



Illustrated Inspection Report

Sam Huff

Property Address:
123 Main Street
Anytown TN 12345



2950 Baby Ruth Lane, Ste 5, Antioch, TN 37013

The EZ Report

Richard Schor #92
1413 Woodfield Drive
Nashville, TN 37211
615 837-6900, 800 487-1201





Dear Sam Huff,

I want to thank you for choosing **The EZ Report** for your home inspection services and offer you my personal assistance if you have questions, comments or concerns about your experience. Please feel free to contact me by phone at (615) 837-6900 or by e-mail at inspector@comcast.net . All are answered 2/47 for your convenience. If not in, please leave a detailed message and I will return your call promptly

You are the most important person in my business and I strive for excellence in Customer service every day. By your honesty in communicating to me what I am doing right, and wrong, I can continue to improve the satisfaction of my Customers and continue to make **The EZ Report** the choice for home inspection services in the Middle Tennessee area.

Thanks for for your trust and a **The EZ Report** Customer!

Sincerely,

A handwritten signature in black ink, appearing to read 'Dick Schor', written in a cursive style.

Dick Schor

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Date: 5/31/2009	Time: 10:00 AM	Report ID: 2009-000000
Property: 123 Main Street Anytown TN 12345	Customer: Sam Huff	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by The EZ Report inspector should be considered before purchasing this home. **Any recommendations by The EZ Report inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor.** All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The EZ Report visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= The EZ Report did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Suggestion (S) = This item, component, unit or comment is a suggestion by the inspector and not a requirement of the seller. It is mentioned only as a matter of being an idea or improvement that may improve the enjoyment of the structure.

The State of Tennessee Standards of Practice can be seen and printed at [our website](#)

Standards of Practice:

State of Tennessee

In Attendance:

Customer and their agent

Building type:

Condominium -townhome

Style of Home:

Town home

Square Feet:

1101 - 1500 sq ft

MLS measurement: : 1452 - Not verified

Year built:

Approximately

Year : 2001

Bedrooms:

three

Approximate age of building:

Under 10 Years

Baths:

2.5

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

Total rooms:

5

General Summary



The EZ Report

1413 Woodfield Drive
Nashville, TN 37211
615 837-6900, 800 487-1201

Customer

Sam Huff

Address

123 Main Street
Anytown TN 12345

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.1 DOORS (Exterior)

Inspected, Repair or Replace

Trivial



There is no wind restraint installed on the storm door(s). The wind restraint is designed to ensure that the door is not damaged when opened in high winds.

5. Plumbing System

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

\$101 - \$250



The commode in the lower level powder room is loose. The commode should be secured to the floor and the wax ring replace when repaired.

6. Electrical System

- 6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Inspected, Repair or Replace


Trivial

-  The breakfast nook fixture is missing a glass globe . Only 4 of 5 located.

- 6.7 SMOKE DETECTORS**

Inspected, Repair or Replace

Trivial

-  There is a missing battery in the lower level smoke detector.


7. Heating / Central Air Conditioning

- 7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

Inspected, Repair or Replace

\$101 -

\$250

-  The return air vent on the lower level system is NOT permitted to draw air from the kitchen (safety and fire hazard). The access to the filter is behind the operating panel and is not convenient. As a result. the filter in this unit has not been changed for a long, long time and is heavily clogged. There is no filter installed in the upper level filter grill.


Two repairs are required.

1) A filter grill should be fashioned such that it is easy to change (on the outside of the wood frame) and a filter should be installed in the upper level filter grill.

2) A return air could be installed in the living area closet wall with the opening into the living area with a filter grill, The opening in the wood plenum could then be closed and it would resolve both defects.

- 7.12 FILTRATION**

Repair or Replace

-  Clogged and undersized.

