



CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Billy Bob Thorton

INSPECTION ADDRESS

1234 Sample Street, Hattiesburg, MS 39402

INSPECTION DATE

6/3/2020 9:00am to 10:30am

REPRESENTED BY:

Crystal Green
Coldwell Banker



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GENERAL INFORMATION

Inspection Address: 1234 Sample Street, Hattiesburg, MS 39402
Inspection Date: 6/3/2020 Time: 9:00am to 10:30am
Weather: Overcast - Temperature at time of inspection: 80

Inspected by: Ben Berteau

Client Information: Billy Bob Thorton
Buyer's Agent: Coldwell Banker
Crystal Green
Phone: 601-297-3535
Email: crystalggreen526@gmail.com

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: No
Number of Stories: One

Estimated Year Built: 2007
Unofficial Sq.Ft.: 1600

People on Site At Time of Inspection: No one present

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of Home Analyzers and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. No liability for these findings will exist on our part toward any party other than the client of record. This report is not valid unless we have a signed inspection agreement.

The observations and opinions expressed within this report are those of Home Analyzers and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of American Society of Home Inspectors, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report. Items excluded, if any, are noted in the report. Systems near the end of their service life are noted. Exterior, interior, and system components which are significantly deficient are noted as well.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. The use of licensed specialists is particularly important in the case of HVAC, electrical, gas, or plumbing problems, as incorrect or incomplete repairs can result in significant safety risks or property damage. Reference directions are given relative to standing outside and facing the front door.

Report File: 13 Fleur De Lis

Systems

We test and evaluate the cooling system provided power is available and the ambient temperature is above 60 degrees. It is usually not possible to determine the cleanliness of exterior condenser coils during a visual inspection, as dirt may accumulate within the coil structure. We recommend at least annual cleaning of the condenser coils to maintain efficiency and proper operation of the A/C system. More frequent cleaning may be needed depending on the location of the condenser. Dirty condenser coils can cause system failure. The evaporator coil is only inspected if it is visibly accessible. This is not a cooling capacity test. Cooling systems are designed to keep the house fifteen to twenty degrees cooler than the outside on the hottest days. Many variables will influence the efficiency of the system such as the size and configuration of the house, type of construction, amount of insulation, size and orientation of windows, duct work, and other variables. If client is concerned it is recommended these variable calculations be made by a licensed HVAC contractor. The cooling system is a forced air, split system with a condenser/compressor unit and an evaporator, unless otherwise stated.

We test, operate and evaluate heating systems provided electrical power and/or fuel is supplied to the component in accordance with the standards of practice. We do not dismantle or inspect the internal components or heat exchangers. The local utility company may conduct such an inspection for a homeowner upon request. We also inspect vent system flues and chimneys, if they are used in conjunction with the heating system. The heating system is a forced air, natural gas or electrical powered system, unless otherwise stated.

HVAC serving complete house

Heat Pump

Informational Conditions

The home is served by a 3.5 ton American Standard heat pump, located at the exterior left. The air handler / evaporator coil is located in the garage storage room. (MFD 10/07)

A heat pump is a compressor-cycle refrigerant system that provides cold air in the forward cycle and warm air in the reverse cycle. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational. Adequate air flow is important to the efficiency of these units, therefore the filter should be kept clean as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a licensed HVAC contractor should be consulted.

Filter size is 20" x 25" x 1".

Summary Information

The heat pump serving the house operated normally at time of inspection. Major components appear intact.

Evaporator Coil

Components and Conditions Needing Service

Installation of a float switch is recommended at the evaporator coil drain line to prevent water damage, should the drain clog. Recommend repair by a HVAC technician.

Exterior

Our exterior review includes an examination of the siding condition; trim condition, which includes eaves, soffits and fascia; roofing and gutters; windows and doors; and electrical or plumbing elements, such as lights, receptacles, hose bibs, vent system flues, and roof penetrations. We examine the lot grading to ensure that there is proper drainage away from the house foundation. We check for the presence of ponding water which may be evidence of inadequate drainage. Additionally, we review the condition of sidewalks and driveways to identify any possible trip hazards or areas of deteriorated concrete.

Exterior Components

Driveways

Functional Components and Conditions

Concrete. Common cracking observed. Client should seal cracks to extend service life.

Walkways

Informational Conditions

Concrete.

Fences & Gates

Informational Conditions

Wood fence present.

