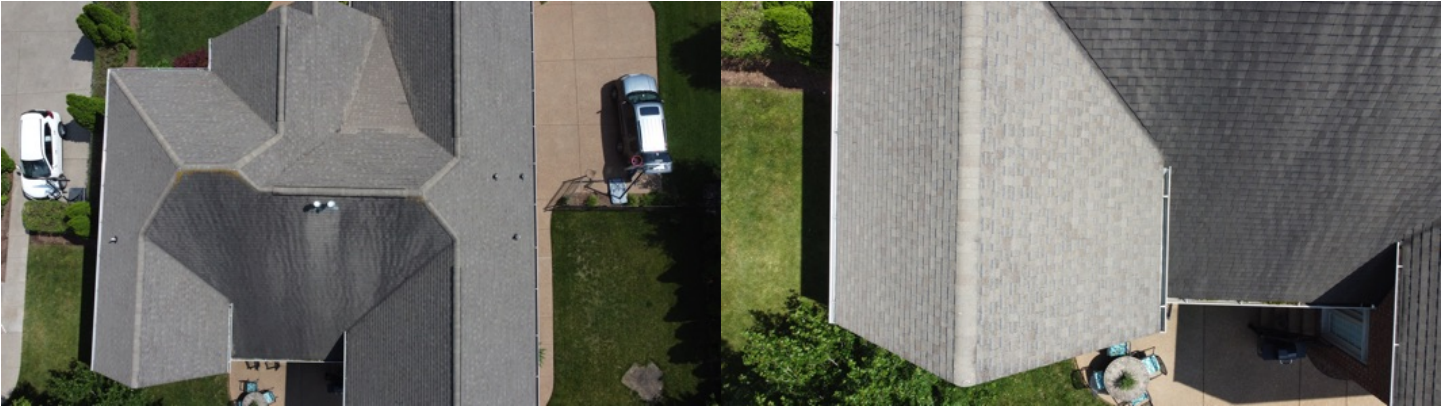
Lifted shingles-rear



Lifted shingles-left side







3. CONDITION

Materials: OSB (Oriented Strand Board)

Observations:

- Although viewing was limited, what was visible appeared to be in serviceable condition.

4. SOFFIT AND FASCIA

Materials: Vinyl soffit is installed. • Aluminum wrapped fascia boards.

Observations:

- Appeared serviceable.

5. FLASHING

Materials:

- Metal
- Composition
- Rubber (vent stack boots)

Observations:

- No diverter flashing or kick-out flashing was found. This type of flashing keeps water from flowing down a wall where the roofline intersects it.

• Exposed fasteners were noted on the roof vent boots and ridge vents. All fasteners must be properly sealed to prevent rust and potential water entry.



6. RAIN GUTTERS AND DOWNSPOUTS CONDITION

Materials: Full • Aluminium

Observations:

- Subsurface drains were noted but they were not tested for blockages or proper drainage as this is outside the scope of a home inspection.



7. ATTIC CONDITIONS

Access: Accessible.

Observations:

- Attic was partial.
- Viewing was limited to the access area only as little walk space was available.





8. FRAMING CONDITONS

Materials:

- Conventional framing.

Observations:

- Although viewing was limited, what was visible appeared to be in serviceable condition.

9. ATTIC VENTILATION

Type: Ridge and soffit vents are provided.

Observations:

- Appeared serviceable.

10. INSULATION CONDITION

Materials:

- Fiberglass- Blown.
- Fiberglass batts

Materials: Not determined.

Observations:

- Although viewing was limited what was visible appeared serviceable.

ELECTRICAL

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

1. MAIN SERVICE CONDITIONS

Materials: Underground service • 200 amp service

Observations:

- Appeared serviceable.



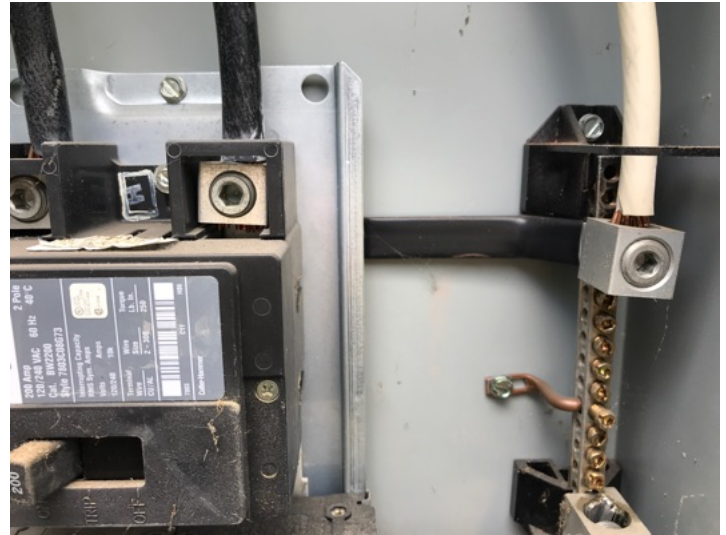
2. SERVICE PANEL CONDITION

Materials: Exterior of house

Observations:

- Recommend sealing around the main electrical panel for optimal performance.
- Grounding system was present.
- Circuit and wire sizing was correct as visible.





3. ENTRANCE CABLE

Materials:

- Copper.—NM Cable

4. SUBPANEL #1 LOCATION

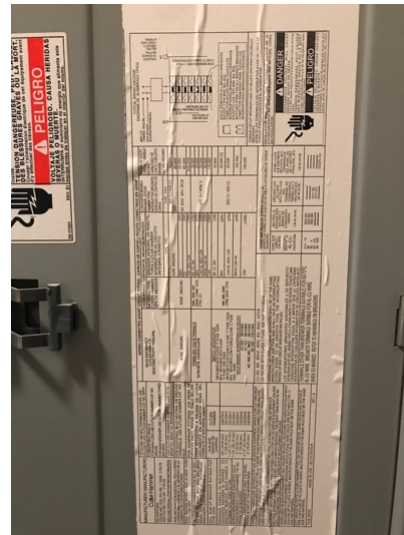
Observations:

- Laundry room

5. SUB PANEL CONDITON

Observations:

- Circuit and wire sizing was correct as visible.





6. BRANCH WIRING

Observations:

- Appeared serviceable.

7. OUTLETS FIXTURES CONDITION

Observations:

- Lights were not operational in areas throughout the house, likely due to bad bulbs. Recommend replacing the bulbs.
- Open gaps were noted between the brick and the exterior light fixtures. Recommend caulking/sealing around all exterior outlets and fixtures for optimal safety as water/moisture can penetrate.

Front middle flood



Rear right



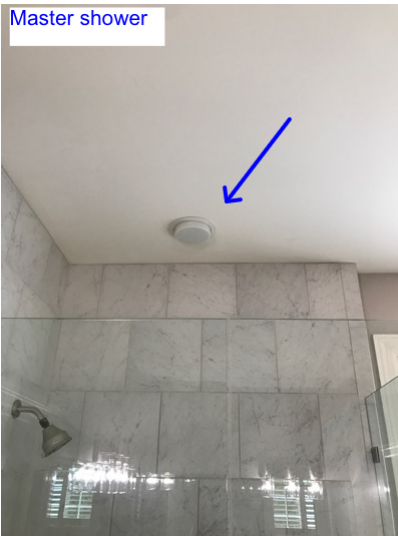
Garage



Bad bulb-foyer



Master shower



Bonus room



Garage



HVAC SYSTEM

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality and ventilation, while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. Per the State of Tennessee, disassembling HVAC units is not part of a home inspection. Inspectors are not licensed HVAC technicians. Therefore, due to liability issues, inspectors do not open or take apart HVAC units for any reason. For further evaluations on HVAC units, please contact a licensed HVAC technician.

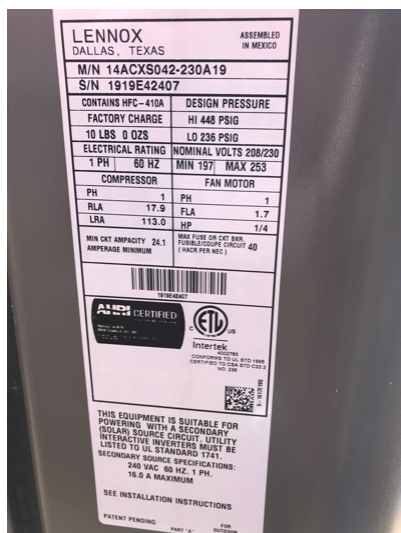
1. HVAC OVERALL CONDITION

Location: Left side of the home.

Type: Forced Air • Package unit • Split system • 2 Systems in home

Observations:

- Appeared operational. Units were operating at the time of the inspection. Manufactured by Lennox in 2019.
- The refrigerant line penetration had open gaps around it. Recommend sealing the open gaps to prevent moisture entry.