8. Insulation and Ventilation

- 8.4 VENTING SYSTEMS (Kitchens, baths and laundry)**

Inspected, Repair or Replace

-  The hood for the dryer vent is missing (on ground) and should be replaced.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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1. Roofing

The EZ Report inspector shall observe: Roof covering; roof drainage systems; flashings; skylights, chimneys, and roof penetrations as well as signs of leaks or abnormal condensation on building components. The EZ Report inspector shall: Describe the type of roof covering materials; and report the methods used to observe the roofing. The EZ Report inspector is not required to: Walk on the roofing or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	S	Styles & Materials
1.0	ROOF COVERINGS	X					Roof Covering: 3-Tab fiberglass
1.1	FLASHINGS	X					Viewed roof covering from: Ladder
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X					Sky Light(s): None
1.3	ROOF DRAINAGE SYSTEMS	X					Chimney (exterior): N/A

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, S=Suggestion

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	S	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	X					Siding Style: Lap
2.1	DOORS (Exterior)	X			X		Brick
2.2	WINDOWS	X					Siding Material: Vinyl
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X					Brick veneer
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X					Exterior Entry Doors: Steel
2.5	EAVES, SOFFITS AND FASCIAS	X					Insulated glass

IN NI NP RR S

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- Deck with steps
- Porch
- Sidewalk
- Driveway:**
- Asphalt

Comments:

🏠 2.1 There is no wind restraint installed on the storm door(s). The wind restraint is designed to ensure that the door is not damaged when opened in high winds.



2.1 Picture 1 Front storm door.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	S	Styles & Materials
3.0	CEILINGS	X					Ceiling Materials: Plaster
3.1	WALLS	X					Wall Material: Sheetrock
3.2	FLOORS	X					Floor Covering(s): Carpet
3.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X					Vinyl
3.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X					Wood
3.5	DOORS (REPRESENTATIVE NUMBER)	X					Interior Doors: Hollow core
3.6	WINDOWS (REPRESENTATIVE NUMBER)	X					Window Types: Thermal/Insulated Single pane Window Manufacturer: UNKNOWN Cabinetry: Wood Laminate Countertop: Laminate

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

The EZ Report Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	S	Styles & Materials
4.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X					Foundation: Masonry block Method used to observe Crawlspace: Crawled Floor Structure: Engineered floor trusses Wall Structure: 2 X 4 Wood Columns or Piers: Brick piers Ceiling Structure: 6" or better Roof Structure: Engineered wood trusses Roof-Type: Gable Method used to observe attic: From entry Attic info: Scuttle hole
4.1	WALLS (Structural)	X					
4.2	COLUMNS OR PIERS	X					
4.3	FLOORS (Structural)	X					
4.4	CEILINGS (structural)	X					
4.5	ROOF STRUCTURE AND ATTIC	X					

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	S	Styles & Materials
5.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X					Water Source: Public
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X		Water Filters: None
5.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X					Plumbing Water Supply (into home): Not visible
5.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X					Plumbing Water Distribution (inside home): Copper
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			X			
5.5	MAIN FUEL SHUT OFF (Describe Location)	X					
5.6	SUMP PUMP			X			

IN NI NP RR S

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Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

50 Gallon (2-3 people)

Manufacturer:

STATE

Water Heater Location:

Main Floor

Comments:

🏠 5.1 The commode in the lower level powder room is loose. The commode should be secured to the floor and the wax ring replaced when repaired.



5.1 Picture 1 Powder bathroom.

5.2 Water heater in lower level closet.



5.2 Picture 1 Water heater.

5.3 Located in the lower lever closet at the water heater.



5.3 Picture 1 Lower level closet.

5.5 In electrical panel for water heater, at the water heater for the water.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

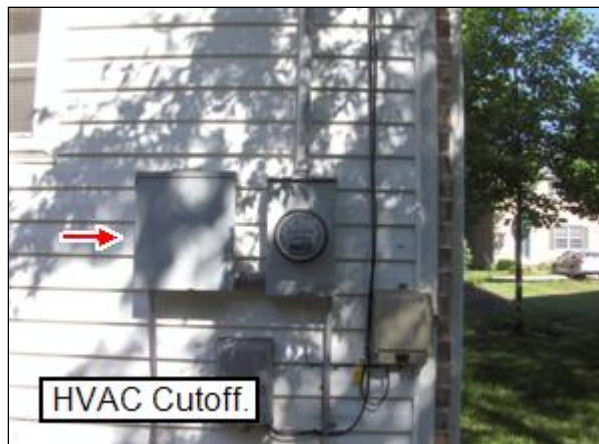
		IN	NI	NP	RR	S	Styles & Materials
6.0	SERVICE ENTRANCE CONDUCTORS	X					Electrical Service Conductors: Overhead service
6.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X					Panel capacity: 200 AMP
6.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X					Panel Type: Circuit breakers
6.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X		Electric Panel Manufacturer: SIEMENS
6.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X					Branch wire 15 and 20 AMP: Copper
6.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X					Wiring Methods: Romex
6.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X					
6.7	SMOKE DETECTORS	X			X		
6.8	CARBON MONOXIDE DETECTORS			X			
6.9	ARC FAULT CIRCUIT INTERRUPTER(S)			X			