Siding Type

Informational Conditions

The house walls are finished with brick veneer and a composite material hardboard siding . Common cracking of brick veneer observed; recommend sealing of cracks as a part of routine maintenance and/or monitoring for further deterioration.

Clad Siding.

Siding Observations

Summary Information

No significant defects observed

Trim

Informational Conditions

Wood

Clad

Trim Observations

Summary Information

No significant defects observed

Windows

Informational Conditions

Metal

Doors

Informational Conditions

Serviceable

Door Bell

Informational Conditions

See summary electrical comments.

Electrical

Informational Conditions

Ground fault interrupter (GFI) protection provided.

See summary electrical comments.

Gutters - Downspouts

Informational Conditions

A partial gutter system is present. Client may wish to install a complete gutter system to more effectively divert water run-off.

See summary roofing comments.

Hose Bibs

Informational Conditions

The hose bibs are serviceable, but we may not have located and tested every one on the property.

Grading & Drainage

Functional Components and Conditions

Home is built on a sloped lot. Grade at foundation appears to be adequate. Dirt backfill should be added to any low lying areas located around the foundation. It is important that roof and surface water be controlled to properly maintain the integrity of the foundation walls and a dry lower level. This means installing and keeping gutters clean and properly aligned, keeping extensions on downspouts, installing splash blocks, and

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maintaining the proper grade so that roof and surface water is diverted away from this foundation.

Front Porch

Location

Informational Conditions

Located at front.

Cover

Informational Conditions

Attached

Enclosure

Informational Conditions

None.

Electrical

Informational Conditions

The electrical components were serviceable.
Ground fault interrupter (GFI) protection provided.

Slab

Informational Conditions

Concrete slab with common cracks noted

Rear Patio

Location

Informational Conditions

Located at the rear.

Electrical

Informational Conditions

The electrical components were serviceable.
Ground fault interrupter (GFI) protection provided.

Slab

Informational Conditions

Concrete slab with common cracks noted.

Cover

Informational Conditions

Attached.

Stairs

Informational Conditions

Serviceable. Wood.

Railing

Informational Conditions

Serviceable. Wood.

Enclosure

Informational Conditions

Wood frame and screens

Structural

Our structural review includes an examination for evidence of abnormal settling or movement. Such evidence would include exterior or interior cracking, and windows or doors which do not operate freely. Where cracking appears to be merely cosmetic, we will tell you so. If we feel that a more in-depth review is warranted, we will recommend further review by a licensed structural engineer.

Observations

Foundation

Functional Components and Conditions

In this type of construction, a poured concrete floor rests directly on the ground. There is no basement or crawlspace below the floor. The concrete slab, typically 6 inches thick, may or may not be reinforced with steel bars. Immediately below the slab, a moisture barrier is typically laid. Our foundation inspection conforms to ASHI standards. We do not move carpet, padding, or personal items. We look for evidence of structural deformation or damage, but may not comment on minor deficiencies. In the absence of any major defects, we may not recommend further review by a foundation expert or structural engineer, but this should not deter you from seeking the opinion of any such expert if desired.

Floor Structure

Informational Conditions

The floor structure consists of a poured slab that could include reinforcing steel.

Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Ceiling Structure

Informational Conditions

Ceiling structure type is joist.

Roof Structure

Informational Conditions

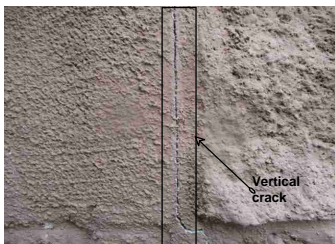
The roof structure is conventionally framed with rafters, collar ties, etc.

Service Items

Vertical Crack

Summary Information

A narrow vertical crack is present in the concrete block foundation wall at the left-rear. This appears to be a common settlement crack. No evidence of active settling was noted at the time of inspection. Monitoring of this area is recommended.



Electrical

Our evaluation of the electrical system in the home includes the testing of all accessible receptacles. In addition to ensuring that they have power and are wired correctly, we test for abnormal and potentially dangerous conditions, including receptacles which are ungrounded or have reversed polarity. We remove the electrical main service panel cover and review the condition of the electric panel and its components, looking particularly to verify that the panel is safely and correctly wired, that there is no overloading, and that there are no damaged elements within. It should be mentioned that our review is not a capacity assessment; as such an evaluation requires the expertise of a licensed electrician. The main electrical disconnect device is the main breaker or pull out fuse bus in the main service panel, unless otherwise noted in the report. In our area, ROMEX wiring is most frequently in use. If the property has another wiring type, such as BX or knob-and-tube, it will be noted in the report.