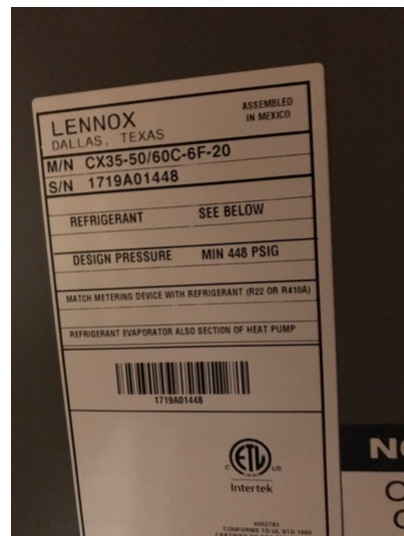


2. HEATING CONDITION

Materials: Gas

Observations:

- Appeared operational. Units were providing heat at the time of the inspection.





3. FLUE CONDITION

Materials: Type "B" flue pipe installed.

Observations:

- Appeared serviceable.

4. AC SYSTEM CONDITION

Observations:

- The AC systems were cooling at the time of the inspection.



5. CONDENSATE LINE

Observations:

- Condensate line was installed.
- The end of the condensation line was draining by the foundation. It is advisable to extend the line so it is discharging further away from the foundation.



6. AIR DUCT CONDITION

Materials: Mylar/Plastic flex-duct • Insulated metal

Observations:

- Appeared serviceable.

7. CONTROL AND FILTER CONDITONS

Materials:

- Multiple thermostats.

Materials: Fiberglass filters installed

Observations:

- Appeared serviceable.

PLUMBING

1. SUPPLY CONDITION

Materials: CPVC

Observations:

- Appeared serviceable.

2. WASTE PIPE CONDITION

Materials: **PVC** Plastic

Observations:

- Appeared serviceable.

3. HOSE BIBS

Observations:

- Sample operated, appeared serviceable.



4. BACKFLOW DEVICE

Observations:

- Plumbing for a backflow device was installed. When installed the device must be protected from freezing as the valve will be damaged if it freezes. Many homeowners have them removed by their lawn irrigation contractor every year or install an insulated cover to protect them.



5. WATER HEATER 1 CONDITION

Type:

- Gas
- 50 gal

Location:

- Garage

Observations:

- Appeared serviceable. Manufactured by State in 2013. The water heater was functioning normally. However, it is advisable to have the water heater serviced due to age.



6. OTHER PLUMBING

Materials: Sink-laundry

Observations:

- Appeared serviceable



7. GAS AND WATER METER

Location: Meter was located on the right side of the home.

Location: Meter was located at the front of the home.

Observations:

- The water shut off valve for the home was located near the water heater.
- See photo for location of main gas shut-off valve. The main gas shut off valve was located at the meter base. This is important to know in case of an emergency. The valve can be turned to the off position with an adjustable wrench by lining up the holes in the meter valve.





INTERIOR, DOORS, WINDOWS

1. MAIN ENTRY CONDITION

Materials:

- Patio doors
- Garage pedestrian door

Observations:

- The entrance door had a threshold that was not properly sealed at both base ends. Recommend caulking to prevent water entry.



2. OTHER DOOR CONDITIONS

Materials:

- Patio doors
- Garage pedestrian door

Observations:

- Rot was noted at the lower parts of the door frame/jamb on the garage entrance. Replace all rotted wood.



3. WINDOW TYPE & CONDITON

Observations:

- Additional caulking was needed around the interior windows to prevent energy loss.
- The left window on the right side of the breakfast nook would not open. Adjustments are needed.
- Caulking was needed around the exterior windows to prevent moisture entry.
- Paint damage was noted in the left side back window in the master bedroom. The area showed signs of dampness when tested with a moisture meter. Recommend further evaluation and repair by a qualified professional for optimal performance.

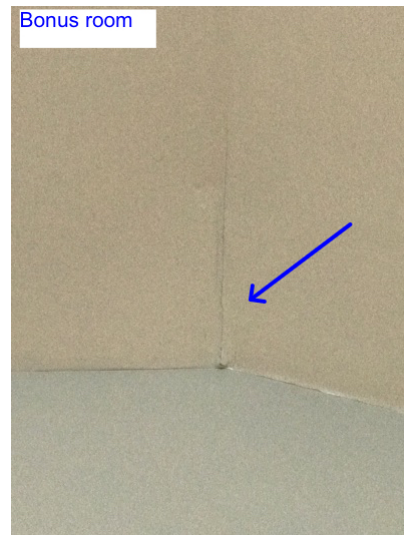




4. CEILINGS TYPE & CONDITION

Observations:

- Drywall
- Cracks were noted on the bonus room ceiling. Recommend repair by a drywall technician for optimal performance.
- Moisture stain was noted in the living room. Unable to determine if an active leak exists. The stain tested dry with a moisture meter. Make inquiry with the seller as to the history of leaks.