IN NI NP RR S

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Comments:

6.0 Over head electrical service.



6.0 Picture 1 Rear elevation.

- 🏠 6.3 The breakfast nook fixture is missing a glass globe . Only 4 of 5 located.



6.3 Picture 1 Nook fixture.

- 🏠 6.7 There is a missing battery in the lower level smoke detector.



6.7 Picture 1 Lower level.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	S	Styles & Materials
7.0	HEATING EQUIPMENT	X					Heat Type: Heat Pump Forced Air (also provides cool air)
7.1	NORMAL OPERATING CONTROLS	X					
7.2	AUTOMATIC SAFETY CONTROLS	X					Energy Source: Electric
7.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			X		Number of Heat Systems (excluding wood): One
7.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X					Heat System Brand: RHEEM
7.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X					Ductwork: Insulated and Non-insulated
7.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X					Filter Type: Disposable Missing
7.7	GAS/LP FIRELOGS AND FIREPLACES			X			Types of Fireplaces: Stand-alone Extra Info : Electric only
7.8	COOLING AND AIR HANDLER EQUIPMENT	X					Operable Fireplaces: One
7.9	NORMAL OPERATING CONTROLS	X					Number of Woodstoves: None
7.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X					Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)
7.11	AIR EXCHANGE UNIT	X					Cooling Equipment Energy Source: Electricity
7.12	FILTRATION				X		Central Air Manufacturer: RHEEM Number of AC Only Units: None

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Comments:

7.3 The return air vent on the lower level system is NOT permitted to draw air from the kitchen (safety and fire hazard). The access to the filter is behind the operating panel and is not convenient. As a result, the filter in this unit has not been changed for a long, long time and is heavily clogged. There is no filter installed in the upper level filter grill.

Two repairs are required.

1) A filter grill should be fashioned such that it is easy to change (on the outside of the wood frame) and a filter should be installed in the upper level filter grill.

2) A return air could be installed in the living area closet wall with the opening into the living area with a filter grill, The opening in the wood plenum could then be closed and it would resolve both defects.



7.3 Picture 1 Mechanical closet.

7.6 Electric fireplace.


7.8 23,800 BTUs (2 ton unit)



7.8 Picture 1 compressor.



7.8 Picture 2 Data label on compressor.

 7.12 Clogged and undersized.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	S	Styles & Materials
8.0	INSULATION IN ATTIC	X					Attic Insulation: Blown
8.1	INSULATION UNDER FLOOR SYSTEM	X					Ventilation: Gable vents
8.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X					Exhaust Fans: Fan only
8.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X					Dryer Power Source: 220 Electric
8.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X			X		Dryer Vent: Metal
8.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X			Floor System Insulation: Batts
8.6	RADON MITIGATION SYSTEM			X			
8.7	DRYER VENT	X					

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Comments:

 **8.4** The hood for the dryer vent is missing (on ground) and should be replaced.



8.4 Picture 1 Front elevation.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	S	Styles & Materials
9.0	DISHWASHER	X					Disposer Brand: IN SINK ERATOR
9.1	RANGES/OVENS/COOKTOPS	X					Exhaust/Range hood: NONE
9.2	RANGE HOOD			X			Range/Oven: GENERAL ELECTRIC
9.3	TRASH COMPACTOR			X			Built in Microwave: GENERAL ELECTRIC
9.4	FOOD WASTE DISPOSER	X					Trash Compactors: NONE
9.5	MICROWAVE COOKING EQUIPMENT	X					Refrigerator: KENMORE
9.6	REFRIGERATOR	X					

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, S=Suggestion

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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