Service Meter

Service Wiring and Meter

Informational Conditions

The main conductor lines are underground, and the meter is located at the right. The main grounding conductor is attached to the main ground rod.

Service Items

Receptacles

Components and Conditions Needing Service

The receptacles below the rear patio are wired into the rear patio receptacle with an extension cord. Recommend removal of extension cord wiring or hardwiring of receptacles below the patio by a licensed electrician.

The receptacle serving the garage door opener is damaged. Recommend replacement by a licensed electrician.

Light Fixtures

Components and Conditions Needing Service

The following light fixtures do not operate:

- Front left and front right flood lights
- Rear right flood lights
- Microwave surface light

This may be because of a burned out or missing bulb, or that the controlling switch could not be located. Recommend verification that replacement bulb corrects problem or repair by a licensed electrician.

Safety Covers

Components and Conditions Needing Service

The rear patio receptacle safety cover is damaged and detached. Recommend repair by a licensed electrician.

Door Bell

Components and Conditions Needing Service

The front entry door bell did not operate. Recommend further review/repair by a licensed electrician.

Main Panel

Observations

Functional Components and Conditions

The main panel is located at the exterior right. Approximately 200 amps, 110/220 volts. Overload protection is provided by breakers. Main conductors are copper. Branch conductors are copper. Grounding is present.

Electric Panel Service Items

Components and Conditions Needing Service

The exterior right meter base is detached from the house. Recommend reattaching by a licensed electrician.



Sub Panels

Observations

Functional Components and Conditions

A sub panel is located in the garage. Approximately 200 amps, 110/220 volts. Overload protection is provided by breakers. Main conductor is copper. Branch conductor is copper. Grounding is present.

Sub Panel Service Items

Informational Conditions

The neutral and ground are bonded together at the sub panel. The neutral and ground should be isolated. However, there may not be local code or ordinances that requires it.

Roof

Whenever safely accessible, we mount the roof during our inspection. First and foremost, we check for any evidence of active leaking. Where there are stained or suspicious areas, we test these with an electronic moisture meter. This device can detect moisture which may not be discernible to touch. We look at the overall condition of the roof, including the shingles, flashing, flues and vents. Where previous repairs have been made, we check to see if they appear to have been professionally completed. We pay particular attention to any skylights which may be present, as these elements are often prone to seepage and water entry. We also let our clients know when more than one layer of roofing is present. However this is a visual inspection only and portions of underlayment and decking are hidden from view; therefore, our review is not a guarantee or warranty against roof leaks, nor a certification. If such an inspection or certification of the roof is desired we suggest client contact a licensed roofing contractor.

Composition Roof

Type

Informational Conditions

Gable.

Method of Evaluation

Functional Components and Conditions

We evaluated the roof and its components by walking on its surface.

Roofing Condition

Components and Conditions Needing Service

A split ridge cap shingle is present at the right gable rake. Recommend further review/repair by a licensed roofer.



Tree limbs and shrubs at the left front and right should be trimmed away from the roof by a qualified arborist to prevent future damage.

Summary Information

The rear patio roof is a low slope roof comprised of architectural shingles on a pitch of 1-in-12. Architectural shingles are not recommended for use on a pitch of less than 3-in-12. No evidence of active leaking was found at the time of inspection. If concerned, the client may pursue further evaluation by a licensed roofer.



Moisture stained roof decking was noted in the attic along the front right eave above the garage. This area tested dry with a moisture meter at the time of inspection. No evidence of active leaking was observed at the time of inspection. Monitoring of this area is recommended.



Gutter Condition

Components and Conditions Needing Service

Gutters should be cleaned and serviced to assure proper operation and to prevent moisture and pest intrusion.

Plumbing

We check all accessible plumbing components as part of our inspection. In the course of a typical inspection we will go into all wet areas of the home: kitchen, laundry, and all bathrooms. We review sinks, tubs, and associated plumbing along with toilets and other fixtures which may be present. We verify the operation and condition of water heaters and their connected piping, and we check for evidence of carbon monoxide or gas leaks. We also check the condition of any plumbing elements on the exterior of the home, including accessible piping located within the crawl space, vent systems, flues and chimneys (if used as part of the plumbing

system). Were known to be present, we also check drainage sumps, sump pumps and related piping. We also inspect fuel distribution systems (usually natural gas) and local fuel storage systems, if applicable.