Under front left bathroom



Under hall bathroom



5. WALLS MATERIAL & CONDITION

Observations:

- Drywall
- General condition appeared serviceable.

6. FLOOR TYPE & CONDITION

Materials: Wood • Carpet • Tile

Observations:

- The carpet was stained. Clean as needed.
- Worn flooring was noted throughout the downstairs. Recommend refinishing the marred wood floor.
- Moisture damage was noted in the master bedroom along the left wall. Unable to determine if an active leak exists. The area tested dry with a moisture meter. Make inquiry with the seller as to the history of leaks.

Foyer



Living room closet





7. INTERIOR DOORS

Observations:

- Damage was noted at the latch of the upstairs front left bathroom. Repair as needed.
- The laundry room door didn't latch closed properly. Adjust the door/striker plate to allow the door to latch closed properly.
- A damaged ball closure mechanism was noted on the right closet door in the upstairs front right bedroom. Recommend repair for optimal performance.



8. FIREPLACE CONDITION

Materials: Ventless gas logs were installed. This is a space heater in the shape of logs. Read the manufacturers instructions about proper operation. **DO NOT BURN ANYTHING OTHER THAN THESE GAS LOGS IN THE FIREPLACE!** Read the directions before use. • Living room.

Observations:

- Appeared serviceable.



9. STAIRS & CONDITION

Observations:

- Interior stairs serviceable.
- Stair handrail serviceable.

10. SMOKE DETECTORS-CARBON MONOXIDE ALARMS & COMMENTS

Observations:

- Replace all smoke detectors after 7 years, or when a home is purchased. The American Society of Home Inspectors recommends photo electric type smoke detectors.
- Recommend the installation of a carbon monoxide alarm inside any home that has any fossil fuel appliances or systems in the home. They should be replaced every 5 years or as directed by the manufacturer.



11. CENTRAL VAC

Observations:

- Unit turn on but the system was not tested.



KITCHEN, LAUNDRY

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

Inspector's observations represent the outer condition of said item at the time of inspection only.

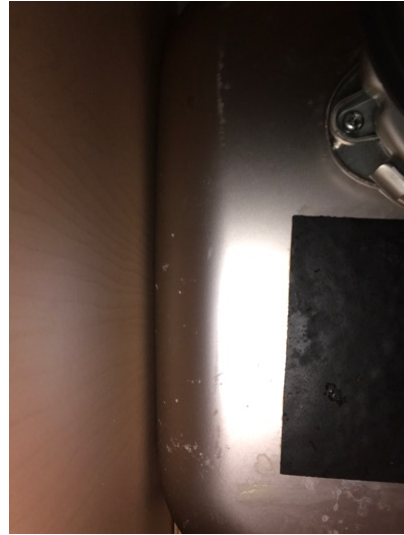
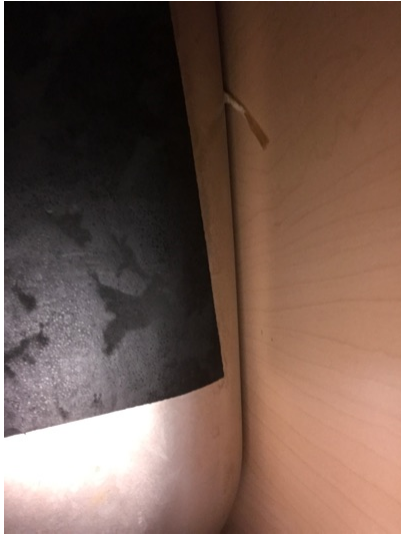
Functionality and lifespan of any appliance is not asserted or guaranteed beyond the date and time of inspection.

1. KITCHEN SINK

Materials: Stainless Steel

Observations:

- Appeared serviceable.
- Faucet was serviceable.



2. GARBAGE DISPOSAL

Observations:

- Unit turned on but made loud noises. Repair is needed.