Plumbing

Observations

Functional Components and Conditions

The water supply pipes are copper. The waste and vent materials are PVC. Our inspection of the supply and waste lines is a visual inspection only. Where these plumbing lines are concealed, it is outside the scope of the inspection to determine the condition of these components. If the client is concerned, further review by a qualified licensed plumber is recommended.

Summary Information

Limited review due to the vacant status of this residence. Some problems may be discoverable only when the appliances or fixtures are used regularly. This report reflects the condition of the plumbing observed at the time of the inspection. If client is concerned, recommend further review by a qualified plumber.

Service Items

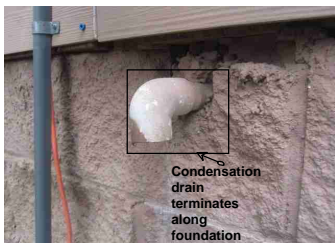
General Review

Components and Conditions Needing Service

The following plumbing service items were observed:

- The kitchen sink faucet leaks below the sink when turned on.
- The exterior right dryer vent louvered cover is missing. Recommend replacing to prevent pest intrusion.
- The primary A/C condensation drain terminates in close proximity to the foundation at the exterior right. Recommend extending away from the foundation or re-routing into a plumbing waste line.
- The hallway bathroom toilet is loose or detached at the anchor bolts/flange.
- The master bathroom whirlpool tub pump/jets do not operate.
- The master bathroom tub surround should be re-sealed at the joints along the rim of the tub.
- The master bathroom sink stopper is missing.

Recommend review/repair of plumbing service items by a licensed plumber.



Whirlpool Tub

Summary Information

The master bathroom whirlpool tub faucet hand sprayer is missing and the hand sprayer hose is not connected to the faucet. Recommend repair by a licensed plumber.

Electric Water Heater

Observations

Summary Information

Hot water is provided by a 50 gallon electric water heater, located in the garage storage room. Water heater appears serviceable.

Service Items

Summary Information

The water heater was installed without an overflow pan or drain line. Because the water heater is located on the same slab level as the primary living space, it is recommended that an overflow pan and drain line to the exterior or to a waste line be installed by a qualified specialist.



The electric water heater has exceeded its normal service life. Therefore, the client is advised to consider the purchase of a home warranty.

Appliances

We check for the correct functioning of all installed appliances. In addition, we are looking to verify that appliances appear to be correctly and professionally installed. Abnormal noises or vibrations are brought to the attention of the client as are appliances which simply do not operate. Any visibly damaged components will be noted. Time constraints prevent us from operating the self-cleaning mechanisms on ovens or operating washing machines.

Additional Service Items

Dishwasher

Components and Conditions Needing Service

The dishwasher leaks onto the floor during operation. Recommend further review/repair by a qualified specialist.

Garage

Our review of the garage includes the operation of the overhead door opener and its safety controls, examination of the slab, walls, and ceiling, testing of plumbing and electrical fixtures. We also verify operation of windows and doors. Please note that garage door openings are not standardized, therefore you may wish to measure the opening and floor dimensions to ensure that there is sufficient clearance to accommodate your vehicles. Due to the natural contraction and expansion of concrete, minor cracking in the slab is normal and to be expected.

Garage

Slab

Functional Components and Conditions

The concrete slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, but are not structurally threatening.

Garage Door & Hardware

Functional Components and Conditions

The metal garage door and hardware are serviceable.

Automatic Opener

Informational Conditions

The garage overhead door opener is serviceable.

Access Door

Functional Components and Conditions

Serviceable.

Walls

Informational Conditions

Serviceable.

Ceiling

Informational Conditions

Serviceable.

Electrical

Informational Conditions

The receptacles are ground fault protected.

[See summary electrical comments.](#)

Attic

We enter and inspect the attic whenever safely accessible. If an attic is not entered, it will be noted in the report. The attic area typically includes the HVAC system, water heater, and supply and waste lines. A/C systems are evaluated for proper cooling. We can not disassemble HVAC equipment, but will report on any visible deficiencies observed, such as damaged ductwork, areas of air loss, and improper or inadequate venting. We test for evidence of gas leaks and carbon monoxide. Balancing the system or a capacity test are outside the scope of this inspection. Other items in the attic which we inspect include the presence of insulation (Batt or loose fill; either cellulose, foam or fiber glass), vapor barrier, ventilation provided, and a review of electrical fixtures which may be present, including lights and exhaust fans. Attic framing and roof decking are evaluated and suspicious or stained areas are tested with a moisture meter for possible water leaks.

Primary Attic

Access

Informational Conditions

The attic is accessed via pull down stairs.

Framing

Informational Conditions

Rafters. 2" x 6" at 24" centers

Sheathing

Informational Conditions

Oriented Strand Board.

Leaking

Informational Conditions

Old stains tested dry along front eave above the garage.

Insulation

Informational Conditions

Loose fill insulation. Where visible, approximate thickness is 8 to 9 inches with an approximate R value of 26.
Loose fill insulation normally is either cellulose, fiber glass, foam or mineral wool types.

Ventilation

Informational Conditions

Ventilation provided by power exhaust fan, soffit, and ridge vents. Depending on ambient temperature and accessibility the power exhaust fan(s) may or may not have been able to be tested.

Electrical

Informational Conditions

All visible electrical components appear to be serviceable.

Plumbing

Informational Conditions

The visible supply lines and other plumbing components are serviceable.

Ducts

Informational Conditions

Rigid ductwork. The visible ducts serving the HVAC system are serviceable.

Comments

Informational Conditions

Limited review of attic area due to attic configuration, some areas not accessible.

Window/Door

We verify the operation and condition of all accessible windows and doors. Where the window or door is damaged, we will list it here. We check for issues such as broken panes, compromised thermopane seals, and broken or damaged hardware. We will also list windows and doors which are stuck shut or otherwise do not operate correctly.

Additional Service Items

Windows

Components and Conditions Needing Service

The master bedroom rear left window upper exterior pane is broken. Recommend repair/replacement.

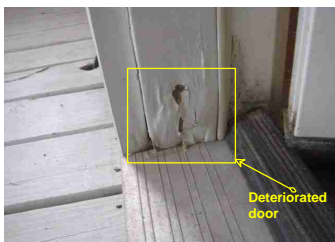
Doors

Components and Conditions Needing Service

The laundry room front door ball latch is missing. Recommend installation of replacement hardware.

The master bedroom entry door is punctured at the bottom. Recommend further review/repair by a qualified specialist.

The living room/rear patio access door frame is deteriorated at the left and right lower areas. Recommend further review/repair by a qualified specialist.



Living

Inspection of the common living areas includes a review of the flooring, walls, and ceiling. We test any suspicious or stained areas with a moisture meter to determine if active leaking may be occurring. We verify operation of all doors and windows and associated hardware and test all lighting and receptacles present.

Main Entry

Flooring

Informational Conditions

The floor is in serviceable condition.

Walls

Informational Conditions

The walls are in serviceable condition.

Ceiling

Informational Conditions

The ceiling is in serviceable condition.

Doors

Functional Components and Conditions

The doors are in serviceable condition.

Windows

Informational Conditions

Accessible windows are in serviceable condition.

Electrical

Informational Conditions

The electrical components are serviceable.

Living Room

Flooring

Informational Conditions

The floor is in serviceable condition.

Walls

Informational Conditions

The walls are in serviceable condition.

Ceiling

Informational Conditions

The ceiling is in serviceable condition.

Doors

Functional Components and Conditions

See summary door comments.

Electrical

Informational Conditions

The electrical components are serviceable.

Stairway - Hallway

Floors

Informational Conditions

Floors in stairway and/or hallway are serviceable.

Walls

Informational Conditions

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Walls in stairway and/or hallway are serviceable.

Ceiling

Informational Conditions

Ceiling in stairway and/or hallway are serviceable.

Electrical

Informational Conditions

Electrical components in stairway and/or hallway are serviceable.

Doors & Windows

Informational Conditions

Doors and windows in stairway and/or hallway are serviceable.

Interior

In testing stains with a moisture meter, we frequently find stains that no longer have moisture present and therefore the cause of the stain appears to be since corrected or resolved. We nevertheless list those stains in this section so that the client may check with the homeowner to obtain more detailed information on the history and status of these stains.

Drywall

Damaged Drywall

Components and Conditions Needing Service

A small puncture is present in the drywall in the garage at the rear wall, lower center area. A small puncture is present in the drywall behind the master bedroom entry door. Recommend repair by a qualified specialist.

Kitchen

Our kitchen inspection includes an examination of the flooring, walls, and ceiling, cabinets and countertops, and windows and doors. We verify the operation of wall switches and receptacles. Receptacles in wet areas are tested to ensure that they have properly functioning GFI protection. Appliances, sinks, and related plumbing are inspected. Dishwashers are run through a full cycle and reviewed for any visible leaks. Please note that time does not allow testing the self-cleaning mechanism of ovens. Calibrations to cooking systems are not evaluated.