3. DISHWASHER

Observations:

- An **air gap** device or high-loop was not present on the drain line. All dishwashers must have their drain line looped up above the flood rim of the sink to prevent water from backing up into the dishwasher.



4. OVEN, STOVE, COOKTOP CONDITION

Type:

- Electric cooktop/oven combination.

Observations:

- Appeared serviceable.



5. VENT FAN AND MICROWAVE CONDITION

Materials:

- Downdraft

Materials: Countertop unit

Observations:

- Fan/Hood was operational.
- Microwave appeared serviceable.



6. CABINET AND COUNTERTOP CONDITIONS

Materials: Appeared to be factory built type cabinets.

Materials: Granite countertops.

Observations:

- Appeared serviceable.

7. KITCHEN FLOORING CONDITION

Materials: Floor covering was wood.

Observations:

- Appeared serviceable.

8. LAUNDRY

Location: Service area main floor. • Laundry sink was present.

Observations:

- Vent needed cleaning. Dryer vents must remain free of lint build up as this can be a fire hazard.



9. CLOTHES WASHER

Observations:

- Washer was not operated at the time of inspection.

10. CLOTHES DRYER

Observations:

- Dryer was not operated at the time of inspection.

REFRIGERATOR

Standalone appliances are not part of a home inspection and inspector's observations represent the outer condition of said item at the time of inspection only. Functionality and lifespan of any appliance is not asserted or guaranteed beyond the date and time of inspection.

1. FREEZER

Observations:

- Appeared serviceable at the time of inspection.



2. FRIDGE

Observations:

- Appeared serviceable at the time of inspection.



3. ICE MAKER

Observations:

- Appeared serviceable at the time of inspection.



4. WATER DISPENSER

Observations:

- Item was not inspected.

BATHROOM 1

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. LOCATION

Half bath • First floor • Left side • Middle

2. SINK CONDITION

Materials: Man made marble type sink

Observations:

- Leak was noted under the sink at the drain line connection tail piece.



3. TOILET

Observations:

- Appeared serviceable.

4. VENTILATION

Observations:

- Appeared serviceable.

5. BATHROOM FLOORING CONDITION

Materials:

- Wood

Observations:

- Appeared serviceable

BATHROOM 2

1. LOCATION

Master • First floor • Left side • Rear

2. SINK CONDITION

Materials: Double sink



3. TOILET

Observations:

- Appeared serviceable.

4. TUB

Observations:

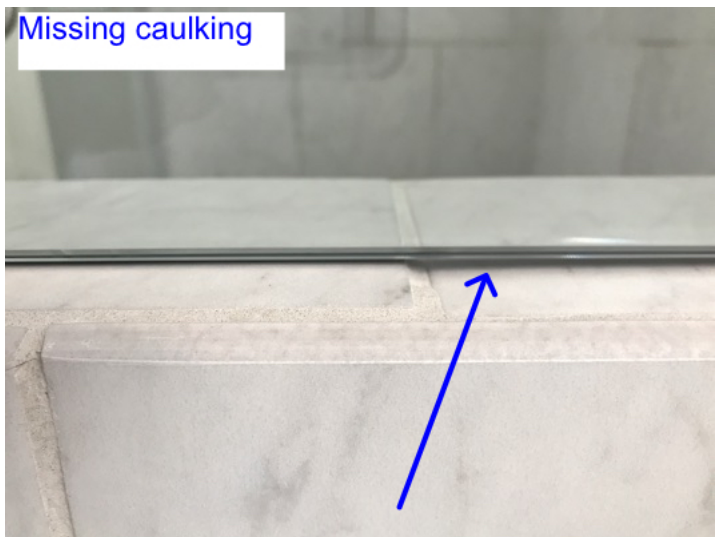
- Appeared serviceable.



5. SHOWER

Observations:

- Chipped glass was noted on the shower surround. Recommend replacing it for optimal safety.
- Missing caulking was noted around the glass shower surround. Recommend installing it for optimal moisture management.



6. VENTILATION

Observations:

- Appears serviceable.

7. BATHROOM FLOORING CONDITION

Materials:

- Tile

Observations:

- Appears serviceable

BATHROOM 3

1. LOCATION

Upstairs • Left side • Front bedroom

2. SINK CONDITION

Materials: Man made marble type sink

Observations:

- Appeared serviceable.



3. TOILET

Observations:

- Appeared serviceable.

4. TUB

Observations:

- Additional caulking was needed around the base of the bathroom tub. Recommend sealing the open gaps to prevent moisture entry.