Kitchen

Flooring

Informational Conditions

The flooring is serviceable.

Walls

Informational Conditions

The walls are serviceable.

Ceiling

Informational Conditions

The ceiling is serviceable.

Doors

Informational Conditions

Serviceable.

Windows

Informational Conditions

Accessible windows are in serviceable condition.

Cabinets - Countertops

Informational Conditions

Serviceable.

Electrical

Informational Conditions

Serviceable.

Ground fault interrupters are provided for safety .

Sink

Informational Conditions

The sink is serviceable.

Faucet

Informational Conditions

See summary plumbing comments.

Drains and Supply

Informational Conditions

The drains and supply lines are serviceable.

Dishwasher

Informational Conditions

See summary appliance comments.

Disposal

Informational Conditions

The garbage disposal is serviceable.

Range

Informational Conditions

Electric range is serviceable.

Hood or Fan

Informational Conditions

The hood / fan is serviceable.

Microwave

Informational Conditions

The microwave is serviceable.

Laundry

Our review of the laundry area includes an examination of the flooring, walls, and ceiling. We verify the condition of all lights, receptacles, and plumbing elements present. Receptacles located in wet areas are tested to ensure that GFI protection is operating properly. We also verify the condition and installation of the dryer vent. Due to time constraints, washers and dryers if present are not operated.

Laundry Room

Flooring

Informational Conditions

The flooring is in serviceable condition.

Walls

Informational Conditions

The walls are in serviceable condition.

Ceiling

Informational Conditions

The ceiling is serviceable.

Doors

Informational Conditions

The door is serviceable.

Electrical

Informational Conditions

The electrical components are serviceable.

Washer Hook-Up

Informational Conditions

The washer connection and drain appear serviceable.

Dryer Hook-Up

Informational Conditions

The dryer connection and vent appear serviceable.

The receptacle for the dryer is 220v.

Cabinets - Countertops

Functional Components and Conditions

The cabinets are serviceable.

Safety

Safety concerns rank as our top priority during an inspection. We check such items as electrical conditions, gas leaks, fire hazards, risks from tripping or falling, and many other concerns. Smoke detectors should be tested monthly. At least one detector should be present on each level of the home. We recommend having a smoke detector present in the attic also. Although we are not environmental hazard specialists and therefore cannot test for the presence of such items, we will alert our clients when there is visible evidence or suspicion that mold, asbestos, or lead-based paint may be present.

Utility shut-offs

Electrical

Summary Information

Electric disconnect is located at panel at the exterior right.

Water

Summary Information

Water shut-off is located at the meter.

Smoke Detectors

Present

Summary Information

Smoke detectors are present in this home. It is recommended that the client replace the batteries in each unit to assure proper and prolonged operation.

Master Ste

Our examination of bedroom areas includes testing of lights and receptacles, operation of windows and doors, and an examination of floors, walls, and ceilings, including in the closet. In jurisdictions where required, we test receptacles for arc fault protection. Suspicious or stained areas are tested for evidence of elevated moisture, which is indicative of active leaking.

Our bathroom review includes testing all plumbing fixtures and related elements. Tubs, sinks, faucets, and drains are evaluated. We verify that all water supplies provide acceptable flow. We check to verify that hot water has an adequate supply and acceptable flow rate, and that the water temperature falls within a safe range. We test operation of exhaust fans, lights, and receptacles. We verify that receptacles in wet areas have properly operating GFI protection, test operation of all windows and doors, and check condition of floor, walls, and ceiling.

Master Bedroom

Flooring

Informational Conditions

The floor is in serviceable condition.

Walls

Informational Conditions

See summary interior comments.

Ceiling

Informational Conditions

The ceiling is in serviceable condition.

Doors

Functional Components and Conditions

See summary door comments.

Windows

Informational Conditions

See summary windows comments.

Electrical

Informational Conditions

The electrical components are serviceable.

Master Bathroom

Flooring

Informational Conditions

The floor is in serviceable condition.

Walls

Informational Conditions

The walls are in serviceable condition.

Ceiling

Informational Conditions

The ceiling is in serviceable condition.

Doors

Functional Components and Conditions

The door is in serviceable condition.

Windows

Informational Conditions

Accessible windows are in serviceable condition.

Electrical

Informational Conditions

The electrical components are serviceable.

The receptacles are ground fault protected.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is in serviceable condition.

Tub and Surround

Informational Conditions

See summary plumbing comments.

Whirlpool tub present. Tub was filled to a level above the water jets and operated to check intake and jets.

Pump and supply lines were not fully accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a qualified plumber.

Tub Faucet

Informational Conditions

See summary plumbing comments.

Shower and Surround

Informational Conditions

The shower and surround are serviceable.

Shower Door

Informational Conditions

The shower door is serviceable.

Shower Faucet

Informational Conditions

The shower faucet is serviceable.

Sink

Informational Conditions

See summary plumbing comments.

Sink Faucet

Informational Conditions

The sink faucet is serviceable.

Drains And Supply

Informational Conditions

The drains and supply lines are serviceable.

Toilet

Informational Conditions

The toilet is serviceable.

Countertop or Cabinets

Functional Components and Conditions

The countertop/cabinets are in serviceable condition.

Bathrooms

Our bathroom review includes testing all plumbing fixtures and related elements. Tubs, sinks, faucets, and drains are evaluated. We verify that all water supplies provide acceptable flow. We ensure that hot water has an adequate supply and acceptable flow rate, and that the water temperature falls within a safe range. We test operation of exhaust fans, lights, and receptacles. We verify that receptacles in wet areas have properly operating GFI protection, test operation of all windows and doors, and check the condition of the floor, walls, and ceiling.

Hallway Bathroom

Flooring

Informational Conditions

The floor is in serviceable condition.

Walls

Informational Conditions

The walls are in serviceable condition.

Ceiling

Informational Conditions

The ceiling is in serviceable condition.

Doors

Functional Components and Conditions

The door is in serviceable condition.

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Electrical

Informational Conditions

The electrical components are serviceable.
The receptacles are ground fault protected.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is in serviceable condition.

Tub and Surround

Informational Conditions

The tub is serviceable.

Tub Faucet

Informational Conditions

Tub faucet is serviceable.

Shower Door

Informational Conditions

The shower door is serviceable.

Shower Faucet

Informational Conditions

The shower faucet is serviceable.

Sink

Informational Conditions

The sink is serviceable.

Sink Faucet

Informational Conditions

The sink faucet is serviceable.

Drains And Supply

Informational Conditions

The drains and supply lines are serviceable.

Toilet

Informational Conditions

See summary plumbing comments.

Countertop or Cabinets

Functional Components and Conditions

The countertop/cabinets are in serviceable condition.

Bedrooms

Our examination of bedroom areas includes testing of lights and receptacles, operation of windows and doors, and an examination of floors, walls, and ceilings, including those in the closet. In jurisdictions where arc fault protection of receptacles is required, we test to ensure that it is operating properly. Suspicious or stained areas are tested for evidence of elevated moisture, which is indicative of active leaking.

Front Left Bedroom

Flooring

Informational Conditions

The floor is in serviceable condition.

Walls

Informational Conditions

The walls are in serviceable condition.

Ceiling

Informational Conditions

The ceiling is in serviceable condition.

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Doors

Functional Components and Conditions

The doors are in serviceable condition.

Windows

Informational Conditions

Accessible windows are in serviceable condition.

Electrical

Informational Conditions

The electrical components are serviceable.

Left Center Bedroom

Flooring

Informational Conditions

The floor is in serviceable condition.

Walls

Informational Conditions

The walls are in serviceable condition.

Ceiling

Informational Conditions

The ceiling is in serviceable condition.

Doors

Functional Components and Conditions

The doors are in serviceable condition.

Windows

Informational Conditions

Accessible windows are in serviceable condition.

Electrical

Informational Conditions

The electrical components are serviceable.

Glossary

1234 Sample Street, Hattiesburg, MS 39402

This list will provide definitions for most terms found in your Inspection Report.

Arc Fault Breaker - An electrical device designed to protect against fires caused by arcing faults in the home electrical wiring.

Backflow Preventer - A device that prevents contaminated water from enter the house water system.

Brick Veneer - A facing of brick laid against and fastened to sheathing of a frame or tile wall.

Caulk - Caulk is building joint sealant used where two dissimilar materials are joined. In time, caulk hardens and cracks and should be renewed prior to any painting.

Chimney Chase - A framed enclosure located on the roof that covers the fireplace flue.