5. SHOWER

Observations:

- Appeared serviceable.

6. VENTILATION

Observations:

- Appeared serviceable.

7. BATHROOM FLOORING CONDITION

Materials:

- Tile

Observations:

- Appeared serviceable

BATHROOM 4

1. LOCATION

Hall • Upstairs

2. SINK CONDITION

Materials: Double sink

Observations:

- Appeared serviceable.



3. TOILET

Observations:

- Appeared serviceable.

4. TUB

Observations:

- Appeared serviceable.



5. SHOWER

Observations:

- Appeared serviceable.

6. VENTILATION

Observations:

- Appeared serviceable.

7. BATHROOM FLOORING CONDITION

Materials:

- Tile

Observations:

- Appeared serviceable

GARAGE

1. GARAGE/CARPORT TYPE

Type: Attached • Three car

2. OVERALL CONDITION

Observations:

- Floor is not fully visible, due to stored items
- Rusted lintels were noted above the garages. Recommend painting them to prevent further rust from moisture.



3. DOOR

Observations:

- Appeared serviceable, doors operated.

4. OPENER

Observations:

- Automatic door openers were operational.

5. MISCELLANEOUS

Observations:

- Stored items restrict the full viewing of the garage area.



GROUNDS

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

1. DRIVEWAY AND WALKWAY CONDITIONS

Materials: Washed aggregate.

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Observations:

- Recommend repairing the cracks in the driveway with a proper crack sealer so that water will not enter the cracks.



2. PORCH CONDITION

Materials: Same as structure

Observations:

- Appeared serviceable.

3. PATIO CONDITION

Materials: Washed aggregate

Observations:

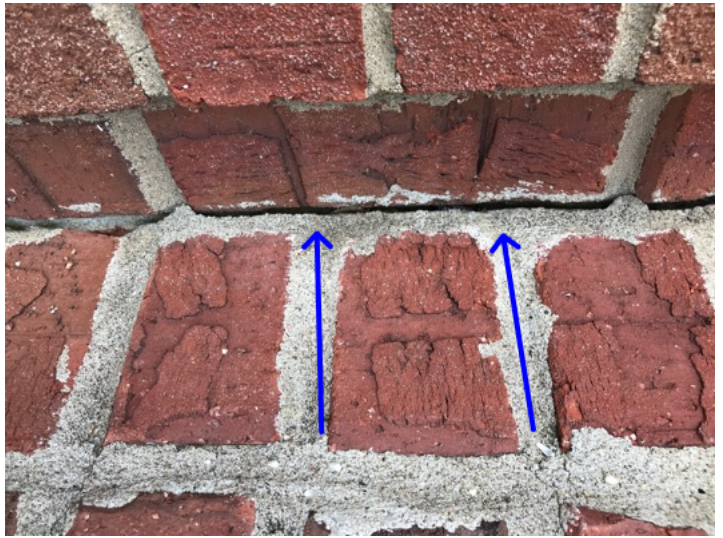
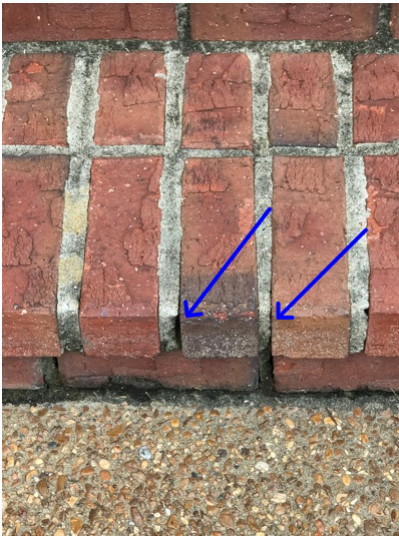
- Appeared serviceable.

4. STEPS, STOOP AND STAIRS CONDITION

Materials: Brick front entry steps • Aggregate patio steps

Observations:

- Steps were settling around the front porch. Recommend sealing the open gaps to prevent moisture entry.
- Deteriorated brick mortar was noted around the front entry brick stairs. Recommend sealing the open cracks and filling in the mortar to prevent moisture entry.



5. DRAINING AND GRADE CONDITIONS

Materials: Flat site.

Observations:

- It appeared that the drainage around the home was positive.

6. VEGETATION

Observations:

- The over grown plants needed to be trimmed back away from the home.



7. FENCE AND GATE CONDITIONS

Materials: Metal.

Observations:

- Fences and gates are not part of this inspection.

Glossary

Term	Definition
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.