Circuit Breaker - A switching device, located in the main electrical panel, that opens and closes electrical circuits and automatically shuts off electricity to a circuit should it become overloaded. Once the electrical load is reduced, the breaker switch can be turned back on to resume normal service.

Cleanout - A plug in the drain pipe that provides access for the purpose of clearing an obstruction.

Condenser - An exterior unit that is part of the air conditioning system which expels heat into the outside air.

Counter Flashing - A separate piece of metal or building material which laps over the base or step flashing.

Crawl Space - A shallow open area between the floor of a house and the ground.

Damper - A device used to regulate draft in a furnace or fireplace chimney.

Downspout - A pipe, usually of metal, for carrying water from roof gutters.

Duct - A round or rectangular pipe used to transmit and distribute warm or cool air from a central heating or cooling unit.

Eaves - The margin or lower part of a roof projection over a wall.

Fascia - The exterior horizontal trim around rafters. Also positioned directly behind gutters and over gable trim boards.

Flashing - Sheet metal or other material used in roof and wall construction to protect a building from rain water penetrating the house structure.

Flue - A pipe used to exhaust smoke, gas or air.

Flue Lining - Fire clay or terra cotta pipe used for the inner lining of chimneys.

Gable - The portion of the roof above the eave line of a double-sloped roof.

Ground Fault Interrupter (GFI) - A specialized electrical device that will interrupt electrical power when a variance of electric current is detected thus preventing electrical shock. Normally installed in areas where water may be present.

Grout - A white or colored plaster-like mortar compound used to fill spaces between ceramic tiles.

Hermetic Seal - Vacuum seal between panes of a double-paned window. Failure will cause permanent fogging between the panes.

Hose Bib - An exterior faucet connection for lawn and garden hoses.

HVAC - The abbreviation for heating, ventilating, and air conditioning system.

Insulation - Any material high in resistance to heat transmission that, when placed in the walls, ceilings, or floors of a structure, will reduce the rate of heat flow.

Junction Box - A box where electrical splices are covered and protected.

Manufacturers Specifications - The written installation and/or maintenance instructions which are developed by the manufacturer of a product and which may have to be followed in order to maintain the product warrantee.

Moisture Meter - An electronic device used to detect moisture which may not be discernable to human touch.

Moldings - Shaped strips of ornamental wood used around doors and windows. Also used for base molding, tile, molding, as chair rails and for exterior area molding. Molding finishes the junction of different materials or shapes. Shoe molding is used at cabinet bases and crown molding is used at ceiling and wall junctions.

Parging - A thin coating of cement-based mortar that is applied to foundation wall to give a finished appearance.

Plenum - A metal container to which one or more ducts are connected.

Ponding - The collection of water on driveways, walkways or lawns. Ponding for excessive periods of time is indicative of grading problems.

Pressure Relief Valve - Valve to relieve excess pressure in water heaters.

Register - A louvered device that allows air travel from the ducts into a room

Reversed Polarity - A condition when a circuit conductor is improperly connected to the terminal of a receptacle, which can present a shock hazard or other mechanical failure.

Roof Sheathing - Boards or sheet material fastened to roof rafters on which shingles or other roof covering is laid also known as "decking".

Siding - The finish covering the outside walls of a frame building, whether made of horizontal weatherboards, vertical boards with battens, shingles or other material.

Sill - The lowest member of the frame of a structure, resting on the foundation and supporting the floor joists or the uprights of a wall. The member forming the lower side of an opening, as a door-sill or window-sill.

Sill Plate - The framing member anchored to the foundation wall upon which studs and other framing members will be attached.

Soffit - Usually the underside of an overhanging cornice or roof.

Soffit Vent - A vent located under the ceiling of a roof overhang.

Step Flashing - Individual small pieces of flashing material used along the slope of a roof. These pieces are overlapped and stepped up the vertical slope.

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Stud - One of a series of slender wood or metal vertical structural members placed as supporting elements in walls and partitions.

Swale - The soil contour on a building lot deliberately shaped to channel rain water away from the home.

Trim - The finish materials in a building such as Moldings, applied around openings or at the floor and ceilings of rooms.

Tuck Pointing - The process of tucking mortar into an open joint or hole with a pointed trowel. This helps control water intrusion.

Ungrounded - Does not have the presence of a grounding conductor which can result in a shock hazard.

Valley - The internal angle formed by the junction of two sloping sides of a roof.

Weatherstripping - A weather insulating strip of material placed around doors and windows to reduce water entry into the home. Also reduces the air infiltration into the home or the escape of conditioned air out of the home.

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